

**February 16, 2016**  
**Planning & Zoning Meeting**  
**6:30 p.m.**



R.G. Reeder, Chairman  
Bill Bonham, Vice Chairman  
Bill Latimer  
Greg Smith

**AGENDA**  
City of Dickinson  
**PLANNING AND  
ZONING COMMISSION  
REGULAR MEETING**

Deborah Fortner  
Paul Slater  
Edward Mikowski  
Leslie Boudwin

**February 16, 2016**

**NOTICE** is hereby given of a **Regular Meeting** of the Planning and Zoning Commission of the City of Dickinson, Texas to be held on **Tuesday, February 16, at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Planning and Zoning Commission of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUORUM:**

Roll call of members  
Invocation  
Pledge of Allegiance

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of the January 19, 2016 Regular Meeting.

**OLD BUSINESS**

**ITEM 3) BRIEFING AND DISCUSSION CONCERNING:** The Request For Site Development Plan Approval For The Development Of a Pick-Up Window Located On Property Legally Described As Abstract 19 Perry & Austin Survey Tract 81-2, Acres 1.874, City of Dickinson, Galveston County, Texas, Generally Located South Of 517, East of FM 646 with the address being 734 W. FM 517, Dickinson, Galveston County, Texas.

**NEW BUSINESS**

**ITEM 4) CONDUCT A PUBLIC HEARING CONCERNING:** SUP-15-1519, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 1.874 acres for "Service and Repair Shop" in the "GC" (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.

- A. Staff Presentation
- B. Applicant's Statement
- C. Those In Favor

- D. Those Opposed
- E. Applicant's Rebuttal
- F. Adjourn Public Hearing

**ITEM 5) CONSIDERATION AND POSSIBLE ACTION REGARDING:** SUP-15-1519, a request for a Specific Use Permit on approximately 1.874 acres for "Service and Repair Shop" in the "GC" (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.

**ITEM 6) CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0079, a request to amend the Zoning Map. The request is to change the zoning from Conventional Residential (CR) to General Commercial (GC) on approximately 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479, generally located north of Deats Road and East of IH-45 with the address being 305 Deats Road, Dickinson Texas 77539.

- A. Staff Presentation
- B. Applicant's Statement
- C. Those In Favor
- D. Those Opposed
- E. Applicant's Rebuttal
- F. Adjourn Public Hearing

**ITEM 7) CONSIDERATION AND POSSIBLE ACTION REGARDING:** ZMC-16-0079, a request to amend the Zoning Map. The request is to change the zoning from Conventional Residential (CR) to General Commercial (GC) on approximately 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479, generally located north of Deats Road and East of IH-45 with the address being 305 Deats Road, Dickinson Texas 77539.

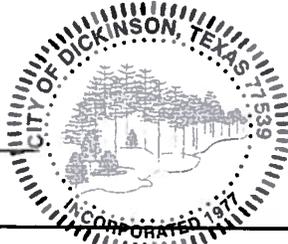
**ITEM 8) ADJOURN**

## CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, February 16, 2016**, was posted on the bulletin board at Dickinson City Hall, 4403 State Highway 3, Dickinson, Texas, on this the 11<sup>th</sup> day of February 2016, prior to 6:30 p.m.

*Carolyn Anderson*

Carolyn Anderson, City Secretary



*In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Request should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-2489, ext. 217.*

## Planning and Zoning Commission Members

Date: 02/16/16

<b>Commissioners</b>	<b>Position</b>	<b>Present</b>	<b>Absent</b>
R.G. Reeder	Chair	_____	_____
Bill Bonham	Vice-Chair	_____	_____
Greg Smith	Regular	_____	_____
Paul Slater	Regular	_____	_____
Deborah Fortner	Regular	_____	_____
Bill Latimer	Regular	_____	_____
Edward J. Mikowski	Regular	_____	_____
Leslie Boudwin	Alternate	_____	_____

R.G. Reeder, Chairman  
Bill Bonham, Vice Chairman  
Bill Latimer  
Greg Smith

**MINUTES**  
City of Dickinson  
**PLANNING AND  
ZONING COMMISSION**  
**REGULAR MEETING**

Deborah Fortner  
Paul Slater  
Edward Mikowski  
Leslie Boudwin

**January 19, 2016**

**NOTICE** is hereby given of a **Regular Meeting** of the Planning and Zoning Commission of the City of Dickinson, Texas to be held on **Tuesday, January 19, 2016 at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Planning and Zoning Commission of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUORUM:**

Invocation and Pledge of Allegiance

Vice-Chairman Bill Bonham called the meeting to order at 6:30 p.m. Community Development Coordinator Krista Thompson called roll and certified a quorum. Planning and Zoning Commission members present were as follows: Vice-Chairman Bill Bonham, and Commission Members Greg Smith, Deborah Fortner, Bill Latimer, Edward J. Mikowski and Leslie Boudwin. Also present was Director of Community Development, Zachary Meadows.

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of the October 20, 2015 Regular Meeting.

Vice-Chairman Bonham made a motion to approve the minutes of October 20, 2015, Regular Meeting and Commissioner Boudwin seconded the motion.

