



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

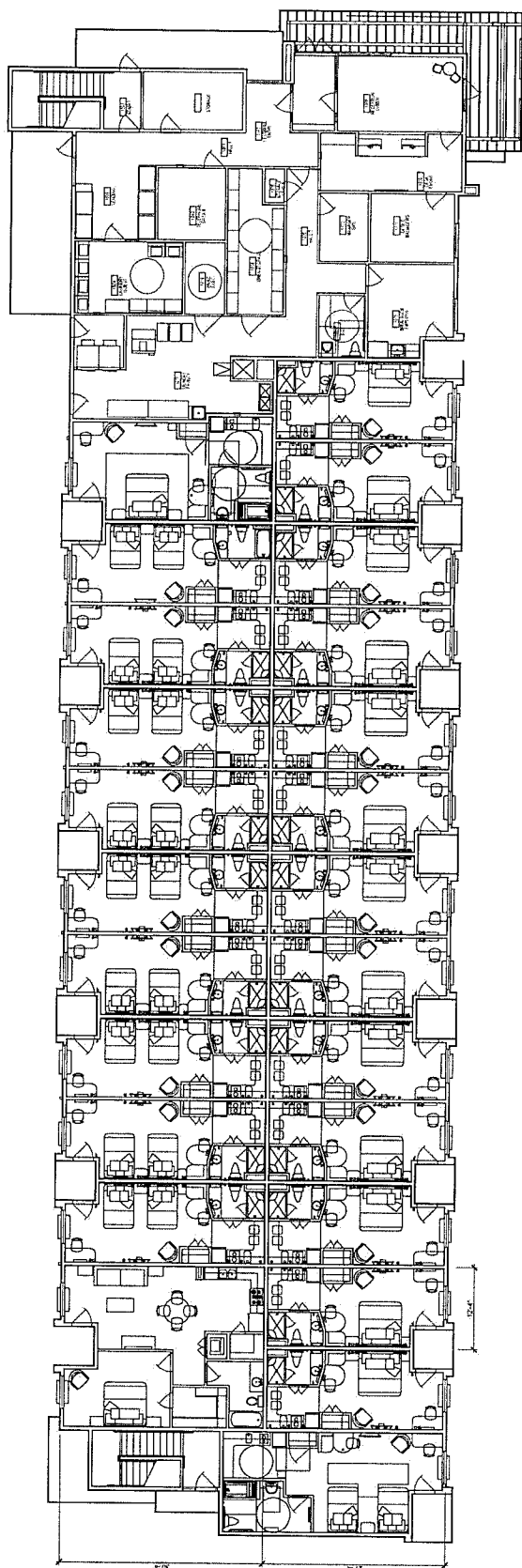
TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270

ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

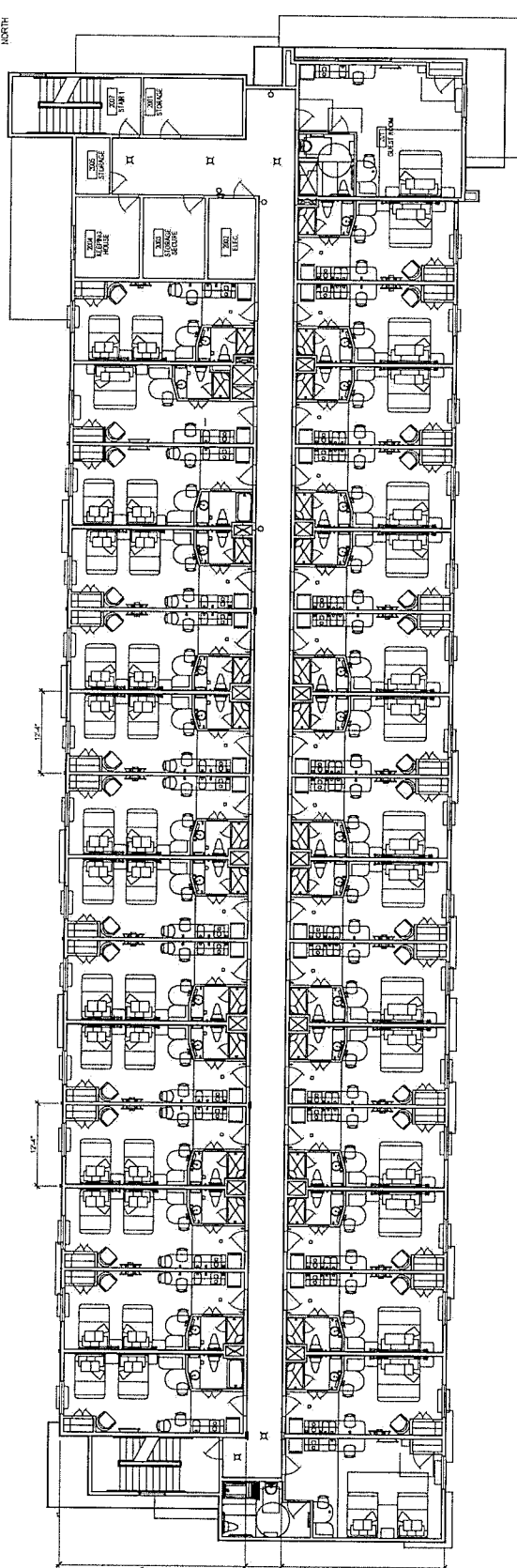
You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

