

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 AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, APRIL 16, 2018 AT 7:00 P.M. ON THE REQUEST FROM WELLS FARGO BANK 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:

DOUGLAS COX
RAY BALUSEK
STAN GARRETT

COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT
LARRY BROTHERTON

CITY SECRETARY
BUILDING OFFICIAL

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 – Commissioner Balusek opened the hearing for those persons desiring to speak in favor of the request.
 - a. Andrew Allemand, Windrose Land Services 3200 Wilcrest Drive, Suite 325, 77042, commented, “I represent the bank, who is the seller and the purchaser of the property, which is Fox and Graham. It was planned to put some retail property there, that was their first offering to the market. It was found out that a piece of the property was zoned residential, which came as a surprise to the bank when they sold the property. I do not know if you are familiar with the area, but it’s the piece of property on the northeast corner of the site and along Sixth Street. When the City Zoning Code was done, the bank was actually built over those residential lots in that alleyway. The City rezoned it using the neighborhood to go by and included those lots, so they zoned a piece of the bank property as residential and it has been grandfathered in ever since. They want to redevelop the site, and this is the first step. We have a plat in progress right now, that hinges on this zoning moving forward.”

Commissioner Balusek asked, “Do you know what is going to go there?”

Mr. Allemand responded, “We had a restaurant tenant that fell through, because the time line was too much. We are thinking perhaps, a restaurant or a multi-tenant retail.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Commissioner Balusek opened the hearing for those persons desiring to speak against the request.
 - a. James Spartman, 120 East Sixth Street, Deer Park, commented, “I am against it because when I bought the house in 1995, the bank was already there. It created a problem having people coming in and out of the bank so late at night. If a restaurant or whatever is put there, it will knock my view out. I am the first house right there, and I do not feel comfortable having commercial property next to me. If they want to buy my house, we can talk about selling it. As of right now, I am against it because it was residential when I moved there and I want to keep it that way.”
4. HEARING CLOSED – Commissioner Balusek closed the public hearing at 7:04 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Ray Balusek, Commissioner
Planning & Zoning Commission