

**CITY OF DEER PARK
FEBRUARY 05, 2018 - 7:00 PM
PLANNING AND ZONING
COMMISSION HEARING MEETING -
FINAL**

Danielle Wendeburg, Chair
Douglas Cox
Don Tippit



**COUNCIL CHAMBERS
710 E SAN AUGUSTINE
DEER PARK, TX 77536**

Ray Balusek
Stan Garrett

Jerry Mouton Jr. , Mayor

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park will hold the following public hearing(s) at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the following request(s):

Public Hearing

1. PUBLIC HEARING 7:00 P.M. - CHI/ACQUISITIONS is requesting a Specific Use Permit to operate an industrial use group 35 bulk warehouse to be constructed at 2851 East Pasadena Boulevard.

[PH 18-013](#)

Recommended Action: Hear comments for or against request

Attachments: [2851 E. Pasadena Blvd. \(Chi-Acquisition, LP\)](#)
[PZ_PH_020518_CHI-Acquisitions_2851 E. Pasadena](#)

2. PUBLIC HEARING 7:10 P.M. - Deer Park Church of Christ is requesting a rezone for the 8.5397 acres located at 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to construct and operate an Assisted Living/Memory Care Facility.

[PH 18-019](#)

Recommended Action: Hear comments for or against request

Attachments: [DP Church of Christ- 2000 East Blvd](#)
[PZ_PPH_020518_DP Church of Christ](#)

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
February 2, 2018

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: PH 18-013 **Version:** 1 **Name:**

Type: Public Hearing(s) **Status:** Agenda Ready

File created: 1/30/2018 **In control:** Planning and Zoning Commission Hearing

On agenda: 2/5/2018 **Final action:**

Title: PUBLIC HEARING 7:00 P.M. - CHI/ACQUISITIONS is requesting a Specific Use Permit to operate an industrial use group 35 bulk warehouse to be constructed at 2851 East Pasadena Boulevard.

Sponsors:

Indexes:

Code sections:

Attachments: [2851 E. Pasadena Blvd. \(Chi-Acquisition, LP\)](#)
[PZ_PH_020518_CHI-Acquisitions_2851 E. Pasadena](#)

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning and Zoning Commission Hearing		

PUBLIC HEARING 7:00 P.M. - CHI/ACQUISITIONS is requesting a Specific Use Permit to operate an industrial use group 35 bulk warehouse to be constructed at 2851 East Pasadena Boulevard.

Summary:

Section 12.01.35.1 of the Zoning Ordinance requires a Specific Use Permit from City Council to operate a bulk warehouse. A bulk warehouse use requires one (1) parking space per every three hundred (300) square feet of office space and one (1) parking space per every twenty five hundred (2500) square feet of warehouse space.

Fiscal/Budgetary Impact:

Hear comments for or against request

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

By: 

Name: Cory Driskill

Title: Managing Director

CITY OF DEER PARK

Specific Use Permit



LN- 002647 -2017

PERMIT #: LN- 002647 -2017

ISSUED DATE:

PROJECT:

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

APPROVED BY

DATE

DATE

12/12/2017

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

SITE PLAN - OPT. 05A

SITE AREA: 22.7 ACRES (990,399.3 SF)

