

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 JUNE 17, 2019 BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

RAY BALUSEK	CHAIRMAN
DOUGLAS COX	VICE CHAIRMAN
DANIELLE WENDEBURG	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	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 Wendeburg and seconded by Commissioner Cox to approve the minutes as follows:
 - a. Approval of minutes of regular meeting held on June 3, 2019.

Motion carried 3 to 0.

3. CONSIDERATION OF AND ACTION ON AMENDING THE ZONING ORDINANCE BY ALLOWING LAYDOWN YARDS IN M3 DISTRICT; ADD USE GROUPS 34 AND 35 TO PRINCIPAL USES IN M3 DISTRICT; INCLUDING OFFICE WAREHOUSE OR DISTRIBUTION CENTER AS A PERMITTED USE IN THE M3 DISTRICT; REQUIRING A SPECIFIC USE PERMIT – Motion was made by Commissioner Cox and seconded by Commissioner Wendeburg to schedule a Preliminary Public Hearing on July 15, 2019 at 6:15 p.m. to amend the Zoning Ordinance by allowing laydown yards in M3 district; add use groups 34 and 35 to principal uses in M3 district; including office warehouse or distribution center as a permitted use in the M3 district; requiring a specific use permit. Motion carried 3 to 0.
4. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO ESTABLISH A ZONE DESIGNATION FOR INTENSIVE INDUSTRIAL (M3) DISTRICT – Motion was made by Commissioner Wendeburg and seconded by Commissioner Cox to schedule a Preliminary Public Hearing on July 15, 2019 at 6:20 p.m. to establish a zone designation for Intensive Industrial (M3) District. Motion carried 3 to 0.

5. CONSIDERATION OF AND ACTION ON THE REQUEST OF MOLTO PROPERTIES FOR A SPECIFIC USE PERMIT TO CONSTRUCT A BULK WAREHOUSE AT 739 INDEPENDENCE PARKWAY – Motion was made by Commissioner Cox and seconded by Commissioner Wendeburg to schedule a Preliminary Public Hearing on July 15, 2019 at 6:25 p.m. from the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway. Motion carried 3 to 0.
6. ADJOURN – Chairman Balusek adjourned the meeting at 6:32 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Ray Balusek, Chairman
Planning and Zoning Commission