

**March 15, 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

**March 15, 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, March 15, 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 February 16, 2016 Regular Meeting.

**OLD BUSINESS**

**ITEM 3) CONDUCT A PUBLIC HEARING CONCERNING:** Concerning An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11, Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.

- A. Staff Presentation
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

**ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING:** An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11,

Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.

### **NEW BUSINESS**

**ITEM 5) CONSIDERATION AND POSSIBLE ACTION REGARDING:** SDP-16-0160, A Request For Site Development Plan Approval For The Development Of A Hotel Located On Approximately 0.812 acres, Legally Described As F.M. IQBAL Subdivision 2004 Abstract 19, Block 1, Reserve C, generally located north of FM 517 and west of IH 45, with the address being 3355 W. Hughes Lane, Dickinson Texas 77539.

**ITEM 6) CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0163, a request to amend the official zoning map of the City of Dickinson on approximately ±0.7855 acres. to change the zoning from Conventional Residential (CR) to General Commercial (GC), legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 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-16-0163, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.7855 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 Deats Road, Dickinson, Texas 77539.

**ITEM 8) CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0205, a request to amend the official Zoning Map of the City of Dickinson on

approximately ±0.551 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as Abstract 78 R Hall Survey Lots 1 through 8 & Adjacent Alley, Block 209, Nicholstone 112-LC, generally located north of 28<sup>th</sup> Street and east of FM 1266, with the address being 2709 Dickinson Avenue, 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 9) CONSIDERATION AND POSSIBLE ACTION REGARDING:** ZMC-16-0205, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.551 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as Abstract 78 R Hall Survey Lots 1 through 8 & Adjacent Alley, Block 209, Nicholstone 112-LC, generally located north of 28<sup>th</sup> Street and east of FM 1266, with the address being 2709 Dickinson Avenue, Dickinson, Texas, 77539.

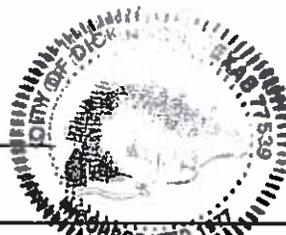
**ITEM 10) DISCUSSION AND DIRECTION CONCERNING:** A Site Development Plan Approval for the Development of an Amegy Bank to be Located at 3911 Hwy 3 Dickinson, Texas 77539

**ITEM 11) ADJOURN**

### CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, March 15, 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 March 2016, prior to 6:30 p.m.

  
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: 3/15/2016

<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

**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, 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 6:33 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, Bill Latimer, Edward J. Mikowski and Leslie Boudwin. Also present was Director of Community Development, Zach Meadows and Community Development Coordinator, David Lopez.

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

Commissioner Latimer made a motion to approve the minutes of January 19, 2016 Regular Meeting and Commissioner Smith seconded the motion.

**VOTE:**

5 AYES (Bonham, Boudwin, Latimer, Mikowski, Smith)

0 NAYS

**MOTION PASSED**

**OLD BUSINESS**

**ITEM 3) BRIEFING AND DISCUSSION CONCERNING:** 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 Zach Meadows provided the

Commission with a brief explanation that this request should have been handled at a staff level and that Lil Caesars would be moving forward with the development of the pick-window at 734 W. FM 517.

### **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.

Vice-Chairman Bonham opened the Public Hearing at 6:36 p.m.

#### A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with an explanation of the request for a Specific Use Permit regarding the Service and Repair Shop.

#### B. Applicant’s Statement

Horacio Luna-Gonzalez, gave the commission a better understanding, through the interpreter, David Lopez, that the property would be used for a small shop for the sale of used tires and light mechanical work

#### C. Those in Favor

The owner of the property, Donald Deese, spoke in favor of the Service and Repair Shop

#### D. Those Opposed

James Boyd opposes due to loud sounds and more traffic. Steven McGehe, is neither opposed or in favor, just wanted to express his concerns over parking issues and traffic.

