



Don Tippit, Chair
Ray Balusek, Vice Chair
Douglas Cox

Stan Garrett
Danielle Wendeburg

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES

1. Approval of minutes of regular Planning & Zoning meeting on November 5, 2018.

[MIN 18-152](#)

Recommended Action: Approval

Attachments: [PZ MR 110518](#)

2. Approval of minutes of Public Hearing held on November 5, 2018. (Patel)

[MIN 18-153](#)

Recommended Action: Approval

Attachments: [PZ MPPH 110518_Patel](#)

NEW BUSINESS

3. Consideration of and action of the results of the Public Hearing on the request from Greenbriar Real Estate on behalf of Shirley Hill to rezone 2300 East 13th Street from General Commercial (GC) to Light Industrial (M1).

[PH 18-075](#)

Recommended Action: Recommendation must be made to City Council.

4. Consideration of and action on a request from SLI Group, representing Magnum Enterprises to rezone 202 East 13th Street from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[ZNG 18-007](#)

Recommended Action: Public Hearing can be scheduled for December 17, 2018 at 6:05 P.M.

Attachments: [202 E. 13th 605 p.m.](#)

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.

5. Consideration of and action on a request from SLI Group, representing [ZNG 18-008](#)
Magnum Enterprises to rezone 202 East 13th Street, Suite A from
Community Service (CS) to Office Professional (OP) for a proposed sale to
Shell Federal Credit Union to construct an off Street accessory parking
garage.

Recommended Action: Public Hearing can be scheduled for December 17, 2018 at 6:10 P.M.

Attachments: [202 E. 13th 610](#)

6. Consideration of and action on a request from SLI Group, representing [ZNG 18-009](#)
Tristram Lawther 1992 Trust to rezone 202 East 13th Street Suite B from
Community Service (CS) to Office Professional (OP) for a proposed sale to
Shell Federal Credit Union to construct an off street accessory parking
garage.

Recommended Action: Public Hearing can be scheduled for December 17, 2018 at 6:15 P.M.

Attachments: [202 E. 13th 615 p.m.](#)

7. Consideration of and action on a request Shell Federal Credit Union to [ZNG 18-010](#)
rezone 301 East 13th Street Suite A, from General Commercial (GC) to
Office Professional (OP) to construct a new office building.

Recommended Action: Public Hearing can be scheduled for December 17, 2018 at 6:20 P.M.

Attachments: [301 E. 13th 620 p.m.](#)

8. Consideration of and action on a request Shell Federal Credit Union to [ZNG 18-011](#)
rezone 1241 Center Street from General Commercial (GC) to Office
Professional (OP) to accommodate a new office building.

Recommended Action: Public Hearing can be scheduled for December 17, 2018 at 6:25 P.M.

Attachments: [1241 Center 625](#)

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
November 16, 2018

City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations 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 #: MIN 18-152 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 11/12/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Approval of minutes of regular Planning & Zoning meeting on November 5, 2018.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ_MR_110518](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Approval of minutes of regular Planning & Zoning meeting on November 5, 2018.

Summary:

Fiscal/Budgetary Impact:

Approval

CITY OF DEER PARK
710 EAST SAN AUGUSTINE
DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON NOVEMBER 05, 2018 BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

| | |
|--------------------|--------------|
| DON TIPPIT | CHAIRMAN |
| DOUGLAS COX | COMMISSIONER |
| RAY BALUSEK | COMMISSIONER |
| STAN GARRETT | COMMISSIONER |
| DANIELLE WENDEBURG | COMMISSIONER |

OTHER CITY OFFICIALS PRESENT WERE:

| | |
|------------------|-------------------|
| LARRY BROTHERTON | BUILDING OFFICIAL |
| SHANNON BENNETT | CITY SECRETARY |

1. MEETING CALLED TO ORDER – Commissioner Balusek called the meeting to order at 6:30 p.m
2. RECESS/RECONVENE – Chairman Tippit recessed the regular Planning and Zoning meeting at 6:30 p.m. to continue the regular Board of Adjustment meeting and reconvened the regular Planning and Zoning meeting at 6:38 p.m.
3. INVOCATION - The invocation was given by Chairman Tippit.
4. APPROVAL OF MINUTES - Motion was made by Commissioner Garrett and seconded by Commissioner Cox to approve the minutes as follows:
 - a. Approval of minutes of regular Planning and Zoning meeting on October 15, 2018.Motion carried 5 to 0.
5. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING ON THE REQUEST FROM DHIRU PATEL TO REZONE RESERVE “B” ALL IN BLOCK 1 OF FINAL PLAT PATEL FAMILY SUBDIVISION, ADDRESSED AS 825 CENTER STREET FOR GENERAL COMMERCIAL (GC) TO MULTIFAMILY 2 (MF2) TO CONSTRUCT AN OFFICE/MANAGER’S RESIDENCE – Motion was made by Commissioner Balusek and seconded by Commissioner Garrett to make a recommendation to City Council to approve the request of Dhiru Patel to rezone Reserve “B” All in Block 1 of final plat Patel Family

Subdivision, addressed as 825 Center Street for General Commercial (GC) to Multifamily 2 (MF2) to construct an Office/Manager's residence.

Commissioner Balusek commented, "I sympathize with people that live there. I wouldn't want it there either. I am not for apartments coming into Deer Park, although we probably need them. This property is already zoned multi-family, except for that one little lot-. There is nothing we can do to change that. You cannot have two different zones one on property. To me, this is the best way to go."

Motion carried 5 to 0.

6. CONSIDERATION OF AND ACTION ON THE REQUEST FROM THE CITY OF DEER PARK TO ADOPT THE COMMUNITY SERVICE DISTRICT INTO THE ZONING ORDINANCE – Motion was made by Commissioner Wendeburg and seconded by Commissioner Garrett to schedule a public hearing to be held on December 3, 2018 at 6:15 p.m. on the request from the City of Deer Park to adopt the Community Service District into the Zoning Ordinance. Motion carried 5 to 0.
7. CONSIDERATION OF AND ACTION ON APPROVAL OF THE FINAL PLAT FOR DEERWOOD GLEN BUSINESS PARK 8 – Motion was made by Commissioner Garrett and seconded by Commissioner Cox to approve the final plat for Deerwood Glen Business Park 8. Motion carried 5 to 0.
8. CONSIDERATION OF AND ACTION ON APPROVAL OF THE FINAL PLAT FOR DEERWOOD GLEN BUSINESS PARK 6 – Motion was made by Commissioner Cox and seconded by Commissioner Garrett to approve the final plat for Deerwood Glen Business Park 6. Motion carried 5 to 0.
9. CONSIDERATION OF AND ACTION ON APPROVAL OF THE FINAL PLAT FOR SERENITY GARDENS – Motion was made by Commissioner Garrett and seconded by Commissioner Wendeburg to approve the final plat for Serenity Gardens. Motion carried 5 to 0.
10. ADJOURN – Commissioner Tippit adjourned the meeting at 6:42 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Don Tippit, Commissioner
Planning and Zoning Commission



Legislation Details (With Text)

File #: MIN 18-153 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 11/12/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Approval of minutes of Public Hearing held on November 5, 2018. (Patel)
Sponsors:
Indexes:
Code sections:
Attachments: [PZ_MPPH_110518_Patel](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Approval of minutes of Public Hearing held on November 5, 2018. (Patel)

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PRELIMINARY PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD IN THE CITY HALL, 710 EAST SAN AUGUSTINE STREET, NOVEMBER 05, 2018 BEGINNING AT 6:20 P.M. ON THE REQUEST FROM DHIRU PATEL IS REQUESTING TO REZONE RESERVE “B” ALL IN BLOCK 1, OF FINAL PLAT PATEL FAMILY SUBDIVISION, ADDRESSED AS 825 CENTER STREET FROM GENERAL COMMERCIAL (GC) TO MULTIFAMILY 2 (MF 2) TO CONSTRUCT A HOTEL OFFICE/MANAGER’S RESIDENCE TO ACCOMMODATE THE APARTMENT HOTEL TO BE CONSTRUCTED ON RESERVE “A” OF THE ADJOINING PROPERTY WITH THE FOLLOWING MEMBERS PRESENT:

| | |
|--------------------|--------------|
| DON TIPPIT | CHAIRMAN |
| DOUGLAS COX | COMMISSIONER |
| RAY BALUSEK | COMMISSIONER |
| STAN GARRETT | COMMISSIONER |
| DANIELLE WENDEBURG | COMMISSIONER |

OTHER CITY OFFICIALS PRESENT WERE:

| | |
|------------------|-------------------|
| SHANNON BENNETT | CITY SECRETARY |
| LARRY BROTHERTON | BUILDING OFFICIAL |

1. NOTICE OF PRELIMINARY PUBLIC HEARING – The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak in favor of the request.
 - a. David Parker, consultant for Dhiru Patel, commented, “I don’t have anything to present other than the current drawing of the Zoning Map that shows the adjacent piece that is needing to be changed. As you recall, the area is multifamily, there is one piece that connects to Center Street. There are two repair facilities adjacent to it, but the connection goes through the side of that. There is one little piece that is zoned differently than Multi-Family. We are just trying to rezone that little piece.”

Chairman Cox asked, “How many units do you plan to build on that piece?”

Mr. Parker responded, “I think it will be about 40.

Commissioner Cox asked, “How many units do you plan to build on that piece?”

Mr. Parker responded, “I think it will be about 40.

Commissioner Cox commented, “I am speaking of the Center Street frontage.”

Mr. Parker responded, “Just one.”

Commissioner Tippit asked, “That would be your office space for the 24 hour manager?”

Mr. Parker commented, “Yes.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak against the request.

- a. John Story, 112 & 117 E.10th Street, commented, “I have two residences across the street from the proposed location of the hotel. I understand this is called a Multi-Family type zoning. I don’t see anything “family” about this hotel he wants to build. I have stayed in these kind of hotels. It attracts people looking for work, can’t blame them there. In many cases, it is single guys that are hard pressed to find work so they end up bunking together, four or five, six to a room. Many times when you come home in the evenings, they are ganged around the exits smoking pot or drinking liquor. We have a junior high two blocks down to the east, with kids flowing back and forth in the morning and the evening to the school. I understand you all don’t have jurisdiction over that. Tonight’s question is whether we can rezone from General Commercial to Multi-Family correct?”

Chairman Tippit commented, “The part that adjoins your property is already zoned Multi-Family. We are talking about a small piece that intersects Center Street, changing that zoning to match the other.”

