

CITY OF DEER PARK

52-50

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, AUGUST 02, 2021 BEGINNING AT 6:25 P.M. RELATING TO THE REQUEST OF AIR PRODUCTS & CHEMICALS FOR A TWELVE (12) FOOT VARIANCE TO THE SIDE BUILDING LINE FOR AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 1106 HOWARD AVENUE. WITH THE FOLLOWING MEMBERS PRESENT:

STAN GARRETT	CHAIRMAN
DANIELLE WENDEBURG	COMMISSIONER
RAY BALUSEK	COMMISSIONER
DENISE BRYAN	ALTERNATE COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	DEPUTY BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. NOTICE OF PUBLIC HEARING – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Garrett opened the public hearing for those persons desiring to speak in favor of the request.
 - a. Cliff Ruffin of Structural Preservations Systems, 47 E. Crystal Canyon Circle, Spring Texas, commented, “Board members I would like to thank you all for holding this public hearing for us today. The reason I come before you is to ask for a variance on behalf of our client Air Products & Chemicals who is currently in the process of renovating a facility that they own at 1106 Howard Avenue. The variance we are requesting is to the side yard set back of 15 feet and we like to request to bring in a building or a structure as close as 3 feet to the neighboring property line. The reason for this is because Air Products & Chemicals is building a new garage addition at this facility. Due to new FEMA flood maps, there is a requirement that the finished floor elevation be 1 foot above base flood elevation. This finished floor elevation would set this new building at 16 inches above the floor of the adjacent building and other buildings at the site. In order to utilize this garage addition, there will need to be a pretty significant ramp to drive vehicles into this building. If we set the building back closer to the adjacent property line, getting within 3 feet of that property line, that ramp will not be as much of an encumbrance on the rest of the parking and driving area on the site. Essentially, we want to bring the front of the ramp in line with the front of the rest at the facility.

Commissioner Wendeburg asked for clarification of the building location.

Mr. Ruffin responded, “1106 Howard, Deer Park, Texas.”

3. RECESS/RECONVENE – Chairman Garrett recessed the meeting at 6:28 p.m. and reconvened at 6:29 p.m.
4. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Garrett opened the hearing for those persons desiring to speak against the request. No one spoke.
5. HEARING CLOSED – Chairman Garrett closed the public hearing at 6:30 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Stan Garrett, Chairman
Board of Adjustment