#### E. Applicant’s Rebuttal

Horacio Luna-Gonzalez stated that there was enough parking in the front and back and that the hours of operation will be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

F. Adjourn Public Hearing

Vice-Chairman Bonham closed the Public hearing at 6:55 p.m.

- 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.

There were questions directed towards staff regarding the parking and parking lot size. Staff feels that it does not meet the parking ordinance and has concerns of ingress and egress on the property.

Commissioner Smith motioned to approve the Specific Use Permit and Commissioner Boudwin seconded the motion.

**VOTE:**

3 YAYS (Bonham, Latimer Mikowski)

2 NAYS (Boudwin, Smith)

**MOTION PASSED**

- 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.

Vice-Chairman Bonham opened the Public Hearing at 7:02 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with an explanation of the request to amend the property off of Deats Road to General Commercial for the expansion of Gay Family Auto’s Business.

B. Applicant’s Statement

Kevin Lardie, General Manager of Gay Family Auto, spoke briefly regarding the zoning change of Lot 1, Block 1 to use for extra storage space for vehicles and equipment.

C. Those in Favor

None

D. Those Opposed

Donald Deese and Juanita King both spoke in opposition as to the removal of the trees, drainage issues and lights.

E. Applicant's Rebuttal

Kevin Lardie explained that there will be a buffer of trees left around the lot and would work with the citizens regarding any other concerns.

F. Adjourn Public Hearing

Vice-Chairman Bonham closed the Public Hearing at 7:47 p.m.

**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.

After a brief discussion amongst the Commission regarding the zone change request, with particular consideration to the amount of landscape buffer that would be needed to make the citizens of the adjacent neighborhood happy with the request.

Vice-Chairman Bill Bonham motioned to approve the zone change request, and Commissioner Bill Latimer seconded the motion.

**VOTE:**

2 AYES: (Bonham, Latimer)

2 NAYS: (Mikowski, Smith)

1 Abstaining Without Legal Justification: (Boudwin)

**MOTION FAILED**

**ITEM 8) ADJOURN**

Commissioner Latimer made a motion to adjourn the meeting, and Commissioner Boudwin seconded the motion.

**VOTE:**

5 AYES: (Bonham, Boudwin, Latimer, Mikowski, Smith)

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**            March 15, 2016

<b>TOPIC:</b>	<b>CONDUCT A PUBLIC HEARING CONCERNING:</b> Concerning An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11, Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Repealing Section 18-61, Development and performance standards, Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.
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<b>BACKGROUND:</b>	City Staff was approached by the property owner of 3816 and 3822 Water Street, about the possibility of having a vacation rental establishment on their property. At the time staff indicated that there was nothing in the ordinances that allowed such establishments, but explained that they could pursue an avenue to establish such regulations. Staff has worked up minimum regulations that would apply to both Bed & Breakfast as well as Vacation Rental establishments and has provided such regulations for review in the ordinance. In addition to the regulations to be established a new definition for vacation rentals also needs to be incorporated into the City's Zoning Ordinance.
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<b>RECOMMENDATION:</b>	None
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<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"><li>• Original Adopted Ordinance</li><li>• Proposed Bed &amp; Breakfast and Vacation Rental Regulations</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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**Sec. 18-61. - Development and performance standards.**

- (a) Licensed day care centers in the "NC" district and registered family homes and group day care homes in the "CR" district are permitted by a specific use permit.
  - (1) The licensee shall submit to the city, on an annual basis, a copy of their most recent state license, proof of insurance, and all other documentation required by the city or state.
  - (2) Licensed day care facilities shall be operated in accordance with the State of Texas Department of Protective and Regulatory Services regulations and guidelines.

(Ord. No. 420-2001, § 1, 7-24-01)

**“Sec. 18-61. Development and Performance Standards.**

(a) Licensed day care centers in the “NC” district and registered family homes and group day care homes in the “CR” district are permitted by a specific use permit.

(1) The licensee shall submit to the city, on an annual basis, a copy of their most recent state license, proof of insurance, and all other documentation required by the City or State.

(2) Licensed day care facilities shall be operated in accordance with the State of Texas Department of Protective and Regulatory Services regulations and guidelines.

(b) Bed and Breakfast’s in the “RR” or “CR” district are permitted by a specific use permit.

(1) The residential feel and character of a Bed and Breakfast shall be maintained and not unnecessarily intrude upon the adjacent neighbors. By requiring the presence of the owner or the owner designated representative while the facility is rented, will help ensure that the impact of traffic noise or other nuisance does not occur or is immediately stopped to avoid any adverse effects on the surrounding neighborhood.

(2) In addition to any conditions imposed as part of the approved specific use permit, the following regulations shall be applicable to Bed and Breakfast lodging facilities:

a. Property shall be subject to inspection at any time by designated City representatives, if compliance is in question, with proper notice provided if feasible.

b. The specific use permit shall terminate and be considered abandoned if and when there is evidence of no rental activity based in part on the State Occupancy Tax Reports, for a period of nine (9) consecutive months. The burden is on the property owner to prove that the use of the property has been in continuous use.

c. One (1) smoke alarm shall be provided in each guest bedroom along with a fire extinguisher visible and be accessible to guests. A fire escape plan shall be developed and graphically displayed in each guest room. A second exit from the lodging facility structure shall be provided.

- d. Signage for Bed and Breakfasts shall be limited to one (1) non illuminated sign not to exceed four (4) square feet in area.
- e. A valid taxpayer number for reporting any Texas tax shall be provided to the City along with a copy of the completed *State of Texas Hotel Occupancy Tax Questionnaire (form AP-102)* no later than thirty (30) days following the approval of the specific use permit.
- f. If there is a change in ownership of the property the City shall be notified of any change in property ownership within thirty (30) days of such change.
- g. If guests have water access, guests may not enter upon any property which is not part of the owner's property for the purpose of entering or exiting the water.
- h. A copy of the requirements set forth in the specific use permit shall be made available to all guests.
- i. On-street parking is prohibited. Two (2) parking spaces are required plus one additional space per room rented subject to modification as part of the specific use permit approval process.
- j. The maximum occupancy allowed shall be reviewed and determined in each individual specific use permit application based on number of rooms, beds, parking, neighborhood input, and any other factor determined to be relevant by the Planning and Zoning Commission or City Council.

(c) Vacation Rental's in the "RR" or "CR" district are permitted by a specific use permit.

- A. The residential feel and character of a Vacation Rental property shall be maintained and not unnecessarily intrude upon the adjacent neighbors.
- B. In addition to any conditions imposed as part of the approved specific use permit, the following regulations shall be applicable to Vacation Rental lodging facilities:
  - a. Property shall be subject to inspection at any time by designated City representatives, if compliance is in question, with proper notice provided if feasible.

- b. The specific use permit shall terminate and be considered abandoned if and when there is evidence of no rental activity based in part on the State Occupancy Tax Reports, for a period of nine (9) consecutive months. The burden is on the property owner to prove that the use of the property has been in continuous use.
- c. One (1) smoke alarm shall be provided in each guest bedroom along with a fire extinguisher visible and be accessible to guests. A fire escape plan shall be developed and graphically displayed in each guest room. A second exit from the lodging facility structure shall be provided.
- d. Signage for Vacation Rentals shall be limited to one (1) non illuminated sign not to exceed four (4) square feet in area.
- e. A valid taxpayer number for reporting any Texas tax shall be provided to the City along with a copy of the completed *State of Texas Hotel Occupancy Tax Questionnaire (form AP-102)* no later than thirty (30) days following the approval of the CUP.
- f. If there is a change in ownership of the property the City shall be notified of any change in property ownership within thirty (30) days of such change.
- g. If guests have water access, guests may not enter upon any property which is not part of the owner's property for the purpose of entering or exiting the water.
- h. A copy of the requirements set forth in the specific use permit shall be made available to all guests.
- i. On-street parking is prohibited. Two (2) parking spaces are required plus one additional space per room rented subject to modification as part of the specific use permit approval process.
- j. The maximum occupancy allowed shall be reviewed and determined in each individual specific use permit application based on number of rooms, beds, parking, neighborhood input, and any other factor determined to be relevant by the Planning and Zoning Commission or

