

CITY OF DEER PARK

ReZoning



LN-002320-2018

PERMIT #: LN-002320-2018
ISSUED DATE: November 13, 2018

PROJECT:
EXPIRATION DATE: November 13, 2019

PROJECT ADDRESS: 202 E THIRTEENTH ST STE B

OWNER NAME: W D Lawther
ADDRESS: Po Box 430
CITY: Deer Park
STATE: TX
ZIP: 77536

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



PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Rezoning From Community Service To Office & Professional - 202 E 13Th Ste B 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.



...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
Tristram Lawther 1992 Trust
~~1421~~ Center St. 202 E13 #B
Deer Park, TX 77536

Commission Members:

Tristram Lawther 1992 Trust has entered into an agreement to sell the 52,697 sf parcel at 1421 Center St. to Shell Federal Credit Union. The Trust agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

The Trust 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 typed 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) Tristram Lawther 1992 Trust hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block Palm Terrace, Harris County containing 52,697 square feet of land, HCAD

Parcel number 0934900000027.

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; in Volume 4043, Page 272, Volume 4288, Page 280 and Volume 4474, Page 488, all of the Deed Records of Harris County, Texas and under Harris County Clerk's File No. P190282.

See attachment

(I and/or We) Tristram Lawther 1992 Trust 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.

11/8/18

Date

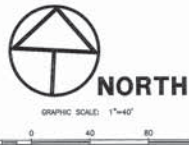
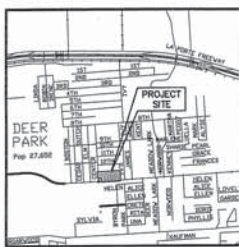
W D Lawther

Property Owner's Signature

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)



**VICINITY MAP
NOT TO SCALE**

GENERAL NOTES

1. SURVIVOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBJECT TO ALL RESTRICTIONS, REGULATIONS, STIPULATIONS, COVENANTS AND EASEMENTS CONTAINED THEREIN.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH COORDINATE ZONE, NAD83.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4834349C, SUBJECT PROPERTY IS LOCATED WITHIN AN UNDESIGNED FLOOD ZONE. THE DETERMINATION WAS DONE BY GRAPHIC PLACING AND BY APPROXIMATE OIL AND GAS FIELD DATA. THIS FLOOD ZONE DOES NOT MEAN THAT THERE IS A HIGH PROBABILITY OF STRUCTURE FLOODING AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAINTENANCE OF NATURAL CHANNELS. THIS FLOOD ZONE SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1089-202 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK (S) AND ANY ADDITIONAL SETBACKS. CITY OF HOUSTON BUILDING CODES OF HOUSTON PLANNING COMMISSION WILL BE REQUIRED SETBACKS UPON REVIEW OF PLANS OF RECORD FOR RECEIVING BUILDING PERMITS.
5. READY-TO-BUILD IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO ADDITIONAL PROBING, LOCATION OR EXPLANATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
6. ENVIRONMENTAL AND GRADUATE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREIN ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES RECORDED ON THIS SURVEY. IT DOES NOT RELIEVE THE TRANSACTOR THAT THEY BE PRESENT DUE TO THE FORMAL ACCURACY OF THE BOUNDARY DEMONSTRATION.
8. FINDERS SHOWN HEREIN WITH UNUSUAL USE ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURED BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE FINISHED ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREIN ARE BASED ON UTILITY PLANS ACQUIRED FROM SOI GROUP, INC. AND WERE FIELD CHECKED WHERE POSSIBLE. OTHER UTILITY PLANS OF INFORMATION MAY NOT BE KNOWN TO THIS COMPANY.
11. SURVIVOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE COVE NOT DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF STATE OF TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVIVOR HAS CONTACTED DISTRICT FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVIVOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS SURVEY. OTHER INFORMATION UTILITY LINES MAY BE KNOWN TO THE TRANSACTOR. SURVIVOR HAS CONTACTED DISTRICT FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

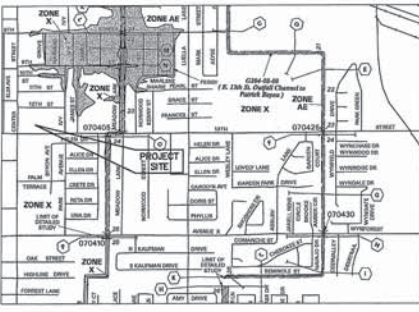
BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 070405, 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 HEADWALL HAVING A PUBLISHED 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 136 FEET SOUTHWEST FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT ELEV. = 28.84'

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. = 28.40'

