

ORDINANCE NO. _____

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON FEBRUARY 15, 2022 BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, PLACING IN THE SINGLE FAMILY TWO (SF-2) ZONING DISTRICT, A 0.201 ACRE TRACT OF LAND OUT OF OUTLOT 102, DEER PARK OUTLOTS ALSO KNOWN AS 150 DIXIE DRIVE, DEER PARK, HARRIS COUNTY, TEXAS, AND TAKING THE SAME OUT OF THE SINGLE FAMILY ONE (SF-1) ZONING DISTRICT.

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, the City Council of the City of Deer Park, Texas, has called, and does hereby call, a Joint Public Hearing to be held with the Planning and Zoning Commission of said City on February 15, 2022 at 7:30 p.m. o'clock p.m. in the City Council Chamber at the City Hall of said City at 710 E. San Augustine Street 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 involving a 0.201 acre tract of land out of Outlot 102, Deer Park Outlots according to the Map or Plat thereof and described in metes and bounds legal description attached hereto, also known as 150 Dixie Drive, Deer Park, Harris County, Texas, lying in the Single Family One (SF-1) Zoning District of said City at the present time. It having been recommended by the City Planning and Zoning Commission of said City, in a Preliminary Report heretofore filed with the City Council, which is available for inspection by all interested persons, that such amendment be adopted and that said property be taken out of its present Single Family One (SF-1) Zoning District and placed in the Single Family Two (SF-2) Zoning District, and making it subject to the uses, rules and regulations in said Single Family Two (SF-2) Zoning District.

2. That notice of said Joint Public Hearing be given in accordance with law.

3. 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 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 _____, 2022 by a vote of _____ "Ayes" and _____ "Noes".

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney

METES AND BOUNDS LEGAL

FIELD NOTE DESCRIPTION OF 8,760 SQUARE FEET OR 0.201 ACRES OF LAND OUT OF A 1 ACRE TRACT CONVEYED TO BENNIE J. WEST AND DAVID WILLIS, JR. DATED 2-25-00, HARRIS COUNTY CLERKS FILE NO. U242677 AND BEING OUT OF AND PART OF OUTLOT 102 OF THE TOWN OF DEER PARK, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, THEREOF RECORDED IN VOLUME 65, PAGE 177 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING OUT OF THE GEORGE M. PATRICK SURVEY, A-624, SAID 8,760 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found at the Northeast corner of said Outlot 102;

THENCE, WEST, along the North Line of said Outlot 102, a distance of 270.0 feet to a 5/8 inch capped iron rod set for the POINT OF BEGINNING, and the Northeast corner, of the herein described tract;

THENCE, continuing, WEST, a distance of 73.00 feet to a 5/8 inch iron rod set for the Northwest corner of the herein described tract;

THENCE, SOUTH, parallel to the East line of said Outlot 102, a distance of 120.00 feet to a 5/8 inch capped iron rod set for the Southwest corner of the herein described tract, said corner being on the North right-of-way line of Dixie Drive (60 feet wide);

THENCE, EAST, along the North right-of-way of said Dixie Drive, a distance of 73.00 feet to a 5/8 inch capped iron rod set for the Southeast corner of herein described tract;

THENCE, NORTH, a distance of 120.00 feet to the POINT OF BEGINNING of the herein described tract and containing as aforesaid 8,760 square feet of land.