

CITY OF DEER PARK
PLANNING COMMISSION

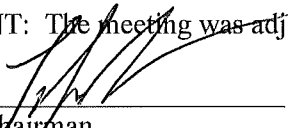
Regular Meeting
Minutes
February 13, 2023
7:00 pm

1. ROLL CALL: Members Present: Billy Costello, Jeff Frank, Greg Paulson
Tim Nicholas, Josh Walters
2. AGENDA APPROVAL:
Motion to approve the agenda as presented.
Motion carried: 5 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from the January 9, meeting as presented.
Motion carried: 5 – 0.
4. PUBLIC HEARING: None.
5. BUILDING PERMITS:
 - a. Hayden Homes #1, request for permit for construction of a Single Family Dwelling on Lot 18, Block 1, Shamrock Glen Phase 2, located at 237 S. Winesap Avenue, File 2023:1:24-1.
Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code.
Motion to approve for zoning:
Motion carried: 5 – 0
 - b. Hayden Homes #2, request for permit for construction of a Single Family Dwelling on Lot 3, Block 2, Shamrock Glen Phase 2, located at 2021 E. C Street, File 2023:1:24-2.
Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code.
Motion to approve for zoning:
Motion carried: 5 – 0
 - c. DEMARC Inc, Deer Park Vision, request for permit for construction of a Commercial Office Building and Clinic on a portion of Lot 2, Block 1, Reed's 5 Acre Tract, located at 502 S. Main Street – Building B, File 2022:8:9-1.
Staff discussed the application materials within the packet, noting compliance with the provisions of the commercial diversified code, subject to completion of an administrative boundary line adjustment, combining the three existing tax parcels into a single parcel for purposes of construction without issues of parcel line setbacks.
Motion to approve for zoning, subject to completion of the boundary line adjustment process by the owner.

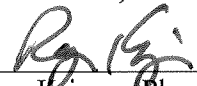
Motion carried: 5 – 0.

- d. Grapevine 7 LLC, Deer Park RV Resort, request for permit for RV Park Expansion of Phase 1 & 2, and Park Restroom, on a portion of Parcel B, ROS #6929927 and a portion of 36-29-42, located at 1205 N. Country Club Drive, File 2023:1:18-1. Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code, and specifically chapters of the recently adopted Recreational Vehicle Park regulations.
Motion to approve for zoning:
Motion carried: 5 – 0.

6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.
7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. STAFF REPORT:
 - a. Comprehensive Plat update status. Staff updated the Commission on timing for the approval of task order with the City Consultant for the update, potential grant funding availability from Commerce and future steps and meetings.
 - b. Staff discussed recent application materials received and being evaluated for potential annexation South of the current City Limits of lands within the Urban Growth Area, and also requests from entities looking to site Behavioral Health Clinics and facilities within the City.
9. COMMISSION ACTION ITEMS: None.
10. ADJOURNMENT: ~~The meeting was adjourned~~ at 8:14 PM.



Tim Nicholas, Chairman



Roger Krieger, Planning Director