



Danielle Wendeburg, Chair
Douglas Cox
Don Tippit

Ray Balusek
Stan Garrett

Notice is hereby given that the Board of Adjustment of the City of Deer Park will hold the following public hearing(s) at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the following request(s):

1. PUBLIC HEARING 7:15 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an industrial building to be constructed at 309 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

[PH 18-001](#)

Recommended Action: Hear comments from those for or against request

Attachments: [309 Deer Glen Ln 01.08.18](#)

2. PUBLIC HEARING 7:20 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an Industrial Building to be constructed at 311 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

[PH 18-002](#)

Recommended Action: Hear comments from those for or against request

Attachments: [311 Deer Glen Ln 01.08.18](#)

3. PUBLIC HEARING 7:25 P.M. - Joshua Day is requesting a nineteen (19) foot variance to the separation between driveways for a second driveway to be constructed at 701 Kingston Court.

[PH 18-004](#)

Recommended Action: Hear comments from those for or against request

Attachments: [701 Kingston Ct. 01.08.18](#)

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.

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
January 4, 2018

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 #: PH 18-001 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Board of Adjustment Hearings
On agenda: 1/8/2018 **Final action:**
Title: PUBLIC HEARING 7:15 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an industrial building to be constructed at 309 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

Sponsors:

Indexes:

Code sections:

Attachments: [309 Deer Glen Ln 01.08.18](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Board of Adjustment Hearings		

PUBLIC HEARING 7:15 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an industrial building to be constructed at 309 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

Summary: Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

Fiscal/Budgetary Impact:

Hear comments from those for or against request



5599 San Felipe, Suite 1440 • Houston, Texas 77056 • 713.789.2529 • Fax 713.782.3755

November 28, 2017

City of Deer Park
710 E San Augustine
Deer Park, TX 77536

Attn: Larry Brotherton

RE: Request for Variance to Required Building Line at 309 Deerwood Glen Ln.

Property Owner Information: Clay Real Estate Holdings #3 LP
PO Box 37109
Houston, TX 77237-7109

Property Address: 309 Deerwood Glen Ln
Deer Park, TX 77536

Applicant Information: Clay Development & Construction, Inc.
Wesley D Sheffer, PE
5599 San Felipe, Suite 1440
Houston, TX 77056

