

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, MARCH 19, 2018 AT 7:20 P.M. ON THE REQUEST FROM HEALING MINISTRIES OF THE LORD JESUS CHRIST FOR A SPECIFIC USE PERMIT TO OPERATE A CHURCH AT 5014 LUELLA AVENUE, WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG  
RAY BALUSEK  
DOUG COX  
STAN GARRETT

CHAIRMAN  
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 - Chairman Wendeburg opened the hearing for those persons desiring to speak in favor of the request.
  - a. Natasha Conley, 5014 Luella Ave, Deer Park, Texas commented, " I am a representative for Pastor Aaron Conley, I am his daughter. I would like to read a statement from him, so you can hear it in his own words. My name is Pastor Aaron Conley Jr., this is a statement addressing The Deer Park City Hall and it's Council. I would like to bring to the Council's attention that we have done everything to have Healing Ministries in compliance with your City's regulations for over a year now. City Officials have come out in the beginning of my initial move in and told me all the things needed for me to be in compliance to get the church functioning before I could even get the power turned on at the location of 5014 Luella Avenue. After getting things done and with all the City requirements, thinking everything was in compliance I signed a three year lease paying a deposit and first month rent and since then have been paying rent every month. I've been in compliance with everything, also having electricity, security alarm system, telephone, fax machine at the said location since Mach 23, 2017 of last year. It wasn't until January of 2018 that I received a letter stating that I needed to pay a \$1000 to the City of Deer Park for a permit which I obtained immediately after receiving the notice. With all this being said, I do not understand new rules you may now have in effect, but with the time I have been in the location, I should be grandfathered under the previous

requirements. I am hoping and praying for a good resolve. In the result of possibly having to move due to whatever reason proposed, I would like to know if I will be compensated for all repairs, all bills and rent accumulated during this time? That is if we have to leave."

Commissioner Balusek asked, "When was the original move in time?"

Ms. Conley responded, "Last year."

Building Official, Larry Brotherton, responded "It was March 2017. I started contacting the Pastor in May of 2017."

Commissioner Balusek asked, "When did our Charter go in to effect?"

Mr. Brotherton responded, "In the sixties. A Specific Use Permit is required for a church."

Commissioner Balusek commented, "Why were you thinking you are grandfathered in?"

Ms. Conley responded, "From my understanding, I thought something had changed, because I didn't know why this was coming now. The letter we got from the City was in January. I have been taking care of the paperwork and I didn't know if anyone had actually talked to my dad."

Commissioner Balusek commented, "City Council will have to make that decision. I am not sure I understand the grandfathering in."

Ms. Conley responded, "That is just something he stated."

Chairman Wendeburg asked, "You have already paid the money for the permit?"

Ms. Conley responded, "Yes. We paid the \$1000."


Mr. Balusek asked, "You all are in the shopping center?"

Ms. Conley responded, "Yes. Mr. Lanus is our landlord. We have a good repore with him, things have been on time. They did come and tell us we needed fire extinguishers, but we did get everything. If that clause has already been an effect, then of course we are not grandfathered by anything since it has been in effect since the sixties. I do understand that."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Wendeburg opened the hearing for those persons desiring to speak against the request. No one spoke.

4. HEARING CLOSED – Chairman Wendeburg closed the public hearing at 7:26 p.m.

ATTEST:

  
Shannon Bennett, TRMC  
City Secretary

APPROVED:

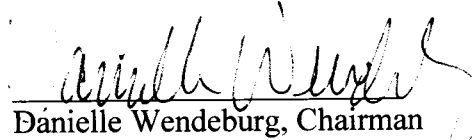
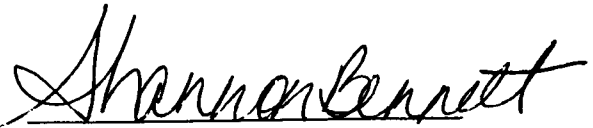
  
Danielle Wendeburg, Chairman  
Planning & Zoning Commission

Exhibit A

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park, Texas will hold a public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 7:20 p.m. on the 19th day of March, 2018 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request from Healing Ministries of the Lord Jesus Christ for a Specific Use Permit to operate a church at 5014 Luella Avenue.

A handwritten signature in black ink, appearing to read "Shannon Bennett", written over a horizontal line.

Shannon Bennett, TRMC  
City Secretary

Dated this 1st of March 2018