

# CITY OF DEER PARK

## Variance



LN-001098-2025

PERMIT #: LN-001098-2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 5114 RAILROAD ST

OWNER NAME: 5114 Railroad Llc

CONTRACTOR:

ADDRESS: 1900 West Loop S 500

ADDRESS:

CITY: Houston

CITY:

STATE: TX

STATE:

ZIP: 77027

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Variance For Dentention

VALUATION:

\$0.00

### PERMIT FEES

TOTAL FEES: \$250.00

PAID: \$250.00

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 REQUIREMENT
- 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 PROVISION 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 LA' REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

REVIEWED FOR CODE COMPLIANCE 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](http://www.deerparktx.gov/publicworks)





May 20, 2025

Dear Planning and Zoning Commission,

We are proposing to add additional parking and paving to a property located at 5114 Railroad St. in Deer Park Texas. This property has been developed and part of the Deer Park community for many decades. The property is in need of more employee parking at the front of the existing building. As engineers, we understand the impact new impervious paving can have and why detention is required. The current Deer Park code of ordinances Sec. 46-1 states that *"The minimum detention storage rate shall be 0.65 acre-feet per acre or greater for all new development larger than one acre"*. For our specific scenario, we are disturbing only 0.20 acres. The code of ordinances, however, does not define the detention storage rate for less than one acre. We are seeking a variance to the current detention rate of 0.65 acre-feet per acre. There are numerous engineering constraints to overcome in this proposed parking area. For one, there are many gas pipelines running east to west in a 60' pipeline easement inside the property. The storm connection to drain this parking area is also very shallow at less than 2 feet. To be able to gravity drain to the existing storm system and provide clearance from the gas lines, our proposed detention/storm system would need to be shallow as well. This would limit the proposed size of the storm pipe to 10"-12" diameter and limits the detention we can provide. Additionally, this property is located in the floodplain. This means that in addition to detention, floodplain mitigation is also required. Any proposed fill needs to be offset with the same volume in cut or additional detention volume provided. However, it is not feasible to provide the required amount of detention and floodplain mitigation given the storm pipe diameter constraint and minimal amount of area for installation. We are not requesting to not provide any detention but instead request a variance for a reduced rate of required detention. The detention exhibit attached shows the maximum amount of detention we can provide in this area if we blanket it with 10" storm pipe. Given the engineering constraints outlined, we kindly ask that you consider approving a variance for a 0.10 acre-feet per acre detention rate for this limited scope. This additional parking and paving will have very little to no impact on the city's current storm system or neighboring properties. We appreciate your consideration regarding this matter and look forward to hearing from you.

Regards,

A handwritten signature in blue ink, appearing to read "Jose Guerrero".

Jose Guerrero  
Project Manager  
ALJ Lindsey, LLC





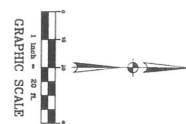












TOTAL PROPOSED PARKING: 26 SPACES  
TOTAL PAVED AREA: 8,531 SQ.FT.

EX-1	SHEET	ADDITIONAL PARKING 5114 RAILROAD AVE.	SITE PLAN	ALJ PROJECT NO. 87133 CV 003	ALJLindsey  Civil Engineer 10015 N. 48th Pkwy, Suite 200 Tomball, TX 77377 281.251.8396 PNL-P-11026				
				DATE: MAY 2025					
				SCALE: 1" = 20'					
				DRAWN BY: JG					
				CHECKED BY: JG					











