

Danielle Wendeburg, Chairman  
Don Tippit, Commissioner  
Douglas Cox, Commissioner  
Ray Balusek, Commissioner  
Stan Garrett, Commissioner

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

April 17, 2018

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

Honorable Mayor and Council:

On April 16, 2018, the Planning and Zoning Commission met for a public hearing to consider the request of Wells Fargo Bank to rezone 0.4616 acres situated in the G. Patrick Survey, Abstract 624 Lots 7 & 8, Block 13 Shell City, fronting on Sixth Street, to be rezoned from Single Family 2 (SF2) to General Commercial (GC).

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

Respectfully submitted,

Danielle Wendeburg  
Chairman  
Planning and Zoning Commission

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

To: City of Deer Park  
Planning & Zoning Commission

Date Submitted: 1/30/2018 (RESUB 3/9/2018)

(I and/or We) Windrose Land Services, on behalf of Wells Fargo, N.A. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

A 0.4616 acre tract, situated in the G. Patrick Survey, Abstract No. 624, being Lots 7 and 8 and a portion of an undeveloped

30-foot public alley out of Block 13, Shell City, Vol. 11, Pg. 31, H.C.M.R., located on the south side of Sixth Street and

100 feet east of the intersection with Center Street, City of Deer Park, City Limits, Harris County, Texas.

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

Deed Restrictions on the above described property are as follows:


There are no deed restrictions of record (City Planning Letter attached).

(I and/or We) Windrose Land Services, on behalf of Wells Fargo, N.A. 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.

1/30/2018 RESUB 3/9/2018  
Date

Andrew Allemand, Windrose Land Services  
Owner's Designated Representative (if any)

Letter of Authorization Attached to Application

Property Owner's Signature  
  
Other Representative (if any)

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

# CITY OF DEER PARK

## ReZoning



LN- 000167 -2018

PERMIT #: LN- 000167 -2018

ISSUED DATE: January 30, 2018

PROJECT:

EXPIRATION DATE: January 30, 2019

PROJECT ADDRESS: 110 E SIXTH ST

OWNER NAME: Wells Fargo Bank

CONTRACTOR:

ADDRESS: 110 E Sixth St

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezone Request From Sf2 To Gc

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

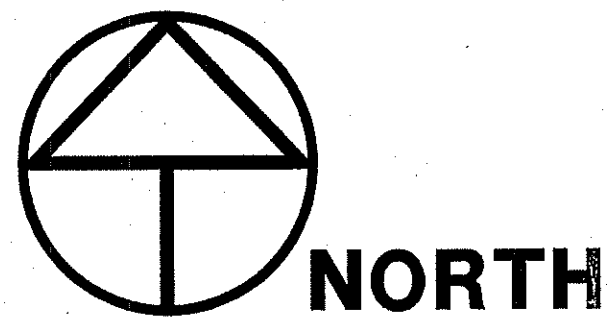
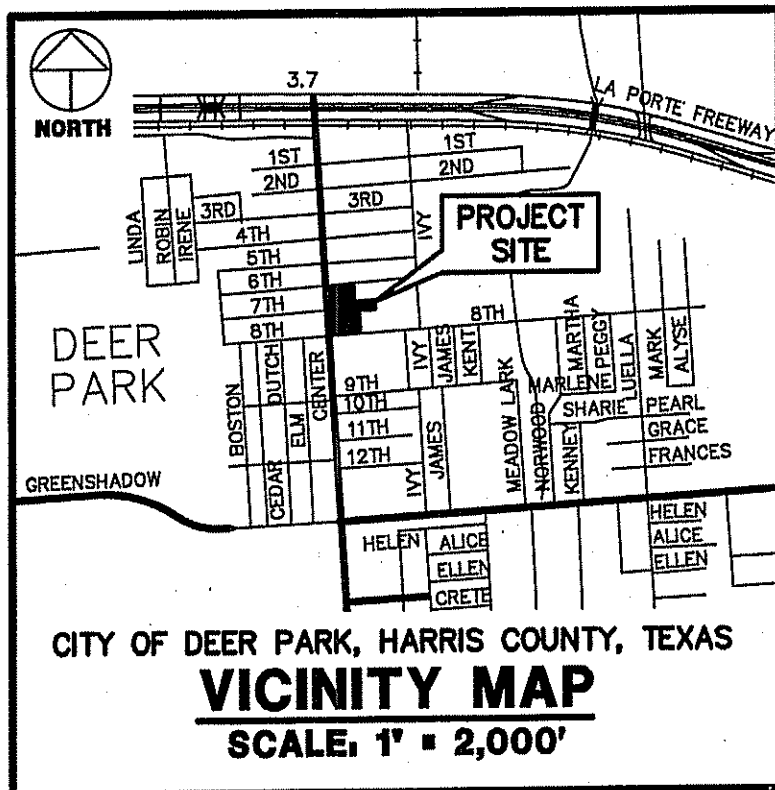
DATE

