

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 MARCH 20, 2017 BEGINNING AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

STAN GARRETT	CHAIRMAN
HAL ANDERSON	COMMISSIONER
DON TIPPIT	COMMISSIONER
RAY BALUSEK	COMMISSIONER
DANIELLE WENDEBURG	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT	ACTING CITY SECRETARY
LARRY BROTHERTON	BUILDING OFFICIAL

1. MEETING CALLED TO ORDER – Chairman Garrett called the meeting to order at 7:30 p.m.
2. INVOCATION - The invocation was given by Chairman Garrett.
3. APPROVAL OF MINUTES - Motion was made by Commissioner Tippit and seconded by Commissioner Anderson to approve the minutes as follows:
 - a. Approval of workshop meeting on March 6, 2017.
 - b. Approval of minutes of regular meeting March 6, 2017.Motion carried 5 to 0.
4. CONSIDERATION OF AND ACTION ON THE FINAL RE-PLAT OF SEACO 8 BUSINESS PARK SECTION 1, RE-PLAT NO. 1 – Motion was made by Commissioner Anderson and seconded by Commissioner Wendeburg to approve the final Re-Plat of Seaco 8 Business Park Section 1, Re-plat No. 1. Motion carried 5 to 0.
5. CONSIDERATION OF AND ACTION ON DEER PARK STORAGE PARTIAL RE-PLAT OT LOTS 119 1/2, 119 AND 118 – Motion was made by Commissioner Tippit and seconded by Commissioner Anderson to approve the Deer Park Storage Partial Re-Plat OT Lots 119 1/2, 119 and 118. Motion carried 5 to 0.

6. CONSIDERATION OF AND ACTION ON THE FINAL PLAT FOR CASTANEDA ESTATES - Motion was made by Commissioner Balusek and seconded by Commissioner Wendeburg to approve the final Plat for Castaneda Estates.
7. CONSIDERATION OF AND ACTION ON THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION TO INCREASE THE FEES OF VARIANCES TO \$250 - Motion was made by Commissioner Balusek and seconded by Commissioner Wendeburg to make a recommendation to City Council to increase the fees of variances to \$250.

Commissioner Tippit commented, "My standpoint, I'd still like to see it at \$150. I don't think the majority here agrees with that, but that's my opinion. I think this thing probably should be worded a little bit different. We are not asking for an increase, we were given a recommendation of an increase of \$500. We are actually asking for something less than that. I think Council should know that we all want something less than that. It just happens to be some of us want to keep it where it's at and some of us want not much of an increase."

Commissioner Wendeburg commented, "I would say that the State of Texas legislation is in session and is discussing issues with the Open Meetings Act. The school districts and cities have to pay so much money to publish the notice of meetings and public hearings. It's on the table right now. It could be saving the city some money, but who knows when that will happen. Looking at the process that you guys wrote up, \$100 of \$150 is posting, and then by that time, we are paid an extra \$50."

Commissioner Balusek commented, "I'm going to go just opposite from Don. I would have gone \$300 if I had made the motion. I am going to live with \$250, but I think it's worth \$300. When a person has a three to four hundred thousand dollar home with nice swimming pool and and wants to put a carport up, \$300 should not be out of line. That is not the motion. The motion is \$250. I was a schoolteacher and I paid \$150 just to get mine and I thought it was a bargain."

Councilman Anderson commented, "Well I still have the same sentiments and I would like \$150. I would use the same argument that you used and that a lot of the variances that we grant are on people that live in houses that are valued considerably less than \$100,000. I think that \$150 even is significant to someone like that. When you raise that even to \$250 or \$300, you just make those type of things even farther out of the reach for those people. When you look at the ones that we've done on Estate and Kingsdale, Durant and that whole neighborhood, and the ones down on 1st thru 12th street, they are taxpayers just as I am, and I don't think we should be adding additional burden on them. If there was a way to set those things based on the cost, like we do a permit, a permit fee is based on the percentage that could be a different thing. It's probably not worth the effort, but look at the HCAD value of the home and

based on that, the variance is a percentage of that. I just think it would be appropriate. I just hate putting additional burden on taxpayers.”

Commissioner Balusek commented, “Almost every variance that comes to us, it’s to benefit the homeowner. They want a carport or make changes to the building line, it’s to their advantage. Now there are exceptions, like the parking and widening the driveway. I can maybe live with that because of the restrictions that the City has put on them. But when it’s for their benefit, I think if you want that benefit, you ought to pay for it.”

Chairman Garrett commented, “I would like for the record to reflect that we have a difference of opinion on the amount of the variance fees in which I think is why we are here. To discuss and make it work one way or the other.”

Commissioner Balusek commented, “We have to remember that this is strictly a recommendation. The Council is going to make the final decision. If they want \$150, \$300, or if they want \$500, that is what it is going to be. I think they are just asking for a recommendation.”

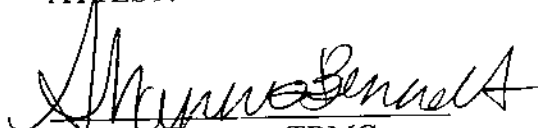
Maker of the motion withdrew the motion.

Motion was made by Chairman Garrett and seconded by Commissioner Anderson not to exceed \$150.00.

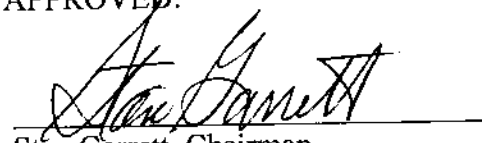
Motion carried 3 to 2.

8. ADJOURN – Chairman Garrett adjourned the meeting at 7:46 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Stan Garrett, Chairman
Planning and Zoning Commission