

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON DECEMBER 04, 2017 BEGINNING AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. MEETING CALLED TO ORDER – Chairman Wendeburg called the meeting to order at 7:30 p.m.
2. RECESSED/RECONVENED – Chairman Wendeburg recessed the meeting at 7:30 p.m. to continue the Public Hearing and reconvened the meeting at 7:35 p.m.
3. INVOCATION – The invocation was given by Commissioner Tippit.
4. APPROVAL OF MINUTES - Motion was made by Commissioner Tippit and seconded by Commissioner Cox to approve the minutes as follows:
  - a. Approval of minutes of regular meeting on November 20, 2017.

Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING ON THE REQUEST FROM GEORGE GENNEDAY AND OAKLAKE COMMUNITY HOUSING DEVELOPMENT TO REZONE 301 WEST SAN AUGUSTINE STREET FROM A SINGLE FAMILY 2 (SF-2) TO MULTI-FAMILY 2 (MF-2) FOR THE PURPOSE OF CONSTRUCTING AND OPERATING A SENIORS ONLY MULTI-FAMILY PROPERTY – Motion was made by Commissioner Balusek and seconded by Commissioner Garrett to make a recommendation to Council to deny the request from George Genneday and Oaklake Community Housing Development to rezone 301 West San Augustine Street from a Single Family 2 (SF-2) to a Multi Family (MF-2) for the purpose of constructing and operating a seniors only multi-family property.

Commissioner Balusek commented, “I am not against senior housing, I think we need it in Deer Park. This one is full and there is a waiting list. We need something like that. To me, that

would be a nice area. There are two things bothering me with this. First of all, there is no guarantee. Once we rezone it, and it does not go through, we will have a multi-family situation and I do not want that. Second of all, the gentleman said there may be a 75% to 80% possibility of financing. That is not good enough for me. For those reasons, I am going to be against it.”

Commissioner Tippit commented, “I would just like to inject that we have the same situation on some of the other properties, same deal with low income, subsidized housing and that project has turned out fantastic. It has not effected property values and there is a waiting list to get in. When we made our recommendation then, we had the same thing as we have now. As far as I am concerned, I would want Council to hear this. I would recommend it.”

Commissioner Balusek commented, “I don’t deny the need, the need is there. Seniors are looking for places and you are right about the waiting list. That has been a fantastic situation over there.”

Commissioner Tippit commented, “By the time this makes it to the Joint Public Hearing, will you know whether you get your funds? What is the January date you mentioned?”

Mr. Allgeier responded, “The time line for the credit application program is due the first week of January. You look through that list and decide if you are going to do a full application. That is due by March 1<sup>st</sup> and the decision is made by the State Board and allocations are made the last Thursday of July.”

Chairman Wendeburg commented, “I agree with Commissioner Tippit that Council will hear this anyway.”

Motion failed 2 to 3 with Chairman Wendeburg, Commissioners Tippit and Garrett voting in opposition.

6. ADJOURN – Chairman Wendeburg adjourned the meeting at 7:42 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Danielle Wendeburg, Chairman  
Planning and Zoning Commission