



DPC Hospitality

Professionals in Advisory and Valuation

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Houston, Texas 77042

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DPCHospitality.com

May 24, 2018

City of Deer Park
Planning Zoning Commission
710 East Augustine
Deer Park, Texas 77536

To whom it may concern:

I am writing on behalf Mr. Dirhu Patel, who resides in Bellaire, Texas at 4615 Verone Street, Bellaire, Texas 77401 and can be reached by phone at 281-772-8993.

Mr. Patel owns the parcel located at 825 Center Street in Deer Park, which is zoned for Multi-Family dwellings (MF2). He seeks your approval to develop Group 7 Apartment Hotel, which is allowed per Deer Park's Zoning Ordinance. But because he seeks to develop the project with a second story, the lot lacks the required depth to provide the required 300-foot buffer distance between the apartment's building line and the adjacent single-family lots. The attached preliminary plan shows an approximate distance of 112 feet between the property line and the building line. Therefore, the developer is requesting a 188-foot variance to required distance between a two-story apartment and a residential lot line. Please note, the project as proposed meets all the other zoning requirements.

According the ordinance, an apartment hotel is any building containing both apartments and rooming units in some combination, having a desk or lobby attended 24 hours a day, and providing some services customary and appropriate to a hotel, such as maid and room service, but not having any public meeting room.

Please find attached to this application letter a site plan for Mr. Patel's proposed project, along with floor plans for the first and second floor. The site plan shows a lot containing approximately 100,000 square feet that has been determined sufficient to contain 55 apartment units and 79 parking spaces. Per Section 12.01.7 of the Zoning Ordinance, only 1 off-street parking space per apartment unit is required, and the proposed plan calls for 1.44 spaces per unit.

The site plan has been arranged such that the storm water detention pond is positioned along back of the site so as to create a buffer between the single-family residences located behind the site. Furthermore, the +/-2,035-square foot building shown with frontage to Center Street will be developed according to the needs and/or guidance of the City.

We would like to further point out that the proposed plan shows the second floor with an interior corridor. The first floor has recessed entrances that are customary for apartments.

We look forward to presenting our plans to the Planning and Zoning Commission at your earliest convenience.

With Warmest Regards,



David Parker



Dhuru B. Patel
Family Patel Living Trust

CITY OF DEER PARK

Variance



LN-001041-2018

PERMIT #: LN-001041-2018

ISSUED DATE: May 24, 2018

PROJECT ADDRESS: 825 CENTER ST

PROJECT:

EXPIRATION DATE: May 24, 2019

OWNER NAME: Patel Family Living Trust

CONTRACTOR:

ADDRESS: 825 Center St

ADDRESS:

CITY: DEER PARK

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: A 188 Foot Variance Between An
Apartment And Residential Lot Line

SQ FT:

0

VALUATION:

\$ 0.00

PERMIT FEES

TOTAL FEES: \$ 250.00

PAID:

BALANCE:

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

APPROVED BY

DATE

5/24/2018

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

1	2	3	4	5	6	7	8	9	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
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**FOR OWNER OR
FRANCHISE REVIEW
ONLY**

