

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 IN THE CITY HALL, 710 EAST SAN AUGUSTINE STREET, NOVEMBER 19, 2018 BEGINNING AT 6:15 P.M. ON THE REQUEST FROM GREENBRIAR REAL ESTATE SERVICES INC, REPRESENTING SHIRLEY HILL, IS REQUESTING TO REZONE 2300 EAST 13TH STREET(LOT 607 OF OUT LOTS TO THE TOWN OF LA PORTE, AN ADDITION IN HARRIS COUNTY, TEXAS) FROM GENERAL COMMERCIAL (GC) TO LIGHT INDUSTRIAL (M1) FOR THE FUTURE CORPORATE HEADQUARTERS OF ATLAS COPCO RENTALS WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT	CITY SECRETARY
LARRY BROTHERTON	BUILDING OFFICIAL

1. NOTICE OF PRELIMINARY PUBLIC HEARING – The Preliminary Public Hearing was opened by the City Secretary reading the Notice of Preliminary Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak in favor of the request.
 - a. Larry Wiedemann, Vice President of Atlas Copco Rental LLC, commented, “We are here tonight to seek your approval to build our new corporate facility. I wanted to start with having you get a feel for what we want our new facility to be like, hopefully to be a better corporate citizen of Deer Park. The building that you see is a two story 16,000 ft. office building. The top floor will be the corporate office, where I will be. We will also have the Accounting Department, Marketing Department, Fleet Department and our president in that building. We are the corporate office for Atlas Copco Rental for North America, which includes the United States, Canada and Mexico. Throughout North America, we have over 200 employees. What we do is we rent portable Atlas Copco oil free air compressors to industries throughout North America. Companies like Shell, Valero or BP will use our air compressors when their built-in air fails or they need to

service the air. This is usually on a temporary basis. We have been in the Deer Park area for over 18 years. We employ almost 40 employees. The reason why we need a new facility, honestly, is because we are outgrowing our current facility on South Battleground Road. We have 24 parking spaces for almost double the amount of employees. We are making employees park on San Augustine, and it just is not safe. That is why we wanted to show you this facility. From a bird's eye view, the boundaries of the facility border 13th Street and East Street. Our two story corporate office will front on 13th Street and our service bay/workshop will run south on East Street. We designed the property with a 20 foot vegetation buffer between our facility and with a detention pond required by City Code. We anticipate two or three trucks a day, at most to enter on 13th Street to drop off or pick up equipment and exit on East Street and be able to go towards Highway 225. (Exhibit B1-B4)

Commissioner Cox asked, "Is East Boulevard a heavy truck corridor?"

Building Official, Larry Brotherton responded, "I'm not sure about heavy trucks, but I do know it is allowed."

Mr. Wiedemann commented, "We don't anticipate any thru trucks. Any trucks would come to us as a destination and of course would leave us and head straight towards Highway 225."

Commissioner Wendeburg asked, "What is the buffer going to be next to the park?"

Mr. Wiedemann responded, "Right now we have it at 20 feet. We do have the ability to shift it to the west. We have a 30 foot buffer on the west side."

Commissioner Wendeburg asked, "Will it be wood or concrete?"

Mr. Wiedeman responded, "It will be the current vegetation that exists now, the trees, bushes and shrubbery. Right now, it is heavily wooded with brush and small trees. We would keep as much of that as possible as we develop the property."

Commissioner Wendeburg asked, "How much space it is between the building and the property line where the buffer starts?"

Mr. Wiedemann responded, "Probably over 100 feet from the building to the buffer zone."

Commissioner Balusek asked, "How far south did you say you wanted to go?"

Mr. Wiedemann responded, "We cannot go any further south than what you see in the map. The detention pond is a part of the 7.25 acres. South of the detention pond is wetlands, an area that cannot be developed. Those wetlands will be a visual buffer."

Commissioner Cox asked, "What you have labeled as equipment storage is your lay down storage?"

Mr. Wiedemann responded, "Yes. We store our equipment there, which are the portable air compressors, and small accessories like fuel tanks and hoses. The idea is not to have much equipment there. That is our business, to try to have as much of that rented out as possible. We typically run upwards of 60% utilization, so there is not much equipment on the yard."

Commissioner Balusek asked, "If City Council approves this rezone, what kind of time line are we talking about?"

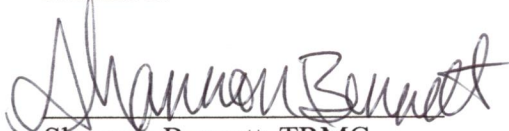
Mr. Wiedemann responded, "We anticipate that the closing on the property will take place in about 65-70 days. We are executing the contract tomorrow. The official date of the contract is November 23, 2018, so 75 days from the 23rd is when we will break ground. The general contractors have indicated 8-9 months that should be completed in December 2019, for a grand opening on January 1, 2020."

Commissioner Balusek asked, "I'm very impressed with the building."

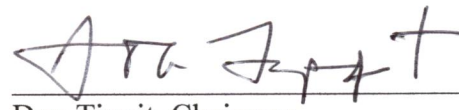
Mr. Wiedemann commented, "We were too, that's why we wanted to show you all the pictures. The architect did a very good job with the natural stone and the colors. If you are familiar with 13th Street, most of the buildings are white, nothing special about them. We feel very strongly that this is our corporate office and we want this image for us and for Deer Park perhaps for the next 20 years to incorporate future expansion and growth for our business."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Chairman Tippit opened the hearing for those wishing to speak against the request. No one spoke.
4. HEARING CLOSED – Chairman Tippit closed the hearing at 6:25 p.m.

ATTEST:

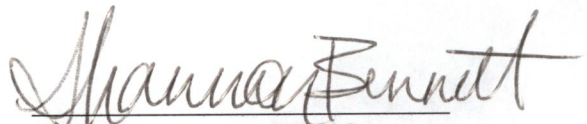

Shannon Bennett, TRMC
City Secretary

APPROVED:


Don Tippit, Chairman
Planning and Zoning Commission

NOTICE OF PRELIMINARY PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the City of Deer Park, Texas will hold a preliminary public hearing at City Hall, 710 East San Augustine Street, Deer Park, Texas at 6:15 p.m. on the 19th day of November, 2018 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the request from Shirley and Kelley Hill and the listing broker Greenbriar Real Estate Services to rezone 7.254 acres located at 2300 East Thirteenth Street from General Commercial (GC) to Light Industrial (M1).

A handwritten signature in dark ink, appearing to read "Shannon Bennett", written over a horizontal line.

Shannon Bennett, TRMC
City Secretary

Dated this 16th of October 2018