Mr. Story commented, “Currently it is zoned for General Commercial, and he wants to change it to Multi-Family. That is a major change. I can see if it was like the gentleman before, wanting to just change the driveway, that wouldn’t be a big deal. To change this, you have to think of further down the road, will this give the right to someone else to change General Commercial to Multi-Family. I think it is a bad idea. You are making a wholesale change to our zoning laws. There again, the type of facility he wants to build here, we are looking at between 100 to 200 people exiting onto 9th Street. From what I understand, that is going to be an exit and that is the street, these kids walk back and forth to school on. I know because I have watched them in the morning and the evening going

back and forth. The first time one of these 11-12 year old girls are jerked off the street by some guy that is hanging around the exit, I hate to think about what could happen if this occurs. I don't think this project is a good idea for Deer Park. I think we need to uphold our standards in Deer Park, and this type of facility, I do not consider a hotel. I consider it just a cheap motel. Thank you."

Commissioner Balusek commented, "Mr. Story, I am not sure you understand. This is already zoned. There is nothing we can do to change it."

Mr. Story asked, "There are other ways to look at it. Will the water system and sewer system have the capacity to hold an additional 20-40 units? I understand, it is probably up to City Council."

Commissioner Balusek responded, "We still can't do anything about it. Not even City Council can."

Mr. Story asked, "Can there be some research to see if the City utilities can handle this facility?"

Building Official, Larry Brotherton responded, "That would be in the plans. It goes to Engineering as well as the Building Department and that is when it is determined if the utilities has the capacity to handle the facility."

Commissioner Wendeburg asked, "How many more units is being built? Is it one facility with multiple units?"

Mr. Brotherton responded, "It's going to be an office and an apartment/hotel, so they would have to have a living quarters for the apartment because they can only go one story. They cannot go two stories or it will go onto the property line. The whole thing has to be zoned the same because you cannot have two different zones on one property. It is going to be an office and Manager's quarters."

Mr. Story commented, "Bottom line is, we are facilitating Mr. Patel's objective. He is going to gain some units on the big part of the lot because he is going to locate his office and residence on what is now General Commercial. I don't think we need to facilitate someone to come in, change our zoning laws just to make a buck. That is really the bottom line. He wants to make more money off of Deer Park by changing the property from General Commercial to Multi-Family so he can build more units in the back."

4. RECESS/RECONVENE – Chairman Tippit recessed the preliminary public hearing at 6:28 p.m. to open the Board of Adjustment regular meeting and reconvened the preliminary public hearing with a second call for those wishing to speak against the request at 6:28 p.m.

- b. Al Castaneda, 818 Groves Street, commented, “I am against this because once again we are talking about apartments/hotel, and I don’t know what exactly that is, but it doesn’t sound good. My concern is that my back fence is directly all the way to Center Street is in the area he is talking about changing from General Commercial to Multi-Family. It is the lot right behind me. If I say yes, they will go ahead and build this thing. If we can get this stopped, they won’t have a place to put a management office and a living quarters. I just bought that house, I have remodeled and bought the house next and converted that into a three car garage. All of a sudden this comes up. We have dumpsters right now being emptied for the JSC Credit Union. They come and empty the dumpsters at 4:30 in the morning. You can hear them and it wakes you up. If they have apartments there, we will have more dumpsters to empty in the mornings. I am against this. It may be real nice, last time they showed real nice pictures. This time I don’t know what they plan to do. I haven’t seen any pictures. In 10 to 15 years from now, they may be having people hanging around smoking dope, doing nothing because they are waiting on shut down to start.”

Commissioner Balusek commented, “I am not sure if I want more apartments, but our hands are tied. This thing is zoned for Multi-Family.”

Mr. Castaneda commented, “Mr. Patel asked us last time what we would like to see built. It is not up to me, it is his property, but I was thinking patio homes or townhomes. Something that someone could own, where they don’t just stay a couple of days a week, and who doesn’t care if they are trashed. When you rent something out, they don’t care about it.”

Commissioner Balusek commented, “I understand all that but someone one before us zoned it Multi-Family.”

Mr. Castaneda responded, “That one lot, behind us, is not. It is zoned General Commercial. It is not zoned Multi-Family, and that is what he is wanting to change. I am just against it.”

5. RECESS/RECONVENE – Chairman Tippit recessed the preliminary public hearing at 6:30 p.m. to open the Planning and Zoning regular meeting and reconvened the preliminary public hearing with a third call for those wishing to speak against the request at 6:30 pm.

- c. Shelley Stokes, 321 Sylvia, commented, “I actually had no intention of speaking tonight, but I understand the procedure of what is going on. I am against the rezoning because I think it would be a deterrent for him to proceed with the Multi-Family Zoning. There is nothing that can be done. He can put his one story apartment complex there, we know that. He has 365 days from the last time he was here, to sit on it and then come back to you all again with a request perhaps for a two story. In my gut, I don’t see that this is going to be a one story. I think if you deny the request from General Commercial to Multi-Family, that would be the key deterrent for him to not build that and perhaps think about doing something else. That is just my opinion. Thank you all, as always, for listening.”

- d. Lisa Ford, 822 Groves, commented, “I just feel like if they change that part on Center Street to Multi-Family, and plan to put their office and the residence to whoever is going to run the facility in the front, you will not have anyone in the back to watch and monitor the back where the neighbors live. My backyard is right there. I understand he can build apartments, but if he can put his office and residential part up further, I think it would be better monitored. Thank you.”

Commissioner Wendeburg asked, “Will there have to be another request for it to be a two story unit?”

Mr. Brotherton responded, “That was a variance request. You have to have 300 feet from a residential lot to the Multi-Family property line, which was denied. Like Shelley said, you can wait 365 days from the denial date and try again.”

6. HEARING CLOSED – Chairman Tippit closed the hearing at 6:36 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Don Tippit, Chairman
Planning and Zoning Commission



Legislation Details (With Text)

File #: PH 18-075 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 11/12/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Consideration of and action of the results of the Public Hearing on the request from Greenbriar Real Estate on behalf of Shirley Hill to rezone 2300 East 13th Street from General Commercial (GC) to Light Industrial (M1).

Sponsors:

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action of the results of the Public Hearing on the request from Greenbriar Real Estate on behalf of Shirley Hill to rezone 2300 East 13th Street from General Commercial (GC) to Light Industrial (M1).

Summary:

Fiscal/Budgetary Impact:

Recommendation must be made to City Council.



Legislation Details (With Text)

File #: ZNG 18-007 **Version:** 1 **Name:**
Type: Rezoning Request **Status:** Agenda Ready
File created: 11/13/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Consideration of and action on a request from SLI Group, representing Magnum Enterprises to rezone 202 East 13th Street from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

Sponsors:

Indexes:

Code sections:

Attachments: [202 E. 13th 605 p.m.](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action on a request from SLI Group, representing Magnum Enterprises to rezone 202 East 13th Street from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:05 P.M.

CITY OF DEER PARK

ReZoning



LN- 002323 -2018

PERMIT #: LN- 002323 -2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 202 E THIRTEENTH ST

OWNER NAME: Magnum Enterprise Inc

CONTRACTOR:

ADDRESS: 1305 Avenue H

ADDRESS:

CITY: South Houston

CITY:

STATE : TX

STATE :

ZIP: 77587

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Rezoning To Community Service To
Office & Professional - 202 E 13Th St

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

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



...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
Magnum Enterprises, Inc.
202 E. 13th St.
Deer Park, TX 77536

Commission Members:

Magnum Enterprises, Inc. has entered into an agreement to sell the 26,698 sf parcel at 202 E. 13th St. to Shell Federal Credit Union. Magnum Enterprises agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

Magnum Enterprises 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 printed 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) Magnum Enterprises, Inc. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block 1 Palm Terrace, Harris County containing 26,698 square feet of land, HCAD

Parcel number 0934900000037.

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

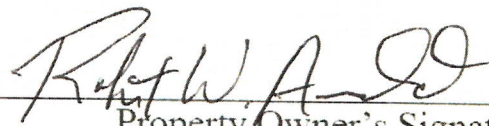
Deed Restrictions on the above described property are as follows:

Volume 72, Page 47 of the Map Records of Harris County, Texas and by instrument(s) filed for record under Harris County Clerk's File No(s) B185611, B298085, B383827 and P190282.

See attachment

(I and/or We) Magnum Enterprises, Inc. 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.