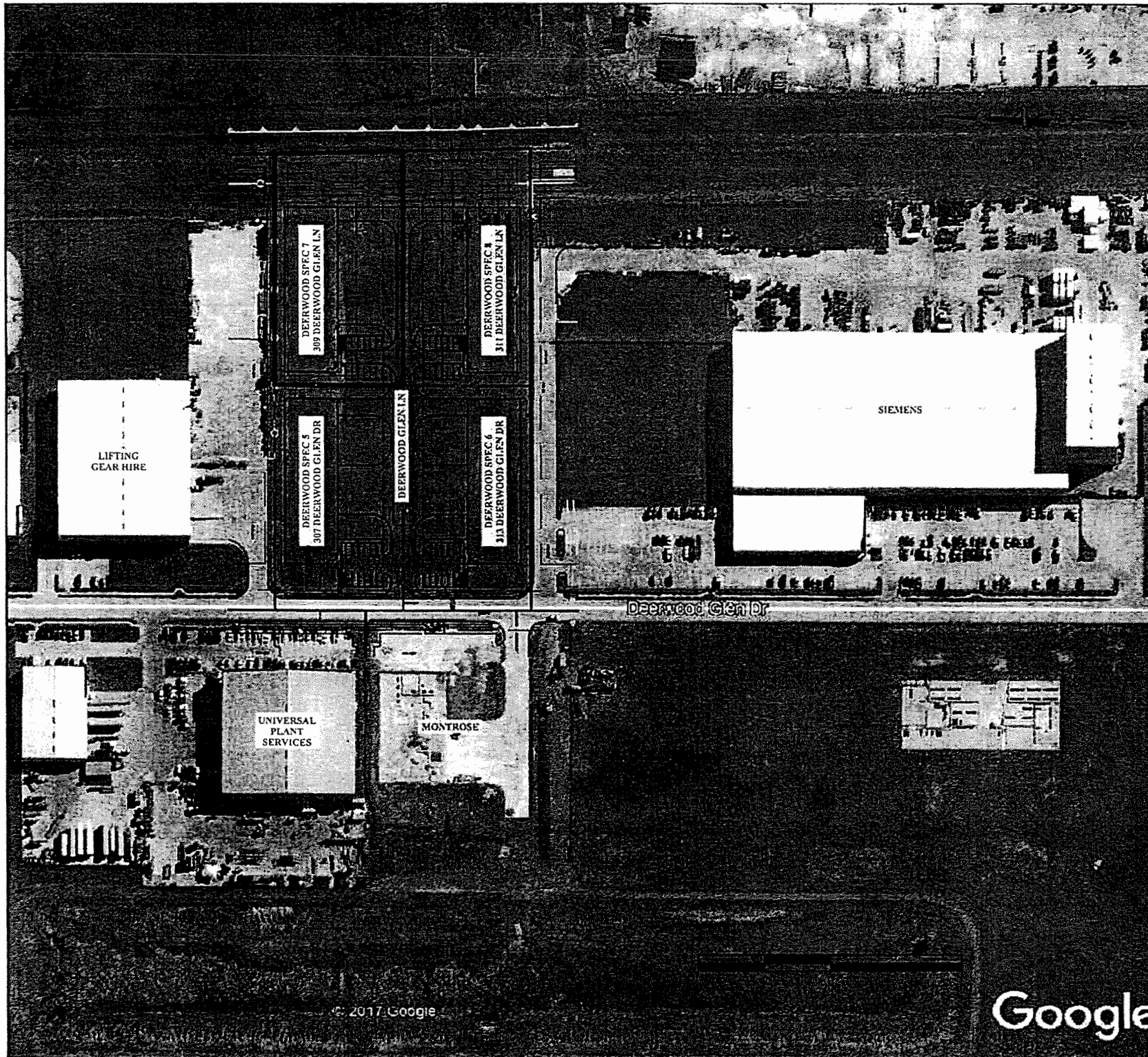
Requested Variance: 5' variance to the 20' rear building line at 309 Deerwood Glen Ln. The resulting rear building line will be 15'.

Justification: The reason for this variance request is that the 20' setback leaves insufficient room to construct our building and truck court in the remaining space. Please see the attached site plans. Reducing the setback to 15' will have negligible impact on the neighboring properties or the character of the surrounding developments.

Thank you for your consideration of this variance request. If you have any questions or require additional information, please do not hesitate to contact us at any time.

Sincerely,

Wesley D. Sheffer, PE
Clay Development & Construction, Inc.



PROJECT: OFFICE/WAREHOUSE FACILITY FOR:
DEERWOOD SPEC 5 & 6
 309 DEERWOOD GLEN LN.
 DEER PARK, TEXAS 77536

PARK LOCATION
PROJECT LOCATION

VICINITY MAP
KEY MAP# 538 J
 H.C.A.D. PROPERTY NUMBER: 135-149-001-0008

REV	ISSUE DATE	DESCRIPTION
0	09/21/17	ISSUED FOR PERMIT

LEGAL DESCRIPTION:
 BEING A TRACT OR PARCEL OF LAND CONTAINING 6.1409 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY, ABSTRACT 18, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, SAID 6.1409 ACRES TRACT BEING ALL OF TRACT A-29 IN DEERWOOD GLEN BUSINESS PARK TWO, A SUBDIVISION DULY OF RECORD IN FILM CODE NUMBER 661138 IN HARRIS COUNTY CLERK'S FILE RECORD H.C.G.F. NUMBER 2014060421.

BENCHMARK:
 BRASS DISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE BRIDGE ON WEST 15TH STREET OVER BOOBY BAYOU, ELEVATION 26.57 FEET ABOVE MEAN SEA LEVEL, (2001 ADJ.)

