

NOTICE OF PUBLIC HEARINGS
CITY OF INGLESIDE
AMENDING CHAPTER 78 CODE OF ORDINANCES

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on January 6, 2014 and the City Council will hold a public hearing at 6:30 p.m. on January 14, 2014. Both public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District.

If you have any objections, please advise the Building Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed amendment is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-2517.

John Davis
Chief Building Official

Published one time in the Coastal Bend Herald on December 19, 2013.

ORDINANCE _____

**AN ORDINANCE AMENDING CHAPTER 78-ZONING, ARTICLE IV.-
DISTRICT REGULATIONS, DIVISION 9.- C-2 GENERAL
COMMERCIAL DISTRICT, SEC. 78-221.-PERMITTED USES,
INGLESIDE CODE OF ORDINANCES TO ADD R-1 RESIDENTIAL
DISTRICT, R-2 TWO FAMILY RESIDENTIAL DISTRICT, AND R-3
THREE & FOUR FAMILY RESIDENTIAL DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE,
COUNTY OF SAN PATRICIO, STATE OF TEXAS:**

SECTION 1. AMENDMENT. Chapter 78 Article IV. District Regulations, Division 9. C-2 General Commercial District, Sec. 78-236.-Permitted Uses. Ingleside Code of Ordinances is hereby amended to read as follows, new matter being indicated by underscoring and deleted matter by interlineations and brackets

Sec. 78-221. - Permitted uses.

A building or premises in the C-2 general commercial district shall be used only for the following purposes:

- (1) Any use permitted in the P professional office district and the C-1 local commercial district and R-1 Residential District and R-2 Two Family Residential District and R-3 Three & Four Family Residential District.
- (2) Stores and shops where goods are sold and services are rendered primarily at retail.
- (3) Hotels, motels, and lodginghouses.
- (4) Automobile, mobile home or farm implement display and sales, tire and seat cover shops, and car washes.
- (5) Off-street parking lots for the parking of automobiles.
- (6) Public buildings, theaters (except drive-in theaters), assembly halls, and restaurants, including drive-ins.
- (7) Gasoline service stations.
- (8) Banks or saving and loans.
- (9) Printing, engraving and newspaper plants.
- (10) Shoe and small electrical appliance repair shops or similar trades.
- (11) Tinsmithing, carpentry, painting or plumbing shops.
- (12) Wholesale merchandising, provided it is incidental and subordinate to primary retail business.

- (13) Bowling alleys, miniature golf courses, driving ranges, or other similar places of entertainment or amusement, provided such use is located no less than 100 feet from any R or M district.
- (14) Automotive repair shops.
- (15) Storage, provided it is limited to a supply of those articles which are to be used, displayed or sold on the premises.
- (16) Storage facilities for vehicles and personal property.
- (17) Accessory building and uses customarily incidental to any of the uses listed in this section.
- (18) Manufactured homes and manufactured home parks, travel trailer parks, recreational vehicle parks, and HUD-Code manufactured home subdivisions in those areas designated on the nonconventional housing area map, formerly known as mobile home area map, provided such uses and structures comply with the provisions of division 13 of this article, and such other provisions of this Code as are applicable to such uses and structures. A change to the nonconventional housing area map or with respect to the areas where any of such structures or uses are allowed within any zoning district may be affected only pursuant to the same procedures as are required for the effectuation of other changes of zoning of property and pursuant to a process whereby a nonconventional housing permit is granted as part of the change of zoning process, which nonconventional housing permit shall designate the particular uses to which the property may be put, impose such conditions as are required under division 13 of this article, and such other conditions as may be appropriate.
- (19) Taxicab service businesses.

SECTION 2. EFFECTIVE DATE. As provided by Article III, Section 3.11.C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

SECTION 3. READING. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance or the caption of it shall be read at two city council meetings with at least two weeks elapsing between each reading.

SECTION 4. SEVERANCE. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

SECTION 5. PUBLICATION. If and as required by Article III, Section 3.11.C of the Charter of the City of Ingleside, the caption of this ordinance shall be published

one time in the official newspaper of the City of Ingleside, San Patricio County, Texas.

PASSED, ORDAINED, APPROVED AND ADOPTED this _____ day of _____, 20__.

CITY OF INGLESIDE

BY:
Pete Perkins, Mayor

ATTEST:

CITY SECRETARY

First Reading:

Second Reading: