



## Legislation Text

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**File #:** ORD 19-065, **Version:** 1

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Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

### Summary:

The Planning and Zoning Commission conducted a public hearing on July 15, 2019 to hear testimony for and against the rezone request. Based upon testimony, the recommendation of the Planning and Zoning Commission is the request be approved.

The proposed amendments include:

- a. 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.
- b. 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.
- c. 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.

### Fiscal/Budgetary Impact:

None

Approve Council to call a Joint Public Hearing on September 3, 2019 at 7:30 p.m.