City Council. Owner occupancy is permitted but not required. However the subject property owner shall provide the City and property owners within 200 feet of the subject property, with the current name and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes then the property owner shall notify the City and property owners within 200 feet of the subject property, with the current name and contact information.

- k. Property used as a Vacation Rental may be used for receptions, private parties or the like attended by renting guests and a limited number of non-renting guests provided adequate parking exists for such a gathering. The total number of renting and non-renting guests allowed to attend such gatherings at any given time shall be established in the specific use permit approval process along with any time limitations on such gatherings. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one person which is conducted on a premises within the city, and which by reason of the conduct of those persons in attendance, results in the occurrence of one or more of the following conditions or events on public or private property; rioting; trespassing; the unlawful sale, furnishing, possession or consumption of alcoholic beverages; the destruction of property; obstruction of roadways ,driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights, or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.

(d) The review for specific use permit approval of a Bed and Breakfast and/or Vacation Rental lodging facility shall consider but not be limited to the following factors:

- a. The proposed occupancy and the size of the property, and whether a smaller occupancy level is appropriate;
- b. Setbacks and proximity to other dwellings;
- c. Rental regulations (such as no large parties, no extra guests) imposed by the owner and the degree of owner involvement in property management;

- d. Occupant access to waterways and other environmentally sensitive areas;
- e. Vehicle access and onsite parking and the number of parking spaces available; and
- f. Compliance with all State, County, and City ordinances, laws, rules, and regulations including the Building Codes and Fire Codes;

