



OAKLAKE

October 19, 2017

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

Re: Request to rezone to MF-2 designation
Lots 1-16, Block 1, and "Detention Reserve" and Restricted Reserve "A", of Riviera
Palm, a subdivision in Deer Park, Harris County, Texas

Dear Commissioners:

Oaklake Community Housing Development on behalf of George Genneday, Trustee the trust that is the owner of Lots 1-16, Block 1, and "Detention Reserve" and Restricted Reserve "A", of Riviera Palm, a subdivision in Deer Park, Harris County, Texas requests to rezone this property to MF-2 for the purposes of constructing and operating a seniors only multifamily property. The proposed development will be a 73 unit seniors only (55 and over) multifamily property in one and two story structures with a clubhouse and surface parking. The retention pond will be unaffected other than repairs needed on the pump station.

Included here are:

- Application for Amendment
- Current Plat of the property
- Certificate of Ownership authorizing Oaklake to request this rezoning
- The rezoning fee of \$400.

If further information is required, please contact the writer

Sincerely,

Dan Allgeier
214-277-4839

3701 Kirby Drive
Suite 860
Houston, Texas 77098

10/17/17

ATTN:

LARRY BROTHERTON

CITY OF DEER PARK

RE: GENNEDY SITE REZONE APPLICATION

LARRY,

PLEASE INCLUDE THE FOLLOWING IN YOUR CORRESPONDENCE REGARDING ANY MEETINGS THAT WE
NEED TO ATTEND FOR THIS REZONE.

- DAN ALLGIER - dan@lakewoodmanagement.com (214) 277-4839
- RUSS MICHAELS - russmichaels@eml.cc (212) 960-3913

THANKS FOR YOUR HELP.

RUSS

\$1000⁰⁰ (2 checks)

as per email and change in fee
from 400 - \$1000⁰⁰

Thx

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 10/17/17

(I and/or We) OAKLAKE COMMUNITY HOUSING DEVELOPMENT hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Lots 1 through 16, both inclusive, and the Detention Reserve and Restricted Reserve "A", all as dedicated per recorded plat, Riviera Palm Addition, Harris County, Texas, recorded under File No. 619153, Map Records of Harris County, Texas

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

Deed Restrictions on the above described property are as follows:

NONE

(I and/or We) OAKLAKE COMMUNITY HOUSING DEVELOPMENT have paid the application fee of \$400.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

10/17/17

Date

Pauline Fickel

Owner's Designated Representative (if any)

[Signature]
Property Owner's Signature

[Signature]
Other Representative (if any)

CERTIFICATE OF OWNERSHIP

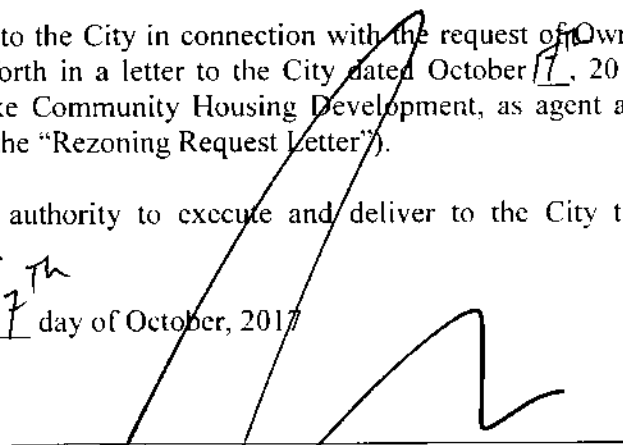
The undersigned ("Owner"), does hereby certify to the City of Deer Park, Texas (the "City"), that.

1. Owner is the owner of the property known as Lots 1-16, Block 1, and "Detention Reserve" and Restricted Reserve "A", of Riviera Palm, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 629153 of the Map Record of Harris County, Texas (hereinafter called the "Property").

2. This Certificate is furnished to the City in connection with the request of Owner to rezone the Property, as more fully set forth in a letter to the City dated October 17, 2017, executed by Owner, as owner, and Oaklake Community Housing Development, as agent and representative of Owner (hereinafter called the "Rezoning Request Letter").

3. Owner has full power and authority to execute and deliver to the City this Certificate and the Rezoning Request Letter.