FLOOD INFORMATION



FIRM FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
UNDESIGNED AREAS AND UNDESIGNATED AREAS

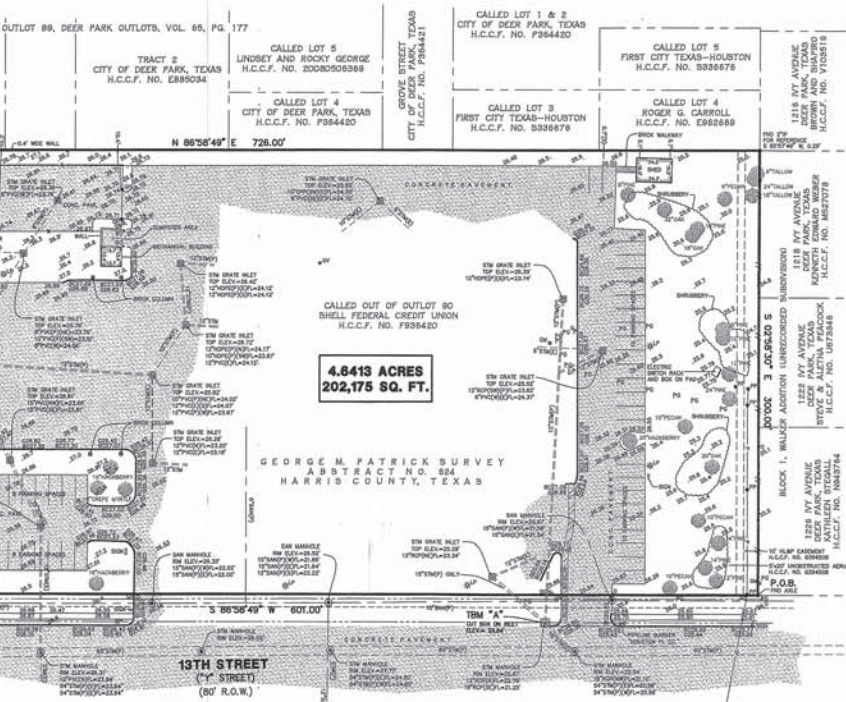
DATE: 07/24/2012
SCALE: 1" = 100'

WINDROSE LAND SERVICES, INC.
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- 100 - BOUNDARY
 - 101 - ENCLOSURE
 - 102 - GAS METER
 - 103 - GAS VALVE
 - 104 - FIRE HYDRANT
 - 105 - WATER METER
 - 106 - WATER VALVE
 - 107 - WIREMOUNT CONTROL VALVE
 - 108 - WATER VALVE BOX
 - 109 - GATE INLET
 - 110 - WASTE INLET
 - 111 - MANHOLE
 - 112 - BREAK TANK MANHOLE
 - 113 - CLEAROUT
 - 114 - TELEPHONE FIBERLINE
 - 115 - ELECTRIC BOX
 - 116 - LIGHT POLE
 - 117 - GAS POST
 - 118 - GAS LINE PARTWAY/PAVING
 - 119 - TELEPHONE LINE PARTWAY/PAVING
 - 200 - SPUR PLATE
 - 201 - FENCE MARKER
 - 202 - UNDERGROUND CABLE BOX
 - 203 - MONITORING WELL
 - 204 - MAN BOX
 - 205 - TOP OF CURB
 - 206 - BUTTER
 - 207 - TOP OF GRADE
 - 208 - WATER VALVE BOX
 - 209 - HOUSING
 - 210 - SANDWICH SENDER
 - 211 - STORM SENDER
 - 212 - CORRUGATED METAL PIPE
 - 213 - REINFORCED CONCRETE PIPE
 - 214 - CORRUGATED PLASTIC PIPE
 - 215 - CORRUGATED PLASTIC PIPE
 - 216 - TELEPHONE
 - 217 - SOUTHWEST BELL TELEPHONE CO.
 - 218 - FIBER OPTIC CABLE MARKER
 - 300 - SPUR PLATE
 - 301 - WATER POLE
 - 302 - METER POLE
 - 303 - SERVICE POLE
 - 304 - SURF ANCHOR
 - 305 - SHARED WIRE FENCE
 - 306 - SQUARE FEET
 - 307 - VOLAGE
 - 308 - BALDWIN LINE
 - 309 - POINT OF BEGINNING
 - 310 - POINT OF COMMENCEMENT
 - 311 - UTILITY EMBOSSED
 - 312 - BALDWIN LINE
 - 313 - TIE/SUBURB
 - 314 - HOUSING
 - 315 - PAD MOUNTED TRANSFORMER
 - 316 - ELECTRIC GROUND
 - 317 - UTILITY POLE
 - 318 - UTILITY PULL/TAKE POLE
 - 400 - HARRIS COUNTY GLENY FILE
 - 401 - HARRIS COUNTY DEED RECORD
 - 402 - HARRIS COUNTY MAP RECORD
 - 403 - NUMBER
 - 404 - PAD
 - 405 - ROAD-OFF-Road
 - 406 - SQUARE FEET
 - 407 - VOLAGE
 - 408 - BALDWIN LINE
 - 409 - POINT OF BEGINNING
 - 410 - POINT OF COMMENCEMENT
 - 411 - UTILITY EMBOSSED
 - 412 - BALDWIN LINE
 - 413 - TIE/SUBURB
 - 414 - HOUSING
 - 415 - PAD MOUNTED TRANSFORMER
 - 416 - ELECTRIC GROUND
 - 417 - UTILITY POLE w/ TRANSFORMER
 - 418 - UTILITY PULL/TAKE POLE