FLOODPLAIN INFORMATION:
 BY GRAPHIC PLOTTING AND ELEVATION DETERMINATION, THIS TRACT OF LAND LIES IN FLOOD ZONE AE. AREAS DESIGNATED TO BE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48201C0310 AC SAID MAP REVISED: JANUARY 6, 2015. BASE FLOOD ELEV. = 25.4

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING THE HOUSTON AREA UTILITY COORDINATING COMMITTEE AT 715-245-4345 FORTY EIGHT (48) HOURS BEFORE BEGINNING WORK.

FOR INTERIM REVIEW ONLY
 DOCUMENT INCOMPLETE:
 NOT INTENDED FOR CONSTRUCTION
 OR BIDDING PURPOSES
 ENGINEER: WESLEY D. SHEFFER
 P.E. SERIAL No.: 110287
 DATE: 11/28/2017

OWNER/DEVELOPER
CLAY
 COMMERCIAL DESIGN-BUILDERS
 5599 SAN FELIPE, SUITE 1440
 HOUSTON, TEXAS 77056
 PHONE (713)789-2529
 FAX (713)782-3755
 www.claydevelopment.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION # F-004975

SHEET TITLE: LOCATION

PRJ. NAME: DEERWOOD SPEC 5 & 6	SHEET NO:
DATE: NOV 27, 2017	EXH 1
DWN BY: MDS	
CARD BY: MDS	

CITY OF DEER PARK

Variance



LN- 002572 -2017

PERMIT #: LN- 002572 -2017

ISSUED DATE: November 29, 2017

PROJECT:

EXPIRATION DATE: November 29, 2018

PROJECT ADDRESS: 309 DEERWOOD GLEN LN

OWNER NAME: Clay Real Estate Holdings

CONTRACTOR:

ADDRESS: Po Box 37109

ADDRESS:

CITY: Houston

CITY:

STATE: TX

STATE:

ZIP: 77237

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Five Foot Variance To The Rear 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 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



Legislation Details (With Text)

File #: PH 18-002 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Board of Adjustment Hearings
On agenda: 1/8/2018 **Final action:**
Title: PUBLIC HEARING 7:20 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an Industrial Building to be constructed at 311 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

Sponsors:

Indexes:

Code sections:

Attachments: [311 Deer Glen Ln 01.08.18](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Board of Adjustment Hearings		

PUBLIC HEARING 7:20 P.M. - Clay Development is requesting a five (5) foot variance to the rear building line for an Industrial Building to be constructed at 311 Deerwood Glen Lane. Section 12 of the Zoning Development Standards requires a minimum twenty (20) foot rear yard setback in all M1 Districts.

Summary: Section 12 of the Zoning Development Standards requires a minimum Twenty (20) foot rear yard setback in all M1 Districts.

Fiscal/Budgetary Impact:

Hear comments from those for or against request



5599 San Felipe, Suite 1440 • Houston, Texas 77056 • 713.789.2529 • Fax 713.782.3755

November 28, 2017

City of Deer Park
710 E San Augustine
Deer Park, TX 77536

Attn: Larry Brotherton

RE: Request for Variance to Required Building Line at 311 Deerwood Glen Ln.

Property Owner Information: Clay Real Estate Holdings #3 LP
PO Box 37109
Houston, TX 77237-7109

Property Address: 311 Deerwood Glen Ln
Deer Park, TX 77536

Applicant Information: Clay Development & Construction, Inc.
Wesley D Sheffer, PE
5599 San Felipe, Suite 1440
Houston, TX 77056

Requested Variance: 5' variance to the 20' rear building line at 311 Deerwood Glen Ln. The resulting rear building line will be 15'.

Justification: The reason for this variance request is that the 20' setback leaves insufficient room to construct our building and truck court in the remaining space. Please see the attached site plans. Reducing the setback to 15' will have negligible impact on the neighboring properties or the character of the surrounding developments.

Thank you for your consideration of this variance request. If you have any questions or require additional information, please do not hesitate to contact us at any time.

Sincerely,

Wesley D Sheffer, PE
Clay Development & Construction, Inc.