DRAFT

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

**MEETING DATE**            March 15, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION REGARDING:</b> Concerning An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11, Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Repealing Section 18-61, Development and performance standards, Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.
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<b>BACKGROUND:</b>	<p>In the previous agenda item, the Planning &amp; Zoning Commission conducted a public hearing concerning amending the definitions and terms of Chapter 18, Zoning, of the Code of Ordinances to add the definition for Vacation Rental, and repealing section 18-61, Development and performance standards, to add a new section 18-61, Development and performance standards, to establish minimum regulations for Bed and Breakfast and Vacation rental establishments.</p> <p>The Commission's recommendation will be presented to the City Council for consideration on March 22, 2016.</p>
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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**            March 15, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION CONCERNING:</b> SDP-16-0160, A Request For Site Development Plan Approval For The Development Of A Hotel Located On Approximately 0.812 acres, Legally Described As F.M. IQBAL Subdivision 2004 Abstract 19, Block 1, Reserve C, generally located north of FM 517 and west of IH 45, with the address being 3355 W. Hughes Lane, Dickinson Texas 77539.
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<b>BACKGROUND:</b>	<p>The request has been made for the Development of this property into a 33 room guest hotel. The property is proposed as two stories with parking and landscaping. The office space for the hotel is approximately 500 square feet.</p> <p>Applicant &amp; Property Owner – Chris Goodrum</p> <p>Site &amp; Surrounding Area – The location is currently vacant directly behind Dickinson Seafood and Sonic Drive-In. The address is 3355 W. Hughes Lane. The adjacent zoning districts are General Commercial to the north, south, east, and west.</p> <p>Access – The site will be accessed via W. Hughes Ln.</p> <p>Fire- Fire Station #2 at 221 FM 517 West is less than 1 mile away.</p> <p>Zoning History – Since the inception of zoning, this property has been zoned General Commercial (“GC”).</p>
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<b>RECOMMENDATION:</b>	The Site Development Plan meets the requirements of Section 18-40 of the City’s Zoning Ordinance. Therefore, Staff recommends approval of the Site Development Plan.
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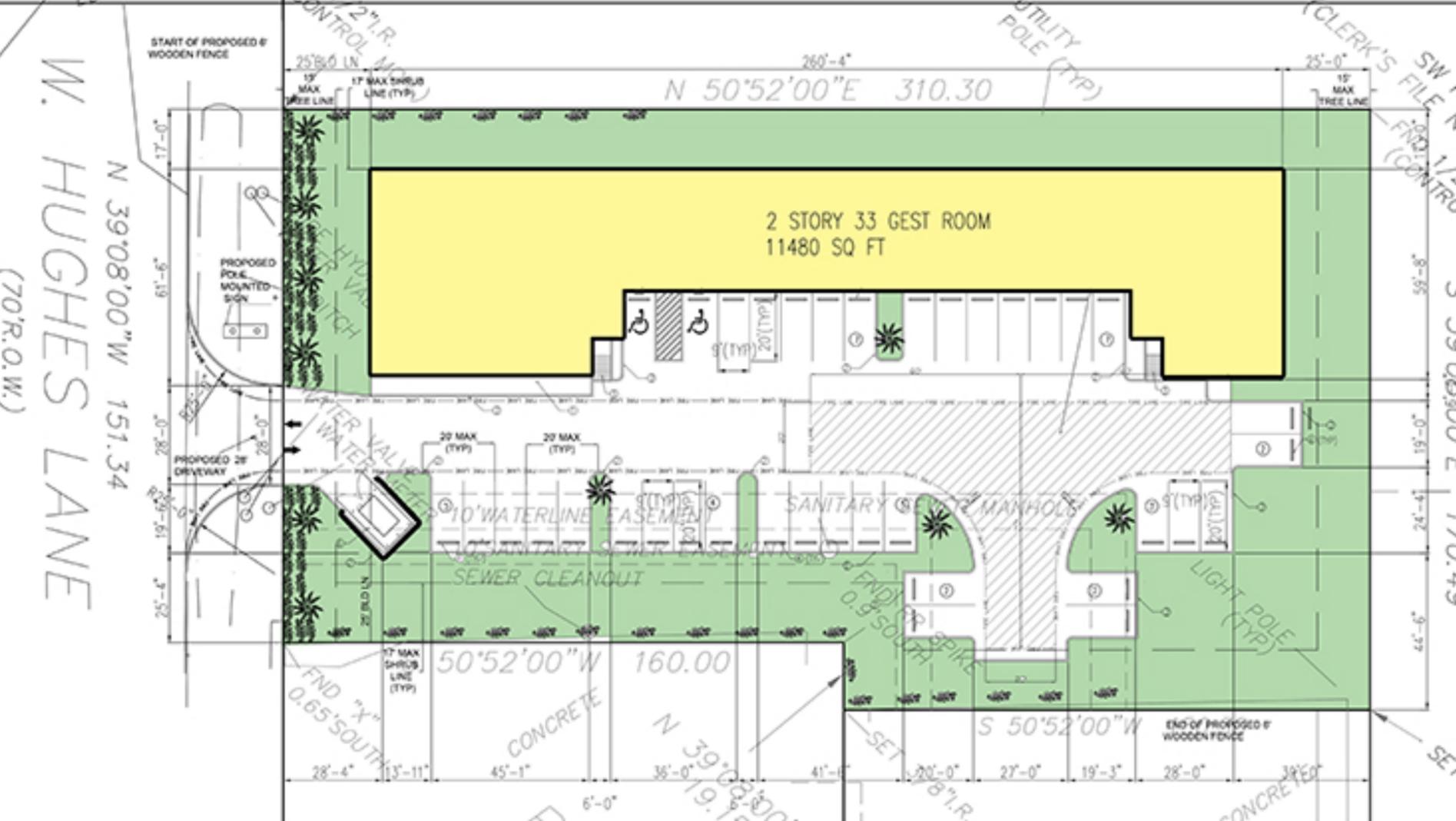
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Building Elevations</li> <li>• Arial Map</li> </ul>
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>
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- GENERAL NOTES:**
1. ALL SIDEWALKS TO BE 6'-0" IN WIDTH UNLESS NOTED OTHERWISE.
  2. RAMP ARE NOT TO EXCEED 1:12 SLOPE.
  3. AN ACCESSIBLE ROUTE FROM PUBLIC TRANSPORTATION STOPS, PUBLIC STREETS AND RECEIPIES, ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES TO AN ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED.
  4. DETECTABLE WARNINGS ARE REQUIRED WHERE WALKS CROSS OR ADJOIN A VEHICULAR WAY AND ARE NOT SEPARATED BY A CURB OR OTHER ELEMENT.
  5. ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
  6. INACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH SIGNAGE DIRECTING PATRONS TO ACCESSIBLE ENTRANCES.
  7. PARKING SHALL BE SLOPED A MINIMUM OF 2% FOR SITE DRAINAGE. THE MAXIMUM SLOPE PERMITTED AT ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PATHS IS 2% IN ALL DIRECTIONS.
  8. CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL BE A MINIMUM OF 20" WIDE. THE MAXIMUM CROSS SLOPE PERMITTED ON CURB RAMPS IS 2% (1:50). SIDE FLANGES ARE REQUIRED TO BE SLOPED 1:12 MAXIMUM (1:12 MAXIMUM WHERE TOP LANDINGS ARE) (LESS THAN 6" WIDE). SURFACES OF CURB RAMPS SHALL BE DETECTABLY WARNING SURFACES FOR THE FULL WIDTH AND DEPTH OF RAMPS. RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP.
  9. LOCATE ALL METERS OUT OF DIRECT VIEW TO GUESTS.
  10. UTILITY TRANSFORMERS TO BE SCREENED FROM VIEW WITH LANDSCAPE OR SCREEN WALLS EACH IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
  11. LIGHTING ON BUILDING TO BE AN AVERAGE OF 2 FOOT CANDLES MINIMUM.
  12. GENERAL PARKING AND PEDESTRIAN AREAS SHALL HAVE MINIMUM LIGHTING OF 2 FOOT CANDLES.
  13. ALL DOWNPOUTS SHALL BE TIED TO THE STORM SEWER SYSTEM.
  14. ALL SIGNAGE TO CONFORM TO ALL LOCAL CODES AND ORDINANCES.
  15. SEE LANDSCAPE PLANS FOR DECORATIVE PAVING, PLANTING AND IRRIGATION SCHEMES.
  16. SCORE THE SIDEWALK THRU THE PROPOSED DRIVEWAY.

