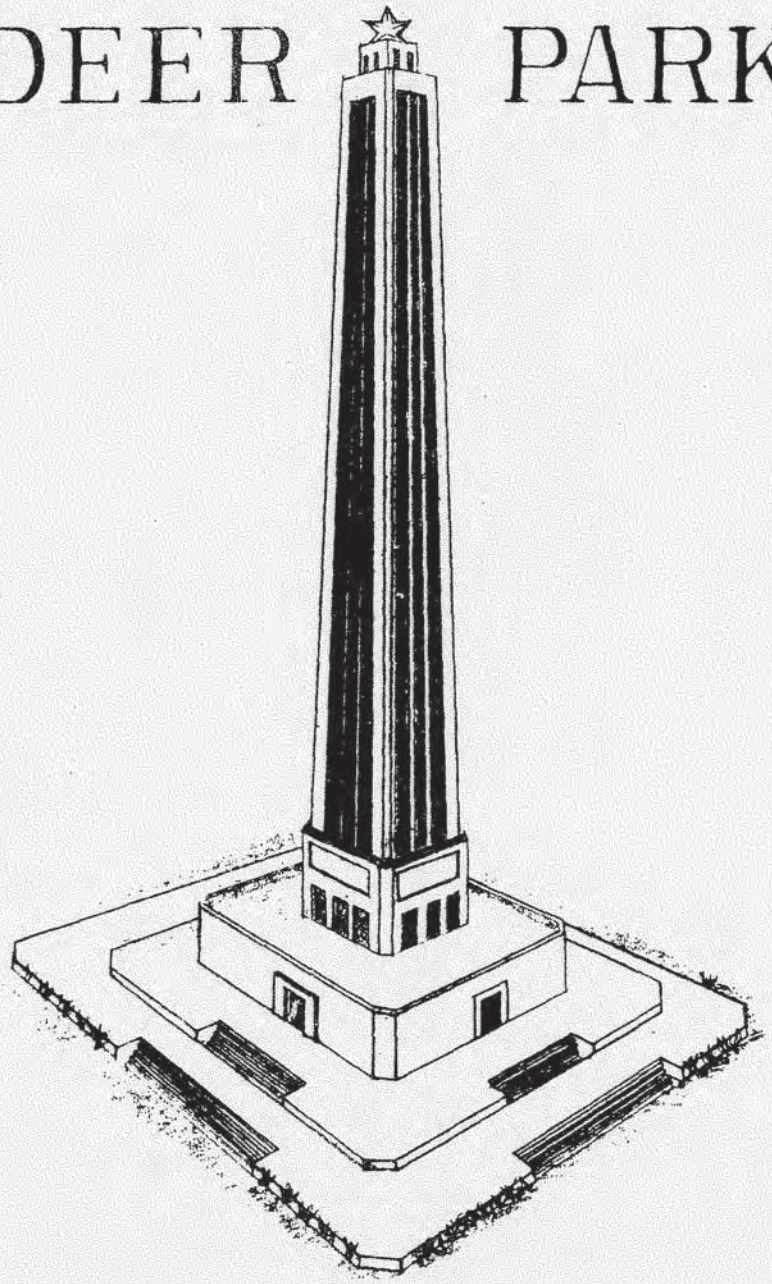
# the DEER PARK plan



## COMPREHENSIVE PLAN

June 1, 1962

Planning and Zoning Commission
City of Deer Park
Deer Park, Texas

Gentlemen:

We are herewith submitting the COMPREHENSIVE PLAN for the City of Deer Park. This report is the compilation of the highlights of the previous interim reports and a synopsis of the planning program.

This Plan is not intended as a rigid set of rules to be followed, but an overall pattern based on the past growth extended to what may be expected in the future. The success of the Plan will depend primarily on the wisdom of those who convert the general principles of planning into reasonable rules and regulations that will guide the growth Deer Park.

We believe that this Plan represents the consensus of opinion of those who have worked so diligently on the program. It has been our goal to represent the wishes of those who have devoted so much of their time and energies to the developement of this Plan.

There are some recommendations particularly in respect to the fiscal aspects of the program that are the opinions only of the consultants. These opinions are not necessarily popular to the uninformed, but we feel are necessary to a sound and progressive financial growth.

Sincerely yours,

Robert M. Millwee, Jr.

