

ORDINANCE NO. 2220

**AN ORDINANCE OF THE CITY OF ALICE, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING NORTH HILL TOP ADDN N70' LT 17 BLK 4, CITY OF ALICE, JIM WELLS COUNTY, TEXAS FROM R-3 RESIDENTIAL DISTRICT TO B-1 BUSINESS DISTRICT. DIRECTING CHANGES IN THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, on February 10, 2026, the Planning and Zoning Commission of the City of Alice, Texas, considered the application to rezone North Hill Top Addn N70' LT 17 Blk 4, City of Alice, Jim Wells County, Texas, from R-3 Residential District to B-1 Business District.

**WHEREAS**, the Planning and Zoning Commission meeting caused written notice of hearings before it on the proposed changes in classifications requested in the application to owners of real property aligned within Two Hundred (200) feet of the property on which the change in classification is proposed, such notice given not less than ten (10) days before the day set for hearing, to all such owners who have rendered their property for City taxes as the ownership appears on the last approved City Tax Roll, such notice served by depositing same with the United States Postal Service, properly addressed and postage paid; and,

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on February 10, 2026, in accordance with the laws of the State of Texas and the Charter and Ordinances of the City of Alice, Texas; and,

**WHEREAS**, in consideration of the application presented, the Planning and Zoning Commission recommended that the aforementioned real property be rezoned to a B-1 Business district for North Hill Top Addn N70' Lt 17 Blk 4, City of Alice, Jim Wells County, Texas. Thereafter the Planning & Zoning Commission sent the City Council of the City of Alice, its recommendation, that the Zoning Ordinance be amended to affect such change; and,

**WHEREAS**, the City Council of the City of Alice held a public hearing on February 17, 2026, and did hear all persons wishing to be heard, both for and against the rezoning of the aforesaid real property; and,

**WHEREAS**, the City Council of the City of Alice, after hearing all arguments for and against the rezoning of said lands, is of the opinion that the properties surrounding and affected by such change of zoning are of such character, as of the time of said hearing, that the rezoning of said lands would not be detrimental to the health, safety and welfare of such surrounding property and the owners and occupants thereof, and that such rezoning would be required for the best development and general welfare of such surrounding property, and the owners and occupants thereof, and the City generally.

**IT IS THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALICE, TEXAS, THAT:**

**Section 1:** The following described tract in Alice, Jim Wells County, Texas, is hereby rezoned from a R-3 Residential District to B-1 Business.

North Hill Top Addn N70' LT 17 BLK 4, City of Alice, Jim Wells County, Texas.

**Section 2:** The official zoning map of the City of Alice, Texas, shall be forthwith amended to show said tract of land to be changed and zoned to conform with Section 1 hereof.

**Section 3:** The Zoning Ordinance of the City of Alice is hereby amended insofar only as the change of classification of said tract of land is concerned and in no other respect whatsoever.

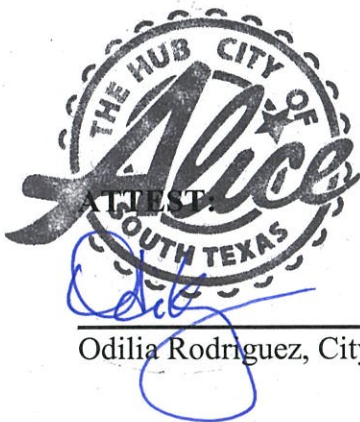
**Section 4:** This Ordinance shall be considered and shall constitute an amendment to, and a part of, the Zoning Ordinance of the City of Alice, Texas.

**Section 5:** The repeal of any Ordinance or parts of Ordinances effectuated by the enactment of this Ordinance shall not be considered as abating any actions now pending under or by virtue of such ordinance or as discontinuance, abating, modifying or altering any penalty accruing or to accrue or as affecting the liability of any person, firm or corporation as waiving any right of the municipality under any section or provision of any ordinance existing at the time of the passage of this Ordinance.

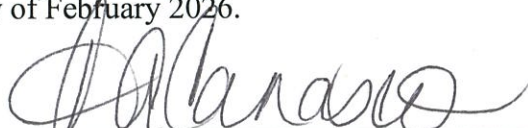
**Section 6:** It is the intention of the City Council that this Ordinance and every sentence, paragraph, clause, and provision thereof, shall be considered separable; and the invalidity of any sentence, paragraph, section, clause, provision and part or portion of any sentence, paragraph, section clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section 7:** This Ordinance shall become effective immediately upon passage by the City Council for the City of Alice.

**PASSED AND APPROVED** on this the 17<sup>th</sup> day of February 2026.



Odilia Rodriguez, City Clerk

  
Cynthia Carrasco, Mayor