PROJECT: OFFICE/WAREHOUSE FACILITY FOR:
DEERWOOD SPEC 8
 311 DEERWOOD GLEN LN.
 DEER PARK, TEXAS 7536

VICINITY MAP
KEY MAP# 538 J
 H.C.A.D. PROPERTY NUMBER: 135-149-991-0099

LEGAL DESCRIPTION:
 180 ACRES OF LAND, MORE OR LESS, CONTAINING 403
 ACRES OF LAND, LOCATED IN THE THOMAS EARLE SURVEY,
 ABSTRACT 18, CITY OF DEER PARK, HARRIS COUNTY, TEXAS,
 SAID 6.424 ACRES TRACT BEING ALL OF TRACT A27911,
 BEING THE SAME AS SHOWN ON THE PLAT OF THE
 DULY OF RECORD IN TEAM CODE NUMBER 801018 IN HARRIS
 COUNTY CLERK'S FILE RECORD H.C.C.F. NUMBER
 201400842.

BENCHMARK:
 BRASS CISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE
 BRIDGE ON WEST 13TH STREET OVER BOOBY BAYOU
 ELEVATION 29.37 FEET ABOVE MEAN SEA LEVEL (2001 ADJ.)

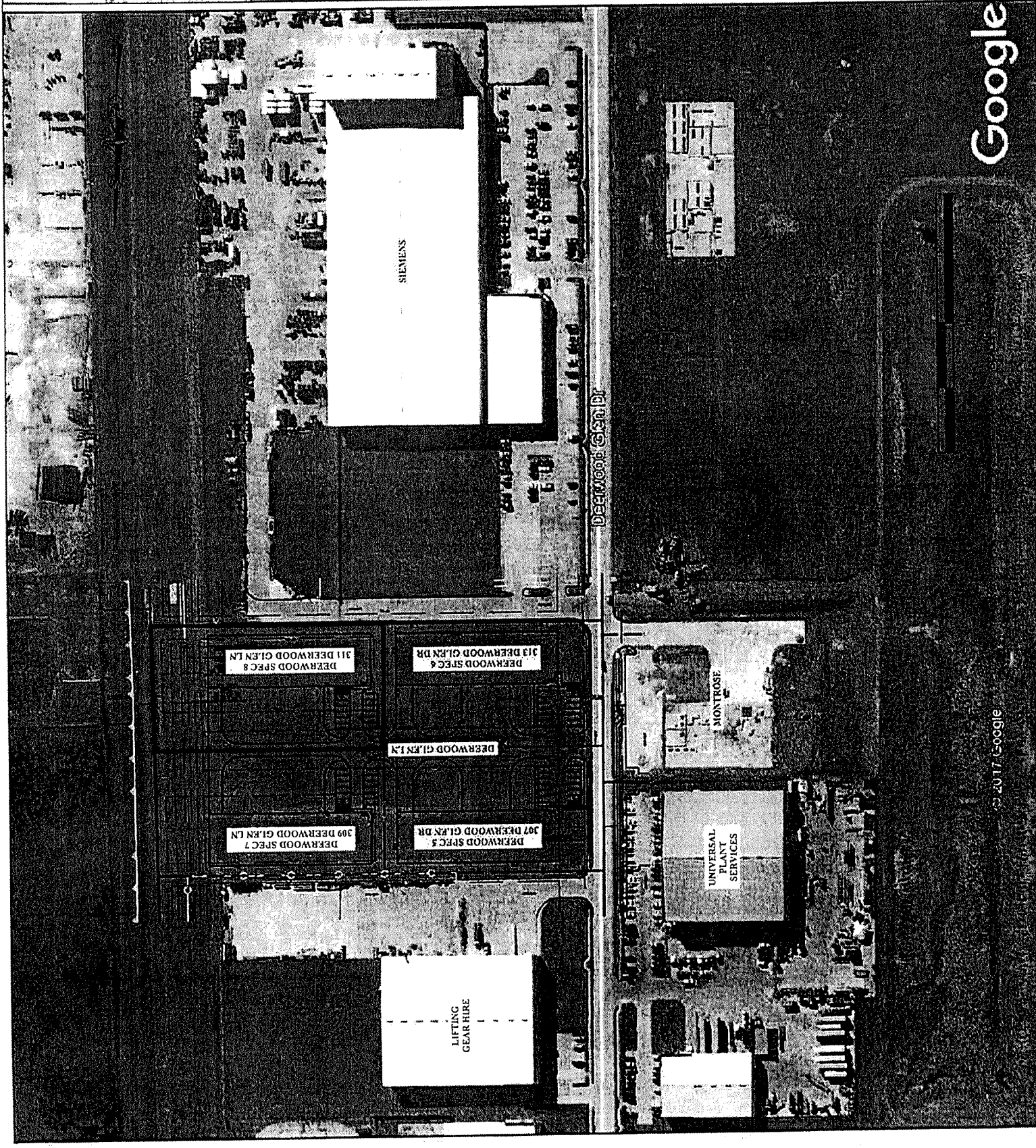
FLOODPLAIN INFORMATION:
 BY GRAPHIC PLATING AND ELEVATION DETERMINATION, THIS
 TRACT OF LAND LIES IN FLOOD ZONE AE, AREAS DESIGNATED
 TO BE WITHIN THE FLOODPLAIN OF A 100-YEAR FLOOD, AND
 SAID MAP REVERSED: JANUARY 5, 2017.
 BASE FLOOD ELEV. # 29.4

