

CITY OF DEER PARK

Variance



LN- 001649 -2021

PERMIT #: LN- 001649 -2021

ISSUED DATE:

PROJECT:

EXPIRATION DATE :

PROJECT ADDRESS: 3609 CENTER ST

OWNER NAME: Matthew Mendez

CONTRACTOR:

ADDRESS: 10350 Richmond Av

ADDRESS:

CITY: HOUSTON

CITY:

STATE : TX

STATE :

ZIP: 77042

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 20 Ft Variance Request To The Front Building Line

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 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 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

[Signature]
APPROVED BY

DATE

8/13/2021

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

MEMO

TO: City of Deer Park Planning and Zoning Commission
DATE: August 12, 2021

FROM: Matthew Mendez
PROJECT NO.: 41025-00

RE: Application for Variance

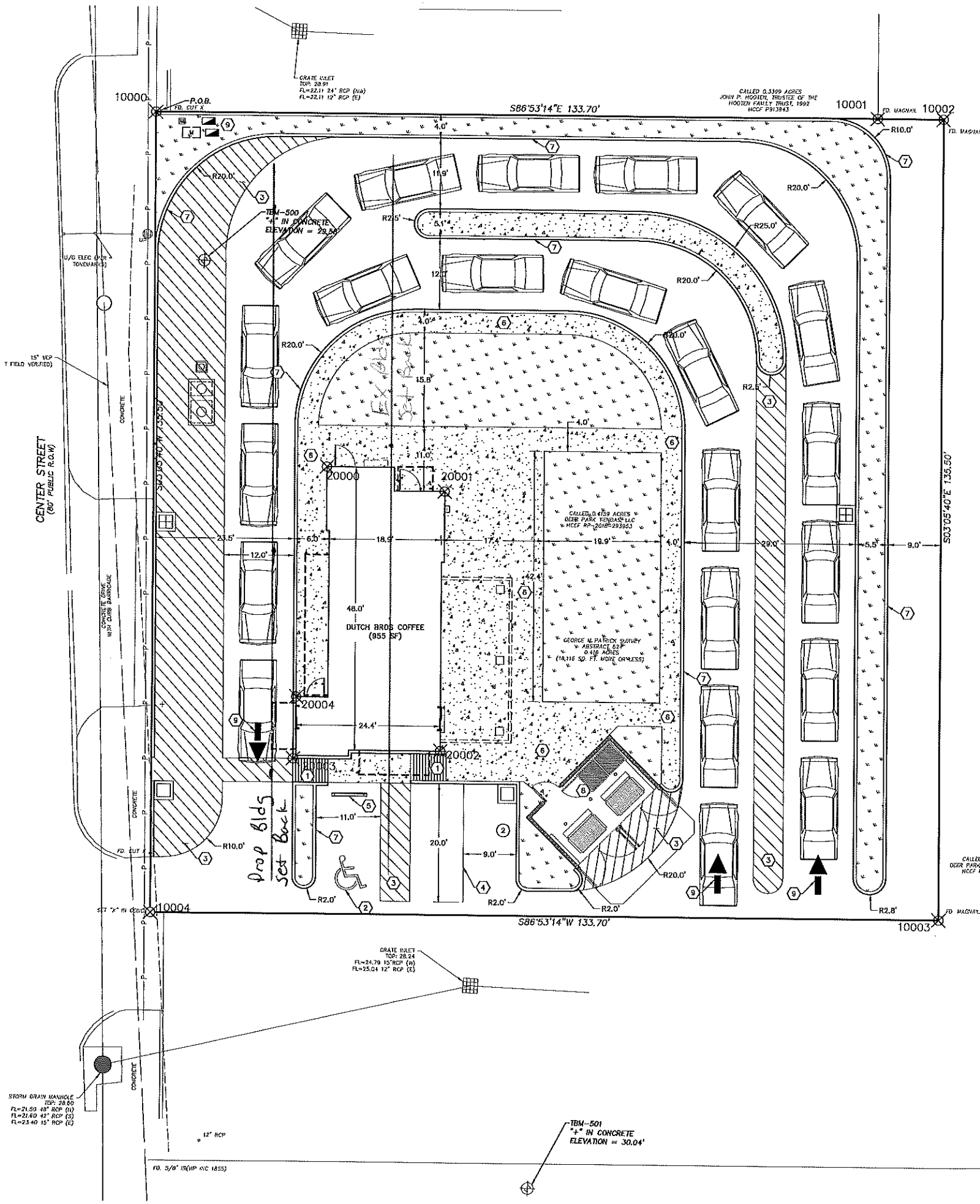
To whom it may concern,

I, Matthew Mendez, am requesting a variance request for a future Dutch Brothers site. The following information is provided as requested by the City of Deer Park.

1.
 - Matthew Mendez; 10350 Richmond Ave. Ste #200 Houston, TX 77042; (713) 428-2400
 - Proposed Site currently has a minimum 40' building set back, due to the small size of the lot we are requesting a new building set back of 20'
 - 3609 Center Street; Deer Park, Texas
 - Proposing a new 20' minimum building set back line along the west property line (parallel to Center Street)
 - City of Deer Park Code of Ordinances / Appendix A – Zoning / Article 9. – Development Standards / 9.05. – Nonresidential Districts Development Standards
2.

Please see attached site plan drawn to scale (11"x17").
3.

Please see attached \$250 check.