Robert M. Millwee, Jr.
Consultant

RMM;pc

# COMPREHENSIVE PLAN

## CITY OF DEER PARK, TEXAS

**MILLWEE AND ASSOCIATES**

MUNICIPAL ENGINEERING AND PLANNING CONSULTANTS

4189 BELLAIRE BOULEVARD

HOUSTON 25, TEXAS

Prepared Through Cooperation With The

TEXAS STATE DEPARTMENT OF HEALTH

The preparation of this material was financed in part through an urban planning grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.

| | |
|---|---|
| MAYOR | W. A. CARPENTER |
| COUNCILMEN | J. F. COOK<br>J. D. MATTESON<br>E. M. MAXWELL<br>BRUCE TUCK<br>F. A. WARD<br>W. A. WELLS |
| CITY ADMINISTRATOR | JOE HYER |
| CITY SECRETARY | MRS. ANN WRIGHT |
| DIRECTOR OF PUBLIC WORKS | D. H. TOLAR |
| PLANNING AND ZONING | M. T. BRACEY<br>L. A. CAIN<br>J. L. COOK<br>W. D. LAWTHER<br>JACK STATON |
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# INTRODUCTION

This report, THE COMPREHENSIVE PLAN, is the conclusion and the beginning of the DEER PARK CITY PLAN. It is the conclusion in that the planning consultants have performed the requirements of the City Planning Contract. It is the beginning in that now the City Officials and the residents of Deer Park must continue to work toward the improvement of Deer Park as a place to live and work if the full benefits of a City Plan are to be realized. To be effective, the CITY PLAN will require a concentrated effort on the part of all citizens of Deer Park. THE CITY PLAN has been formulated to make the planning for Deer Park's future growth somewhat less difficult by presenting analyses of the various aspects of planning which Deer Park can expect to encounter over a period of twenty years. Along this same line, it must be stressed that the recommendations presented in the various reports and studies of the CITY PLAN are in no way meant to dictate to the City of Deer Park what it must and must not do. Rather, these reports present recommendations based on sound planning principles and extensive studies in order to guide the officials of Deer Park in planning for the uniform and progressive growth of the City of Deer Park.

THE COMPREHENSIVE PLAN is a condensation of the previous interim reports. The preceding reports contain considerable more detailed information than is presented in this report, however, the most significant results and findings of the previous reports which will most directly affect the planning phase of Deer Park's future are presented in this report. For a more detailed explanation of the criteria upon which the recommendations presented in THE COMPREHENSIVE PLAN are based, the reader is referred to the preceding interim reports.

# HISTORY OF DEER PARK

# HISTORY OF DEER PARK

During the first of the nineteenth century, the bayou country, where modern Houston and Deer Park are today located, was in a state of isolation. The first attempt at broader scale subdivision and settlement of this area occured in 1836 when the Allen Brothers bought land where downtown Houston is now located and prepared a street layout for that city.

Deer Park is located in the industrial section of central Harris County. It offers pleasant residential surroundings in close proximity to several of the major Houston Ship Channel industries, which employ in the Deer Park area a total of about 4,765 people in their labor force. About half of Deer Park's resident labor force (410 people)work in the neighboring industries.

Deer Park was named for the private park for deer that formerly occupied the site. A railroad station was established in 1894, and a post village by 1902. However, in 1940, Deer Park was still an unincorporated area, with a post office, four business establishments (as listed by Dun & Bradstreet), and a population of 100, according to the U. S. Census of that year.

By 1946, Deer Park was the site of refineries and tuluol plants for the production of trinitrotoluene (the latter established in 1941). On December 10, 1948, Deer Park incorporated as a general law city in accordance with the provisions of the Texas Statutes for towns of less than 5,000 population. Under this form of government, Deer Park elected a board of five aldermen, a mayor, a city marshall. The office of City Marshall was abolished by ordinance in 1956, and a regular police department, with an appointed chief, was substituted.

Deer Park's first mayor was E. E. Dunn who served from December 10, 1948, to April 2, 1949. Mayor Charles Pierce then served for two years and Mayor Dunn again served for the next six years. Jimmie Walker served as

# POPULATION

## POPULATION

2010 Census Population of 32,010

POPULATION DISTRIBUTION: In the 1960 preliminary count, the Bureau of the Census listed the population of Deer Park as 4,882 persons. In a special census late in 1960, the Charter Commission of Deer Park established its population as 5,203. There are over 1,185 families living in Deer Park.

Generally, these families are divided into two population concentrations, one in the North end and one in the South end of town. A light scattering of population exists along Center Street between the two concentrations. As a result of these two separate population concentrations, the City has had to maintain two separate water and sewer systems. The subsequent growth has been in the main around the perimeter of these utility systems. The 1960 population distribution is depicted upon Plate 1, page 6.

A forecast of the population distribution in the City of Deer Park twenty years in the future is dependent, in a strict sense, upon the intention of the land owners toward the scheduling of development of their property. Therefore, the 1980 population distribution is based on the assumption that subdivisions will continue to radiate outward from the existing subdivisions in order to take advantage of the utility systems, and the City's provision of main thoroughfares. The projected 1980 population distribution is presented on Plate 1, page 6.

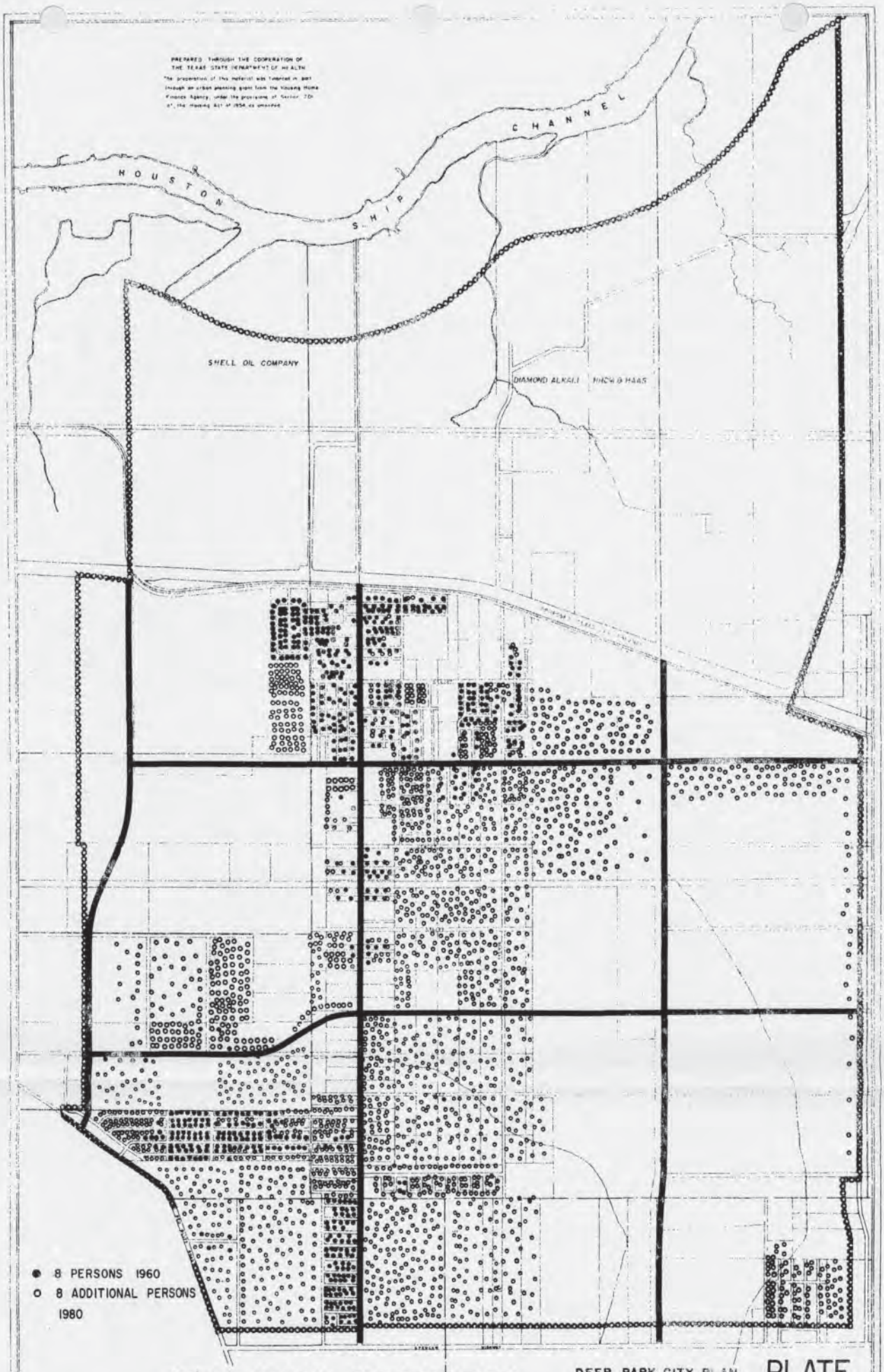
Based on the present trend in population distribution, and predicted 1980 population distribution, it is recommended that the City exert its influence to promote growth along Center Street between the two population concentrations. This recommendation is made in order to connect the two population concentrations and the two utility systems. When this is accomplished, the City can expand as one unified body.

survey determined that 92% of the persons residing in Deer Park consider it a good place to live. Only 19% of the persons questioned exhibited any interest in moving from Deer Park. At the present time, the industrial labor force of Deer Park accounts for only about 14% of the labor force employed by the industries located adjacent to the City.

As the employment opportunities in the process industries such as are located adjacent to Deer Park are expected to triple between 1955 and 1975, it is also apparent that many new jobs will be available and that Deer Park's growth will come not only from the migration of workers already employed by industry but also from the migration of new workers.

When the expected commercial development takes place in Deer Park, many new jobs will undoubtly be created. As a result, the migration to Deer Park should increase.

As a result of the above conclusions, Table III, page 11, has been prepared which gives population projections for Deer Park at selected rates of growth.




# POPULATION DISTRIBUTION

DEER PARK CITY PLAN

SCALE IN FEET

MILLWEE & ASSOCIATES

PLATE 1

PREPARED THROUGH THE COOPERATION OF
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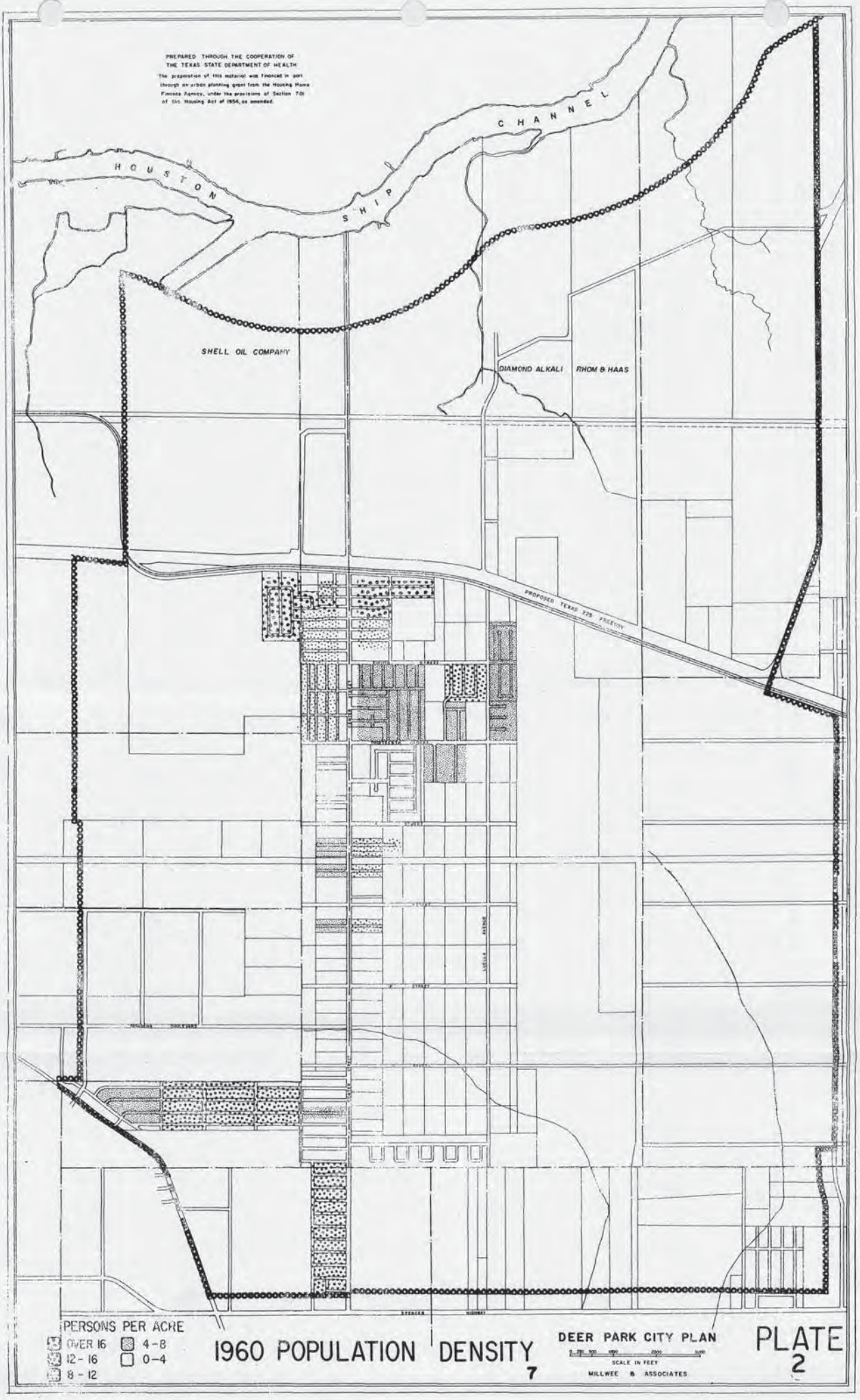
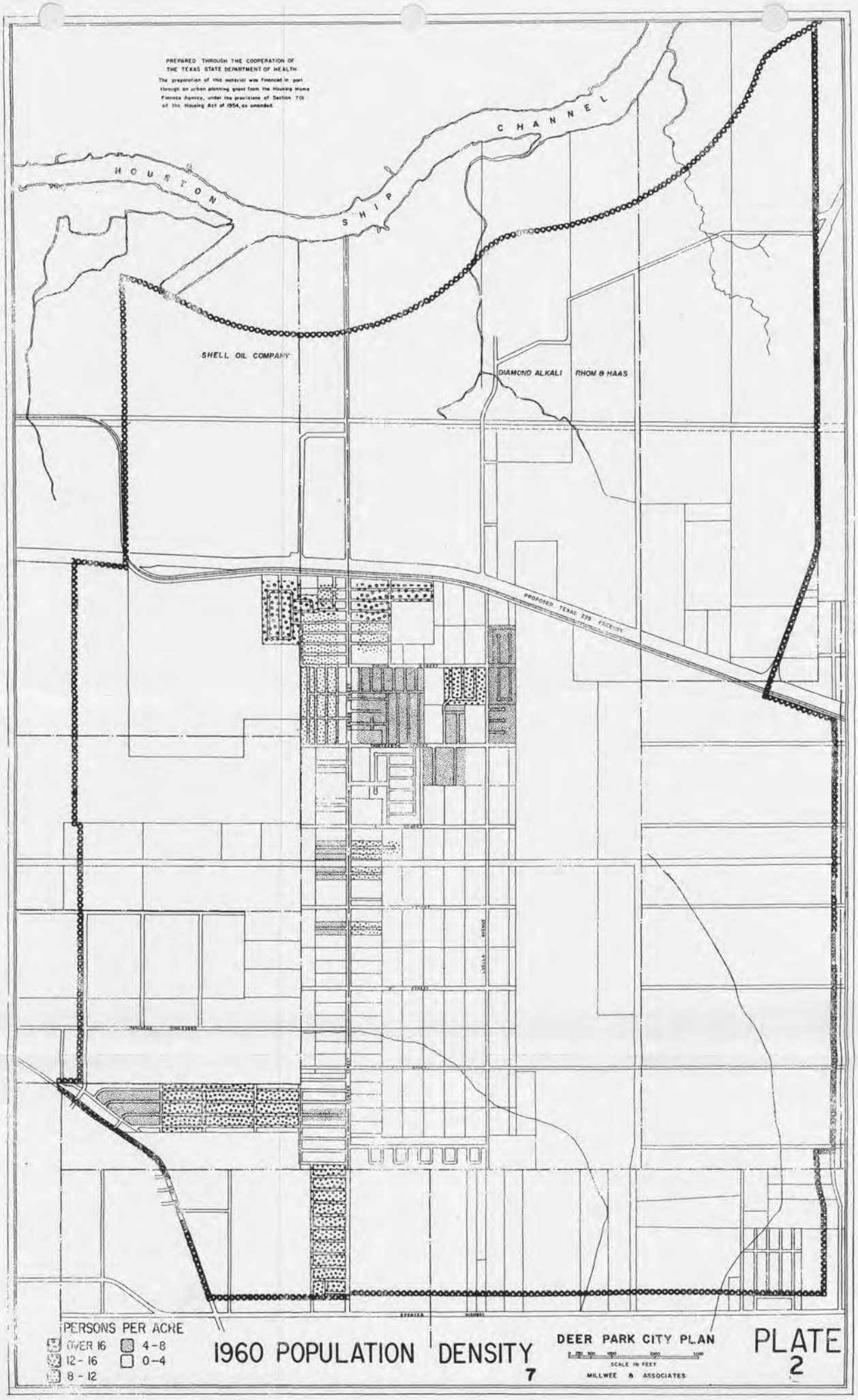



# 1960 POPULATION DENSITY

DEER PARK CITY PLAN

PLATE 2


PREPARED THROUGH THE COOPERATION OF
THE TEXAS STATE DEPARTMENT OF HEALTH
The preparation of this material was financed in part through an urban planning grant from the Housing Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.
HOUSTON SHIP CHANNEL
SHELL OIL COMPANY
DIAMOND ALKALI
RHOM & HAAS
PROPOSED TEXAS 225 FREEWAY
PERSONS PER ACRE
OVER 16
12 - 16
8 - 12
4 - 8
0 - 4
1960 POPULATION DENSITY
DEER PARK CITY PLAN
SCALE IN FEET
MILLWEE & ASSOCIATES
PLATE
2

# ECONOMY OF DEER PARK

## ECONOMY OF DEER PARK

ECONOMIC RESOURCES: Deer Park's most obvious resource is its location. Bounded on the South and East by La Porte and on the West by Pasadena, its access on the North to the petro-chemical plants along the Ship Channel makes it an obvious choice for residence by workers in the immediately adjoining plants. The relatively intensive build-up of residential land in nearby communities leaves Deer Park the only open space capable of control for residences in the area. Five miles in each direction along La Porte Road, which parallels the channel, from Deer Park one finds industrials plants employing approximately 15,000 workers. This includes only those firms on the South side of the Ship Channel. Immediately opposite Deer Park on the north side of the channel is the former San Jacinto Ordinance Depot, recently sold to private interests for industrial development.

Deer Park's space is another valuable resource. Deer Park today contains one of the largest areas of undeveloped, controlled development, residential land in the vicinity of Houston's heavy industries. Unlike Houston, Deer Park has zoning regulations which permits planned residential development to create an attractive community of homes. The portion of Deer Park north of La Porte Road, which was annexed recently, contains major industrial plants. The area is zoned and clearly destined for future heavy industrial development of an employment-creating type.

Deer Park families are significantly above the average national income with approximately $6000.00. As shown by Table IV, page 14, Deer Park families are dependent primarily upon industrial employment in the Chemical industries.

INDUSTRY AND DEER PARK: Within the immediate vicinity of Deer Park are nine industrial plants with a total employment of around 6,000 workers as shown

by Table V, page 15. Within easy access along La Porte Road west and east are the other plants in the giant petroleum refining, petro-chemical, steel fabrication complex extending along the Houston Ship Channel to the Gulf.

These industries provide employment for an estimated 800 Deer Park residents. The ease of access would seem to indicate a larger number residing in Deer Park, and this seems probable for the future. The minority of workers from Deer Park in immediately adjacent plants is easily explained when one considers the dates of founding of these establishments. Recruitment of employees from established families in Houston, Pasadena, La Porte, and Baytown has meant that the cost of transportation from these less accessible areas is probably less than the cost of relocation in Deer Park for a mature worker with a home and family. As time goes on, younger workers who have not established homes in other cities should begin to locate in increasing numbers in Deer Park.

Future employment possibilities in the type of processing industries adjacent to Deer Park have been estimated by the Bureas of Business Research at the University of Texas to triple from 1955 to 1975.

COMMERCIAL BUSINESS IN DEER PARK: The number and types of business establishments in Deer Park is shown in Table VI, page 16. The fact is clear from all available evidence that Deer Park is commercially underdeveloped. Considering the level of family incomes, the citizens of Deer Park have some $5,000,000 to $6,000,000 per year to apply toward expenditures other than housing. Some of this doubtless goes to savings but the largest part goes to purchases which assist the economy of nearby cities, as shown by Table VI, page 16. Only in regard to food does Deer Park seem to be servicing much of its own population. As a result of a survey of the residents of Deer Park, it was found that approximately two out of three respondents purchase most of their food from Deer Park businesses.

Planning for Deer Park's future should certainly consider the possibility of commercial enterprise on a larger scale in the not too distant future and make allowance for such developments.

