

CITY OF DEER PARK

ReZoning



LN- 002415 -2020

PERMIT #: LN- 002415 -2020
ISSUED DATE: December 28, 2020
PROJECT ADDRESS: 1500 EAST BLVD
OWNER NAME: Bedford Family Trust
ADDRESS: 1426 Minchen Dr
CITY: Deer Park
STATE : TX
ZIP: 77536
PROJECT: EXPIRATION DATE : December 28, 2021
CONTRACTOR:
ADDRESS:
CITY:
STATE :
ZIP:
PHONE:

PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Rezoning 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 THIS 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

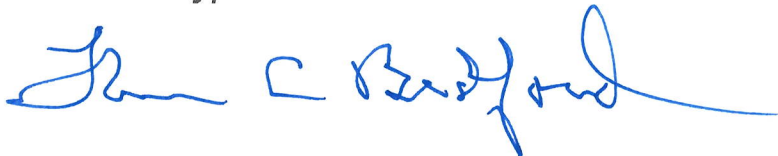
12/28/2020

Thomas C. Bedford
P. O. Box 70
Deer Park, TX 77536
713-854-1623

Planning & Zoning Commission
City of Deer Park
P. O. Box 700
Deer Park, TX 77536.

I would like to request a zoning change from general commercial to M1 Industrial on lots TR 593A La Porte Outlots and TR 608C located on East Blvd. just north of the new EMS facility. These two lots are comprised of 3.32 acres with the water plant on the west side, CIMA on the north, DP EMS facility on the south., and East Blvd. on the east . Across East Blvd. are wetlands . My plans for this property are two office warehouse buildings of about 12,000 sq. ft. each with a maximum height of approximately 24 feet. There are two median cuts into this property and easy access for any trucks to and from Hwy. 225. Your attention to this matter would be greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom C Bedford", with a long horizontal flourish extending to the right.

Thomas C. Bedford

**Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: 12/28/2020

(I and/or We) Thomas C. Bedford hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

• TR 608C LA PORTE OUTLOTS

• TR 593A LA PORTE OUTLOTS

Currently zoned as GIC Request to be zoned to M1

Deed Restrictions on the above described property are as follows:

(I and/or We) Thomas C. Bedford 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.

12/7/2020

Date

Thomas C. Bedford
Property Owner's Signature

[Signature]
Other Representative (if any)

Owner's Designated Representative (if any)

A copy of the certificate of ownership or title is attached to the application



EXHIBIT "A-1"

1.8556 acres of land being out of Outlot 608 of the Outlots of the Town of LaPorte as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas. Said 1.8556 acres being out of a called 6.1485 acre tract of land conveyed by deed dated November 17, 2000 from Reverend Joseph A. Fiorenza, Bishop of Galveston - Houston to Bobby Grisham, Trustee as recorded in Harris County Clerk's File number U749532 of the Deed Records of Harris County, Texas. Said 1.8558 acres also being situated in the N. Clopper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch Iron rod found for corner at the intersection of the west line of East Boulevard (based on a 150' right-of-way H.C.C.F. No. G004819, G910002) and the south line of said Outlot 608. Said 5/8 Inch Iron rod being in the north line of Outlot 593 and the northeast corner of a called 27.8785 acre tract conveyed by deed dated June 28, 1987 from W.R. Coffee to the City of Deer Park as recorded in Harris County Clerks File No. L190383 of the Deed Records of Harris County, Texas. Said 5/8 Inch iron rod also being the southeast corner of the herein described tract;

THENCE North 89° 43' 22" West, along the north line of said 27.8785 acres, for a distance of 462.31 feet to a 5/8 inch iron rod found for corner;

THENCE North 00° 00' 44" West, along the most northerly east line of said 27.8785 acres, for a distance of 146.65 feet to a 5/8 inch iron rod found for corner;

THENCE North 80° 05' 30" East, for a distance of 368.67 feet to a 5/8 inch iron rod found for corner;

THENCE South 57° 46' 32" East, for a distance of 37.16 feet to a 5/8 inch iron rod found for corner;

THENCE North 80° 05' 30" East, for a distance of 24.62 feet to a 5/8 inch iron rod found for corner in the west line of said East Boulevard;