**VOTE:**

6 AYES (Bonham, Boudwin, Smith, Fortner, Latimer, Mikowski)

0 NAYS

**MOTION PASSED**

**NEW BUSINESS**

**ITEM 3) CONSIDERATION AND POSSIBLE ACTION REGARDING:** A Request For Site Development Plan Approval For The Development Of A Pick-Up Window Located On Property Legally Described As Abstract 19 Perry & Austin Survey Tract 81-2, Acres 1.874, City of Dickinson, Galveston County, Texas, Generally Located South of FM 517, East of FM 646 with the address being 734 W. FM 517, Dickinson, TX 77539.

Director of Community Development Zachary Meadows provided the Commission with an explanation of the Request for Site Development Plan Approval for the development of a pick-up window at Little Caesars. Little Caesars General Manager, Greg Goodrum explained that the pick-up window would increase sales and prevent him from losing business to the Little Caesars in League City and prevent him from eventually losing his business. Citizens Rita and James Warren and Larry and Kristen Gregory spoke in opposition to the request for Site Development Plan Approval. Reasons cited were increased noise, bright lights, drainage issues, and trash.

Commission Member Latimer made a motion to approve the request to change the Site Development Plan at 734 W. FM 517 and Commissioner Boudwin seconded the motion.

**VOTE:**

3 AYES: (Bonham, Boudwin, Latimer)

3 NAYS: (Fortner Smith, Mikowski)

**ITEM 4) CONDUCT A PUBLIC HEARING CONCERNING:** SUP-15-1519, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 1.874 acres for "Service and Repair Shop" in the "GC" (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.

Tenant did not post the proper notice on the property. No public Hearing was needed.

**ITEM 5) CONSIDERATION AND POSSIBLE ACTION REGARDING:** SUP-15-1519, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 1.874 acres for "Service and Repair Shop" in the "GC" (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.

Tenant did not post the proper notice on the property. No action was taken.

**ITEM 6) CONDUCT A PUBLIC HEARING CONCERNING:** SUP-15-1561, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 6.613 acres for "Tobacco Oriented Use" in the "GC" (General Commercial) zoning district, legally described as Abstract 19

Page 2 & 3 Part Of Lots 131,132,136 & 137 (131-4) Dickinson Addition D, generally located west of IH 45 and north of FM 517, with the address being 3422 Gulf Frwy, Dickinson, Texas 77539.

Applicant asked that the request for the Specific Use Permit be removed. No public hearing was needed.

- ITEM 7) CONSIDERATION AND POSSIBLE ACTION REGARDING:** SUP-15-1561, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 6.613 acres for “Tobacco Oriented Use” in the “GC” (General Commercial) zoning district, legally described as Abstract 19 Page 2 & 3 Part Of Lots 131,132,136 & 137 (131-4) Dickinson Addition D, generally located west of IH 45 and north of FM 517, with the address being 3422 Gulf Frwy, Dickinson, Texas 77539.

Applicant asked that the request for the Specific Use Permit be removed. No action was taken.

- ITEM 8) BRIEFING AND DISCUSSION CONCERNING:** The addition of basic regulations relating to Bed & Breakfast and Vacation Rental establishments, adding a definition for Vacation Rental and changing the definition of Bed & Breakfast in the Zoning Ordinance.

Director of Community Development, Zachary Meadows, provided the Commission with an explanation of the possible changes to the Zoning ordinance in reference to Bed & Breakfast and Vacation Rental establishments. The commission was wondering where some of the recommended changes were based out of, but had no problem with adopting the proposed changes.

**ITEM 9) ADJOURN**

Vice-Chairman Bonham made a motion to adjourn, and Commissioner Fortner seconded the motion.

**VOTE:**

6 AYES: (Bonham, Boudwin, Smith, Fortner, Latimer, Mikowski)

0 NAYS:

**MOTION PASSED**

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Bill Bonham, Vice-Chairman  
City of Dickinson, Texas  
Planning & Zoning Commission

**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            February 16, 2016

<b>TOPIC:</b>	<b>BRIEFING AND DISCUSSION CONCERNING:</b> The Request For Site Development Plan Approval For The Development Of a Pick-Up Window Located On Property Legally Described As Abstract 19 Perry & Austin Survey Tract 81-2, Acres 1.874, City of Dickinson, Galveston County, Texas, Generally Located South Of 517, East of FM 646 with the address being 734 W. FM 517, Dickinson, Galveston County, Texas.
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<b>BACKGROUND:</b>	At the January 19, Regular Meeting of the Planning & Zoning Commission, the Commission heard a request by Lil Caesars to put a pick-up window at the address of 734 W. FM 517. The request was brought to the board after Staff felt that it met the criteria of a Site Development approval, which needs the commission's approval. The vote for this item was taken and it ended in a tie vote (3 Ayes and 3 Nays). After review by staff of the ordinances staff would like to have a discussion with the Commission regarding the request for Site Development Approval before the Commission.
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	• None
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>
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**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            February 16, 2016