**PARKING ANALYSIS**

GUEST ROOMS	33	OCCUPANCY CLASS	M-1
OFFICE (1,250 SQ FT)	2	PROVIDED SPACES	37
REGULAR PARKING	33	STANDARD SPACES	33
ADA ACCESSIBLE	1	ADA ACCESSIBLE	1
ADA VAN ACCESSIBLE	1	ADA VAN ACCESSIBLE	1
TOTAL REQUIRED	35	TOTAL PARKING	37

**SITE DATA**

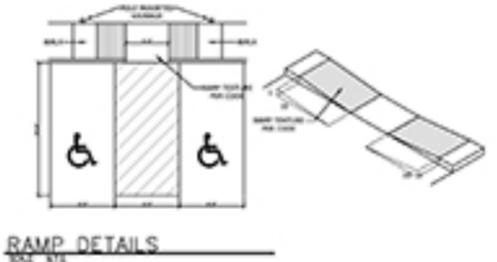
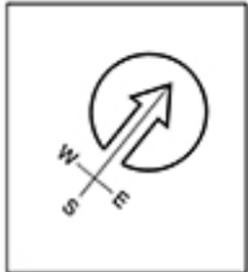
TOTAL AREA	41.144 AC
TOTAL AREA DEVELOPED	+0.792 AC
TOTAL AREA UNDEVELOPED	+40.442 AC
TYPE OF DEVELOPMENT	+COMMERCIAL

