



Danielle Wendeburg, Chairman
Don Tippit, Vice Chairman
Douglas Cox, Commissioner
Ray Balusek, Commissioner
Troy Cothran, Commissioner

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 479-2394 • Fax: (281) 478-7217

PLANNING & ZONING COMMISSION

January 4, 2022

Honorable Mayor and City Council
City of Deer Park
P. O. Box 700
Deer Park, Texas 77536

Honorable Mayor and Council:

On January 3, 2022 the Planning and Zoning Commission met for a public hearing to consider the request from Oscar Salazar and representative Manny (Manzoor) Memon for the proposed rezone of lot TR 101 Deer Park Outlot (150 Dixie Drive) from Single Family 1 (SF1) to Single Family 2 (SF2).

As a result of the hearing, the Planning and Zoning Commission would like to recommend the request be granted.

Respectfully submitted,

/s/ Danielle Wendeburg

Chairman
Planning and Zoning Commission

August 15, 2021

Planning and Zoning Commission
City of Deer park
710 E san Augustine
Deer Park Texas 77536

Subject: Request for Re-Zoning of TR 101 Deer Park Outlot , *150 DIXIE DR. FOR PERMITTING PURPOSES*

Dear Sirs,

Attached is the application to request you to approve rezone of the subject property from SF-1 to SF-2 for the following reason.

1. Due to existing gas line running through this property it will not be economical viable for any one to develop and build single family homes based on SF-1 criteria of 6900 sq. ft per lot.
2. The new detention requirement will further reduce number of lots to be developed.
3. Several developers have tried to buy this land and evaluated to build houses but failed to take any risk however Akib Construction Inc has accepted this challenge if it is re-zoned to SF-2 they can build 12 to 14 three bed room 1700-1800 sq. ft houses which will bring more than 3 million dollar property tax roll. Please refer to two conceptual drawings one with SF-1 and other with SF-2 shows that additional four lots can be developed after using few of the lots as detention pond and
4. There is a tremendous need of smaller houses in the area and no land is available in the area to fulfill the demand.

I authorize Manny (Manzoor) Memon President Akib Construction Inc to represent me in this process who could be reached at 3810 Bogota Dr Pasadena Texas 77505 phone number 713-557-7547. Email Manzoorm786@aol.com.

If any question, please contact the undersigned.

With best regards


Oscar Salazar
President
Starburst Investments Inc
2613 Underwood Rd
La Porte Texas 77571-9477
713-858-4637

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 8/16/2021

(I and/or We) Oscar Salazar & Manzoor A. Meman hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

TR 101 Deer Park outlots

Deer Park TX 77536

Currently zoned as SF-1 Request to be zoned to SF-2

Deed Restrictions on the above described property are as follows:

None

(I and/or We) Oscar Salazar & Manzoor A. Meman 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.

8/16/2021
Date

Owner's Designated Representative (if any)

Manzoor (Nanny) Meman
Akib Construction Inc.