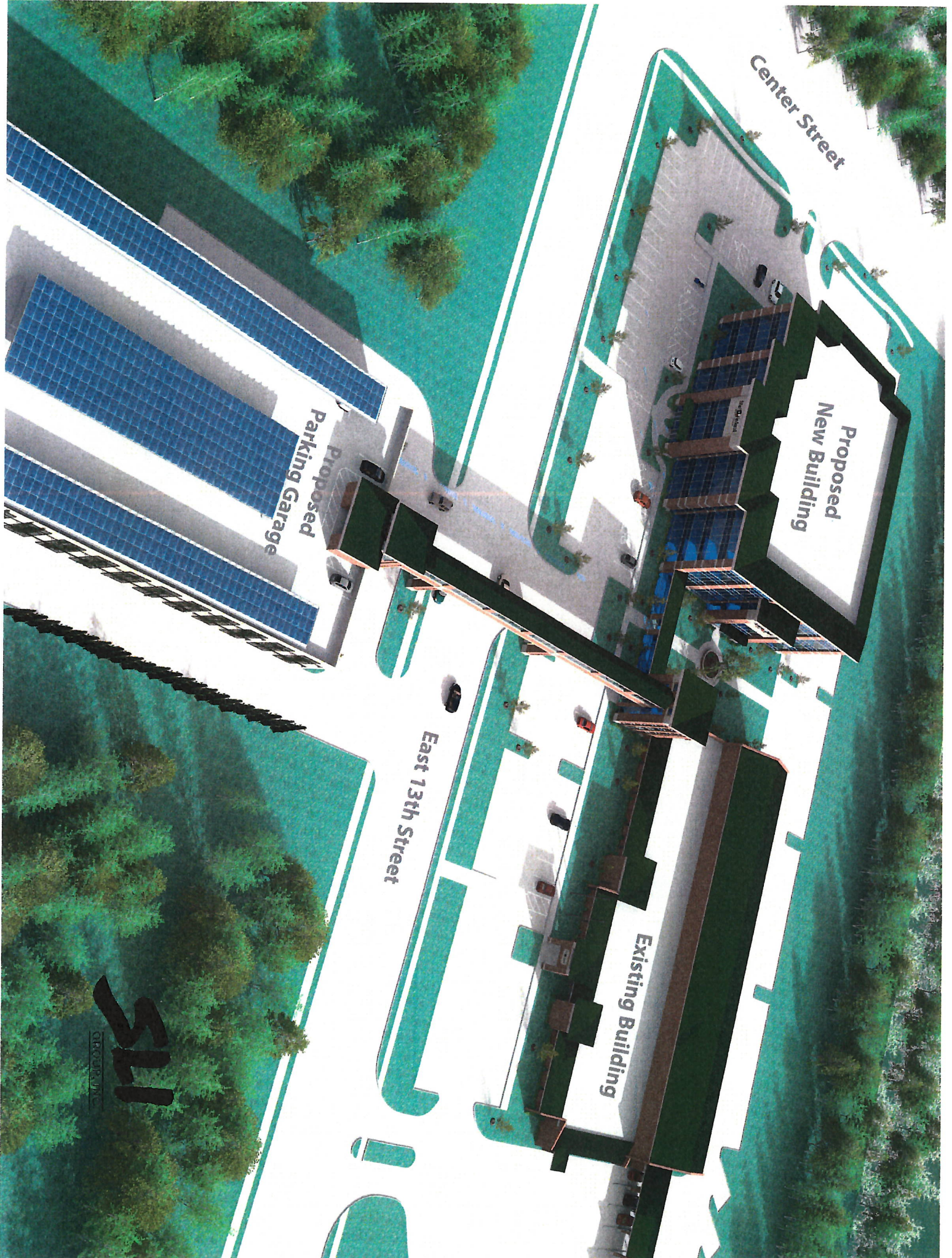
10/30/2018
Date


Property Owner's Signature

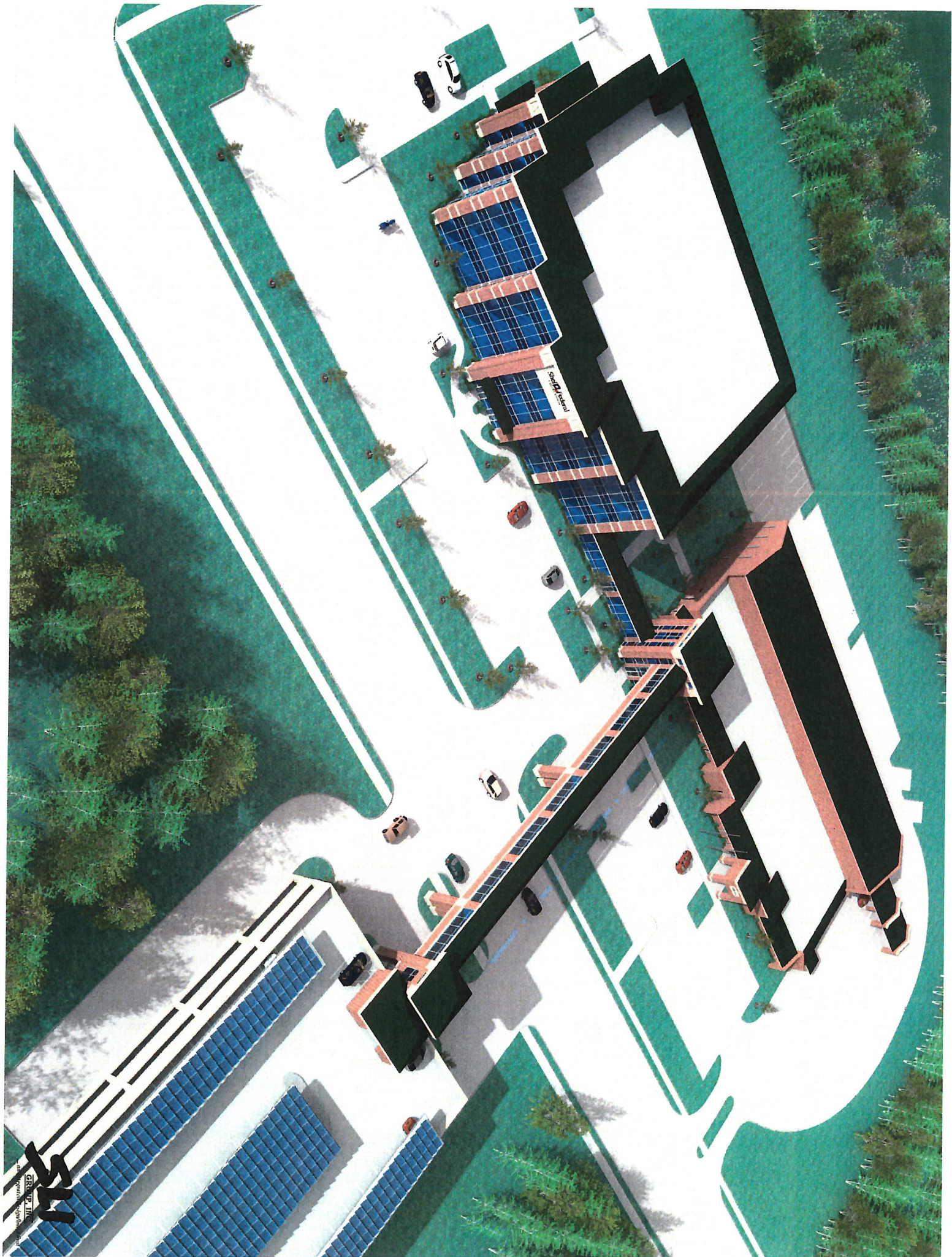
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)



311
GROUP, LLC





GROUP, INC.

311



GROUP, INC.

311



East 13th Street

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0934900000037

Tax Year: 2018

 **Print**

| Owner and Property Information | | | | | | | | | |
|---|-------------------------------------|----------------|-------------|-----------|--|-------------------|--------------|-----------|----------|
| Owner Name & Mailing Address: MAGNUM ENTERPRISES INC 1305 AVENUE H SOUTH HOUSTON TX 77587-4623 | | | | | Legal Description: RES B8 BLK 1 PALM TERRACE Property Address: 202 E 13TH ST # 6 DEER PARK TX 77536 | | | | |
| State Class Code | Land Use Code | Building Class | Total Units | Land Area | Building Area | Net Rentable Area | Neighborhood | Map Facet | Key Map® |
| C2 -- Real, Vacant Commercial | 8003 -- Land Neighborhood Section 3 | | 6 | 26,698 SF | 0 | 0 | 9000.01 | 6055C | 538K |

Value Status Information

| Value Status | Notice Date | Shared CAD |
|--------------|-------------|------------|
| Noticed | 04/06/2018 | No |

Exemptions and Jurisdictions

| Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2017 Rate | 2018 Rate |
|----------------|-----------|-----------------------|-----------------|--------------------------|-----------|-----------|
| None | 002 | DEER PARK ISD | | Supplemental: 10/05/2018 | 1.556700 | 1.538700 |
| | 040 | HARRIS COUNTY | | Supplemental: 10/05/2018 | 0.418010 | 0.418580 |
| | 041 | HARRIS CO FLOOD CNTRL | | Supplemental: 10/05/2018 | 0.028310 | 0.028770 |
| | 042 | PORT OF HOUSTON AUTHY | | Supplemental: 10/05/2018 | 0.012560 | 0.011550 |
| | 043 | HARRIS CO HOSP DIST | | Supplemental: 10/05/2018 | 0.171100 | 0.171080 |
| | 044 | HARRIS CO EDUC DEPT | | Supplemental: 10/05/2018 | 0.005195 | 0.005190 |
| | 047 | SAN JACINTO COM COL D | | Supplemental: 10/05/2018 | 0.183335 | 0.179329 |
| | 054 | CITY OF DEER PARK | | Supplemental: 10/05/2018 | 0.720000 | 0.720000 |

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

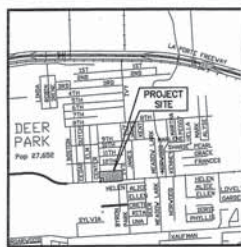
| Value as of January 1, 2017 | | | Value as of January 1, 2018 | | |
|-----------------------------|--------|-----------|-----------------------------|--------|-----------|
| | Market | Appraised | | Market | Appraised |
| Land | 33,373 | | Land | 33,373 | |
| Improvement | 0 | | Improvement | 0 | |
| Total | 33,373 | 33,373 | Total | 33,373 | 33,373 |

Land

| Market Value Land | | | | | | | | | | | | |
|-------------------|-------------------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-------------------|-----------|------------|----------------|-----------|
| Line | Description | Site Code | Unit Type | Units | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value |
| 1 | 8003 -- Land Neighborhood Section 3 | 4300 | SF | 26,698 | 1.00 | 1.00 | 0.25 | Restr or Non-Conf | 0.25 | 5.00 | 1.25 | 33,373.00 |

Building

Vacant (No Building Data)



HARRIS COUNTY, TEXAS VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBMITTED TO ALL INTERESTED PARTIES FOR REVIEW AND COMMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE, SOUTH CENTRAL ZONE, NAD83.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 17040A01, THE SUBJECT TRACT IS LOCATED WITHIN A 1% ANNUAL FLOOD HAZARD ZONE. THE DETERMINATION WAS MADE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD HAZARD ZONE MAY BE SUBJECT TO CHANGE DUE TO CHANGES IN FLOOD DATA OR CHANGES IN FLOOD HAZARD ZONE DETERMINATION METHODS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1088-202 WHICH SPECIFICALLY PLATING AND SETBACK CONSTRAINTS. PROPOSED USE OF THIS TRACT WILL BE DETERMINED BY THE CITY OF HOUSTON. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
5. READY-MADE IMPROVEMENTS AND UTILITIES WERE LOCATED WITHIN THIS SURVEY. NO ADDITIONAL FLOODING, ELEVATION OR LOCATION WAS PROVIDED BY HARRIS COUNTY SERVICES, INC.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES RECOVERED ON THE SURVEY. IT DOES NOT INCLUDE THE INADEQUACIES THAT MAY BE PRESENT DUE TO THE PORTIONAL ACCURACY OF THE BOUNDARY INFORMATION.
8. FINDINGS SHOWN HEREON WITH UNUSUAL SIZES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FORCE MAY MEASURED BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST WHOLE NUMBER ARE FINISHED ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY GROUP, INC. AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY NOT BE KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE. SIZE WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF WARE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIRM OFFICE PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE UTILITY PLANS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

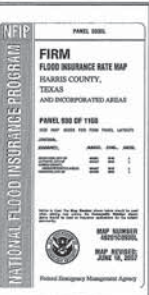
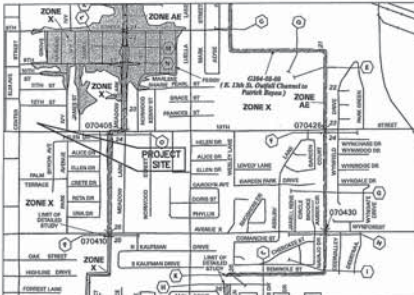
BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 0704005, 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 MEADOWLARK HAVING A SUBJECTED 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 130 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



LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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ROLLING | 604 - ROLLING | 605 - ROLLING | 606 - ROLLING | 607 - ROLLING | 608 - ROLLING | 609 - ROLLING | 610 - ROLLING | 611 - ROLLING | 612 - ROLLING | 613 - ROLLING | 614 - ROLLING | 615 - ROLLING | 616 - ROLLING | 617 - ROLLING | 618 - ROLLING | 619 - ROLLING | 620 - ROLLING | 621 - ROLLING | 622 - ROLLING | 623 - ROLLING | 624 - ROLLING | 625 - ROLLING | 626 - ROLLING | 627 - ROLLING | 628 - ROLLING | 629 - ROLLING | 630 - ROLLING | 631 - ROLLING | 632 - ROLLING | 633 - ROLLING | 634 - ROLLING | 635 - ROLLING | 636 - ROLLING | 637 - ROLLING | 638 - ROLLING | 639 - ROLLING | 640 - ROLLING | 641 - ROLLING | 642 - ROLLING | 643 - ROLLING | 644 - ROLLING | 645 - ROLLING | 646 - ROLLING | 647 - ROLLING | 648 - ROLLING | 649 - ROLLING | 650 - ROLLING | 651 - ROLLING | 652 - ROLLING | 653 - ROLLING | 654 - ROLLING | 655 - ROLLING | 656 - ROLLING | 657 - ROLLING | 658 - ROLLING | 659 - ROLLING | 660 - ROLLING | 661 - ROLLING | 662 - ROLLING | 663 - ROLLING | 664 - ROLLING | 665 - ROLLING | 666 - ROLLING | 667 - ROLLING | 668 - ROLLING | 669 - ROLLING | 670 - ROLLING | 671 - ROLLING | 672 - ROLLING | 673 - ROLLING | 674 - ROLLING | 675 - ROLLING | 676 - ROLLING | 677 - ROLLING | 678 - ROLLING | 679 - ROLLING | 680 - ROLLING | 681 - ROLLING | 682 - ROLLING | 683 - ROLLING | 684 - ROLLING | 685 - ROLLING | 686 - ROLLING | 687 - ROLLING | 688 - ROLLING | 689 - ROLLING | 690 - ROLLING | 691 - ROLLING | 692 - ROLLING | 693 - ROLLING | 694 - ROLLING | 695 - ROLLING | 696 - ROLLING | 697 - ROLLING | 698 - ROLLING | 699 - ROLLING | 700 - ROLLING | 701 - ROLLING | 702 - ROLLING | 703 - ROLLING | 704 - ROLLING | 705 - |
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Legislation Details (With Text)

File #: ZNG 18-008 **Version:** 1 **Name:**
Type: Rezoning Request **Status:** Agenda Ready
File created: 11/13/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Consideration of and action on a request from SLI Group, representing Magnum Enterprises to rezone 202 East 13th Street, Suite A from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off Street accessory parking garage.

Sponsors:

Indexes:

Code sections:

Attachments: [202 E. 13th 610](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action on a request from SLI Group, representing Magnum Enterprises to rezone 202 East 13th Street, Suite A from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off Street accessory parking garage.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:10 P.M.

CITY OF DEER PARK

ReZoning



LN- 002325 -2018

PERMIT #: LN- 002325 -2018

ISSUED DATE:

PROJECT:

EXPIRATION DATE:

PROJECT ADDRESS: 202 E THIRTEENTH ST STE A

OWNER NAME: Magnum Enterprise Inc

CONTRACTOR:

ADDRESS: 1305 Avenue H

ADDRESS:

CITY: South Houston

CITY:

STATE: TX

STATE:

ZIP: 77587

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezoning - Community Service To
Office & Professional - 202 E 13Th
Ste A

SQ FT:

0

VALUATION:

\$ 0.00

PERMIT FEES

TOTAL FEES: \$ 1,000.00

PAID: \$ 1,000.00

BALANCE: \$ 0.00

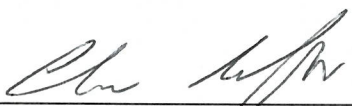
ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

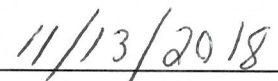
NOTICE


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


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



...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
Magnum Enterprises, Inc.
~~0 E. 13th St.~~
Deer Park, TX 77536

202 E 13 #A

Commission Members:

Magnum Enterprises, Inc. has entered into an agreement to sell the 20,268 sf parcel at E. 13th St. to Shell Federal Credit Union. Magnum Enterprises agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

Magnum Enterprises 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 company 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) Magnum Enterprises, Inc. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8-1 Block 1 Palm Terrace, Harris County

containing 20,268 square feet of land, HCAD Parcel Number 0934900000039.

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 and by instrument(s) filed for record under Harris County Clerk's File No(s) B185611, B298085, B383827 and P190282.

See attachment

(I and/or We) Magnum Enterprises, Inc. 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.

10/30/2018
Date

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Robert W. Adams
Property Owner's Signature

Other Representative (if any)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0934900000039

Tax Year: 2018



| Owner and Property Information | | | | | | | | | |
|---|-------------------------------------|----------------|-------------|-----------|--|-------------------|--------------|-----------|----------|
| Owner Name & Mailing Address: MAGNUM ENTERPRISES INC 1305 AVENUE H SOUTH HOUSTON TX 77587-4623 | | | | | Legal Description: RES B8-1 BLK 1 PALM TERRACE Property Address: 0 E 13TH ST # 6 DEER PARK TX 77536 | | | | |
| State Class Code | Land Use Code | Building Class | Total Units | Land Area | Building Area | Net Rentable Area | Neighborhood | Map Facet | Key Map® |
| F1 -- Real, Commercial | 8003 -- Land Neighborhood Section 3 | E | 6 | 20,268 SF | 2,400 | 0 | 9000.01 | 6055C | 538K |

Value Status Information

| Value Status | Notice Date | Shared CAD |
|--------------|-------------|------------|
| Noticed | 04/06/2018 | No |

Exemptions and Jurisdictions

| Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2017 Rate | 2018 Rate |
|----------------|-----------|-----------------------|-----------------|--------------------------|-----------|-----------|
| None | 002 | DEER PARK ISD | | Supplemental: 09/07/2018 | 1.556700 | 1.538700 |
| | 040 | HARRIS COUNTY | | Supplemental: 09/07/2018 | 0.418010 | 0.418580 |
| | 041 | HARRIS CO FLOOD CNTRL | | Supplemental: 09/07/2018 | 0.028310 | 0.028770 |
| | 042 | PORT OF HOUSTON AUTHY | | Supplemental: 09/07/2018 | 0.012560 | 0.011550 |
| | 043 | HARRIS CO HOSP DIST | | Supplemental: 09/07/2018 | 0.171100 | 0.171080 |
| | 044 | HARRIS CO EDUC DEPT | | Supplemental: 09/07/2018 | 0.005195 | 0.005190 |
| | 047 | SAN JACINTO COM COL D | | Supplemental: 09/07/2018 | 0.183335 | 0.179329 |
| | 054 | CITY OF DEER PARK | | Supplemental: 09/07/2018 | 0.720000 | 0.720000 |

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

| Value as of January 1, 2017 | | | Value as of January 1, 2018 | | |
|-----------------------------|---------|-----------|-----------------------------|---------|-----------|
| | Market | Appraised | | Market | Appraised |
| Land | 101,340 | | Land | 101,340 | |
| Improvement | 180,567 | | Improvement | 185,356 | |
| Total | 281,907 | 281,907 | Total | 286,696 | 286,696 |

Land

| Market Value Land | | | | | | | | | | | | | |
|-------------------|-------------------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|------------|--|
| Line | Description | Site Code | Unit Type | Units | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value | |
| 1 | 8003 -- Land Neighborhood Section 3 | 4336 | SF | 20,268 | 1.00 | 1.00 | 1.00 | -- | 1.00 | 5.00 | 5.00 | 101,340.00 | |

Building

| Building | Year Built | Type | Style | Quality | Impr Sq Ft | Building Details |
|----------|------------|-------------------|-----------------------|---------|------------|------------------|
| 1 | 2002 | Car Wash (Manual) | Car Wash - Self Serve | Average | 2,400 | Displayed |

Building Details (1)

| Building Data | |
|--------------------|-----------------------|
| Element | Detail |
| Cooling Type | None |
| Construction Type | Wood / Steel Joist |
| Functional Utility | Avg/Normal |
| Market Adjustment | 15% Market Adjustment |
| Heating Type | None |

| Building Areas | |
|----------------|-------|
| Description | Area |
| BASE AREA PRI | 2,400 |



NORTH

40 80 120 FEET

HARRIS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- [illegible]

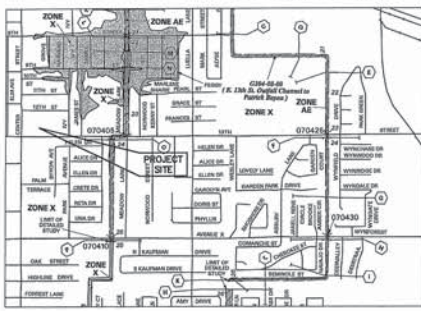
BENCHMARK INFORMATION

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 MEADOWLARK. 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



NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 808L

FIRM

FLOOD INSURANCE RATE MAP

HANDS COUNTY,

TEXAS

AND INCORPORATED AREAS

PANEL 808 OF 1152

| DATE | NO. OF | NO. OF | NO. OF | NO. OF |
|----------|-----------|-----------|-----------|-----------|
| APPROVED | REVISIONS | REVISIONS | REVISIONS | REVISIONS |
| 1/1/80 | 1 | 1 | 1 | 1 |
| 1/1/81 | 1 | 1 | 1 | 1 |
| 1/1/82 | 1 | 1 | 1 | 1 |
| 1/1/83 | 1 | 1 | 1 | 1 |
| 1/1/84 | 1 | 1 | 1 | 1 |
| 1/1/85 | 1 | 1 | 1 | 1 |
| 1/1/86 | 1 | 1 | 1 | 1 |
| 1/1/87 | 1 | 1 | 1 | 1 |
| 1/1/88 | 1 | 1 | 1 | 1 |
| 1/1/89 | 1 | 1 | 1 | 1 |
| 1/1/90 | 1 | 1 | 1 | 1 |
| 1/1/91 | 1 | 1 | 1 | 1 |
| 1/1/92 | 1 | 1 | 1 | 1 |
| 1/1/93 | 1 | 1 | 1 | 1 |
| 1/1/94 | 1 | 1 | 1 | 1 |
| 1/1/95 | 1 | 1 | 1 | 1 |
| 1/1/96 | 1 | 1 | 1 | 1 |
| 1/1/97 | 1 | 1 | 1 | 1 |
| 1/1/98 | 1 | 1 | 1 | 1 |
| 1/1/99 | 1 | 1 | 1 | 1 |
| 1/1/00 | 1 | 1 | 1 | 1 |
| 1/1/01 | 1 | 1 | 1 | 1 |
| 1/1/02 | 1 | 1 | 1 | 1 |
| 1/1/03 | 1 | 1 | 1 | 1 |
| 1/1/04 | 1 | 1 | 1 | 1 |
| 1/1/05 | 1 | 1 | 1 | 1 |
| 1/1/06 | 1 | 1 | 1 | 1 |
| 1/1/07 | 1 | 1 | 1 | 1 |
| 1/1/08 | 1 | 1 | 1 | 1 |
| 1/1/09 | 1 | 1 | 1 | 1 |
| 1/1/10 | 1 | 1 | 1 | 1 |
| 1/1/11 | 1 | 1 | 1 | 1 |
| 1/1/12 | 1 | 1 | 1 | 1 |
| 1/1/13 | 1 | 1 | 1 | 1 |
| 1/1/14 | 1 | 1 | 1 | 1 |
| 1/1/15 | 1 | 1 | 1 | 1 |
| 1/1/16 | 1 | 1 | 1 | 1 |
| 1/1/17 | 1 | 1 | 1 | 1 |
| 1/1/18 | 1 | 1 | 1 | 1 |
| 1/1/19 | 1 | 1 | 1 | 1 |
| 1/1/20 | 1 | 1 | 1 | 1 |
| 1/1/21 | 1 | 1 | 1 | 1 |
| 1/1/22 | 1 | 1 | 1 | 1 |
| 1/1/23 | 1 | 1 | 1 | 1 |
| 1/1/24 | 1 | 1 | 1 | 1 |
| 1/1/25 | 1 | 1 | 1 | 1 |
| 1/1/26 | 1 | 1 | 1 | 1 |
| 1/1/27 | 1 | 1 | 1 | 1 |
| 1/1/28 | 1 | 1 | 1 | 1 |
| 1/1/29 | 1 | 1 | 1 | 1 |
| 1/1/30 | 1 | 1 | 1 | 1 |
| 1/1/31 | 1 | 1 | 1 | 1 |
| 1/1/32 | 1 | 1 | 1 | 1 |
| 1/1/33 | 1 | 1 | 1 | 1 |
| 1/1/34 | 1 | 1 | 1 | 1 |
| 1/1/35 | 1 | 1 | 1 | 1 |
| 1/1/36 | 1 | 1 | 1 | 1 |
| 1/1/37 | 1 | 1 | 1 | 1 |
| 1/1/38 | 1 | 1 | 1 | 1 |
| 1/1/39 | 1 | 1 | 1 | 1 |
| 1/1/40 | 1 | 1 | 1 | 1 |
| 1/1/41 | 1 | 1 | 1 | 1 |
| 1/1/42 | 1 | 1 | 1 | 1 |
| 1/1/43 | 1 | 1 | 1 | 1 |
| 1/1/44 | 1 | 1 | 1 | 1 |
| 1/1/45 | 1 | 1 | 1 | 1 |
| 1/1/46 | 1 | 1 | 1 | 1 |
| 1/1/47 | 1 | 1 | 1 | 1 |
| 1/1/48 | 1 | 1 | 1 | 1 |
| 1/1/49 | 1 | 1 | 1 | 1 |
| 1/1/50 | 1 | 1 | 1 | 1 |
| 1/1/51 | 1 | 1 | 1 | 1 |
| 1/1/52 | 1 | 1 | 1 | 1 |
| 1/1/53 | 1 | 1 | 1 | 1 |
| 1/1/54 | 1 | 1 | 1 | 1 |
| 1/1/55 | 1 | 1 | 1 | 1 |
| 1/1/56 | 1 | 1 | 1 | 1 |
| 1/1/57 | 1 | 1 | 1 | 1 |
| 1/1/58 | 1 | 1 | 1 | 1 |
| 1/1/59 | | | | |

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- [illegible]

DESCRIPTION

A TRACT OR PARCEL CONTAINING 6.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 50, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 65, PG. 177 HARRIS COUNTY DEED RECORDS, SITUATED IN THE GEORGE M. PARTBUSH SURVEY LEAGUES GRANT, ABSTRACT NO. 824, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED "6413 ACRES" AS RECORDED IN H.C. NO. 1738420, WITH SAID 6.6413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83):

- BEGINNINGS AT A FOUND AXLE ON THE NORTH LINE OF 15TH STREET (80 P.O.W.) AND THE SOUTHWEST CORNER OF A CALLED LOT 1 OF BLOCK 1, WALKER ADDITION (UNRECORDED SUBDIVISION) CONVEYED TO KATHLEEN STEGALL, AS RECORDED IN H.C.F.C. NO. N943764, SAME BEING THE SOUTHEAST CORNER OF SAID 4.8113 ACRE TRACT

THENCE ALONG THE NORTH R.O.W. LINE OF SAID 13TH STREET, SOUTH 86 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 501.00 FEET TO 1/2 INCH IRON PIPE FOUND, MARKING THE SOUTHEAST CORNER OF A CALLED 15,825 SQ. FT. CONVEYED TO JOHN S. BROWN, AS RECORDED IN U.C.C.F. NO. J827118 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING FROM THE NORTH R.O.W. LINE OF SAID 13TH STREET, NORTH 60 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A MAG. NAIL IN THE SOUTHEAST CORNER OF SAID 15,825 SQ. FT. TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 15,825 SQ. FT. TRACT, SOUTH 88 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST R.O.W. LINE OF CENTER STREET (100 R.O.W.), MARKING THE NORTHWEST CORNER OF SAID 15,825 SQ. FT. TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 02 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF OUTLOT 69, 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. E285034, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING AWAY FROM THE EAST B.O.W. LINE OF SAID CENTER STREET, NORTH
DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 729.00 FEET TO A POINT
ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID CENTER STREET AND
CORNER OF CALLED LOT 4 CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.F.
NO. 103039; THENCE, SOUTH ALONG THE WEST LINE OF SAID CENTER STREET, A
DISTANCE OF 66.66 FEET TO THE NORTHEAST CORNER OF A CALLED 1210 IVY AVENUE, DEER
PARK, TEXAS CONVEYED TO BROWN & SHARPO, AS RECORDED IN H.C.F. NO.
V-103039; AND THE NORTHEAST CORNER OF A CALLED 1210 IVY AVENUE, DEER PARK,
TEXAS CONVEYED TO BROWN & SHARPO, AS RECORDED IN H.C.F. NO.
M527078, SAME BEING THE NORTHEAST CORNER OF THE HERGEN DENBERG TRACT,
FROM WHICH A FOUND "2" IRON PIPE BEARS FOR REFERENCE SOUTH 65 DEGREES

THENCE, ALONG THE WEST LINE OF SAID OUTLOT NO. 80, SOUTH 02 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.8413 ACRES OR 202,175 SQUARE FEET, AS SHOWN ON SURVEY, JOB NO. 44834WG, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

SURVEYOR'S CERTIFICATION

TO: SU GROUP, INC.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND BY ME IN THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO OTHER ENCROACHMENTS ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.



Windrose Land Services, Inc.
 3200 Wilford Dr., Ste. 325
 Houston, Texas 77042
 Phone (713) 458-5281 Fax (713) 461-1151

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

| REVISIONS | | |
|-----------|--------|---|
| DATE | REASON | B |
| | | |
| | | |
| | | |

| | | |
|---------------|------------------------|------------------|
| FILED BY: CP | CHECKED BY: MAJ | JOB NO. 44834WC |
| DRAWN BY: TLE | FIELD DATE: 01-24-2012 | SHEET NO. 1 OF 1 |



Legislation Details (With Text)

File #: ZNG 18-009 **Version:** 1 **Name:**
Type: Rezoning Request **Status:** Agenda Ready
File created: 11/13/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Consideration of and action on a request from SLI Group, representing Tristram Lawther 1992 Trust to rezone 202 East 13th Street Suite B from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.
Sponsors:
Indexes:
Code sections:
Attachments: [202 E. 13th 615 p.m.](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action on a request from SLI Group, representing Tristram Lawther 1992 Trust to rezone 202 East 13th Street Suite B from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:15 P.M.

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

CONTRACTOR:

ADDRESS: Po Box 430

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezoning From Community Service
To Office & Professional - 202 E 13T
h Ste B

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

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

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



...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 E 13 #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 printed 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

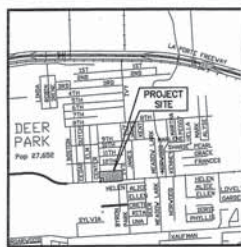
W D Lawther

Property Owner's Signature

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)