<b>TOPIC:</b>	<b>CONDUCT A PUBLIC HEARING CONCERNING:</b> SUP-15-1519, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 1.874 acres for “Service and Repair Shop” in the “GC” (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.
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<b>BACKGROUND:</b>	<p>The property located at 5205 FM 517, has several lease spaces, Staff has received this Specific Use Application for lease space D for a Tire Repair Shop. The City of Dickinson Code of Ordinances establishes that the use of this property for this purpose is considered Service and Repair Shops. All Service and Shop related businesses must apply for a Specific Use Permit and must be located in a General Commercial “GC” Zoning District.</p> <p>The Specific Use Permit may also include appropriate conditions and safeguards to protect adjacent property and property values.</p>
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Owner Letter of Approval</li> <li>• Specific Use Application</li> <li>• Aerial Map Reflecting Location of the Property</li> <li>• List of Properties Within 200 Feet of Zoning Change Property Provided by Galveston Central Appraisal District to Applicant</li> <li>• Copy of Notice of Public Hearing Sent to Properties on List Provided by Galveston Central Appraisal District to Applicant</li> </ul>
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>
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To Whom It May Concern:

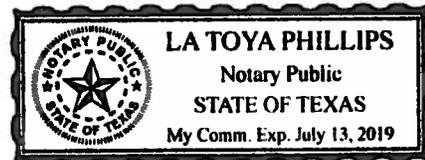
Horacio Luna Gonzalez  
5205 FM 517 # D  
Dickinson, TX 77539

The above person leases from us. This unit is to be used for  
a small tire shop.

Please contact us if you need any other information.

*Betty Taylor*

Space City Management  
Betty Taylor  
2323 Clear Lake City Blvd.  
Suite 180-283  
Houston, TX 77062  
281-851-3611



*La Toya Phillips*

SUP-15-1519  
#700-20  
fund



COMMUNITY DEVELOPMENT  
SPECIFIC USE PERMIT APPLICATION

PROPERTY

12/8/11 [Signature]

Address 5205 Fm 517 Unit D, Dickinson, TX 77539

Legal Description (as stated on Recorded Deed)  
ABST 78 ROBT HALL LOT 7 & 8 OF LOTS 9 & 10 TUDOR  
ADDN EXCEPT STRIP OFF S END OF SIT ACS 3.7424

- A basic diagram of the property, surrounding property and public roadways on 8 1/2 x 11 or 8 1/2 x 14 paper including basic dimensions and a copy of the recorded deed must be attached.

OWNER

Name(s) Space City Management	Phone#/Fax/Email 281-851-3611
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Mailing Address (Street, City, State, Zip)  
2323 Clear Lake City Blvd Suite 180-283  
Houston, TX 77062

APPLICANT/AGENT

Name(s) Horacio Luna-Gonzalez	Phone#/Fax/Email 832-420-5215
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Mailing Address (Street, City, State, Zip)  
4025 Elm Ln #15, Bacliff, TX 77518

- A notarized letter of authorization from the property owner(s) must be attached.

PURPOSE

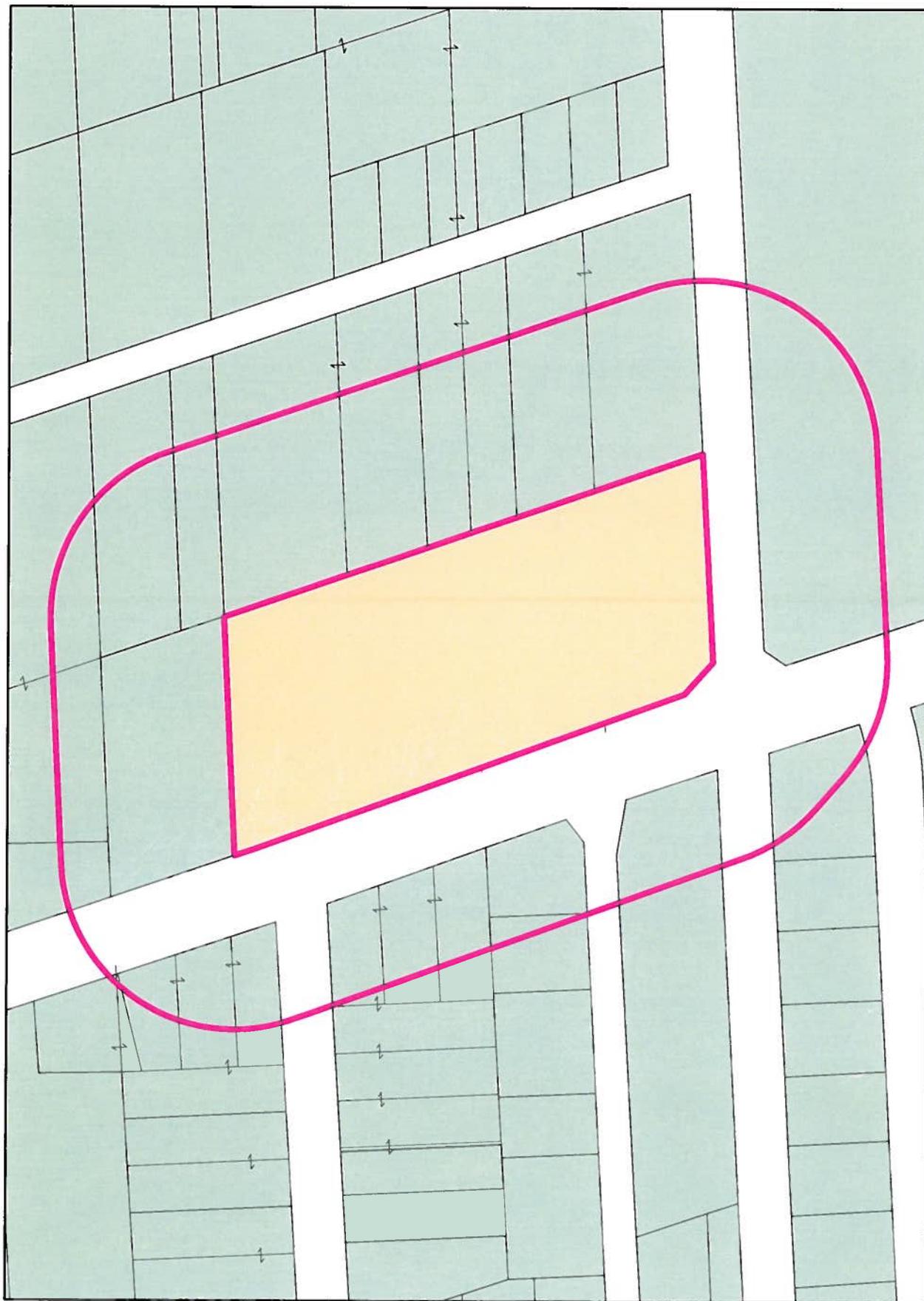
State why the specific use permit is being requested.  
I want to open a Tire Shop and small Auto repairs Shop.  
Selling and repairing tires; Basic Mechanic work.

