

CITY OF DEER PARK

Variance



LN- 001649 -2021

PERMIT #: LN- 001649 -2021

PROJECT:

ISSUED DATE:

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, 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

APPROVED BY

DATE

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

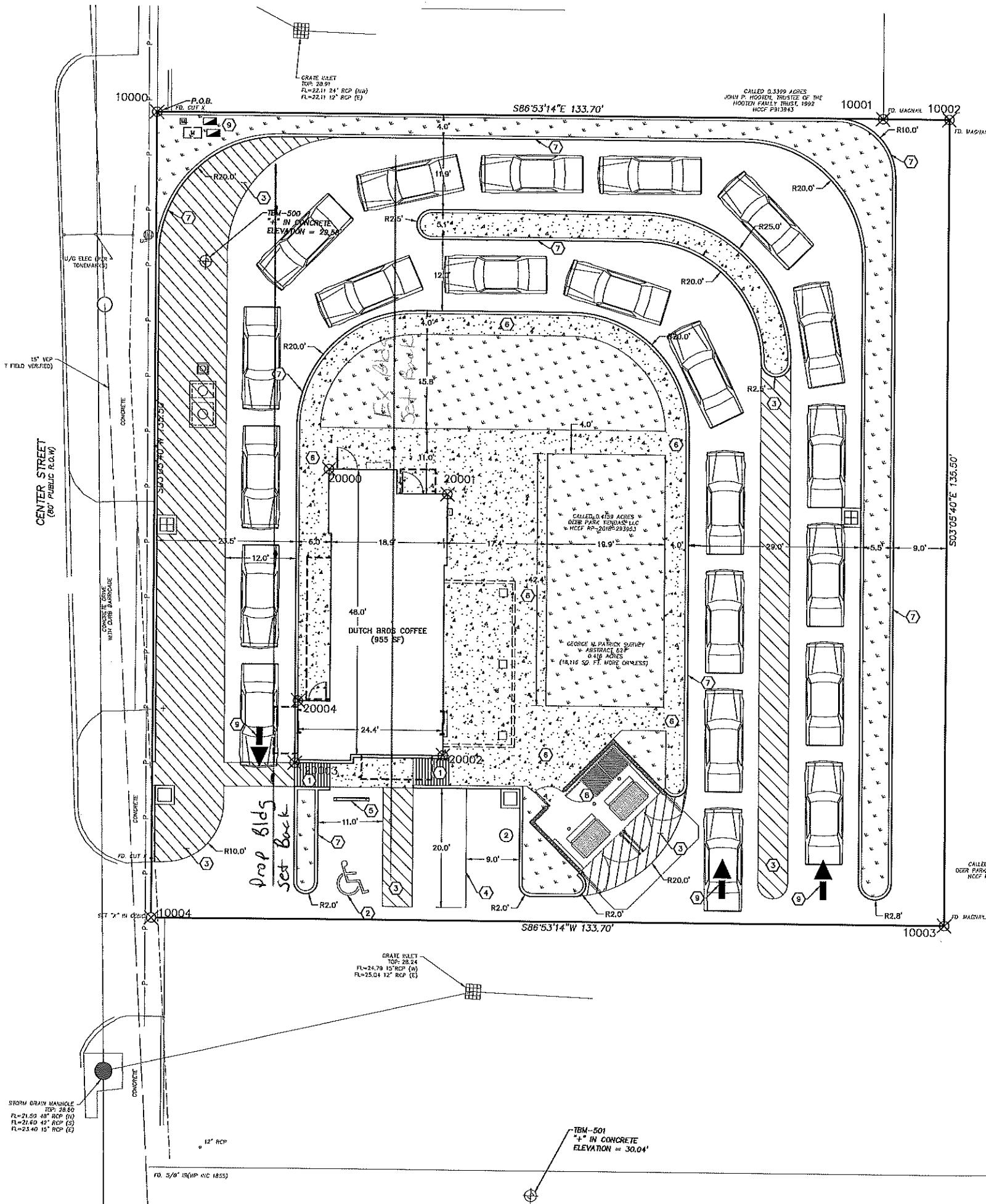
MEMO

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,

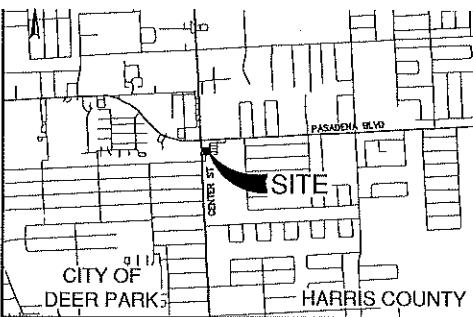
I, Matthew Mendez, am requesting a variance request for a future Dutch Brothers site. The following information is provided as requested by the City of Deer Park.

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.



GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB, TO CENTER OF PAINT STRIPING, OR PERPENDICULAR TO THE PROPERTY LINE.
- DIMENSIONAL CONTROL POINTS ARE PROVIDED AS NEEDED. ADDITIONAL POINTS MAY BE AVAILABLE UPON REQUEST.
- ALL CURB RADII ARE 3'. UNLESS OTHERWISE NOTED.
- ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE HARRIS COUNTY SPECIFICATIONS.
- ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT TAS AND ADA STANDARDS.
- PROPOSED PARKING LOT STRIPING AND DIRECTIONAL ARROWS SHALL BE 4" WHITE STRIPING UNLESS NOTED OTHERWISE.
- REFERENCE LANDSCAPE PLANS FOR REMOVAL OF EXISTING TREES AND LANDSCAPING.
- ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
- ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
- ALL LANDSCAPE AREAS TO BE HYDROMULCHED AND SEDED.



LOCATION MAP

Cast
Design
Group

A Professional Corp
3001 Kirby Dr., Ste
Houston, Texas 77006
tel: 713 664 7
fax: 713 664 9

THIS DOCUMENT IS BEING
REVIEWED BY THE AUTHORIZED
NATHAN C. BILLIOT,
(#92498) AND IS NOT
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

ISSUED FOR 100
06.18.2021

REV: DATE: DESCRIPT:
SHEET NAME:

DIMENSION
CONTROL P

SHEET NUMBER:

KEY NOTES

- ① CURB RAMP @ 1:12 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)
- ⑩ PROPOSED WATER EQUIPMENT (REF. DETAIL SHEET C7.20)

PROPERTY LINE CONTROL POINTS

PTS	NORTHING	EASTING
10000	31816537.50	3199727.82
10001	31816544.16	3199850.14
10002	31816544.77	3199861.33
10003	31816409.46	3199868.64
10004	31816402.20	3199735.14

BUILDING PAD CONTROL POINTS

PTS	NORTHING	EASTING
20000	31816479.36	3199760.49
20001	31816476.47	3199780.64
20002	31816432.54	3199782.53
20003	31816423.69	3199757.68
20004	31816440.17	3199757.61

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

Prop. Bldg
Set Back
= 20'

Ex Bldg
Set Back
= 40'

BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 020270,
LOCATED APPROXIMATELY 150' SOUTH OF THE INTERSECTION OF
MAGNOLIA AND CENTER STREET ON THE HEADWALL ON EAST
SIDE OF CENTER STREET.
PUBLISHED UPGRADED ELEVATION: 61.50' NAVD88, 2001 ADJ.

TBM 500
CUT "+" IN CONCRETE, AS SHOWN HEREON.
ELEVATION: 29.58' NAVD88, 2001 ADJ.

**PAPE-DAWSON
ENGINEERS**