BUILDING AREA: 349,050 SF

ASSUMED OFFICE AREA: 19,200 SF

WAREHOUSE AREA: 329,850 SF

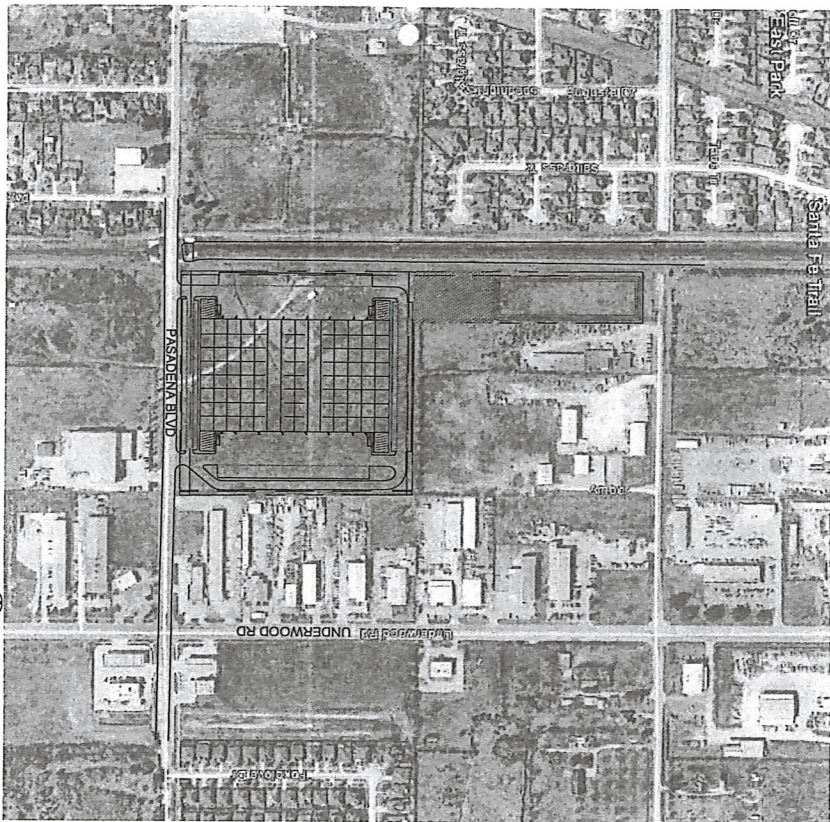
SITE COVERAGE: 35.24%

PARKING TOTAL: 270 SPACES

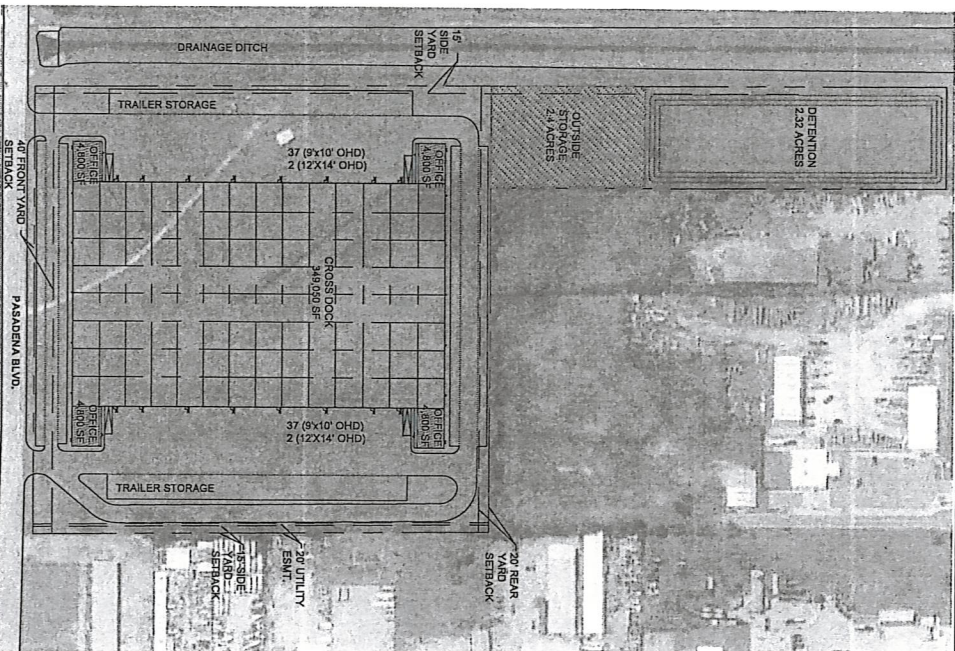
REQUIRED FOR OFFICE - (1 PER 300 SF) = 64

REQUIRED FOR WAREHOUSE - (1 PER 2,500 SF) = 132

VICINITY MAP



SITE MAP



PASADENA BLVD.

a project for

CHI

HOUSTON

12 DECEMBER 2017

17046

171

power
brown
active

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 7:00 p.m. on the 5th day of February, 2018 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request from CHI/Acquisitions for a Specific Use Permit to operate a bulk warehouse at 2851 East Pasadena Boulevard

Shannon Bennett, TRMC
City Secretary

Dated this 9th of January 2018



Legislation Details (With Text)

File #: PH 18-019 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 1/31/2018 **In control:** Planning and Zoning Commission Hearing
On agenda: 2/5/2018 **Final action:**
Title: PUBLIC HEARING 7:10 P.M. - Deer Park Church of Christ is requesting a rezone for the 8.5397 acres located at 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to construct and operate an Assisted Living/Memory Care Facility.

Sponsors:

Indexes:

Code sections:

Attachments: [DP Church of Christ- 2000 East Blvd](#)
[PZ PPH 020518 DP Church of Christ](#)

Date	Ver.	Action By	Action	Result
2/5/2018	1	Planning and Zoning Commission Hearing		

PUBLIC HEARING 7:10 P.M. - Deer Park Church of Christ is requesting a rezone for the 8.5397 acres located at 2000 East Boulevard from Single Family 1 (SF1) to General Commercial (GC) to construct and operate an Assisted Living/Memory Care Facility.

