



Danielle Wendeburg, Chair
Douglas Cox
Don Tippit

Ray Balusek
Stan Garrett

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of minutes of regular Board of Adjustment meeting on December 4, 2017.

[MIN 17-164](#)

Recommended Action: Approval

Attachments: [BOA MR 120417](#)

NEW BUSINESS

2. Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a variance to construct a carport that will not be attached to a garage at 1216 Norwood Street.

[PH 17-068](#)

Recommended Action: Approve or deny request

3. Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a one (1) foot variance to the height of an accessory structure at 1216 Norwood Street.

[PH 17-069](#)

Recommended Action: Approve or deny request

4. Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a twenty (20) foot variance to the length of a carport at 1216 Norwood Street.

[PH 17-070](#)

Recommended Action: Approve or deny request

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

5. Consideration of and action on a request from Juan Bustilloz for a three (3) foot variance to the height of a carport to be constructed at 1417 Ed Watson Drive. [VAR 17-025](#)

Recommended Action: Public Hearing can be scheduled for January 15, 2018 at 7:20 p.m.

Attachments: [1417 Watson 01.15.18 \(2\)](#)

6. Consideration of and action on a request from Juan Bustilloz for a ten (10) foot variance to the length of a carport to be constructed at 1417 Ed Watson Drive. [VAR 17-026](#)

Recommended Action: Public Hearing can be scheduled for January 15, 2018 at 7:25 P.M.

Attachments: [1417 Watson 01.15.18](#)

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
December 14, 2017

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: MIN 17-164 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 12/11/2017 **In control:** Board of Adjustment
On agenda: 12/18/2017 **Final action:**
Title: Approval of minutes of regular Board of Adjustment meeting on December 4, 2017.
Sponsors:
Indexes:
Code sections:
Attachments: [BOA_MR_120417](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Approval of minutes of regular Board of Adjustment meeting on December 4, 2017.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON DECEMBER 04, 2017 BEGINNING AT 7:28 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG	CHAIRMAN
DOUGLAS COX	COMMISSIONER
DON TIPPIT	COMMISSIONER
STAN GARRETT	COMMISSIONER
RAY BALUSEK	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. MEETING CALLED TO ORDER – Chairman Wendeburg called the meeting to order at 7:28 p.m.
2. RECESSED/RECOVENED – Chairman Wendeburg recessed the meeting to continue with the Public Hearing and reconvened the meeting at 7:30 p.m.
3. APPROVAL OF MINUTES – Motion was made by Commissioner Garrett and seconded by Commissioner Cox to approve the minutes as follows:
 - a. Approval of minutes of the regular Board of Adjustment meeting on November 20, 2017.
 - b. Approval of minutes of the Public Hearing meeting on November 20, 2017.
(Hernandez)

Motion carried 5 to 0.

4. CONSIDERATION OF AN ACTION ON THE REQUEST FROM CLAY DEVELOPMENT FOR A FIVE (5) FOOT VARIANCE TO THE REAR BUILDING LINE FOR AN INDUSTRIAL BUILDING TO BE CONSTRUCTED AT 309 DEERWOOD GLEN LANE – Motion was made by Commissioner Balusek and seconded by Commissioner Garrett to schedule a Public Hearing on January 8, 2018 at 7:15 p.m. from the request of Clay Development for a five (5) foot variance to the rear building line for an industrial building to be constructed at 309 Deerwood Glen Lane. Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON A REQUEST FROM CLAY DEVELOPMENT FOR A FIVE (5) FOOT VARIANCE TO THE REAR BUILDING LINE FOR AN INDUSTRIAL BUILDING TO BE CONSTRUCTED AT 311 DEERWOOD GLEN LANE – Motion was made by Commissioner Cox and seconded by Commissioner Garrett to schedule a Public Hearing on January 8, 2018 at 7:20 p.m. on the request from Clay Development for a five (5) foot variance to the rear building line for an industrial building to be constructed at 311 Deerwood Glen Lane. Motion carried 5 to 0.
6. ADJOURN – Chairman Wendeburg adjourned the meeting at 7:35 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Danielle Wendeburg, Chairman
Board of Adjustment



Legislation Details (With Text)

File #: PH 17-068 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/11/2017 **In control:** Board of Adjustment
On agenda: 12/18/2017 **Final action:**
Title: Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a variance to construct a carport that will not be attached to a garage at 1216 Norwood Street.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a variance to construct a carport that will not be attached to a garage at 1216 Norwood Street.

