

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PRELIMINARY 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 1, 2021 AT 6:15 P.M. ON THE REQUEST OF BEDFORD FAMILY TRUST TO REZONE 3.32 ACRES ON LOTS TR 593A LA PORTE OUTLOTS AND TR 608C, FROM GENERAL COMMERCIAL (GC) TO M1 INDUSTRIAL PARKS TO CONSTRUCT TWO (2) TWELVE (12) THOUSAND SQUARE FOOT OFFICE WAREHOUSE BUILDINGS WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	DEPUTY BUILDING OFFICIAL
SHANNON BENNETT	CITY SECRETARY

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. Jeff Robinson of Northwinds Construction spoke on behalf of Tom Bedford and in favor of the rezone for the Bedford Family Trust and highlighted the addition of four buildings totaling 60,000 square feet next to La Quinta Inn on East Boulevard that will allow easy access to Highway 225. Mr. Robinson presented a rendering of the buildings that will aesthetically include metal, glass and stone with heavy landscaping. (Exhibit B1-B5)

Commissioner Tippit asked, "Is this speculative or are there tenants already?"

Mr. Robinson responded, "It's speculative."

Commissioner Wendeburg asked, "What is the timeline?"

Mr. Robinson responded, "I would suspect about three to four months for the permit process and then another six to eight months to complete construction."

Chairman Cox asked, “Would you be constructing all four buildings at the same time?”

Mr. Robinson responded, “No, we would be looking at two buildings at first and the second phase right after that.”

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 6:20 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Douglas Cox, Chairman  
Planning & Zoning Commission