

# CITY OF DEER PARK

## ReZoning



LN- 002323 -2018

PERMIT #: LN- 002323 -2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 202 E THIRTEENTH ST

OWNER NAME: Magnum Enterprise Inc

CONTRACTOR:

ADDRESS: 1305 Avenue H

ADDRESS:

CITY: South Houston

CITY:

STATE : TX

STATE :

ZIP: 77587

ZIP:

PHONE:



### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Rezoning To Community Service To  
Office & Professional - 202 E 13Th St

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)



*...an integrated design/build firm*

November 8, 2018

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

Re: Letter of Intent for Rezoning  
Magnum Enterprises, Inc.  
202 E. 13th St.  
Deer Park, TX 77536

Commission Members:

Magnum Enterprises, Inc. has entered into an agreement to sell the 26,698 sf parcel at 202 E. 13th St. to Shell Federal Credit Union. Magnum Enterprises agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

Magnum Enterprises has designated SLI Group, Inc. to represent them in the rezoning process.

We respectfully submit the attached Application for Amendment to the City of Deer Park, Texas Zoning Ordinance.

Thank you,  
**SLI Group, Inc.**

A handwritten signature in black ink, appearing to read "Chris Adams", is written over the printed name.

Chris Adams

**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) Magnum Enterprises, Inc. hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block 1 Palm Terrace, Harris County containing 26,698 square feet of land, HCAD

Parcel number 0934900000037.

This parcel is further described in the attached Metes and Bounds.

Currently zoned as CS - Community Service Request to be zoned to OP - Office & Professional

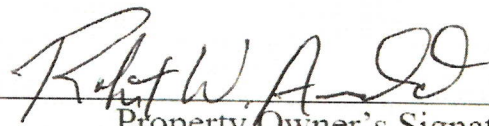
Deed Restrictions on the above described property are as follows:

Volume 72, Page 47 of the Map Records of Harris County, Texas and by instrument(s) filed for record under Harris County Clerk's File No(s) B185611, B298085, B383827 and P190282.

See attachment

(I and/or We) Magnum Enterprises, Inc. 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.