Summary:

Fiscal/Budgetary Impact:

Approve or deny request



Legislation Details (With Text)

File #: PH 17-069 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/11/2017 **In control:** Board of Adjustment
On agenda: 12/18/2017 **Final action:**
Title: Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a one (1) foot variance to the height of an accessory structure at 1216 Norwood Street.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a one (1) foot variance to the height of an accessory structure at 1216 Norwood Street.

Summary:

Fiscal/Budgetary Impact:

Approve or deny request



Legislation Details (With Text)

File #: PH 17-070 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/11/2017 **In control:** Board of Adjustment
On agenda: 12/18/2017 **Final action:**
Title: Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a twenty (20) foot variance to the length of a carport at 1216 Norwood Street.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Consideration of and action on the results of the Public Hearing on the request from Lloyd Wolf for a twenty (20) foot variance to the length of a carport at 1216 Norwood Street.

Summary:

Fiscal/Budgetary Impact:

Approve or deny request



Legislation Details (With Text)

File #: VAR 17-025 **Version:** 1 **Name:**

Type: Variance Request **Status:** Agenda Ready

File created: 12/11/2017 **In control:** Board of Adjustment

On agenda: 12/18/2017 **Final action:**

Title: Consideration of and action on a request from Juan Bustilloz for a three (3) foot variance to the height of a carport to be constructed at 1417 Ed Watson Drive.

Sponsors:

Indexes:

Code sections:

Attachments: [1417 Watson 01.15.18 \(2\)](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Consideration of and action on a request from Juan Bustilloz for a three (3) foot variance to the height of a carport to be constructed at 1417 Ed Watson Drive.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for January 15, 2018 at 7:20 p.m.

CITY OF DEER PARK

Variance



LN-002623-2017

PERMIT #: LN-002623-2017

ISSUED DATE: December 07, 2017

PROJECT:

EXPIRATION DATE: December 07, 2018

PROJECT ADDRESS: 1417 ED WATSON DR

OWNER NAME: Juan Jr & Lydia J Bustilloz

CONTRACTOR:

ADDRESS: 1417 Watson Dr

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Variance To Height Of Carport

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 A 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

APPROVED 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

December 7, 2017

City of Deer Park
Planning & Zoning Commission

RE: Request for Variance Guidelines

To Whom This May Concern:

We are requesting two variances for following:

Johnny Bustilloz
1417 Watson Dr, Deer Park
Phone: 713-202-5971

This request is for a RV carport to be constructed to attach to our garage.

Address for the variance:
1417 Watson Dr.
Deer Park, TX

Dimensions: 11' x 29.9+'

Specific variance:

- 9.9 ft. variance to the length of the carport
- 3 ft. variance for the height of the carport

Attached is the site plan of the property for your review.