HARRIS COUNTY, TEXAS VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBMITTED TO ALL INTERESTED PARTIES FOR REVIEW AND COMMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE, SOUTH ZONE, ZONE 14N.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 17040400, THE SUBJECT TRACT IS IN FLOOD ZONE X. THIS DETERMINATION WAS MADE BY GRAPHING PLATTING AND IS APPROXIMATE ONLY AND NOT BEEN FIELD VERIFIED. THIS FLOOD ZONE DOES NOT INDICATE THE EXACT LOCATION OF STRUCTURE FLOOD DAMAGE AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD ZONE SHALL NOT BE USED AS A BASIS FOR THE PART OF INSURANCE LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1089-202 WHICH SPECIFICALLY PLATING AND SETBACK CONSTRAINTS. PROPOSED USE OF THIS TRACT WILL BE DETERMINE ACTUAL BUILDING SETBACK (UNITS) ALONG ANY ADJACENT STREET. SETBACK TO CITY OF HOUSTON BUILDING CODES OF 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 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3644, 3646, 3648, 3650, 3652, 3654, 3656, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3678, 3680, 3682, 3684, 3686, 3688, 3690, 3692, 3694, 3696, 3698, 3700, 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3720, 3722, 3724, 3726, 3728, 3730, 3732, 3734, 3736, 3738, 3740, 3742, 3744, 3746, 3748, 3750, 3752, 3754, 3756, 3758, 3760, 3762, 3764, 3766, 3768, 3770, 3772, 3774, 3776, 3778, 3780, 3782, 3784, 3786, 3788, 3790, 3792, 3794, 3796, 3798, 3800, 3802, 3804, 3806, 3808, 3810, 3812, 3814, 3816, 3818, 3820, 3822, 3824, 3826, 3828, 3830, 3832, 3834, 3836, 3838, 3840, 3842, 3844, 3846, 3848, 3850, 3852, 3854, 3856, 3858, 3860, 3862, 3864, 3866, 3868, 3870, 3872, 3874, 3876, 3878, 3880, 3882, 3884, 3886, 3888, 3890, 3892, 3894, 3896, 3898, 3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916, 3918, 3920, 3922, 3924, 3926, 3928, 3930, 3932, 3934, 3936, 3938, 3940, 3942, 3944, 3946, 3948, 3950, 3952, 3954, 3956, 3958, 3960, 3962, 3964, 3966, 3968, 3970, 3972, 3974, 3976, 3978, 3980, 3982, 3984, 3986, 3988, 3990, 3992, 3994, 3996, 3998, 4000, 4002, 4004, 4006, 4008, 4010, 4012, 4014, 4016, 4018, 4020, 4022, 4024, 4026, 4028, 4030, 4032, 4034, 4036, 4038, 4040, 4042, 4044, 4046, 4048, 4050, 4052, 4054, 4056, 4058, 4060, 4062, 4064, 4066, 4068, 4070, 4072, 4074, 4076, 4078, 4080, 4082, 4084, 4086, 4088, 4090, 4092, 4094, 4096, 4098, 4100, 4102, 4104, 4106, 4108, 4110, 4112, 4114, 4116, 4118, 4120, 4122, 4124, 4126, 4128, 4130, 4132, 4134, 4136, 4138, 4140, 4142, 4144, 4146, 4148, 4150, 4152, 4154, 4156, 4158, 4160, 4162, 4164, 4166, 4168, 4170, 4172, 4174, 4176, 4178, 4180, 4182, 4184, 4186, 4188, 4190, 4192, 4194, 4196, 4198, 4200, 4202, 4204, 4206, 4208, 4210, 4212, 4214, 4216, 4218, 4220, 4222, 4224, 4226, 4228, 4230, 4232, 4234, 4236, 4238, 4240, 4242, 4244, 4246, 4248, 4250, 4252, 4254, 4256, 4258, 4260, 4262, 4264, 4266, 4268, 4270, 4272, 4274, 4276, 4278, 4280, 4282, 4284, 4286, 4288, 4290, 4292, 4294, 4296, 4298, 4300, 4302, 4304, 4306, 4308, 4310, 4312, 4314, 4316, 4318, 4320, 4322, 4324, 4326, 4328, 4330, 4332, 4334, 4336, 4338, 4340, 4342, 4344, 4346, 4348, 4350, 4352, 4354, 4356, 4358, 4360, 4362, 4364, 4366, 4368, 4370, 4372, 4374, 4376, 4378, 4380, 4382, 4384, 4386, 4388, 4390, 4392, 4394, 4396, 4398, 4400, 4402, 4404, 4406, 4408, 4410, 4412, 4414, 4416, 4418, 4420, 4422, 4424, 4426, 4428, 4430, 4432, 4434, 4436, 4438, 4440, 4442, 4444, 4446, 4448, 4450, 4452, 4454, 4456, 4458, 4460, 4462, 4464, 4466, 4468, 4470, 4472, 4474, 4476, 4478, 4480, 4482, 4484, 4486, 4488, 4490, 4492, 4494, 4496, 4498, 4500, 4502, 4504, 4506, 4508, 4510, 4512, 4514, 4516, 4518, 4520, 4522, 4524, 4526, 4528, 4530, 4532, 4534, 4536, 4538, 4540, 4542, 4544, 4546, 4548, 4550, 4552, 4554, 4556, 4558, 4560, 4562, 4564, 4566, 4568, 4570, 4572, 4574, 4576, 4578, 4580, 4582, 4584, 4586, 4588, 4590, 4592, 4594, 4596, 4598, 4600, 4602, 4604, 4606, 4608, 4610, 4612, 4614, 4616, 4618, 4620, 4622, 4624, 4626, 4628, 4630, 4632, 4634, 4636, 4638, 4640, 4642, 4644, 4646, 4648, 4650, 4652, 4654, 4656, 4658, 4660, 4662, 4664, 4666, 4668, 4670, 4672, 4674, 4676, 4678, 4680, 4682, 4684, 4686, 4688, 4690, 4692, 4694, 4696, 4698, 4700, 4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720, 4722, 4724, 4726, 4728, 4730, 4732, 4734, 4736, 4738, 4740, 4742, 4744, 4746, 4748, 4750, 4752, 4754, 4756, 4758, 4760, 4762, 4764, 4766, 4768, 4770, 4772, 4774, 4776, 4778, 4780, 4782, 4784, 4786, 4788, 4790, 4792, 4794, 4796, 4798, 4800, 4802, 4804, 4806, 4808, 4810, 4812, 4814, 4816, 4818, 4820, 4822, 4824, 4826, 4828, 4830, 4832, 4834, 4836, 4838, 4840, 4842, 4844, 4846, 4848, 4850, 4852, 4854, 4856, 4858, 4860, 4862, 4864, 4866, 4868, 4870, 4872, 4874, 4876, 4878, 4880, 4882, 4884, 4886, 4888, 4890, 4892, 4894, 4896, 4898, 4900, 4902, 4904, 4906, 4908, 4910, 4912, 4914, 4916, 4918, 4920, 4922, 4924, 4926, 4928, 4930, 4932, 4934, 4936, 4938, 4940, 4942, 4944, 4946, 4948, 4950, 4952, 4954, 4956, 4958, 4960, 4962, 4964, 4966, 4968, 4970, 4972, 4974, 4976, 4978, 4980, 4982, 4984, 4986, 4988, 4990, 4992, 4994, 4996, 4998, 5000, 5002, 5004, 5006, 5008, 5010, 5012, 5014, 5016, 5018, 5020, 5022, 5024, 5026, 5028, 5030, 5032, 5034, 5036, 5038, 5040, 5042, 5044, 5046, 5048, 5050, 5052, 5054, 5056, 5058, 5060, 5062, 5064, 5066, 5068, 5070, 5072, 5074, 5076, 5078, 5080, 5082, 5084, 5086, 5088, 5090, 5092, 5094, 5096, 5098, 5100, 5102, 5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118, 5120, 5122, 5124, 5126, 5128, 5130, 5132, 5134, 5136, 5138, 5140, 5142, 5144, 5146, 5148, 5150, 5152, 5154, 5156, 5158, 5160, 5162, 5164, 5166, 5168, 5170, 5172, 5174, 5176, 5178, 5180, 5182, 5184, 5186, 5188, 5190, 5192, 5194, 5196, 5198, 5200, 5202, 5204, 5206, 5208, 5210, 5212, 5214, 5216, 5218, 5220, 5222, 5224, 5226, 5228, 5230, 5232, 5234, 5236, 5238, 5240, 5242, 5244, 5246, 5248, 5250, 5252, 5254, 5256, 5258, 5260, 5262, 5264, 5266, 5268, 5270, 5272, 5274, 5276, 5278, 5280, 5282, 5284, 5286, 5288, 5290, 5292, 5294, 5296, 5298, 5300, 5302, 5304, 5306, 5308, 5310, 5312, 5314, 5316, 5318, 5320, 5322, 5324, 5326, 5328, 5330, 5332, 5334, 5336, 5338, 5340, 5342, 5344, 5346, 5348, 5350, 5352, 5354, 5356, 5358, 5360, 5362, 5364, 5366, 5368, 5370, 5372, 5374, 5376, 5378, 5380, 5382, 5384, 5386, 5388, 5390, 5392, 5394, 5396, 5398, 5400, 5402, 5404, 5406, 5408, 5410, 5412, 5414, 5416, 5418, 5420, 5422, 5424, 5426, 5428, 5430, 5432, 5434, 5436, 5438, 5440, 5442, 5444, 5446, 5448, 5450, 5452, 5454, 5456, 5458, 5460, 5462, 5464, 5466, 5468, 5470, 5472, 5474, 5476, 5478, 5480, 5482, 5484, 5486, 5488, 5490, 5492, 5494, 5496, 5498, 5500, 5502, 5504, 5506, 5508, 5510, 5512, 5514, 5516, 5518, 5520, 5522, 5524, 5526, 5528, 5530, 5532, 5534, 5536, 5538, 5540, 5542, 5544, 5546, 5548, 5550, 5552, 5554, 5556, 5558, 5560, 5562, 5564, 5566, 5568, 5570, 5572, 5574, 5576, 5578, 5580, 5582, 5584, 5586, 5588, 5590, 5592, 5594, 5596, 5598, 5600, 5602, 5604, 5606, 5608, 5610, 5612, 5614, 5616, 5618, 5620, 5622, 5624, 5626, 5628, 5630, 5632, 5634, 5636, 5638, 5640, 5642, 5644, 5646, 5648, 5650, 5652, 5654, 5656, 5658, 5660, 5662, 5664, 5666, 5668, 5670, 5672, 5674, 5676, 5678, 5680, 5682, 5684, 5686, 5688, 5690, 5692, 5694, 5696, 5698, 5700, 5702, 5704, 5706, 5708, 5710, 5712, 5714, 5716, 5718, 5720, 5722, 5724, 5726, 5728, 5730, 5732, 5734, 5736, 5738, 5740, 5742, 5744, 5746, 5748, 5750, 5752, 5754, 5756, 5758, 5760, 5762, 5764, 5766, 5768, 5770, 5772, 5774, 5776, 5778, 5780, 5782, 5784, 5786, 5788, 5790, 5792, 5794, 5796, 5798, 5800, 5802, 5804, 5806, 5808, 5810, 5812, 5814, 5816, 5818, 5820, 5822, 5824, 5826, 5828, 5830, 5832, 5834, 5836, 5838, 5840, 5842, 5844, 5846, 5848, 5850, 5852, 5854, 5856, 5858, 5860, 5862, 5864, 5866, 5868, 5870, 5872, 5874, 5876, 5878, 5880, 5882, 5884, 5886, 5888, 5890, 5892, 5894, 5896, 5898, 5900, 5902, 5904, 5906, 5908, 5910, 5912, 5914, 5916, 5918, 5920, 5922, 59



Legislation Details (With Text)

File #: ZNG 18-010 **Version:** 1 **Name:**

Type: Rezoning Request **Status:** Agenda Ready

File created: 11/13/2018 **In control:** Planning & Zoning Commission

On agenda: 11/19/2018 **Final action:**

Title: Consideration of and action on a request Shell Federal Credit Union to rezone 301 East 13th Street Suite A, from General Commercial (GC) to Office Professional (OP) to construct a new office building.

Sponsors:

Indexes:

Code sections:

Attachments: [301 E. 13th 620 p.m.](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action on a request Shell Federal Credit Union to rezone 301 East 13th Street Suite A, from General Commercial (GC) to Office Professional (OP) to construct a new office building.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:20 P.M.

CITY OF DEER PARK

ReZoning



LN- 002322 -2018

PERMIT #: LN- 002322 -2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 301 E THIRTEENTH ST STE A

OWNER NAME: Shell Federal Credit Union

CONTRACTOR:

ADDRESS: Po Box 578

ADDRESS:

CITY: Deer Park

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Rezone From Gc To Op - Office And Professional - 301 E 13Th Ste A

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

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



...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
Shell Federal Credit Union
301 E. 13th St.
Deer Park, TX 77536

Commission Members:

Shell Federal Credit Union was founded in Deer Park in 1937 with forty members contributing 25 cents each. Today the credit union has over 94,000 members, \$1 billion in assets and nearly 300 employees.

Over the years, the credit union expanded the home office building at 301 E. 13th street several times only to outgrow it again. To accommodate current needs and future growth, a new building will need to be constructed. The building and associated parking will require more land than the existing five acres.

With the credit union's roots and history based in Deer Park it prefers its headquarters remain on the existing site. They contracted to purchase three contiguous tracts totaling 2.2 acres across 13th St. with Magnum Enterprises and Tristram Lawther 1992 Trust. To accommodate the proposed development, we're requesting all the tracts be rezoned to Office & Professional (OP).

