

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING & ZONING COMMISSION BY GRANTING A SPECIFIC USE PERMIT TO 2801 P STREET LLC TO ALLOW A TRUCK AND LAYDOWN YARD LOCATED AT 2851 E.P. STREET, DEER PARK, TEXAS.

WHEREAS, 2801 P STREET LLC, the owner of a site at 2851 E.P. STREET Deer Park, Harris County, Texas, has made an application for a Specific Use Permit pursuant to section 17.04 of Ordinance No. 3886, the Zoning Ordinance of the City of Deer Park, Texas, for **2801 P STREET LLC** to create a truck and laydown yard on said property; and

WHEREAS, following due notice, the Planning and Zoning Commission of the City of Deer Park, Texas, held a Public Hearing upon such application and, having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of Deer Park, Texas, made final report and recommendation to the City Council of the City of Deer Park, Texas, recommending that such application be granted; and

WHEREAS, the City Council of the City of Deer Park, Texas, finds that the granting and approval of said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic,

public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth;

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

1. That, **2801 P. STREET LLC**, be, and is hereby, granted a Specific Use Permit for the purpose of creating a truck and laydown yard at 2851 E.P. Street in Deer Park, Texas, subject to **2801 P. STREET LLC**, complying with all the requirements of any Ordinance regarding operation of businesses in this classification.

2. A copy of this Ordinance, duly certified by the City Secretary and approved by the City Engineer of the City of Deer Park, Texas shall operate as the Permit.

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 give, 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 _____, 2026 by a vote of _____ “Ayes” and _____ “Noes”.

MAYOR, City of Deer Park, Texas

ATTEST:

APPROVED:

City Secretary

City Attorney