

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, AUGUST 6, 2018 BEGINNING AT 6:15 P.M. ON THE REQUEST FROM PAUL SINGH TO REZONE THE PROPERTY LOCATED AT 1701 EAST BOULEVARD FROM A SINGLE FAMILY 1 (SF-1) TO GENERAL COMMERCIAL (GC) WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT	CITY SECRETARY
LARRY BROTHERTON	BUILDING OFFICIAL

1. RECESS/RECONVENE – Chairman Tippit opened and recessed the preliminary public hearing at 6:15 p.m. to continue with BOA hearing. Chairman Tippit reconvened the preliminary public hearing at 6:26 pm.
2. NOTICE OF PRELIMINARY PUBLIC HEARING – The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing. (Exhibit A)
3. RECESS/RECONVENE – Chairman Tippit recessed the preliminary hearing at 6:28 p.m. to open the Board of Adjustment regular meeting. Chairman Tippit reconvened the preliminary public hearing at 6:28 pm.
4. RECESS/RECONVENE – Chairman Tippit recessed the preliminary public hearing at 6:30 p.m. to open the Planning and Zoning regular meeting. Chairman Tippit reconvened the preliminary public hearing at 6:30 pm.
5. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak in favor of the request.
 - a. Cathleen Hart, 3457 Federal Road, Pasadena, Texas, commented, “We are here to represent Mr. Paul Singh, who is requesting a variance of his land so he can sell. He

has an interested buyer, Mr. Steven Fillingame, that wants to put in a building.”

- b. Jenna Arcangeli of J. Morales Architects, commented, “Good evening Committee Members, we present to you tonight a 0.86 Acre tract of land that the property owner, Mr. Singh, requests to have rezoned from residential to commercial. The land use restriction that we are asking to be varied is Single Family 1 (SF1). The property owner, Mr. Singh, would like to sell his property for the future development of a tasteful 7400 square foot facility where skilled mechanics can perform specialty machine services in an air-conditioned environment. During a feasibility study, it was determined that an amendment for the rezoning and future construction will not impair an adequate supply of light, increase hazard from fire, increase congestion and traffic hazards or impair public health, safety, or the general welfare of the community. We have evaluated the adjacent properties, as shown in Exhibit C, and have determined that the contiguous properties are currently zoned as general commercial. We believe that rezoning the property will not injure the property values or the community. We hope that you consider the future endeavors of both the current and future owners of this property and consider this amendment for approval. Additionally, since we are the engineer and architect on record, we would like to have the opportunity to hear some of the concerns if there are any, and propose solutions.”

Ms. Arcangeli presented Exhibits A through D pertaining to the project.

Ms. Hart discussed the parking and aesthetics of the proposed building.

Chairman Tippit asked, “Is it required to have retention?”

Building Official, Larry Brotherton, responded, “Yes.”

Ms. Hart responded, “I talked to our civil engineer, Elizabeth Moore, and she said she could make the drain pipes under the driveways big enough to hold the water.

Chairman Tippit commented, “Underground retention.”

Commissioner Cox asked, “Is this 7,500 square foot?”

Ms. Hart commented, “Mr. Fillingame owns Allstart Transmissions. His drivers go and get transmissions from all over Houston and brings them back to his shop. He wants to be closer to Highway 225. It is not like old junky cars, it is industrial alternators and starters.

Commissioner Cox asked, “Can you confirm the property just south of that as community services?”

Ms. Arcangeli commented, “That is what it looks like in the zoning map. It is either

community services or a mobile home park.”

Mr. Brotherton commented, “I would have to look over the zoning map.”

Commissioner Wendeburg asked, “How many employees will this house?”

Ms. Arcangeli responded, “Ten.”

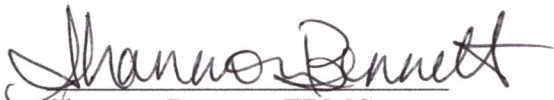
6. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak against the request.

- a. Joe Kite, 2417 East X, asked, “How tall is the building?”

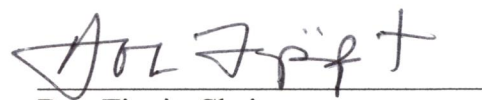
Ms. Arcangeli responded, “The building is 26 feet and 7 inches.”

