

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 7.254 ACRE TRACT OF LAND BEING PART OF LOT 607 TOWN OF LA PORTE ALSO KNOWN AS 2300 EAST 13TH, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, a proposal has been made to amend Ordinance 3886 of the City of Deer Park, Texas, adopted March 21, 2017, as amended, by taking 7.254 acre tract of land being part of Lot 607, Town of La Porte also known as 2300 East 13th, Deer Park, Texas, out of the General Commercial (GC) Zoning District and placing the same in the Light Industrial (M1) Zoning District under said Zoning Ordinance, and making the same subject to the rules and regulations now imposed by law in said District; and

WHEREAS, the City Council of the City of Deer Park, Texas, has received recommendations from the Planning and Zoning Commission of said City, recommending that such change **BE** made; and

WHEREAS, notice was duly and regularly given of the time and place of a Joint Public Hearing on said proposal as required by said Zoning Ordinance of the City of Deer Park, Texas and by the Statutes of the State of Texas; and, therefore, at the time and place set out in said Notice, all evidence for and against said proposal, and all persons desiring to be heard on said proposal were heard; and

WHEREAS, the City Council of the City of Deer Park, Texas finds that the general comprehensive zoning plan of the City of Deer Park, Texas, as a whole, and the health, safety, morals, convenience, comfort and general welfare of said City, taking into consideration, among other things, the character of the districts affected and their peculiar suitability for the particular purposes permitted therein, would be best subserved for said city, as a whole, under said Ordinance, as herein amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. That Ordinance 3886 of the City of Deer Park, Texas, adopted March 21, 2017, **BE** amended by taking out of the General Commercial (GC) Zoning District and placing in the Light Industrial (M1) Zoning District Reserve B, a 7.254 acre tract of land being part of Lot 607, Town of La Porte also known as 2300 East 13th, Deer Park, Harris County, Texas, as more specifically described in the attached Exhibit "A";

2. In the event any part of this Ordinance or the application of the same to any person or circumstances shall, for any reason, be adjudged invalid or held unconstitutional by any court of competent jurisdiction, the same shall not affect, impair or invalidate the remaining portions of this Ordinance, or said Ordinance No. 3886, as amended, as a whole, or any part or provision thereof.

3. Any person or corporation who shall violate any of the provisions of this Ordinance or of said Ordinance No. 3886, as amended, and as amended hereby, or fails to comply therewith, or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, or who shall occupy or use any land authorized by the certificate of occupancy applicable to such land or building, shall be guilty of a misdemeanor and shall be liable to a fine not more than \$2,000.00, and each day such violation shall be permitted to exist shall constitute a separate offense.

4. The owner or owners of any building or premises, or part hereof, where anything in violation of this Ordinance shall be placed, or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be guilty of a separate offense, and upon conviction thereof shall be fined as herein provided.

5. It is hereby 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, Government Code of the State of Texas.

6. The City Council finds that this Ordinance relates to the immediate preservation of the public peace, health, safety and welfare, so as to relieve congestion in the city, to prevent overcrowding, assure adequate health and protection for the remainder of the city, to provide for proper parking of automobiles, and to insure proper fire and police protection, thereby creating an emergency, for which the Charter requirement providing for the reading of ordinances on three (3) several days should be dispensed with, and this Ordinance be passed finally on its introduction; and, accordingly, such requirement is dispensed with, and this Ordinance shall take effect upon its passage and approval by the Mayor.

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”.**

MAYOR, City of Deer Park, Texas

ATTEST:

