

MINUTES OF THE PLANNING AND ZONING COMMISSION PUBLIC HEARING



A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, SEPTEMBER 11, 2023 SCHEDULED AT 6:20 P.M. RELATING TO THE REQUEST OF JUSTIN BENNETT, A REPRESENTATIVE OF PHELAN-BENNETT, LLC IS REQUESTING A SPECIFIC USE PERMIT FOR A BULK WAREHOUSE AND FURTHER DESIGNATION OF THE RELATED PARKING REQUIREMENTS FOR A BULK WAREHOUSE TO BE CONSTRUCTED AT 2830 E. PASADENA BOULEVARD WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPIT
DOUG COX
TROY COTHRAN
DANIELLE WENDEBURG

CHAIRMAN
VICE CHAIRMAN
SECRETARY
COMMISSIONER

OTHER CITY OFFICIALS IN ATTENDANCE:

GREG MELCHING
ANGELA SMITH

BUILDING OFFICIAL
CITY SECRETARY

Chairman Tippit opened the public hearing at 6:20 pm and directed the City Secretary to read the Notice of Public Hearing (Exhibit A) after which Chairman Tippit instructed the applicants to present their requests to the board.

- a. Chris Marsh, a representative of Phelan-Bennett, LLC spoke in favor of the specific use permit request to operate a tilt wall warehouse estimating 260,000 square feet including a one 3,100 square feet office.

Chairman Tippit asked, "What are the parking requirements?"

Building Official Greg Melching responded, "It is zoned M1. They are asking for this specific use permit solely for the parking requirements of one parking space per 25 square feet."

Mr. Marsh commented, "Typically, this type of warehouse has few employees that are just moving products in and out of 18 wheelers."

Chairman Tippit called three times for those in support of the specific use permit request with none present and called three times for those in opposition of the specific use permit request with none present.

Chairman Tippit closed the public hearing at 6:25 p.m.

ATTEST:

APPROVED:

Angela Smith, TMRC, CMC
City Secretary

Don Tippit, Chairman
Planning and Zoning Commission