

# CITY OF DEER PARK

## ReZoning



LN- 002320-2018

PERMIT #: LN- 002320 -2018

ISSUED DATE: November 13, 2018

PROJECT:

EXPIRATION DATE : November 13, 2019

PROJECT ADDRESS: 202 E THIRTEENTH ST STE B

OWNER NAME: W D Lawther

CONTRACTOR:

ADDRESS: Po Box 430

ADDRESS:

CITY: Deer Park

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:



### PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Rezoning From Community Service  
To Office & Professional - 202 E 13T  
h Ste B

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)



...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  
Tristram Lawther 1992 Trust  
~~1421 Center St.~~ 202 E 13 #B  
Deer Park, TX 77536

Commission Members:

Tristram Lawther 1992 Trust has entered into an agreement to sell the 52,697 sf parcel at 1421 Center St. to Shell Federal Credit Union. The Trust agreed to rezone the property prior to the sale from Community Service (CS) to Office Professional (OP).

The Trust 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) Tristram Lawther 1992 Trust hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Reserve B8 Block Palm Terrace, Harris County containing 52,697 square feet of land, HCAD

Parcel number 0934900000027.

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; in Volume 4043, Page 272, Volume 4288, Page 280 and Volume 4474, Page 488, all of the Deed Records of Harris County, Texas and under Harris County Clerk's File No. P190282.

See attachment

(I and/or We) Tristram Lawther 1992 Trust 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.

11/8/18

Date

W D Lawther

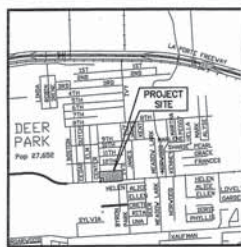
Property Owner's Signature

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)





# 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 GRAPHIC PLOTTING 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 FLOOD HAZARD ZONE DETERMINATION.
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 FLOOD HAZARD ZONE DETERMINATION.
5. READY-MADE IMPROVEMENTS AND UTILITIES WERE LOCATED WITHIN THIS SURVEY. NO ADDITIONAL FLOODING, ELEVATION OR LOCATION 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 SIZE WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF WARE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIRM SPEC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF BURIED UTILITY INFORMATION. UTILITY LINES MAY BE LOCATED AT THE TIME OF THE SURVEY. SURVEYOR HAS NOTIFIED UTILITY COMPANIES OF THE LOCATION OF OTHER UTILITY INFORMATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

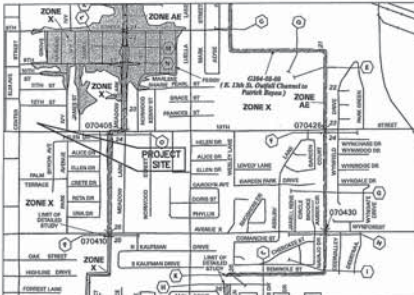
## BENCHMARK INFORMATION

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. = 28.84'

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. = 28.40'