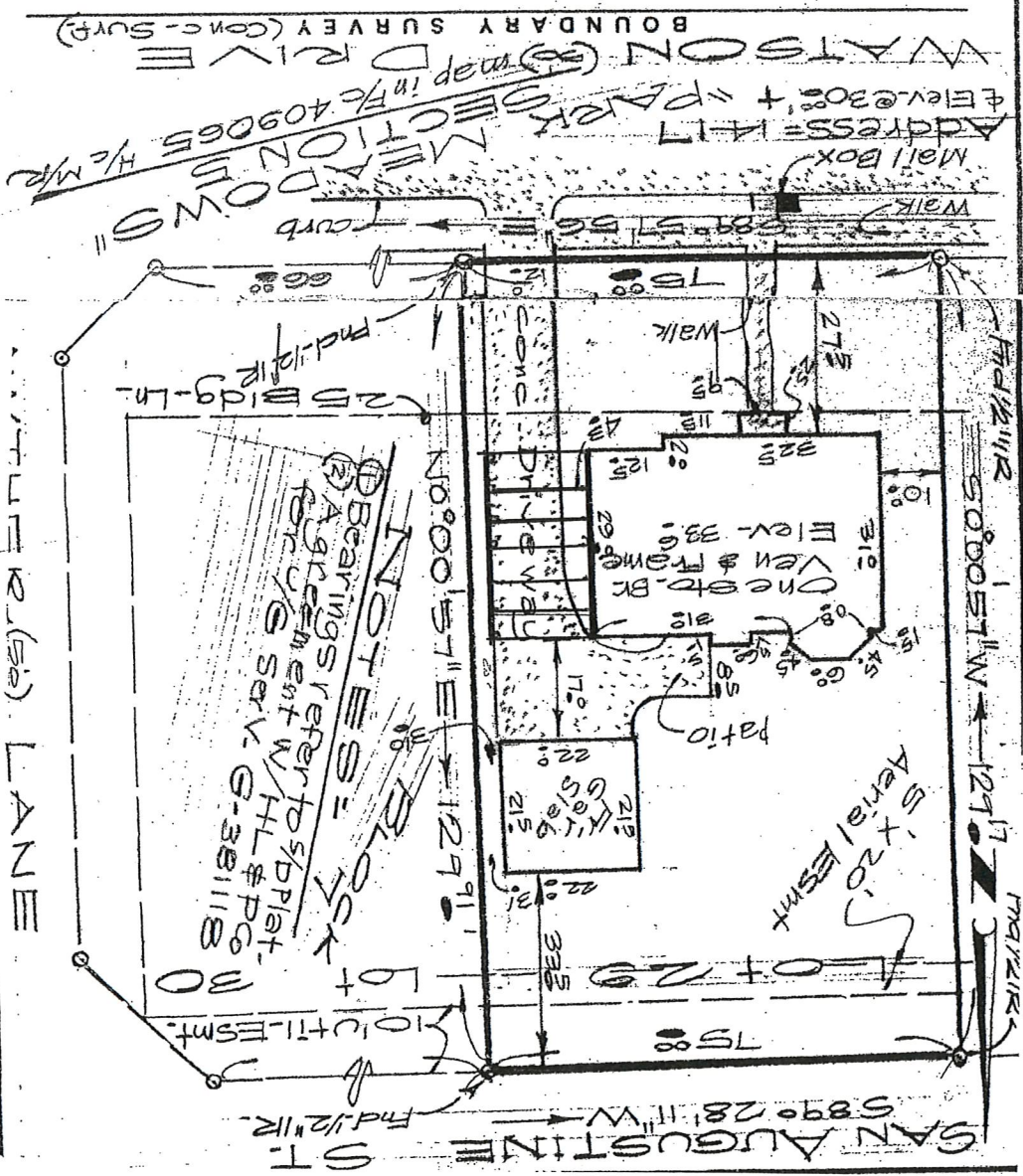
Thank you for your consideration rregardubg this project.

Sincerely


Johnny Bustilloz

THE MCKINLEY COMPANY, INC.
 P.O. Box 4218
 Pasadena, Texas 77502
 Phone: (713) 473-3502
 GF-388-622 D
 LAND SURVEYOR
 REGISTERED PROFESSIONAL STATE OF TEXAS
 C.A. MCKINLEY
 BY: [Signature]
 MATH: 500

I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT
 CONTAINING 9.716 AC. SE. 1/4, SECTION 14-17, TOWNSHIP 33S, RANGE 10E,
 THE PROPERTY OF JUANITA BOSTILL,
 IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION
 CATEGORY 1, SHOWING ACCURATELY ALL
 RECORDS IN HARRIS COUNTY TEXAS CORRECT MAP MEADOWS
 RECORDED IN HARRIS COUNTY MAP 409065 1/4 M/R
 THE LEGAL DESCRIPTION BEING LOT 29, BLOCK 1, MEADOWS 1/4 M/R
 IN HARRIS COUNTY TEXAS CORRECT MAP MEADOWS 1/4 M/R
 RECORDS, ALL CORNERS ARE MARKED AS SHOWN HEREON. THERE ARE NO FENCES, ENCROACH-
 MENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY
 CONFLICTS, WATERWAYS, OR SHORTCUTS IN AREA, EXCEPT AS SHOWN, AND SAID PROPERTY HAS
 ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. LOT LIES IN A
 ZONE X DESIGNATION, AND NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY -
 PANEL #48201C09203 FLOOD INFORMATION RATE MAP DATED NOV. 6, 1996.
 FIELD REF. BM. DRAWN BY: CM SCALE: 1" = 20 FT.



TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:
 BOUNDARY SURVEY (CONC-SURF)
 WATSON DRIVE
 MEADOWS 1/4 M/R
 SECTION 14-17
 Address = 14-17
 Elev. @ 30' = 409065 1/4 M/R
 SAN AUGUSTINE ST.
 589° 28' 11" W
 129' 9"



Legislation Details (With Text)

File #: VAR 17-026 **Version:** 1 **Name:**

Type: Variance Request **Status:** Agenda Ready

File created: 12/11/2017 **In control:** Board of Adjustment

On agenda: 12/18/2017 **Final action:**

Title: Consideration of and action on a request from Juan Bustilloz for a ten (10) foot variance to the length of a carport to be constructed at 1417 Ed Watson Drive.

Sponsors:

Indexes:

Code sections:

Attachments: [1417 Watson 01.15.18](#)

Date	Ver.	Action By	Action	Result
12/18/2017	1	Board of Adjustment		

Consideration of and action on a request from Juan Bustilloz for a ten (10) foot variance to the length of a carport to be constructed at 1417 Ed Watson Drive.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for January 15, 2018 at 7:25 P.M.

CITY OF DEER PARK

Variance



LN- 002621 -2017

PERMIT #: LN- 002621 -2017

ISSUED DATE: December 07, 2017

PROJECT:

EXPIRATION DATE: December 07, 2018

PROJECT ADDRESS: 1417 ED WATSON DR

OWNER NAME: Juan Jr & Lydia J Bustilloz

CONTRACTOR:

ADDRESS: 1417 Watson Dr

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Variance To Lenght Of Carport

SQ FT:

0

VALUATION :

\$ 0.00

PERMIT FEES

TOTAL FEES: \$ 250.00

PAID: \$ 250.00

BALANCE: \$ 0.00

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NOTICE

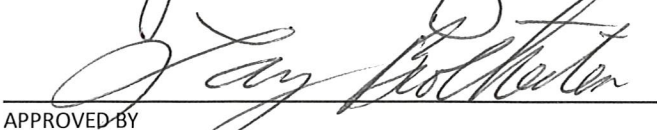
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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