1 SITE PLAN
SCALE 1"=20'-0"



FIRST FLOOR PLAN

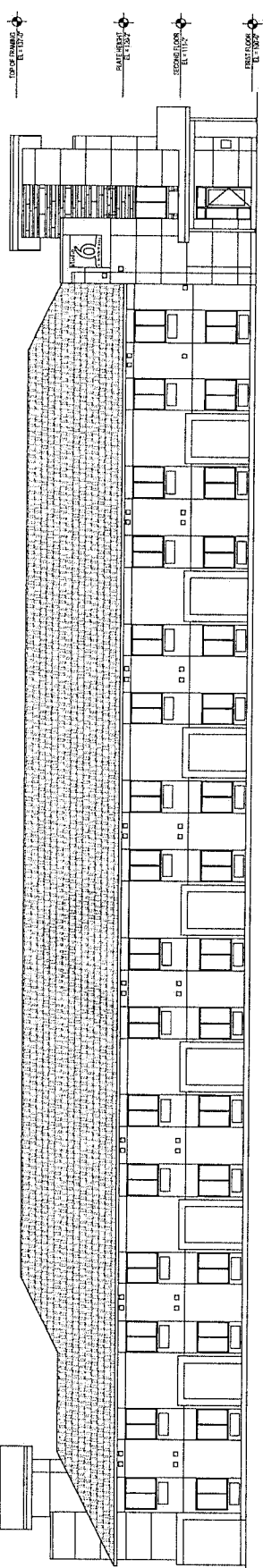


① SECOND FLOOR PLAN

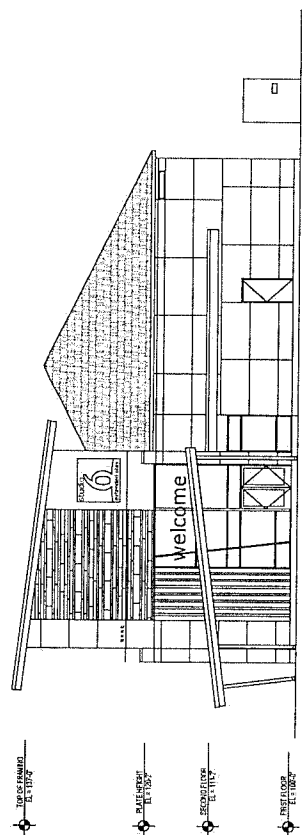
ISSUES	1	2	3	4	5	6	7	8	9	10

NOT FOR CONSTRUCTION
FOR OWNER OR FRANCHISE REVIEW ONLY

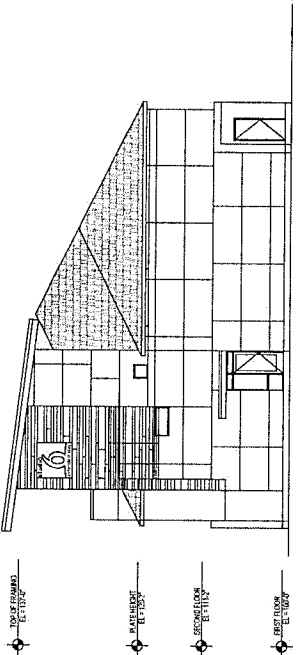
2017030022 PROJECT NUMBER
DATE
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NUMBER
A4.01



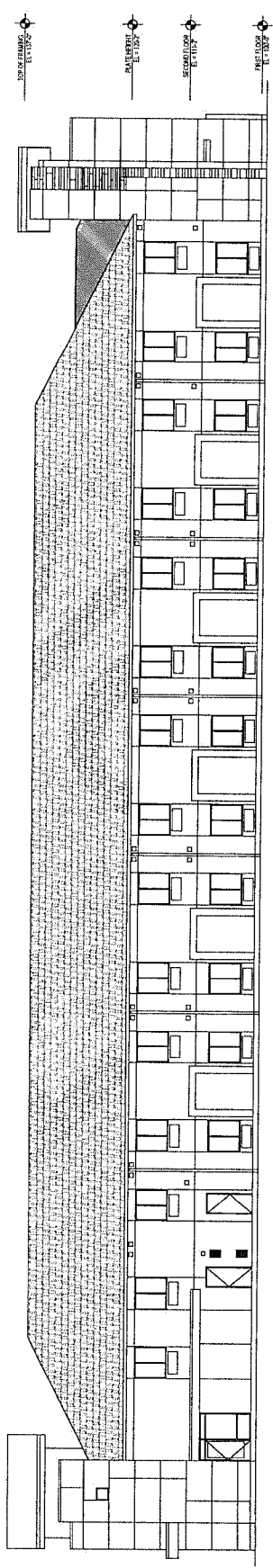
2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