- CONTRACTOR NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, TO CENTER OF PAINT STRIPING, OR PERPENDICULAR TO THE PROPERTY LINE.
 3. DIMENSIONAL CONTROL POINTS ARE PROVIDED AS NEEDED. ADDITIONAL POINTS MAY BE AVAILABLE UPON REQUEST.
 4. ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
 5. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
 6. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
 8. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER PINS/RODS, CONTROL POINTS, & BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 9. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
 11. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE HARRIS COUNTY SPECIFICATIONS.
 12. ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT T&A AND ADA STANDARDS.
 13. PROPOSED PARKING LOT STRIPING AND DIRECTIONAL ARROWS SHALL BE 4" WHITE STRIPING UNLESS NOTED OTHERWISE.
 14. REFERENCE LANDSCAPE PLANS FOR REMOVAL OF EXISTING TREES AND LANDSCAPING.
 15. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
 16. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
 17. ALL LANDSCAPE AREAS TO BE HYDROMULCHED AND SEEDED.

- KEY NOTES**
1. CURB RAMP @ 12:1 MAX SLOPE (REF. DETAIL SHEET C7.00)
 2. PROPOSED ADA STRIPING (REF. DETAIL SHEET C7.00)
 3. 4" WHITE PAINT STRIPES 24" O.C. (TYP)
 4. 4" WIDE SINGLE SOLID WHITE STRIPE (TYP)
 5. PROPOSED CONCRETE WHEEL STOP
 6. PROPOSED CONCRETE SIDEWALK
 7. PROPOSED 6-INCH CURB (TYP)
 8. PROPOSED TRASH CORRAL (REF. ARCHITECTURAL PLANS FOR DETAILS)
 9. PROPOSED PAINTED DIRECTIONAL ARROWS (REF. DETAIL SHEET C7.00)
 9. PROPOSED WATER EQUIPMENT (REF. DETAIL SHEET C7.20)

PROPERTY LINE CONTROL POINTS

PTS	NORTHING	EASTING
10000	13816537.50	3199727.82
10001	13816544.16	3199850.14
10002	13816544.77	3199861.33
10003	13816409.46	3199858.64
10004	13816402.20	3199735.14

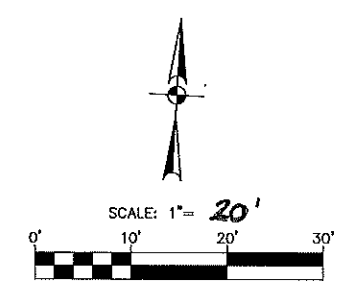
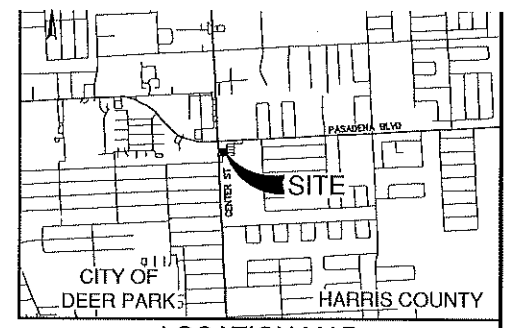
BUILDING PAD CONTROL POINTS

PTS	NORTHING	EASTING
20000	13816479.38	3199760.49
20001	13816476.47	3199780.64
20002	13816432.54	3199782.53
20003	13816429.69	3199757.68
20004	13816440.17	3199757.61

NOTE: BUILDING ENVELOPE CORNER POINTS ARE APPROXIMATE AND PROVIDED FOR BUILDING PAD PREPARATION ONLY. CONTRACTOR SHALL REFERENCE STRUCTURAL ENGINEER'S FOUNDATION PLAN FOR ACTUAL BUILDING DIMENSIONS.

BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 020270, LOCATED APPROXIMATELY 150' SOUTH OF THE INTERSECTION OF MIDCLOTT AND CENTER STREET ON THE HEADWALL ON EAST SIDE OF CENTER STREET.
PUBLISHED UPGRADED ELEVATION: 61.50' NAVD83, 2001 ADJ.

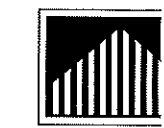
TBM 500
CUT 4" IN CONCRETE, AS SHOWN HEREON.
ELEVATION: 29.58' NAVD83, ADJ.



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CURB
 - PROPOSED CURB
 - PROPOSED LANDSCAPE AREA
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED ADA PARKING SIGN
 - PROPOSED PARKING SPACES
 - PROPOSED WHEEL STOP
 - PROPOSED LIGHT POLE
 - PROPOSED ADA PARKING SYMBOL
 - PROPOSED GREASE INTERCEPTOR AND SAMPLE WELL
 - PROPOSED STORM SEWER CATCH BASIN
 - EXISTING WATER METER
 - PROPOSED BACKFLOW DEVICE
 - PROPOSED UTILITY CLEANOUT
 - EXISTING MANHOLE

Ex Bldg
Set Back
= 40'

Prop. Bldg
Set Back
= 20'



Cast Design Group

A Professional Corp.
3801 Kirby Dr., Suite 200
Houston, Texas 77018
Tel: 713 884 7777
Fax: 713 884 7777

THIS DOCUMENT IS FOR THE AUTHORIZATION OF THE CONTRACTOR. IT IS NOT TO BE USED FOR CONSTRUCTION.

CDG PROJECT NUMBER
202101-004

Project No: TX4101
Dutch Bros Coffee - New Freestanding Store
3609 CENTER STREET
DEER PARK, HARRIS COUNTY, TEXAS 77536
for Dutch Bros Coffee

ISSUED FOR 100
06.18.2021

REV: DATE: DESCRIPTION:

SHEET NAME:

DIMENSION CONTROL P

SHEET NUMBER:



CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System