

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JULY 18, 2017, BEGINNING AT 7:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON
SHERRY GARRISON
TOMMY GINN
BILL PATTERSON

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 7:00 p.m.
2. DISCUSSION OF ISSUES RELATED TO A PROPOSED PAX WATER MIXERS AND RESIDUAL CONTROL SYSTEM FOR COY STREET WATER STORAGE TANKS - Bill Pedersen, Public Works Director and Nicholas Cook, Water Plant Supervisor advised Council that this system provides a mixer in both the elevated and ground storage tanks and a residual control system in the ground storage tank. It provides a more efficient and uniform method to boost the chlorine residual at the site and have a direct impact on the neighborhoods served by these tanks. The proposed amount is \$148,595, which includes a water quality station, a PAX Smart Controller, a chemical feed system for ammonia, a mixer for the ground storage tank, a mixer for the elevated storage tank, SCADA control and feedback, training and installation.
3. DISCUSSION OF ISSUES RELATED TO POTENTIAL USE OF EXTERNAL SHIPPING CONTAINERS IN THE GENERAL COMMERCIAL ZONING DISTRICT – Jay Stokes, City Manager, advised Council of the continued discussions regarding Wal-Mart's request for the use of seasonal external shipping containers. Over the past few weeks, the Staff, Kim Nickelson, Attorney with Olson and Olson and Jim Fox, City Attorney drafted an ordinance for Council's consideration. It accommodates Wal-Mart while upholding certain standards specified by the City. We sent Ms. Nickelson a list of items we would like to see included in the Zoning Ordinance Amendment, which would

allow the type of outdoor storage Wal-Mart is requesting. Ms. Nickelson has provided the Ordinance, which addresses our concerns as follows:

Shipping containers may be allowed in the General Commercial District for outdoor storage purposes subject to compliance with all the following requirements:

- a. The commercial use must be a minimum of 25 acres in size;
- b. Shipping containers must be located behind the primary structure;
- c. Shipping containers must be fenced and screened from public view along public rights-of-way by a solid fence that is a minimum of six (6") inches above the height of the shipping container, and is a maximum of eight (8') feet in height, measured from the ground;
- d. Shipping containers shall not be placed in required loading zones, parking areas, easements, internal street lanes, or fire lanes;
- e. Shipping containers shall be placed only on an approved impervious surface;
- f. Shipping containers shall not exceed forty (40) in number at any time;
- g. Shipping containers shall not be stacked;
- h. Shipping containers will be allowed for no more than 90 consecutive days, once a year; and
- i. Shipping container placement must meet all applicable permanent construction setback requirements of city codes.

After a discussion, the consensus of the Council was to keep the approval process at the Staff level in the Public Works Department by Building Official Larry Brotherton. The Shipping containers shall be placed only on cast in place concrete or asphalt surfaces. Also, the shipping containers must be fenced and screened from public view along public right-of-way by an opaque fence that is a minimum of six (6") inches above the height of the shipping container, and is a maximum of eight (8') feet in height, measured from the ground. Shipping containers will be allowed for no more than one hundred (100) consecutive days, once a year, which time shall include mobilization and demobilization. The one hundred (100) days begins on delivery of first container and ends on removal of the last container.

4. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:19 p.m.

Shannon Bennett, TRMC
City Secretary

Jerry Mouton
Mayor