



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, WAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, MAY 4, 2026, AT 6:00 P.M.

MEMBERS PRESENT:

DON TIPPIT
DENISE BRYAN
MITCHELL CRAFT
ALISHA MELTON

CHAIR
SECRETARY
COMMISSIONER
COMMISSIONER

MEMBERS ABSENT:

TROY COTHRAN

VICE CHAIR

OTHER CITY OFFICIALS PRESENT:

GREG MELCHING
ANGELA SMITH
GLADIS SANCHEZ

CITY BUILDING OFFICIAL
CITY SECRETARY
DEPUTY CITY SECRETARY

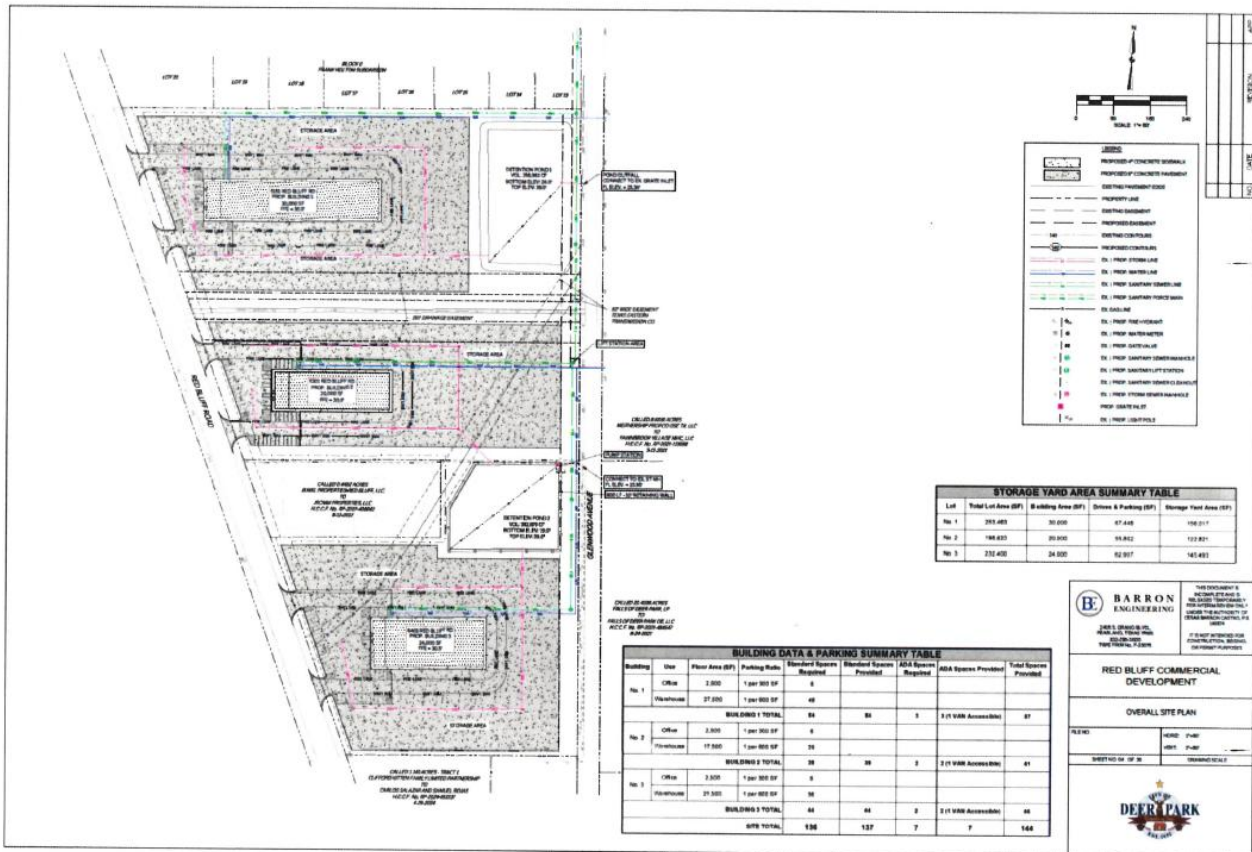
DUE TO TECHNICAL DIFFICULTIES, AN AUDIO RECORDING OF THE MEETING IS UNAVAILABLE.

Chairman Tippit opened the public hearing at 6:00 p.m. and directed the Deputy City Secretary to read the Notice of Public Hearing and instructed the applicants to present their requests to the Board.

1. RYAN TAYLOR IS REQUESTING TO REZONE 5151, 5301, AND 5401 RED BLUFF ROAD LOT 1 BLK 1 DEER PARK RV FROM HIGHWAY SERVICE (HS) TO M1 INDUSTRIAL PARKS. -

Chairman Tippit called for those in favor of this request.

