

# ***REZONE REQUEST***

**Requestor: Francisco Martinez**

Address for rezone	P&Z Agenda to call a Public Hearing	Public hearing date and time	Council Agenda for Ordinance to call a Joint Public Hearing	Joint public hearing and Council action
7438 Stephanie	02/03/2025	03/03/2025 6:20 p.m.	03/18/2025	04/22/2025 7:30 p.m.

# CITY OF DEER PARK

## ReZoning



LN- 000140 -2025

PERMIT #: LN- **000140** -2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: **7438 STEPHANIE DR**

OWNER NAME: Francisco Martinez

CONTRACTOR:

ADDRESS: 6435 Gulfton St

ADDRESS:

CITY: Houston

CITY:

STATE: TX

STATE:

ZIP: 77081

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Re-Zone Request From Community Service To Sf2.

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 REQUIREMENT
- 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 PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA' REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
\_\_\_\_\_  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
REVIEWED FOR CODE COMPLIANCE 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.

Martinez Real Estate Enterprise, LLC

6435 Gulfton St, Houston 77081

January 27, 2025

City of Deer Park / Planning and Zoning Commission

Council Chambers @ City Hall

710 E. San Augustine

Deer Park TX, 77536

RE: Request for the Rezoning of property located at 7438 Stephanie Ln, Deer Park TX 77536.

Ladies and Gentlemen,

The Martinez Real Estate Enterprise is asking that the lot located at 7438 Stephanie Ln that we own, legally known as Lot Twelve (12), in block Two (2) of Plat of Spencer View Terrace, recorded in Harris County, be rezoned from Community Service to Residential SF2.

Currently the property is vacant, however, the rezoning request is in anticipation of building a new home for a family in Deer Park to enjoy by year's end 2025.

Please contact me if you have any questions regarding this request. I appreciate your assistance and look forward to scheduling a hearing.

Sincerely,

Francisco Martinez/ Martinez Real Estate Enterprise

A handwritten signature in black ink, appearing to read "Francisco Martinez", with a stylized flourish at the end.

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

To: City of Deer Park  
Planning & Zoning Commission

Date Submitted: 1-27-25

(I and/or We) Martinez Real Estate Enterprise LLC hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Lot Twelve (12), in Block Two (2) of Plat Sponcer  
View Terrace, an addition in Harris County, Texas,  
according to the map or those of recorded in Volume 39,  
Page 53, of the Map Records of Harris County, Texas

Currently zoned as Community Service Request to be zoned to Residential SF2

Deed Restrictions on the above described property are as follows:

Recorded in Volume 39, page 53, of the map records of Harris County,  
Texas, Volume 2466, Page 428, of the Deed Records of Harris County Texas

(I and/or We) Francisco Martinez 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.

1-27-25

Date

  
Property Owner's Signature

Owner's Designated Representative (if any)

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application



## Rezone Request Procedure

Planning & Zoning Commission meets the first and third Monday of each month  
City Council meets the first and third Tuesday of each month

1. Complete "Application for Amendment"  
The following must accompany the application
  - a. Letter of intent addressed to the Planning & Zoning Commission
  - b. Survey of property with metes and bounds description stamped by a licensed Professional Land Surveyor in the State of Texas and a scaled drawing
  - c. Certificate of ownership or title policy
  - d. Fee of \$1,000.00 (non-refundable)
2. Planning & Zoning Commission sets date and time for the Preliminary Public
  - a. Notice of hearing is placed in the local newspaper 21 days prior to the hearing date
  - b. Notice is given to the property owners within a 200' radius of the property
3. Preliminary Public Hearing is held at City Hall in the Council Chambers prior to a regular scheduled Planning & Zoning Commission meeting
  - a. Planning & Zoning Commission will make a recommendation to the City Council
4. City Council sets the time and date for a Joint Public Hearing with the Planning & Zoning Commission
  - a. Notice of hearing is placed in the local newspaper 21 days prior to the hearing date
  - b. Notice is given to property owners within a 200' radius of the property
5. Joint Public Hearing is held at City Hall in the Council Chambers prior to a regularly scheduled City Council meeting
  - a. If a protest is made against the proposed change in the ordinance such amendment shall not become effective except by a favorable vote of three fourths by the City Council. A protest occurs when a petition is signed by 20% of the property owners in the 200' radius.
  - b. If the City Council votes to adopt the amendment, the amendment will be filed with the City Secretary.
  - c. If the amendment is not approved by City Council, reconsideration of the request shall not be made before one (1) year from the date of the final action by City Council (date of the Joint Public Hearing).