**NOT FOR
CONSTRUCTION**

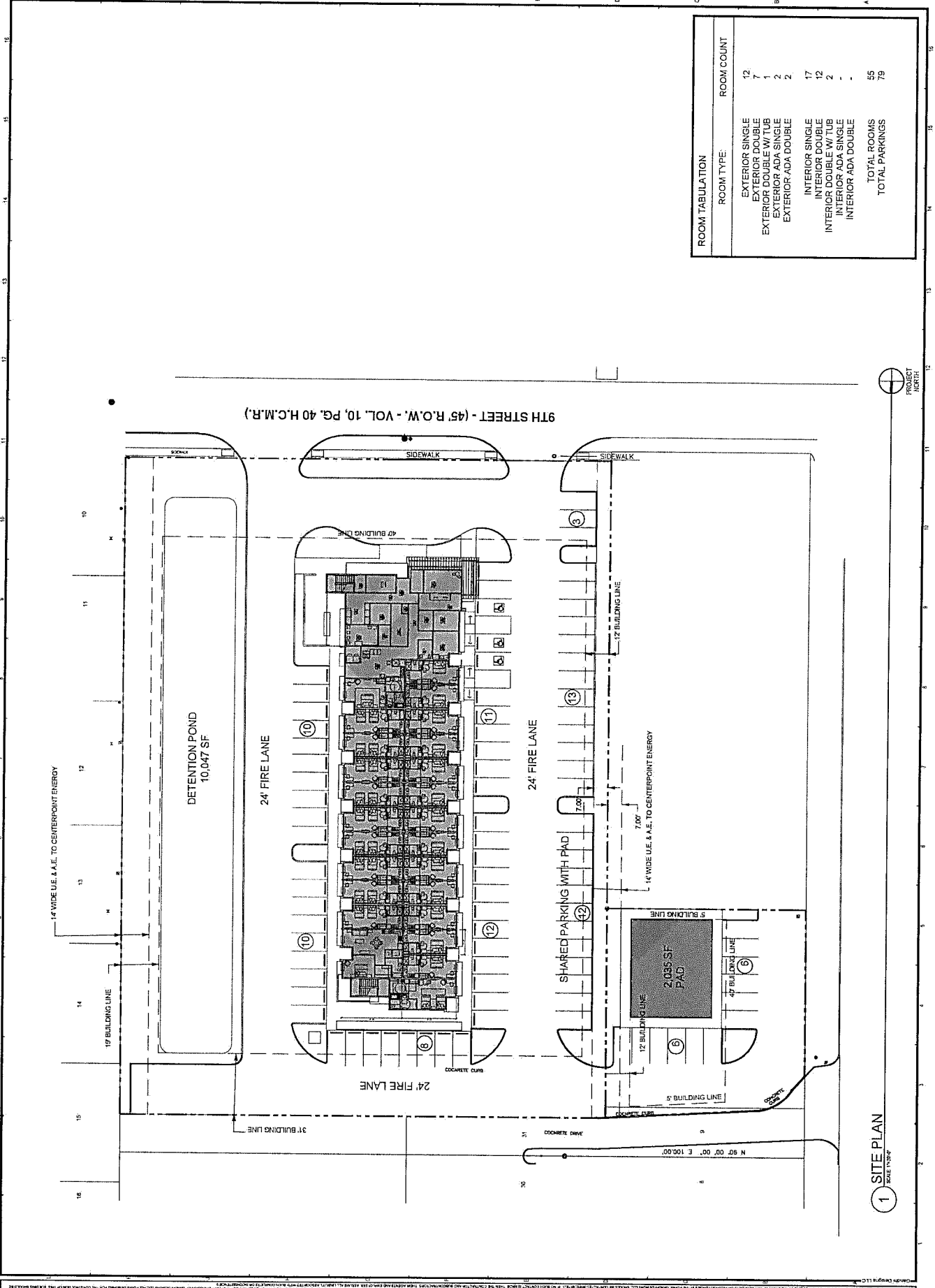
CONFIDENTIAL AND PROPRIETARY
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IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
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STUDIO 6