Ryan Taylor, the applicant, spoke in favor of the rezone request for 5151, 5301, and 5401 Red Bluff Road Lot 1 Blk 1 Deer Park RV from Highway Service (HS) to M1 Industrial Parks. Mr. Taylor provided an overview of the subject properties, noting that the properties are currently undeveloped. Mr. Taylor stated that the proposed change would allow for the development of light industrial use. Mr. Taylor further explained that the request is to meet market demand and support economic growth. Mr. Taylor anticipated that the development would generate approximately \$100,000 in tax revenue per building. (Exhibit.)



Roxanne Torres, 2030 Holton Avenue, spoke on the rezone request, noting she lives near the proposed land and expressed her concern regarding the potential traffic.

RECESS/RECONVENE Chairman Tippit recessed the hearing at 6:20 p.m. and reconvened at 6:20 p.m.

Chairman Tippit called for those against this request. No one spoke.

Chairman Tippit closed the public hearing at 6:23 p.m. and adjourned the meeting.

ATTEST:

APPROVED:

Angela Smith, TMRC, CMC
City Secretary

Planning and Zoning Commission

**Application for Amendment
to the
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park
Planning & Zoning Commission

Date Submitted: March 19, 2026

(I and/or We) Parked, LLC hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

Lot 1, Block 1, Deer Park RV

Currently zoned as Highway Service Request to be zoned to Light Industrial (M-1)

Deed Restrictions on the above described property are as follows:

Owners Title Policy attached

(I and/or We) Parked, LLC have paid the application fee of \$1,000.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

Date

Property Owner's Signature

Owner's Designated Representative (if any)

Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application



March 19, 2026

Deer Park, TX
Planning & Zoning Commission
710 E. San Augustine
Deer Park, Texas 77536

Re: Letter of Intent for Zoning Change Request

Property Address: 5151, 5301, & 5401 Red Bluff Road, Deer Park, TX 77536

Legal Description: Lot 1, Block 1, Deer Park RV

Dear Review Committee,

On behalf of Parked, LLC, I am submitting this Letter of Intent to request rezoning of the above-referenced property from Highway Service to Light Industrial (M-1).

Project Overview

The subject property consists of approximately 22.9 acres and is currently undeveloped. The proposed zoning change will allow for the development of light industrial use properties. The intent of this project is to meet market demand, support local economic growth in a designated tax reinvestment zone, and activate a currently underutilized site. The proposed uses will be consistent with light industrial standards and are not anticipated to include heavy manufacturing or high-impact operations.

Consistency with Surrounding Area

The proposed zoning is compatible with the surrounding land uses, including commercial uses along Red Bluff Road, nearby multifamily developments, and existing industrial operations in the area, as well as single-family residential further removed from the site. The development will be designed to complement the character of the area while minimizing impacts on adjacent properties.

Access, Utilities, and Infrastructure

The site has access via Red Bluff Road, which is designed to accommodate commercial traffic and is expected to adequately support the anticipated development. Utilities including water, sanitary sewer, and drainage will be provided in accordance with local and state requirements. Any necessary improvements will be coordinated with the appropriate agencies.

Impact Considerations

The proposed development is not expected to adversely impact surrounding properties.

Considerations have been made for:

- Traffic flow and access management, including no proposed access to the site from Glenwood Ave.

- Stormwater drainage and detention.
- Incorporation of appropriate setbacks, screening, and buffering where adjacent to less intensive uses.

Conclusion

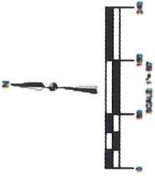
We respectfully request approval of this zoning change to allow for the responsible development of the property. This project will contribute positively to the community by increasing the local tax base, creating jobs, and improving the overall aesthetic of a highly visible city boundary along Red Bluff Road.

Thank you for your time and consideration. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Ryan Taylor
Parked, LLC
(713) 477-6660
ryan.taylor@tandtconstruction.com

NO.	DATE	REVISION	APP.



LEGEND

- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE PAVEMENT
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONTROLS
- PROPOSED CONTROLS
- EXIST. 1" HDP STORM LINE
- EXIST. 1" HDP WATER LINE
- EXIST. 1" HDP SANITARY DRAIN LINE
- EXIST. 1" HDP SANITARY FORCE MAIN
- EXIST. GAS LINE
- EXIST. 1" HDP HIGH-CAPACITY
- EXIST. 1" HDP WATER METER
- EXIST. 1" HDP GATE VALVE
- EXIST. 1" HDP SANITARY OVERFLOW
- EXIST. 1" HDP SANITARY LIFT SYSTEM
- EXIST. 1" HDP SANITARY OVERFLOW
- EXIST. 1" HDP STORM OVERFLOW
- EXIST. 1" HDP STORM OVERFLOW
- PROPOSED DRIVE ALLEY
- EXIST. 1" HDP LIGHT POLE

STORAGE YARD AREA SUMMARY TABLE

Lot	Total Lot Area (SF)	Drives & Parking (SF)	Storage Yard Area (SF)
No. 1	255,483	30,000	97,448
No. 2	198,853	20,000	58,802
No. 3	233,400	24,000	62,807

