

CITY OF DEER PARK

ReZoning



LN-002321-2018

PERMIT #: LN-002321-2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 1241 CENTER ST

OWNER NAME: Shell Federal Credit Union

CONTRACTOR:

ADDRESS: Po Box 578

ADDRESS:

CITY: Deer Park

CITY:

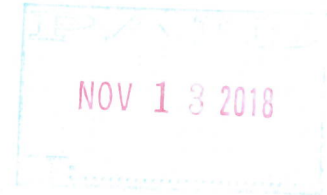
STATE : TX

STATE :

ZIP: 77536-0578

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Rezone From Gc To Op - Office And Professional

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



...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
Shell Federal Credit Union
1241 Center St.
Deer Park, TX 77536

Commission Members:

Shell Federal Credit Union intends to rezone the property at 1241 Center Street from General Commercial (GC) to Office Professional (OP) as it is applying for the same with 301 E. 13th Street.

If the rezoning is approved both properties will be re-platted as one. The credit union plans to construct an approximately 100,000 sf building on the corner of Center and 13th Streets and a three-story parking garage on the south side of 13th St. with a covered walkway connecting it to the north side of the street. We understand if the rezoning is approved, variance requests and specific use permit applications will need to be subsequently submitted.

The credit union 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 a horizontal line.

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) Shell Federal Credit Union hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

— A TRACT OR PARCEL CONTAINING 0.3587 ACRES OR 15,625 SQUARE FEET OF LAND, —
— BEING PART OF AND OUT OF OUTLOT 90 OF DEER PARK, MAP OR PLAT THEREOF —
— RECORDED UNDER VOLUME 65, PAGE 177 OF THE HARRIS COUNTY DEED RECORDS —
— (H.C.D.R.) AND BEING ALL OF A CALLED 15,625 SQUARE FOOT TRACT OF LAND —
— CONVEYED TO JOHN D. BROGAN IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD —
— UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. J827119, SITUATED IN THE GEORGE —
— M. PATRICK SURVEY, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, WITH ALL BEARINGS —
— BASED ON A CALLED 4.641 ACRE TRACT OF LAND CONVEYED TO SHELL FEDERAL —
— CREDIT UNION IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER H.C.C.F. —
— NO. F936420;


Currently zoned as GC - General Commercial Request to be zoned to OP - Office & Professional

Deed Restrictions on the above described property are as follows:

N/A

(I and/or We) Shell Federal Credit Union 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


Property Owner's Signature

SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0113190000091

Tax Year: 2018

 **Print**

Owner and Property Information									
Owner Name & Mailing Address:				Legal Description:					
SHELL FEDERAL CREDIT UNION % JOHN BROGAN PO BOX 578 DEER PARK TX 77536-0578				TR 90A DEER PARK OUTLOTS 1241 CENTER ST DEER PARK TX 77536					
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	8001 -- Land Neighborhood Section 1		0	15,625 SF	0	0	9000.01	5955D	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	234,375		Land	234,375	
Improvement	0		Improvement	0	
Total	234,375	234,375	Total	234,375	234,375

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	8001 -- Land Neighborhood Section 1	4300	SF	15,625	1.00	1.00	1.25	Corner or Alley	1.25	12.00	15.00	234,375.00

Building

Vacant (No Building Data)

