



Don Tippit, Chair  
Ray Balusek, Vice Chair  
Douglas Cox

Stan Garrett  
Danielle Wendeburg

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## CALL TO ORDER

## APPROVAL OF MINUTES

1. Approval of minutes of regular Board of Adjustment meeting on November 5, 2018. [MIN 18-149](#)  
**Recommended Action:** Approval  
**Attachments:** [BOA MR 110518](#)
2. Approval of minutes of Public Hearing held on November 5, 2018. (Cox) [MIN 18-150](#)  
**Recommended Action:** Approval  
**Attachments:** [BA MH 110518 3729 White Wing](#)
3. Approval of minutes of Public Hearing held on November 5, 2018. (Fletcher) [MIN 18-151](#)  
**Recommended Action:** Approval  
**Attachments:** [BA MH 110518 1918 N. Carlsbad](#)

## NEW BUSINESS

4. Consideration of and action on a request from Richard Pruitt for a four (4) foot variance to the length of a carport to be constructed at 2204 Plunkett Street. [VAR 18-019](#)  
**Recommended Action:** Public Hearing can be scheduled for December 17, 2018 at 6:00 P.M.  
**Attachments:** [2204 Plunkett](#)

## ADJOURN

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*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.*

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*Shannon Bennett, TRMC*  
*City Secretary*

*Posted on Bulletin Board*  
*November 15, 2018*

*City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.*

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*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)

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**File #:** MIN 18-149    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** Agenda Ready  
**File created:** 11/12/2018    **In control:** Board of Adjustment  
**On agenda:** 11/19/2018    **Final action:**  
**Title:** Approval of minutes of regular Board of Adjustment meeting on November 5, 2018.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [BOA\\_MR\\_110518](#)

Date	Ver.	Action By	Action	Result
11/19/2018	1	Board of Adjustment		

Approval of minutes of regular Board of Adjustment meeting on November 5, 2018.

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 NOVEMBER 05, 2018 BEGINNING AT 6:28 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. MEETING CALLED TO ORDER – Chairman Tippit called the meeting to order at 6:28 p.m.
2. RECESS/RECONVENE – Chairman Tippit recessed the regular Board of Adjustment meeting at 6:28 p.m. to continue the preliminary public hearing and reconvened the meeting at 6:36 p.m.
3. APPROVAL OF MINUTES – Motion was made by Commissioner Balusek and seconded by Commissioner Wendeburg to approve the minutes as follows:

a. Approval of minutes of regular meeting on October 15, 2018.

Motion carried 5 to 0.

4. CONSIDERATION OF AND ACTION ON A REQUEST FROM THE CITY OF DEER PARK FOR A SIX (6) INCH VARIANCE TO THE HEIGHT OF A PRIVACY FENCE TO BE CONSTRUCTED ALONG THE EAST PROPERTY LINE OF THE DEER PARK CITY HALL – Motion was made by Commissioner Cox and seconded by Commissioner Garrett to schedule a public hearing to be held on December 3, 2018 at 6:20 p.m. on the request from the City of Deer Park to for a variance to the height of a privacy fence to be constructed along the east property line of the Deer Park City Hall.

Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON A REQUEST FROM BARRY SMIDT FOR A SIXTEEN (16) FOOT VARIANCE TO THE LENGTH OF A CARPORT TO BE CONSTRUCTED AT 314 TUDOR COURT – Motion was made by Commissioner Wendeburg and seconded by Commissioner Balusek to schedule a public hearing to be held on December 3, 2018 at 6:10 p.m on the request from Barry Smidt for a variance to the length of a carport to be constructed at 314 Tudor Court. Motion carried 5 to 0.
6. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING ON THE REQUEST FROM TIMOTHY COX FOR A SIX (6) FOOT VARIANCE TO THE REAR BUILDING LINE TO CONSTRUCT A PATIO COVER AT 3729 WHITE WING LANE – Motion was made by Commissioner Garrett and seconded by Commissioner Balusek to grant the request from Timothy Cox for a six (6) foot variance to the rear building line to construct a patio cover at 3729 White Wing Lane.  
  
Motion carried 5 to 0.
7. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING ON THE REQUEST FROM DOYLE FLETCHER FOR A SIX (6) FOOT EIGHT (8) INCH VARIANCE TO CONSTRUCT A DRIVEWAY AT 1918 NORTH CARLSBAD LANE – Motion was made by Commissioner Wendeburg and seconded by Commissioner Garrett to grant the request from Doyle Fletcher for a six (6) foot eight (8) inch variance to construct a driveway at 1918 North Carlsbad Lane. Motion carried 5 to 0.
8. ADJOURN – Chairman Tippit adjourned the meeting at 6:38 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Don Tippit, Chairman  
Board of Adjustment



## Legislation Details (With Text)

**File #:** MIN 18-150    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** Agenda Ready  
**File created:** 11/12/2018    **In control:** Board of Adjustment  
**On agenda:** 11/19/2018    **Final action:**  
**Title:** Approval of minutes of Public Hearing held on November 5, 2018. (Cox)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [BA\\_MH\\_110518\\_3729 White Wing](#)

Date	Ver.	Action By	Action	Result
11/19/2018	1	Board of Adjustment		

Approval of minutes of Public Hearing held on November 5, 2018. (Cox)