4. HEARING CLOSED – Chairman Tippit closed the hearing at 6:42 p.m.

ATTEST:

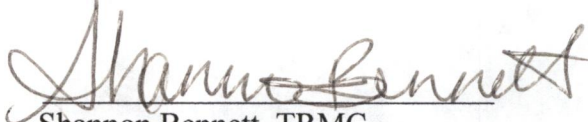

Shannon Bennett, TRMC
City Secretary

APPROVED:


Don Tippit, Chairman
Planning and Zoning Commission

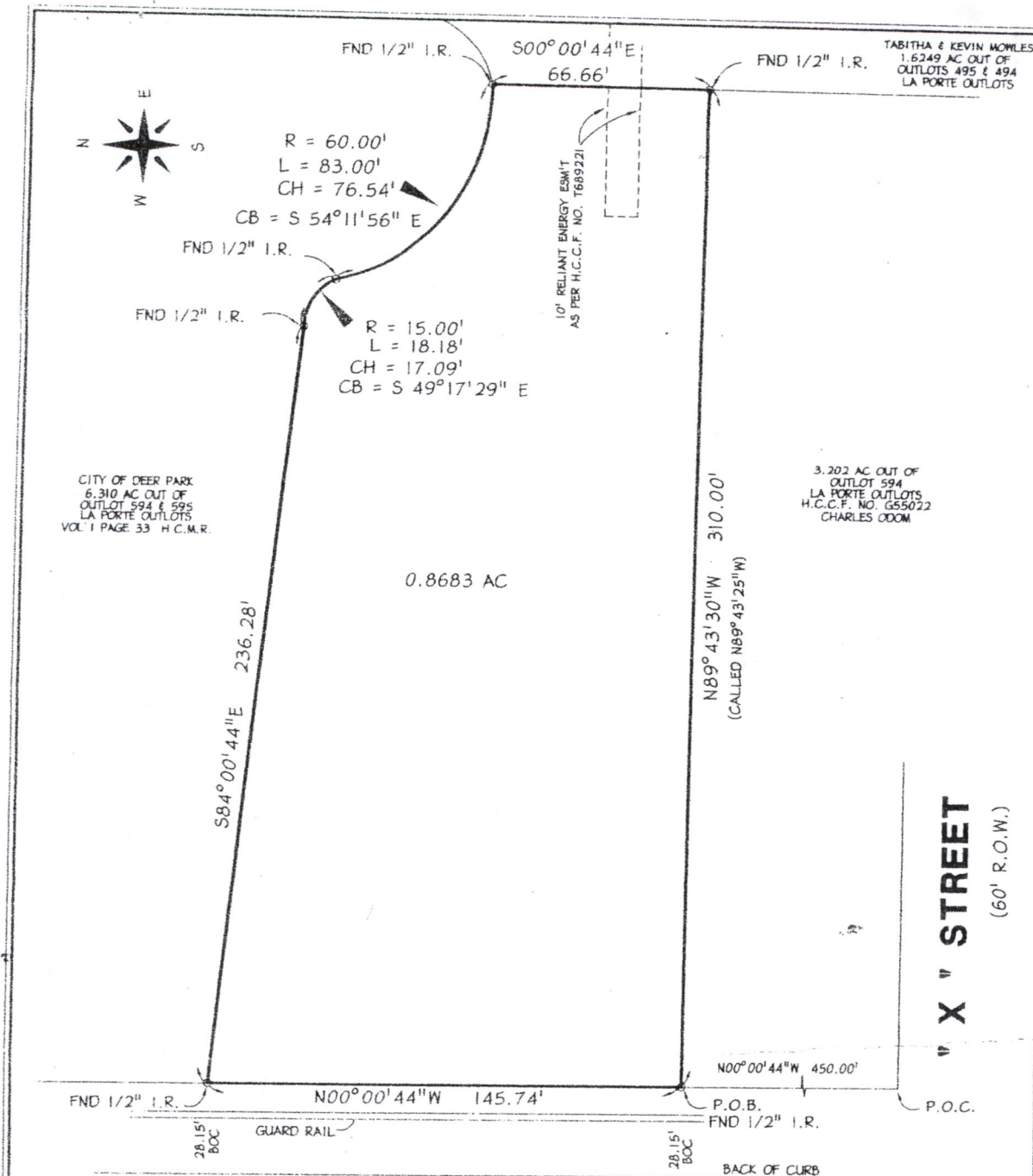
NOTICE OF PRELIMINARY PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park, Texas will hold a preliminary public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 6:15 p.m. on the 6th day of August, 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 Paul Singh to rezone 1701 East Boulevard from Single Family 1 (SF-1) to General Commercial (GC).


