

# CITY OF DEER PARK

## ReZoning



LN- 002322 -2018

PERMIT #: LN- 002322 -2018

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 301 E THIRTEENTH ST STE A

OWNER NAME: Shell Federal Credit Union

CONTRACTOR:

ADDRESS: Po Box 578

ADDRESS:

CITY: Deer Park

CITY:

STATE : TX

STATE :

ZIP: 77536

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Rezone From Gc To Op - Office And Professional - 301 E 13Th Ste A

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  
301 E. 13<sup>th</sup> St.  
Deer Park, TX 77536

Commission Members:

Shell Federal Credit Union was founded in Deer Park in 1937 with forty members contributing 25 cents each. Today the credit union has over 94,000 members, \$1 billion in assets and nearly 300 employees.

Over the years, the credit union expanded the home office building at 301 E. 13<sup>th</sup> street several times only to outgrow it again. To accommodate current needs and future growth, a new building will need to be constructed. The building and associated parking will require more land than the existing five acres.

With the credit union's roots and history based in Deer Park it prefers its headquarters remain on the existing site. They contracted to purchase three contiguous tracts totaling 2.2 acres across 13<sup>th</sup> St. with Magnum Enterprises and Tristram Lawther 1992 Trust. To accommodate the proposed development, we're requesting all the tracts be rezoned to Office & Professional (OP).

Plans are to construct an approximately 100,000 sf building on the corner of Center and 13<sup>th</sup> Streets and a three-story parking garage on the south side of 13<sup>th</sup> 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 and the owners of tracts under contract have 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", 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) 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 4.6413 ACRES OR 202,175 SQ. FT. OF LAND, BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS, AS RECORDED UNDER VOL. 65, PG. 177 HARRIS COUNTY DEED RECORDS, SITUATED IN THE GEORGE M. PARTRICK SURVEY LEAGUES GRANT, ABSTRACT NO. 624, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED 4.6413 ACRES, AS RECORDED IN H.C.C.F. NO. F936420, WITH SAID 4.6413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE, SOUTH CENTRAL ZONE (NAD83);

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

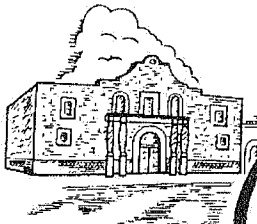
SLI Group, Inc. - Chris Adams

Owner's Designated Representative (if any)

Other Representative (if any)

No 43192

G.F. No. PB1855



# Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

## OWNER POLICY OF TITLE INSURANCE

### SCHEDULE A

Date of Policy January 19, 1979

Name of Insured: Shell Federal Credit Union

Amount: \$250,000.00

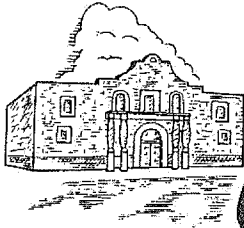
1. The estate or interest in the land insured by this policy is:  
Fee Simple

2. The land referred to in this policy is described as follows:

See Attached.

That certain tract of land known as Outlot 90 of the Town of Deer Park, SAVE AND EXCEPT that portion conveyed to ADA OIL COMPANY being a 125 foot by 125 foot tract recorded in Volume 5452, Page 524, Deed Records, out of the George M. Patrick Survey, A-624, Harris County, Texas as recorded by plat of the Outlots to the Town of Deer Park, in Volume 65, Page 177, of the Deed Records of Harris County, Texas and being more particularly described as follows:

COMMENCING at a point, said point being a nail in the concrete pavement and being the North line of Thirteenth Street ("Y" Street) 80 foot right-of-way and the East line of Center Street (West Avenue) 100 foot right-of-way;  
THENCE N 0°02'33" E along the East line of Center Street a distance of 125.00 feet to a half-inch iron rod for a corner, said point being the POINT OF BEGINNING of the herein described tract;  
THENCE continuing N 0°02'33" E along the East line of Center Street a distance of 175.00 feet to a three-fourths inch axle for a corner, said point being the Northwest corner of the herein described tract;  
THENCE N 89°59'52" E a distance of 726.00 feet to a point for a corner, said point being the Northeast corner of the herein described tract;  
THENCE S 0°02'33" W a distance of 300.00 feet to an axle for a corner, said point being on the North line of Thirteenth Street and the Southeast corner of the herein described tract;  
THENCE S 89°59'52" W along the North line of Thirteenth Street a distance of 601.00 feet to a half-inch iron rod for a corner;  
THENCE N 0°02'33" E a distance of 125.00 feet to a half-inch iron rod for a corner;  
THENCE S 89°59'52" W a distance of 125.00 feet to a half-inch iron rod and the POINT OF BEGINNING.  
Containing 4.641 acres of land, more or less.