I hereby certify that the above information is true to the best of my knowledge. [Signature]  
SIGNATURE (Applicant/Owner)

RECEIVED (Date, Time, Staff Signature) 12-08-15P01:45 RCVD	PLANNING & ZONING HEARING DATE
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5205 FM 517 E, DICKINSON



ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
R174531	ISD-DICKINSON	2218 FM 517			DICKINSON	TX	77539
R174863	MOORE, CLIFFORD A	PO BOX 8387			BACLIFF	TX	77518-8387
R182792	MACKEY, JACKIE R	4115 GEORGIA AVE			DICKINSON	TX	77539-7008
R183986	SCOTT, SHIRLEY J B &	GARY B SCOTT	5104 39TH ST		DICKINSON	TX	77539
R183987	GUNDERMANN, DONALD M	322 11TH AVE N			TEXAS CITY	TX	77590-6337
R183988	WORTHEN, GARY & ELIZABETH	5108 39TH ST			DICKINSON	TX	77539-5912
R183989	DINICOLANTONIO, ARTHUR R	1611 LAKE ARBOR DR			SEABROOK	TX	77586-5843
R183992	DICKINSON MISSIONARY BAPTIST	CHURCH	PO BOX 552		DICKINSON	TX	77539-0552
R183994	MORSE, MARK & CATHERINE	5124 E 39TH ST			DICKINSON	TX	77539
R183995	ADVANTAGE HOUSE BUYERS INC	1419 FM 1960 RD			HOUSTON	TX	77073-2101
R183997	WORTHEN, GARY & ELIZABETH	5108 39TH ST			DICKINSON	TX	77539-5912
R183998	WORTHEN, GARY & ELIZABETH	5108 39TH ST			DICKINSON	TX	77539-5912
R184076	GARCIA, EDWARD & FRANCES M	4106 ALABAMA AVE			DICKINSON	TX	77539
R184079	GOSPEL ASSEMBLY	P O BOX 578			HUMBLE	TX	77347-0578
R376137	GRIEGER, JUDY MARIE	PO BOX 12			DICKINSON	TX	77539-0012
R376139	GARCIA, EDWARD & FRANCES M	4106 ALABAMA AVE			DICKINSON	TX	77539
R378302	REYNA JOSE J & MARGARITA	5108 FM 517			DICKINSON	TX	77539



## Notice of Public Hearing

This notice is provided in accordance with Dickinson Code of Ordinances Section 18-20. It will be sent to all property owners within 200' of the property listed below regarding a Specific Use Permit Application. You are welcome to attend the public hearing to learn more about the proposed project and/or to voice your opinions on this proposal.

Address of Property: 5205 FM 517  
Dickinson, TX 77539

Legal Description: 1.874 acres legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424

Location: North of FM 517 and West of Baker Drive with the address being 5205 FM 517, Unit D, Dickinson Texas 77539

Proposal: The applicant is requesting a Specific Use Permit to use this property for a tire and repair shop

Meeting Date: **Planning & Zoning** – Tuesday, February 16, 2016 at 6:30 pm.  
**City Council** – Tuesday, February 23, 2016 at 7:00 pm.

