

CITY OF DEER PARK

50-120

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, OCTOBER 16, 2017 BEGINNING AT 7:20 P.M. RELATING TO THE REQUEST OF WAYNE RODICK. FOR A TWELVE (12) FOOT VARIANCE TO THE REAR BUILDING LINE AT 1002 W. PASADENA BOULEVARD, WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG	CHAIRMAN
DOUGLAS COX	COMMISSIONER
DON TIPPIT	COMMISSIONER
STAN GARRETT	COMMISSIONER
VIRGINIA SMITH	ALTERNATE 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 Wendeburg opened the public hearing for those persons desiring to speak in favor of the request.

Randy Stockwell, ENS Construction, “We are designing and constructing a building for Mr. Rodick on 1002 W. Pasadena Boulevard. This existing building was purchased about seven years ago. The building was vacant and Mr. Rodick bought it. The building was allowed to be built on the rear property line and the west property line, in the back of the existing corner of the property. Mr. Rodick would like to add on to the end of the building towards the east side of the building and prefers not to have to adhere to the twelve foot setback in the rear of the property that is required for a couple of reasons. One reason is so, that his existing building and his new building can line up to and not have any offset on the inside. Mr. Rodick refurbishes hydraulic cylinders and shafts. It is not big equipment, but there is a lot of machinery including an overhead crane. It would be much better to have a rear wall of that facility that lines up with the existing building versus having to have a twelve foot offset between those walls. It would also give him a larger building. Adhering to the other setbacks on the east side and the south side of the street limits him to what he can add on to the property. By being allowed to build to the rear property line, it will give him about five hundred more square feet. The parking will be adhered to with eighteen parking spaces planned for the facility. There is not a lot of customer traffic.”

Commissioner Tippit asked, “Are there utilities there?”

Mr. Stockwell responded, “No. The existing building is already built there to that property line. There is school district property behind it, beside it on the west side and there is an existing shopping center on the east side already.”

Commissioner Garrett asked, “Will it reach the shopping center?”

Mr. Stockwell responded, “No. There is a common property line between the two properties. There is a five foot setback at the east property line.”

Commissioner Cox asked, “Will the new driveway not connect to the existing retail?”

Chairman Wendeburg commented, “There is a fence there, separating them.”

Mr. Stockwell responded, “No. The existing driveway will be widened and repositioned to the east. The driveway does not meet the standards with ADA, but when we propose to do it, it will be up to standards. The driveway will be much better than what we have now.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Wendeburg opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Wendeburg closed the public hearing at 7:28 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Danielle Wendeburg, Chairman
Board of Adjustment