

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO PENELOPE LAND INVESTMENTS L.P., TO OPERATE AN ASSISTED LIVING FACILITY LOCATED AT 4320 EAST BOULEVARD, DEER PARK, TEXAS ON A 1.32 ACRE TRACT OF LAND LOCATED ON THE SOUTHERN LONSFORD TRACT ON THE WEST SIDE OF EAST BOULEVARD; AND DECLARING AN EMERGENCY.

WHEREAS, PENELOPE LAND INVESTMENTS L.P., the owner of a 1.32 acre tract of land located at 4320 East Boulevard, Deer Park, Texas, on the Southern Lonsford Tract on the west side of East Boulevard, has made application for a Specific Use Permit on behalf of Penelope Land Investments L.P., pursuant to section 17.04 of Ordinance No. 3886, the Zoning Ordinance Appendix “A” of the City of Deer Park, Texas, to operate an assisted living facility on said property; and

WHEREAS, following due notice, the Planning and Zoning Commission of the City of Deer Park, Texas, held a Public Hearing upon such application and, having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of Deer Park, Texas, made final report and recommendation to the City Council of the City of Deer Park, Texas, recommending that such application be conditionally granted; and

WHEREAS, the City Council of the City of Deer Park, Texas, finds that the granting and approval of said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth;

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

1. That **PENELOPE LAND INVESTMENTS L.P.** be, and is hereby, granted a Specific Use Permit for the purpose of operating an assisted living facility, on a 1.32 acre tract of land located at 4320 East Boulevard, Deer Park, Texas, on the Southern Lonsford Tract on the west side of East Boulevard, subject to **PENELOPE LAND INVESTMENTS L.P.** complying with all the requirements of the Zoning Ordinance of the City of Deer Park and plat submitted for said project.

2. A copy of this Ordinance, duly certified by the City Secretary and approved by the City Engineer of the City of Deer Park, Texas shall operate as the Permit.

3. It is hereby 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 give, all as required by Chapter 551 of the Government Code of the State of Texas.

4. The City Council finds that this Ordinance relates to the immediate preservation of the public peace, health, safety and welfare of the citizens of Deer Park in that it is necessary that the improvements provided for by this Ordinance can become available at the earliest possible moment, so as to provide adequate health care which will protect the citizens of Deer Park, Texas, 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 introduction; 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 _____, 2018 **by a vote of** _____ **“Ayes” and** _____ **“Noes”.**

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney