

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

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: March 19, 2026

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

Lot 1, Block 1, Deer Park RV

Currently zoned as Highway Service Request to be zoned to Light Industrial (M-1)

Deed Restrictions on the above described property are as follows:

Owners Title Policy attached

(I and/or We) Parked, LLC 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.

Date

Property Owner's Signature

Owner's Designated Representative (if any)

Other Representative (if any)

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



March 19, 2026

Deer Park, TX
Planning & Zoning Commission
710 E. San Augustine
Deer Park, Texas 77536

Re: Letter of Intent for Zoning Change Request

Property Address: 5151, 5301, & 5401 Red Bluff Road, Deer Park, TX 77536

Legal Description: Lot 1, Block 1, Deer Park RV

Dear Review Committee,

On behalf of Parked, LLC, I am submitting this Letter of Intent to request rezoning of the above-referenced property from Highway Service to Light Industrial (M-1).

Project Overview

The subject property consists of approximately 22.9 acres and is currently undeveloped. The proposed zoning change will allow for the development of light industrial use properties. The intent of this project is to meet market demand, support local economic growth in a designated tax reinvestment zone, and activate a currently underutilized site. The proposed uses will be consistent with light industrial standards and are not anticipated to include heavy manufacturing or high-impact operations.

Consistency with Surrounding Area

The proposed zoning is compatible with the surrounding land uses, including commercial uses along Red Bluff Road, nearby multifamily developments, and existing industrial operations in the area, as well as single-family residential further removed from the site. The development will be designed to complement the character of the area while minimizing impacts on adjacent properties.

Access, Utilities, and Infrastructure

The site has access via Red Bluff Road, which is designed to accommodate commercial traffic and is expected to adequately support the anticipated development. Utilities including water, sanitary sewer, and drainage will be provided in accordance with local and state requirements. Any necessary improvements will be coordinated with the appropriate agencies.

Impact Considerations

The proposed development is not expected to adversely impact surrounding properties.

Considerations have been made for:

- Traffic flow and access management, including no proposed access to the site from Glenwood Ave.

- Stormwater drainage and detention.
- Incorporation of appropriate setbacks, screening, and buffering where adjacent to less intensive uses.

Conclusion

We respectfully request approval of this zoning change to allow for the responsible development of the property. This project will contribute positively to the community by increasing the local tax base, creating jobs, and improving the overall aesthetic of a highly visible city boundary along Red Bluff Road.

Thank you for your time and consideration. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Ryan Taylor
Parked, LLC
(713) 477-6660
ryan.taylor@tandtconstruction.com







