

ORDINANCE NO. _____

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON SEPTEMBER 3, 2019, BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS ON A PROPOSED AMENDMENT TO APPENDIX A, ZONING, SECTION 12.01.34.1 BY ALLOWING LAY DOWN YARDS IN M3 DISTRICT; SECTION 8.02.3.1.1 TO ADD USE GROUPS 34 AND 35 TO PRINCIPAL USES IN M3 DISTRICT; AND SECTION 10.03 BY INCLUDING “OFFICE WAREHOUSE OR DISTRIBUTION CENTER” AS A PERMITTED USE IN THE M3 ZONING DISTRICT AND “STORAGE OR WHOLESALE WAREHOUSE” AS A USE IN M3 ZONING DISTRICT; REQUIRING A SPECIFIC USE PERMIT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. Pursuant to the provisions of section 211.007 of The Local Government code of the State of Texas, has called, and does hereby call, a Joint Public Hearing to be held with the Planning and Zoning Commission of said City on September 3, 2019 at 7:30 p.m. in the City Council Chamber of said City at 710 E. San Augustine St., in said City, at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question regarding the below described changes to the Zoning code.

2. That Section 12.01.34.1 of the Zoning Code be amended by allowing laydown yards in Use Group 34 – Industrial Parks District and General Industrial District in M1 Zoning District and M3 Zoning District.

3. That Section 8.02.3.1.1 of the Zoning Code be amended by including Use Group 34 (Industrial Park District and General Industrial District) and Use Group 35 (Industrial Zoning District bulk warehouses) to principal uses under the M3 Heavy Industrial Zoning District.

4. That Section 10.03 of the Zoning Code the Zoning Matrix be amended by adding “Office – Warehouse / Distribution Center be a permitted use in the M3 Zoning District and allowing “Storage or Wholesale Warehouse” in the M3 Zoning District with a Specific Use Permit.

5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

6. It is officially found and determined that the meeting at which this Ordinance was adopted was open to the public; and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Government Code of the State of Texas.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Deer Park, Texas, **passed, approved and adopted** on this the ____ day of _____, 2019 **by a vote of** _____ **“Ayes” and** _____ **“Noes”**.

CITY OF DEER PARK

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney