

ORDINANCE NO. _____

AN ORDINANCE OF FINDINGS FROM THE HEARING CONCERNING THE BUILDINGS, STRUCTURES OR PREMISES LOCATED AT 1242 CENTER STREET, DEER PARK, TEXAS, FINDING AND DECLARING THAT SUCH BUILDINGS, STRUCTURES AND PREMISES ARE SUBSTANDARD AND A NUISANCE; MAKING CERTAIN ORDERS TO OWNERS OF SAID BUILDINGS, PROVIDING OTHER DETAILS AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Deer Park, Texas did receive information that the buildings, structures and premises located at 1242 Center Street, Deer Park, Texas, Lots 12, 21 and 22, Block 10, Deer Park Outlots, an Addition in Deer Park, Texas, were dilapidated, substandard and constituted a hazard to the health, safety and welfare of the citizens; and

WHEREAS, upon the proper motion made and seconded, the City Council of the City of Deer Park, Texas, did set a hearing at 7:30 p.m. on October 3, 2016 concerning said buildings, structures and premises; and

WHEREAS, after due notice being given as required by the Ordinances of the City of Deer Park, Texas, a hearing was held at said time and place and the owners of the said buildings, structures and premises having been notified and they failed to appear at said hearing and other persons testified at said hearing as to the condition of said buildings, structures and premises;

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

- 1.** The City Council hereby finds as set forth in the preceding **“WHEREAS”** paragraphs.
- 2.** The City Council after the above-referenced public hearing, thereby found and declared that the buildings, structures and premises located at 1242 Center Street, Deer Park, Texas, are substandard and a nuisance. The City Council further found that the conditions rendering the buildings, structures and premises are a serious hazard to life, health and property. The City Council orders that the owners of the buildings, structures or premises repair such buildings, structures or premises within thirty

(30) days from the date of this Ordinance so that the building, structure or premise complies with the City Code Of Ordinances related to a dwelling.

3. If the owners of any of the buildings, structures or premises described above shall not take the ordered action within the time specified, the building, structure and premises, shall be demolished.

4. That the City shall send a notice to the owner and each mortgagee and Lienholder of such building, structure or premise, which contains:

- (a)** an identification, which is not required to be a legal description, of the building and the property on which it is located;
- (b)** a description of the violation of municipal standards that is present at the building; and
- (c)** a statement that the municipality will remove or demolish the building if the ordered action is not taken within the time specified.

5. It is 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 given, all as required by Chapter 551 of the Government Code of the State of Texas.

6. The City Council finds that this Ordinance relates to the immediate preservation of the public peace, health, safety and welfare, in that it is necessary that immediate provision be made to correct the hazardous conditions that exist at the above locations to protect the citizens and to prevent injury and disease to the public, thereby creating an emergency, for which the Charter requirement providing for the reading of ordinances on three (3) several days should be dispensed with, and this Ordinance be passed finally on its first reading and accordingly, such requirement is dispensed with and this Ordinance shall take effect upon its passage and approval by the Mayor.

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 _____, 2016 **by a vote of** _____ **“Ayes” and** _____ **“Noes”**.

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney