



Jenna L. Arcangeli, EIT
3425 Federal Road
Houston, TX 77504
j.arcangeli@jmoralesinc.com
713.947.6606

June 18, 2018

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

To whom it may concern:

This letter is written on behalf of Paul Singh, to the Planning & Zoning Commission of City of Deer Park Ordinance to request an application for zoning amendment for the property owned at "X East Boulevard" which is a 0.8683 Acre tract of land out of Lot 594, in the City of Deer Park, Texas, as shown in *Exhibit A* survey. The description and purpose of the use restriction sought to be varied is Single Family SF1. We ask that the Planning & Zoning Commission give us the courtesy of reviewing the following specifics about the property and consider this matter.

Paul Singh seeks support for his future business endeavors which require the lot of land to be rezoned from residential to commercial. A zoning amendment will allow Mr. Singh the ability to sell his property to Steven Fillingame, who intends to use the property for light commercial activities. Conditions exist at this property which have limited interest and use in the past. The peculiar conditions that exist are the size and shape of the lot and the use of the nearby lots which are zoned for commercial and City purposes. Simply stated, this particular lot does not seem suitable for residential use because of the surrounding areas. Without the amendment, the exceptional circumstances and conditions which apply to this land will further restrict the sale & development of the property, thus resulting in a hardship for Mr. Singh. Please see *Exhibit C*: Deer Park Zoning map. Due to the size of the lot and the nearby zoning it is believed that the only way Mr. Singh will be able to benefit materially from this property is to have it rezoned and sold to Mr. Fillingame.

An amendment for this property will enable Mr. Singh to sell his property to Mr. Fillingame, who intends to develop the land and construct a tasteful facility where skilled mechanics can perform specialty machine services in an airconditioned environment, as shown in *Exhibit D*. The proposed structure has an Eve height of 26'-7", which is less than several other commercial properties in the nearby vicinity. Also, we would like to propose a privacy fence of tasteful material to ensure that the commercial activities will be shielded from residential properties. As such, it has been determined that an amendment for the rezoning and future construction will not impair an adequate supply of light and air to the adjacent properties, nor increase the hazard from fire, increase congestion and traffic hazards, and otherwise impair the public health, safety, and general welfare of the community.



The current property is zoned as a Single Family SF1 with the contiguous property zoned as General Commercial. As such, this amendment will not injure the adjacent property or the neighborhood as several lots nearby are also zoned as General Commercial. Additionally, if granted, we hope you determine that this amendment will be in harmony with the general purpose and intent of Deer Park Planning & Zoning Commission and not interfere substantially with the overall comprehensive plan laid out by City Planners. Please see the current zoning configuration shown in *Exhibit C*, submitted as an aid for your review of this matter.

An unnecessary hardship rests upon the applicant and unless this amendment is approved the land in question cannot yield a reasonable return. The literal interpretation of the provisions in the City of Deer Park Planning & Zoning Commission may unintentionally deprive the applicant the rights commonly enjoyed by other properties located on the same street and within the same general vicinity. We believe that granting the amendment will not confer or bestow onto the applicant any special privileges that would otherwise be denied by the Planning & Zoning Commission to other lands, structures, or buildings on the same street.

In summary, this letter is written because the property under evaluation is one that may be unable to yield a reasonable return if used only for the purpose allowed in the zone where the property is located. Please consider the future endeavors of Mr. Singh and approve this amendment.

Thank you very much for your consideration in this matter.

Sincerely,

Jenna Lynn Arcangeli, EIT

Attachments:

- Exhibit A: Survey
- Exhibit B: Project Location
- Exhibit C: Deer Park Zoning Map
- Exhibit D: Architectural Drawings
- Exhibit E: Application for Amendment
- Exhibit F: Certificate of Ownership (Release of Lien)

EXHIBIT A: Survey

CITY OF DEER PARK

ReZoning



LN- 001289 -2018

PERMIT #: LN- 001289 -2018

ISSUED DATE:

PROJECT:

EXPIRATION DATE :

PROJECT ADDRESS: 1701 EAST BLVD

OWNER NAME: Paul Singh

CONTRACTOR:

ADDRESS: 1701 East Blvd

ADDRESS:

CITY: DEER PARK

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Request To Rezone 1701 East Blvd
From Sf1 To Gc

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

EXHIBIT B: Project Location

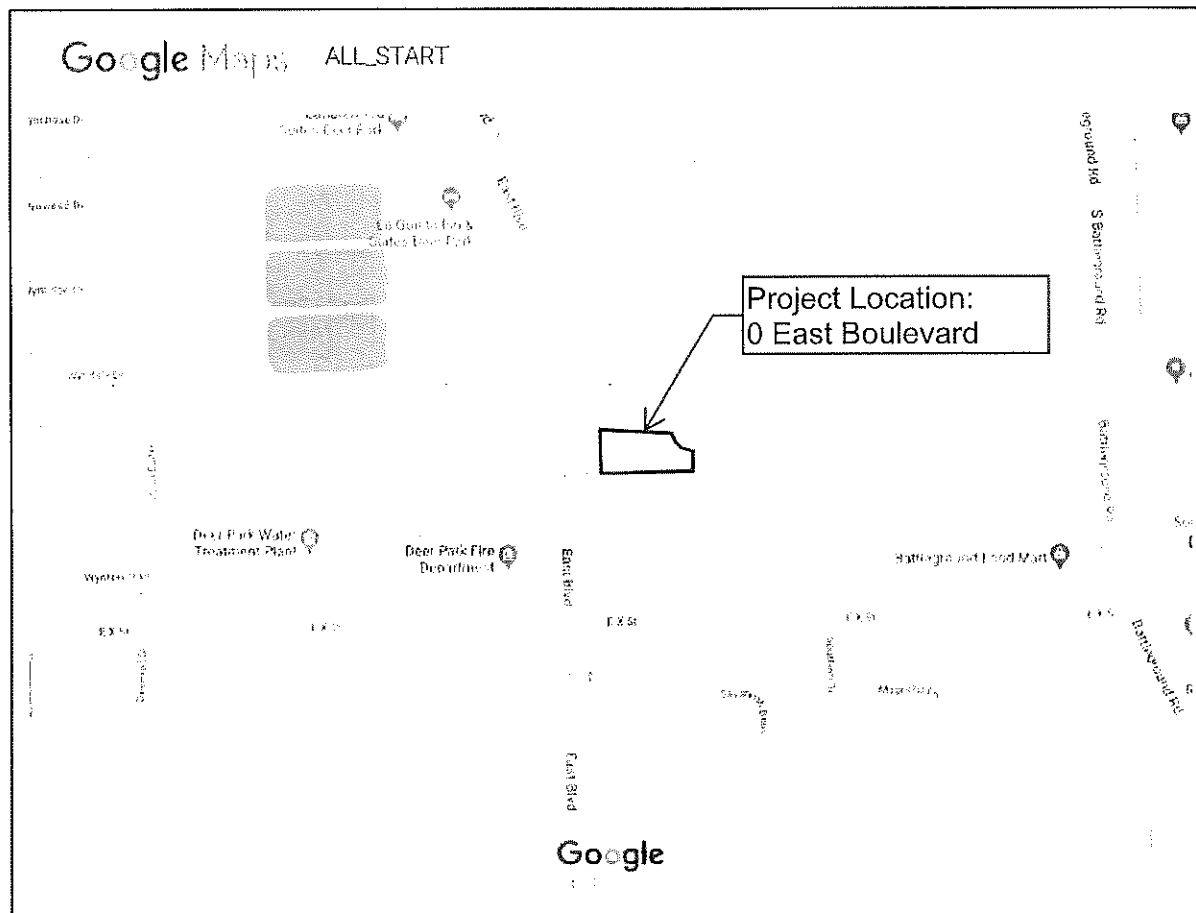
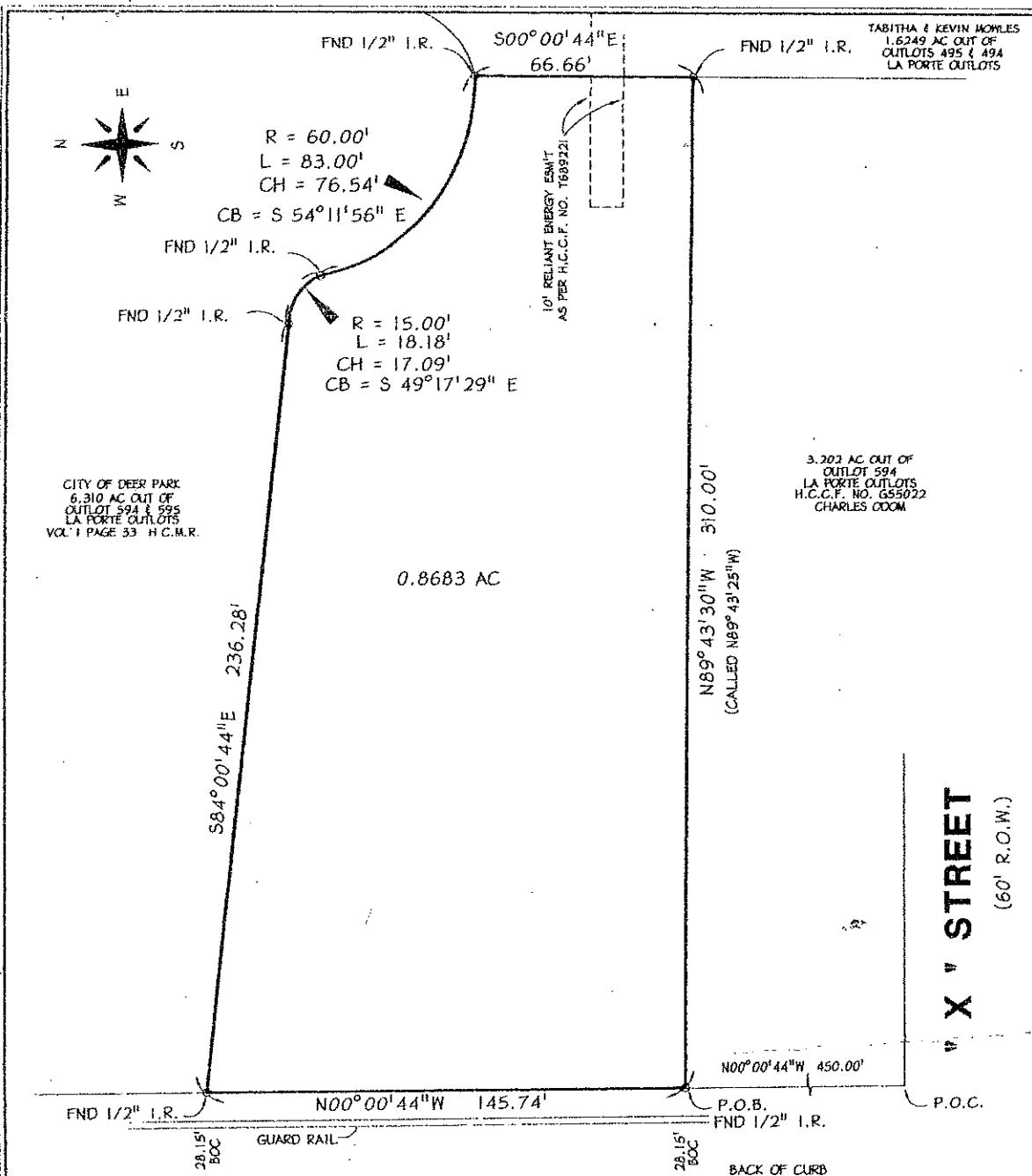


EXHIBIT B: Location Map

EXHIBIT C: Deer Park Zoning Map

EXHIBIT D: Architectural Drawings



EAST BOULEVARD

(60' R.O.W.)

SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0930J DATED 11-6-96, THE TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

NOTE:
-BASIS FOR BEARINGS: ASSUMED AS DEEDED
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:
U.E. - UTILITY EASEMENT
A.E. - UNOBSTRUCTED AERIAL EASEMENT
B.L. - BUILDING LINE
X - CHAIN LINK FENCE
(ALL AS PER RECORDED PLAT OF SUBDIVISION)



CHARLES E. BATES

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4110
4923 LUELLA AVENUE DEER PARK, TEXAS 77536
(281) 479-5135 FAX: (281) 479-3275

BORROWER:

MICHAEL J. DUSEK
AND DANA D. DUSEK

ADDRESS:

0 EAST BOULEVARD

SURVEY OF:

0.8683 ACRES OF LAND
OUT OF LOT 594
OF THE OUTLOTS TO THE
TOWN OF LA PORTE
(SEE EXHIBIT "A" METES & BOUNDS)

RECORDING

VOL.: 1 PAGE 33 M/R

SURVEY & ABSTRACT

N. CLOPPER SURVEY, A-196

CITY	COUNTY	STATE
DEER PARK	HARRIS	TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SIGNED: *Charles E. Bates*
CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4110

SCALE: DATE: DRAWN: CHECKED:

1"=40' 4-9-02 DB JR

G.F. NUMBER
2002 CS 471174-J
AMERICAN TITLE COMPANY

JOB NO.
2002198

EXHIBIT "A"
FIELD NOTE DESCRIPTION

OF 0.8683 ACRES OF LAND BEING A PORTION OF LOT 594 OF THE OUTLOTS TO THE TOWN OF LA PORTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 33, OF THE MAP RECORDS HARRIS COUNTY, TEXAS. SAID 0.8683 ACRES ALSO BEING OUT OF A CALLED 40.826 ACRES CONVEYED BY DEED DATED MAY 5, 1978 TO W.R. COFFEY, TRUSTEE, AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. F586178, SAID 0.8683 ACRES BEING LOCATED IN THE N. CLOPPER SURVEY; ABSTRACT NO. 198, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a 5/8 inch iron rod found for the southeast corner of a called 3.0580 acres tract (Parcel 7) conveyed by deed dated September 12, 1979, to The City of Deer Park as recorded in Harris County Clerks File No. G1636493. Said iron rod also being at the intersection of the north line of East "X" Street (based on a 80.00' R.O.W.) and the east line of East Boulevard (based on a 150.00' R.O.W.). Said iron rod also being located South 89°43' 22" East, a distance of 150.00 feet, from the southwest corner of Lot 594, of said Out Lots to the Town of La Porte;

THENCE, N 00° 00' 44" W, along the east line of said East Boulevard for a distance of 450.01 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE, continuing, N 00° 00' 44" W, along the east line of said East Boulevard, for a distance of 145.74 feet to a 1/2 inch iron rod found for corner;

THENCE, S 84° 00' 44" E, a distance of 236.28 feet to a 1/2 inch iron rod found for the beginning of a curve to the right;

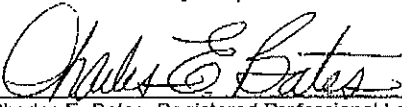
THENCE, along said curve having a central angle of 69° 27' 14", a radius of 15.00 feet, an arc length of 18.18 feet, a chord bearing of S 49° 17' 29" E, and a chord distance of 17.09 feet, to a 1/2 inch iron rod found for the reverse curve;

THENCE, along said curve having a central angle of 79° 15' 39", a radius of 60.00 feet, an arc length of 83.00 feet, a chord bearing of S 54° 11' 56" E, and a chord distance of 76.54 feet to a 1/2 inch iron rod found for corner;

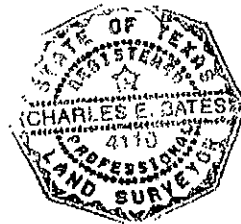
THENCE, S 00° 00' 44" E, for a distance of 66.66 feet to a 1/2 inch iron rod found for corner;

THENCE, N 89° 43' 30" W, (called N89°43'25"W), along the north line of a tract of land conveyed by deed dated May 28th, 1980, from James R. Funderburk, to Charles E. Odom, as recorded in Harris County Clerk's File No. G55022 of the Harris County Deed Records, for a distance of 310.00 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 37,823 square feet or 0.8683 acres of land.

Dated this the 9th day of April 2002.



Charles E. Bates, Registered Professional Land Surveyor No. 4110
Job # 2002198

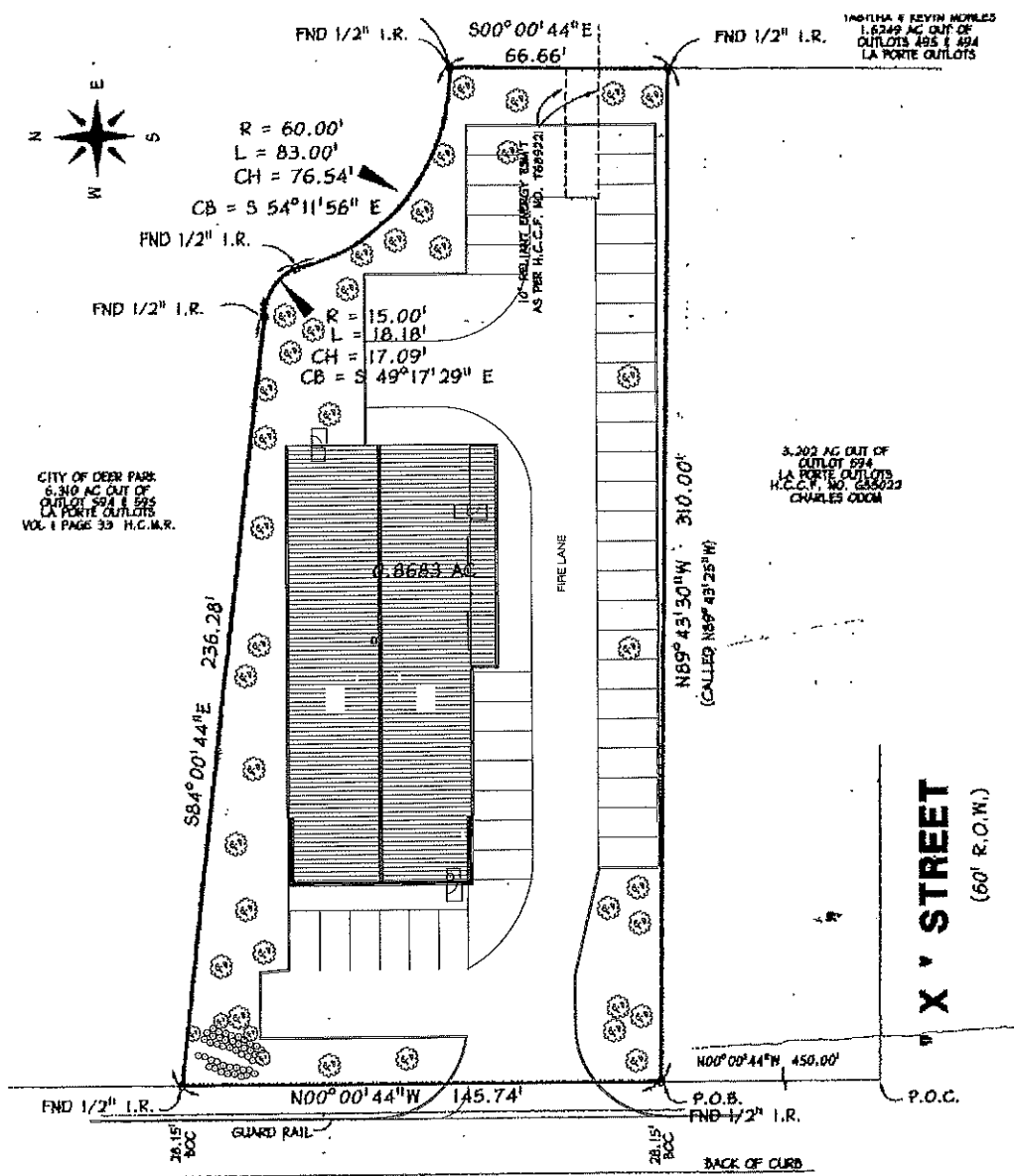
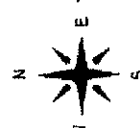


NOT FOR CONSTRUCTION
 PRELIMINARY SITE PLAN
 DRAWINGS ISSUED FOR
 RECORD ONLY

NO.	DATE	DESCRIPTION
1	11/11/14	PRELIMINARY SITE PLAN
2	11/11/14	REVISIONS
3	11/11/14	REVISIONS
4	11/11/14	REVISIONS
5	11/11/14	REVISIONS
6	11/11/14	REVISIONS
7	11/11/14	REVISIONS
8	11/11/14	REVISIONS
9	11/11/14	REVISIONS
10	11/11/14	REVISIONS

PRELIMINARY SITE PLAN

A1.0



EAST BOULEVARD

(60' R.O.W.)

SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS.

ACCORDING TO FLOOD INSURANCE RATE MAP 140201C0930J DATED 11-6-96, THE TRACT HEREBY SURVEYED LIES WITHIN ZONE 1 AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

Matthew J. Morales
David R. Morales

NOTE:
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LEGEND:
 U.E. - UTILITY EASEMENT
 A.E. - UNOBTAINED AERIAL EASEMENT
 B.L. - BUILDING LINE
 P - PUD PERM
 X - CHAIN LINK FENCE
 (ALL AS PER RECORDED PLAT OF SUBDIVISION)

PRELIMINARY SITE PLAN 05

11/11/14

USERS: SURVEY
 DATE: 11/11/14
 FILE: 11/11/14

EXHIBIT E: Application for Amendment

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: _____

(I and/or We) PAUL SINGH, Stephen Fillingame hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

0 East Blvd, Deer Park, Tx 77536.

TR 594, LA PORTE OUTLOTS

Acreage = 0.8683, 37824 sq. ft.

parcel ID = 023-144-000-0592-001.

Census Tract/Block = 482013428.

Currently zoned as residential Request to be zoned to Commercial.

Deed Restrictions on the above described property are as follows:

none

(I and/or We) Stephen Fillingame. 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.

6/19/18.

Date

Paul Singh.

Property Owner's Signature

Jenna B. Arcangeli
Owner's Designated Representative (if any)

Other Representative (if any)

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

EXHIBIT F: Certificate of Ownership

RELEASE OF LIEN

STATE OF TEXAS

COUNTY OF: HARRIS

2EE
In consideration of the payment in full of the indebtedness described in and secured by the liens created by the instruments hereinafter mentioned, upon the property hereinafter described, the subscriber as the legal owner and holder of such indebtedness does hereby release from the operation of the lien thereby created, the real property described in the instruments of record in the office of the County Clerk of Harris County, Texas, as follows to-wit: One certain promissory note in the principal amount of \$56,000.00, executed by Paul Singh and wife, Baljinder Kaur, and payable to Chasewood Bank, which note is secured by a Deed of Trust, dated 03/30/2014 instrument 20140286003, and filed and recorded in the office of the County Clerk of Harris County, Texas

Covering the Property Described as Follows:

0.8683 ACRES OF LAND BEING A PORTION OF LOT 594 OF THE OUTLOTS TO THE TOWN OF LA PORTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS OF HARRIS COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

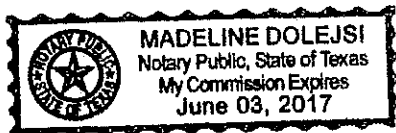
EXECUTED this the 6th day of January, 2015
THE CHASEWOOD BANK

Bob Tyer
Bob Tyer, President

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, A Notary Public in and for said County and State, on this day personally appeared BOB TYER, PRESIDENT AND CEO, of The Chasewood Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of January, 2015