B. BARON ENGINEERING
 1000 S. WILSON BLVD.
 FARMERSVILLE, TEXAS 77834
 TEL: 817.291.1234
 FAX: 817.291.1235

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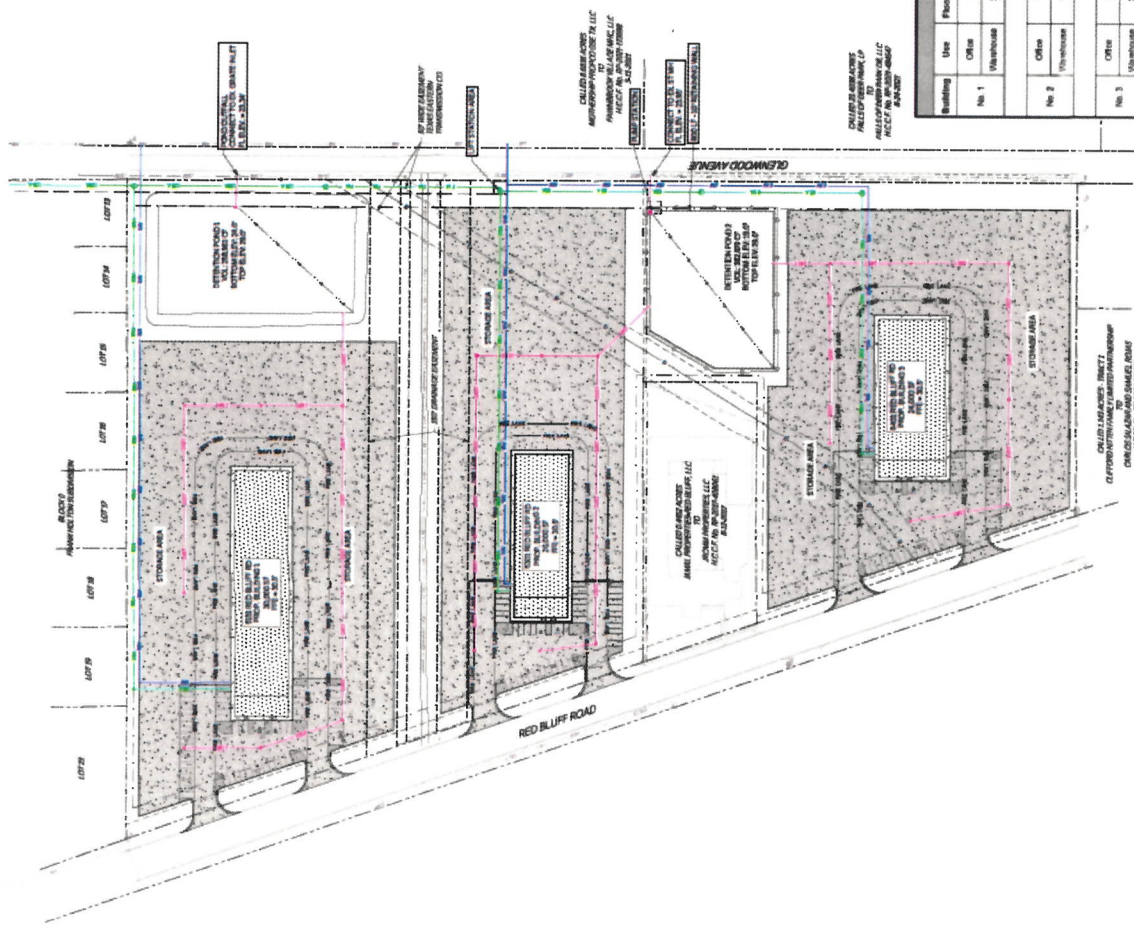
RED BLUFF COMMERCIAL DEVELOPMENT

OVERALL SITE PLAN

SCALE: 1" = 40'

SHEET NO. 04 OF 28

DATE: 11/15/2023



BUILDING DATA & PARKING SUMMARY TABLE

Building	Use	Floor Area (SF)	Parking Ratio	Standard Spaces Required	Standard Spaces Provided	ADA Spaces Required	ADA Spaces Provided	Total Spaces Provided
No. 1	Office	2,500	1 per 200 SF	13	0	0	0	13
	Warehouse	27,500	1 per 600 SF	46	46	0	0	92
BUILDING 1 TOTAL				59	46	0	0	92
No. 2	Office	2,500	1 per 200 SF	13	0	0	0	13
	Warehouse	17,500	1 per 600 SF	29	29	0	0	58
BUILDING 2 TOTAL				42	29	0	0	71
No. 3	Office	2,500	1 per 200 SF	13	0	0	0	13
	Warehouse	21,500	1 per 600 SF	36	36	0	0	72
BUILDING 3 TOTAL				49	36	0	0	85
SITE TOTAL				150	137	0	0	144

CHALLENGER BANK
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