

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, OCTOBER 15, 2007, BEGINNING AT 7:20 P.M. ON THE REQUEST OF WINEWOOD CORPORATION TO REZONE PROPERTY LOCATED AT 5009 RED BLUFF FROM MULTI-FAMILY 2 (MF2) TO GENERAL COMMERCIAL (GC), WITH THE FOLLOWING MEMBERS PRESENT:

TRAVIS JAGGERS	CHAIRMAN
HAL ANDERSON	COMMISSIONER
RAY BALUSEK	COMMISSIONER
BENNIE MATUSEK	COMMISSIONER
DON TIPPIT	COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SANDRA WATKINS	CITY SECRETARY
NADER NADERI	DIRECTOR OF PUBLIC WORKS
LARRY BROTHERTON	BUILDING INSPECTOR

1. NOTICE OF PUBLIC HEARING - The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)
2. HEARING RECESSED - Chairman Jaggars recessed the preliminary public hearing at 7:26 p.m. to reconvene the public hearing of the Board of Adjustment for Ronnie and Sandra Watkins.
3. HEARING RECONVENED - Chairman Jaggars reconvened the preliminary public hearing at 7:30 p.m.
4. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST - Chairman Jaggars opened the hearing for those persons desiring to speak in favor of the request.
 - a Steve Sullivan, 20130 Atascocita, Humble, Texas, commented, "I am the Veterinarian at Red Bluff Animal Hospital. Red Bluff Animal Hospital is currently located at 4916 Red Bluff Road, and has been in operation at that location for more than thirty years. We have an option to purchase Lots 1 through 5, currently owned by Winewood Corporation, which is across the street from our current location. We are proposing the development of an approximately 20,000 to 25,000 square foot, one-story building project. It will be oriented towards small animal services, which would include a new facility for Red Bluff Animal Hospital, and a separate grooming, boarding, and pet retail business. All services will be 100% for small animals only, with no veterinary services involving large animals, either proposed or provided. The project being developed will be in compliance with all Deer Park development guidelines including required setbacks, parking and loading, landscaping, lighting, storm

and water run off control, height limitations, etc... We have retained an architect that specializes in animal hospital, and boarding facility planning and design. We are currently in the pre-design process of gathering information on all of the required development guidelines. However, we will need for the proper zoning to be in place before we can proceed with acquiring the property. The property is currently zoned (MF-2) Multi-Family Medium Density. We are requesting rezoning for our usage to General Commercial which, according to Section 7.1, Group 20, will allow all of the proposed uses. The property is currently bordered by Commercial (HS) Highway Services Zoning on the north and south fronting Red Bluff Road, and on the east. A portion of Lot 1 and Lot 5 abutt Multi Family-2 zoning on the west. We will develop the project following all requirements regarding commercial usage adjacent to residential properties. We feel that this project will be an excellent addition to the neighborhood, and business service base of the area, and ask your support for our rezoning request."

Commissioner Anderson asked, "You said, it is Lots 1 - 5. It is not including this little piece in the diagram?"

Mr. Sullivan answered, "That is correct, I believe."

5. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST
Chairman Jagers opened the hearing for those persons wishing to speak against the request. No one spoke.
6. ACTION BY THE COMMISSION – Motion was made by Commissioner Balusek and seconded by Commissioner Tippit to make a recommendation to City Council that the request of Winewood Corporation to rezone property located at 5009 Red Bluff from Multi-Family 2 (MF2) to General Commercial (GC) be granted. Motion carried 5 to 0.
7. HEARING CLOSED – Chairman Jagers closed the public hearing at 7:34 p.m.

ATTEST:

APPROVED:

Sandra Watkins, TRMC, CMC
City Secretary

Travis Jagers, Chairman
Planning and Zoning Commission