THENCE in a southeasterly direction along the west line of said East Boulevard and along a curve to the right having a radius of 1,725 feet, a central angle of 06° 41' 47", an arc length of 201.61, a chord bearing of South 12° 27' 32" East, and a chord distance of 201.50, to the PLACE OF BEGINNING of herein described tract of land and containing within these calls 1.8556 acres or 80,829 square feet of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

1291-56-223
PP 072-94-1621

FILED

2010 JUL 15 AM 10:38

Beverly B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OF RACE IS NULL AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in Public Record Sequence on the date and at the time
indicated above, and was duly RECORDED in the Official Public Records of Real Property of Harris
County, Texas on

JUL 15 2010



Beverly B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2291-46-220 AM

13th STREET - 100' R.O.W.
VOL. 1, PAGE 33, H.C.M.R.
H.C.F. NO. 019614

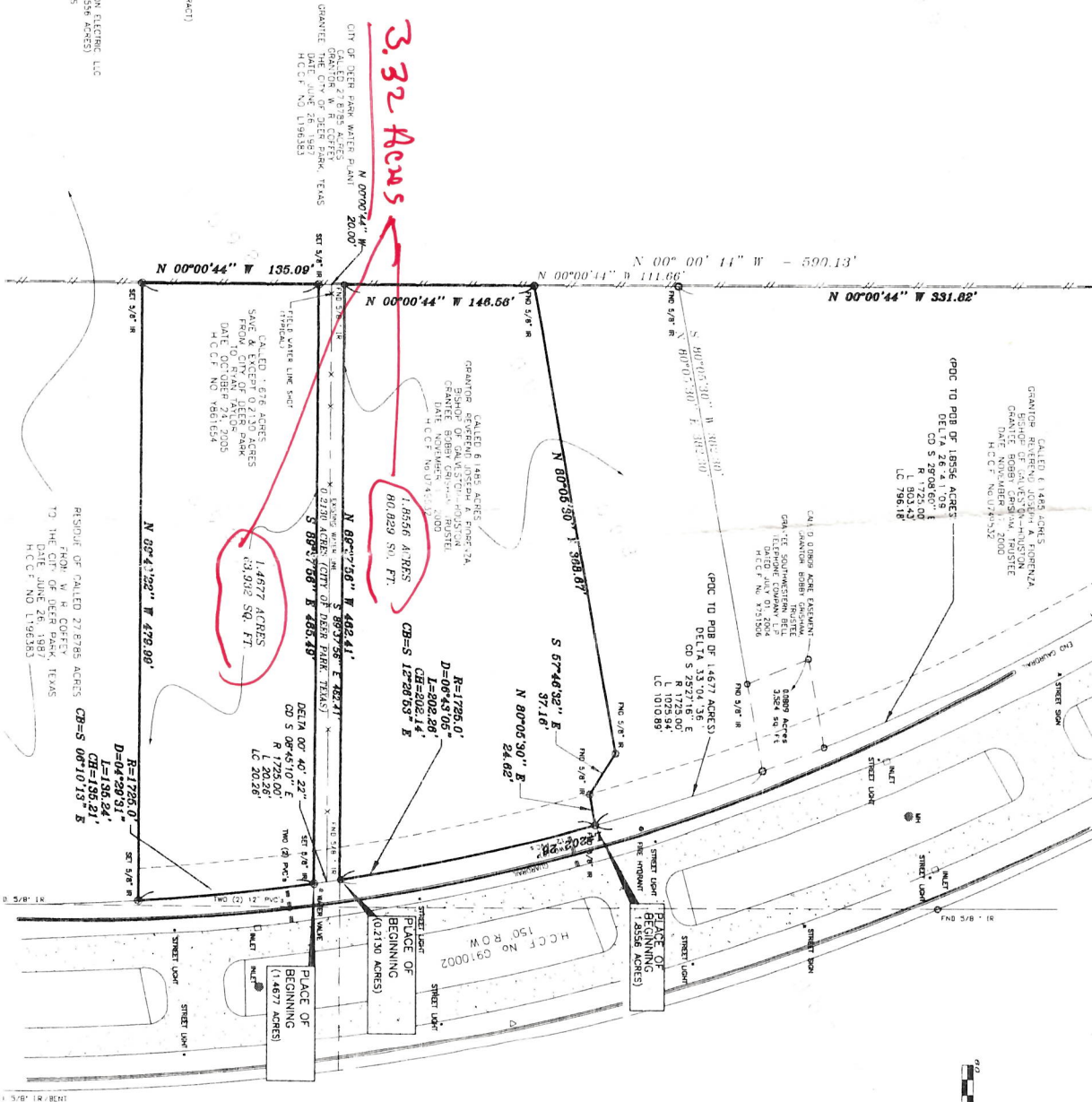
PLACE OF
BEGINNING

LAPORTE OUTLOTS
V1, PG. 33, H.C.M.R.

SURVEY OF LAND,
1.8556 ACRES OF LAND,
1.4677 ACRES ACRES OF
LAND AND 0.2130 ACRES
(SAVE & EXCEPT
TRACT BEING OUT OF LOT
608 AND LOT 583, OF THE
OUTLOTS OF THE TOWN OF
LA PORTE AS RECORDED IN
VOLUME 1, PAGE 33 OF THE
MAP RECORDS OF HARRIS
COUNTY, AND BEING
LOCATED IN THE N.
CLOPPER SURVEY,
ABSTRACT NO. 198,
HARRIS COUNTY, TEXAS.

FLOOD STATEMENT
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY
FLOOD HAZARD ZONING MAP, AND FLOOD ELEVATION DATA
DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY
WITHIN ZONE XX OR AREAS DETERMINED TO BE DUTILE
WARNING: THIS STATEMENT IS BASED ON THE ABOVE REFERENCED MAP
LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP
INSURANCE RATE MAP, AND IS NOT INTENDED TO IDENTIFY
SPECIFIC FLOOD CONDITIONS.

- NOTES:
1. SUBJECT TO THE ZONING AND/OR BUILDING ORDINANCES NOW IN
FORCE IN THE CITY OF DEER PARK, TEXAS.
 2. TITLE COMMITMENT FURNISHED BY STEWART TITLE COMPANY
ON 07/25/2010 (AS TO THE 1.8556 ACRE TRACT)
AND OF NO. 1228-10-1378 DATED MAY 17, 2010 (AS TO THE 1.8556 ACRE TRACT)
 3. BEARINGS ARE BASED ON HIGH-OF-WAY ALIGNMENT OF EAST
BOULEVARD AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO.
0049333
 4. SUBJECT TO TRAFFIC CONTROL AND REGULATIONS OF THE LA PORTE
AREA WATER AUTHORITY GRANTED BY ORDINANCE NO. 1295, A COPY OF WHICH
HAS BEEN FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S
FILE NO. 042673 (AS TO THE 1.4677 ACRE TRACT)
 5. THE SURVEYED TRACT IS SUBJECT TO AN EASEMENT (PRIORITY EASEMENT, L.C.
RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 042673 (AS TO THE 1.8556 ACRES)
DATED JULY 5, 2010, US PROJECT NO. 015531.



1. SURVEYOR TO VERIFY THE BOUNDARIES OF THE TRACT
CONCERNED HEREIN AND TO BE SURE
MADE UNDER MY SUPERVISION ON THE GROUND
IN ACCORDANCE WITH THE INFORMATION PROVIDED
FOUND AT THE TIME OF THIS SURVEY. THERE
ARE NO ENCUMBRANCES EXCEPT AS SHOWN
HEREIN.

WITNESS MY HAND AND SEAL THIS 29th DAY
OF JULY 2010.

REGISTERED PROFESSIONAL LAND SURVEYOR NO.
5807

| | |
|------------------|-----------------------------------|
| DRAWN BY: CDM/MS | APPROVED BY: SA |
| DATE: 9/21/2009 | FILE NO. 0195 |
| FIELD NO. 1 | DWG. 2 (LAPORTE OUTLOTS - HARRIS) |
| | UPDATES: 07/25/2010 |

Land Surveying, Inc.
7438 Eve
Deer Park, TX 77536
Phone (281) 430-0271
Fax (281) 570-0271

DESCRIPTION

Of 1.4677 acres of land being out of Outlot 593 of the Outlots of the Town of LaPorte as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas. Said 1.4677 acres being all of a called 1.676 acres save & except a 0.2130 acre tract conveyed by deed dated October 24, 2005 from the City of Deer Park to Ryan Taylor as recorded in Harris County Clerk's File No. Y861654 of the Deed Records of Harris County, Texas. Said 1.4677 acres being situated in the N. Clopper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner at the intersection of the west line of East Boulevard (based on a 150' right-of-way H.C.C.F. No. G004819, G910002) and the south line of 13TH Street (based on a 100' right-of-way Vol. 1, Pg. 33, H.C.M.R.) said 5/8 inch iron rod also being in the north line of said 6.1485 acres;