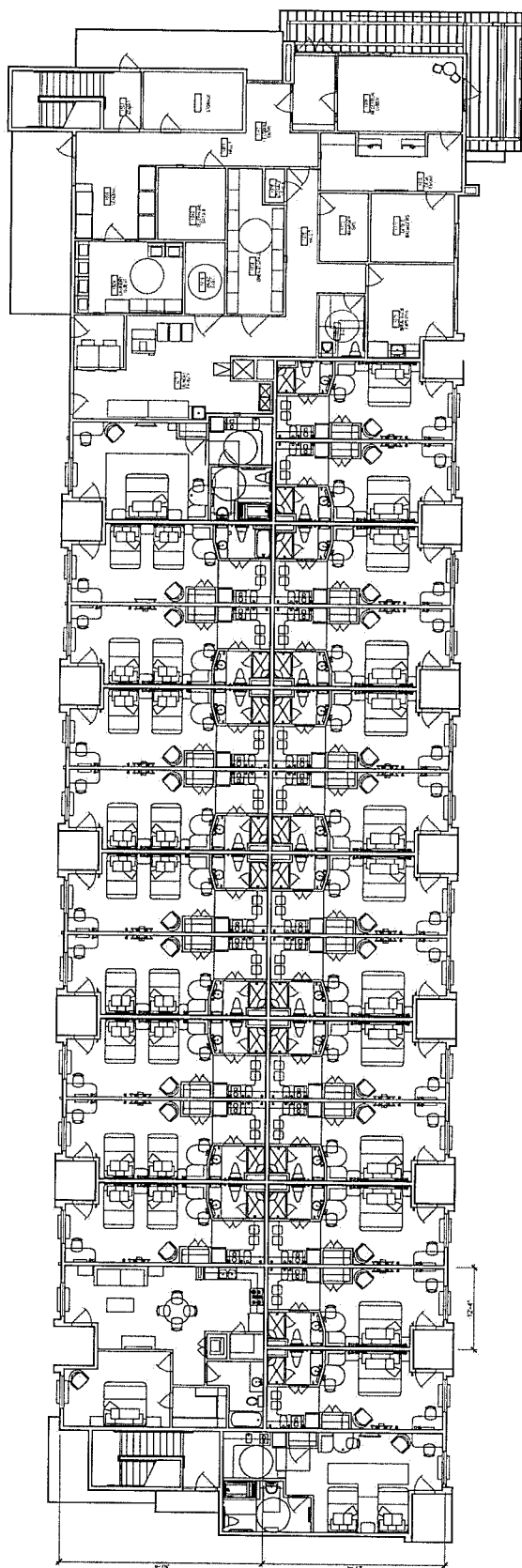
DEER PARK

2017030022	PROJECT NUMBER
	DATE
	SHEET TITLE
ARCHITECTURAL LANDSCAPE/FIRE SITE PLAN	
	SHEET NUMBER
AC1.01	

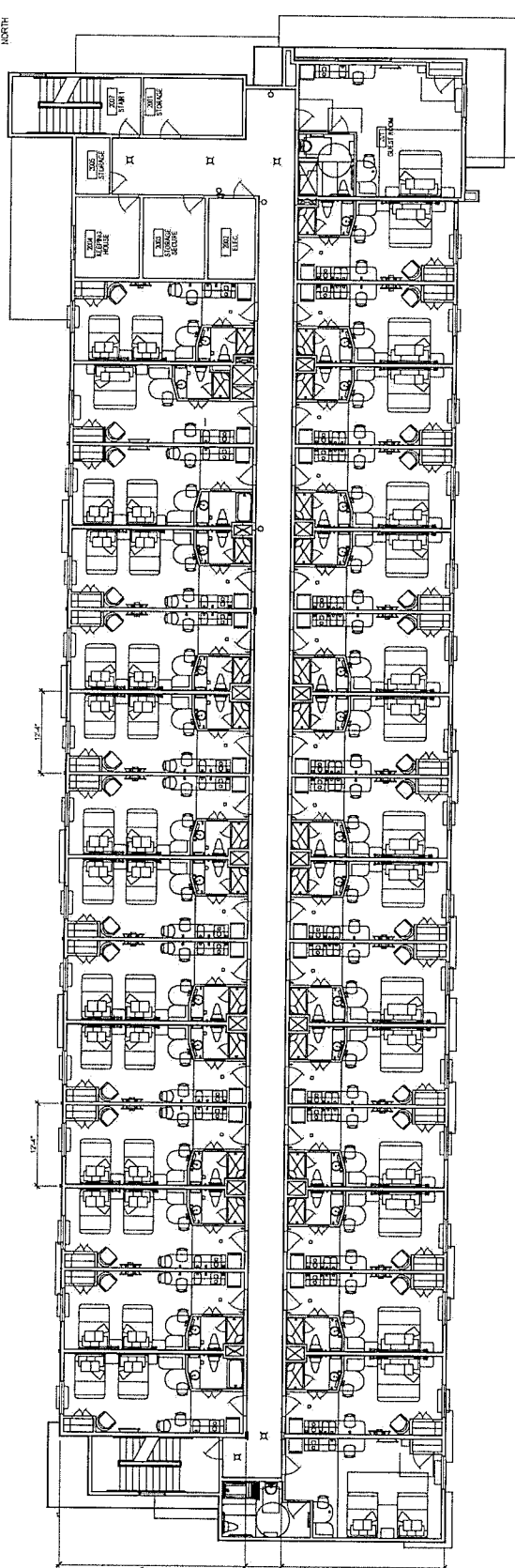
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	EXTERIOR SINGLE	12
	EXTERIOR DOUBLE	7
	EXTERIOR DOUBLE W/ TUB	1
	EXTERIOR ADA SINGLE	2
	EXTERIOR ADA DOUBLE	2
	INTERIOR SINGLE	17
	INTERIOR DOUBLE	12
	INTERIOR DOUBLE W/ TUB	2
	INTERIOR ADA SINGLE	-
	INTERIOR ADA DOUBLE	-
	TOTAL ROOMS	55
	TOTAL PARKINGS	79