UNDERGROUND UTILITY NOTE:
 CONTRACTOR SHALL VERIFY LOCATION OF
 UNDERGROUND UTILITY LINES BY CONTACTING THE
 UTILITY OWNERS PRIOR TO ANY EXCAVATION WORK.
 AT 7:30 AM - 4:30 PM, 48 HOURS BEFORE
 BEGINNING WORK.

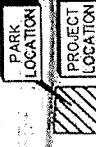
FOR REVIEW ONLY
 DOCUMENT INCOMPLETE
 NOT INTENDED FOR CONSTRUCTION
 OR BIDDING PURPOSES
 DRAWN BY: WESLEY D. SWEET
 P.E. SERIAL NO.: 110287
 DATE: 11/29/2017

OWNER/DEVELOPER
CHAZZ
 COMMERCIAL DESIGN-BUILDERS
 5599 SAN FELIPE, SUITE 1440
 HOUSTON, TEXAS 77056
 PHONE (713) 789-2529
 FAX (713) 782-3755
 www.chazzdevelopment.com
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION # 0424575

SHEET
INSET
LOCATION
 SHEET NO.
 DATE: NOV 24, 2017
 DRAWN BY: WDS
 CHECK BY: WDS
EXH 1



DEERWOOD SPEC 8
3311 DEERWOOD GLEN LN.
DEER PARK, TEXAS 77536



VICINITY MAP
KEY MAP# 538 J

H.C.A.D. PROPERTY NUMBER: 135-149-001-0008

[illegible]

LEGAL DESCRIPTION:

TRACT OR PARCEL OF LAND CONTAINING 6.5429 ACRES, A TRACT OF LAND, LOCATED IN THE THOMAS EARLE SURVEY, DISTRICT OF LAND, LOCATED IN THE THOMAS EARLE SURVEY, COUNTY OF TARRANT, CITY OF DEER PARK, HARRIS COUNTY, TEXAS, AND 5.1409 ACRES TRACT BEING ALL OF TRACT A-29 IN DEERWOOD GLEN BUSINESS PARK TWO, A SUBDIVISION OF RECORD IN FILM CODE NUMBER 661138 IN HARRIS COUNTY CLERK'S FILE RECORD H.C.C.F. NUMBER 00000431.

BENCHMARK
BRASS DISK ON THE TOP OF THE DOWNSTREAM SIDE OF THE
BRIDGE ON WEST 13TH STREET OVER BOOGEY BAYOU.
ELEVATION 28.57 FEET ABOVE MEAN SEA LEVEL. (2001 ADJ.)

FOR MORE INFORMATION:

BY GRAPHIC PLOTTING AND ELEVATION DETERMINATION, THE TRACT OF LAND LIES IN FLOOD ZONE AE. AREAS DESIGNATED TO BE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FLOODPLAIN INFORMATION.

PLATE NO. 100011139718

UNDERGROUND UTILITY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF
UNDERGROUND UTILITY LINES BY CONTACTING THE
HOUSTON AREA UTILITY COORDINATING COMMITTEE
AT 713-254-5253 FORTY EIGHT (48) HOURS BEFORE
BEGINNING WORK.