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED**

07/27/2023

THE STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

The undersigned **Brandi Lane Paylieck, as Independent Executor of the will and of the Estate of Maxine L. Davis, Deceased** (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Martinez Real Estate Enterprise LLC** (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee certain real property, incorporated herein by this reference (the "Land"), lying and being situated in HARRIS County, Texas, together with the buildings, structures, improvements and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

**Lots Ten (10), Eleven (11), and Twelve (12), in Block Two (2) of PLAT OF SPENCER VIEW TERRACE, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 39, Page 53, of the Map Records of Harris County, Texas.**

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors, and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of HARRIS County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

**DISCLAIMER:** Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Wali & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be

effective as of the 19 day of December, 2024

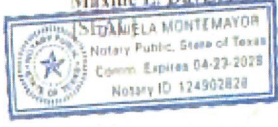
The Estate of Maxine L. Davis, Deceased

By Brandi Lane Pavleck  
Brandi Lane Pavleck  
Independent Executor  
Grantor

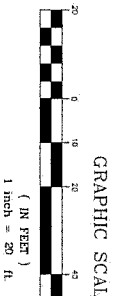
Address of Grantee:  
1311 Ella Pl.  
Houston, TX 77008

THE STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on the 19 day of December, 2024, by Brandi Lane Pavleck, as Independent Executor of the will and of the Estate of Maxine L. Davis, Deceased, on behalf of said estate, Grantor.



