

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET

CC 78-82
PZ 51-136

DEER PARK, TEXAS 77536

Minutes of

THE 1726th 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 FEBRUARY 05, 2019, AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
THANE HARRISON
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

DON TIPPIT
RAY BALUSEK
DOUGLAS COX
DANIELLE WENDEBURG

CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT:

JAY 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 Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. PRESENTATION OF FOREVER PLAID – The Parks and Recreation Department's Art Park Players performed a very special preview of their upcoming performance of "Forever Plaid". Theater Supervisor, Susan Melee, thanked the Council and the Mayor along with City Manager Jay Stokes and Assistant Gary Jackson, for the opportunity to present the performers from the production of Forever Plaid. The current cast includes J.T. Fischer as "Frankie," Taylor Fisher as "Smudge," McCade Fletcher as "Jinx," and Dr. Tommy Hysler as "Sparky." As a special bonus, the four original "Plaids," who performed the show in the

late 1990's, were recognized as well, Fred White, Rusty Groos, Ed Fitzsimmons and Larry Mitchell.

5. JOINT PUBLIC HEARING FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)

Mayor Mouton opened the hearing on behalf of the City Council.

Chairman Tippit opened the hearing on behalf of the Planning and Zoning Commission.

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

- a. Jose Rodriguez, CEO of Shell Federal Credit Union spoke in favor of the rezone requests of 202 East 13th Street in Deer Park. Mr. Rodriguez gave insight of the financial institution that started off in the Shell Refinery Plant in Deer Park in the 1960's, that later on moved to 8th Street. In 1980, the property on 301 E. 13th Street was acquired. Mr. Rodriguez spoke of the Board of Directors and employees for Shell and that live in Deer Park and would like to continue here. Mr. Rodriguez asked for Council to consider approving the rezone requests.
- b. Chris Adams, of SLI Group spoke in favor of the rezone requests of 202 East 13th Street. Mr. Adams highlighted the reasons needed for more space, which include accommodating the current employees to insure space for future growth, the proposed 100,000 square foot four story building, a parking garage that will house 400 parking spaces and a covered walkway over 13th Street that will be building can be accessed by the employees only. Mr. Adams discussed the neighboring citizen concerns of drainage and emphasized the water will not drain into residents properties, but will ultimately drain on to to 13th Street at the same rate it drains currently.
- c. Robert O'Sullivan, 1406 Byron Avenue, spoke in favor of the rezone requests of 202 East 13th Street, Deer Park. Mr. O'Sullivan spoke of the discussions held with Jose Rodriguez, Chris Adams and Nicole Hernandez on the proposed development by Shell Federal Credit Union and highlighted Mr. O'Sullivan highlighted his concerns about privacy for adjacent neighbors, lighting around the parking garage, ambient noise and vehicle noise, site drainage and wildlife relocation. Mr. O'Sullivan concluded in support of the proposed development.
- d. Dale Knotts 1414 Byron Avenue, spoke in favor of the rezone request. Mr. Knotts discussed speaking with by Shell Federal Credit Union.

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

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

6. JOINT PUBLIC HEARING FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET, SUITE A FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit B)

No one spoke for or against the request.

7. JOINT PUBLIC HEARING FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET, SUITE B FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit C)

No one spoke for or against request.

8. JOINT PUBLIC HEARING FROM THE REQUEST OF SHELL FEDERAL CREDIT UNION TO REZONE 301 EAST 13TH STREET SUITE A, FROM GENERAL COMMERCIAL (GC) TO OFFICE PROFESSIONAL (OP) TO CONSTRUCT A NEW OFFICE BUILDING – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit D)

No one spoke for or against request.

9. JOINT PUBLIC HEARING FROM THE REQUEST OF SHELL FEDERAL CREDIT UNION TO REZONE 1241 CENTER, FROM GENERAL COMMERCIAL (GC) TO OFFICE PROFESSIONAL (OP) TO CONSTRUCT A NEW OFFICE BUILDING – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit E)

No one spoke for or against request.

10. CONSENT CALENDAR – Motion was made by Councilman Harrison and seconded by Councilman Ginn to approve the consent calendar as follows:
 - a. Approval of minutes of joint meeting on September 24, 2018.
 - b. Approval of minutes of workshop meeting on January 15, 2019.
 - c. Approval of minutes of regular meeting on January 15, 2019.
 - d. Acceptance of Quarterly Investment Report for the Quarter Ended December 31, 2018.

- e. Acceptance and release of retainage for the 2nd Street Waterline Rehabilitation Project.
- f. Acceptance, approval of Balancing Change Order and release of retainage for the CMP Rehabilitation – Phase 3 Project.
- g. Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of October 1, 2018 – December 31, 2018.

Motion carried 7 to 0.

11. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO RENOVATE AND RESURFACE THE ADULT SOFTBALL COMPLEX WITH ATHLETIC FIELD SPECIALISTS THROUGH BUY BOARD CONTRACT #560-18 – Motion was made by Councilwoman Garrison and seconded by Councilwoman Sinor on authorization to renovate and resurface the Adult Softball Complex with Athletic Field Specialists through Buy Board Contract #560-18. Motion carried 7 to 0.

12. CONSIDERATION OF AND ACTION ON A PROPOSAL FROM RON COX CONSULTING FOR FACILITATING A GOAL SETTING/STRATEGIC PLANNING PROCESS FOR THE CITY COUNCIL AND CITY STAFF – Motion was made by Councilman Martin and seconded by Councilman Ginn to accept the proposal from Ron Cox Consulting for facilitating a goal setting/strategic planning process for the City Council and City Staff.

Mayor Mouton commented, "We got a lot done in 5 years. I am looking forward to starting this process over."

Motion carried 7 to 0.

13. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH HOUSTON COMMUNITY NEWSPAPERS – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to approve entering in an agreement with Houston Community Newspaper. Motion carried 7 to 0.
14. CONSIDERATION OF AND ACTION ON A ONE YEAR CONTRACT EXTENSION FOR THE COMMUNITY CENTER PRESCHOOL FOR SCHOOL YEAR 2019-2020 – Motion was made by Councilwoman Sinor and seconded by Councilman Martin to approve a one year contract extension for the Community Center Preschool for school year 19/2020. Motion carried 7 to 0.
15. CONSIDERATION OF AND ACTION ON A CONTRACT FOR THE COLLECTION OF DELINQUENT MUNICIPAL COURT FINES AND FEES WITH THE LAW FIRM LINEBARGER, GOGGAN, BLAIR AND SAMPSON – Motion was made by Councilman Patterson and seconded by Councilman Martin to approve the contract for the collection of delinquent Municipal Court fines and fees with the law firm Linebarger, Goggan, Blair and Sampson. Motion carried 7 to 0.

16. CONSIDERATION OF AND ACTION ON ENTERING INTO AN AGREEMENT WITH BURDITT CONSULTANTS, LLC FOR PROFESSIONAL SERVICES FOR THE DEVELOPMENT OF THE TYPE B HIKE AND BIKE TRAILS – Motion was made by Councilwoman Garrison and seconded by Councilman Patterson to approve entering into an agreement with Burditt Consultants, LLC for professional services for the development of the Type B Hike and Bike Trails. Motion carried 7 to 0.
17. CONSIDERATION OF AND ACTION ON ENTERING INTO AN AGREEMENT WITH COBB FENDLEY ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to approve entering into an agreement with Cobb Fendley Engineering for professional engineering services. Motion carried 7 to 0.
18. CONSIDERATION OF AND ACTION ON AN ORDINANCE ACCEPTING OR REFUSING THE PETITION FOR VOLUNTARY ANNEXATION OF FOUR TRACTS OF LAND TOTALING 49.0146 ACRES IN THE CITY'S ETJ LOCATED ALONG THE WEST SIDE OF INDEPENDENCE PARKWAY AND NORTH OF STATE HIGHWAY 225 INTO THE DEER PARK CITY LIMITS – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Ginn to adopt on first and final reading Ordinance No.4050, captioned as follows:

