

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, JANUARY 03, 2022 AT 6:20 P.M. ON THE REQUEST OF OSCAR SALAZAR AND REPRESENTATIVE MANZOOR (MANNY) MEMON TO REZONE LOT TR 101 DEER PARK OUTLOT (150 DIXIE DRIVE) FROM SINGLE FAMILY 1 (SF1) TO SINGLE FAMILY 2 (SF2), WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG  
DON TIPPIT  
RAY BALUSEK  
DOUGLAS COX  
TROY COTHRAN

CHAIRMAN  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING  
SHANNON BENNET

DEPUTY BUILDING OFFICIAL  
CITY SECRETARY

1. RECESS / RECONVENE – Chairman Wendeburg opened and recessed the preliminary public hearing at 6:20 p.m. to continue with Board of Adjustment hearing. Chairman Wendeburg reconvened the preliminary public hearing at 6:30 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. 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. Manzoor (Manny) Memon, 3810 Bogota Drive, commented, “We got this land that had been sitting for the last 15-20 years without anyone buying it. I am an engineer and I did some research on it and found out that it can be divided into single family homes. When we saw the land, we found out that a 50 foot easement was given to the gas company. Those 50 feet takes up quite a bit of the land, diagonally in the middle. We tried to design it for as a Single Family 1 (SF1), which only allowed 12 houses and was not economically feasible. We are requesting for Single Family 2 (SF2) to try and build between 13-14 houses. The size of the houses will be the same, there will be no difference whether it is zoned Single Family 1 (SF1) or Single Family 2 (SF2). The

houses will all be single story with the exception of 1-2 houses that may be two story due to a pipeline. To make it feasible enough, we are requesting to rezone the property from Single Family 1 (SF1) to Single Family 2 (SF2)."

Commissioner Cox asked, "There is a 201 Dixie Drive and 121 Dixie Drive, with the houses in front is part of the property?"

Mr. Memon responded, "Yes. I own that property as well. That property will only be used as an entrance."

Commissioner Tippit asked, "What is the intent of the properties? Are you going to lease those homes?"

Mr. Memon responded, "Yes. These homes are similar to Riviera Palms Subdivision."

Chairman Wendeburg asked, "Do you have any idea what amount these homes would be leased for?"

Mr. Memon responded, "I believe between \$1695 and \$1700."

Chairman Wendeburg asked, "What will be the square footage of the homes?"

Mr. Memon responded, "Between 2,200 to 2,400 square feet per home. Even if it stays zoned as Single Family 1 (SF1), we will still build the same size houses. This way the City will get more tax revenue. Right now, from Riviera Palms, the City gets about 4 million dollars in tax rolls."

Chairman Wendeburg asked, "Did you decide to go larger? The original plan says 1,700 to 1,800 square feet."

Mr. Memon responded, "That is just the living area. In combination with the garage, it is about 2,200 to 2,400 square feet."

Commissioner Cox asked, "Are you basically going to replicate Riviera Palms with the same size garages and driveways?"

Mr. Memon responded, "Yes."

Commissioner Cothran commented, "What I have heard about your subdivision is that all the homes look the same from the outside, just with different colors. I have heard that from different people about your subdivision. Is there going to be any changes to that?"

Mr. Memon responded, "I believe we have four different designs. The inside of the homes are the same, but the outside of the homes are different. They are painted different and the structures are different too. Inside the homes, we try to keep it the same because it costs us less money with the designs and materials. If we build every house different, that means it's customized and that costs more. If it costs more, that means the rent is more and people aren't going to want to pay. If the rent is more than \$1600 to \$1700, people would rather just buy a home than pay rent."

Commissioner Cox asked, "Is the detention based on the criteria from Harris County?"

Mr. Memon responded, "Yes."

4. 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.

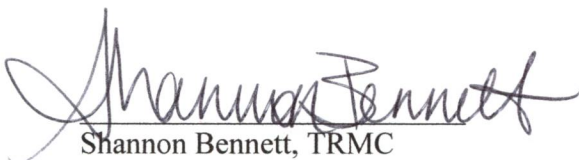
- a. Andy Webster, 205 Dixie Drive, Deer Park, Texas, expressed concerns of the retention pond and how it relates to the project.

Commissioner Cox commented, "I can tell you it is 8,055 square feet and 4 foot deep."

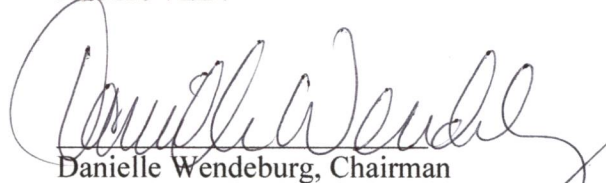
Chief Building Official Larry Brotherton commented, "This is the conceptual plan. When it becomes a subdivision, we do have a subdivision ordinance that Mr. Manzoor will have to follow which will determine whether the subdivision is Single Family 1 (SF1) or Single Family 2 (SF2)." Mr. Brotherton clarified that Harris County requires .55 per regular foot for detention."

5. HEARING CLOSED – Chairman Wendeburg closed the public hearing at 6:41 p.m.

ATTEST:

  
Shannon Bennett, TRMC  
City Secretary

APPROVED:

  
Danielle Wendeburg, 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 6:20 p.m. on the 3rd day of January, 2022 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 Oscar Salazar and representative Manny (Manzoor) Memon to rezone lot TR 101 Deer Park Outlot (150 Dixie Drive) from Single Family 1 (SF1) to Single Family 2 (SF2).

  
Shannon Bennett, TRMC  
City Secretary

Dated this 7th day of December 2021