

CITY OF DEER PARK

ReZoning



LN- 002325 -2018

PERMIT #: LN- 002325 -2018

ISSUED DATE:

PROJECT:

EXPIRATION DATE:

PROJECT ADDRESS: 202 E THIRTEENTH ST STE A

OWNER NAME: Magnum Enterprise Inc

CONTRACTOR:

ADDRESS: 1305 Avenue H

ADDRESS:

CITY: South Houston

CITY:

STATE: TX

STATE:

ZIP: 77587

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezoning - Community Service To
Office & Professional - 202 E 13Th
Ste A

SQ FT:

0

VALUATION:

\$ 0.00

PERMIT FEES

TOTAL FEES: \$ 1,000.00

PAID: \$ 1,000.00

BALANCE: \$ 0.00

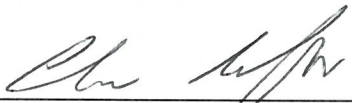
ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

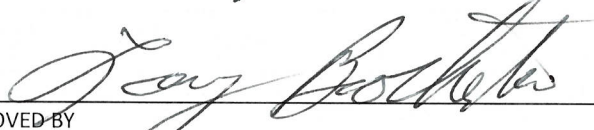
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- 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

11/13/2018
DATE


APPROVED BY

11/13/2018
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



...an integrated design/build firm

November 8, 2018

Planning & Zoning Commission
City of Deer Park
710 E. San Augustine
Deer Park, TX 77536

Re: Letter of Intent for Rezoning
Magnum Enterprises, Inc.
~~0 E. 13th St.~~
Deer Park, TX 77536

202 E 13 #A

Commission Members:

Magnum Enterprises, Inc. has entered into an agreement to sell the 20,268 sf parcel at E. 13th St. to Shell Federal Credit Union. Magnum Enterprises agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

Magnum Enterprises has designated SLI Group, Inc. to represent them in the rezoning process.

We respectfully submit the attached Application for Amendment to the City of Deer Park, Texas Zoning Ordinance.

Thank you,
SLI Group, Inc.

A handwritten signature in black ink, appearing to read "Chris Adams", is written over the company name.

Chris Adams

**Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: _____

(I and/or We) Magnum Enterprises, Inc. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8-1 Block 1 Palm Terrace, Harris County

containing 20,268 square feet of land, HCAD Parcel Number 0934900000039.

This parcel is further described in the attached Metes and Bounds.

Currently zoned as CS - Community Service Request to be zoned to OP - Office & Professional

Deed Restrictions on the above described property are as follows:

Volume 72, Page 47 of the Map Records of Harris County, Texas and by instrument(s) filed for record under Harris County Clerk's File No(s) B185611, B298085, B383827 and P190282.

See attachment

(I and/or We) Magnum Enterprises, Inc. have paid the application fee of \$1,000.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

10/30/2018
Date

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Robert W. Adams
Property Owner's Signature

Other Representative (if any)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0934900000039

Tax Year: 2018



Owner and Property Information									
Owner Name & Mailing Address: MAGNUM ENTERPRISES INC 1305 AVENUE H SOUTH HOUSTON TX 77587-4623					Legal Description: RES B8-1 BLK 1 PALM TERRACE Property Address: 0 E 13TH ST # 6 DEER PARK TX 77536				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8003 -- Land Neighborhood Section 3	E	6	20,268 SF	2,400	0	9000.01	6055C	538K

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	002	DEER PARK ISD		Supplemental: 09/07/2018	1.556700	1.538700
	040	HARRIS COUNTY		Supplemental: 09/07/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Supplemental: 09/07/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Supplemental: 09/07/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Supplemental: 09/07/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Supplemental: 09/07/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Supplemental: 09/07/2018	0.183335	0.179329
	054	CITY OF DEER PARK		Supplemental: 09/07/2018	0.720000	0.720000

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	101,340		Land	101,340	
Improvement	180,567		Improvement	185,356	
Total	281,907	281,907	Total	286,696	286,696

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4336	SF	20,268	1.00	1.00	1.00	--	1.00	5.00	5.00	101,340.00

