

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, DECEMBER 3, 2018 BEGINNING AT 6:15 P.M. ON THE REQUEST OF THE CITY OF DEER PARK TO ADOPT THE COMMUNITY SERVICE DISTRICT IN THE ZONING ORDINANCE WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPIT  
DOUGLAS COX  
RAY BALUSEK  
STAN GARRETT

CHAIRMAN  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT  
LARRY BROTHERTON

CITY SECRETARY  
BUILDING OFFICIAL

1. NOTICE OF PRELIMINARY PUBLIC HEARING – The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing. (Exhibit A)
2. 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. Larry Brotherton, Building Official of Deer Park commented, “The Community Service District was eliminated on the advice of Knudson LP when the existing Zoning Ordinance was rehabilitated and then adopted by Ordinance No. 3886 on March 21, 2017. It has become evident that the Community Service Zoning District is needed and is necessary to make previous Community Service District Zoned properties compatible with the current Zoning Ordinance. “The City Attorney, Jim Fox has advised that the Community Service District be adopted back into the Zoning Ordinance.”

Commissioner Balusek asked, “Can you clarify what we are doing?”

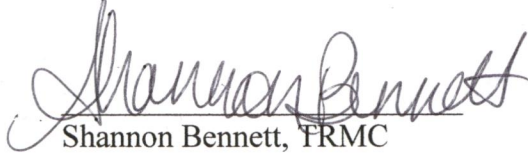
Mr. Brotherton responded, “The City of Deer Park is requesting to adopt the Community Service Zoning District into the Deer Park Zoning Ordinance and is required to go through the rezoning process.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE

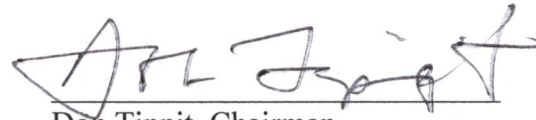
REQUEST – Chairman Tippit opened the hearing for those wishing to speak against the request. No one spoke.

4. HEARING CLOSED – Chairman Tippit closed the hearing at 6:18 p.m.

ATTEST:


  
Shannon Bennett, FRMC  
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 3<sup>rd</sup> day of December, 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 the City of Deer Park to adopt the Community Service District into the Zoning Ordinance.

A handwritten signature in cursive script, reading "Shannon Bennett", written in dark ink. The signature is fluid and extends across the line of the printed name.

Shannon Bennett, TRMC  
City Secretary

Dated this 5th of November 2018