



May 7, 2019

City Council
City of Deer Park
710 E. San Augustine
Deer Park, TX 77536

Re: Specific Use Permit Applications on approximately 37 acres along the west side of Independence Parkway, north of SH 225 Proposal for use as) Bulk Warehouse.

To the Honorable City Council of Deer Park, Texas:

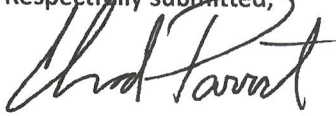
739 Independence, LLC ("Owner") owns approximately 36.96 acres of land located along the west side of Independence Parkway located north of State Highway 225 as depicted on the site plan attached hereto Exhibit "A" (the "Property"). Molto has submitted a petition for voluntary annexation into the City of Deer Park (the "City") for the Property. Upon completion of the annexation proceedings, the Property will be subject to the jurisdiction of the City of Deer Park and be subject to the City's Zoning Code, including the requirement to obtain the Special Use Permits requested in this application in order to develop the Property. Molto wishes to construct approximately 610,000 square feet of speculative bulk warehouse space as well as retain the option to accompany space for laydown yards on the Property (the "Project"). In accordance with this plan, Molto requests that the City of Deer Park ("City") issue a Specific Use Permit under Section 17.04 of the City's Zoning Code, for bulk warehouses, which require a Specific Use Permit to be granted by City Council under the City's Zoning Code.

The Property is unique in that while it will be a part of the City, it is surrounded on all sides by industrial developments that are not within city limits while being connected to the City by a thin strip of property also being annexed. Once developed, the Property will pay property taxes to the City, pay the City for water and sewer services, and will be regulated by the City, all while being physically separated from other property owners within the City. Because of our physical distance from other developments within the City, we request that regulatory relief in the form of a special permit grant because it will benefit the City without significantly impacting the residents or property owners within the City.

We are requesting that the City grant a Specific Use Permit for Bulk Warehouses pursuant to Section 12.01.34 of the City Zoning Code.

Molto Properties is an experienced industrial real estate developer with over 4 million square feet of industrial real estate under management. City Council can be sure that this Project will be no exception to the quality and standards consistent with other properties developed and managed by Molto. The preliminary site plan attached as Exhibit "A" provides for ample parking spaces, well exceeding the required minimum for bulk warehouses under the Code. The final form of the Project may contain fewer parking spaces, but no fewer than the minimum required by the Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chad Parrish". The signature is stylized with a large, looped "P" and a trailing flourish.

Chad Parrish
Molto Properties
2101 CityWest Blvd, First Floor
Houston, Texas 77042
832-710-3095
cparrish@moltoproperties.com

Exhibit A - Site Plan

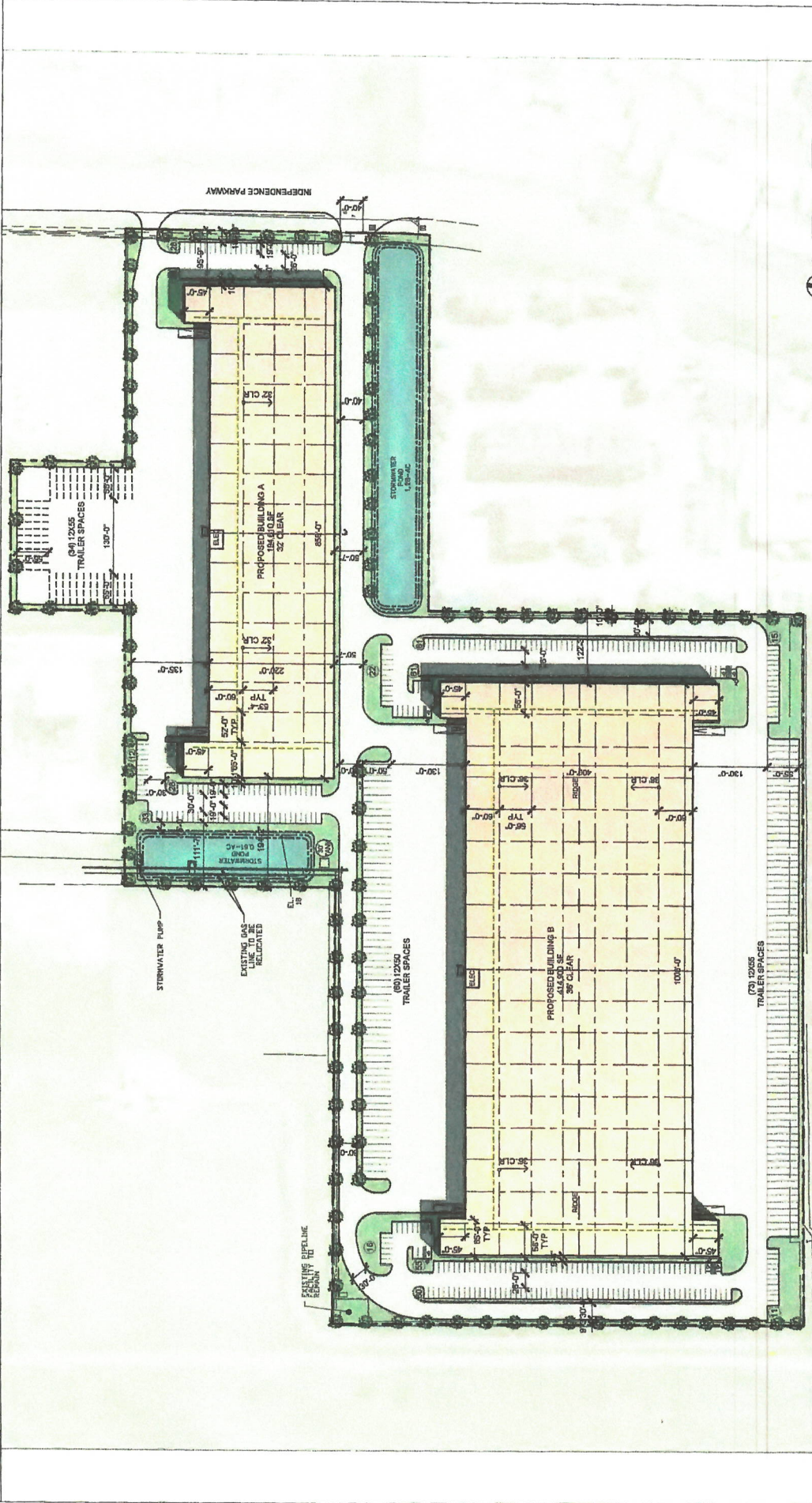
SITE PLAN - OVERALL

SITE AREA = 36.96 AC (1,610,080.6 SF)

BUILDING AREA = 609,510 SF

COVERAGE: 37.8%

TOTAL PARKING = 430



INDEPENDENCE PKWY
MOLTO

31 APRIL 2018
101177

CITY OF DEER PARK

Specific Use Permit



LN- 000840 -2019

PERMIT #: LN- 000840 -2019

PROJECT:

ISSUED DATE:

EXPIRATION DATE :

PROJECT ADDRESS: 739 INDEPENDENCE PKWY

OWNER NAME: Molto Properties

CONTRACTOR:

ADDRESS: 2102 City West Blvd

ADDRESS:

CITY: HOUSTON

CITY:

STATE : TX

STATE :

ZIP: 77042

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT: 0

DESCRIPTION: Specific Use Permit To Allow A Bulk Warehouse

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 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