Meeting Location: 4403 Hwy 3  
Dickinson City Hall  
Council Chambers  
Dickinson, TX 77539

If you would like additional information regarding the details of this proposal, please contact Zach Meadows, Director of Community Development for the City of Dickinson, at (281)337-6286.

**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            February 16, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION REGARDING:</b> SUP-15-1519, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 1.874 acres for "Service and Repair Shop" in the "GC" (General Commercial) zoning district, legally described as Abstract 78 Robt Hall Lot 7 & 8 and all of Lots 9 & 10 Tudor Addition Except Strip Off South End of FM 517 Acres 3.7424, generally located north of FM 517 and west of Baker Dr. with the address being 5205 FM 517, Unit D, Dickinson Texas 77539.
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<b>BACKGROUND:</b>	In the previous agenda item, the Planning & Zoning Commission conducted a public hearing concerning a request for a Specific Use Permit for "Service and Repair Shops" at 5205 FM 517, Unit D, Dickinson, Texas 77539.  The Commission's recommendation will be presented to the City Council for consideration on January 26, 2015.
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	• None
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>
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**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            February 16, 2016

<b>TOPIC:</b>	<b>CONDUCT A PUBLIC HEARING CONCERNING:</b> ZMC-16-0079, a request for to amend the Zoning Map. The request is to change the zoning from Conventional Residential (CR) to General Commercial (GC) on approximately 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479, generally located north of Deats Road and East of IH-45 with the address being 305 Deats Road, Dickinson Texas 77539.
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<b>BACKGROUND:</b>	<p>The owner of the property, Gay Family Auto, recently re-platted the said property into one (1) lot. It is Gay Family Auto’s intention of expanding their current operations on to this lot off of Deats Rd.</p> <ul style="list-style-type: none"> <li>▪ <i>Applicant</i> – Kevin Lardie, General Manager of Gay Family Auto</li> <li>▪ <i>Property Owner</i> – Gay Buick GMC</li> <li>▪ <i>Site &amp; Surrounding Area</i> – The lot fronts on the north side of Deats Rd. with the temporary address of 305 Deats Rd. The adjacent zoning districts to the north and east are Conventional Residential, to the south is zoned High Density Residential and General Commercial to the west.</li> <li>▪ <i>Access</i> – This site is accessed via Deats Rd.</li> <li>▪ <i>Zoning History</i> – Since the inception of zoning, this property has been zoned Conventional Residential “CR”</li> </ul>
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Specific Use Application</li> <li>• Survey</li> <li>• Aerial Map Reflecting Location of the Property</li> <li>• List of Properties Within 200 Feet of Zoning Change Property Provided by Galveston Central Appraisal District to Applicant</li> <li>• Copy of Notice of Public Hearing Sent to Properties on List Provided by Galveston Central Appraisal District to Applicant</li> </ul>
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<p><b>APPROVAL</b></p> <p><input type="checkbox"/> YES   <input type="checkbox"/> NO</p>	<p><b>OTHER</b></p>
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ZMC-16-0079

Paid \$525.00 01-27-16  
130930  
130943  
1/28/16  
\$525.00  
35 RCVD

COMMUNITY DEVELOPMENT  
ZONING CHANGE APPLICATION

PROPERTY

305 Seats Rd (Temporary Address)

Address 401 & 403 DEATS ROAD

Legal Description (as stated on Recorded Deed) (File No. 2016003479 GCR)  
LOT 1 & 2, IN BLOCK 1, GAY BUICK GMC SUBDIVISION

Present Zoning CR - CONVENTIONAL RESIDENTIAL Requested Zoning GC - GENERAL COMMERCIAL

- A basic diagram of the property, surrounding property and public roadways on 8 1/2 x 11 or 8 1/2 x 14 paper including basic dimensions and a copy of the recorded deed must be attached.

OWNER

Name(s) (LOT 1) KELLEY, RICHARD L. (LOT 2) SHAW R. GAY Phone#/Fax/Email 281-337-2521

Mailing Address (Street, City, State, Zip) P.O. Box 516 Dickinson, TX 77539

APPLICANT/AGENT

Name(s) OWNERS Phone#/Fax/Email

Mailing Address (Street, City, State, Zip)

- A notarized letter of authorization from the property owner(s) must be attached.