AN ORDINANCE ACCEPTING THE PETITION FOR VOLUNTARY ANNEXATION FROM GEO SPECIALTY CHEMICALS, INC. ON FOUR TRACTS TOTALING 49.0146 ACRES OF LAND OUT OF GEORGE ROSS SURVEY A-646; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

19. CONSIDERATION OF AND ACTION ON AN ORDINANCE ACCEPTING OR REFUSING THE PETITION FOR VOLUNTARY ANNEXATION OF 83 SQUARE FEET IN THE CITY'S ETJ LOCATED ALONG THE WEST SIDE OF INDEPENDENCE PARKWAY AND NORTH OF STATE HIGHWAY 225 INTO THE DEER PARK CITY LIMITS – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Sinor to adopt on first and final reading Ordinance No.4051, captioned as follows:

AN ORDINANCE ACCEPTING THE PETITION FOR VOLUNTARY ANNEXATION FROM RBD DEVELOPMENT, LLC ON AN 83 SQUARE FOOT TRACT OF LAND OUT OF UNRESTRICTED RESERVE "A" RBD WAREHOUSE; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

20. CONSIDERATION OF AND ACTION ON AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR DISASTER RECOVERY GRANT MANAGEMENT/ADMINISTRATIVE SERVICES – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to authorize the issuance of a Request for

Proposals (RFP) for disaster recovery grant management/administrative services. Motion carried 7 to 0.

21. CONSIDERATION OF AND ACTION ON PURCHASING A DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN FOR THE MAXWELL ADULT CENTER – Motion was made by Councilman Ginn and seconded by Councilman Martin to approve the purchasing of a double face internally illuminated monument sign for the Maxwell Adult Center.

Councilwoman Garrison asked, “Are these the same types of signs we have at other facilities?”

Assistant City Manager Gary Jackson responded, “No. They are not marquee signs. This will replace the one close to the right of way.”

Motion carried 7 to 0.

22. CONSIDERATION OF AND ACTION ON AMENDING THE FINANCIAL MANAGEMENT POLICY – Motion was made by Councilwoman Garrison and seconded Councilwoman Sinor to approve amending the Financial Management Policy.

Motion carried 7 to 0.

23. CONSIDERATION OF AND ACTION ON AN ORDINANCE TO AMEND THE FISCAL YEAR 2018-2019 CAPITAL IMPROVEMENT FUND BUDGET FOR THE GIRLS SOFTBALL COMPLEX RENOVATION – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Ginn to adopt on first and final reading Ordinance No.4052, captioned as follows:

AN ORDINANCE AMENDING THE 2018-2019 CAPITAL IMPROVEMENT FUND BUDGET FOR THE CITY OF DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

24. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING TWO PUBLIC HEARINGS FOR VOLUNTARY ANNEXATION OF FOUR TRACTS OF LAND TOTALING 49.0146 ACRES AND 83 SQUARE FEET IN THE CITY’S ETJ LOCATED ALONG THE WEST SIDE OF INDEPENDENCE PARKWAY AND NORTH OF STATE HIGHWAY 225 IN THE DEER PARK CITY LIMITS – After a proposed ordinance was read by caption, motion was made by Councilman Harrison and seconded by Councilman Ginn to adopt on first and final reading Ordinance No.4053, captioned as follows:

AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DEER PARK, TEXAS TO INSTITUTE PROCEEDINGS TO ANNEX CERTAIN TERRITORY; CALLING TWO PUBLIC HEARINGS; PROVIDING FOR THE PUBLICATION OF NOTICE OF SUCH HEARINGS BY THE PUBLICATION

