

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PRELIMINARY PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD IN THE CITY HALL, 710 EAST SAN AUGUSTINE STREET, MARCH 5, 2018 BEGINNING AT 7:10 P.M. ON THE REQUEST FROM WELLS FARGO TO REZONE 0.4616 ACRE SITUATED IN THE G. PATRICK SURVEY, ABSTRACT NO. 624, LOTS 7 AND 8 AND A PORTION OF AN UNDEVELOPED 30 FOOT PUBLIC ALLEY OUT OF BLOCK 13, SHELL CITY LOCATED ON THE SOUTH SIDE OF SIXTH STREET AND 100 FEET EAST OF THE INTERSECTION WITH CENTER STREET FROM A SINGLE FAMILY 2 (SF-2) TO GENERAL COMMERCIAL (GC) WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT	CITY SECRETARY
LARRY BROTHERTON	BUILDING OFFICIAL

1. NOTICE OF PRELIMINARY PUBLIC HEARING - The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Wendeburg opened the hearing for those wishing to speak in favor of the request. No one spoke.
3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Wendeburg opened the hearing for those wishing to speak against the request.
 - a. James Spartman, 120 East 6th Street, commented, “What I am trying to say, is that I am not sure if I am for it or against it. I would just like to know that if they sell the property, what would they put on the property? Would it bring my property value down? If you put a convenience store, you have all kinds of traffic and riffraff. Right now, the ATM machine at three o’clock in the morning with the boom, boom, boom going on, is ridiculous. If you put a store next to me that is open 24 hours a day and they want to buy my property and buy me out, then I would be for it, to be able to sell my property. If

they don't want to buy my property, I would be against it because I would not want to living next to a convenience store."

Commissioner Balusek commented, "We can't dictate what they can put on the property if we change it to commercial. Whatever the owner decides to put on the property, it is their privilege. We can't tell you what is going to be put on the property."

Mr. Spartman commented, "That's the reason I came here tonight. If they would have showed up, they could have said what was going on the property. If I move for it, I would be cutting my own nose off if they did put a convenience store there and it would be too late because I was for it and I wouldn't be able to say anything. I just want to know where I stand because with the bank being open all the time and even the people across that live in a rental property, you have headlights shining through your windows. In fact, I was on a call one night, and I stopped a robbery where they were trying to pull the ATM out of the ground. Again, that goes back to what you are getting in the community and what you are going to be living next door to."

Commissioner Balusek commented, "I am not sure that they even have to tell you what they are going to do. They have total control once it is changed to commercial. Anything that fits in that category can go there."

Commissioner Tippet commented, "What I recommend to you, although we don't make a decision on what the zone is going to be, we just make a recommendation to Council, it is for you to come to Council to express how you feel."

Mr. Spartman asked, "Will I be notified of the next Council meeting?"

Commissioner Balusek responded, "Most certainly."

4. HEARING CLOSED – Chairman Wendeburg closed the hearing at 7:20 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Danielle Wendeburg, Chairman
Planning and Zoning Commission