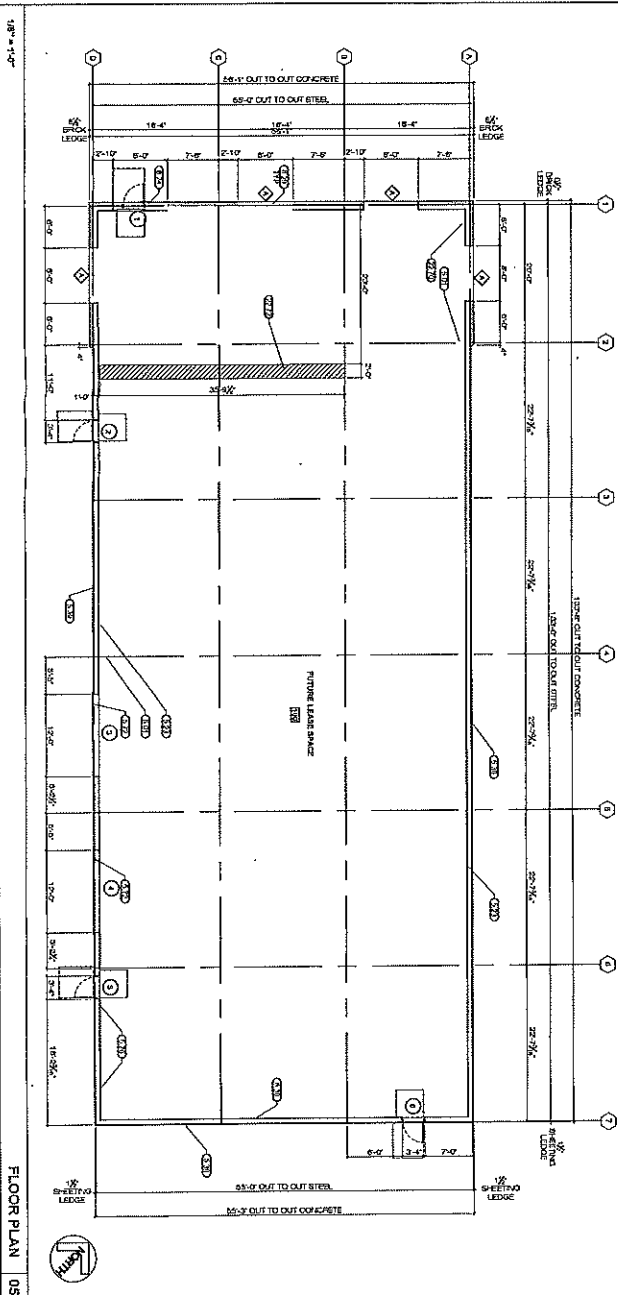


Madeline Dolejsi
Notary Public in and for Harris County, Texas

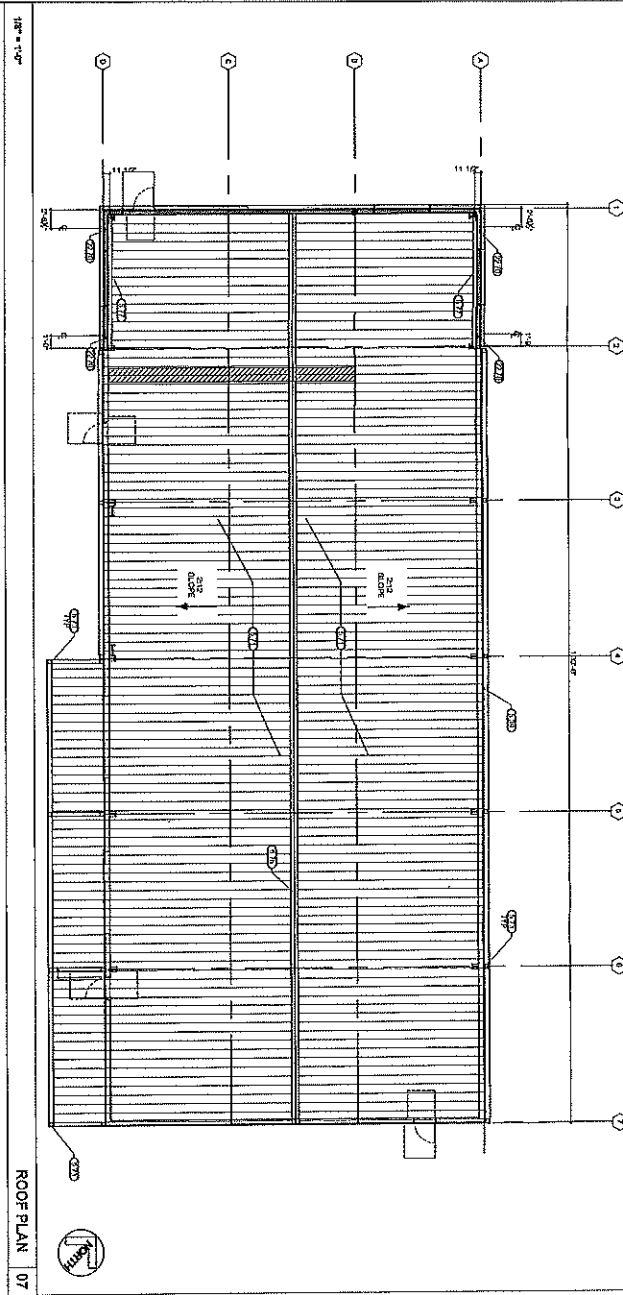
RETURN TO: ✓✓

Paul Singh
19511 Remington Park Drive
Houston, TX 77073

RECORDED - 09-01-02-03



FLOOR PLAN 05



ROOF PLAN 07

GENERAL NOTES 02

NOT FOR CONSTRUCTION

FOR INFORMATION ONLY

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS

BEFORE CONSTRUCTION OF ANY PART OF THE PROJECT

AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS

AT ALL TIMES

THESE NOTES ARE FOR INFORMATION ONLY

AND DO NOT CONSTITUTE A CONTRACT

OR A WARRANTY OF ANY KIND

THE USER AGREES TO HOLD THE ARCHITECT HARMLESS

FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES

WHICH MAY BE ASSERTED AGAINST THE ARCHITECT

AS A RESULT OF THE USER'S NEGLIGENCE OR MISUSE OF THIS DRAWING

OR ANY OTHER CAUSE WHATSOEVER

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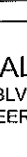
OR ANY OTHER CAUSE WHATSOEVER

ALL-START
EAST BLVD AT EAST X STREET
DEER PARK, TX 77536

J. MORALES
ARCHITECTS - ENGINEERS - SURVEYORS
3425 Federal Street, Houston, Texas 77064
(713) 947-6606 jmoralesinc.com

A2.0

FLOOR
& ROOF
PLAN

[illegible]

NOT FOR CONSTRUCTION

ALL-START
EAST BLVD AT EAST X STREET
DEER PARK, TX 77536



J. MORALES
ARCHITECTS • ENGINEERS • SURVEYORS
3425 Federal Street, Houston, Texas 77004