TABLE IV

DISTRIBUTION OF WORKING FORCE
BY TYPE OF EMPLOYMENT

| Type of Employment | Per Cent of Employed |
|---|---|
| All Occupations | 100.0% |
| Industrial | 65.2% |
| Supervisory | 7.6% |
| Operative | 53.8% |
| Clerical | 3.8% |
| Government | 13.6% |
| City | 4.5% |
| Schools | 7.6% |
| Other | 1.5% |
| Personal and Professional Service | 9.1% |
| Construction | 6.8% |
| Trade | 5.3% |
| Sales | 3.8% |
| Clerical | 1.5% |

Note: Retired persons, constituting 7.7 per cent of income receivers are not included above.

TABLE V

INDUSTRIAL FIRMS: DEER PARK AND IMMEDIATE VICINITY

| Name of Firm | Date of Establishment | Type of Product | Avg. Employment at Plant Site* |
|---|---|---|---|
| Celanese Plastics Company | 1957 | Chemical polymer products | 200 |
| Diamond Alkali Company | 1948 | Industrial chemicals and petro-chemicals | 690 |
| Flexicore of Texas, Inc. | 1953 | Pre-cast concrete | 30 |
| Lubrizol Corporation | 1951 | Lubricant additives | 175 |
| Rohm and Haas Company | 1948 | Synthetic organic chemicals | 995 |
| Shell Chemical Corporation | 1941 | Industrial chemicals and petro-chemicals | 1,000** |
| Shell Oil Company | 1929 | Petroleum refining | 2,550 |
| Texas Alkyls, Inc. | 1959 | Metallic alkyls | 15 |
| U. S. Industrial Chemicals Co. | 1959 | Polyethylene resins | 315 |
| | | | 5,970 |

* Source: Company Personnel Offices.

** Estimated - data not available at time of preparation.

TABLE VI

SURVEY OF SHOPPING HABITS

LOCATION OF PURCHASES
(PER CENT OF RESPONDENTS)

| TYPE OF PURCHASE | DEER PARK | PASADENA | HOUSTON | PASADENA AND HOUSTON | OTHER |
|---|---|---|---|---|---|
| Appliances | 3.5 | 52.3 | 15.9 | 23.9 | 4.4 |
| Furniture | 2.7 | 41.5 | 31.9 | 18.6 | 5.3 |
| Food | 64.4 | 30.4 | 1.7 | 3.5 | |
| Clothing | 0.9 | 59.1 | 15.7 | 24.3 | |

TABLE VII

COMMERCIAL ENTERPRISE IN DEER PARK

| TYPE OF BUSINESS | NUMBER OF BUSINESSES |
|---|---|
| Automobile Repair | 2 |
| Banks | 1 |
| Barber and Beauty Shops | 4 |
| Cafes and Restaurants | 3 |
| Contractors, building | 2 |
| Contractors, electric | 3 |
| Drug Stores | 1 |
| Florists | 1 |
| Grocery Stores | 4 |
| Hardware and Appliances | 1 |
| Insurance Agencies | 2 |

EMPLOYMENT PROJECTIONS: The projections for Deer Park shown in Table VIII and Plate 4 indicate a growth in total employment at a slightly faster rate than population. This is in keeping with an anticipated shift in age distribution of the population. The present high ratio of population to labor force reflects the disproportionately high concentration of children under 14 in the Deer Park population. As the community matures, it should reflect a higher labor force participation rate. Total employment could thus grow from approximately 1,300 in 1960 to 10,000 in 1980.

The concept of "basic employment" refers to employment in productive activities serving markets outside the area in question. "Dependent employment" refers to employment serving local markets only.

What the data of Table VIII and Plate 4 may suggest is that it is unlikely that Deer Park will attain a population of 25,000 on the same basis that it reached 5,000, that is, with its heavy dependence on industrial worker families alone.