OF THIS ORDINANCE; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

25. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A GENERAL ELECTION ON MAY 4, 2019 TO ELECT A MAYOR AND THREE COUNCILMEMBERS – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilwoman Sinor to adopt on first and final reading Ordinance No.4054, captioned as follows:

AN ORDINANCE CALLING A GENERAL ELECTION IN THE CITY OF DEER PARK, TEXAS, ON MAY 4, 2019, FOR THE ELECTION OF THE MAYOR AND THREE COUNCILMEMBERS, POSITIONS ONE, TWO AND THREE; ESTABLISHING THE ELECTION PRECINCT FOR SUCH ELECTION; THE POLLING PLACE THEREFORE; NAMING THE ELECTION JUDGES AND PROVIDING FOR THEIR COMPENSATION; PROVIDING FOR NOTICE; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

26. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A SPECIAL ELECTION FOR CHARTER AMENDMENTS ON MAY 4, 2019 – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilwoman Sinor to adopt on first and final reading Ordinance No.4055, captioned as follows:

AN ORDINANCE CALLING A CITY SPECIAL ELECTION IN THE CITY OF DEER PARK, TEXAS, ON MAY 4, 2019, FOR CITY CHARTER REVISIONS; PROVIDING BALLOT LANGUAGE; ESTABLISHING THE ELECTION PRECINCT FOR SUCH ELECTION; THE POLLING PLACE THEREFORE; PROVIDING FOR NOTICE; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

27. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Martin to adopt on first and final reading Ordinance No.4056, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY

TAKING 26,698 SQUARE FEET OF LAND BEING RESERVE B8, BLOCK 1, PALM TERRACE ALSO KNOWN AS 202 E 13TH, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE COMMUNITY SERVICE (CS) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

28. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET, SUITE A, FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Sinor to adopt on first and final reading Ordinance No.4057, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 20,268 SQUARE FEET OF LAND BEING RESERVE B8-1, BLOCK 1, PALM TERRACE ALSO KNOWN AS 202 E 13TH SUITE A, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE COMMUNITY SERVICE (CS) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

29. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE FROM THE REQUEST OF SLI GROUP REPRESENTING MAGNUM ENTERPRISES TO REZONE 202 EAST 13TH STREET, SUITE B, FROM COMMUNITY SERVICE (CS) TO OFFICE PROFESSIONAL (OP) FOR A PROPOSED SALE TO SHELL FEDERAL CREDIT UNION TO CONSTRUCT AN OFF STREET ACCESSORY PARKING GARAGE – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt on first and final reading Ordinance No.4058, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 52,697 SQUARE FEET OF LAND BEING RESERVE B8-1, BLOCK 1,

PALM TERRACE ALSO KNOWN AS 202 E 13TH SUITE B, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE COMMUNITY SERVICE (CS) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

30. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE HEARING FROM THE REQUEST OF SHELL FEDERAL CREDIT UNION TO REZONE 301 EAST 13TH STREET SUITE A, FROM GENERAL COMMERCIAL (GC) TO OFFICE PROFESSIONAL (OP) TO CONSTRUCT A NEW OFFICE BUILDING – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Ginn to adopt on first and final reading Ordinance No.4059, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 4.6413 ACRE TRACT OF LAND BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS ALSO KNOWN AS 301 E 13TH, SUITE A, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

Motion carried 7 to 0.

