



MINUTES OF THE PLANNING AND ZONING REGULAR MEETING

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, ON MAY 05, 2025 BEGINNING AT 6:45 P.M. WITH THE FOLLOWING MEMBERS PRESENT:

TROY COTHRAN
MITCHELL CRAFT
DON TIPPIT
DENISE BRYAN
ALISHA MELTON

CHAIRMAN
VICE CHAIRMAN
SECRETARY
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING
ANGELA SMITH

CITY BUILDING OFFICIAL
BOARD/CITY SECRETARY

CALL TO ORDER – Chairman Cothran called the meeting to order at 6:45 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF REGULAR PLANNING & ZONING MEETING ON APRIL 07, 2025 – Motion was made by Commissioner Bryan and seconded by Secretary Tippit to approve the minutes of the Planning & Zoning Commission meeting held on April 07, 2025.

Motion carried 5 to 0.

2. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR MARTINEZ REAL ESTATE ENTERPRISE LLC TO REZONE 7438 STEPHANIE DRIVE LOT TEN (10) IN BLOCK TWO (2) OF PLAT OF SPENCER VIEW TERRACE FROM COMMUNITY SERVICE (CS) TO SINGLE FAMILY 2 (SF2) – Motion was made by Secretary Tippit and seconded by Commissioner Bryan on the recommendation to Council to grant the request from Martinez Real Estate Enterprise LLC. to rezone 7438 Stephanie Drive Lot Ten (10) in block Two (2) of Plat of Spencer View Terrace from Community Service (CS) to Single Family 2 (SF2).

Motion carried 5 to 0.

3. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FROM TELOS CAPITAL AND VIGAVI REALTY TO REZONE 5301 RED BLUFF ROAD LOT 1 BLK 1 OF PLAT DEER PARK RV FROM HIGHWAY SERVICE (HS) TO M1 INDUSTRIAL PARKS – Motion was made by Secretary Tippit to recommend to Council to grant the request from Telos Capital and Vigavi Realty. Secretary Tippit then withdrew his motion due to the lack of a second motion. A new motion was made by Vice Chairman Craft and seconded by Commissioner Bryan on the recommendation to Council to deny the request from Telos Capital and Vigavi Realty to rezone 5301 Red Bluff Road Lots 1 Blk 1 of Plat Deer Park RV from Highway Service (HS) to M1 Industrial Parks.

Motion carried 4 to 1 with Secretary Tippit in opposition on the recommendation to deny the request.

4. CONSIDERATION OF AND ACTION ON APPROVAL OF THE FINAL PLAT MARIA AND MARTIN VASQUEZ SUBDIVISION – Motion was made by Vice Chairman Craft and seconded by Commissioner Melton on the approval of the Final Plat Maria and Martin Vasquez Subdivision.

Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON APPROVAL OF THE PRELIMINARY PLAT P STREET LLC. – Motion was made by Secretary Tippit and seconded by Commissioner Bryan on the approval of the Preliminary Plat P Street LLC.

Motion carried 5 to 0.

ADJOURN – Chairman Cothran adjourned the meeting at 6:55 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
Board/City Secretary

Planning and Zoning Commission