Summary: Deer Park Church of Christ is requesting a rezone for the 8.5397 acres located at 2000 East Boulevard and an unknown commercial development along the X Street side of the property. Section 10 Zoning Land Uses Regulations along with Section 12.01.10 of the Zoning Ordinance/Community Facilities, are facilities needed to serve residents of the entire community, or the public at large, which needs a residential environment, but does not allow a rehabilitation care facility to operate a residential zone. Should a rezone of the property occur, a Specific Use Permit from Council will be required to operate the care facility.

Fiscal/Budgetary Impact:

Hear comments for or against request

December 12, 2017

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

Dear Planning and Zoning Commission,

Please accept this as our letter of intent for the rezoning of HCAD parcel No. 0231440000698, currently owned by Deer Park Church of Christ and located at the southwest corner of X Street and East Boulevard. The subject property is a total of 8.5397 acres located in the Nicholas Clopper Survey Abstract No 198, Harris County, Texas.

Attached to this letter of intent is a signed and sealed copy of the land survey, a \$1,000 check, a recent title policy, and an application for amendment to the Deer Park Zoning Ordinance, signed by a representative of the Deer Park Church of Christ.

The property is currently undeveloped, and is zoned Single Family (SF-1). Proposed development of the site is expected to include an Assisted Living/ Memory Care Facility, detention, and unknown commercial development along X Street. We are hereby requesting the 8.5397 acre property be re-zoned to General Commercial (GC).

If you require additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Benjamin Bunker', with a long horizontal flourish extending to the right.

Benjamin Bunker, P.E.
Project Manager

CITY OF DEER PARK

ReZoning



LN- 002653 -2017

PERMIT #: LN- 002653 -2017

ISSUED DATE :

PROJECT:

EXPIRATION DATE :

PROJECT ADDRESS: 2000 EAST BLVD

OWNER NAME: Deer Park Church Of Christ

CONTRACTOR:

ADDRESS: P.O. Box 636

ADDRESS:

CITY: DEER PARK

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezone Request From Single Family
1 (Sf1) To General Commercial (Gc)
Fro Assisted Living & Memory Care

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

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

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

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 11/17/2017

(I and/or We) Jimmy Burke (Representative of Deer Park Church of Christ) hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

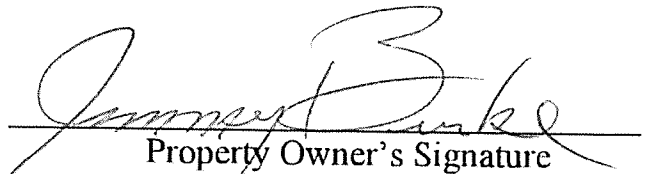
Being 8.5397 acres of land out of Outlot 586 of the Outlots to the Town of La Porte, as recorded in
Volume 1, Page 33, of the Map Records of Harris County, Texas, said 8.5397 acres being situated
in the Nicholas Clopper Survey, Abstract No 198, Harris County, Texas.

Currently zoned as Single Family Request to be zoned to General Commercial

Deed Restrictions on the above described property are as follows:

(I and/or We) Jimmy Burke (Representative of Deer Park Church of Christ) 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.

November 10, 2017
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

DESCRIPTION

Being 8.5397 acres of land out of Outlot 586 of the Outlots to the Town of LaPorte, as recorded in Volume 1, Page 33, of the Map Records of Harris County, Texas. Said 8.5397 acres being situated in the Nicholas Clopper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows: (note: All bearings are based on the west line of East Boulevard H.C.C.F. No. F941889)

BEGINNING at a 5/8" iron rod with cap set for corner at the intersection of the south line of "X" Street based on a 80' R.O.W. (Vol. 1, Pg. 33 H.C.M.R.) with the west line of East Boulevard based on a 150' R.O.W. (H.C.C.F. No. F941889)

THENCE South 00° 00' 44" East, along the west line of East Boulevard, for a distance of 767.12 feet to a 5/8 inch iron rod found for corner in the north line of a called 300' Houston Lighting and Power Company right-of-way as recorded in Volume 1847, Page 219 of the Deed Records of Harris County, Texas;

THENCE South 89° 59' 16" West, along the north line of said Houston Lighting and Power Company right-of-way, for a distance of 483.52 feet (called 484.00') to a 1" iron pipe found for corner in the east line of Outlot 587 of said Outlots to the Town of LaPorte;

