

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, JULY 15, 2019 AT 6:15 P.M. 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, WITH THE FOLLOWING MEMBERS PRESENT:

RAY BALUSEK	CHAIRMAN
DOUGLAS COX	VICE CHAIRMAN
DANIELLE WENDEBURG	COMMISSIONER
DON TIPPIT	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 Balusek opened the hearing for those persons desiring to speak in favor of the request.
 - a. Chief Building Official Larry Brotherton spoke on behalf of the City for the request to amend the Zoning Ordinance that will allow laydown yards in the M3 District.

Chairman Balusek asked, "Will there be a joint public hearing?"

City Secretary Shannon Bennett responded, "Yes, it will be scheduled for August 6, 2019."

Vice Chairman Cox asked, "Do we currently have the M3 District south of Highway 225?"

Mr. Brotherton responded, "No, we do not. We have two M2's only, no M3's."

Commissioner Wendeburg asked, "Is there a Specific Use Permit required per use?"

Mr. Brotherton responded, “Per address, which will go with the property no matter the tenants.”

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Balusek opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Balusek closed the public hearing at 6:18 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Ray Balusek, Chairman
Planning & Zoning Commission