



Ray Balusek, Chairman  
Douglas Cox, Vice-Chairman  
Stan Garrett

Danielle Wendeburg  
Don Tippit

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## CALL TO ORDER

## APPROVAL OF MINUTES

1. Approval of minutes of regular Planning & Zoning meeting on July 1, 2019.

[MIN 19-106](#)

**Recommended Action:** Approval

**Attachments:** [PZ\\_MR\\_070119](#)

## NEW BUSINESS

2. Consideration of and action on the results of the public hearing on the request of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

[PH 19-031](#)

**Recommended Action:** Recommendation must be made to Council

3. Consideration of and action on the results of the public hearing on the request of the proposed establishment of a zone designation for Intensive Industrial (M3) District.

[PH 19-032](#)

**Recommended Action:** Recommendation must be made to Council

4. Consideration of and action on the results of the public hearing on the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway.

[PH 19-030](#)

**Recommended Action:** Recommendation must be made to Council

## ADJOURN

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*

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*Shannon Bennett, TRMC  
City Secretary*

*Posted on Bulletin Board  
July 11, 2019*

*City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.*

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*



## Legislation Details (With Text)

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**File #:** MIN 19-106    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** Agenda Ready  
**File created:** 7/10/2019    **In control:** Planning & Zoning Commission  
**On agenda:** 7/15/2019    **Final action:**  
**Title:** Approval of minutes of regular Planning & Zoning meeting on July 1, 2019.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ\\_MR\\_070119](#)

Date	Ver.	Action By	Action	Result
7/15/2019	1	Planning & Zoning Commission		

Approval of minutes of regular Planning & Zoning meeting on July 1, 2019.

Summary:

Fiscal/Budgetary Impact:

Approval

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

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 JULY 1, 2019 BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

RAY BALUSEK	CHAIRMAN
DOUGLAS COX	VICE CHAIRMAN
DANIELLE WENDEBURG	COMMISSIONER
DON TIPPIT	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

LARRY BROTHERTON	CHIEF BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

1. MEETING CALLED TO ORDER – Chairman Balusek called the meeting to order at 6:30 p.m.
2. APPROVAL OF MINUTES – Motion was made by Commissioner Tippit and seconded by Commissioner Cox to approve the minutes as follows:
  - a. Approval of minutes of regular meeting held on June 17, 2019.

Motion carried 4 to 0.

3. ADJOURN – Chairman Balusek adjourned the meeting at 6:31 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Ray Balusek, Chairman  
Planning and Zoning Commission



## Legislation Details (With Text)

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**File #:** PH 19-031    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 7/10/2019    **In control:** Planning & Zoning Commission

**On agenda:** 7/15/2019    **Final action:**

**Title:** Consideration of and action on the results of the public hearing on the request of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/15/2019	1	Planning & Zoning Commission		

Consideration of and action on the results of the public hearing on the request of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

**Summary:**

**Fiscal/Budgetary Impact:**

**Recommendation must be made to Council**



## Legislation Details (With Text)

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**File #:** PH 19-032    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 7/10/2019    **In control:** Planning & Zoning Commission

**On agenda:** 7/15/2019    **Final action:**

**Title:** Consideration of and action on the results of the public hearing on the request of the proposed establishment of a zone designation for Intensive Industrial (M3) District.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/15/2019	1	Planning & Zoning Commission		

Consideration of and action on the results of the public hearing on the request of the proposed establishment of a zone designation for Intensive Industrial (M3) District.

Summary:

Fiscal/Budgetary Impact:

Recommendation must be made to Council



## Legislation Details (With Text)

**File #:** PH 19-030    **Version:** 1    **Name:**

**Type:** Public Hearing(s)    **Status:** Agenda Ready

**File created:** 7/10/2019    **In control:** Planning & Zoning Commission

**On agenda:** 7/15/2019    **Final action:**

**Title:** Consideration of and action on the results of the public hearing on the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/15/2019	1	Planning & Zoning Commission		

Consideration of and action on the results of the public hearing on the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway.

Summary:

Fiscal/Budgetary Impact:

Recommendation must be made to Council