Sedamela Montemayor  
Notary Public in and for The State of Texas

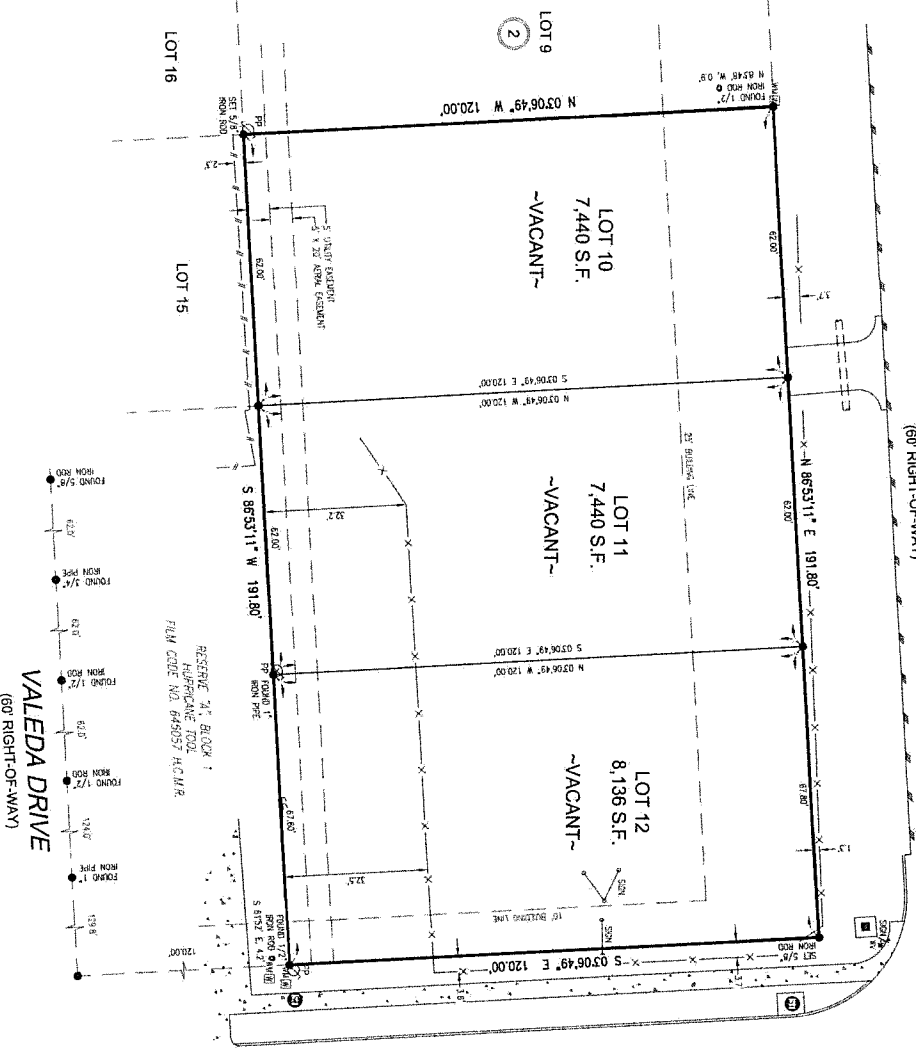


- LEGEND
- ⊕ - MANHOLE
  - Ⓣ - TELEPHONE MANHOLE
  - Ⓜ - POWER POLE
  - Ⓜ - SIGN
  - Ⓜ - WATER METER
  - Ⓜ - WATER YACKE
  - Ⓜ - MONITORING WELL
  - Ⓜ - LIGHT POLE
  - (SET) - SET 5/8" CAPPED IRON ROD
  - Ⓜ - FIRE HYDRANT
  - Ⓜ - OVERHEAD UTILITY LINE
  - Ⓜ - CHAIN LINK FENCE LINE
  - Ⓜ - WOOD FENCE LINE
  - Ⓜ - BRICK-PAVE FENCE LINE
  - Ⓜ - UNUSUAL IRON FENCE LINE

- NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN TRAP NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER O.A. NO. 07974388, EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  2. EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON, ARE REFERRED TO AS "RECORD MATTERS".
  3. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE BASED ON GPS TEXAS SCOUT CONTROL, 2016, NAD 83.

**FLOOD ZONE NOTE:**  
 BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, DATED 06/15/2015. A FIELD SURVEY WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLY FOR AN ELEVATION CERTIFICATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS NOT IN A FLOOD ZONE AS SHOWN ON SAID MAP AS FOLLOWS:  
 ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYED FOR: MOHAMMED CHOWDHURY  
 ADDRESS: 7438 STEPHANIE DRIVE, DEER PARK, TEXAS 77536



**VALEDA DRIVE**  
 (60' RIGHT-OF-WAY)

**STEPHANIE LANE**  
 (60' RIGHT-OF-WAY)

**CENTER STREET**  
 (100' RIGHT-OF-WAY)

**SURVEY OF**  
 LOTS TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK TWO  
 OF PLAT OF SPENCER VIEW TERRACE, AN ADDITION IN HARRIS  
 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
 RECORDED IN VOLUME 39, PAGE 53 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS.

PROPERTY SUBJECT TO SUBMISSION CONTAINING  
 COMMITMENTS AND RESTRICTIONS.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT  
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY  
 AND HAS DETERMINED THAT THE PROPERTY IS NOT IN A FLOOD ZONE AS  
 SHOWN ON SAID MAP AS FOLLOWS:  
 ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
 FLOODPLAIN.  
 CHICAGO TITLE INSURANCE COMPANY  
 OFF: CTTZ02026  
 EFF: 12/01/2024







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