PURPOSE

State why the zoning change is being requested. BUSINESS DEVELOPMENT

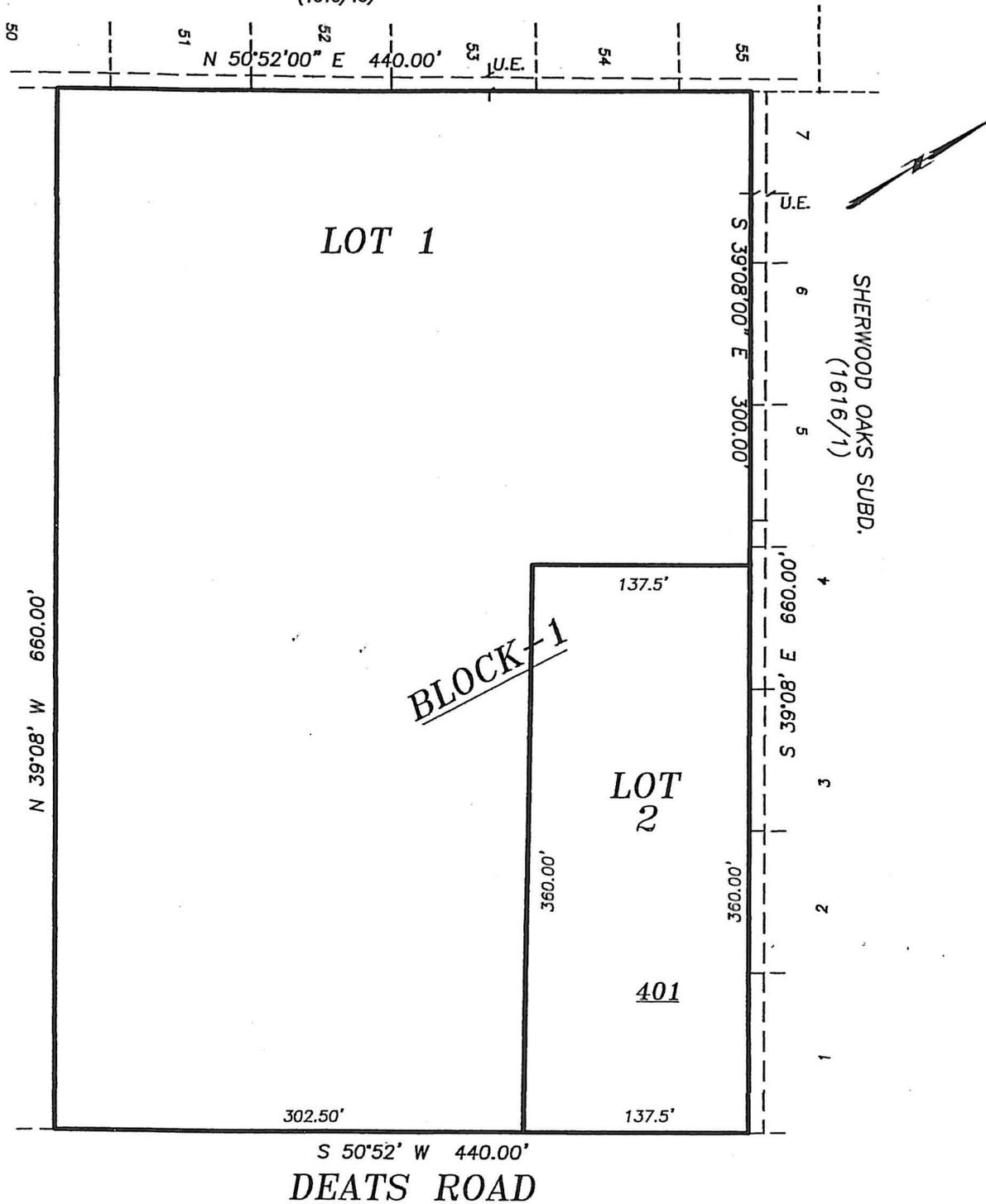
Richard Kelley [Kelley] [GAY] SIGNATURE (Applicant/Owner)

I hereby certify that the above information is true to the best of my knowledge.

RECEIVED (Date, Time, Staff Signature) 1-27-2016 11:35 AM PLANNING & ZONING HEARING DATE

1 sign, Public Hearing, New Paper App

SHERWOOD OAKS SUBD.  
SECTION 2  
(1616/13)