Shannon Bennett, TRMC
City Secretary

Dated this 3rd day of July 2018

Exhibit A



EAST BOULEVARD

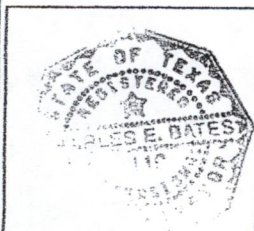
(60' R.O.W.)

SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0930J DATED 11-6-96, THE TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS

NOTE:
-BASIS FOR BEARINGS: ASSUMED AS DEEDED
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:
U.E. - UTILITY EASEMENT
A.E. - UNOBSTRUCTED AERIAL EASEMENT
B.L. - BUILDING LINE
/ - FLOOD FENCE
X - CHAIN LINK FENCE
(ALL AS PER RECORDED PLAT OF SUBDIVISION)



CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4110
4922 LUELLA AVENUE DEER PARK, TEXAS 77536
(281) 479-5135 FAX: (281) 479-3275

BORROWER: MICHAEL J. DUSEK
AND DANA D. DUSEK

ADDRESS: 0 EAST BOULEVARD

SURVEY OF:
0.8683 ACRES OF LAND
OUT OF LOT 594
OF THE OUTLOTS TO THE
TOWN OF LA PORTE
(SEE EXHIBIT "A" METES & BOUNDS)

RECORDING
VOL: 1 PAGE 33 M/R

SURVEY & ABSTRACT
N. CLOPPER SURVEY, A-196

CITY	COUNTY	STATE
DEER PARK	HARRIS	TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Signed: *Charles E. Bates*
CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4110

SCALE: 1"=40'
DATE: 4-9-02
DRAWN: DB
CHECKED: JR

G.F. NUMBER: 2002 CS 471174-J
AMERICAN TITLE COMPANY
JOB NO.: 2002198

EXHIBIT "A"
FIELD NOTE DESCRIPTION

OF 0.8683 ACRES OF LAND BEING A PORTION OF LOT 594 OF THE OUTLOTS TO THE TOWN OF LA PORTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, OF THE MAP RECORDS HARRIS COUNTY, TEXAS. SAID 0.8683 ACRES ALSO BEING OUT OF A CALLED 40.826 ACRES CONVEYED BY DEED DATED MAY 5, 1978 TO W.R. COFFEY, TRUSTEE, AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. F586178. SAID 0.8683 ACRES BEING LOCATED IN THE N. CLOPPER SURVEY: ABSTRACT NO. 198, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a 5/8 inch iron rod found for the southeast corner of a called 3.0580 acres tract (Parcel 7) conveyed by deed dated September 12, 1979, to The City of Deer Park as recorded in Harris County Clerks File No. G636493. Said iron rod also being at the intersection of the north line of East "X" Street (based on a 80.00' R.O.W.) and the east line of East Boulevard (based on a 150.00' R.O.W.). Said iron rod also being located South 89°43' 22" East, a distance of 150.00 feet, from the southwest corner of Lot 594, of said Out Lots to the Town of La Porte;

THENCE, N 00° 00' 44" W, along the east line of said East Boulevard for a distance of 450.01 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE, continuing, N 00° 00' 44" W, along the east line of said East Boulevard, for a distance of 145.74 feet to a 1/2 inch iron rod found for corner;

THENCE, S 84° 00' 44" E, a distance of 236.28 feet to a 1/2 inch iron rod found for the beginning of a curve to the right;