10/30/2018  
Date

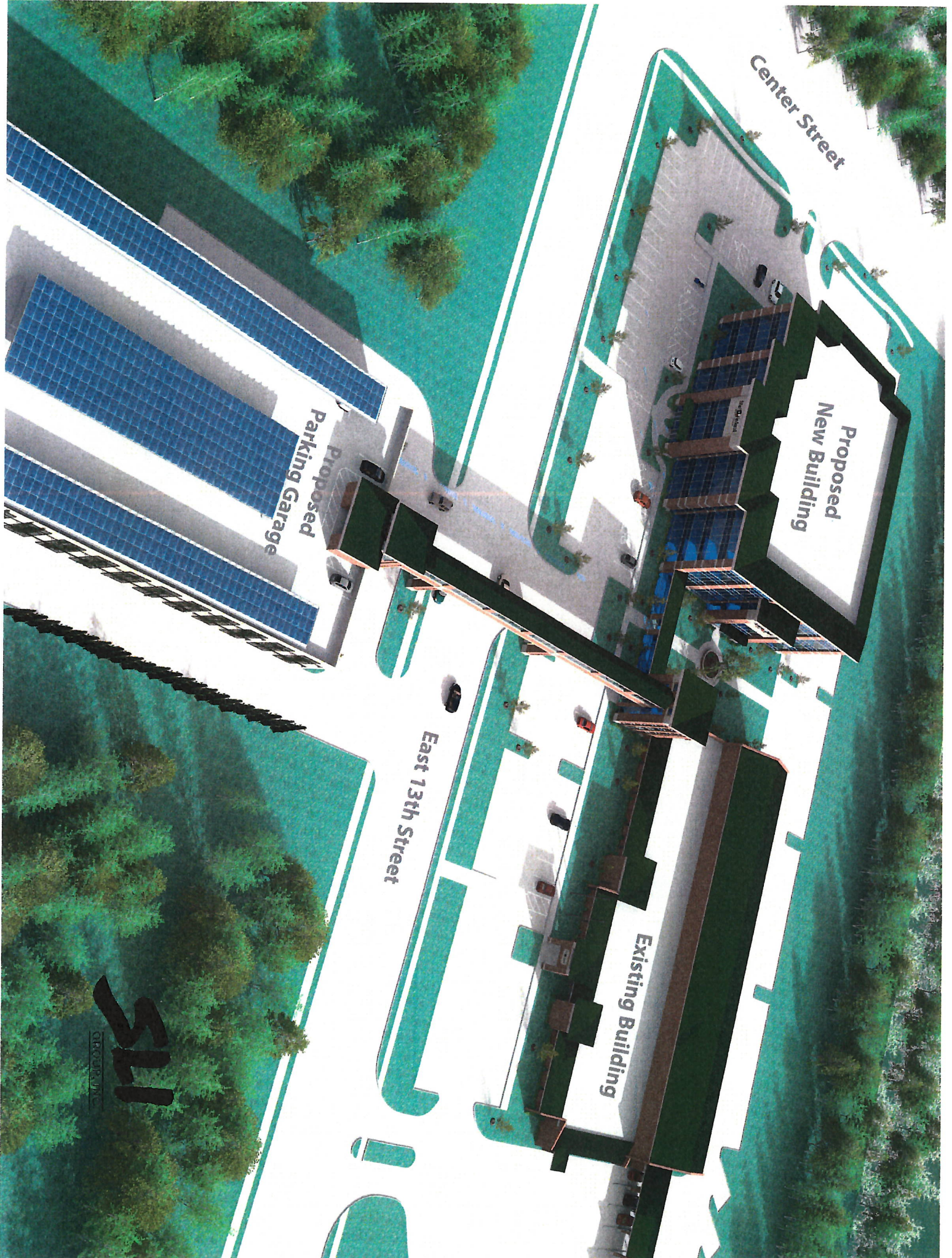
  
Property Owner's Signature

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

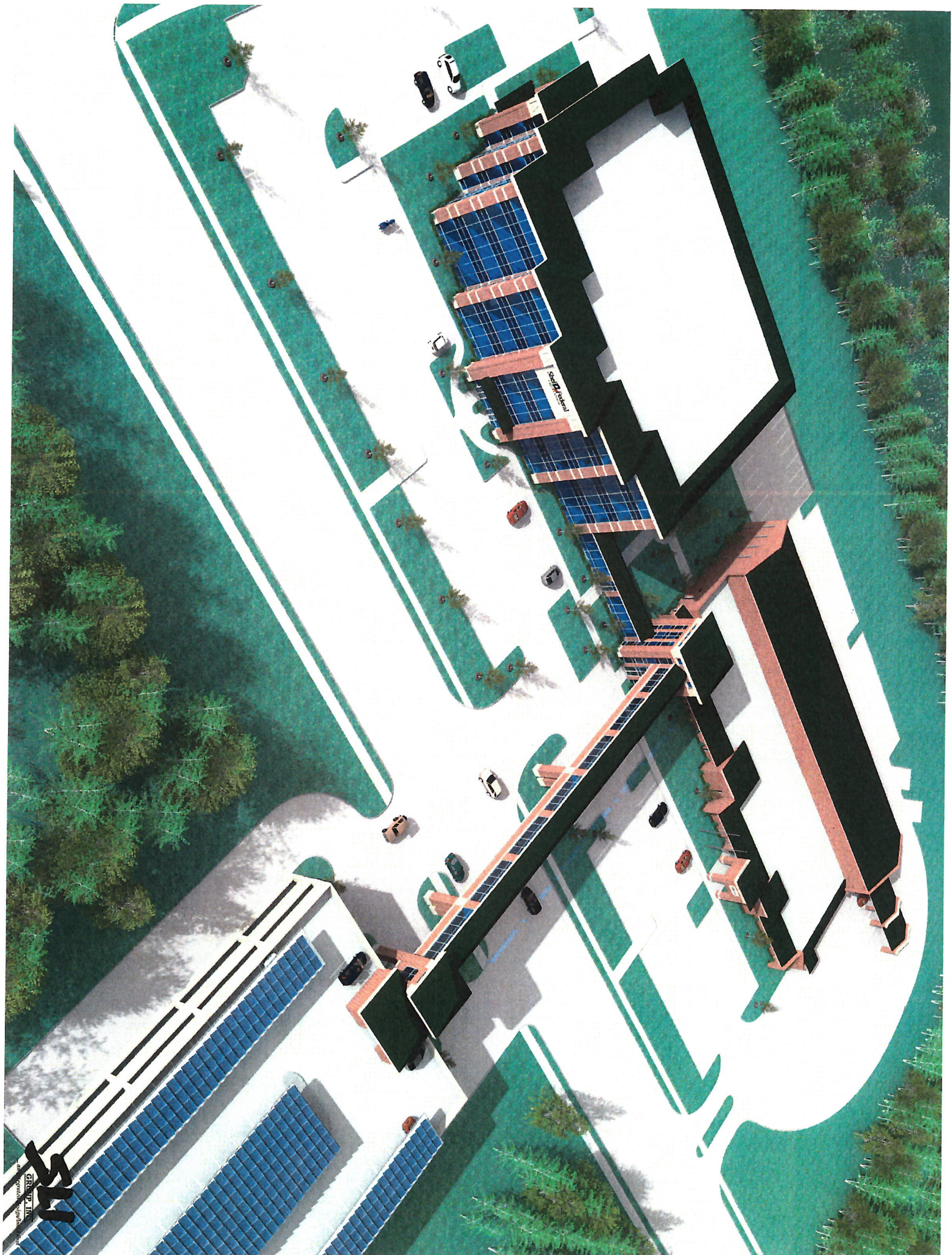
Other Representative (if any)





311  
GROUP, LLC









GROUP, INC.

311





GROUP, INC.