Plans are to construct an approximately 100,000 sf building on the corner of Center and 13th Streets and a three-story parking garage on the south side of 13th St. with a covered walkway connecting it to the north side of the street. We understand if the rezoning is approved, variance requests and specific use permit applications will need to be subsequently submitted.

The credit union and the owners of tracts under contract have 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 printed 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) Shell Federal Credit Union hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

A TRACT OR PARCEL CONTAINING 4.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 65, PG. 177 HARRIS COUNTY DEED RECORDS, SITUATED IN THE GEORGE M. PARTRICK SURVEY LEAGUES GRANT, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 4.6413 ACRES, AS RECORDED IN H.C.C.F. NO. F936420, WITH SAID 4.6413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83);

Currently zoned as GC - General Commercial Request to be zoned to OP - Office & Professional

Deed Restrictions on the above described property are as follows:

N/A

(I and/or We) Shell Federal Credit Union 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


Property Owner's Signature

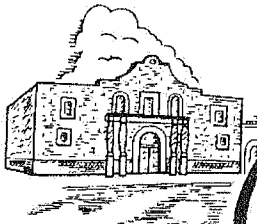
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)

No 43192

G.F. No. PB1855



Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

OWNER POLICY OF TITLE INSURANCE

SCHEDULE A

Date of Policy January 19, 1979

Name of Insured: Shell Federal Credit Union

Amount: \$250,000.00

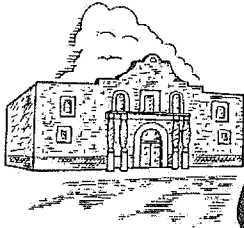
1. The estate or interest in the land insured by this policy is:
Fee Simple

2. The land referred to in this policy is described as follows:

See Attached.

That certain tract of land known as Outlot 90 of the Town of Deer Park, SAVE AND EXCEPT that portion conveyed to ADA OIL COMPANY being a 125 foot by 125 foot tract recorded in Volume 5452, Page 524, Deed Records, out of the George M. Patrick Survey, A-624, Harris County, Texas as recorded by plat of the Outlots to the Town of Deer Park, in Volume 65, Page 177, of the Deed Records of Harris County, Texas and being more particularly described as follows:

COMMENCING at a point, said point being a nail in the concrete pavement and being the North line of Thirteenth Street ("Y" Street) 80 foot right-of-way and the East line of Center Street (West Avenue) 100 foot right-of-way;
THENCE N 0°02'33" E along the East line of Center Street a distance of 125.00 feet to a half-inch iron rod for a corner, said point being the POINT OF BEGINNING of the herein described tract;
THENCE continuing N 0°02'33" E along the East line of Center Street a distance of 175.00 feet to a three-fourths inch axle for a corner, said point being the Northwest corner of the herein described tract;
THENCE N 89°59'52" E a distance of 726.00 feet to a point for a corner, said point being the Northeast corner of the herein described tract;
THENCE S 0°02'33" W a distance of 300.00 feet to an axle for a corner, said point being on the North line of Thirteenth Street and the Southeast corner of the herein described tract;
THENCE S 89°59'52" W along the North line of Thirteenth Street a distance of 601.00 feet to a half-inch iron rod for a corner;
THENCE N 0°02'33" E a distance of 125.00 feet to a half-inch iron rod for a corner;
THENCE S 89°59'52" W a distance of 125.00 feet to a half-inch iron rod and the POINT OF BEGINNING.
Containing 4.641 acres of land, more or less.



Policy No. 43192

G.F. No. PB1855

Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

OWNER POLICY OF TITLE INSURANCE

SCHEDULE B

This policy is subject to the Conditions and Stipulations hereof, the terms and conditions of the leases or easements insured, if any, shown in Schedule A, and to the following matters which are additional exceptions from the coverage of this Policy:

1. Restrictive covenants affecting the land described or referred to above.

~~2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or any overlapping of improvements.~~

3. Taxes for the year 1979 and subsequent years.

4. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s): None-Cash

5. Rights of parties in possession.

6. 1/32nd royalty interest in and to all oil, gas and other minerals reserved in Volume 815, Page 653, of the Deed Records of Harris County, Texas.

7. Subject to the zoning ordinances of the City of Deer Park, Texas.

8. Exception to encroachment as shown on the survey prepared by ToPo Company dated December 1, 1978.

ORIGINAL

Page 1 of Schedule B



NORTH

40 80 120 FEET

HARRIS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- [illegible]

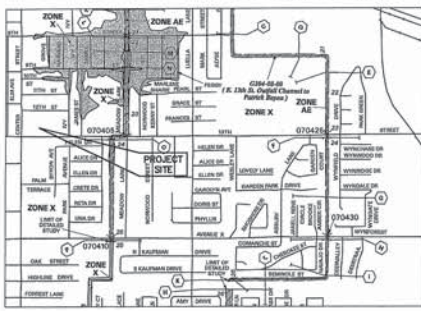
BENCHMARK INFORMATION

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 MEADOWLARK. 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. = 38.40'

FLOOD INFORMATION



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 808L

FIRM

FLOOD INSURANCE RATE MAP

HOUSTON COUNTY,

TEXAS

AND INCORPORATED AREAS

PANEL 808 OF 1152

MAP SCALE: 1" = 1 MILE, 1" = 1 KILOMETER

| DATE | REVISION | BY | DATE | REVISION | BY |
|------|----------|----|------|----------|----|
| 1985 | 1 | 1 | 1985 | 1 | 1 |
| 1985 | 2 | 2 | 1985 | 2 | 2 |
| 1985 | 3 | 3 | 1985 | 3 | 3 |
| 1985 | 4 | 4 | 1985 | 4 | 4 |
| 1985 | 5 | 5 | 1985 | 5 | 5 |
| 1985 | 6 | 6 | 1985 | 6 | 6 |
| 1985 | 7 | 7 | 1985 | 7 | 7 |
| 1985 | 8 | 8 | 1985 | 8 | 8 |
| 1985 | 9 | 9 | 1985 | 9 | 9 |
| 1985 | 10 | 10 | 1985 | 10 | 10 |
| 1985 | 11 | 11 | 1985 | 11 | 11 |
| 1985 | 12 | 12 | 1985 | 12 | 12 |
| 1985 | 13 | 13 | 1985 | 13 | 13 |
| 1985 | 14 | 14 | 1985 | 14 | 14 |
| 1985 | 15 | 15 | 1985 | 15 | 15 |
| 1985 | 16 | 16 | 1985 | 16 | 16 |
| 1985 | 17 | 17 | 1985 | 17 | 17 |
| 1985 | 18 | 18 | 1985 | 18 | 18 |
| 1985 | 19 | 19 | 1985 | 19 | 19 |
| 1985 | 20 | 20 | 1985 | 20 | 20 |
| 1985 | 21 | 21 | 1985 | 21 | 21 |
| 1985 | 22 | 22 | 1985 | 22 | 22 |
| 1985 | 23 | 23 | 1985 | 23 | 23 |
| 1985 | 24 | 24 | 1985 | 24 | 24 |
| 1985 | 25 | 25 | 1985 | 25 | 25 |
| 1985 | 26 | 26 | 1985 | 26 | 26 |
| 1985 | 27 | 27 | 1985 | 27 | 27 |
| 1985 | 28 | 28 | 1985 | 28 | 28 |
| 1985 | 29 | 29 | 1985 | 29 | 29 |
| 1985 | 30 | 30 | 1985 | 30 | 30 |
| 1985 | 31 | 31 | 1985 | 31 | 31 |
| 1985 | 32 | 32 | 1985 | 32 | 32 |
| 1985 | 33 | 33 | 1985 | 33 | 33 |
| 1985 | 34 | 34 | 1985 | 34 | 34 |
| 1985 | 35 | 35 | 1985 | 35 | 35 |
| 1985 | 36 | 36 | 1985 | 36 | 36 |
| 1985 | 37 | 37 | 1985 | 37 | 37 |
| 1985 | 38 | 38 | 1985 | 38 | 38 |
| 1985 | 39 | 39 | 1985 | 39 | 39 |
| 1985 | 40 | 40 | 1985 | 40 | 40 |
| 1985 | 41 | 41 | 1985 | 41 | 41 |
| 1985 | 42 | 42 | 1985 | 42 | 42 |
| 1985 | 43 | 43 | 1985 | 43 | 43 |
| 1985 | 44 | 44 | 1985 | 44 | 44 |
| 1985 | 45 | 45 | 1985 | 45 | 45 |
| 1985 | 46 | 46 | 1985 | 46 | 46 |
| 1985 | 47 | 47 | 1985 | 47 | 47 |
| 1985 | 48 | 48 | 1985 | 48 | 48 |
| 1985 | 49 | 49 | 1985 | 49 | 49 |
| 1985 | 50 | 50 | 1985 | 50 | 50 |
| 1985 | 51 | 51 | 1985 | 51 | 51 |
| 1985 | 52 | 52 | 1985 | 52 | 52 |
| 1985 | 53 | 53 | 1985 | 53 | 53 |
| 1985 | 54 | 54 | 1985 | 54 | 54 |
| 1985 | 55 | 55 | 1985 | 55 | 55 |
| 1985 | 56 | 56 | 1985 | 56 | 56 |
| 1985 | 57 | 57 | 1985 | 57 | 57 |
| 1985 | 58 | 58 | 1985 | 58 | 58 |
| 1985 | 59 | 59 | 1985 | 59 | 59 |
| 1985 | 60 | 60 | 1985 | 60 | 60 |
| 1985 | 61 | 61 | 1985 | 61 | 61 |
| 1985 | 62 | 62 | 1985 | 62 | 62 |
| 1985 | 63 | 63 | 1985 | 63 | 63 |
| 1985 | 64 | 64 | 1985 | 64 | 64 |
| 1985 | 65 | 65 | 1985 | 65 | 65 |
| 1985 | 66 | 66 | 1985 | 66 | |

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- [illegible]

DESCRIPTION

A TRACT OR PARCEL CONTAINING 6.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 50, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 65, PG. 177 HARRIS COUNTY DEED RECORDS, SITUATED IN THE GEORGE M. PARTIBURK SURVY LEAGUES GRANT, ABSTRACT NO. 824, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED "6413 ACRES" AS RECORDED IN H.C. NO. 1738420, WITH SAID 6.6413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83):

- BEGINNINGS AT A FOUND AXLE ON THE NORTH LINE OF 15TH STREET (80 P.O.W.) AND THE SOUTHWEST CORNER OF A CALLED LOT 1 OF BLOCK 1, WALKER ADDITION (UNRECORDED SUBDIVISION) CONVEYED TO KATHLEEN STEGALL, AS RECORDED IN H.C.F. NO. N943764, SAME BEING THE SOUTHEAST CORNER OF SAID 4.8113 ACRE TRACT