**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](http://www.deerparktx.gov/publicworks)





#### LEGEND

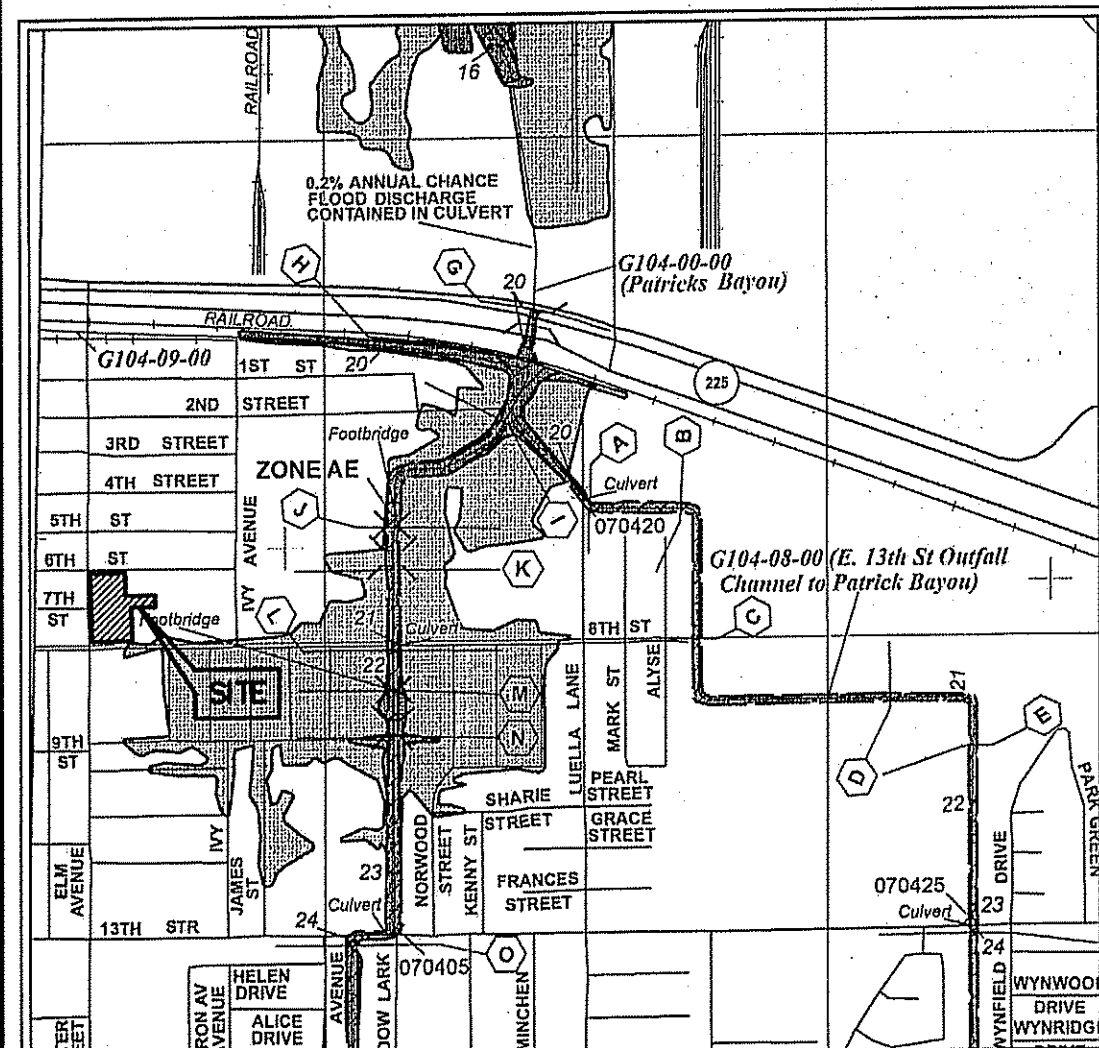
\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BOLLARD	PIPELINE MARKER
HANDICAP	UNDERGROUND CABLE SIGN
GAS METER	CATHODIC TEST LEAD
GAS VALVE	MONITORING WELL
FIRE HYDRANT	PIN FLAG/PAINT MARK
WATER METER	TOP OF CURB
WATER VALVE	GUTTER
IRRIGATION CONTROL VALVE	TOP OF GRATE
GRATE INLET	FLOW LINE
GRATE INLET	HIGHBANK
MANHOLE	SANITARY SEWER
CLEANOUT	STORM SEWER
TELEPHONE PEDestal	CORRUGATED METAL PIPE
ELECTRIC BOX	CORRUGATED PLASTIC PIPE
TRAFFIC SIGNAL BOX	REINFORCED CONCRETE PIPE
LIGHT POLE	TELEPHONE
TRAFFIC LIGHT POLE	SOUTHWESTERN BELL TELEPHONE CO.
GROUND/SPOT LIGHT	WATER
POWER POLE	UNDERGROUND
POWER POLE W/TRANSFORMER	FOUND
POWER POLE W/LIGHT	HARRIS COUNTY CLERK FILE
POWER POLE W/CONDUIT	HARRIS COUNTY DEED RECORDS
METER POLE	HARRIS COUNTY MAP RECORDS
SERVICE POLE	IRON PIPE
GUY ANCHOR	IRON ROD
OVERHEAD POWER LINE	NO. NUMBER
BARBED WIRE FENCE	PS. PAGE
WROUGHT IRON FENCE	RIGHT-OF-WAY
WOOD FENCE	SQ. FT. SQUARE FEET
CHAINLINK FENCE	VDL. VOLUME
GATE POST	F.C. FILM CODE
PER PLANS	B.L. BUILDING LINE
APPROX. APPROXIMATE	U.E. UTILITY EASEMENT
HIGHBANK	SIGN
VACUUM TUBE	TREE/SHRUB

