

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
Minutes
June 13, 2022
7:00 pm

1. ROLL CALL: Members Present: Greg Paulson, Billy Costello
Bill O’Dea, Jeff Frank
Members Absent: Tim Nicholas
2. AGENDA APPROVAL:
Motion to approve the agenda as presented.
Motion carried: 4 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from the May 9, 2022, meeting as presented.
Motion carried: 4 – 0.
4. PUBLIC HEARING: Chairman O’Dea closed the regular meeting at 7:03 to open hearing.
 - a. Habitat for Humanity Short Plat 2022-4.
Without comment, Chairman O’Dea closed the hearing at 7:04 PM, and reconvened the regular meeting.
5. BUILDING PERMITS:
 - a. Hayden Homes #28, request for permit for construction of a Single Family Dwelling on Lot 6, Block 1, Shamrock Glen Second Addition, located at 1908 E. C Street, File 2022:6:1-2.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
 - b. Hayden Homes #29, request for permit for construction of a Single Family Dwelling on Lot 8, Block 1, Shamrock Glen Second Addition, located at 2004 E. C Street, File 2022:6:13-3.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
 - c. Hayden Homes #30, request for permit for construction of a Single Family Dwelling on Lot 5, Block 2, Shamrock Glen Second Addition, located at 2013 E. C Street, File 2022:6:1-4.
Staff discussed the application as presented and provisions for compliance with the zoning code.

Motion to approve for zoning

Motion carried: 4 – 0.

- d. Hayden Homes #31, request for permit for construction of a Single Family Dwelling on Lot 13, Block 3, Shamrock Glen First Addition, located at 1502 E. B Street, File 2022:6:1-5.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- e. Hayden Homes #32, request for permit for construction of a Single Family Dwelling on Lot 2, Block 4, Shamrock Glen Second Addition, located at 12 W. Twelfth Street, File 2022:6:2-1.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- f. Hayden Homes #33, request for permit for construction of a Single Family Dwelling on Lot 7, Block 1, Shamrock Glen Second Addition, located at 1912 E. C Street, File 2022:6:9-1.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- g. Hayden Homes #34, request for permit for construction of a Single Family Dwelling on Lot 29, Block 1, Shamrock Glen Second Addition, located at 2008 E. C Street, File 2022:6:9-2.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- h. Hayden Homes #35, request for permit for construction of a Single Family Dwelling on Lot 6, Block 2, Shamrock Glen Second Addition, located at 2009 E. C Street, File 2022:6:9-3.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- i. Hayden Homes #36, request for permit for construction of a Single Family Dwelling on Lot 7, Block 2, Shamrock Glen Second Addition, located at 2005 E. C Street, File 2022:6:9-4.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.

- j. Hayden Homes #37, request for permit for construction of a Single Family Dwelling on Lot 12, Block 3, Shamrock Glen First Addition, located at 1508 E. B Street, File 2022:6:9-5.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.
- k. Washington Estate Services #4, request for permit for construction of a Single Family Dwelling on Lot 4, Block 3, Deer Park Meadows Second Addition, located at 18 W. Thirteenth Street, File 2022:6:9-6.
Staff discussed the application as presented and provisions for compliance with the zoning code.
Motion to approve for zoning
Motion carried: 4 – 0.

6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:
Commission Member Costello questioned staff on commercial signage requirements and permits within the City.


8. STAFF REPORT:
Staff reported on commercial permit from Tractor Supply Company, and annexation request received for area north of Sixth Street and West of Golf Course.

9. COMMISSION ACTION ITEMS:

- a. Habitat for Humanity Short Plat 2022-4.
Staff discussed the application materials within the packet, process for action on this proposed Plat and similar plats within the development.
Chairman O’Dea led the Commission through development of the Findings of Fact and conditions.
Motion to approve the application as submitted, adopt the findings of fact and recommend to the City Council for approval.
Motion carried: 4 – 0.

- b. DRAFT Recreational Vehicle Park Ordinance, scheduling a public hearing.
Staff discussed provisions of the new draft code sections as well as current provisions that marginally deal with requests for this type of land use.
Motion to move the draft Recreational Vehicle Park Ordinance on to the public hearing stage of the adoption process.
Motion carried: 4 – 0.

10. ADJOURNMENT: The meeting was adjourned at 7:42 PM.



Bill O’Dea, Chairman



Roger Krieger, Planning Director