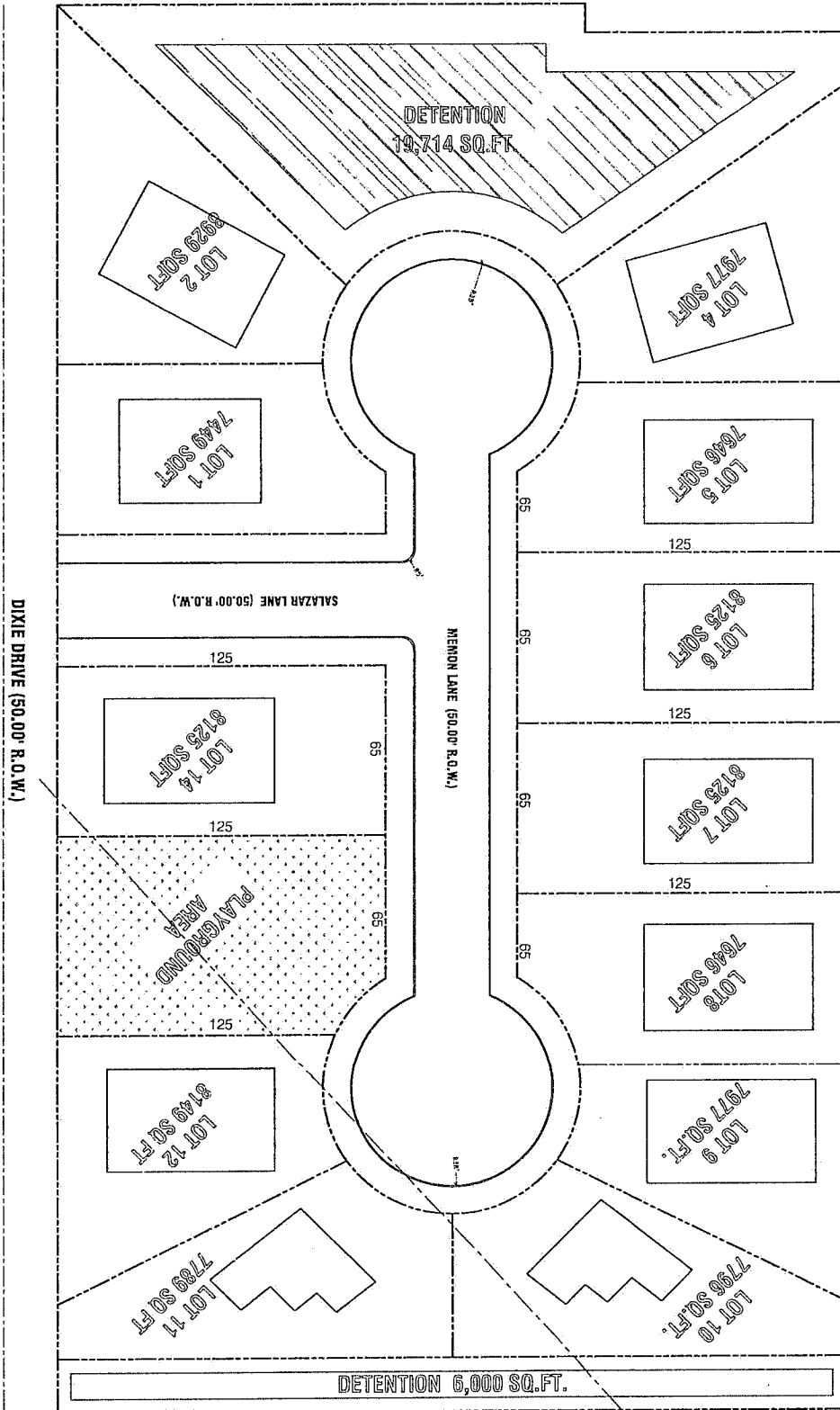
Oscar Salazar
Property Owner's Signature
President, Starbuck Investment Inc

