

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET

CC 82-126
PZ 52-22

DEER PARK, TEXAS 77536

Minutes of

THE 1777TH REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON MARCH 16, 2021 AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
BILL PATTERSON
RON MARTIN

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAMES 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 meeting to order at 7:30 p.m.
2. INVOCATION – The invocation was given by Councilman Patterson.
3. PLEDGE OF ALLEGIANCE – Councilman Haight led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. COMMENTS FROM THE AUDIENCE – No comments received.
5. JOINT PUBLIC HEARING ON THE REQUEST OF THE BEDFORD FAMILY TRUST TO REZONE 1.4677 ACRES OF OUTLOT 593 OF THE OUTLOTS OF THE TOWN OF LA PORTE, AND 1.8556 ACRES OUT OF OUTLOT 608 OF THE OUTLOTS OF THE TOWN OF LA PORTE, FROM GENERAL COMMERCIAL (GC) ZONING DISTRICT TO INDUSTRIAL PARK (M1) ZONING DISTRICT - Mayor Mouton opened the hearing on behalf of the City Council and Chairman Cox opened the hearing on behalf of the Planning and Zoning Commission.

The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)

Mayor Mouton called for those desiring to speak in favor of the request.

- a. Tom Bedford, 2217 E. Lawther, spoke in favor of the request and presented a presentation detailing the warehouse buildings. (Exhibit B1-B5)

Councilman Patterson asked, "Do you know how many trucks will come up and down East Boulevard?"

Mr. Bedford responded, "No. At this point, we don't know who we would be leasing the buildings to."

Councilman Patterson asked, "What kind of companies do you foresee leasing the buildings?"

Mr. Bedford responded, "It would be service companies to industry, maybe even electrical companies that would be servicing the community."

Councilman Patterson asked, "The warehouses would be storing supplies?"

Mr. Bedford responded, "Exactly."

Councilman Patterson asked, "Do you foresee any industrial chemicals being stored in the warehouses?"

Mr. Bedford responded, "No. It is not zoned for that at this point in time."

Mayor Mouton called for those desiring to speak against the request. No one spoke.

The hearing was closed by Mayor Mouton on behalf of the City Council and Chairman Cox on behalf of the Planning and Zoning Commission.

6. CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilman Patterson to approve the consent calendar as follows:
 - a. Approval of minutes of emergency meeting on February 16, 2021.
 - b. Approval of minutes of regular meeting on March 02, 2021.
 - c. Approval of tax refund to Mark Corley in the amount of \$612.30 due to a homestead exemption, a freeze change, and an over-65 exemption granted by Harris County Appraisal District.
 - d. Approval of tax refund to 5114 Railroad LLC in the amount of \$1,560.90 due to a value decrease granted by Harris County Appraisal District.

- e. Approval of tax refund to Luther Proctor in the amount of \$549.87 due to a freeze change and an over-65 exemption granted by Harris County Appraisal District.
- f. Approval of tax refund to Michael Melchor in the amount of \$841.29 due to a homestead exemption, a freeze change, and an over-65 exemption granted by Harris County Appraisal District.
- g. Approval of tax refund to Roberto & Miriam Colon in the amount of \$532.44 due to a homestead exemption granted by Harris County Appraisal District.
- h. Approval of tax refund to Clay CMBS NO 2 LP in the amount of \$1,620.00 due to a value decrease granted by Harris County Appraisal District.
- i. Approval of tax refund to Clay CMBS NO 2 LP in the amount of \$773.59 due to a value decrease granted by Harris County Appraisal District.
- j. Approval of tax refund to Clay CMBS NO 2 LP in the amount of \$2,423.66 due to a value decrease granted by Harris County Appraisal District.
- k. Approval of tax refund to Clay Partners - 306 Deerwood Glen LP in the amount of \$3,797.84 due to a value decrease granted by Harris County Appraisal District.
- l. Approval of tax refund to Clay CMBS NO 5 LP in the amount of \$3,291.89 due to a value decrease granted by Harris County Appraisal District.
- m. Approval of tax refund to Clay Partners 314 in the amount of \$2,787.93 due to a value decrease granted by Harris County Appraisal District.
- n. Approval of tax refund to Clay Partners - 202 Deerwood Glen LP in the amount of \$2,700.00 due to a value decrease granted by Harris County Appraisal District.
- o. Approval of tax refund to Clay Partners - 208 Deerwood Glen LP in the amount of \$2,109.04 due to a value decrease granted by Harris County Appraisal District.
- p. Approval of tax refund to Clay Partners 220 Deerwood Glen Ct. LP in the amount of \$813.96 due to a value decrease granted by Harris County Appraisal District.
- q. Approval of tax refund to Clay CMBS No. 2 LP in the amount of \$1,602.71 due to a value decrease granted by Harris County Appraisal District.
- r. Approval of tax refund to Clay CMBS No. 2 LP in the amount of \$1,852.53 due to a value decrease granted by Harris County Appraisal District.
- s. Approval of tax refund to Clay Partners Deerwood Office III, LP in the amount of \$6,758.66 due to a value decrease granted by Harris County Appraisal District.