This Certificate is executed on this 17th day of October, 2017



George Gennedy, Trustee for Triza W. Gennedy,
Jacklin G. Gennedy, Rhonda D. Gennedy,
Marilyn S. Gennedy and Peter M. Gennedy

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10/17/17
Date

Paulette Fischetti
Owner's Designated Representative (if any)

[Signature]
Property Owner's Signature

[Signature]
Other Representative (if any)

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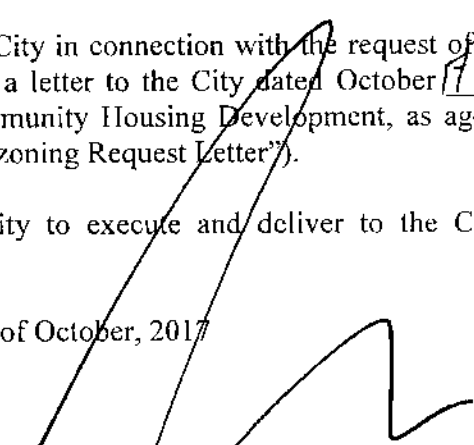
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CITY OF DEER PARK

ReZoning



LN- 002331 -2017

PERMIT #: LN- 002331 -2017

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 301 W SAN AUGUSTINE ST

OWNER NAME: George Gennedy

CONTRACTOR: OAKLAKE COMMUNITY HOUSING

ADDRESS: 301 W San Augustine St

DEVELOPMENT
ADDRESS: 3701 Kirby Dr 860,

CITY: DEER PARK

CITY: HOUSTON

STATE : TX

STATE : TX

ZIP: 77536

ZIP: 77098

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Re-Zone Request Sf2 To Mf2

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

CITY OF DEER PARK

ReZoning



LN- 002331 -2017

PERMIT #: LN- 002331 -2017

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 301 W SAN AUGUSTINE ST

OWNER NAME:	George Gennedy	CONTRACTOR:	OAKLAKE COMMUNITY HOUSING DEVELOPMENT
ADDRESS:	301 W San Augustine St	ADDRESS:	3701 Kirby Dr 860,
CITY:	DEER PARK	CITY:	HOUSTON
STATE :	TX	STATE :	TX
ZIP:	77536	ZIP:	77098
		PHONE:	

PROJECT DETAILS

PROPOSED USE:	SQ FT:	0
DESCRIPTION: Re-Zone Request Sf2 To Mf2	VALUATION :	\$ 0.00

PERMIT FEES

TOTAL FEES :	\$ 1,000.00	PAID: \$ 1,000.00	BALANCE: \$ 0.00
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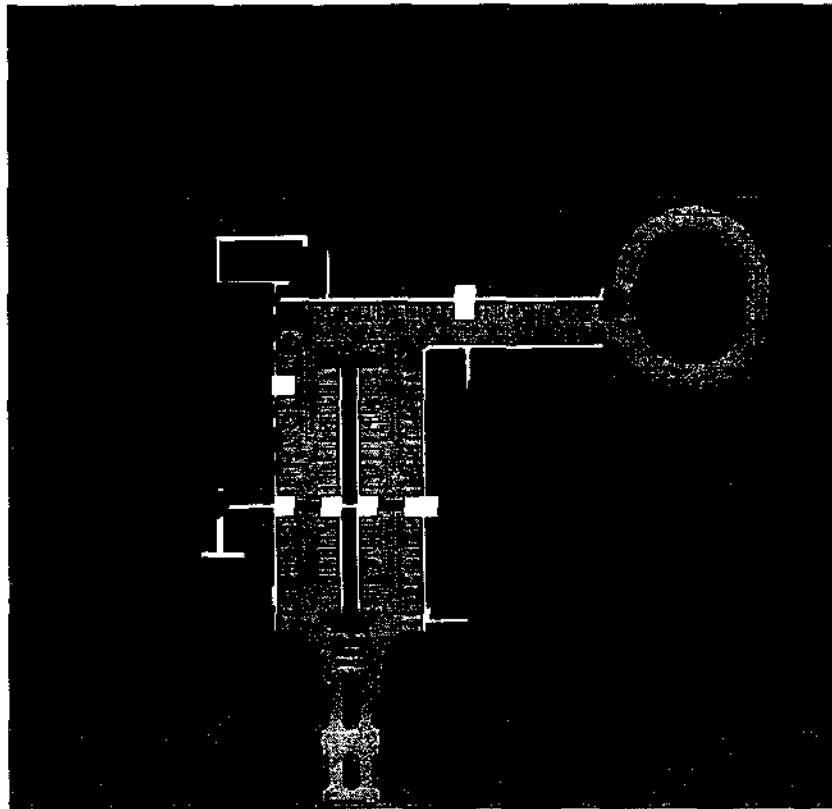
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Schematic Site Plan