(713) 713-9476 jmoralesinc.com

ODOM CHARLES E TR
12019 NOVA DR
HOUSTON TX, 77077-4007

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

DEER PARK CHURCH CHRIST
617 AVON ST
DEER PARK TX, 77536-4373

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

BENAVIDES JAVIER & JESSICA
1315 JEFFERSON AVE
PASADENA TX, 77502-4310

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

BEDFORD THOMAS C
PO BOX 70
DEER PARK TX, 77536-0070

ROY BRETT & STACEY M
2401 SAVANNAH BND
DEER PARK TX, 77536-1728

TURRENTINE DAVID B & MELISSA
2413 SAVANNAH BND
DEER PARK TX, 77536-1728

SINGH PAUL
19511 REMINGTON PARK DR
HOUSTON TX, 77073-4317

CITY OF DEER PARK
PARCEL 2
DEER PARK TX, 77536-0700

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

BEDFORD THOMAS C
PO BOX 70
DEER PARK TX, 77536-0070

CITY OF DEER PARK
PO BOX 700
DEER PARK TX, 77536-0700

HILL JR L A
30103 MISTY MEADOW DR
MAGNOLIA TX, 77355-2739

CITY OF DEER PARK
PO BOX 770
DEER PARK TX, 77536

DEER PARK CHURCH OF CHRIST
PO BOX 636
DEER PARK TX, 77536-0636

MORENO JUAN C & MARICELA B
2413 E X ST
DEER PARK TX, 77536-2205

VENTO ALEX L
2535 VIOLET ST
PASADENA TX, 77503-3738

KYTE JOE G & GWEN
2417 E X ST
DEER PARK TX, 77536-2205

WALKER SHANNON L &
JENNIFER
2405 SAVANNAH BND
DEER PARK TX, 77536-1728

SHOCKLEY JOE D & LINDA D
2409 SAVANNAH BND
DEER PARK TX, 77536-1728