#### SCHEDULE 'B' NOTES

- B.1 SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER VOLUME 855, PAGE 98, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)
- B.10(d) A FIVE (5) FOOT EASEMENT OVER THE REAR OF LOTS SEVEN (7) AND EIGHT (8), ONLY, AS SHOWN BY THE RECORDED PLAT/MAP OF SAID SUBDIVISION. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- B.10(e) SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS. (AFFECTS SUBJECT TRACT)

#### FLOOD INFORMATION



**PANEL 0930M**

**FIRM FLOOD INSURANCE RATE MAP**

**HARRIS COUNTY, TEXAS AND INCORPORATED AREAS.**

**PANEL 930 OF 1150**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

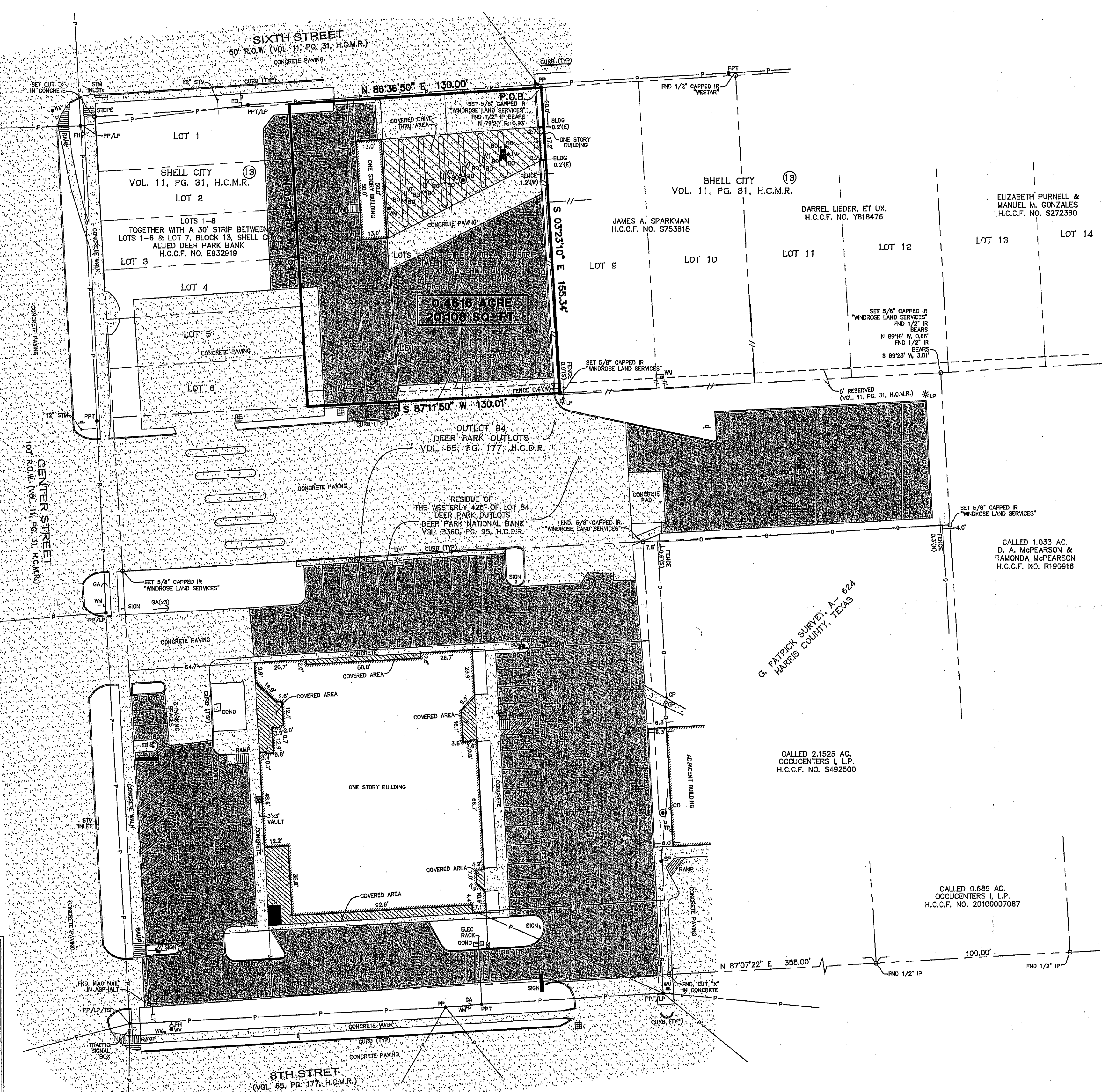
**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
DEER PARK, CITY OF	480291	0902	M
HARRIS COUNTY, TEXAS	480292	0902	M
HOUSTON, CITY OF	480293	0902	M
LA PORTE, CITY OF	480294	0902	M