Policy No. 43192

G.F. No. PB1855

# Alamo TITLE COMPANY

107 EAST TRAVIS STREET - SAN ANTONIO, TEXAS 78205

## OWNER POLICY OF TITLE INSURANCE

### SCHEDULE B

This policy is subject to the Conditions and Stipulations hereof, the terms and conditions of the leases or easements insured, if any, shown in Schedule A, and to the following matters which are additional exceptions from the coverage of this Policy:

1. Restrictive covenants affecting the land described or referred to above.

~~2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or any overlapping of improvements.~~

3. Taxes for the year 1979 and subsequent years.

4. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s): None-Cash

5. Rights of parties in possession.

6. 1/32nd royalty interest in and to all oil, gas and other minerals reserved in Volume 815, Page 653, of the Deed Records of Harris County, Texas.

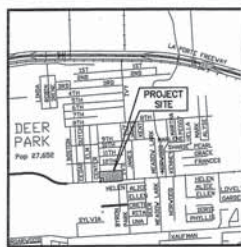
7. Subject to the zoning ordinances of the City of Deer Park, Texas.

8. Exception to encroachment as shown on the survey prepared by ToPo Company dated December 1, 1978.

ORIGINAL

Page 1 of Schedule B





# 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 RELEVANT REGULATIONS, REGULATIONS, STIPULATIONS, COVENANTS AND EASEMENTS CONTAINED THEREIN.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE 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. 4803000100, REVISION 04/01/00, THE SUBJECT TRACT IS LOCATED WITHIN AN UNDESIGNED FLOOD ZONE. THIS DETERMINATION WAS MADE BY GRAPHIC PLACING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD ZONE DOES NOT HAVE A PROPERTY OR STRUCTURE FLOOD ZONE AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD ZONE SHALL NOT BE A BASIS FOR THE PART OF INSURANCE LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 1089-202 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USES OF THIS TRACT WILL BE DETERMINED BY THE CITY OF HOUSTON. ANY ADJACENT STREETS, UTILITIES TO CITY OF HOUSTON BUILDING, ETC., WILL BE ESTABLISHED BY THE CITY OF HOUSTON. THE SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT. THE SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT. THE SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT.
5. READY-MADE IMPROVEMENTS AND UTILITIES WERE LOCATED WITHIN THIS SURVEY. NO ADJACENT FLOODING, ELEVATION OR LOCATION WAS PROVIDED BY INSURANCE LAND SERVICES, INC.
6. ENVIRONMENTAL AND GRASSLAND 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 RELIEVE THE SURVEYOR FROM THE RESPONSIBILITY TO THE PERSONAL ACCURACY OF THE BOUNDARY DEMONSTRATION.
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 HUNDREDTH ARE SURFACE 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, DATE WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF DATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DUTIES FOR LOCATION OF BURIED UTILITY AND FIRM OFFICE PRIOR TO THIS SURVEY. SURVEYOR CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SURVEY. SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT. THE SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT. THE SURVEYOR HAS NO CONTROL OVER THE CITY OF HOUSTON'S PLANNING DEPARTMENT.

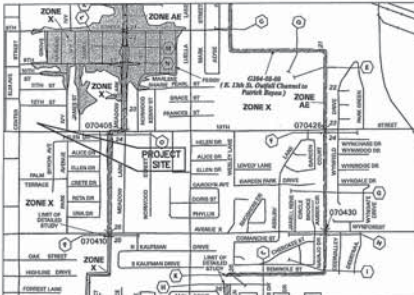
## BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON TSARP REFERENCE MARK NUMBER 0704005, 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

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SCALE: 1" = 100'

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