

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 AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, MARCH 1, 2021 AT 6:15 P.M. ON THE REQUEST OF FGI INVESTMENTS AND REPRESENTATIVE LES BIRD TO REZONE LOT 10 BLOCK 8 SPENCER VIEW TERRACE (7438 EVIE LANE) FROM SINGLE FAMILY 1 (SF1) TO COMMUNITY SERVICE (CS) WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	DEPUTY BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

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 Cox opened the hearing for those persons desiring to speak in favor of the request.
 - a. Les Bird, 444 W. Pasadena Boulevard, Deer Park, spoke on behalf of Bobby Grisham and Pamela Vick to rezone the property to be able to sell it.

Commissioner Balusek asked, "Did you say it is currently commercial?"

Mr. Bird responded, "No. It is zoned by the City as R1 but listed on HCAD as commercial."

Chairman Cox asked, "Why did we go as Community Service (CS) as opposed to Commercial on this rezone?"

Deputy Building Official Greg Melching responded, "This is what the client was asking for. As far as zoning it commercial, you are going to have to meet many requirements. On Community Service (CS) as far as the height, it is the same as Single Family 1 (SF1). If they decide to build later on, they are still going to have to go by the same criteria set for Community Service (CS), that's why it was chosen."

Commissioner Balusek asked, "Is this the Bobby Grisham Real Estate building is it?"

Mr. Bird responded, "No. It is two properties down from it".

Commissioner Balusek asked, "Harris County has it zoned as Commercial but the City has it zone as what?"

Mr. Bird responded, "They City has it zoned on the zoning map as R1."

Mr. Melching commented, "Zoned as Single Family."

Commissioner Tippit asked, "Is this on Center Street?"

Mr. Bird responded, "No, it is two properties over. The Bobby Grisham Real Estate office was at 4650 on the corner of Center Street and Evie Lane, there is a house and then this building that is next to the house."

Commissioner Tippit asked, "You have Bobby Grisham's office on Center Street, a house, and then you have this business. Is this house residential?"

Mr. Bird responded, "That house is zoned as Community Service."

Commissioner Tippit asked, "What is the house being operated as?"

Mr. Bird responded, "It is just a house. Looking at the City's Zoning Map, the first three properties all the way down from Center Street to Pasadena Boulevard, they are all zoned as Commercial or Community Service, except for two properties, the one we are talking about here and the one on Lambuth."

Commissioner Balusek asked, "Are they going to want to run a business out of that house? Why do they want to change the classification of the zoning?"

Mr. Bird responded, "No. I may be confusing you all. It is Bobby Grisham's place, the house and this business that is being operated as a business that is zoned as Single Family."

Commissioner Tippit asked, "So basically, Bobby Grisham's building that is zoned Community Service, the house next to it is zoned as Community Service and the building we are talking about now is zoned as Residential?"

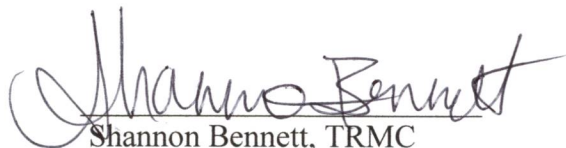
Mr. Bird responded, "Yes."


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

4. HEARING CLOSED – Chairman Cox closed the public hearing at 6:23 p.m.

ATTEST:

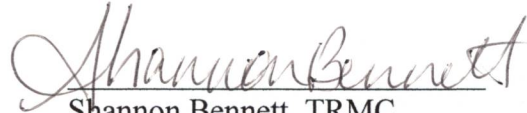
APPROVED:


Shannon Bennett, TRMC
City Secretary


Douglas Cox, Chairman
Planning & 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 1st day of March, 2021 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 FGI Investments and representative Les Bird to rezone Lot 10 Block 8 Spencer View Terrace (7438 Evie Lane) from Single Family 1 (SF1) to Community Service (CS).


Shannon Bennett, TRMC
City Secretary

Dated this 2nd day of February 2021