TABLE VIII

ESTIMATES OF EMPLOYMENT

DEER PARK: 1960 - 1980

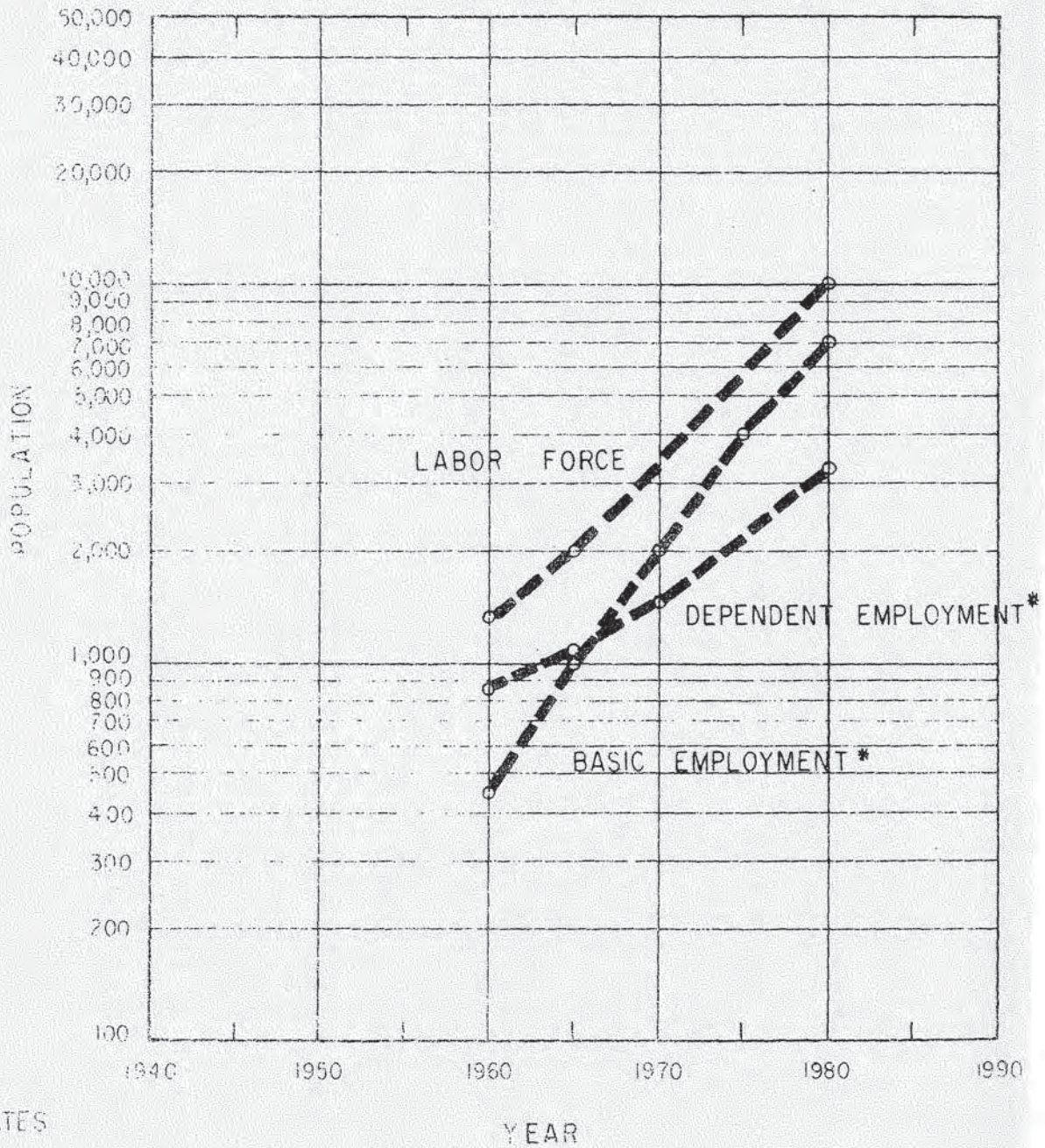
| YEAR | 1<br>POPULATION ESTIMATE | 2<br>LABOR FORCE (= TOTAL EMPLOYMENT) | 3<br>RATIO Col. 1 / Col. 2 | 4<br>BASIC EMPLOYMENT | 5<br>DEPEN-DENTS | 6<br>RATIO Col. 5 / Col. 4 |
|---|---|---|---|---|---|---|
| 1960 | 5,000 | 1,300 | 3.85 | 845 | 455 | 0.54 |
| (Houston Trading Area Ratios* 1959) | | | (2.42) | | | (2.20) |
| 1965 | 7,000 | 2,000 | 3.50 | 1,020 | 980 | 0.96 |
| 1970 | 11,000 | 3,500 | 3.15 | 1,470 | 2,030 | 1.38 |
| 1975 | 17,000 | 6,100 | 2.80 | 2,100 | 4,000 | 1.90 |
| 1980 | 25,000 | 10,000 | 2.50 | 3,125 | 6,875 | 2.20 |

*Blair, op. cit., p. 115

# EMPLOYMENT PROJECTIONS

## DEER PARK 1960-1980

RATIO SCALE

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* See text for definition

PLATE 4

# LAND USE