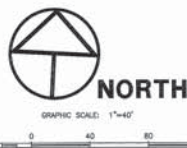
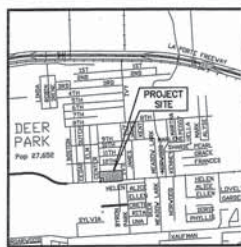
Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2002	Car Wash (Manual)	Car Wash - Self Serve	Average	2,400	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Market Adjustment	15% Market Adjustment
Heating Type	None

Building Areas	
Description	Area
BASE AREA PRI	2,400



HARRIS COUNTY, TEXAS VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBMITTED TO ALL RELEVANT REGULATIONS, REGULATIONS, STIPULATIONS, COVENANTS AND EASEMENTS CONTAINED THEREIN.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE, NAD83.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 17000-01-0000, REVISION 1/01, THE DETERMINATION WAS MADE BY GRAPHIC PLOTTING AND IT IS APPROXIMATE ONLY AND NOT BEEN FIELD VERIFIED. THIS FLOOD ZONE DOES NOT HAVE ANY PROPERTY OR STRUCTURE LOCATED WITHIN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD ZONE SHALL NOT BE CONSIDERED AS A CONDITION FOR RECEIVING BUILDING PERMITS.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1089-202 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USE OF THIS TRACT WILL BE DETERMINE ACTUAL BUILDING SETBACK (UNITS) ALONG ANY ADJACENT STREETS. SETBACK TO CITY OF HOUSTON BUILDING CODES OF HOUSTON PLANNING COMMISSION WILL BE REQUIRED. SETBACKS REQUIRED UPON REVIEW OF PLANS OF SUCH FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITHIN THIS SURVEY. NO SUBGRADE FLOODING, ELEVATION OR ELEVATION WAS FORWARDED BY MISSOURI LAND SERVICES, INC.
6. ENVIRONMENTAL AND GRASSLAND ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES RECOVERED ON THE SURVEY. IT DOES NOT RELIEVE THE SURVEYOR FROM THE RESPONSIBILITY TO THE PERSONAL ACCURACY OF THE BOUNDARY DEMONSTRATION.
8. FINDINGS SHOWN HEREON WITH UNUSUAL SIZES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FORCE MAY MEASURED BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE ELEVATIONS OF BUILDINGS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY GROUP, INC. AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY NOT BE KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE SIZE WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF WARE OF TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF ANY UTILITY PLANS OR INFORMATION. UTILITY LINES MAY BE LOCATED AT THE SURVEYOR'S DISCRETION. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

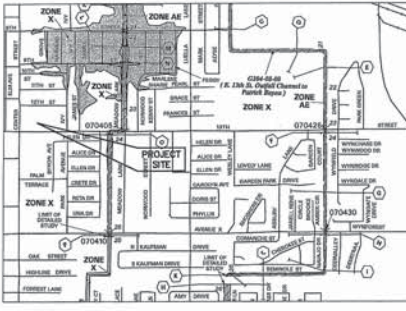
BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 0704005, BEING AN BRASS DISK, FOUND AT SH 225 AND CENTER STREET SOUTH 0.7 MILES TO WEST 13TH STREET, THEN EAST ON 13TH STREET 0.4 MILES TO MEADOWLARK AND CONCRETE DITCH ON THE LEFT (NORTH). MONUMENT IS NORTH OF 13TH STREET ON THE EAST END OF THE MEADOWLARK HAVING A SUBJECTED ELEVATION OF 26.52 FEET NAVD 1988 (2001 ADJUSTED).

T.B.M. "A" = CUT "BOX" ON TOP OF EXISTING INLET ON THE NORTH SIDE OF 13TH STREET APPROXIMATELY 130 FEET SOUTHWEST FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT ELEV. = 26.48'

T.B.M. "B" = RAILROAD SPIKE IN POWER POLE ON THE EAST SIDE OF CENTER STREET APPROXIMATELY 8.50 FEET NORTHWEST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT ELEV. = 26.40'

FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND UNINCORPORATED AREAS

DATE: 07/04/05
FIRM NO: 17000-01-0000
REVISION: 1/01

NATIONAL FLOOD INSURANCE PROGRAM

MAP REFERENCE: 17000-01-0000
DATE: 07/04/05
FIRM NO: 17000-01-0000
REVISION: 1/01

LEGEND			
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
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