CITY OF DEER PARK
Specific Use Permit

LN- 002647 -2017

PERMIT #: LN- 002647 -2017 **PROJECT:**

ISSUED DATE: EXPIRATION DATE:

PROJECT ADDRESS: **2851 E PASADENA BLVD**

OWNER NAME:	Chi/Acquisitins, Lp	CONTRACTOR:	
ADDRESS:	820 Gessner Rd	ADDRESS:	
CITY:	HOUSTON	CITY:	
STATE:	TX	STATE:	
ZIP:	77024	ZIP:	
		PHONE:	

PROJECT DETAILS

PROPOSED USE: SQ FT: 0

DESCRIPTION: Specific Use Permit Request To Build A Bulk Warehouse VALUATION: $ 0.00

PERMIT FEES

TOTAL FEES: $ 1,000.00 PAID: BALANCE:

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 — DATE 12/12/2017

APPROVED 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

CHI/ACQUISITIONS, L.P.

820 Gessner Road
Suite 760
Houston, TX 77024
cdriskill@chindustrial.com

P: 713-568-4996
C: 713-320-0626

December 12th, 2017

Deer Park City Council
C/O Larry Brotherton
710 E. San Augustine
Deer Park, TX 77536

Re: Specific Use Permit Request for Industrial Group 35 Bulk Warehouse designation regarding development of warehouse/distribution building located at 0 Pasadena Blvd., Deer Park, TX 77536. 2851 E. PASADENA BLVD

Dear City Council:

Crow Holdings Industrial ("CHI") is under contract to purchase 22.67 acres of land consisting of 1) 18.45 acres of land being tracts 532 and 533 of La Porte Outlots from the WD Phylas Lawther EST PRTP ("Lawther Family") and 2) 4.22 acres being tract 537 of La Porte Outlots from Roger and Janna Ponder ("Ponder Family").

CHI's proposed development is a 349,050 square foot cross-dock Class A tilt-wall dock high bulk warehouse/distribution building.

The proposed development is in conformance with the current M1 Industrial District zoning classification of both the Lawther Family and Ponder Family tracts.

Along with and on behalf of the Lawther Family and Ponder Family, CHI is requesting a Specific Use Permit for Industrial Group 35 classification for Bulk Warehouse in accordance with section 12.01.35 of the Code of Ordinances.

Thank you for your consideration of our request.

