

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING 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. The City Council of the City of Deer Park finds that to allow for warehouse development in the M3 (Heavy Industrial) Zoning District the following changes need to be made 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.

4. 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