

Danielle Wendeburg, Chairman
Don Tippet, Commissioner
Douglas Cox, Commissioner
Ray Balusek, Commissioner
Stan Garrett, Commissioner

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 479-2354 • Fax: (281) 478-7217

PLANNING & ZONING COMMISSION

April 17, 2018

Honorable Mayor and City Council
City of Deer Park
P. O. Box 700
Deer Park, Texas 77536

Honorable Mayor and Council:

On April 16, 2018, the Planning and Zoning Commission met for a public hearing to consider the request of Nolan Allen with Penelope Land Investments, L.P. to construct an assisted living project on 1.32 acres of the Southern Lonsford tract at 4320 East Boulevard.

As a result of the hearing, the Planning and Zoning Commission would like to recommend the request be granted.

Respectfully submitted,

Danielle Wendeburg
Chairman
Planning and Zoning Commission

February 19, 2018

Attn: Deer Park City Council

Re: Specific Use Permit Request for the Lonsford (south) Tract, 1.32 Acres, East Blvd.

To Whom It May Concern:

We are requesting a Specific Use Permit for the southern Lonsford Tract (1.32 Acres) on the west side of East Blvd., adjacent to the proposed Vet. Clinic (to the north).

The proposed use will be **Assisted Living**.

See the included exhibits describing the intent of the improvements and the specific location.

If you have any questions regarding this, please feel free to contact me.

Respectfully Submitted,



Nolan Allen
Penelope Land Investments, L.P.
713-472-2400

CITY OF DEER PARK

Specific Use Permit



LN- 000288 -2018

PERMIT #: LN- 000288 -2018

PROJECT:

ISSUED DATE: February 20, 2018

EXPIRATION DATE: February 20, 2019

PROJECT ADDRESS: 4320 EAST BLVD

OWNER NAME: RI Chardale Properties Llc

CONTRACTOR:

ADDRESS: 103 S Y St

ADDRESS:

CITY: La Porte

CITY:

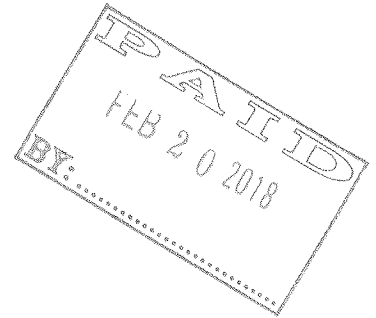
STATE: TX

STATE:

ZIP: 77571

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Specfic Use Permit For The Southern Lonsford Tract (1.32 Acres) On The West Side Of East Blvd

VALUATION:

\$ 0.00

PERMIT FEES

TOTAL FEES: \$ 1,000.00

PAID: \$ 1,000.00

BALANCE: \$ 0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING , ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED .
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENTS.
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED .

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT . ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT . GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION .

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

APPROVED BY

DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day .

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

ADJACENT 15.48 ACRE TRACT
H.C.C.F. NO. V550992

191.81'

12'-0" SETBACK

PROPOSED 7,580 SF ASSISTED LIVING FACILITY

1.32 ACRE TRACT

10'-0" SETBACK

300'-0"

ADJACENT GENERAL COMMERCIAL TRACT

5'-0" SETBACK
300'-0"

1.0331 ACRE TRACT FOR PROPOSED VET. CLINIC

PARKING

PARKING

40'-0" SETBACK

PROPOSED STORAGE WATER DETENTION LOCATION

191.81'

*EXISTING CURB CUT

EAST BOULEVARD



SCHEMATIC SITE PLAN
N.T.S.
02-20-18

