



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

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 479-2394 • Fax: (281) 478-7217

PLANNING & ZONING COMMISSION

May 8, 2018

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

Honorable Mayor and Council:

On May 7, 2018, the Planning and Zoning Commission met for a public hearing to consider the request of Deer Park Church of Christ for a Specific Use Permit to construct a licensed memory care and assisted living facility on the southwest corner of X Street and 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

Church of Christ Deer Park

P.O. Box 636 • 617 Avon • Deer Park, Texas 77536 • 281-479-1010 • Fax-281-479-1101

dpchurch.office@sbcglobal.net | www.dpcofc.org

DATE: February 9, 2017

City Council
City of Deer Park
Deer Park, TX 77536

RE: Special Use Permit Request
New Memory Care & Assisted Living Facility
Southwest Corner of 'X' Street and East Blvd.

To Whom It May Concern:

This reason for this letter is to request a Special Use Permit for the property located on the southwest corner of 'X' Street and East Blvd. The site is a total of 8.54 acres and is currently zoned SF 1 (Single Family).

As shown on the site plan included with this letter, a licensed Memory Care and Assisted Living facility is being planned, which will consist of 3.618 acres. The project will consist of a two-story facility that is approximately 70,000 square feet, and will have approximately 94 total units. The remaining portion of the site will remain as type SF 1 (Single Family) zoning. It is our understanding that the use of a licensed senior living facility is allowable under the SF 1 zoning designation, but must be issued a special use permit by the City of Deer Park.

Please consider this letter our formal request for the Special Use Permit to allow a licensed Memory Care and Assisted Living facility to be built on the subject site. If there are any questions or if additional information is required, please let me know.

Sincerely,

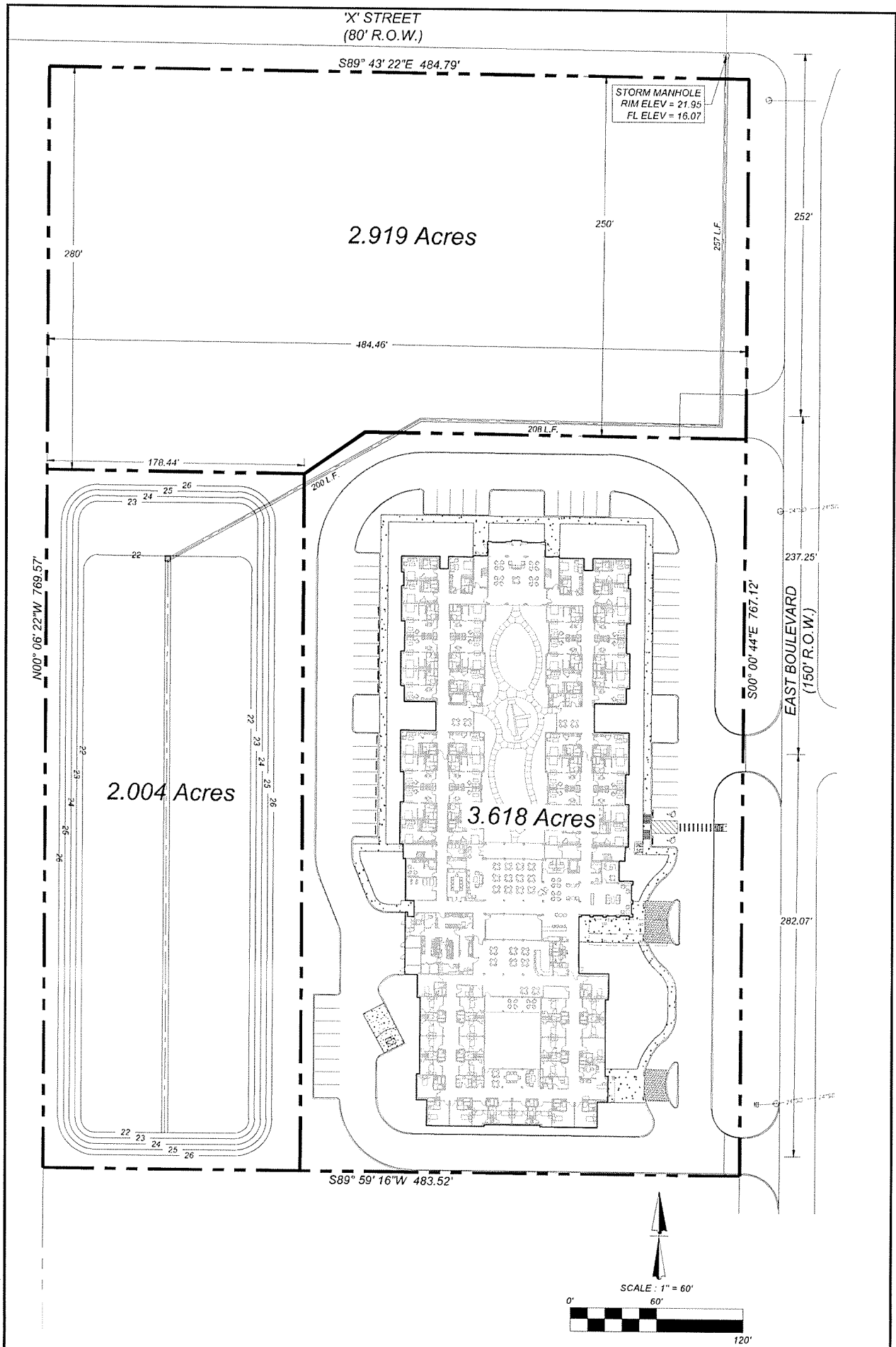


Church of Christ Deer Park
Property Owner

Enclosures

Elders:

Jimmy Burke • Scott Burke • David Camp • Pat Flanagan • Jim Thomason



KFW
ENGINEERS + SURVEYING
1401 W. 14TH STREET, SUITE 100
DEER PARK, TEXAS 77609
PH: 281.281.1111 FAX: 281.281.1112
WWW.KFWENGINEERS.COM

SODALIS MEMORY CARE
DEER PARK, TEXAS
SITE PLAN

NO.	DATE	BY	CHKD	ISSUE DATE
1	01/15/2021	J. K. WILSON	J. K. WILSON	01/15/2021

SHEET: EX-1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. ONLY THE ORIGINAL MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL ARE VALID.

CITY OF DEER PARK

Specific Use Permit



LN- 000250-2018

PERMIT #: LN- 000250 -2018
ISSUED DATE: February 13, 2018

PROJECT:
EXPIRATION DATE: February 13, 2019

PROJECT ADDRESS: 2000 EAST BLVD

OWNER NAME: Deer Park Church Of Christ
ADDRESS: P.O. Box 636
CITY: DEER PARK
STATE: TX
ZIP: 77536

CONTRACTOR:
ADDRESS:
CITY:
STATE:
ZIP:
PHONE:

PROJECT DETAILS

PROPOSED USE:
DESCRIPTION: Specific Use To Build An Assisted
Living Memory Care & Independent
Living Facility.

SQ FT: 0
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

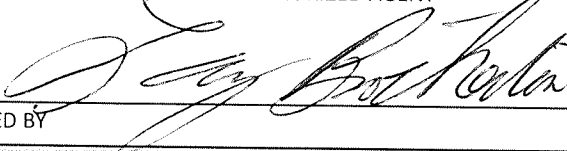
NOTICE

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.

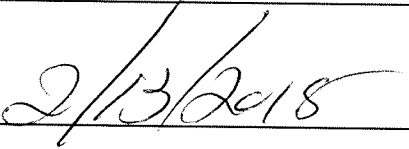
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT



APPROVED BY

DATE

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