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DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 80, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 85, PG. 177 HARRIS COUNTY DEED RECORD, AS LOCATED IN THE CENTER STREET CORNER OF 13TH STREET AND CENTER STREET, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 4.6413 ACRES, AS RECORDED IN H.C.C.F. NO. F38442D, TRACT NO. 4.6413 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: A 1/4 ACRES, BEING THE NORTH EAST CORNER OF THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83).

BEING A 1/4 ACRES, BEING THE NORTH LINE OF SAID 13TH STREET, SOUTH 60 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 261.00 FEET TO A 1/2 INCH IRON PIN FOUND, MARKING THE SOUTHWEST CORNER OF A CALLED TRACT 50.00 AC. FF CONVEYED TO JOHN S. BRADSHAW, AS RECORDED IN H.C.C.F. NO. 282718 AND A SOUTHWEST CORNER OF THE HEINEN DESCRIBED TRACT.

THENCE DEPARTING FROM THE NORTH R.O.W. LINE OF SAID 13TH STREET, NORTH 60 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON PIN FOUND, MARKING THE NORTHEAST CORNER OF SAID 13.25 AC. FF TRACT AND A SOUTHWEST CORNER OF THE HEINEN DESCRIBED TRACT.

THENCE, ALONG WITH THE NORTH LINE OF SAID 13.25 AC. FF TRACT, SOUTH 88 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON PIN FOUND ON THE EAST R.O.W. LINE OF CENTER STREET (100 R.O.W.), MARKING THE NORTHWEST CORNER OF SAID 13.25 AC. FF TRACT AND A SOUTHWEST CORNER OF THE HEINEN DESCRIBED TRACT.

THENCE, ALONG THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 02 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON PIN FOUND ON THE SOUTH LINE OF OUTLOT 80, OF SAID DEER PARK OUTLOTS, MARKING THE SOUTHWEST CORNER OF A CALLED TRACT 1 CONVEYED TO THE CITY OF DEER PARK, TEXAS, AS RECORDED IN H.C.C.F. NO. 282718, SAME BEING THE NORTHEAST CORNER OF THE HEINEN DESCRIBED TRACT.

THENCE, DEPARTING FROM THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 88 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1, WALKER ADDITION, MARKING THE SOUTHWEST CORNER OF CALLED LOT 4 CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.C.F. NO. F38442D, AND THE SOUTHWEST CORNER OF A CALLED 122 BY AVENUE DEER PARK, HARRIS COUNTY, TEXAS, AS RECORDED IN H.C.C.F. NO. F38442D, TRACT NO. 4.6413 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: A 1/4 ACRES, BEING THE NORTH EAST CORNER OF THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83).

THENCE, ALONG THE WEST LINE OF SAID OUTLOT NO. 80, SOUTH 88 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING AND 448.5413 ACRES, BEING 202,175 SQUARE FEET, AS SHOWN ON SURVEY, JOB NO. 448.5413 ACRES, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

SURVIVOR'S CERTIFICATION

TO: SJ GROUP, INC.

I, LOU HENREY, CERTIFY THAT THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON CORRECTLY REPRESENTED AND WAS IN ACCORDANCE WITH MY SUPERVISION. THAT THE PLAT IS CORRECTLY REPRESENTED AND WAS IN ACCORDANCE WITH MY SUPERVISION. THAT THE FACTS HEREIN REPRESENTED ARE TRUE AND CORRECT AS SHOWN. THAT THE SURVEY IS SUBSTANTIALLY CONFORMS TO THE CURRENTLY TITLED EASEMENTS OF PROFESSIONAL SURVEYING STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION I SURVEY, TO THE BEST OF MY KNOWLEDGE.

WINDROSE LAND SERVICES, INC.
2001 Wilmore Dr., Ste. 202
Houston, Texas 77042
Phone (713) 658-2201 Fax (713) 651-1511

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

**STANDARD LAND SURVEY OF
4.6413 AC. / 202,175 SQ. FT.
SITUATED IN THE GEORGE M. PATRICK SURVEY
ABSTRACT NO. 624
HARRIS COUNTY, TEXAS**

DATE	REVISIONS	BY

FILLED BY: CP CHECKED BY: MJK JOB NO. 448.5413C
DRAWN BY: TRT FIELD DATE: 01-24-2012 SHEET NO. 1 OF 1