[illegible]

FOR INTERNAL USE ONLY

DOCUMENT INCOMPLETE: NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES	ENGINEER: WESLEY D. SMOFFER P.E. SERIAL No.: 110287 DATE: 11/28/2017
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OWNER/DEVELOPER

~~SECRET~~

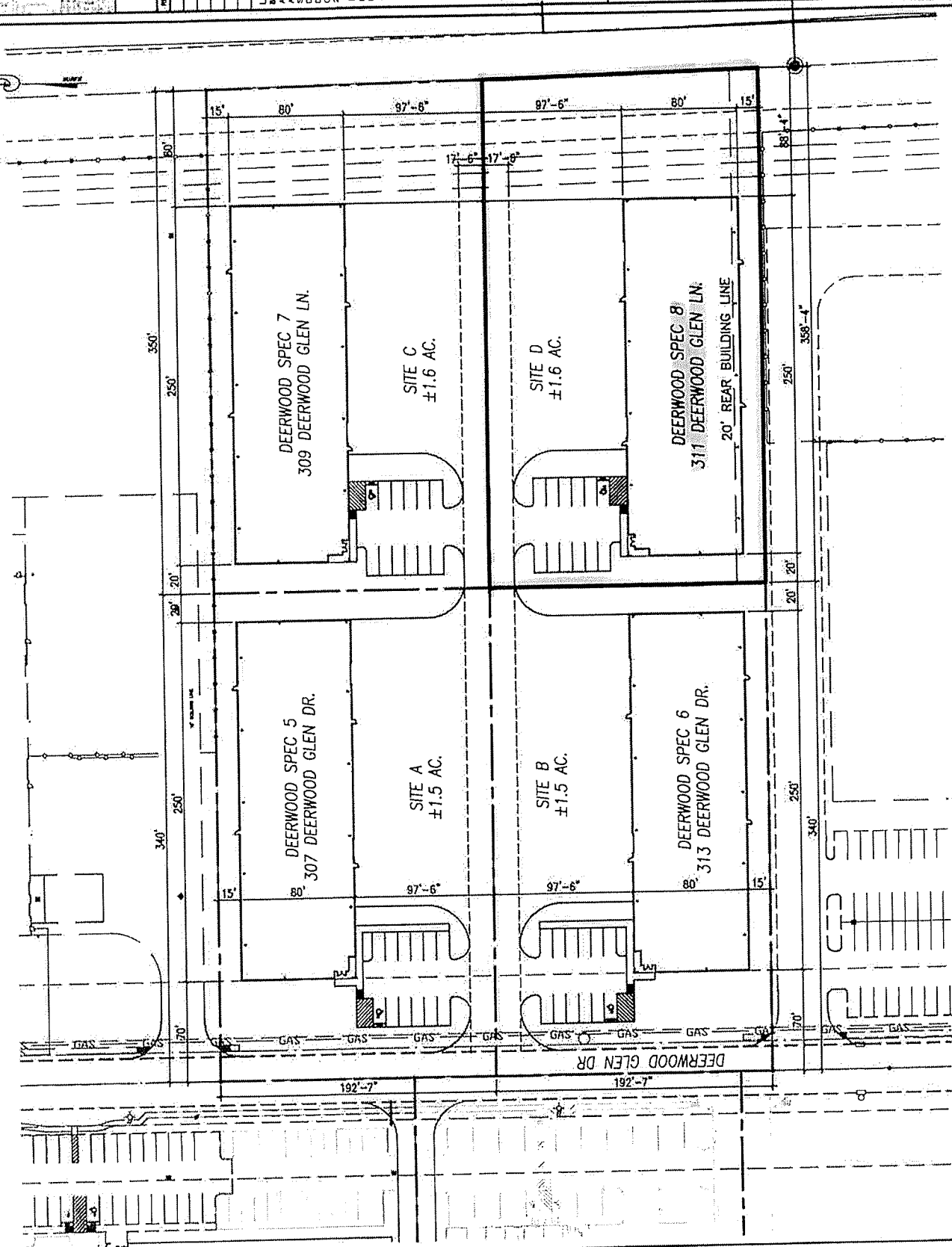
599 SAN FELIPE, SUITE 1440
HOUSTON, TEXAS 77056
PHONE (713)789-2529
FAX (713)782-3755

www.daydevelopment.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION # 5004975