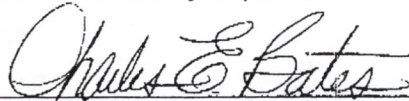
THENCE, along said curve having a central angle of 69° 27' 14", a radius of 15.00 feet, an arc length of 18.18 feet, a chord bearing of S 49° 17' 29" E, and a chord distance of 17.09 feet, to a 1/2 inch iron rod found for the reverse curve;

THENCE, along said curve having a central angle of 79° 15' 39", a radius of 60.00 feet, an arc length of 83.00 feet, a chord bearing of S 54° 11' 56" E, and a chord distance of 76.54 feet to a 1/2 inch iron rod found for corner;

THENCE, S 00° 00' 44" E, for a distance of 66.66 feet to a 1/2 inch iron rod found for corner;

THENCE, N 89° 43' 30" W, (called N89°43'25"W), along the north line of a tract of land conveyed by deed dated May 28th, 1980, from James R. Funderburk, to Charles E. Odom, as recorded in Harris County Clerk's File No. G55022 of the Harris County Deed Records, for a distance of 310.00 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 37,823 square feet or 0.8683 acres of land.

Dated this the 9th day of April 2002.



Charles E. Bates, Registered Professional Land Surveyor No. 4110
Job # 2002198



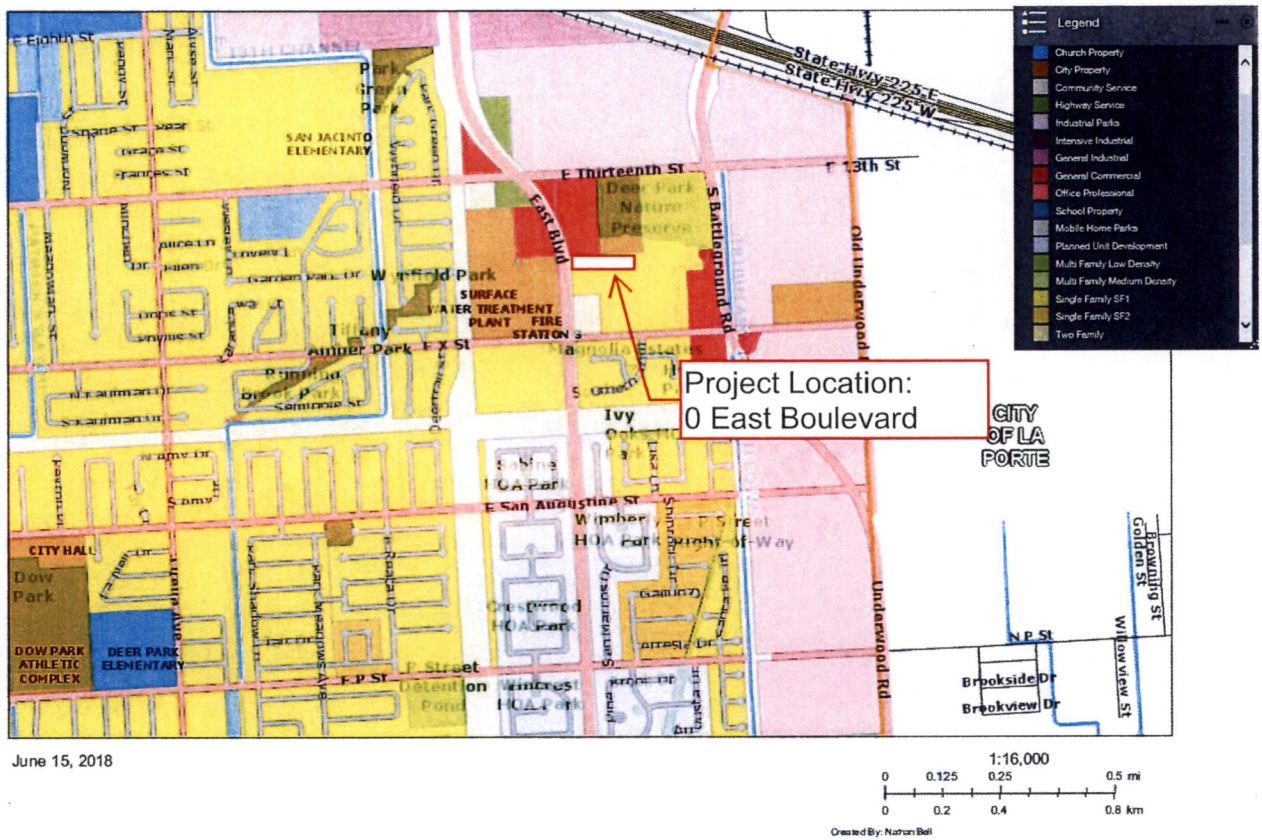


EXHIBIT C: Zoning Map

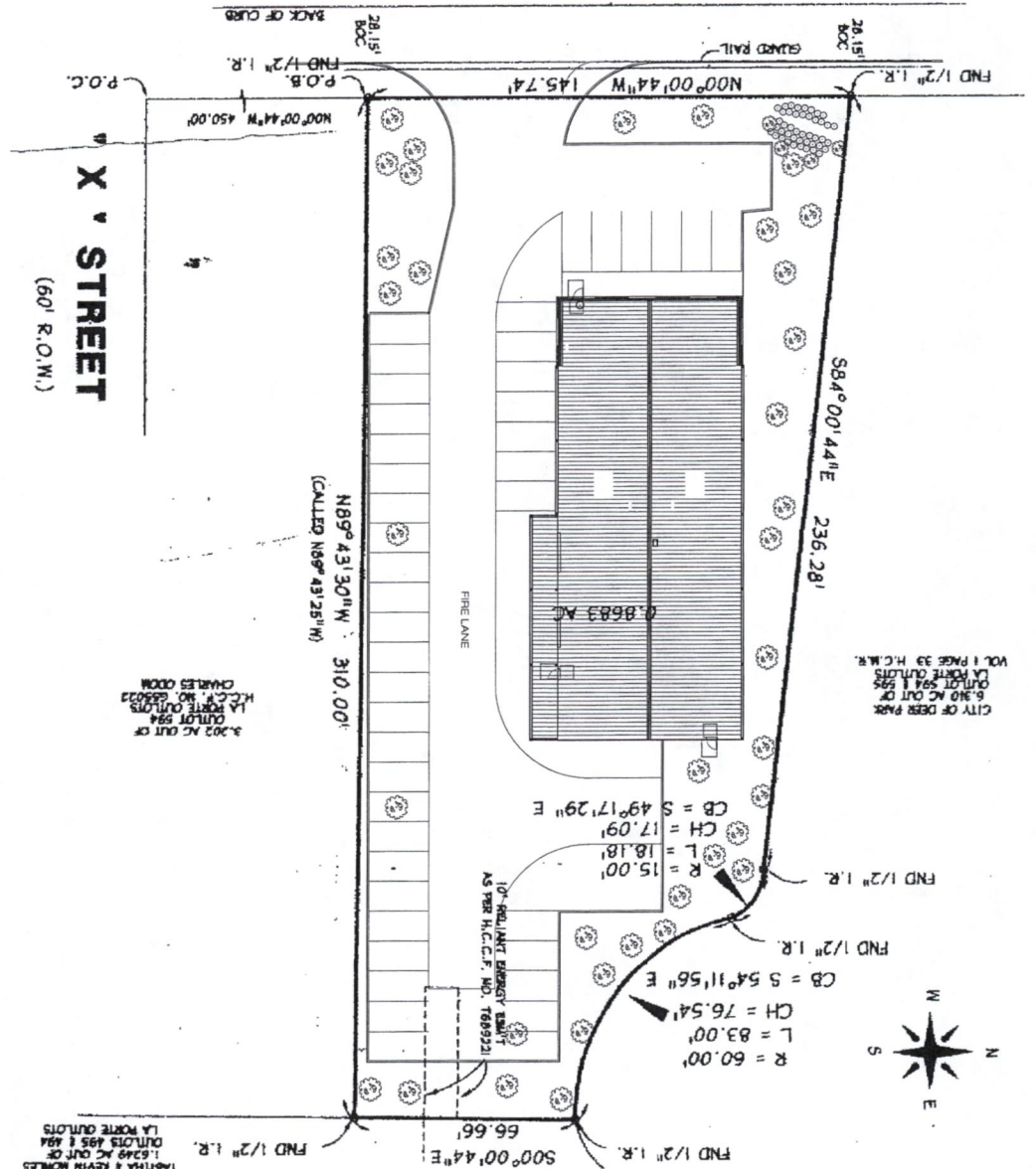
11-10

LEGEND:
ALL - UTILITY EASEMENT
A.E. - UNDEVELOPED AERIAL EASEMENT
B.L. - BUILDING LINE
P. - PLOT
X - CHAIN LINK FENCE
(ALL AS PER RECORDED PLAT OF SUBDIVISION)