THENCE North 00° 08' 22" West, along the common line of Outlots 586 and 587, for a distance of 769.57 feet to a 3/8 inch iron rod found for corner in the south line of said "X" Street, from which a 5/8 inch iron rod was found 0.08' south;

THENCE South 89° 43' 22" East, along the south line of said "X" Street, for a distance of 484.78 feet (called 484.00') to the **PLACE OF BEGINNING** of herein described tract of land and containing within these calls 8.5397 acres or 371, 990 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 12TH DAY OF FEBRUARY, 2004

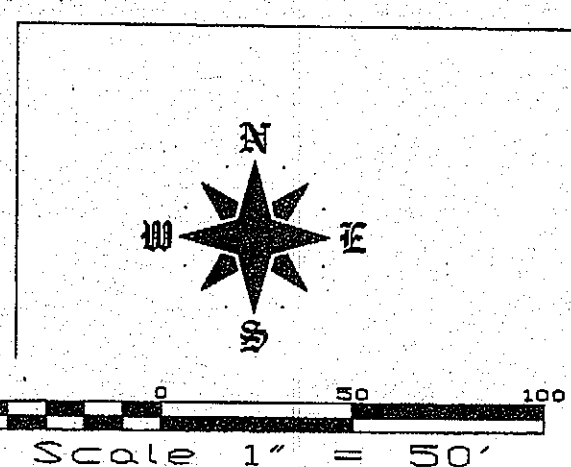
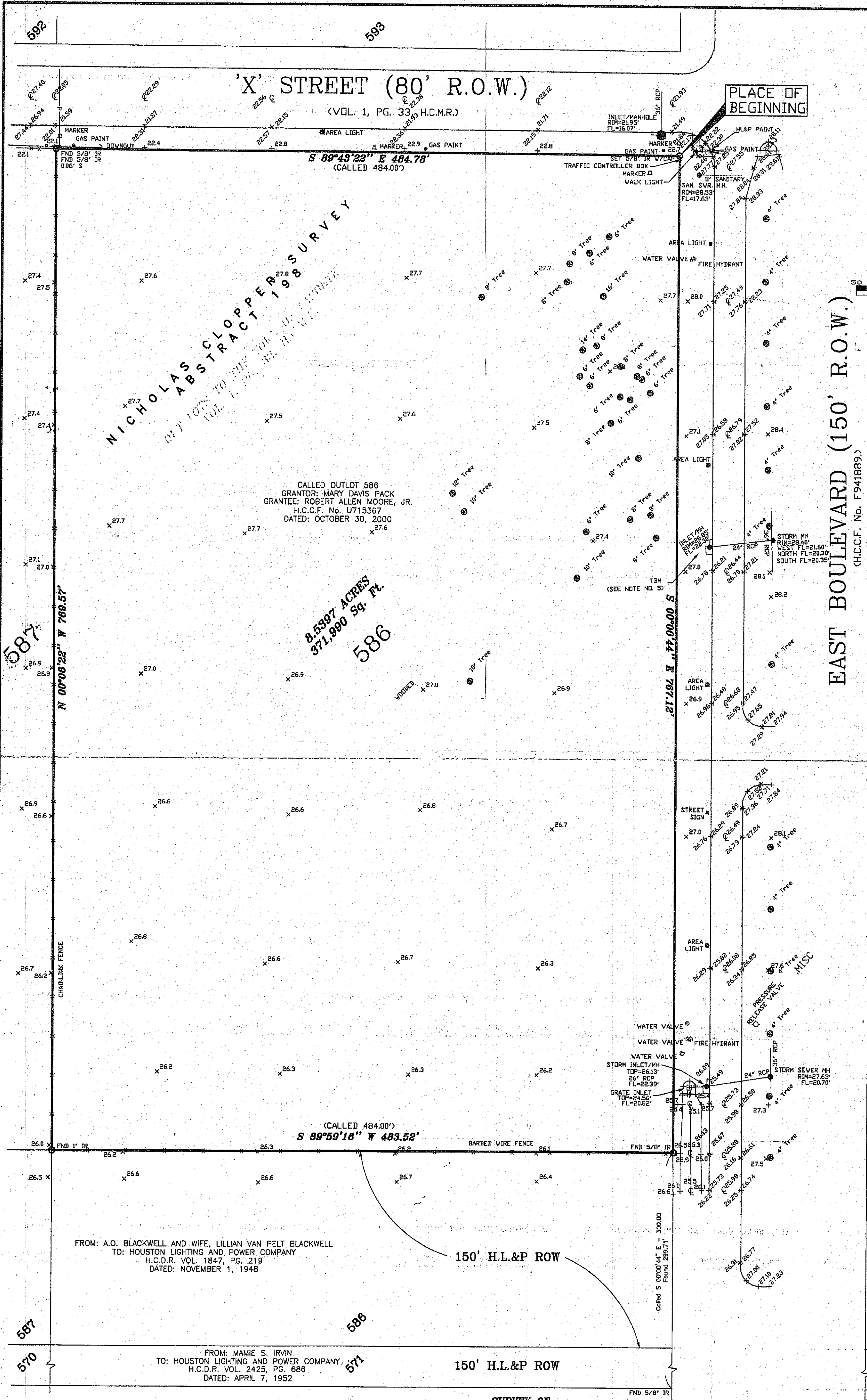

