

**CITY OF STARBASE, TEXAS
ORDINANCE NO. 2026-17**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STARBASE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 33.93 ACRES OF PROPERTY GENERALLY LOCATED WEST OF KINGSTONE AVENUE ON STATE HIGHWAY 4 FROM THE MIXED USE DISTRICT TO THE HEAVY INDUSTRIAL DISTRICT; PROVIDING FINDINGS OF FACT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the “City”), is a Type C general-law municipality incorporated pursuant to Chapter 8 of the Texas Local Government Code; and

WHEREAS, the City Commission previously adopted Ordinance No. 2025-06-23-D02-OR, adopting the “Comprehensive Zoning Ordinance of the City of Starbase, Texas” and the Official Zoning Map of the City of Starbase, Texas; and

WHEREAS, Chapter 211 of the Texas Local Government Code authorizes the City to regulate zoning districts, zoning district boundaries, and land use within its corporate limits for the purpose of promoting the public health, safety, morals, and general welfare; and

WHEREAS, the City Commission received a request to amend the Official Zoning Map by rezoning approximately 33.93 acres of property, generally located west of Kingstone Avenue on State Highway 4, Starbase, Texas, and more particularly described as 33.93 acres out of a 38.81 acre tract, out of Share 3, San Martin Grant, City of Starbase, Cameron County, Texas, Tract III in Warranty Deed recorded in Document No. 2021-14444, Official Records of Cameron County, Texas (the “Property”), from the Mixed Use District to the Heavy Industrial District; and

WHEREAS, proper notice of a public hearing on the proposed zoning map amendment was provided in accordance with Chapter 211 of the Texas Local Government Code, and the City Commission conducted a public hearing on May 28, 2026, to receive public comment on the proposed amendment; and

WHEREAS, the City Commission has determined that the requested rezoning is consistent with the goals and objectives of the City’s Comprehensive Zoning Ordinance and is in the best interest of the public health, safety, and welfare of the citizens of the City of Starbase;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Findings. The findings and recitations contained in the preamble of this Ordinance are true and correct and are incorporated herein by reference as findings of fact.

SECTION 2. Rezoning. The Official Zoning Map and the Parcel Zoning Classification Table of the City of Starbase, Texas, are hereby amended by changing the zoning classification of the Property, as described above, from the Mixed Use District to the Heavy Industrial District.

SECTION 3. Official Zoning Map and Table. The City Clerk and appropriate City staff are hereby directed and authorized to update the Official Zoning Map and Parcel Zoning Classification Table of the City to reflect the rezoning approved by this Ordinance and to perform all acts necessary to effectuate such change as required by applicable law.

SECTION 4. Severability Clause. If any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. Cumulative Repealer Clause. This Ordinance shall be cumulative of all other ordinances of the City except where the provisions of this Ordinance are in direct conflict with such other ordinances, in which event the conflicting provisions of such other ordinances are hereby repealed.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Commission.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, this 19th day of June, 2026.

CITY OF STARBASE, TEXAS

Signed by:



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Bobby Peden, Mayor

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ATTEST:

Signed by:

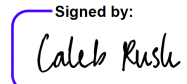


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Gretchen Norton, City Clerk



APPROVED AS TO FORM:

Signed by:

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Caleb Rush, City Attorney

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