**JAMES W. GARTRELL, JR., PE, RPLS**

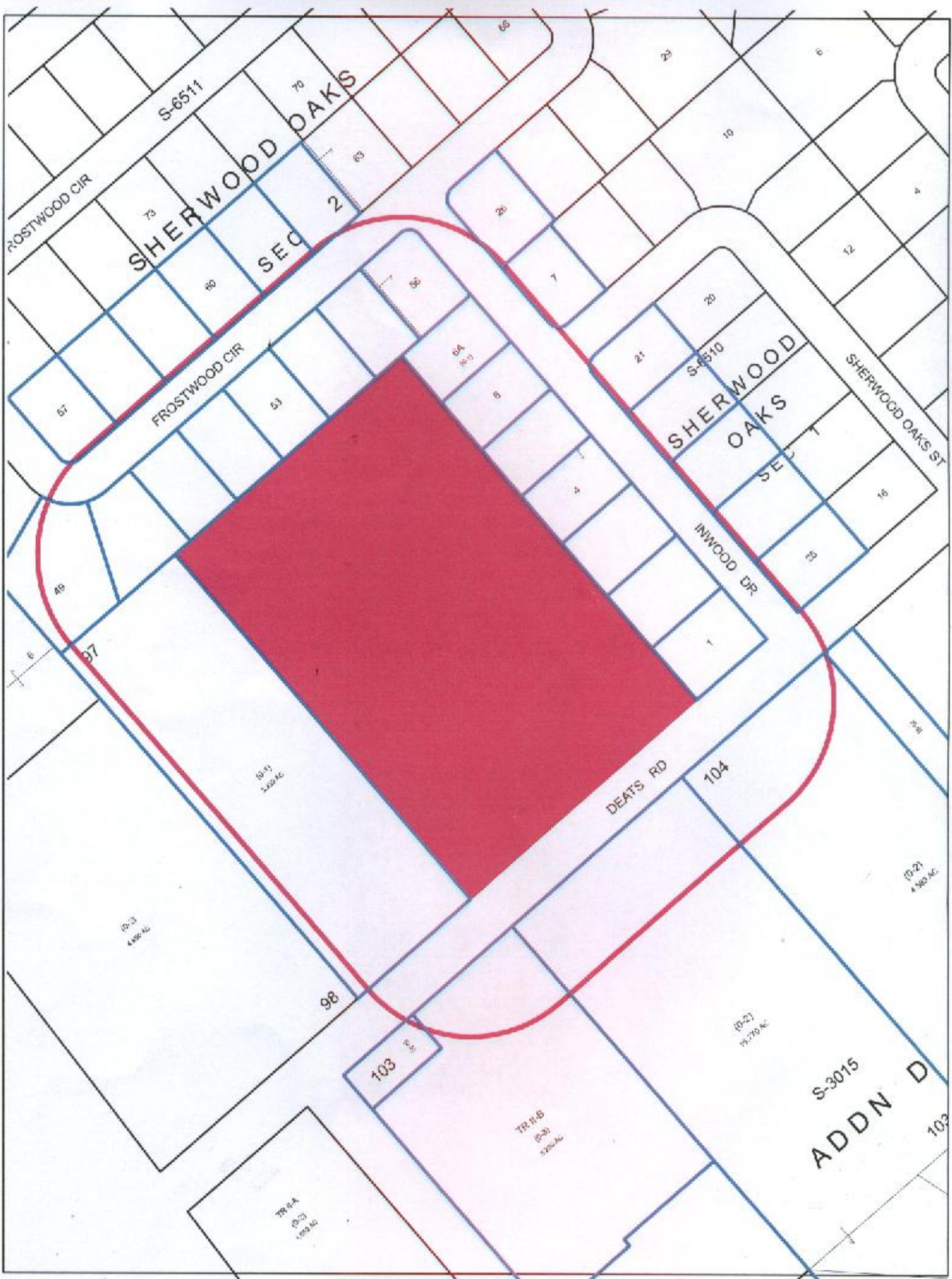
CONSULTING ENGINEER - SURVEYOR  
TEXAS P.E. #22590 - TEXAS R.P.L.S. #1445

GULF COAST ENGINEERING & SURVEYING

TBPE FIRM #4534 - TBPLS FIRM #10061900  
P.O. BOX 382 LA MARQUE, TEXAS 77568  
409 / 935-2462 TEXAS CITY 281 / 488-6969 HOUSTON