Scot Lowe R.P.L.S. No. 5007

(Metes and Bounds Description prepared
in conjunction with Survey Plat dated
February 12, 2004. Project No. 04003)



2-14-04

M.

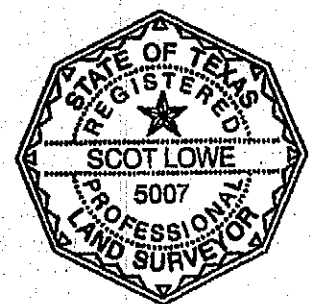


FLOOD STATEMENT
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 482100P01, DATED JUNE 18, 2007, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN. WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

NOTES:
1. SUBJECT TO THE ZONING AND/OR BUILDING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS.
2. TITLE COMMITMENT FURNISHED BY AMERICAN TITLE COMPANY G.F. No. 538-650-C, ISSUED FEBRUARY 10, 2004.
3. BEARINGS BASED ON WEST LINE OF EAST BLVD., H.C.C.F. No. F941889.
4. SURVEY PREPARED IN CONJUNCTION WITH LEGAL DESCRIPTION OF 8.5397 ACRES DATED FEBRUARY 12, 2004.
5. TBM SQUARE CUT IN INLET LOCATED AT EDGE OF PAVEMENT NEAR THE WESTERLY R.O.W. LINE OF EAST BLVD. ELEVATION = 26.79' (NAVD 88 2001 ADJ.) BASED UPON FLOODPLAIN REFERENCE MARK 070430 NAVD88 2001 ADJUSTED, ELEVATION 28.09' LOCATED FROM SH 225 AND CENTER, TRAVEL SOUTH ON CENTER 11+/- MILES TO EAST X STREET, THEN EAST ON EAST X STREET 10+/- MILES TO CONCRETE DITCH. MONUMENT IS NORTH OF EAST X STREET AND EAST SIDE OF HEADWALL.

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.
WITNESS MY HAND AND SEAL THIS 28TH DAY OF MAY, 2007.

SCOT LOWE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5007



FROM: A.O. BLACKWELL AND WIFE, LILLIAN VAN PELT BLACKWELL
TO: HOUSTON LIGHTING AND POWER COMPANY
H.C.D.R. VOL. 1847, PG. 219
DATED: NOVEMBER 1, 1948

FROM: MAMIE S. IRVIN
TO: HOUSTON LIGHTING AND POWER COMPANY
H.C.D.R. VOL. 2425, PG. 686
DATED: APRIL 7, 1952

**SURVEY OF
8.5397 ACRES OUT OF OUTLOT 586 OF THE
OUT LOTS TO THE TOWN OF LAPORTE, VOL.
1, PG. 33, H.C.M.R., AND BEING OUT OF THE
NICHOLAS CLOPPER SURVEY, ABSTRACT 198,
HARRIS COUNTY, TEXAS**

DRAWN BY: mbk/SAL	APPROVED BY: SAL
DATE: 2/12/04	PROJ. NO. 04003 (REF. 94001B-ROWMAP)
FIELD BK. #5138P11-12	DWG. Z:\DWG\04003\04003B.DWG

REVISED TO TOPOGRAPHIC SURVEY 5/18/07

Land Surveying, Inc.
7438 Evie
Deer Park TX 77536
Phone: (281) 930-0201
Fax: (281) 930-0220

NOTICE OF PRELIMINARY PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park, Texas will hold a preliminary public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 7:10 p.m. on the 5th day of February, 2018 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request from Deer Park Church of Christ to rezone 2000 East Boulevard Single Family 1 (SF-1) to General Commercial (GC) to construct and operate an Assisted Living/Memory Care Facility.

Shannon Bennett, TRMC
City Secretary

Dated this 9th day of January 2018