CITY OF DEER PARK

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, SEPTEMBER 9, 2019 BEGINNING AT 6:25 P.M. RELATING TO THE REQUEST OF GEORGE MCDANIEL IS REQUESTING A NINE (9) FOOT VARIANCE TO THE SEPARATION OF DRIVEWAYS FOR A SECOND DRIVEWAY TO BE CONSTRUCTED AT 1818 KARANKAWAS COURT,WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	CHIEF 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 Balusek opened the public hearing for those persons desiring to speak in favor of the request.

   a. George McDaniel, 1818 Karankawas Court, spoke in favor of the request for the variance of nine feet for the separation of driveways for a second driveway. Mr. McDaniel commented, "I have been wanting to fence in the part that I could by the boundaries to have use of it instead of just having an empty side yard. I got a permit to include some of that inside the fence. I would also want to build a driveway to have access to the backyard. Right now, I drive my vehicle on the grass, which I do not prefer to do. I would rather have the driveway. For one, I would like to have access to my backyard and to provide additional parking at my house. Often times, people will park on the side of the road where my house is on the corner. If anyone is parked on my side of the road, it is impossible for them to turn, and it creates an inconvenience. Having a driveway, I will have parking for family when they come to visit.

   Chairman Balusek asked, "Is the side lot all the way to X Street yours?"

   Mr. McDaniel responded, "Yes."

   Chairman Balusek asked, "Can you move the driveway over further?"

Mr. McDaniel responded, "If I move it any further towards X Street, it will be too close to the corner. If I was backing out, there could be a vehicle there at the corner that I may have to confront."

Chairman Balusek asked, "The house on X Street, where is the boundary on that?"

Mr. McDaniel responded, "The house on X Street has a 25 foot building line."

Chairman Balusek asked, "From X Street or from your street?"

Mr. McDaniel responded, "My lot is deeper than 25 foot by their house."

Chairman Balusek asked, "How far is that driveway going to come to that house?"

Mr. McDaniel responded, "It will be a long ways from their house."

Chairman Balusek asked, "Is it just going to go straight or will it turn into the fence?"

Mr. McDaniel responded, "The fence is going to be at an angle, according to the setback line and driveway is going to be perpendicular with the fence. It is going to be a 90 degree angle from the driveway to the fence. If I were to swing it any further toward X Street, it makes the driveway too close to the corner."

Commisioner Garrett asked, "Do you have a contractor doing the work?"

Mr. McDaniel responded, "I am a builder."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Balusek opened the hearing for those persons desiring to speak against the request. No one spoke.

4. HEARING CLOSED – Chairman Balusek closed the public hearing at 6:28 p.m.

ATTEST:

Shannon Bennett, TRMC
City Secretary

APPROVED:

Ray Balusek, Chairman
Board of Adjustment

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 6:25 p.m. on the 9th day of September, 2019 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 request from George McDaniel for a nine (9) foot variance to the separation of residential driveways for a second (2nd) driveway to be constructed at 1818 Karankawas Court.

Shannon Bennett

Shannon Bennett, TRMC
City Secretary

Dated this 6th of August 2019