Summary:

Fiscal/Budgetary Impact:

Approval

CITY OF DEER PARK

50-64

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, NOVEMBER 05, 2018 BEGINNING AT 6:10 P.M. RELATING TO THE REQUEST OF TIMOTHY COX FOR A SIX (6) FOOT VARIANCE TO THE REAR BUILDING LINE TO BE CONSTRUCTED AT 3729 WHITE WING LANE, WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	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 Tippit opened the public hearing for those persons desiring to speak in favor of the request.
  - a. Timothy Cox, 3729 White Wing Lane, commented, “We are asking for a variance to expand our patio fifteen feet.”
3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Tippit opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Tippit closed the public hearing at 6:12 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Don Tippit, Chairman  
Board of Adjustment



## Legislation Details (With Text)

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**File #:** MIN 18-151    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** Agenda Ready  
**File created:** 11/12/2018    **In control:** Board of Adjustment  
**On agenda:** 11/19/2018    **Final action:**  
**Title:** Approval of minutes of Public Hearing held on November 5, 2018. (Fletcher)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [BA\\_MH\\_110518\\_1918 N. Carlsbad](#)

Date	Ver.	Action By	Action	Result
11/19/2018	1	Board of Adjustment		

Approval of minutes of Public Hearing held on November 5, 2018. (Fletcher)

Summary:

Fiscal/Budgetary Impact:

Approval

CITY OF DEER PARK

51-65

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, NOVEMBER 05, 2018 BEGINNING AT 6:10 P.M. RELATING TO THE REQUEST OF DOYLE FLETCHER FOR A SIX (6) FOOT EIGHT (8) INCH VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 1918 NORTH CARLSBAD, WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	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 Tippit opened the public hearing for those persons desiring to speak in favor of the request.
  - a. Doyle Fletcher, 1918 North Carlsbad, commented, “Thank you all for letting me come up. My wife and I have been there for about 12 years now. We have requested a six (6) foot eight (8) inch variance to the width of our driveway. Our house sits on the end of the block in a cul-de-sac. We have struggled with parking for years, we had to reach out and get post office box. We decided to try to seek approval for a variance to extend our driveway so we can avoid that issue in the future. I did submit a variance letter on October 21, 2018, where I addressed the request. I wanted to point out that we have AR Construction, Art Rodriguez, as our contractor which is on your approved list. Hopefully, we will get approved so Art can go to work.”

Commissioner Balusek asked, “Are you just extending the width of the driveway to the street?”

Mr. Fletcher responded, “Yes.”

Commissioner Cox asked, “It does not look like there is a radius drawn in. Will you be providing a radius?”

Mr. Fletcher responded, “Absolutely. My understanding was that there is supposed to be an inspector that was going to come out and give us some guidance. I have talked to Art and we have addressed it. We are a foot over our property line. I believe he is in accordance with all the guide lines that are to be addressed. If there are any questions we can certainly have Art address it. I am not an architect, and I did that drawing the best I could, along with the letter. We did get the measurements correct though.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Tippit opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Tippit closed the public hearing at 6:18 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Don Tippit, Chairman  
Board of Adjustment



## Legislation Details (With Text)

**File #:** VAR 18-019    **Version:** 1    **Name:**  
**Type:** Variance Request    **Status:** Agenda Ready  
**File created:** 11/12/2018    **In control:** Board of Adjustment  
**On agenda:** 11/19/2018    **Final action:**  
**Title:** Consideration of and action on a request from Richard Pruitt for a four (4) foot variance to the length of a carport to be constructed at 2204 Plunkett Street.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2204 Plunkett](#)

Date	Ver.	Action By	Action	Result
11/19/2018	1	Board of Adjustment		

Consideration of and action on a request from Richard Pruitt for a four (4) foot variance to the length of a carport to be constructed at 2204 Plunkett Street.

Summary:

Fiscal/Budgetary Impact:

Public Hearing can be scheduled for December 17, 2018 at 6:00 P.M.

# CITY OF DEER PARK

## Variance



LN-002315-2018

PERMIT #: LN-002315-2018

PROJECT:

ISSUED DATE: November 12, 2018

EXPIRATION DATE: November 12, 2019

PROJECT ADDRESS: 2204 PLUNKETT ST

OWNER NAME: Richard & Stacey Pruitt

CONTRACTOR:

ADDRESS: 22041 Plunkett St

ADDRESS:

CITY: Deer Park

CITY:

STATE: TX

STATE:

ZIP: 77536-5722

ZIP:

PHONE:

### PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: 4 Ft Variance To Length Of A 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

APPROVED BY

DATE

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](http://www.deerparktx.gov/publicworks)

To : City of Deer Park Code  
: ZONING ORDINANCES

Att: PLANNING AND ZONING Commission

My name is Richard Pruitt and I reside at 2204 Plunkett, Deer Park, Tx. 77536. I am requesting a variance for my carport, the City says I can have a 20' x 20', but I need a 20' x 24'. I have an extra long driveway and would like to come out from the house 24' instead of 20'. I have all the material pre-cut for a 24' carport. Your help in this matter would be appreciated. My cell phone is (832) 643-1811.

Thank you  
Richard Pruitt  
Richard Pruitt