NOTE:
BASIS FOR BEARINGS: ASSUMED AS ORDERED
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

EAST BOULEVARD

SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF DEER PARK, TEXAS
ACCORDING TO FLOOD INSURANCE RATE MAP 4-2-2 LC-9.3-A
DATED 11-6-96, THE TRACT HEREIN SURVEYED LIES WITHIN ZONE
X AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS
STATEMENT IS BASED ON SCALING OF SAID SURVEY ON
THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES
ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



PRELIMINARY SITE PLAN 05

A1.0

PRELIMINARY
SITE
PLAN

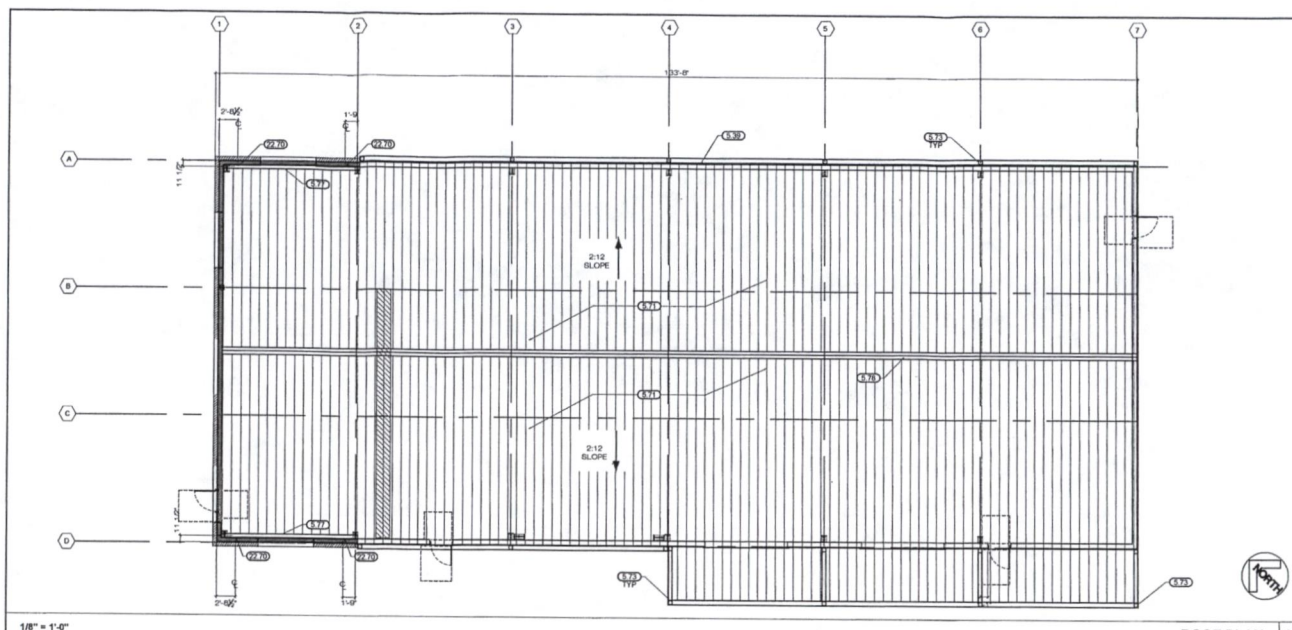
NO.	DATE	REVISIONS
1	04/05	ISSUED FOR PERMIT

NOT FOR CONSTRUCTION
THIS DRAWING IS THE PROPERTY OF J. MORALES ARCHITECTS, ENGINEERS & SURVEYORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF J. MORALES ARCHITECTS, ENGINEERS & SURVEYORS.