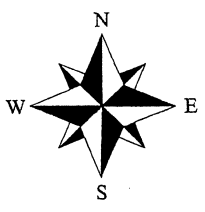
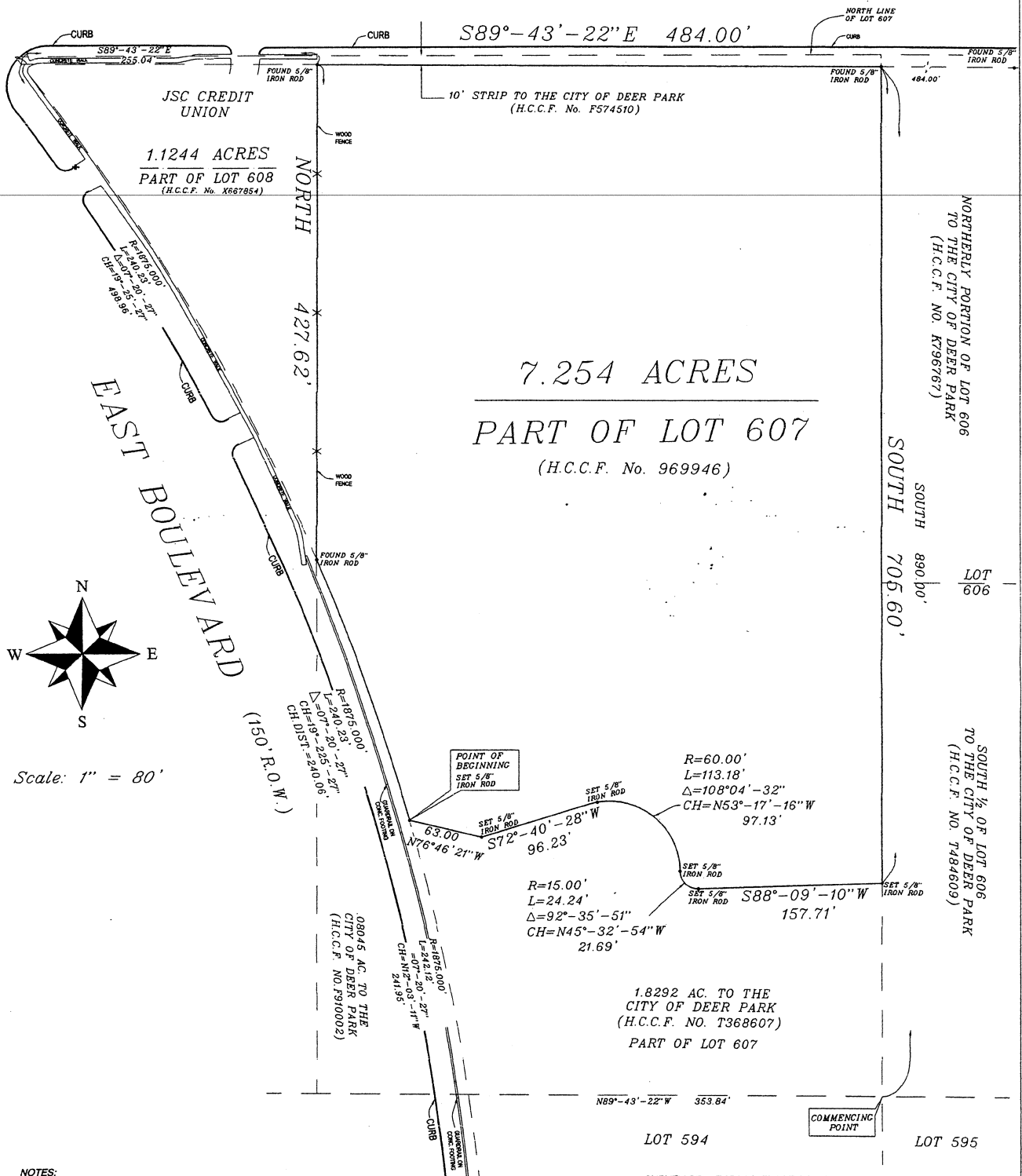
City Secretary

APPROVED:

City Attorney

PROPERTY ADDRESS:
13th Street
Deer Park, Texas

13TH STREET (100' R.O.W.)



Scale: 1" = 80'

NOTES:
1. BOUNDARY SURVEY ONLY.
2. THERE WAS NO EVIDENCE FOUND BY THIS SURVEY OF EASEMENTS OVER OR ACROSS SUBJECT PROPERTY.

SURVEY OF a 7.254 AC. TRACT OF LAND IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198, HARRIS COUNTY, TEXAS, AND BEING A PART OF LOT 807 OF THE OUT LOTS TO THE TOWN OF LA PORTE, according to the map or plat thereof recorded in Vol. 1, Pg. 33, of the Map Records of Harris County, Texas, said 7.254 acre tract being more particularly described by metes and bounds description included with this survey.

ROBINSON SURVEYING, INC.
P.O. BOX 11925
SPRING, TEXAS 77391-1925
PHONE (936) 447-6007
robinsonsurveyinginc@gmail.com



I, Thomas G. Robinson, certify that this survey was performed under my supervision on September 6, 2014; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that property is not in the 100 year Flood Plain and is in Zone "X" on F.I.R.M Map # 48201C 0930 L dated June 18, 2007. This certifies only to easements and building lines shown on the recorded subdivision plat and on Commitment GF#420177290 of Stewart Title Company dated September 1, 2014.

Thomas G. Robinson
Thomas G. Robinson, R.P.L.S. #1874