Sincerely,
CHI/ACQUISITIONS, L.P., a Delaware limited partnership

Cory Driskill

By: _____

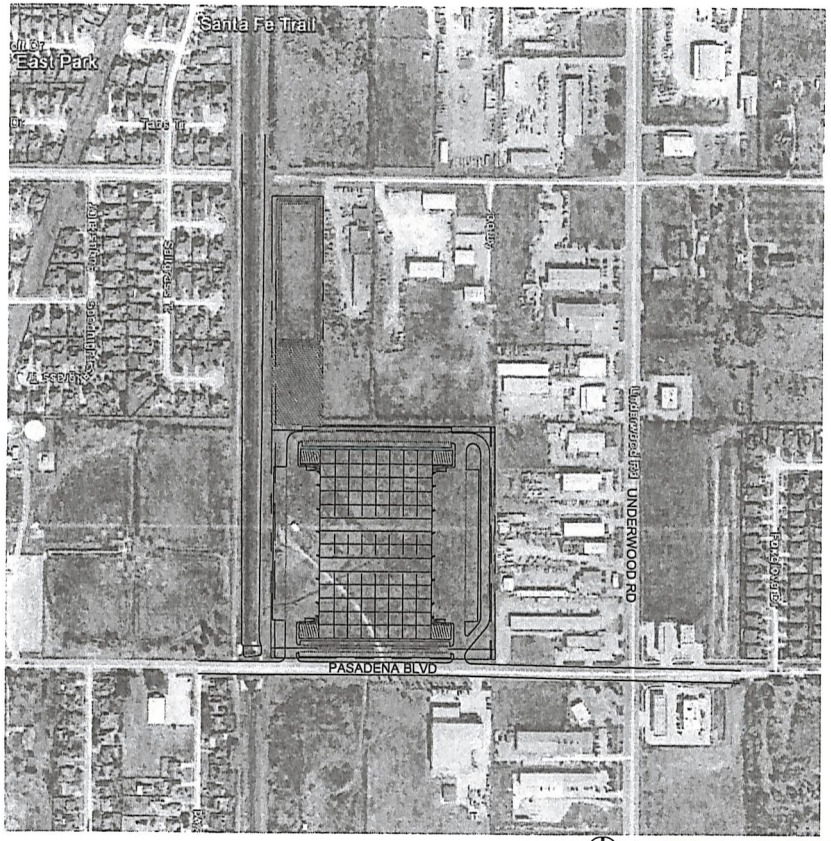
Name: Cory Driskill

Title: Managing Director

SITE PLAN - OPT. 05A

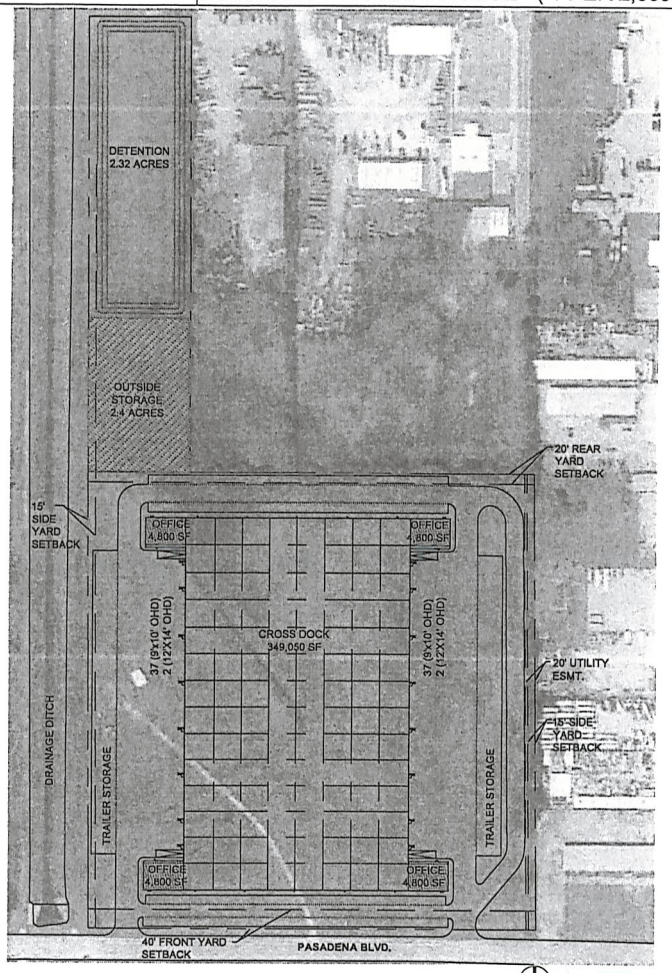
SITE AREA: 22.7 ACRES (990,399.3 SF)	BUILDING AREA: 349,050 SF	SITE COVERAGE: 35.24%	PARKING TOTAL: 270 SPACES
	ASSUMED OFFICE AREA: 19,200 SF		REQUIRED FOR OFFICE - (1 PER 300 SF) = 64
	WAREHOUSE AREA: 329,850 SF		REQUIRED FOR WAREHOUSE - (1 PER 2,500 SF) = 132

VICINITY MAP



0 300' 600' 1200' 2400'

SITE MAP



0 150' 300' 600' 1200'

PASADENA BLVD.
a project for
CHI

HOUSTON TEXAS

12 DECEMBER 2017

powers brown architecture

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