12-7-17
DATE


APPROVED BY

12/7/2017
DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

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December 7, 2017

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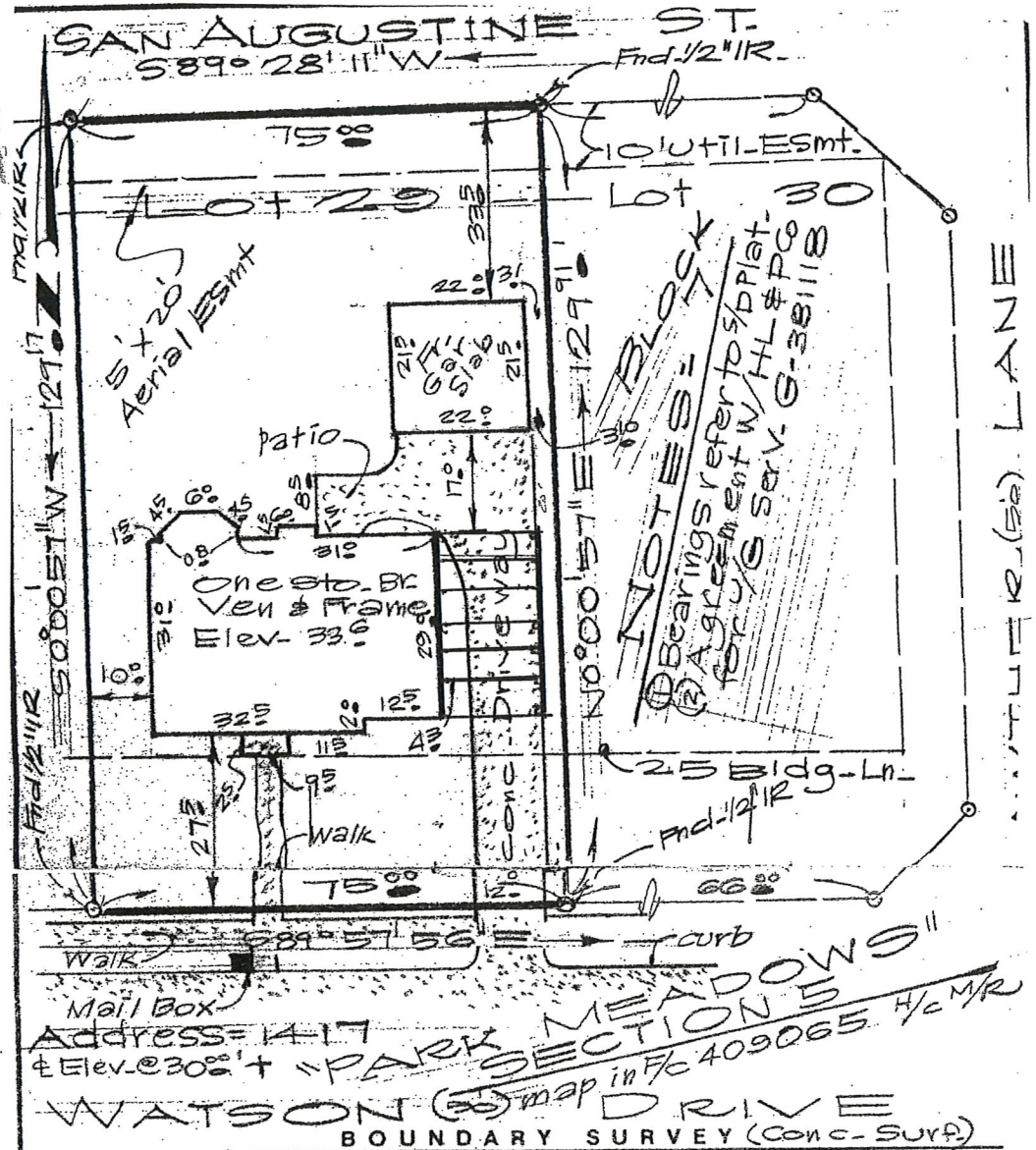
- 9.9 ft. variance to the length of the carport
- 3 ft. variance for the height of the carport

Attached is the site plan of the property for your review.

Thank you for your consideration regarding this project.

Sincerely


Johnny Bustilloz



TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT CONTAINING 9.716 AC. KNOWN AS 1417 WATSON DRIVE DEER PARK 77536 THE PROPERTY OF JUAN ELDIA BUSTILLOZ, SHOWING ACCURATELY ALL IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION CATEGORY 1A, CONDITION II, AS SURVEYED BY ME ON THE GROUND MAY 24, 1999, THE LEGAL DESCRIPTION BEING LOT 29, BLK 7, PARK MEADOWS SECTION 5, IN HARRIS COUNTY TEXAS, CORRECT MAP OF WHICH IS RECORDED IN FC 409065 OF THE HARRIS COUNTY MAP RECORDS. ALL CORNERS ARE MARKED AS SHOWN HEREON. THERE ARE NO FENCES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY CONFLICTS, WATERWAYS, OR SHORTAGES IN AREA, EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. LOT LIES IN A ZONE X DESIGNATION, AND IS NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY PANEL #48201C0920J FLOOD INFORMATION RATE MAP DATED NOV. 6, 1996. FIELD REF BM. DRAWN BY: CM SCALE: 1" = 20 FT.

THE MCKINLEY COMPANY, INC.

P.O. Box 4218
 Pasadena, Texas 77502
 Phone: (713) 473-3502

GF-388-
 622 D



STATE OF TEXAS
 REGISTERED SURVEYOR
 CHARLES A. MCKINLEY
 No. 110,550
 By: *Charles A. McKinley*
 C.A. MCKINLEY SURV. LICENSE NO. 11
 REGISTERED PROFESSIONAL STATE OF TEXAS
 LAND SURVEYOR

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