

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, MAY 7, 2018 AT 7:00 P.M. ON THE REQUEST FROM DEER PARK CHURCH OF CHRIST FOR A SPECIFIC USE PERMIT TO CONSTRUCT A LICENSED MEMORY CARE AND ASSISTED LIVING FACILITY ON THE SOUTHWEST CORNER OF X STREET AND EAST BOULEVARD, WITH THE FOLLOWING MEMBERS PRESENT:

DANIELLE WENDEBURG	CHAIRMAN
DOUGLAS COX	COMMISSIONER
RAY BALUSEK	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. Billy Johnson, GAN Group, commented, "First and foremost, we purchased the entire 8.5 acres. We will be subdividing it. On X Street, we have an additional 2.5 acres that we really do not know what we are going to do with it at this moment. It is not something that we even thought too much about today. We just wanted to make sure we had today taken care of. The facility will occupy about 3.5 acres with a 2 acre detention pond. The idea was to place the detention pond between our facility and the homes to the west, to create another buffer for them. One of one of the most important features for us is having the buildings positioned in the central courtyard, to draw the primary views and focus their attention away from the main power line. This piece of land is extremely valuable to us. We don't want to let just anybody plop something down, which is why we decided to purchase it all at this time as well. Our goal is whatever goes here, will benefit us and further enhance the environment for our members as well. We have about 94 beds total, 25 are memory care and the rest is going to be independent.

Chairman Wendeburg asked, "When is this scheduled to get started once it all gets approved?"

Mr. Johnson responded, "Once everything is approved, our goal would have been breaking ground in July. We now may have to start August or September. It is a little beyond our window, but our goal is to get it under construction by the first of September. Just to let you know, we use the same facility we use in different locations. We just change it to meet the environment it is in. Hill Country has a little more stone and rock. Over here we might add a little more brick or whatever will appease the City and its' members as well. The floor plan is the same, we just flipped it. The way the facility runs is very efficient and we have that system down. Most of our facility is designed around these interior courtyards, so it is a very high energy area inside the walls."

Commissioner Garrett asked, "What is the length of construction time?"

Mr. Johnson responded, "Fourteen months. Then we have a month for state licensing. We have a little bit of overlap so what we tell our contractor to give us 14 months and we will subtract a little time there so we can get some of the inspection procedures can get done. Hopefully we can get this thing up in 15 months and occupied."

Chairman Wendeburg commented, "Sounds very nice."

Commissioner Cox asked, "Are we going to have the two curbs cut?"

Mr. Johnson responded, "Yes, that is anticipated. We have checked with TxDOT and checked with the City and spoke to Larry Brotherton, Building Official about where there is an existing median cut and the thought was to try and get it approved. We haven't designed any of this, these are our thoughts to talk to Larry about. Typically, we would need two entrances and two exits. The Fire Department likes to be able to come in and come back out. Experience tells us, our architectural team and our civil team, that is what we need."

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 7:13 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Danielle Wendeburg, Chairman
Planning & Zoning Commission