

ORDINANCE NO. 2015 -008

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE CITY OF CASTROVILLE COMPREHENSIVE ZONING ORDINANCE, ARTICLE I, SECTION 7, SPECIAL DEFINITIONS NOTED AND RELATED TO “USE REGULATIONS” AND ARTICLE II, SECTION I, USE OF LAND AND BUILDINGS – SCHEDULE OF USES, COMMERCIAL AND RELATED SERVICE USES CHART, REGARDING SLAUGHTER HOUSES, MEAT MARKETS, AND RENDERING ESTABLISHMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Castroville has adopted a comprehensive zoning ordinance; and

WHEREAS, the City Council has published notice of its intent to modify certain provisions of the comprehensive zoning ordinance; and

WHEREAS, the City Council has conducted a public hearing on the proposed modifications to the comprehensive zoning ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

1. Article I, Section 7 (“Special Definitions Noted and Related to Use Regulations”) is hereby amended to include the following additional definitions:
 - a. “Slaughter house” means any building or premises used commercially for the killing of cattle, sheep, swine, goats, horses, fowl, or game for human consumption and the storage, freezing and curing of meat and the preparation of meat products. This definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.
 - b. “Rendering establishment” means an establishment or part of an establishment, a plant, or any other premises at which dead animals or renderable raw materials are rendered, boiled, processed, or otherwise prepared to obtain a product for commercial use or disposition, other than as food for human consumption. The term includes all other operations and facilities that are necessary or incidental to the establishment. This definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.
 - c. “Meat market” means any building or premises used commercially for the processing of cattle, sheep, swine, goats, horses, fowl, or game for human consumption and the storage, freezing and curing of meat and the preparation of meat products. This definition does not include any building or establishment which

kills animals on site. Also, this definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.

- d. "Taxidermy establishment" means any building or premises used commercially for creating lifelike representations of animals by using their prepared skins and various supporting structures.
 - e. "Special event" shall mean an event that is sponsored or recognized or organized by an organization such as a neighborhood association, religious group, cultural group, political party, church, school, sports team, fraternal organization, non-profit group/organization, city, county, state, or federal government or an organized mass gathering of people such as a concert, sporting event, trade show, flea market, farmers market, carnival, circus, or other similar type of show or celebration, or a celebration or gathering which may be based around a specific calendar date which is recognized by the federal, state, county or city government as a holiday or celebratory day or by an abovementioned group or organization, or an event approved by the City.
 - f. "Temporary food establishment" shall mean a food establishment that operates for a period of no more than fourteen (14) consecutive days in conjunction with a single special event or celebration, and shall also include an establishment that is granted an exemption by the City to operate for up to twenty-one (21) consecutive days of operation.
2. The land use tables located in the Comprehensive Zoning Ordinance are hereby amended to: allow rendering establishments in I-I Industrial Districts; require a specific use permit for the location and operation of a rendering establishment in all commercial districts except I-I Industrial Zoning District; and prohibit the location and operation of a rendering establishment in all residential districts
 3. The land use tables located in the Comprehensive Zoning Ordinance are hereby amended to: allow slaughter houses in I-I Industrial Districts; require a specific use permit for the location and operation of a slaughter house in all commercial districts except I-I Industrial Zoning District; and prohibit the location and operation of a slaughter house in all residential districts
 4. The land use tables located in the Comprehensive Zoning Ordinance are hereby amended to prohibit the location and operation of a meat market in all residential districts, and to allow the location and operation of a meat market in all commercial and industrial districts.
 5. The land use tables located in the Comprehensive Zoning Ordinance are hereby amended to allow taxidermy establishments in I-I Industrial Districts; require a specific use permit

for the location and operation of a taxidermy establishment in all commercial districts except I-I Industrial Zoning District; and prohibit the location and operation of a taxidermy establishment in all residential districts.

6. This ordinance does not restrict or prohibit the operation of a temporary food establishment in conjunction with any approved special event. This ordinance does not exempt any temporary food establishment from any other regulation of the County, State, or Federal government or any other law governing such establishments.
7. That if any provision of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.
8. This ordinance shall take effect immediately upon its passage, approval and official publication as provided by law.

PASSED AND APPROVED THIS 10th DAY OF FEBRUARY, 2015.



ROBERT LEE, MAYOR

ATTEST:



DEBRA HOWE, CITY SECRETARY