ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 0.3587 ACRE TRACT OF

LAND BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS ALSO KNOWN AS 1241 CENTER STREET, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE

GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE OFFICE

PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE

PROVISIONS OF SUCH ORDNANCE, 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 a 0.3587 acre tract of land being a portion of

Outlot 90, Deer Park Outlots also known as 1241 Center Street, Deer Park, Texas, out of the General

Commercial (GC) Zoning District and placing the same in the Office Professional (OP) 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 Office

Professional (OP) Zoning District a 0.3587 acre tract of land being a portion of Outlot 90, Deer Park

Outlots also known as 1241 Center Street, 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.

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Rezone 1241 Center Street

The City Council finds that this Ordinance relates to the immediate preservation of the 6. 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:** 

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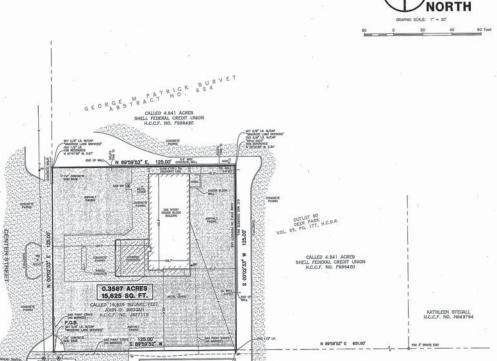
City Attorney

Rezone 1241 Center Street









13TH STREET

DESCRIPTION

## **GENERAL NOTES**

- READILY MISBLE MAPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SLRVEY, NO SUBSUMPADE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- DIVISIONADITAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL COURSE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY, IT DOES NOT SET THE BOLINGAY MONAMOTIATION. SE PRESENT DUE TO THE PASSITIONAL ACCURACY OF THE BOLINGAY MONAMOTIATION.
- 7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.

## SCHEDULE 'B' NOTES

810.1 SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS,

## SURVEYOR'S CERTIFICATION

TO: SHELL FEDERAL CREDIT UNION STEWART TITLE GUARANTY COMPANY



Windrose Land Services, Inc.



REVISIONS

DATE

Houston, Texas 7/04. Phone (713) 458-2291 Fax (713) 461-115 Professional Development Consultants Land Surveying, Platting, Project Management, GIS Services Firm Recistration No. 10103500

LAND TITLE SURVEY OF 0.3587 AC. / 15,625 SQ. FT. SITUATED IN THE GEORGE M. PATRICK SURVEY ABSTRACT NO. 624 HARRIS COUNTY, TEXAS

WELDED BY: RA	CHECKED BY: MK	JOB NO. 52531
DRAWN BY: CL/TW	DATE: 06-26-15	SHEET NO. 1 OF 1