- t. Authorization to purchase 42 desktop computers and 21 laptop computers from Dell through a continuation of their lease/purchase via the Texas Department of Information Resources (DIR).

Motion carried 6 to 0.

7. CONSIDERATION OF AND ACTION ON A REFERRAL TO THE PLANNING AND ZONING COMMISSION FOR A SPECIFIC USE PERMIT FROM THE REQUEST OF LISA RITTER ON BEHALF OF DMR CREMATIONS AND MORTUARY SERVICES TO OPERATE CREMATORY/MORTUARY SERVICES AT 4610 CENTER STREET – Motion was made by Councilman Martin and seconded by Councilman Patterson to approve the referral to the Planning and Zoning Commission for a Specific Use Permit from the request of Lisa Ritter on behalf of DMR Cremations and Mortuary Services to operate crematory/mortuary services at 4610 Center Street. Motion carried 6 to 0.
8. CONSIDERATION OF AND ACTION ON AUTHORIZATION FOR THE PURCHASE AND INSTALLATION OF NEW SECURITY FENCING AROUND THE DOW PARK POOL FROM FOSTER FENCE LTD VIA THE BUYBOARD CONTRACT #577-18 – Motion was made by Councilwoman Garrison and seconded by Councilman Haight to authorize the purchase and installation of new security fencing around the Dow Park Pool from Foster Fence LTD via the Buyboard Contract #577-18. Motion carried 6 to 0.
9. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH DEER PARK ISD TO PROVIDE A POLLING LOCATION FOR A GENERAL ELECTION OF BOARD OF TRUSTEES ON MAY 1, 2021 – Motion was made by Councilman Ginn and seconded by Councilman Haight to enter into an agreement with Deer Park ISD to provide a polling location for a General Election of Board of Trustees on May 1, 2021. Motion carried 6 to 0.
10. CONSIDERATION OF AND ACTION ON AN ORDINANCE TO AMEND THE FISCAL YEAR 2020-2021 BUDGET FOR THE CITY SECRETARY'S OFFICE DUE TO INCREASED ELECTION COSTS - After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4231, captioned as follows:

AN ORDINANCE AMENDING THE 2020-2021 BUDGET FOR THE CITY OF
DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN
TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Motion carried 6 to 0.

11. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING A TEN-FOOT WATERLINE EASEMENT FROM FAITHBRIDGE CHURCH - After a proposed ordinance was read by caption, motion was made by Councilman Patterson and seconded by Councilman Haight to adopt on first reading Ordinance No. 4232, captioned as follows:

AN ORDINANCE APPROVING AND ACCEPTING THE DEDICATION FROM DEER PARK ASSEMBLY OF GOD D/B/A FAITHBRIDGE CHURCH TO THE CITY OF DEER PARK OF A TEN FOOT (10') UTILITY EASEMENT.

Motion carried 6 to 0.