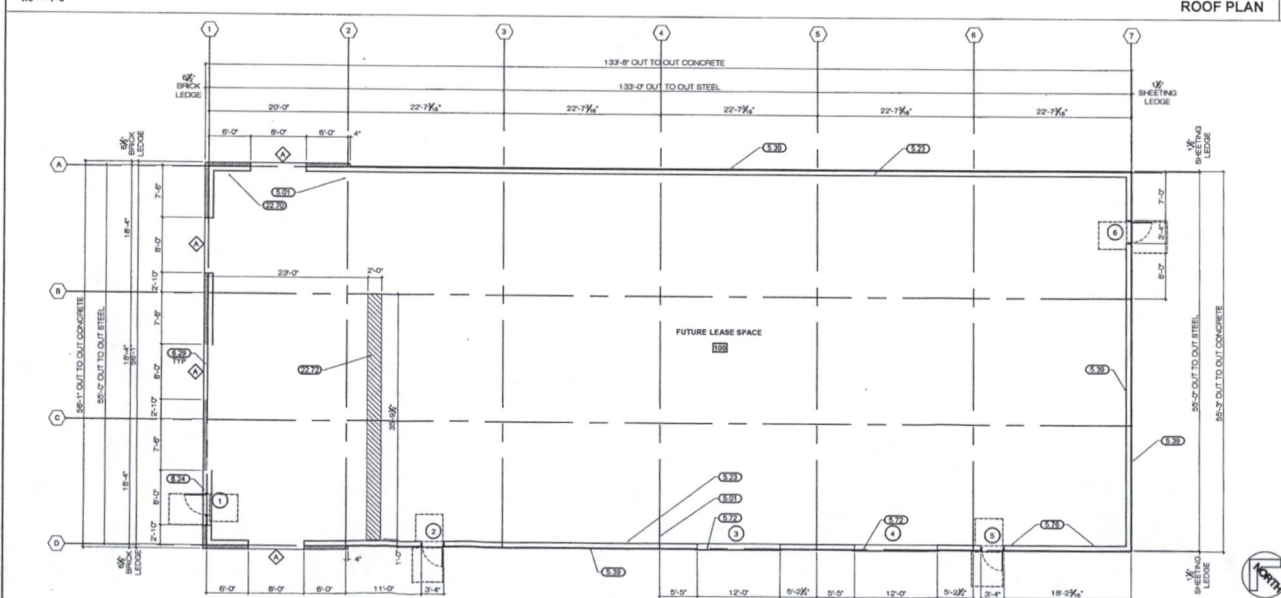
ALL-START
EAST BLVD AT EAST X STREET
DEER PARK, TX 77536

J. MORALES
ARCHITECTS • ENGINEERS • SURVEYORS
3425 Federal Street, Houston, Texas 77504
(O) 713.947.6606 jmoralesinc.com

Exhibit D



ROOF PLAN	07
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FLOOR PLAN	05
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GENERAL NOTES	02
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KEY NOTES	01
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PROJECT NUMBER
112-06

PROJECT TITLE

ALL-START
EAST BLVD AT EAST X STREET
DEER PARK, TX 77536

INTERNATIONAL BANK

NOT FOR CONSTRUCTION

DRAWINGS ISSUED FOR:	
1	2

20-00014	VARIANCE REQUEST
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REVISIONS

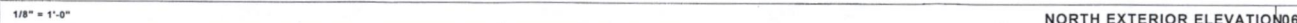
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GRANTING OFF:	CHIEF OF BUREAU:	DATE:
_____	_____	_____

HS	OH	2018-xx-xx
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**FLOOR
& ROOF
PLAN**

A2.0



GENERAL NOTES	03
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KEY NOTES	01
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ALL-START
EAST BLVD AT EAST X STREET
DEER PARK, TX 77536

PROFESSIONAL REG.

NOT FOR CONSTRUCTION

DRAWINGS ISSUED FOR:

[illegible]

DATE WHEN B/F:	CHASING B/F:	QA:
HQ	CH	2018-1

EXTERIOR ELEVATIONS

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A3.0

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