311





East 13th Street



HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0934900000037**

Tax Year: 2018

 **Print**

Owner and Property Information									
Owner Name & Mailing Address: <b>MAGNUM ENTERPRISES INC 1305 AVENUE H SOUTH HOUSTON TX 77587-4623</b>					Legal Description: <b>RES B8 BLK 1 PALM TERRACE</b> Property Address: <b>202 E 13TH ST # 6 DEER PARK TX 77536</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8003 -- Land Neighborhood Section 3		6	26,698 SF	0	0	9000.01	6055C	538K

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
<b>None</b>	002	DEER PARK ISD		Supplemental: 10/05/2018	1.556700	1.538700
	040	HARRIS COUNTY		Supplemental: 10/05/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Supplemental: 10/05/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Supplemental: 10/05/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Supplemental: 10/05/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Supplemental: 10/05/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Supplemental: 10/05/2018	0.183335	0.179329
	054	CITY OF DEER PARK		Supplemental: 10/05/2018	0.720000	0.720000

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

**Valuations**

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	33,373		Land	33,373	
Improvement	0		Improvement	0	
Total	33,373	33,373	Total	33,373	33,373

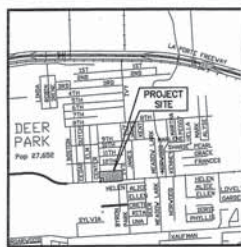
**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	26,698	1.00	1.00	0.25	Restr or Non-Conf	0.25	5.00	1.25	33,373.00

**Building**

Vacant (No Building Data)





# HARRIS COUNTY, TEXAS VICINITY MAP NOT TO SCALE

## GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND SHOULD BE SUBMITTED TO ALL INTERESTED PARTIES FOR REVIEW AND COMMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE, SOUTH CENTRAL ZONE, NAD83.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 17000-01-01, THE SUBJECT TRACT IS LOCATED WITHIN A 1% ANNUAL FLOOD HAZARD ZONE. THE DETERMINATION WAS MADE BY GRAPHING PLATTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD HAZARD ZONE MAY BE SUBJECT TO CHANGE DUE TO CHANGES IN FLOOD HAZARD DATA OR CHANGES IN FLOOD HAZARD ZONE DETERMINATION METHODS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1088-202 WHICH SPECIFICALLY PLATING AND SETBACK CONSTRAINTS. PROPOSED USES OF THIS TRACT WILL BE DETERMINED BY THE CITY OF HOUSTON. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
5. READY-MADE IMPROVEMENTS AND UTILITIES WERE LOCATED WITHIN THIS SURVEY. NO ADDITIONAL FLOODING INFORMATION OR INFORMATION WAS PROVIDED BY HARRIS COUNTY SERVICES, INC.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES RECOVERED ON THE SURVEY. IT DOES NOT INCLUDE THE INADEQUACIES THAT MAY BE PRESENT DUE TO THE PORTABILITY OF THE BOUNDARY INFORMATION.
8. FINDINGS SHOWN HEREON WITH UNUSUAL SIZES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FORCE MAY MEASURED BETWEEN MEASURED LOCATIONS.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST WHOLE NUMBER ARE FINISHED ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY GROUP, INC. AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY NOT BE KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES UNDERGROUND PIPE DUCTS WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF DUCT OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE UTILITY PLANS. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE UTILITY PLANS.

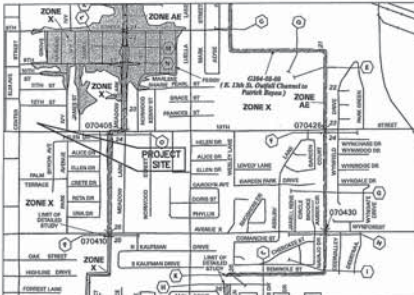
## BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 070405, BEING AN BRASS DISK, FOUND AT SH 225 AND CENTER STREET SOUTH 0.7 MILES TO WEST 13TH STREET, THEN EAST ON 13TH STREET 0.4 MILES TO MEADOWLARK AND CONCRETE DITCH ON THE LEFT (NORTH). MONUMENT IS NORTH OF 13TH STREET ON THE EAST END OF THE MEADOWLARK HAVING A SUBJECTED ELEVATION OF 26.52 FEET NAVD 1988 (2001 ADJUSTED).

T.B.M. "A" = CUT "BOX" ON TOP OF EXISTING INLET ON THE NORTH SIDE OF 13TH STREET APPROXIMATELY 130 FEET SOUTHWEST FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT ELEV. = 26.48'

T.B.M. "B" = RAILROAD SPIKE IN POWER POLE ON THE EAST SIDE OF CENTER STREET APPROXIMATELY 8.50 FEET NORTHWEST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT ELEV. = 26.47'

## FLOOD INFORMATION



**FIRM FLOOD INSURANCE RATE MAP**  
HARRIS COUNTY, TEXAS  
AND UNINCORPORATED AREAS

DATE: 07/04/05  
SCALE: 1" = 100'

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