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application

SINGLE FAMILY 1

A-2.0 PROPOSED SUBDIVISION SITE PLAN



SHEET
A-2.1

TITLE
SITE PLAN

DATE	BY	CHKD
APR 11, 2013		
APR 11, 2013		

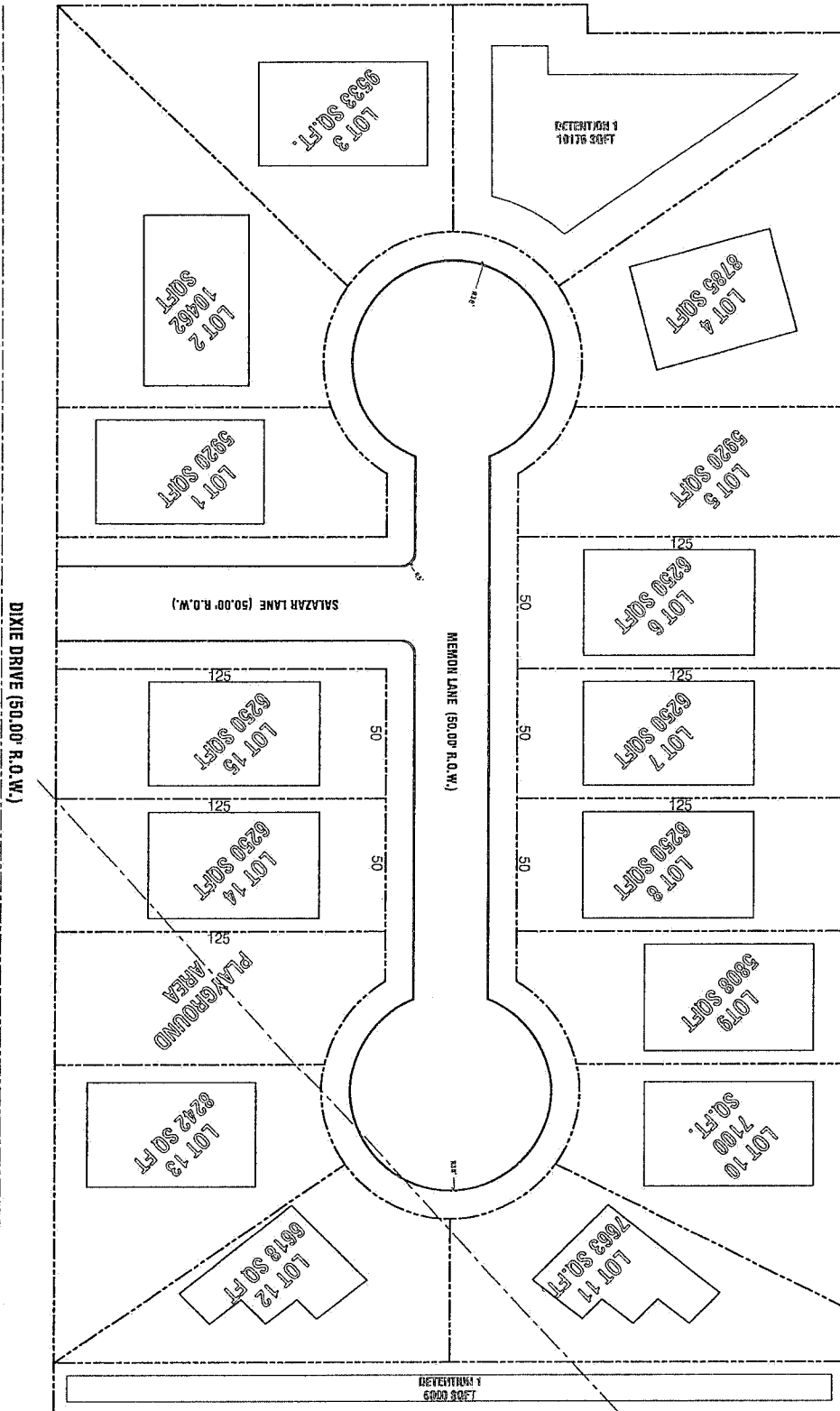
NO.	DATE	REVISION
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STARBURST INVESTMENT INC
PROPOSED SUBDIVISION SITE PLAN
DEERPARK OUTLOT 101
DEERPARK, TEXAS 77536



SINGLE FAMILY 2 OPTION

A-1.0 PROPOSED SUBDIVISION SITE PLAN



STARBURST INVESTMENT INC
PROPOSED SUBDIVISION SITE PLAN
DEERPARK OUTLOT 101
DEERPARK, TEXAS 77536

AKSD
a-trak ak.sr@akodak.com phone (832) 673-3147

Sheet
A-1.0

TITLE
SITE PLAN

DATE
NOV 18, 2011

PROJECT NO.
2011010101

DESIGNED BY
AKSD

CHECKED BY
AKSD

SCALE
1" = 50' X 100'

DATE
NOV 18, 2011

PROJECT NO.
2011010101

DESIGNED BY
AKSD

CHECKED BY
AKSD

SCALE
1" = 50' X 100'

DATE
NOV 18, 2011

CITY OF DEER PARK

ReZoning



LN- 002206 -2021

PERMIT #: LN- 002206 -2021

ISSUED DATE: November 10, 2021

PROJECT ADDRESS: 150 DIXIE DR

OWNER NAME: Mornings Kolaches Inc Inc

ADDRESS: 2613 Underwood Rd

CITY: La Porte

STATE: TX

ZIP: 77536

PROJECT:

EXPIRATION DATE: November 10, 2022

CONTRACTOR:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Re-Zone Request From Sf1 To Sf2 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 REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

11/10/2021

APPROVED BY

DATE

11/19/2021

**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