

CITY OF DEER PARK

Variance



LN- 001507 -2025

PERMIT #: LN- 001507 -2025

ISSUED DATE: July 31, 2025

PROJECT:

EXPIRATION DATE: July 31, 2026

PROJECT ADDRESS: 1010 WYNFIELD DR

OWNER NAME: David Lee & Ronda O Stockton CONTRACTOR: John Matusek Enterprises

ADDRESS: 1010 Wynfield Dr ADDRESS: 3305 D H Watkins Dr

CITY: DEER PARK CITY: Deer Park

STATE: TX STATE: TX

ZIP: 77536 ZIP: 77536

PHONE: (832)492-3342

PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Requesting A 4 Foot Variance To VALUATION: \$0.00
Encroach The 20 Foot Rear Yard Set
Back

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

Request for Variance
1010 Wynfield Dr

To: Planning & Zoning Commission

Applicant : David Stockton
1010 Wynfield Dr
Deer Park, Texas 77536
281-450-9524

I am requesting a four (4) foot variance to encroach the twenty (20) foot rear yard set back. This is for the construction of a patio cover for the address below. Patio dimensions are 28'L x 19W x 18H.

1010 Wynfield
Deer Park, TX 77536

Owner – David Stockton
1010 Wynfield Dr
Deer Park, Tx 77536
281-450-9524

Request for Variance
1010 Wynfield Dr

To: Planning & Zoning Commission

Applicant : John Matusek
J Matusek Builders, LLC
3305 D H Watkins Dr
Deer Park, TX 77536
832-492-3342

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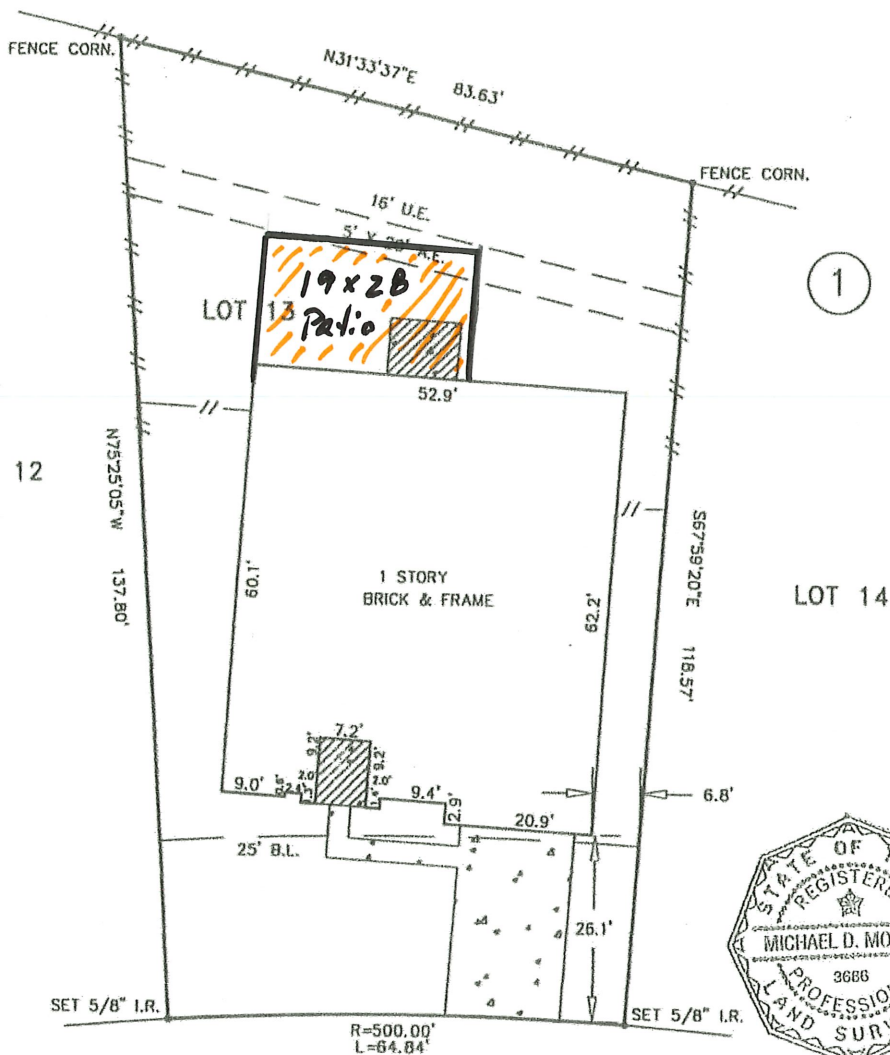
This property IS NOT located in
the 100 year flood plain & is
in insurance rate map zone X,
as per map 48201C 0930J
dated 11-06-96

SCALE: 1" = 20'

LEGEND

U.E.-UTILITY EASEMENT
W.L.E.-WATER LINE EASEMENT
B.L.-BUILDING LINE
// WOOD FENCE

20' TEXAS EASTERN TRANSMISSION CO.
ESM'T VOL. 2088, PGS. 730 & 735 H.C.D.R.