SITE PLAN

ON 12-25-55
3288 PRODUCED BY JERRY DILL

EXH 2



CITY OF DEER PARK

Variance



LN- 002573 -2017

PERMIT #: LN- 002573 -2017

ISSUED DATE: November 29, 2017

PROJECT:

EXPIRATION DATE: November 29, 2018

PROJECT ADDRESS: 311 DEERWOOD GLEN LN

OWNER NAME: Clay Real Estate Holdings

CONTRACTOR:

ADDRESS: Po Box 37109

ADDRESS:

CITY: Houston

CITY:

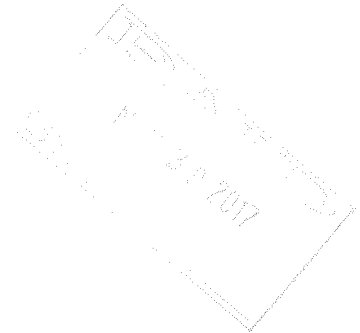
STATE: TX

STATE:

ZIP: 77237

ZIP:

PHONE:



PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Five Foot Variance To The Rear
Property Line

SQ FT:

0

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

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- 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

APPROVED BY

DATE

11/29/2017

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



Legislation Details (With Text)

File #: PH 18-004 **Version:** 1 **Name:**
Type: Public Hearing(s) **Status:** Agenda Ready
File created: 12/29/2017 **In control:** Board of Adjustment Hearings
On agenda: 1/8/2018 **Final action:**
Title: PUBLIC HEARING 7:25 P.M. - Joshua Day is requesting a nineteen (19) foot variance to the separation between driveways for a second driveway to be constructed at 701 Kingston Court.

Sponsors:

Indexes:

Code sections:

Attachments: [701 Kingston Ct. 01.08.18](#)

Date	Ver.	Action By	Action	Result
1/8/2018	1	Board of Adjustment Hearings		

PUBLIC HEARING 7:25 P.M. - Joshua Day is requesting a nineteen (19) foot variance to the separation between driveways for a second driveway to be constructed at 701 Kingston Court.

Summary: Section 16.09.2 of the Zoning Ordinance requires a forty (40) foot separation between residential driveways.

Fiscal/Budgetary Impact:

Hear comments from those for or against request

To the Planning & Zoning Commission of Deer Park, Texas

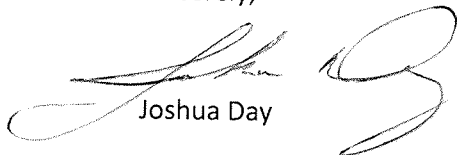
Request for Variance

December 01, 2017

Dear Planning and Zoning Commission,

My name is Joshua Day I live at 701 Kingston Ct Deer Park, Tx 77536 and my phone number is 409 893-4804. I am requesting a variance to add a second driveway on my property so that I will be able to park my boat on. The distance between the existing driveway and the proposed drive way is ~~25~~ft, 21 ft which is why I am requesting a Variance. The new driveway will be at my property 701 Kingston Ct Deer park, Texas 77536. I thank you for your attention to this matter. *ASKING FOR A NINETEEN (19) FOOT VARIANCE.*

Sincerely,


Joshua Day

CITY OF DEER PARK

Variance



LN-002597-2017

PERMIT #: LN- 002597 -2017

ISSUED DATE: December 01, 2017

PROJECT:

EXPIRATION DATE: December 01, 2018

PROJECT ADDRESS: 701 KINGSTON CT

OWNER NAME: Joshua Day

CONTRACTOR:

ADDRESS: 701 Kingston Court

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536-8104

ZIP:

PHONE:

PROJECT DETAILS

PROPOSED USE:

DESCRIPTION: Variance For Additional Driveway For Boat Parking

SQ FT:

0

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

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

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