SF-1: SINGLE FAMILY LOW DENSITY
 SF-2: SINGLE FAMILY MED. DENSITY
 TF-1: TWO FAMILY
 OP: OFFICE PROFESSIONAL
 MF-1: MULTI-FAMILY LOW DENSITY
 MF-2: MULTI-FAMILY MED. DENSITY

■ BUILDABLE AREA OUTSIDE OF TRANSITIONAL ZONE
 ■ BUILDABLE AREA INSIDE OF TRANSITIONAL ZONE
 ■ SKETCH OF BUILDING FOOTPRINTS

NOTE: ALL PLANS SHOWN, ALONG WITH OUTLINE SPECIFICATIONS ATTACHED TO THIS PLAN SET, ARE PRELIMINARY AND SUBJECT TO MODIFICATIONS IN DESIGN OF PROJECT PROCEEDURES

SCHEME 3 - 73 UNITS

BUILDING ONE: 22 TOTAL UNITS
 1-BEDROOM UNITS: 18 UNITS
 2-BEDROOM UNITS: 4 UNITS

BUILDING TWO: 34 TOTAL UNITS
 1-BEDROOM UNITS: 18 UNITS
 2-BEDROOM UNITS: 16 UNITS

BUILDING THREE: 17 TOTAL UNITS
 1-BEDROOM UNITS: 15 UNITS
 2-BEDROOM UNITS: 2 UNITS

PROJECT UNIT COUNT: 73 TOTAL UNITS
 1-BEDROOM UNITS: 51 UNITS
 2-BEDROOM UNITS: 22 UNITS

128 PARKING SPACES: 1.75 SPACES/UNIT

TOTAL SITE AREA: 221,120 SF
 TOTAL SITE AREA / 4000 SF PER DWELLING: 55 UNITS
 TOTAL SITE AREA / 2000 SF PER DWELLING: 110 UNITS
 TRANSITIONAL ZONE AREA: 112,500 SF
 TOTAL SITE AREA - TRANSITIONAL ZONE / 2000 SF PER DWELLING: 54 UNITS
 TRANSITIONAL ZONE / 4000 SF PER DWELLING: 28 UNITS
 TOTAL BUILDABLE UNITS WITH BOTH VARIANCES: 82 UNITS