1 SITE PLAN
SCALE 1"=30'



FIRST FLOOR PLAN



1 SECOND FLOOR PLAN

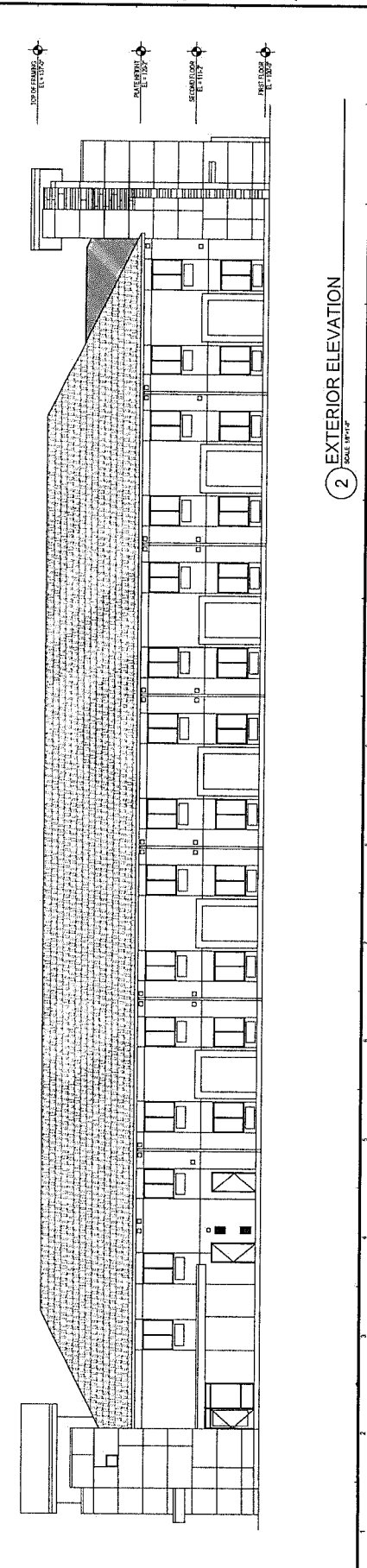
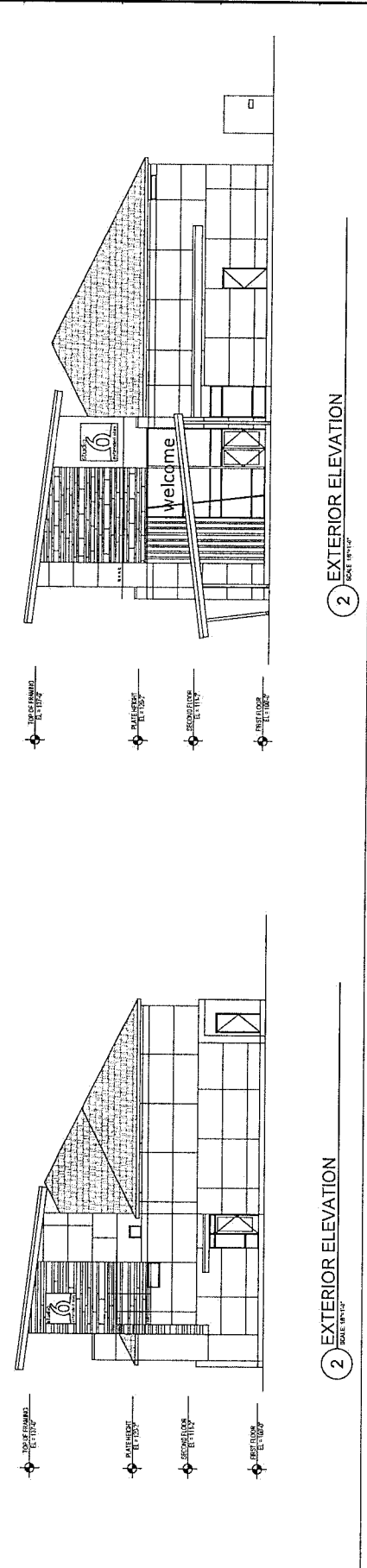
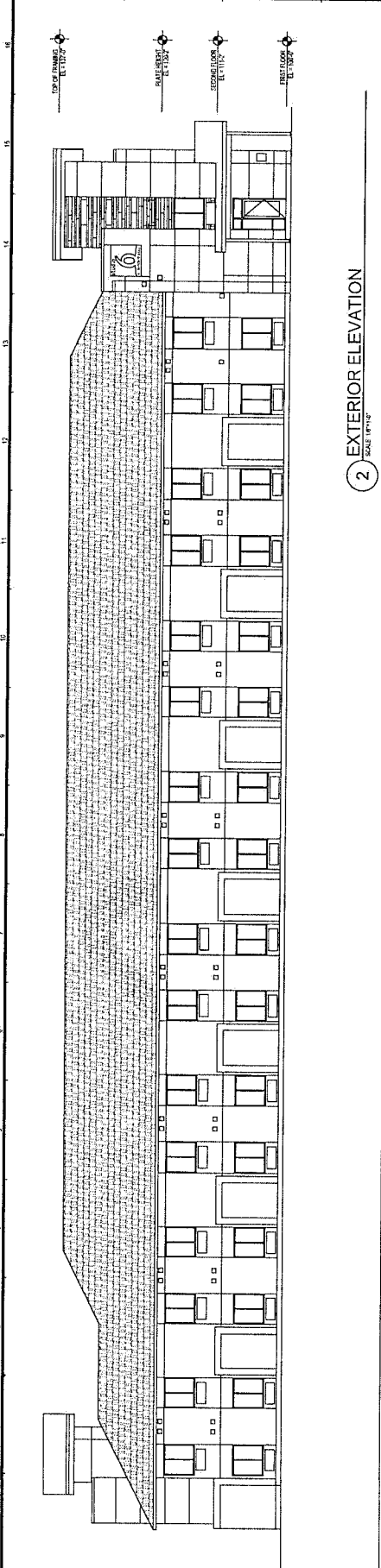
ISSUES	1	2	3	4	5	6	7	8	9	10

