

# CITY OF DEER PARK

## Variance



LN- 001772 -2025

PERMIT #: LN- 001772 -2025

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS: 921 SEACO CT

OWNER NAME: Royal Ent Llc Northern

CONTRACTOR:

ADDRESS: 415 E North Water St Apt 1003 ADDRESS:

CITY: Chicago

CITY:

STATE: IL

STATE:

ZIP: 60611

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Requesting A 6" Variance To Finish Floor Elevation.

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

**Northern Royal Enterprise LLC  
415 East North Water, Unit 905  
Chicago, IL 60611. Ph: 312-656-8439**

City of Deer Park Planning & Zoning Commission  
710 E San Augustine  
Deer Park, TX 77536

September 15, 2025

**Subject: Request for Variance**  
**Property Address: 921 Seaco Court, Deer Park, Tx 77536**  
**Owner/Applicant: Northern Royal Enterprise LLC ( Ph:312-656-8439)**

Dear Sir:

Northern Royal Enterprise LLC is respectfully applying for a variance of six inch (6") to the finished floor of the proposed expansion at 921 Seaco Ct. in Deer Park.

The facility is leased by Swaby Manufacturing (owned by the same entity that owns Northern Royal Enterprise).

Northern Royal Enterprise LLC would like to expand the current facility an additional 35,250 SF to meet its tenants (Swaby Manufacturing Company) increased manufacturing capacity demand.

The existing building was built in 2002 with a Finish Floor Elevation (FFE) of 30.00'. Per code the expansion FFE would need to be 30.50', which would be at the 500 YR flood plain. Northern Royal/ Swaby is requesting to have the expansion FFE match that of the existing slab.

Attached is a sketch of the existing property with the following details:


Lot Dimensions: 526' 29" x 365' 0"

Existing Building Dimensions: 150' x 150'

Proposed Expansion to the Existing Building: 235Ft Long x 150 ft wide = 35,250 sq ft.

Thank you for your review and consideration of this request.

Yours truly



M.I. Khalil, P.E.

Northern Royal Enterprise LLC /Swaby Manufacturing Company  
Mobile: 312-656-8439

☒ APPROVED    ☐ APPROVED AS NOTED  
☐ DISAPPROVED    ☐ REVISE & RESUBMIT

*Y. Madhu* (used) 3-14-02  
CITY OF DEER PARK    DATE



### UTILITY PLAN



SCALE: 1"=20.0'

scale	AS NOTED
30NOV01	date by
design	13NOV01 M/G
drown	20FEB02 BER
checked	
appv'd.	
reles'd.	

[illegible]

GAMBLE ENGINEERING & ASSOCIATES, INC.  
CONSULTING ENGINEERS

HOUSTON, TEXAS 77036

713/ 771 7802

9103 LANGDON LANE

project  
**SWABY MFG. CO.**  
CLAY DEVELOPMENT & CONST.  
921 SEACO COURT  
DEER PARK, TEXAS 77536

sheet title  
UTILITY  
PLAN  
drawing no.  
C-3



## Greg Melching

---

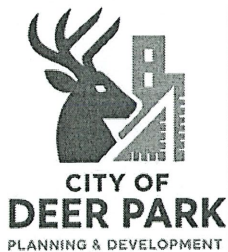
**From:** Greg Melching  
**Sent:** Monday, September 15, 2025 1:59 PM  
**To:** 'Mo Khalil'  
**Cc:** Sonia Acosta  
**Subject:** RE: Variance application 921 Seaco Court, Deer Park, TX

Mr. Khalil,

Thank you. The Public Hearing will be on **November 3, 2025 at 6:20 pm**. Please come to City Hall at 710 E. San Augustine, Deer Park TX 77536 at 6:20 pm to the Council Chambers in the front of city hall .

Respectfully,

Greg Melching TSBPE I-3488 CFM  
Chief Building Official  
Building Department  
Office:281-478-7235  
Fax: 281-478-0394  
E-mail:  
[gmelching@deerparktx.org](mailto:gmelching@deerparktx.org)



---

**From:** Mo Khalil <mok@swabypump.com>  
**Sent:** Monday, September 15, 2025 1:20 PM  
**To:** Greg Melching <gmelching@deerparktx.org>  
**Subject:** RE: Variance application 921 Seaco Court, Deer Park, TX

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Mr. Melching

Thank you for your reply.

Attached please find signed copy. Would you like me to drop off the original signed ?

Best regards  
M.I. Khalil, P.E  
Cel: 312-656-8439

**Swaby Lobeline, proudly made in Texas, USA**

**Chicago**

5420 West Roosevelt Road  
Chicago, Illinois 60644  
Ph: (773) 626-1400  
Fax: (773) 626-3646

**Deer Park, TX**

921 Seaco Court.  
Deer Park, Texas. 77536.  
Ph : (281) 479-7500  
Fax : (713) 864 -3252

e-mail : [mok@swabypump.com](mailto:mok@swabypump.com)

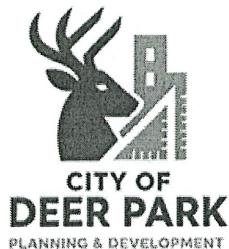
website: [www.swabypump.com](http://www.swabypump.com), [www.lobelinepump.com](http://www.lobelinepump.com), [www.mcfarlandpumpgroup.com](http://www.mcfarlandpumpgroup.com)

---

**From:** Greg Melching <[gmelching@deerparktx.org](mailto:gmelching@deerparktx.org)>  
**Sent:** Monday, September 15, 2025 12:51 PM  
**To:** Mo Khalil <[mok@swabypump.com](mailto:mok@swabypump.com)>  
**Subject:** RE: Variance application 921 Seaco Court, Deer Park, TX  
**Importance:** High

This looks great. Can you send me one with your signature please.

Greg Melching TSBPE I-3488 CFM  
Chief Building Official  
Building Department  
Office: 281-478-7235  
Fax: 281-478-0394  
E-mail:  
[gmelching@deerparktx.org](mailto:gmelching@deerparktx.org)



---

**From:** Mo Khalil <mok@swabypump.com>  
**Sent:** Monday, September 15, 2025 12:06 PM  
**To:** Greg Melching <gmelching@deerparktx.org>  
**Subject:** Variance application 921 Seaco Court, Deer Park, TX

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mr. Melching

Thank you for your call this morning.

Attached please find a draft copy of our application for your review and comments.

Your reply will be greatly appreciated.

Best regards  
M.I. Khalil, P.E  
Cel: 312-656-8439

**Swaby Lobeline, proudly made in Texas, USA**

**Chicago**

5420 West Roosevelt Road

Chicago, Illinois 60644

Ph: (773) 626-1400

Fax: (773) 626-3646

e-mail : [mok@swabypump.com](mailto:mok@swabypump.com)

website: [www.swabypump.com](http://www.swabypump.com), [www.lobelinepump.com](http://www.lobelinepump.com), [www.mcfarlandpumpgroup.com](http://www.mcfarlandpumpgroup.com)

**Deer Park, TX**

921 Seaco Court.

Deer Park. Texas. 77536.

Ph : (281) 479-7500

Fax : (713) 864 -3252



Virus-free [www.avg.com](http://www.avg.com)

The information contained in this E-mail message, and any files transmitted with it, is confidential and may be legally privileged. It is intended only for the use of the individual(s) or entity named above. If you are the intended recipient, be aware that your use of any confidential or personal information may be restricted by state and federal privacy laws. If you, the reader of this message, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute, or forward this E-mail message. If you have received this E-mail in error, please notify the sender and delete the material from any computer. Thank you.