SHERWOOD OAKS  
SEC 2

SHERWOOD OAKS  
SEC 2

S-3015  
ADDN D

S-6511

S-1510

FROSTWOOD CIR

DEATS RD

INWOOD DR

SHERWOOD OAKS ST

101  
1.60 AC

103  
4.98 AC

98

103

TR-11-B  
(B-3)  
1.20 AC

102  
13.70 AC

102  
4.50 AC

TR-11-A  
(B-3)  
1.83 AC

103

61

70

80

70

83

83

26

7

21

20

12

4

49

57

53

54

8

4

8

18

74

102

104

102

103

TR-11-A

TR-11-B

S-3015

ADDN D

103

ID	NAME	ADDRESS	ADDRESS2	CITY	ST	ZIP
R163200	GAY BUICK GMC INC	PO BOX 516		DICKINSON	TX	77539-0516
R163202	GAY, SHANE R	2023 W INDIES		HOUSTON	TX	77058
R163203	GAY, SHANE R	2023 W INDIES		HOUSTON	TX	77058
R163218	PINE FOREST APARTMENTS INC	406 DEATS RD		DICKINSON	TX	77539-4282
R163219	ELLANKIYIL, SHAYLA	734 LAKESHORE DR		SUGAR LAND	TX	77478
R163221	BARNETT, PAUL W	PO BOX 561		DICKINSON	TX	77539
R163223	KTB CORPORATION	475 W TERRA COTTA AVE STE A2		CRYSTAL LAKE	IL	60014-3407
R167313	KELLY, RICHARD LOVIE	401 DEATS RD		DICKINSON	TX	77539-4252
R167314	GAY, SHANE R	2023 W INDIES		HOUSTON	TX	77058
R167316	SALVATO, JAMES A & DIXIE LELIA SALVATO FLINT	420 SHERWOOD FOREST		DICKINSON	TX	77539
R167377	KING, JUANITA A LIFE ESTATE	3014 INWOOD DR		DICKINSON	TX	77539-4223
R167378	KASS, DARLA J	3016 INWOOD DR		DICKINSON	TX	77539
R167379	GILLIS, THOMAS E & MARY M	3018 INWOOD DR		DICKINSON	TX	77539-4223
R167380	QUIRE, KAY	LIFE ESTATE	312 FM 517 W	DICKINSON	TX	77539
R167381	BRAZIL, FRANCES T	3022 INWOOD DR		DICKINSON	TX	77539-4223
R167382	DEESE, DONALD E	3024 INWOOD DR		DICKINSON	TX	77539-4223
R167383	COINDREAU, CHARLES AARON	2914 INWOOD DR		DICKINSON	TX	77539
R167384	ALLAIRE, JOHN C	2014 FOXGATE DR		ROSENBERG	TX	77471
R167398	KLECKA, GLORIA-LIFE EST	3021 INWOOD DR		DICKINSON	TX	77539-4222
R167399	SIMBURGER, EARL P &	HARRIET L TRUST	3019 INWOOD DR	DICKINSON	TX	77539
R167400	BARBER, BOBBY K & VIRGINIA	3017 INWOOD DR		DICKINSON	TX	77539-4222
R167401	JOHNSON, PATRICK RYAN & CAROLINE K	3015 INWOOD DR		DICKINSON	TX	77539-4222
R167402	NGUYEN, PHUONG M	3013 INWOOD DR		DICKINSON	TX	77539
R167403	POFFENBARGER, PHILLIP L & JOAN E	2902 FROSTWOOD CIR		DICKINSON	TX	77539-4207
R167426	BOONE, GEHRIG G & CARLA C	2810 FROSTWOOD CIR		DICKINSON	TX	77539
R167427	ROBBINS, PATRICK & KATHY S	2812 FROSTWOOD CIR		DICKINSON	TX	77539
R167428	FAUST, STEPHEN TODD	604 HEATHER LN		FRIENDSWOOD	TX	77546-4837
R167429	ALVAREZ, CECIL & RHONDA	2816 FROSTWOOD CIR		DICKINSON	TX	77539-4205

ID	NAME	ADDRESS	ADDRESS1	ADDRESS2	CITY	ST	ZIP
R167430	LOOMIS, RONALD F	2818 FROSTWOOD CIR			DICKINSON	TX	77539-4205
R167431	CONFIDENTIAL OWNER						
R167432	WHEELER, ROY D & MARY A	2822 FROSTWOOD CIR			DICKINSON	TX	77539-4205
R167433	RIDGEWAY, JOHN	2824 FROSTWOOD CIR			DICKINSON	TX	77539
R167434	STRIPLING, LUKE & MADELINE	2811 FROSTWOOD CIR			DICKINSON	TX	77539-4204
R167435	MARTEL, JAMES S JR & KATHERINE	2813 FROSTWOOD CIR			DICKINSON	TX	77539
R167436	GOLDING, WILLIAM D	2815 FROSTWOOD CIR			DICKINSON	TX	77539-4204
R167437	HENDERSON, EDWARD M	2817 FROSTWOOD CIR			DICKINSON	TX	77539-4204
R167438	DAVIS, MARIA NELIA	2819 FROSTWOOD CIR			DICKINSON	TX	77539
R167439	LEMMOND, C JAMES JR & JANICE	2821 FROSTWOOD CIR			DICKINSON	TX	77539-4204
R167440	STEIN, CELINE & JEFFREY	2901 FROSTWOOD CIR			DICKINSON	TX	77539
R293095	KELLY, RICHARD LOVIE	401 DEATS RD			DICKINSON	TX	77539-4252
R517680	KELLY, RICHARD LOVIE	401 DEATS RD			DICKINSON	TX	77539-4252



## Notice of Public Hearing

This notice is provided in accordance with Dickinson Code of Ordinances Section 18-20. It will be sent to all property owners within 200' of the property listed below regarding a Zoning Change Application. You are welcome to attend the public hearing to learn more about the proposed project and/or to voice your opinions on this proposal.

Address of Property: 305 Deats Road  
Dickinson, TX 77539

Legal Description: 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479

Location: North of Deats Road and East of IH-45

Proposal: The applicant is requesting a Zoning Change from conventional residential to general commercial

Meeting Date: **Planning & Zoning** – Tuesday, February 16, 2016 at 6:30 pm.  
**City Council** – Tuesday, February 23, 2016 at 7:00 pm.

Meeting Location: 4403 Hwy 3  
Dickinson City Hall  
Council Chambers  
Dickinson, TX 77539

If you would like additional information regarding the details of this proposal, please contact Zach Meadows, Director of Community Development for the City of Dickinson, at (281)337-6286.

**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            February 16, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION REGARDING:</b> ZMC-16-0079, a request for to amend the Zoning Map. The request is to change the zoning from Conventional Residential (CR) to General Commercial (GC) on approximately 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479, generally located north of Deats Road and East of IH-45 with the address being 305 Deats Road, Dickinson Texas 77539.
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<b>BACKGROUND:</b>	In the previous agenda item, the Planning & Zoning Commission conducted a public hearing concerning a request for a Zoning Change from Conventional Residential (CR) to General Commercial (GC) at 305 Deats Road, Dickinson, Texas 77539.  The Commission's recommendation will be presented to the City Council for consideration on February 23, 2016.
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	• None
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>
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# ADJOURN

TIME: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE \_\_\_\_\_