

2801 P Street LLC
2851 E P Street
Deer Park, Tx 77536

April 30, 2026

Deer Park City Council
710 E. San Augustine Street
Deer Park, Texas 77536

Attn: Planning and Development

Re: 2851 E. P Street Specific Use Permit Application

2801 P Street LLC is requesting a Specific Use Permit (SUP) for the proposed improvement at 2851 E. P Street Deer Park TX as required by article 8.02.1. The proposed improvement will be for use as a truck yard and laydown yard (use group 34) as allowed under the current zoning (Industrial Park (M1)) of the property. This use group and zoning requires a SUP for these allowed activities which will enable the owner to operate his business. The property is bordered only by the same industrial park zoning being used in ways similar to that proposed under this permit application. The West boundary is a drainage improvement (Tributary 1.78 To Willow Springs Bayou).

Improvements and operation of the property will follow article 12.01.34 requirements for any principal and permitted uses in the use group including dust control, fencing, and placement of equipment and materials. There will be no hazardous or combustible materials and no use of shipping containers in the proposed improvements. All other codes and ordinances related to the construction permitting and operation of the improvements will be followed. Included on the site will be drainage improvements to manage stormwater runoff and a small office building.

This SUP is critical to allow the business of the property owner to operate under the principal uses permitted for Group 34 in zoning M1.

Sincerely,

Signed by:

E75F9EBDF39C419...

Name: Refoel Y. Newhouse

Title: Manager

CITY OF DEER PARK

Specific Use Permit



LN-000706-2026

PERMIT #: LN-000706-2026

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 2851 E P ST

OWNER NAME: 7 D Investment Lp

CONTRACTOR: Truckman Transport

ADDRESS: Po Box 32

ADDRESS: 2851 E P St

CITY: Rockdale

CITY: Deer Park

STATE: TX

STATE: TX

ZIP: 76567-

ZIP: 77536

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

PAID

DESCRIPTION: Truck Yard And Laydown Yard.