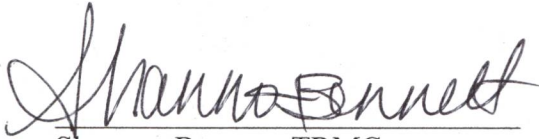
31. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE HEARING FROM THE REQUEST OF SHELL FEDERAL CREDIT UNION TO REZONE 1241 CENTER STREET, FROM GENERAL COMMERCIAL (GC) TO OFFICE PROFESSIONAL (OP) TO CONSTRUCT A NEW OFFICE BUILDING – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Sinor to adopt on first and final reading Ordinance No.4060, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING 0.3587 ACRE TRACT OF LAND BEING A PORTION OF OUTLOT 90, DEER PARK OUTLOTS ALSO KNOWN AS 1241 CENTER STREET, CITY OF DEER PARK HARRIS COUNTY, TEXAS OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE OFFICE PROFESSIONAL (OP) ZONING DISTRICT; PROVIDING FOR

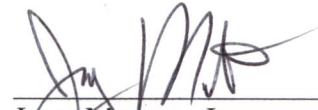
SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED; AND DECLARING AN EMERGENCY.

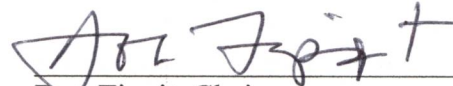
21. ADJOURN – Mayor Mouton adjourned the meeting at 8:23 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

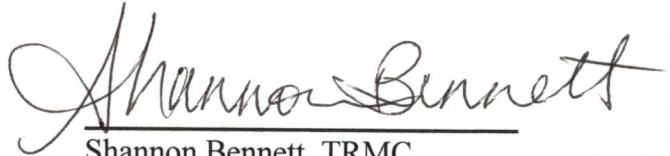

Don Tippit, Chairman
Planning and Zoning

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given that the City Council and the Planning and Zoning Commission of the City of Deer Park, Texas, will hold a joint public hearing at City Hall, 710 East San Augustine Street, at 7:30 p.m. on February 5, 2019 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question involving

A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office Professional (OP) Zoning District, 20,268 square feet of land being reserved B8, Block 1, Palm Terrace, also known as 202 E. 13th, Deer Park, Harris County, Texas, and taking the same out of the Community Service (CS) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.


Shannon Bennett, TRMC
City Secretary

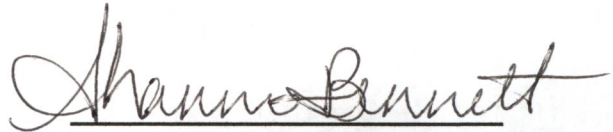
Dated this 9th day of January 2019

NOTICE OF JOINT PUBLIC HEARING

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A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office Professional (OP) Zoning District, 26,698 square feet of land being reserved B8-1, Block 1, Palm Terrace, also known as 202 E. 13th Suite A, Deer Park, Harris County, Texas, and taking the same out of the Community Service (CS) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.


Shannon Bennett, TRMC
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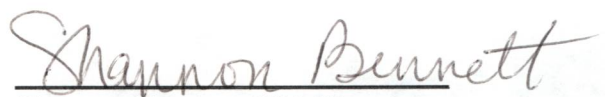
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A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office Professional (OP) Zoning District, 52,697 square feet of land being reserved B8-1, Block 1, Palm Terrace, also known as 202 E. 13th Suite B , Deer Park, Harris County, Texas, and taking the same out of the Community Service (CS) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.


Shannon Bennett, TRMC
City Secretary


Dated this 9th day of January 2019

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A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office Professional (OP) Zoning District, 4.6413 acre tract of land being a portion of Outlot 90, Deer Park Outlots, also known as 301 E. 13th, Suite A, Deer Park, Harris County, Texas, and taking the same out of the General Commercial (GC) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.


Shannon Bennett, TRMC
City Secretary

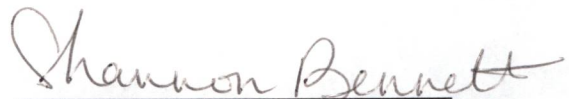
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A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office Professional (OP) Zoning District, 0.3587 acre tract of land being a portion of Outlot 90, Deer Park Outlots, also known as 1241 Center Street, Deer Park, Harris County, Texas, and taking the same out of the General Commercial (GC) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.



Shannon Bennett, TRMC
City Secretary

Dated this 9th day of January 2019