0 100
 15000

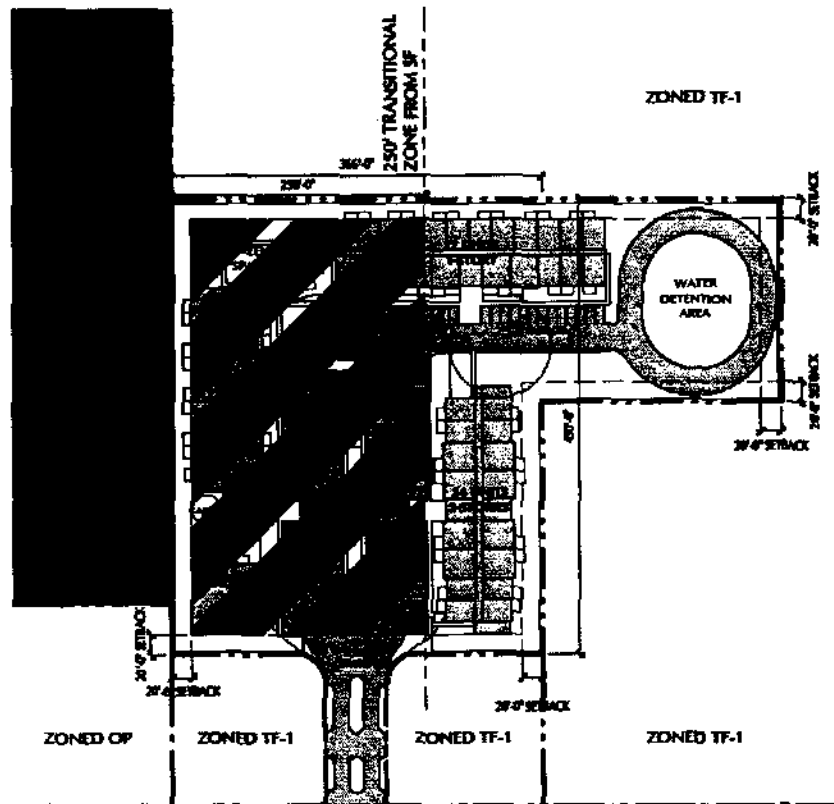
SAN AUGUSTINE
 VILLAGE - DEER PARK

SCHEME 3 - 73 UNITS

JACKSON & RYAN ARCHITECTS
 15000

12/2/95

Schematic Site Plan



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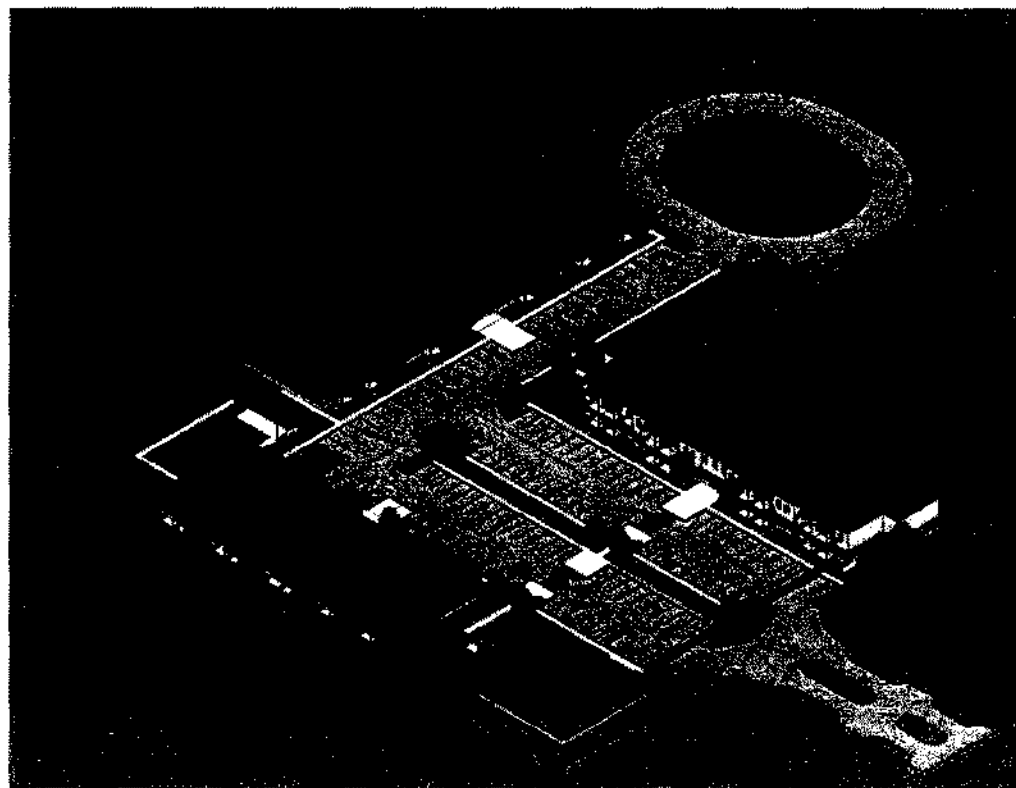
**SAN AUGUSTINE
 VILLAGE - DEER PARK**

SCHEME 3 - 73 UNITS

JACKSON & RYAN ARCHITECTS
 15880

1/23/75

Schematic Elevations



SAN AUGUSTINE
VILLAGE - DEER PARK

SCHEME 3 - 73 UNITS

JACKSON & RYAN ARCHITECTS
1988

1/20/87

NOTE: ALL PLANS SHOWN, ALONG WITH CERTAIN SPECIFICATIONS ATTACHED TO THE PLAN SET,
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