NOTES:

- 1.) AGREEMENT WITH H. L. & P. CO. PER
H. C. C. F. NO. R-124139

Notes:

- 1.) Basis for Bearings: assumed as plotted
- 2.) Distances shown are ground distances
- 3.) All obstructing done by Title Company

WYNFIELD DRIVE
(60' R.O.W.)

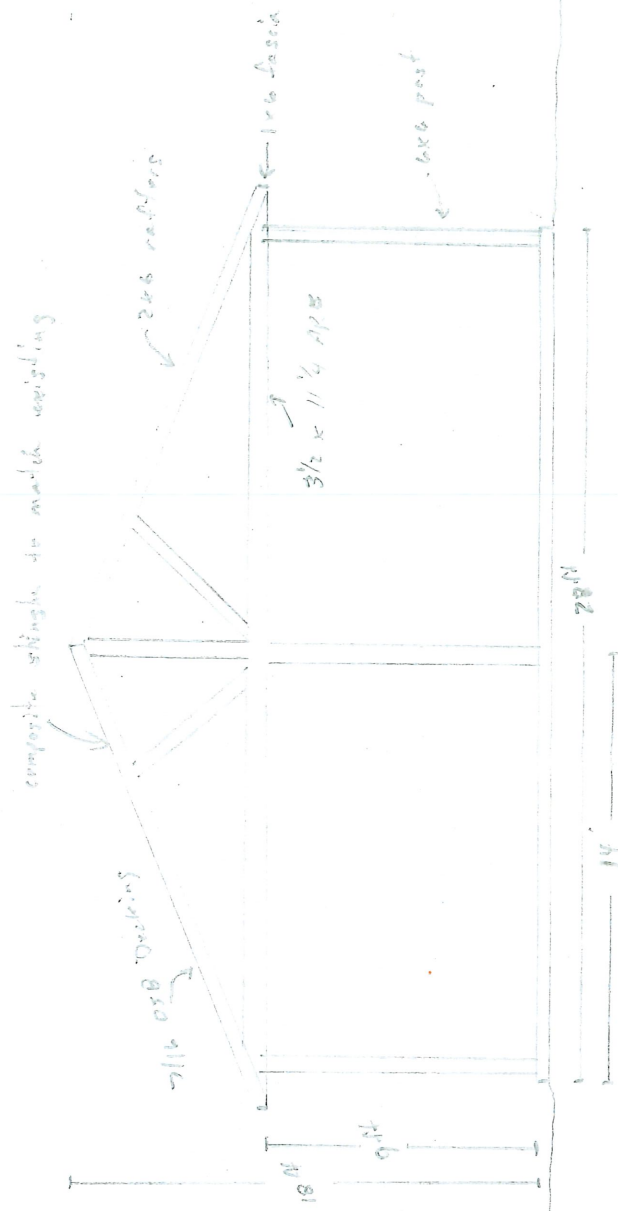
I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY
THAT THE PLAT HEREON CORRECTLY REPRESENTS THE
RESULTS OF AN ACTUAL SURVEY MADE IN THE GROUND
UNDER MY DIRECTION AND THAT THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS 9 DAY OF June 1999

MICHAEL D. MORTON - R.P.L.S. NO. 3686

LOT(S) 13	BLOCK 1	SUBDIVISION PARK GREEN	SECTION
RECORDATION FILM CODE NO. 362144 H.C.M.R.		COUNTY HARRIS	STATE TEXAS
ADDRESS 1010 WYNFIELD DRIVE		CITY DEER PARK	ZIP CODE 77536
PURCHASER MARK B. REAT & RHONDA D. REAT		LENDER PNC. MORTGAGE	TITLE COMPANY TEXAS AMERICAN TITLE
FIELD BY: P.O.C.	6-07-99	G.F. NO. 225-99-1331	JOB NO. 99-06-052
DRAWN BY: RH	6-08-99	REVISION:	
CHECKED BY: AH	6-09-99	ARROW SURVEYING P.O. BOX 410 PEARLAND, TEXAS 77588 (281) 412-2294 FAX(281) 412-2314	

1010 Wynfield Dr.



1010 W. 4th St. NW Dr.



porch with 5' deep
clip - steps per code