12. CONSIDERATION OF AND ACTION ON AN ORDINANCE ABANDONING A UTILITY EASEMENT AT THE ECONOMIC ALLIANCE'S BUILDING - After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4233, captioned as follows:

AN ORDINANCE ABANDONING A FIVE FOOT (5') WIDE UTILITY EASEMENT IN THE CITY OF DEER PARK, TEXAS, WITHIN LOT TWENTY TWO (22), BLOCK FIVE (5), SHELL CITY SUBDIVISION, IN THE CITY OF DEER PARK, TEXAS.

Motion carried 6 to 0.

13. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING A TEN-FOOT WATERLINE EASEMENT FROM DEER PARK ISD -After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4234, captioned as follows:

AN ORDINANCE APPROVING AND ACCEPTING THE DEDICATION FROM DEER PARK INDEPENDENT SCHOOL DISTRICT TO THE CITY OF DEER PARK OF A TEN FOOT (10') WATERLINE EASEMENT.

Motion carried 6 to 0.

14. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING A MEMBER OF THE CRIME CONTROL AND PREVENTION DISTRICT OF THE CITY OF DEER PARK - After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Haight to adopt on first reading Ordinance No. 4235, captioned as follows:

AN ORDINANCE APPOINTING ONE (1) BOARD MEMBER OF THE CRIME CONTROL AND PREVENTION DISTRICT OF THE CITY OF DEER PARK, TEXAS.

Motion carried 6 to 0.

15. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING ORDINANCE NO. 4214, 4216 AND 4217 REPLACING ELECTION PERSONNEL FOR MULTIPLE ELECTIONS TO BE HELD ON MAY 1, 2021 - After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Haight to adopt on first reading Ordinance No. 4236, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NUMBERS 4214, 4216 AND 4217 BY REPLACING ELECTION PERSONNEL FOR THE MULTIPLE ELECTIONS ON MAY 1, 2021.

Motion carried 6 to 0.

16. CONSIDERATION OF AND ACTION ON A REFERRAL FROM THE PLANNING AND ZONING COMMISSION AND AN ORDINANCE CALLING A JOINT PUBLIC HEARING FROM THE REQUEST OF FGI INVESTMENTS NO. 5 LLC AND REPRESENTATIVE LES BIRD TO REZONE LOT 10 BLOCK 8 SPENCER VIEW TERRACE (7438 EVIE LANE) FROM SINGLE FAMILY 1 (SF1) TO COMMUNITY SERVICE (CS) - After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4237, captioned as follows:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON APRIL 20, 2021, BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, PLACING IN THE COMMUNITY SERVICE (CS) ZONING DISTRICT LOT 10, BLOCK 8, SPENCER VIEW TERRACE, A/K/A 7438 EVIE LANE, DEER PARK, TEXAS, AND TAKING THE SAME OUT OF THE SINGLE FAMILY ONE (SF1) ZONING DISTRICT.

Motion carried 6 to 0.

17. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE FROM THE REQUEST OF THE BEDFORD FAMILY TRUST TO REZONE 1.4677 ACRES OF OUTLOT 593 OF THE OUTLOTS OF THE TOWN OF LA PORTE, AND 1.8556 ACRES OUT OF OUTLOT 608 OF THE OUTLOTS OF THE TOWN OF LA PORTE FROM GENERAL COMMERCIAL (GC) ZONING DISTRICT TO INDUSTRIAL PARK (M1) ZONING DISTRICT- After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Haight to adopt on first reading Ordinance No. 4238, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING A 1.4677 ACRES OF LAND OUT OF OUTLOT 593 OF THE OUTLOTS OF THE TOWN OF LA PORTE AND A 1.8556 ACRES OF LAND OUT OF OUTLOT 608 OF THE OUTLOTS OF THE TOWN OF LA PORTE, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE INDUSTRIAL PARK (M1) ZONING DISTRICT.

Motion carried 6 to 0.

16. ADJOURN – Mayor Mouton adjourned the meeting at 7:51 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor

Douglas Cox, Chairman
Planning and Zoning Commission