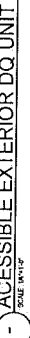
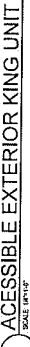
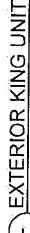
2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



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

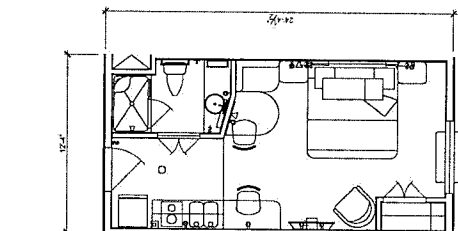
ROOM #	CODE
101	ACC DQ
102	ACC K
103	ACC KWK

ROOM #	CODE
110	KING
114	EQ

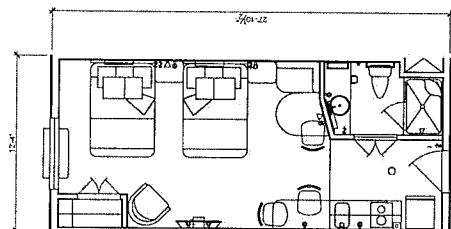
INTERIOR WALL ELEVATIONS
REFER TO SHEET A-11 & A-12

WALL TYPES
REFER TO SHEET A-7

KEYED NUMBERS
REFER TO FINISHING LEGEND



INTERIOR KING UNIT



INTERIOR DQ UNIT

CONSTRUCTION NOTES:

- [illegible]

SPECIAL NOTES:

- ALL GUEST ROOMS & BATHROOMS FOR ACCESSIBLE & HEARING IMPAIRED ROOMS HAVE AN AUDIBLE & VISUAL ALARM ACTIVATED BY THE IN-ROOM SMOKE DETECTION & AN AUDIBLE & VISUAL ALARM ACTIVATED BY THE BLOOD FIRE ALARM SYSTEM.
- ALL GUEST ROOMS & BATHROOMS FOR ACCESSIBLE & HEARING IMPAIRED ROOMS FOR VISUAL ALARM, NOTIFICATION DEVICES & TELEPHONES.
- INSTALL 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 STAND WITH DRAWERS (257 B1)
8	WALL HANGER RACK WITH HOOK HANGERS
9	CHINA CABINETS & PANTRY (257 B1)
10	STOVE
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99	STOVE
100	STOVE

ALL DIMENSIONS ARE FROM FACE
OF STUD TO FACE OF STUD.
ALL ELEVATIONS MAY BE SHOWN
S OPPOSITE HAND.
VERIFY WITH FLOOR PLANS.
REFER TO T1.01 AND T1.02 FOR
ACCESSIBLE ROOM ADJUSTMENTS
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-7

ROOM #	CODE
101	ACC DO
102	ACC K
103	ACC KWK

HEARING IMP. ACCESS. & HEAR. IMP.

PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
ROHM & HAAS MONUMENT AREA PO BOX 370 DEER PARK, TX. 77536-0370			VAZQUEZ AARON & ROSALINA 801 GROVE ST DEER PARK, TX. 77536-3215			STUEBING MARJORIE L 803 GROVE ST DEER PARK, TX 77536-3215		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
PIEPER ERNEST B 809 GROVE ST DEER PARK, TX. 77536-3215			R & E HOLT INVESTMENTS LLC 2309 S BATTLEGROUND RD LA PORTE, TX. 77571-9475			VALDEZ JUAN & MARIA 817 GROVE ST DEER PARK, TX 77536-3215		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
GALLOWAY KATHY 4210 CANDLEWOOD LN MANVEL, TX 77578-5606			GREEN JAMES E & GERALDINE J 1517 CONCORD ST DEER PARK, TX 77536-4726			SCHALES O E 610 S KAUFMAN DR DEER PARK, TX 77536-4237		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
OCCUCENTERS I LP 5080 SPECTRUM DR STE 1200W ADDISON, TX 75001-4624			OZZIE ROTH LLC 5161 SAN FELIPE ST STE 320 HOUSTON, TX 77056-3640			GARCIA HECTOR M 5109 CRESTWAY DR LA PORTE, TX 77571-2805		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
JUMON PROPERTIES LLC 714 CENTER ST DEER PARK, TX 77536-2746			PATEL FAMILY LIVING TRUST 5450 VISTA RD PASADENA, TX 77505-2262			GALLION CRYSTAL 813 ELM ST DEER PARK, TX 77536-3133		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
PHILLIPS GARY JR 817 ELM ST DEER PARK, TX 77536-3133			SETO TAK H & SAU L 234 KINGFISHER DR SUGARLAND, TX 77478-4710			DELAROSA LAWANDA TAYLOR VIOLET COOMBS ESTATE OF 810 ELM STREET DEER PARK, TX 77536-3134		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
MOORE ROBERT S SR 814 ELM ST DEER PARK, TX 77536-3134			MOORE FLOYD F 4903 BLACK ROCK ST BAYTOWN, TX 77536-8514			MUNOZ RUBEN H 801 DUTCH ST DEER PARK, TX 77536-3123		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
HERNANDEZ JUAN M & ARACELY 805 DUTCH ST DEER PARK, TX 77536-3123			SMITH GRAYSON 809 DUTCH ST DEER PARK, TX 77536-3123			ANTHONY JENNIFER J 817 DUTCH ST DEER PARK, TX 77536-3123		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
BRIGHT ROBERT N 821 DUTCH ST DEER PARK, TX 77536-3123			BYERLEY LINDSEY ANN 813 DUTCH ST DEER PARK, TX 77536-3123			GONZALEZ SHEYLA Y 123 W 8 TH ST DEER PARK, TX 77536-2662		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
MCPEARSON D & RAMONDA PO BOX 154 DEER PARK, TX 77536-0154			B & A CORPORATION 15765 EAST FWY #I-10 CHANNELVIEW, TX 77530-4126			DAVIS MAXINE L 1126 BRENDA DR DEER PARK, TX 77536-4316		

PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
HICKMAN CLYDE & TESSA			BERMUDEZ PEDRO & MARIA			HILL DONNIE		
PO BOX 60209			1710 ASBURY LN			2434 TAYLOR LN		
CORPUS CHRISTI, TX 78466			DEER PARK, TX 77536-3653			DEER PARK, TX 77536-4917		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
CANDELARIO JOSE & MARIA			CURRENT OWNER			AARIOLA MARIA & JOSE		
837 ELM ST			PO BOX 591026			842 ELM ST		
DEER PARK, TX 77536-3133			HOUSTON, TX 77259-1026			DEER PARK, TX 77536-3134		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
RODEA JOSE & IRMA			RODEN-REYNOLDS MELISSA			NOLAND JAMES & YAVONNE		
838 ELM ST			834 ELM ST			830 ELM ST		
DEER PARK, TX 77536-3134			DEER PARK, TX 77536-3134			DEER PARK, TX 77536-3134		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
PEREZ ALBERTO & MARTHA			MC GEE GARY			MULTI INVESTMENTS GRP LP		
102 S MILL RD			2720 N SHERIDAN RD			3302 SUMMIT DR		
ADDISON, IL 60101-3227			TULSA, OK 74115-2313			MISSOURI CITY, TX 77459-4039		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
ROHM & HAAS MONUMENT AREA			MENDEZ ROBERT & ROSIE			GONZALES ALBERTO & VICTORIA		
PO BOX 58346			834 GROVE ST			830 GROVE ST		
HOUSTON, TX 77258-8346			DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3216		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
HILOW ASHLEY A			FORD KENNETH & LISA			BELTRAN DANIEL R		
826 GROVE ST			822 GROVE ST			818 GROVE ST		
DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3216		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
CASTANEDA ALFONSO & BLANCA			RAMIREZ MARIA D			BECKHAM WINSTON H		
814 GROVE ST			810 GROVE ST			806 GROVE ST		
DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3216		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
CORLEY MARK			SMITH DAVID ALTON			DOVER P B JR		
802 GROVE ST			802 ELM ST			PO BOX 57		
DEER PARK, TX 77536-3216			DEER PARK, TX 77536-3134			DEER PARK, TX 77536-0057		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
LESTER KYLE W & TRACY A			STORY JOHN & SANDRA			WILLIAMS STEPHEN & MARIA		
705 N KAUFMAN DR			1306 LOVELY LN			1714 N PARK SIDE DR		
DEER PARK, TX 77536-4229			DEER PARK, TX 77536-3675			DEER PARK, TX 77536-5434		
PH	7.02.18	6:10	PH	7.02.18	6:10	PH	7.02.18	6:10
DOWNES MATTHEW A			ALMARAZ GARZA M. I.			ARREOLA JOSE L & MARIA A		
129 E 10 TH ST			8595 LAWRENCE DR			2814 WENTWORTH LN		
DEER PARK, TX 77536-3201			BEAUMONT, TX 77708-1823			PASADENA, TX 77506-3140		