**Notice to User:** This Map Number shown below should be used when applying for flood insurance. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
48201C0930M

**MAP REVISED**  
JANUARY 6, 2017



#### DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND SITUATED IN THE G. PATRICK SURVEY, ABSTRACT NO. 624, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 7 - 8, TOGETHER WITH A 30 FOOT STRIP BETWEEN LOTS 1-6 AND LOT 7, BLOCK 13, SHELL CITY, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 11, PAGE 31, H.C.M.R., HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING OUT OF A TRACT OF LAND CONVEYED TO ALLIED DEER PARK BANK, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E932919, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SIXTH STREET (50 FOOT R.O.W. PER VOLUME 11, PAGE 31, H.C.M.R.) FOR THE NORTHWEST CORNER OF LOT 9, BLOCK 13, OF SAID SHELL CITY, CONVEYED TO JAMES A. SPARKMAN, AS RECORDED UNDER H.C.C.F. NO. S753618, THE NORTHEAST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS NORTH 79 DEG. 20 MIN. EAST, A DISTANCE OF 0.83 FEET;

THENCE, SOUTH 03 DEG. 23 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID LOT 8 AND LOT 9, A DISTANCE OF 155.34 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF THE RESIDUE OF A TRACT OF LAND CONVEYED TO DEER PARK NATIONAL BANK, AS RECORDED IN VOL. 3360, PG. 95, OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE SOUTHWEST CORNER OF SAID LOT 9, THE SOUTHEAST CORNER OF SAID LOT 8, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 11 MIN. 50 SEC. WEST, A DISTANCE OF 130.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 23 MIN. 10 SEC. WEST, WITH THE EAST LINE OF SAID LOTS 1 - 6, A DISTANCE OF 154.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 36 MIN. 50 SEC. EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.4616 ACRES OR 20,108 SQUARE FEET OF LAND.

#### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 49081700041 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 20, 2017, ISSUED DATE OF JULY 26, 2017, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999984121.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0930M, REVISED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE X. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

#### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE.

**ROBERT KNESS**  
Registered Professional Land Surveyor  
Texas Registration No. 6486

**STATE OF TEXAS**  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
6486  
01-30-2018  
DATE

**WINDROSE**  
LAND SURVEYING & PLATTING  
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF  
0.4616 AC. / 20,108 SQ. FT.  
OF LAND  
SITUATED IN THE  
G. PATRICK SURVEY, A-624  
CITY OF DEER PARK,  
HARRIS COUNTY, TEXAS

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FILED BY: JM CHECKED BY: KA JOB NO. 53437-R3  
DRAWN BY: DG/TMW DATE: JANUARY 2018 SHEET NO. 1 OF 1

#### REVISIONS

DATE	REASON	BY