VALUATION: \$0.00

APR 27 2026

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

Greg Maly

4.27.26

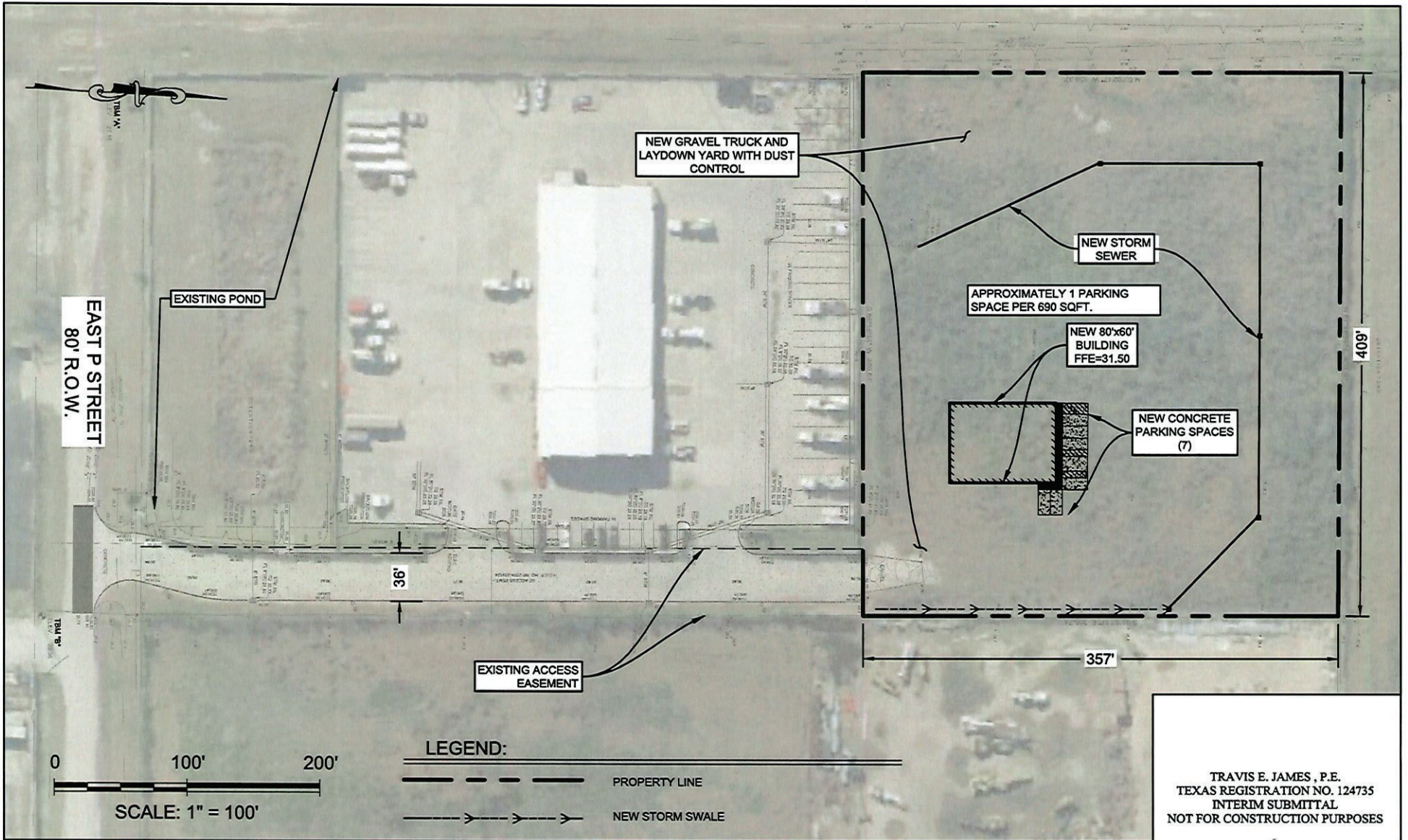
REVIEWED FOR CODE COMPLIANCE BY

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.

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



TRAVIS E. JAMES, P.E.
 TEXAS REGISTRATION NO. 124735
 INTERIM SUBMITTAL
 NOT FOR CONSTRUCTION PURPOSES

| | | |
|-----|--------------------------------|------------|
| A | SPECIAL USE PERMIT APPLICATION | 04/27/2026 |
| REV | DESCRIPTION | DATE |

TRUCKMAN SITE DEVELOPMENT
 2851 EAST P STREET, DEER PARK
 TEXAS, 77536



H2B, INC.
 Texas Firm Registration No. 8856
 1225 N Loop W, Suite 800
 HOUSTON, TX 77008
 713.864.2900

SITE PLAN - SPECIAL USE PERMIT

DESIGNED BY: TEJ
 DRAWN BY: SH

SCALE: AS SHOWN
 SHEET No. OF SHEETS

Greg Melching

From: Greg Melching
Sent: Tuesday, May 19, 2026 6:23 PM
To: Philip Rife; Colin DeWitt
Cc: Angela M. Smith; Gladis Sanchez
Subject: FW: Message from "RNP583879236AE9"
Attachments: 20260519181629423.pdf

Importance: High

Philip and Colin,

Good evening. My sincere apologies for a clerical issue we had. Unfortunately, This Specific Use Permit has some dates changed. Please see the attached Tracking Log. Planning and Zoning will have the first Public Hearing on 8/3/26 at 6:20 pm. and Council will make a final recommendation on 8/18/26.

Respectfully,

Greg Melching TSBPE I-3488 CFM
Chief Building Official
Building Department
Office:281-478-7235
Fax: 281-478-0394
E-mail:
gmelching@deerparktx.org

New Service Hours

Monday-Thursday 7:30 AM – 5:30 PM

Friday 7:30 AM – 11:30 AM

The Majority of City Offices Will Adopt This Schedule, Including City Hall, Central Collections, Municipal Court, EMS, and Parks Administration.

-----Original Message-----

From: chpermits@deerparktx.org <chpermits@deerparktx.org>
Sent: Tuesday, May 19, 2026 7:16 PM
To: Greg Melching <gmelching@deerparktx.org>
Subject: Message from "RNP583879236AE9"

This E-mail was sent from "RNP583879236AE9" (IM C4500).

Scan Date: 05.19.2026 18:16:29 (-0600)

Queries to: chpermits@deerparktx.org

SPECIFIC USE PERMIT TRACKING LOG

2851 East P Street

| REQUESTOR | AGENDA ITEM DUE IN GRANICUS | COUNCIL MEETING (REFERS TO P&Z) | P&Z MEETING (SETS HEARING - ONE MONTH) | PUBLICATIONS 1. Sent to newspaper 2. published date | P & Z PUBLIC HEARING & RECOMMENDATION TO COUNCIL | COUNCIL MEETING & FINAL ACTION |
|-------------------|-----------------------------|---|--|--|--|--------------------------------------|
| 2801 P St. LLC | 5/8/2026 | 5/19/2026 (CC meeting already set.) 6/2/26 | 6/1/2026 7/6 | 1. 6/2/2026 7/8 2. 6/17/2026 7/15 | 7/6/2026 8/3 6:20 PM | 8/18 7/21/2026 7:30 |