

MINUTES OF THE PLANNING AND ZONING PRELIMINARY PUBLIC HEARING

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, JUNE 05, 2023 AT 6:15 P.M. ON THE REQUEST OF RYAN TAYLOR, A REPRESENTATIVE OF DEER PARK CHURCH OF CHRIST, IS REQUESTING TO REZONE 1700 SOUTH BATTLEGROUND ROAD 5.7567 ACRES OF LT 1 BLK 1 DEER PARK CHURCH OF CHRIST FROM GENERAL COMMERCIAL (GC) TO INDUSTRIAL M 1. MEMBERS PRESENT:

DANIELLE WENDEBURG
DON TIPPIT
DOUGLAS COX
TROY COTHRAN

CHAIRMAN
VICE CHAIRMAN
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING
ANGELA SMITH

DEPUTY BUILDING OFFICIAL
CITY SECRETARY

1. NOTICE OF PRELIMINARY PUBLIC HEARING - The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing at 6:17 p.m.. (Exhibit A)
2. 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. Ryan Taylor, representative of the Deer Park Church of Christ, spoke in favor of the request and presented the site plans for the rezone request of the 5.7567 acres of LT 1 BLK 1 DEER PARK CHURCH OF CHRIST from General Commercial (GC) to Industrial M1. Mr. Taylor introduced representatives with CICB the construction company that would be constructing the facility, Jimmy Burke and Scott Burke representing the Deer Park Church of Christ along with Christina Sinclair, a representative with H2B, Inc. Mr. Taylor began his discussion providing information of the company CICB, that is a crane and rigging certified school that has been in business for 53 years. He continued with details that a detention pond that will sit all along on the south boundary line with no access to X Street, a masonry screening wall will cover south and west perimeter of the detention pond along with fencing and landscape screening that will separate the property from the Church of Christ property. The front of

the building will face Battleground Road.

Troy Cothran asked, "With this being a training school, how much noise will there be if there is training outside?" Will the neighbors have to deal with a lot of noise?"

Mr. Taylor responded, "Typically, the outdoor training will be 3-4 days a month during normal business hours. The training areas are 500-600 feet from any residences."

RECESS / RECONVENE – Chairman Wendeburg recessed the public hearing at 6:28 p.m. and reconvened the meeting at 6:28 p.m.

Craig Epperson, Executive Chairman of CICB, spoke of the type of training that is hands on and classroom training. The overhead crane training and rigging training is done inside. To get certified, students have to take a crane test outdoors with minimal noise levels that occur only a few times a month.

Chairman Wendeburg asked, "When is this construction supposed to start?"

Mr. Epperson responded, "After another meeting with the Commission in July, overall design and construction period of about 12 months."

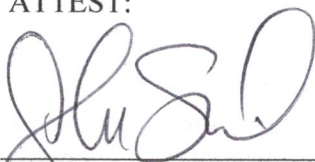
Doug Cox asked, "Are the outbuilding enclosed?"

Mr. Taylor responded, "Those are just training areas."

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. No one spoke.

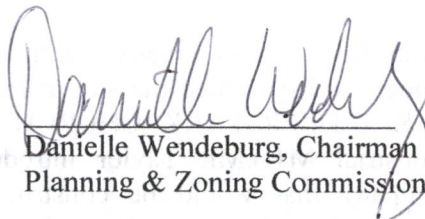
HEARING CLOSED – Chairman Wendeburg closed the public hearing at 6:32 p.m.

ATTEST:



Angela Smith, TRMC, CMC
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 6:15 p.m. on the 5th day of June, 2023 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 following:

Ryan Taylor, a representative of Deer Park Church of Christ, to rezone 1700 South Battleground Road from General Commercial (GC) to Industrial Park District (M-1).

A handwritten signature in dark ink, appearing to read 'Angela Smith', is written over a horizontal line.

Angela Smith, TRMC, CMC
City Secretary

Dated this 2nd day of May 2023
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