

Victory Park Industrial L.L.C

820 Gessner Road
Suite 760
Houston, TX 77024
cdriskill@chindustrial.com

P: 713-568-4996
C: 713-320-0626

February 15th, 2018

Deer Park City Council
C/O Larry Brotherton
710 E. San Augustine
Deer Park, TX 77536

Re: Specific Use Permit Request for Industrial Group 35 Bulk Warehouse designation regarding development of warehouse/distribution building located at 2851 E. Pasadena Blvd., Deer Park, TX 77536.

Dear City Council:

Victory Park Industrial L.L.C., a Delaware limited liability company ("Owner") owns 22.67 acres of land located at 2851 E. Pasadena Blvd., Deer Park, TX 77536 consisting of TR 532, 533, and 537 of La Porte Outlots ("Property")

Owner's planned development of the Property is a 349,050 square foot cross-dock Class A tilt-wall dock high bulk warehouse/distribution building.

The proposed development is in conformance with the current M1 Industrial District zoning classification of the Property.

Owner is requesting a Specific Use Permit for Industrial Group 35 classification for Bulk Warehouse in accordance with section 12.01.35 of the Code of Ordinances.

Thank you for your consideration of our request.

Sincerely,

Victory Park Industrial, L.L.C., a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: 

Name: Cory Driskill

Title: Vice President

CITY OF DEER PARK

Specific Use Permit



LN- 000270-2018

PERMIT #: LN- 000270 -2018
ISSUED DATE: February 15, 2018

PROJECT:
EXPIRATION DATE: February 15, 2019

PROJECT ADDRESS: 2851 E PASADENA BLVD

OWNER NAME: Victory Park Industrial Llc

CONTRACTOR:

ADDRESS: 820 Gesner Rd 760

ADDRESS:

CITY: Houston

CITY:

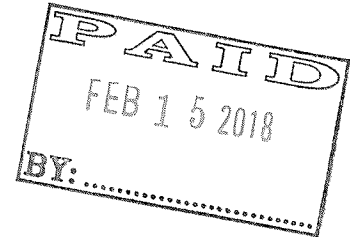
STATE: TX

STATE:

ZIP: 77024

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:
DESCRIPTION: Specific Use Permit To Operate A
Group 35 Bulk Warehouse

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

SITE AREA: 22.7 ACRES (990,399.3 SF)		BUILDING AREA: 349,050 SF ASSUMED OFFICE AREA: 19,200 SF WAREHOUSE AREA: 329,850 SF	
VICINITY MAP		SITE COVERAGE: 35.24%	
		PARKING TOTAL: 270 SPACES REQUIRED FOR OFFICE - (1 PER 300 SF) = 64 REQUIRED FOR WAREHOUSE - (1 PER 2,500 SF) = 132	

BUILDING AREA: 349,050 SF

SITE COVERAGE: 35.24%

PARKING TOTAL: 270 SPACES

ASSUMED OFFICE AREA: 19,200 SF

WAREHOUSE AREA: 329,850 SF

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

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

DETENTION
2.32 ACRES

OUTSIDE
STORAGE
2.4 ACRES

15'
SIDE
YARD
SETBACK

DRAINAGE DITCH

TRAILER STORAGE

OFFICE
4,800 SF

37 (9'x10' OHD)
2 (12'x14' OHD)

CROSS DOCK
349,050 SF

OFFICE
4,800 SF

37 (9'x10' OHD)
2 (12'x14' OHD)

OFFICE
4,800 SF

TRAILER STORAGE

20' REAR
YARD
SETBACK

20' UTILITY
ESMT.

15' SIDE
YARD
SETBACK

PASADENA BLVD.

40' FRONT YARD
SETBACK