

# CITY OF DEER PARK

## ReZoning



LN- 002325 -2018

PERMIT #: LN- 002325 -2018

ISSUED DATE:

PROJECT:

EXPIRATION DATE:

PROJECT ADDRESS: 202 E THIRTEENTH ST STE A

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:

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

SQ FT:

0

VALUATION:

\$ 0.00

### PERMIT FEES

TOTAL FEES: \$ 1,000.00

PAID: \$ 1,000.00

BALANCE: \$ 0.00

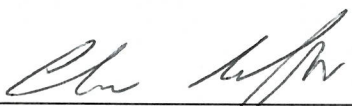
**ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET**

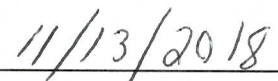
### NOTICE


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  
Magnum Enterprises, Inc.  
~~0 E. 13th St.~~  
Deer Park, TX 77536

202 E 13 #A

Commission Members:

Magnum Enterprises, Inc. has entered into an agreement to sell the 20,268 sf parcel at 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 company 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 B8-1 Block 1 Palm Terrace, Harris County

containing 20,268 square feet of land, HCAD Parcel Number 0934900000039.

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

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Robert W. Adams  
Property Owner's Signature

Other Representative (if any)

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0934900000039**

Tax Year: 2018



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 B8-1 BLK 1 PALM TERRACE</b> Property Address: <b>0 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®
F1 -- Real, Commercial	8003 -- Land Neighborhood Section 3	E	6	20,268 SF	2,400	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
None	002	DEER PARK ISD		Supplemental: 09/07/2018	1.556700	1.538700
	040	HARRIS COUNTY		Supplemental: 09/07/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Supplemental: 09/07/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Supplemental: 09/07/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Supplemental: 09/07/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Supplemental: 09/07/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Supplemental: 09/07/2018	0.183335	0.179329
	054	CITY OF DEER PARK		Supplemental: 09/07/2018	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	101,340		Land	101,340	
Improvement	180,567		Improvement	185,356	
Total	281,907	281,907	Total	286,696	286,696

## 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	4336	SF	20,268	1.00	1.00	1.00	--	1.00	5.00	5.00	101,340.00

## Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2002	Car Wash (Manual)	Car Wash - Self Serve	Average	2,400	Displayed

## Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Market Adjustment	15% Market Adjustment
Heating Type	None

Building Areas	
Description	Area
BASE AREA PRI	2,400





NORTH

40 80 120 FEET

HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
NOT TO SCALE

### GENERAL NOTES

- [illegible]

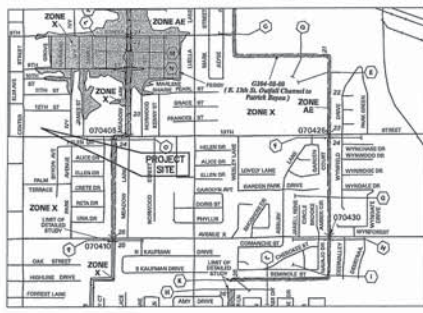
## BENCHMARK INFORMATION

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 PUBLISHED 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 136 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



**NATIONAL FLOOD INSURANCE PROGRAM**

**PARCEL 0001**

## FIRM

### FLOOD INSURANCE RATE MAP


HARRIS COUNTY,  
TEXAS

AND INCORPORATED AREAS

**PARCEL 000 OF 1000**

ADDRESS	APRIL 1971	JULY 1971
FIRM	000	1
FIRM	000	1

This is a Flood Insurance Rate Map (FIRM) prepared by the Federal Insurance Administration, Federal Emergency Management Agency, Department of Housing and Urban Development, for the National Flood Insurance Program.



MAP NUMBER  
HARRIS COUNTY  
JULY 1971

MAP NUMBER  
JULY 1971

Federal Emergency Management Agency

### LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- |  |  |  |  |
|--|--|--|--|
| <p>  BOLT<br/>  WRENCH<br/>  WATER<br/>  WRENCH<br/>  FIRE<br/>  WATER<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/> </p> | <p>  BOLT<br/>  WRENCH<br/>  WATER<br/>  WRENCH<br/>  FIRE<br/>  WATER<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/> </p> | <p>  BOLT<br/>  WRENCH<br/>  WATER<br/>  WRENCH<br/>  FIRE<br/>  WATER<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/> </p> | <p>  BOLT<br/>  WRENCH<br/>  WATER<br/>  WRENCH<br/>  FIRE<br/>  WATER<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/>  WRENCH<br/> </p> |
|--|--|--|--|