NOT FOR CONSTRUCTION
FOR OWNER OR FRANCHISE REVIEW ONLY

STUDIO 6

DEER PARK, TX

2017030022 PROJECT NUMBER
DATE
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NUMBER
A4.01



CONSTRUCTION NOTES:

- [illegible]

SPECIAL NOTES:

- A) GUEST ROOMS & BATHROOMS FOR ACCESSIBLE & HEARING IMPAIRED
GUESTS: VISUAL ALARM ACTIVATED BY THE IN-ROOM SMOKE DETECTOR & VISUAL ALARM ACTIVATED
BY THE BLDG FIRE ALARM SYSTEM.
- B) INSTALL PUSH BUTTON AT EACH ACCESSIBLE & HEARING IMPAIRED
ROOM FOR VISUAL ALARM NOTIFICATION DEVICES & TELEPHONES.
- C) CARPET THICKNESS SHALL NOT EXCEED 1/2".
- D) ALL DOOR HANDLE SHALL BE LEVER TYPE.

FURNISHING LEGEND

FURNISHING LEGEND	
1	WALL PANEL
2	OFFICE CASE WITH GLASS DOOR
3	TV STAND
4	REFRESHMENT MACHINE & COFFEE MAKER
5	STORAGE CABINETS
6	SMALL TABLE
7	WALL HANGER RACK WITH HOOK HANGERS
8	CHALKBOARD 6'W BY 2' H
9	SEC. STAND 2'W BY 2' H
10	SEC. STAND 2'W BY 2' H
11	SOFA SELECTION FULL SIZE
12	LOUNGE CHAIR
13	
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ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
ALL ELEVATIONS MAY BE SHOWN AS OPPOSITE HAND.
CONSIDER WITH FLOOR PLANS.
REFER TO T1.01 AND T1.02 FOR ACCESSIBLE ROOM AMENITIES DETAILS AND HEIGHTS

LEGEND:

- DOOR SCHEDULES
REFER TO SHEET A-10.01

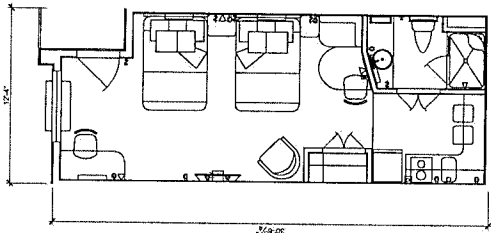
WINDOW SCHEDULES
REFER TO SHEET A-10.02

ROOM #	CODE	HEARING IMP.
110	KING	
114	EQ	

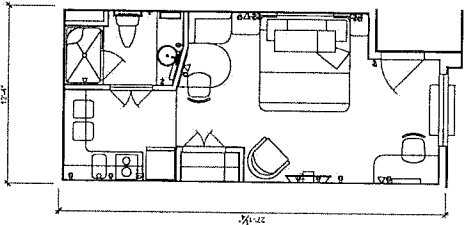
ROOM #	CODE	ACCES. & HEAR. IMP.
101	ACC DQ	
102	ACC K	
103	ACC KWK	