## FLOOD INFORMATION



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

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

PROJECT SITE

070405

070406

070407

070408

070409

070410

070411

070412

070413

070414

070415

070416

070417

070418

070419

070420

070421

070422

070423

070424

070425

070426

070427

070428

070429

070430

070431

070432

070433

070434

070435

070436

070437

070438

070439

070440

070441

070442

070443

070444

070445

070446

070447

070448

070449

070450

070451

070452

070453

070454

070455

070456

070457

070458

070459

070460

070461

070462

070463

070464

070465

070466

070467

070468

070469

070470

070471

070472

070473

070474

070475

070476

070477

070478

070479

070480

070481

070482

070483

070484

070485

070486

070487

070488

070489

070490

070491

070492

070493

070494

070495

070496

070497

070498

070499

070500

070501

070502

070503

070504

070505

070506

070507

070508

070509

070510

070511

070512

070513

070514

070515

070516

070517

070518

070519

070520

070521

070522

070523

070524

070525

070526

070527

070528

070529

070530

070531

070532

070533

070534

070535

070536

070537

070538

070539

070540

070541

070542

070543

070544

070545

070546

070547

070548

070549

070550

070551

070552

070553

070554

070555

070556

070557

070558

070559

070560

070561

070562

070563

070564

070565

070566

070567

070568

070569

070570

070571

070572

070573

070574

070575

070576

070577

070578

070579

070580

070581

070582

070583

070584

070585

070586

070587

070588

070589

070590

070591

070592

070593

070594

070595

070596

070597

070598

070599

070600

070601

070602

070603

070604

070605

070606

070607

070608

070609

070610

070611

070612

070613

070614

070615

070616

070617

070618

070619

070620

070621

070622

070623

070624

070625

070626

070627

070628

070629

070630

070631

070632

070633

070634

070635

070636

070637

070638

070639

070640

070641

070642

070643

070644

070645

070646

070647

070648

070649

070650

070651

070652

070653

070654

070655

070656

070657

070658

070659

070660

070661

070662

070663

070664

070665

070666

070667

070668

070669

070670

070671

070672

070673

070674

070675

070676

070677

070678

070679

070680

070681

070682

070683

070684

070685

070686

070687

070688

070689

070690

070691

070692

070693

070694

070695

070696

070697

070698

070699

070700

070701

070702

070703

070704

070705

070706

070707

070708

070709

070710

070711

070712

070713

070714

070715

070716

070717

070718

070719

070720

070721

070722

070723

070724

070725

070726

070727

070728

070729

070730

070731

070732

070733

070734

070735

070736

070737

070738

070739

070740

070741

070742

070743

070744

070745

070746

070747

070748

070749

070750

070751

070752

070753

070754

070755

070756

070757

070758

070759

070760

070761

070762

070763

070764

070765

070766

070767

070768

070769

070770

070771

070772

070773

070774

070775

070776

070777

070778

070779

070780

070781

070782

070783

070784

070785

070786

070787

070788

070789

070790

070791

070792

070793

070794

070795

070796

070797

070798

070799

070800

070801

070802

070803

070804

070805

070806

070807

070808

070809

070810

070811

070812

070813

070814

070815

070816

070817

070818

070819

070820

070821

070822

070823

070824

070825

070826

070827

070828

070829

070830

070831

070832

070833

070834

070835

070836

070837

070838

070839

070840

070841

070842

070843

070844

070845

070846

070847

070848

070849

070850

070851

070852

070853

070854

070855

070856

070857

070858

070859

070860

070861

070862

070863

070864

070865

070866

070867

070868

070869

070870

070871

070872

070873

070874

070875

070876

070877

070878

070879

070880

070881

070882

070883

070884

070885

070886

070887

070888

070889

070890

070891

070892

070893

070894

070895

070896

070897

070898

070899

070900

070901

070902

070903

070904

070905

070906

070907

070908

070909

070910

070911

070912

070913

070914

070915

070916

070917

070918

070919

070920

070921

070922

070923

070924

070925

070926

070927

070928

070929

070930

070931

070932

070933

070934

070935

070936

070937

070938

070939

070940

070941

070942

070943

070944

070945

070946

070947

070948

070949

070950

070951

070952

070953

070954

070955

070956

070957

070958

070959

070960

070961

070962

070963

070964

070965

070966

070967

070968

070969

070970

070971

070972

070973

070974

070975

070976

070977

070978

070979

070980

070981

070982

070983

070984

070985

070986

070987

070988

070989

070990

070991

070992

070993

070994

070995

070996

070997

070998

070999

071000

071001

071002

071003

071004

071005

071006

071007

071008

071009

071010

071011

071012

071013

071014

071015

071016

071017

071018

071019

071020

071021

071022

071023

071024

071025

071026

071027

071028

071029

071030

071031

071032

071033

071034

071035

071036

071037

071038

071039

071040

071041

071042

071043

071044

071045

071046

071047

071048

071049

071050

071051

071052

071053

071054

071055

071056

071057

071058

071059

071060

071061

071062

071063

071064

071065

071066

071067

071068

071069

071070

071071

071072

071073

071074

071075

071076

071077

071078

071079

071080

071081

071082

071083

071084

071085

071086

071087

071088

071089

071090

071091

071092

071093

071094

071095

071096

071097

071098

071099

071100

071101

071102

071103

071104

071105

071106

071107

071108

071109

071110

071111

071112

071113

071114

071115

071116

071117

071118

071119

071120

071121

071122

071123

071124

071125

071126

071127

071128

071129

071130

071131

071132

071133

071134

071135

071136

071137

071138

071139

071140

071141

071142

071143

071144

071145

071146

071147

071148

071149

071150

071151

071152

071153

071154

071155

071156

071157

071158

071159

071160

071161

071162

071163

071164

071165

071166

071167

071168

071169

071170

071171

071172

071173

071174

071175

071176

071177

071178

071179

071180

071181

071182

071183

071184

071185

071186

071187

071188

071189

071190

071191

071192

071193

071194

071195

071196

071197

071198

071199

071200

071201

071202

071203

071204

071205

071206

071207

071208

071209

071210

071211

071212

071213

071214

071215

071216

071217

071218

071219

071220

071221

071222

071223

071224

071225

071226

071227

071228

071229

071230

071231

071232

071233

071234

071235

071236

071237

071238

071239

071240

071241

071242

071243

071244

071245

071246

071247

071248

071249

071250

071251

071252

071253

071254

071255

071256

071257

071258

071259

071260

071261

071262

071263

071264

071265

071266

071267

071268

071269

071270

071271

071272

071273

071274

071275

071276

071277

071278

071279

071280

071281

071282

071283

071284

071285

071286

071287

071288

071289

071290

071291