

**APPENDIX A
PLANNED DEVELOPMENT DISTRICTS ADOPTED WITH ORIGINAL
ZONING ORDINANCE AND REFERENCED ON ZONING DISTRICT MAP**

PLANNED DEVELOPMENT DISTRICT - 1

SECTION 1. AREA

That the zoning designation of the following described tract of land be and the same is hereby zoned "PD-1", Planned Development-1 District under the provisions of Section 19:

A 260 acre tract including all of Lots 3,4,5 and 6 of Block 13, Range "J"; Lots 1,2,7 and 8 of Block 13, Range "K"; Lots 3,4,5 and 6 of Block 12, Range "J" and Lots 3 - 6, Block 11, Range "J"; and generally located on the Southwest corner of Hwy. 69 and Hwy. 365

SECTION 2. PERMITTED USES

Use regulations for the "PD-1", Planned Development-1 District permits uses as prescribed in the use schedules, Section 7 for:

1. All uses permitted in the "LC", Light Commercial District.
2. The 160 acre tract including all of Lots 3,4,5 and 6, Block 13, Range "J" and Lots 1,2,7 and 8 of Block 13, Range "K", PALCO shall also allow the following "HC", Heavy Commercial uses:
 - a. Warehousing
 - b. Motor Freight Terminal
 - c. Parking Lot - Trucks and Trailers
 - d. Tire Retreading or Capping
 - e. Manufacturing Laboratory
 - f. Light Manufacturing and Assembly Processes
 - g. Maintenance and Repair Service for Buildings
 - h. Paint Shop

SECTION 3. DEVELOPMENT STANDARDS

The coverage, off-street parking, off-street loading and yards shall comply with the standards established in the "LC", Light Commercial District, for all light commercial uses and in the "HC", Heavy Commercial District for all special heavy commercial uses. The height standards shall be in compliance with the Height Regulations for the "LC", Light Commercial District for all uses except that applicable approach zone height standards for the Jefferson County Airport shall be observed, as they may apply to the premises. Noise standards shall be those as established for Commercial Districts.

PD 1

SCANNED

EFFECTIVE DATE

6/27/03

P.O. NO. 5341
06/17/03 DLW

ORDINANCE NO. 03-031

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PORT ARTHUR BY CHANGING THE ZONING ON LOTS 1, 2, 7 AND 8, BLOCK 13, RANGE "K" AND LOTS 1, 2, 3, 4, 7 AND 8, BLOCK 12, RANGE "K", PORT ARTHUR LAND COMPANY FROM PD -1 AND PD-20 TO THE LIGHT COMMERCIAL DISTRICT, PORT ARTHUR, JEFFERSON COUNTY, TEXAS (VIOLATION OF THIS ORDINANCE OR THE ZONING ORDINANCE OF THE CITY OF PORT ARTHUR IS PUNISHABLE AS PROVIDED IN SECTION 1-3 OF THE CODE OF ORDINANCES AS AMENDED BY FINE NOT EXCEEDING TWO THOUSAND [\$2,000.00] DOLLARS); AND PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY OF PORT ARTHUR AND EFFECTIVE IMMEDIATELY AFTER PUBLICATION DATE.

(Z03-04 WILLIAMS/RAO, LLP)

WHEREAS, all the requirements of Article XI of the Charter and the Zoning Ordinance, of the City of Port Arthur, Texas, including the Local Government Code, Sections 211.006 and 211.007, having been fulfilled, the City Council held a public hearing June 24, 2003 at 9:00 A.M.; and,

WHEREAS, the proposed change has not been protested in accordance with subsection (d) of said Section 211.006; and,

WHEREAS, having received and considered the recommendation of the Planning and Zoning Commission that the proposed change be approved, the City Council finds that it would be in the public interest and general welfare of the City to change the Zoning designation of the hereinafter described property; and,

WHEREAS, pursuant to subsections (d) and (f) of Section 211.006 Local Government Code, Section 24-105 of the City Zoning Ordinance requires, in order for the proposed change to take effect, the affirmative vote of at least three-fourths of all members of the City Council (i.e., at least

seven [7] members) if the proposed change is protested in accordance with said subsection (d) or the City's Planning and Zoning Commission recommends that the proposed change to a regulation or boundary be denied; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ARTHUR:

SECTION 1. That the zoning on the following tract of land located in the City of Port Arthur, Texas be and the same is changed from PD-1 and PD-20 to Light Commercial; "LC"

A 155 ACRE TRACT OF LAND OUT OF
LOTS 1, 2, 7 AND 8, BLOCK 13, RANGE "K" AND
LOTS 1, 2, 3, 4, 7 AND 8 OF BLOCK 12, RANGE "K", PALCO
PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

LOCATED ON THE SOUTH SIDE OF HWY 365 1900 FEET
WEST OF HWY 69
EXHIBIT "A"

SECTION 2. That the Building Official and the Director of Planning are authorized and directed to make all necessary changes to the "Zoning Map, City of Port Arthur, Texas", on file in the offices of the Building Official and the Planning and Zoning Commission, so as to reflect on said Map, the changes hereby made in conformity with the legend of said Map.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

SECTION 5. Any person, firm or corporation who violates any provision of this Ordinance or the City's Zoning Ordinance shall be guilty of a misdemeanor and shall be punished by a fine not

exceeding Two Thousand (\$2,000.00) Dollars as provided in Section 1-13 of the Code of Ordinances, and each day such violation shall be permitted to exist shall constitute a separate offense.

SECTION 6. This Ordinance or its caption and penalty shall be published at least one (1) time within ten days after final passage hereof in the official newspaper of the City of Port Arthur. This Ordinance shall take effect immediately after the date of such publication.

SECTION 7. Because Section 24-105 of the Zoning Ordinance does not apply, seven (7) votes are not required to adopt this Ordinance.

READ, ADOPTED AND APPROVED this 24th day of June, A.D., 2003 at a Regular Meeting of the City Council of the City of Port Arthur, Texas by the following votes: AYES:

MAYOR Ortiz
COUNCILMEMBERS Henderson, Beard,
Chaisson + Sinegal.

NOES: None.

ATTEST: Evangeline Green
CITY SECRETARY
Chas D. Ortiz
MAYOR

APPROVED AS TO FORM:
Mark Sokolon
CITY ATTORNEY

APPROVED FOR ADMINISTRATION:

CITY MANAGER



DIRECTOR OF PLANNING