

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

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, FEBRUARY 5, 2018 AT 7:00 P.M. ON THE REQUEST FROM CHI/ACQUISITION FOR A SPECIFIC USE PERMIT TO OPERATE AN INDUSTRIAL GROUP 35 BULK WAREHOUSE AT 2851 EAST PASADENA BOULEVARD, WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG	CHAIRMAN
RAY BALUSEK	COMMISSIONER
DOUG COX	COMMISSIONER
STAN GARRETT	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT	CITY SECRETARY
LARRY BROTHERTON	BUILDING OFFICIAL

1. NOTICE OF PUBLIC HEARING - The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (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. Cory Driskill, 922 Prince Street, Houston, Texas commented, "We are an industrial development company and we are applying for a Special Use Permit to receive a bulk warehouse designation for our parking requirements of what bulk warehouse requires per the ordinance. We are going to build a Class A investment grade, cross dock distribution building on that site. I believe the site plan was submitted in the package and will be something you will be very pleased with."

Commissioner Balusek asked, "When do you plan to start construction on this?"

Mr. Driskil responded, "We hope to start the middle of March, to the end of March or as soon as we can get out permits."

Commissioner Balusek asked, "How long will it take to build?"

Mr. Driskill responded, "It is about a 7 month process. They can be built pretty quickly. It is a tilt wall construction, mostly built on site."

Commissioner Garrett asked, “There will not be any hazardous material correct?”

Mr. Driskill responded, “I would say that we build these on a speculative basis; we currently don’t have a tenant for it. What we do, is comply to whatever the code and ordinances are.”

- b. Roger Ponder, 4 North Curlew, La Marque, Texas, commented, “I am a property owner adjacent to the construction they are proposing and I am in favor of allowing the Special Use Permit.”
- 3. 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.
- 4. HEARING CLOSED – Chairman Wendeburg closed the public hearing at 7:05 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Danielle Wendeburg, Chairman
Planning & Zoning Commission