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 6.4143 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 50, DEER PARK OUTLOTS, AS RECORDED UNDER FILE NO. 86, PG. 177 HARRIS COUNTY, TEXAS, RECORDS, SITUATED IN THE 14TH TOWNSHIP, 10TH RANGE, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 6.4143 ACRES, AS RECORDED IN H.C.F.C. NO. F36420, WITH SAID 6.4143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ADJ. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83):

- BEGINNINGS AT A FOUND AXLE ON THE NORTH LINE OF 15TH STREET (80 P.O.W.) AND THE SOUTHWEST CORNER OF A CALLED LOT 1 OF BLOCK 1, WALKER ADDITION (UNRECORDED SUBDIVISION) CONVEYED TO KATHLEEN STEGALL, AS RECORDED IN H.C.F.C. NO. N943764, SAME BEING THE SOUTHEAST CORNER OF SAID 4.8113 ACRE TRACT

THENCE ALONG THE NORTH R.O.W. LINE OF SAID 13TH STREET, SOUTH 86 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 501.00 FEET TO 1/2 INCH IRON PIPE FOUND, MARKING THE SOUTHEAST CORNER OF A CALLED 15,825 SQ. FT. CONVEYED TO JOHN S. BROWN, AS RECORDED IN U.C.C.F. NO. J827118 AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING FROM THE NORTH R.O.W. LINE OF SAID 13TH STREET, NORTH 60 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A MAG. NAIL IN THE SOUTHEAST CORNER OF SAID 15,825 SQ. FT. TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 15,825 SQ. FT. TRACT, SOUTH 88 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 128.00 FEET TO A 1/2 INCH HIGH IRON ROD FOUND ON THE EAST R.O.W. LINE OF CENTER STREET (100 R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 15,825 SQ. FT. TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID CENTER STREET, NORTH 02 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF OUTLOT 86, OF SAID DEER PARK OUTLOTS, MARKING THE SOUTHWEST CORNER OF A CALLED TRACT 1, CONVEYED TO THE CITY OF DEER PARK, TEXAS, AS RECORDED IN H.C.C.F. NO. E285034, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING AWAY FROM THE EAST B.O.W. LINE OF SAID CONCRETE STREET, NORTH 86 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 728.00 FEET TO A POINT OF BEGINNING; THENCE, LEAVING SAID POINT OF BEGINNING, NORTH 86 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF CALLED LOT 4 CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.F. NO. 1982666, AND THE SOUTHWEST CORNER OF A CALLED 1214 IVY AVENUE, DEER PARK, TEXAS, CONVEYED TO ROGER G. CARROLL, AS RECORDED IN H.C.F. NO. 1982666, AND THE SOUTHWEST CORNER OF CALLED 1214 IVY AVENUE, DEER PARK, TEXAS, CONVEYED TO KENNETH HOWARD WEBER, AS RECORDED IN H.C.F. NO. 1982666, AND THE NORTHEAST CORNER OF CALLED 1214 IVY AVENUE, DEER PARK, TEXAS, CONVEYED TO KENNETH HOWARD WEBER, AS RECORDED IN H.C.F. NO. 1982666, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG THE WEST LINE OF SAID OULOT NO. 80, SOUTH 02 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.843 ACRES OR 202,175 SQUARE FEET, AS SHOWN ON SURVEY, JOB NO. 448344WC, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

4800770; FILED IN THE OFFICES OF RINGROSE LAND SERVICES, INC.

### SURVEYOR'S CERTIFICATION

TO: SU GROUP, INC.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO OTHER ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.



**Windrose Land Services, Inc.**  
3500 Wilford Dr., Ste. 325  
Houston, Texas 77042  
Phone (713) 458-2281 Fax (713) 481-1154

**Professional Development Consultants**  
Land Surveying, Platting, Project Management, GIS Services

STANDARD LAND SURVEY OF  
4.6413 AC. / 202,175 SQ. FT.  
SITUATED IN THE GEORGE M. PATRICK SURVEY  
ABSTRACT NO. 624  
HARRIS COUNTY, TEXAS

REVISIONS		
DATE	REASON	B

FILED BY: CP	CHECKED BY: MAJ	JOB NO. 44834WC
DRAWN BY: TLE	FIELD DATE: 01-24-2012	SHEET NO. 1 OF 1