KEYED NUMBERS
REFER TO FURNISHING LEGEND

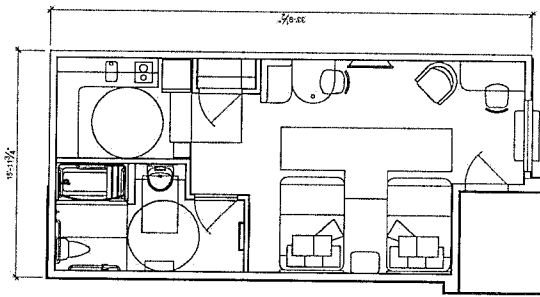
EXTERIOR DQ UNIT



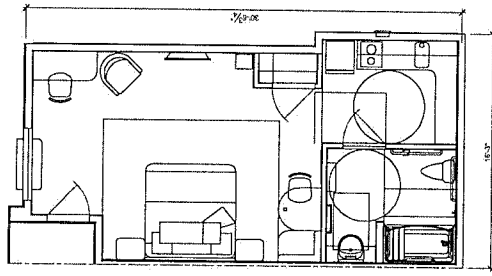
EXTERIOR KING UNIT

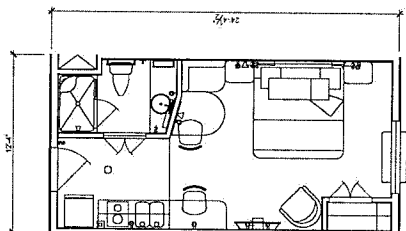


ACCESSIBLE EXTERIOR DQ UNIT

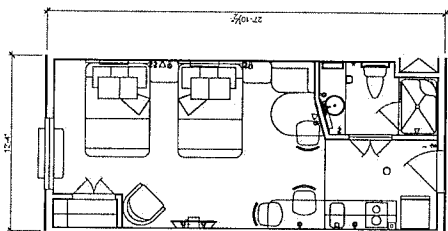


ACCESSIBLE EXTERIOR KING UNIT





INTERIOR KING UNIT



INTERIOR DQ UNIT

CONSTRUCTION NOTES:

- [illegible]

SPECIAL NOTES:

- GUEST ROOMS & BATHROOMS FOR ACCESSIBLE & HEARING IMPAIRED SHALL HAVE AN AUDIBLE & VISUAL ALARM ACTIVATED BY THE IN-ROOM SMOKE DETECTOR & AN ACCESSIBLE & VISUAL ALARM ACTIVATED BY THE BLOOD FLOW ALARM SYSTEM.
- INSTANTANEOUS PUSH BUTTON AT EACH ACCESSIBLE & HEARING IMPAIRED ROOMS FOR VISUAL ALARM, NOTIFICATION DEVICES & TELEPHONES.
- CARPET THICKNESS SHALL NOT EXCEED 1/2".
- ALL DOOR HANDLE SHALL BE LEVER TYPE.

FURNISHING LEGEND

1	KING SIZE BED AND HEADBOARD
2	QUEEN SIZE BED AND HEADBOARD
3	TV & AMF
4	REFRIGERATOR
5	REFRIGERATOR, MICROWAVE & COFFEE MAKER
6	WASH TUB AND SHOWER TUB (257 B1)
7	NIGHT STANDS WITH DRAWERS (257 B1)
8	WALL HANGERS BACK WITH HOOK HANGERS
9	CHINA CABINETS & PANTRY (257 B1)
10	STOVE
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100	STOVE

ALL DIMENSIONS ARE FROM FACE
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WALL ELEVATIONS MAY BE SHOWN
AS OPPOSITE HAND.
VERIFY WITH FLOOR PLANS.
REFER TO T1.01 AND T1.02 FOR
ACCESSIBLE ROOM AMENITIES
DETAILS AND HEIGHTS.

LEGEND:

- DOOR SCHEDULES
REFER TO SHEET A-10.01
- WINDOW SCHEDULES
REFER TO SHEET A-10.02

INTERIOR WALL ELEVATIONS

- ALL TYPES
REFER TO SHEET A-11 & A-12

HEARING IMP.		ACCES. & HEAR. IMP.	
			
ROOM #	CODE	ROOM #	CODE
310	KING	101	ACC DO
114	DO	102	ACC K
		103	ACC KWK

HEARST