THENCE ALONG THE NORTH R.O.W. LINE OF SAID 13TH STREET, SOUTH 86 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 501.00 FEET TO 1 1/2 INCH IRON PIPE FOUND, MARKING THE SOUTHEAST CORNER OF A CALLED 15,825 SQ. FT. CONVEYED TO JOHN S. BROWN, AS RECORDED IN U.C.C.F. NO. J827118 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING FROM THE NORTH R.O.W. LINE OF SAID 13TH STREET, NORTH 60 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A MAG. NAIL IN THE SOUTHEAST CORNER OF SAID 15,825 SQ. FT. TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 15,825 SQ. FT. TRACT, SOUTH 88 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST R.O.W. LINE OF CENTER STREET (100 R.O.W.), MARKING THE NORTHWEST CORNER OF SAID 15,825 SQ. FT. TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 02 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF OUTLOT 69, 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. E285034, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING AWAY FROM THE EAST B.O.W. LINE OF SAID CENTER STREET, NORTH
DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 729.00 FEET TO A POINT
ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID CENTER STREET AND
CORNER OF CALLED LOT 4 CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.F.
NO. 103039; THENCE, SOUTH ALONG THE WEST LINE OF SAID CENTER STREET, A
DISTANCE OF 66.66 FEET TO THE SOUTHEAST CORNER OF A CALLED 1250 IVY AVENUE, DEER
PARK, TEXAS CONVEYED TO BROWN & SHARPOFF, INC., AS RECORDED IN H.C.F.
NO. 103039; AND THE NORTHEAST CORNER OF A CALLED 1218 IVY AVENUE, DEER PARK,
TEXAS CONVEYED TO BROWN & SHARPOFF, INC., AS RECORDED IN H.C.F. NO.
103039; THENCE, SOUTH ALONG THE EAST LINE OF SAID CENTER STREET, A
DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF A CALLED 1250 IVY AVENUE,
MS27078, SAME BEING THE NORTHEAST CORNER OF THE HERGEN DENBERG TRACT,
FROM WHICH A FOUND "2" IRON PIPE BEARS FOR REFERENCE SOUTH 65 DEGREES

THENCE, ALONG THE WEST LINE OF SAID OUTLOT NO. 80, SOUTH 02 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.8413 ACRES OR 202,175 SQUARE FEET, AS SHOWN ON SURVEY, JOB NO. 44834WG, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

SURVEYOR'S CERTIFICATION

TO: SJ GROUP, INC.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO OTHER ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.



Windrose Land Services, Inc.
 3200 Wilford Dr., Ste. 325
 Houston, Texas 77042
 Phone (713) 458-5281 Fax (713) 481-1151

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

| REVISIONS | | |
|-----------|--------|---|
| DATE | REASON | B |
| | | |
| | | |
| | | |

| | | |
|---------------|------------------------|------------------|
| FILED BY: CP | CHECKED BY: MAJ | JOB NO. 44834WC |
| DRAWN BY: TLE | FIELD DATE: 01-24-2012 | SHEET NO. 1 OF 1 |



Legislation Details (With Text)

File #: ZNG 18-011 **Version:** 1 **Name:**
Type: Rezoning Request **Status:** Agenda Ready
File created: 11/13/2018 **In control:** Planning & Zoning Commission
On agenda: 11/19/2018 **Final action:**
Title: Consideration of and action on a request Shell Federal Credit Union to rezone 1241 Center Street from General Commercial (GC) to Office Professional (OP) to accommodate a new office building.
Sponsors:
Indexes:
Code sections:
Attachments: [1241 Center 625](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|------------------------------|--------|--------|
| 11/19/2018 | 1 | Planning & Zoning Commission | | |

Consideration of and action on a request Shell Federal Credit Union to rezone 1241 Center Street from General Commercial (GC) to Office Professional (OP) to accommodate a new office building.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:25 P.M.

CITY OF DEER PARK

ReZoning



LN-002321-2018

PERMIT #: LN-002321-2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 1241 CENTER ST

OWNER NAME: Shell Federal Credit Union

CONTRACTOR:

ADDRESS: Po Box 578

ADDRESS:

CITY: Deer Park

CITY:

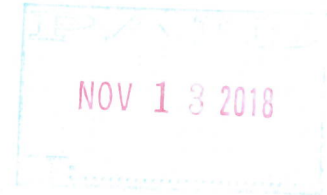
STATE : TX

STATE :

ZIP: 77536-0578

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Rezone From Gc To Op - Office And Professional

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

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- 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

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



...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
Shell Federal Credit Union
1241 Center St.
Deer Park, TX 77536

Commission Members:

Shell Federal Credit Union intends to rezone the property at 1241 Center Street from General Commercial (GC) to Office Professional (OP) as it is applying for the same with 301 E. 13th Street.

If the rezoning is approved both properties will be re-platted as one. The credit union plans to construct an approximately 100,000 sf building on the corner of Center and 13th Streets and a three-story parking garage on the south side of 13th St. with a covered walkway connecting it to the north side of the street. We understand if the rezoning is approved, variance requests and specific use permit applications will need to be subsequently submitted.

The credit union 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 printed name.

Chris Adams

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0113190000091

Tax Year: 2018

 **Print**

| Owner and Property Information | | | | | | | | | |
|--|-------------------------------------|----------------|-------------|-----------|--|-------------------|--------------|-----------|----------|
| Owner Name & Mailing Address: SHELL FEDERAL CREDIT UNION % JOHN BROGAN PO BOX 578 DEER PARK TX 77536-0578 | | | | | Legal Description: TR 90A DEER PARK OUTLOTS Property Address: 1241 CENTER ST DEER PARK TX 77536 | | | | |
| State Class Code | Land Use Code | Building Class | Total Units | Land Area | Building Area | Net Rentable Area | Neighborhood | Map Facet | Key Map® |
| C2 -- Real, Vacant Commercial | 8001 -- Land Neighborhood Section 1 | | 0 | 15,625 SF | 0 | 0 | 9000.01 | 5955D | 538K |

Value Status Information

| Value Status | Notice Date | Shared CAD |
|--------------|-------------|------------|
| Noticed | 04/06/2018 | No |

Exemptions and Jurisdictions

| Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2017 Rate | 2018 Rate |
|----------------|-----------|-----------------------|-----------------|--------------------------|-----------|-----------|
| None | 002 | DEER PARK ISD | | Supplemental: 09/07/2018 | 1.556700 | 1.538700 |
| | 040 | HARRIS COUNTY | | Supplemental: 09/07/2018 | 0.418010 | 0.418580 |
| | 041 | HARRIS CO FLOOD CNTRL | | Supplemental: 09/07/2018 | 0.028310 | 0.028770 |
| | 042 | PORT OF HOUSTON AUTHY | | Supplemental: 09/07/2018 | 0.012560 | 0.011550 |
| | 043 | HARRIS CO HOSP DIST | | Supplemental: 09/07/2018 | 0.171100 | 0.171080 |
| | 044 | HARRIS CO EDUC DEPT | | Supplemental: 09/07/2018 | 0.005195 | 0.005190 |
| | 047 | SAN JACINTO COM COL D | | Supplemental: 09/07/2018 | 0.183335 | 0.179329 |
| | 054 | CITY OF DEER PARK | | Supplemental: 09/07/2018 | 0.720000 | 0.720000 |

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

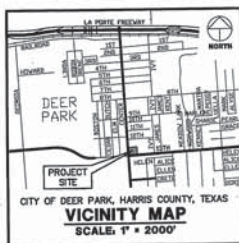
| Value as of January 1, 2017 | | | Value as of January 1, 2018 | | |
|-----------------------------|---------|-----------|-----------------------------|---------|-----------|
| | Market | Appraised | | Market | Appraised |
| Land | 234,375 | | Land | 234,375 | |
| Improvement | 0 | | Improvement | 0 | |
| Total | 234,375 | 234,375 | Total | 234,375 | 234,375 |

Land

| Market Value Land | | | | | | | | | | | | |
|-------------------|-------------------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|------------|
| Line | Description | Site Code | Unit Type | Units | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value |
| 1 | 8001 -- Land Neighborhood Section 1 | 4300 | SF | 15,625 | 1.00 | 1.00 | 1.25 | Corner or Alley | 1.25 | 12.00 | 15.00 | 234,375.00 |

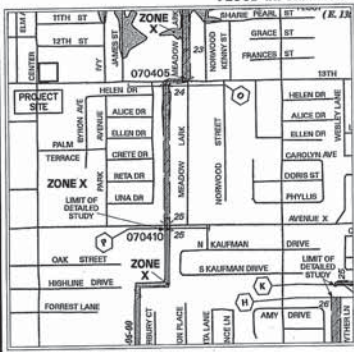
Building

Vacant (No Building Data)



- LEGEND**
- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | |
|---|--|
| <ul style="list-style-type: none"> — BOLLARD — HANDICAP — GAS METER — GAS VALVE — FIRE HYDRANT — WATER METER — WATER VALVE — IRRIGATION CONTROL VALVE — GRAVE INLET — GRAVE INLET — MANHOLE — CLEARED — TELEPHONE FEEDER — TELEPHONE BOX — TRAFFIC SIGNAL BOX — LIGHT POLE — TRAFFIC LIGHT POLE — BRIDGE/LIGHT POLE — POWER POLE — POWER POLE W/TRANSFORMER — POWER POLE W/BOILER — POWER POLE W/CONDUIT — SERVICE POLE — BUT ANCHOR — OVERHEAD POWER LINE — BARRIED WIRE FENCE — BRIGHT WIRE FENCE — WOOD FENCE — CHAINLINK FENCE — GATE POST — FISH POND — APPROX. — APPROXIMATE — INTERIOR — SIGN | <ul style="list-style-type: none"> — PIPELINE MARKER — UNDERGROUND CABLE SIGN — CONCRETE TEST LEAD — MONITORING WELL — PW FLAG/PAINT MARK — TOP OF CURB — BUTTER — TOP OF GRADE — FLOW LINE — HOUSING — SANITARY SEWER — STORM SEWER — CORRUGATED METAL PIPE — CORRUGATED PLASTIC PIPE — REINFORCED CONCRETE PIPE — TELEPHONE — REINFORCING BELL TELEPHONE CO. — WATER — UNDERGROUND — FLOW — ALLEY — HARRIS COUNTY CROWN FILE — HARRIS COUNTY DEED RECORDS — HARRIS COUNTY MAP RECORDS — RICH PIPE — RICH RICH — WANDER — PAGE — RIGHT-OF-WAY — SQUARE FOOT — VOLUME — PLM CODE — BUILDING LINE — RICH EXISTING — TRUCK/SIGNAL |
|---|--|

FLOOD INFORMATION



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 030 OF 1150
DATE MAY 2006 FOR FIRM PANEL, LATEST

ADDITIONAL: JUNE 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 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2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 203