THENCE in a southeasterly direction along the west line of said East Boulevard being in a curve to the right having a radius of 1,725 feet, a central angle of 34° 04' 36", an arc length of 1025.94 feet, a chord bearing of South 25° 27' 16" East, and a chord distance of 1010.89 feet to a 5/8 inch iron rod set for the northeast corner and **PLACE OF BEGINNING** of herein described tract, said point being the southeasterly corner of said called save and except tract being 0.2130 acres;

THENCE in a southeasterly direction continuing along the west line of said East Boulevard and along said curve to the right having a radius of 1,725 feet, a central angle of 04° 29' 31", an arc length of 135.24 feet, a chord bearing of South 06° 10' 13" East, and a chord distance of 135.21 feet, to a 5/8 inch iron rod with cap "5007" set for corner;

THENCE North 89° 43' 22" West, for a distance of 479.99 feet to a 5/8 inch iron rod with cap "5007" set for corner;

THENCE North 00° 00' 44" West, for a distance of 135.09 feet to a 5/8 inch iron rod found for corner;

THENCE South 89° 37' 56" East, for a distance of 485.49 feet to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 1.4677 acres or 63,932 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 6TH DAY OF JULY, 2010

Scot Lowe
Registered Professional Land Surveyor
Texas Registration No. 5007

Note: Description prepared in conjunction with Survey plat dated 7/06/10
by Land Surveying, Inc. Project No. 01055LL-2010

7/2/2010 9:03 AM

DESCRIPTION

Of 1.8556 acres of land being out of Outlot 608 of the Outlots of the Town of LaPorte as recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas. Said 1.8556 acres being out of a called 6.1485 acre tract of land conveyed by deed dated November 17, 2000 from Reverend Joseph A. Fiorenza, Bishop of Galveston – Houston to Bobby Grisham, Trustee as recorded in Harris County Clerk's File number U749532 of the Deed Records of Harris County, Texas. Said 1.8556 acres being situated in the N. Clopper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner at the intersection of the west line of East Boulevard (based on a 150'right-of-way H.C.C.F. No. G004819, G910002) and the south line of 13TH Street (based on a 100'right-of-way Vol. 1, Pg. 33, H.C.M.R.) said 5/8 inch iron rod also being in the north line of said 6.1485 acres;

THENCE in a southeasterly direction along the west line of said East Boulevard being in a curve to the right having a radius of 1,725 feet, a central angle of 26° 41' 09", an arc length of 803.43 feet, a chord bearing of South 29° 09' 00" East, and a chord distance of 796.18, to a 5/8 inch iron rod found for the northeast corner and **PLACE OF BEGINNING** of herein described tract;

THENCE in a southeasterly direction continuing along the west line of said East Boulevard and along a curve to the right having a radius of 1,725 feet, a central angle of 06° 43' 05", an arc length of 202.26 feet, a chord bearing of South 12° 26' 53" East, and a chord distance of 202.14 feet, to a 5/8 inch iron rod found for corner, said point being the southeasterly corner of said called 6.1485 acres;

THENCE North 89° 37' 56" West, for a distance of 462.41 feet to a 5/8 inch iron rod found for corner;

THENCE North 00° 00' 44" West, for a distance of 146.56 feet to a 5/8 inch iron rod found for corner;

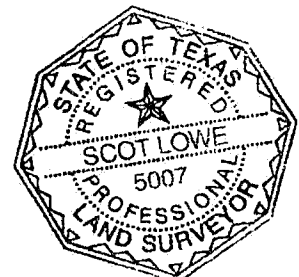
THENCE North 80° 05' 30" East, for a distance of 368.67 feet to a 5/8 inch iron rod found for corner;

THENCE South 57° 46' 32" East, for a distance of 37.16 feet to a 5/8 inch iron rod found for corner;

THENCE North 80° 05' 30" East, for a distance of 24.62 feet to the **PLACE OF BEGINNING** of herein described tract of land and containing within these calls 1.8556 acres or 80,829 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 2ND DAY OF JULY, 2010

Scot Lowe
Registered Professional Land Surveyor
Texas Registration No. 5007



Note: Description prepared in conjunction with Survey plat dated 7/2/10
by Land Surveying, Inc. Project No. 01055LL-2010