**LANE MARKING SPECIFICATIONS**

CURB LOCATION BETWEEN APPROVED FIRE LANE/TOW-AWAY ZONE SIGN SHALL BE PAINTED RED OR A RED STRIKE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL BE CONSISTENTLY AND LEGIBLY MARKED WITH THE WRITING YEAR, LANE/TOW-AWAY ZONE IN WHITE LETTERS AT LEAST 3" (THREE) INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED 50' (FIFTY) FEET.

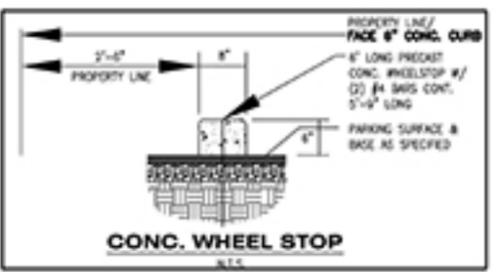
**FINISH NOTES:**

FIRE LANE PROVIDED 20'-0" WIDTH MINIMUM TURNING RADIUS 27'-0" -  
 - DARK LINE INDICATES FINISH BY CONCRETE CURB, AND AS PER "MUNICIPALITY" FIRE MARSHALL REQUIREMENTS (FIRE LANE/TOW-AWAY ZONE) WHITE STENCIL LETTER 1" ON FACE OF CURB AS REQUIRED (TYP.)



**LANDSCAPING EASEMENTS**

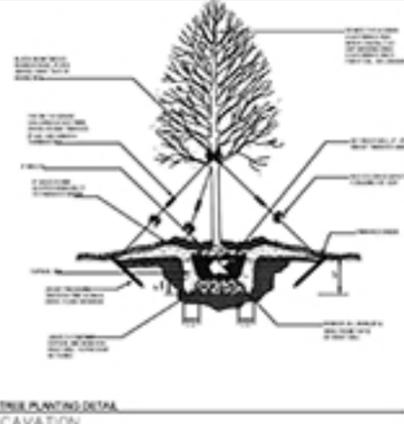
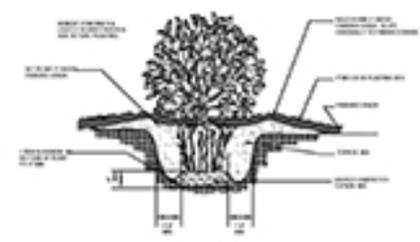
SIDE	6'-0"
REAR	5'-0"
FRONT	5'-0"



**LANDSCAPE ANALYSIS FORM**

STREET TREES-1 TREE PER 30 LF OF STREET FRONTAGE (PER DICKINSON, TX ORDINANCES AND 16.488-2003 ARTICLE 6, SEC. 16.10-10)	
STREET FRONTAGE	151 LF
FRONTAGE REQUIRED	6
NUMBER OF TREES PROVIDED	6
PARKING TREES-1 TREE PER EVERY 10 PARKING SPACES (PER DICKINSON, TX ORDINANCES AND 16.488-2003 ARTICLE 6, SEC. 16.10-10)	
NUMBER OF PARKING SPACES	37
NUMBER OF TREES REQUIRED	4
NUMBER OF TREES PROVIDED	4
LANDSCAPING AREA-75 SQ FT PER EVERY 10 PARKING SPACES (PER DICKINSON, TX ORDINANCES AND 16.488-2003 ARTICLE 6, SEC. 16.10-10)	
NUMBER OF PARKING SPACES	37
SQ FT LANDSCAPE REQUIRED WITHIN PARKING LOT	300
SQ FT LANDSCAPE PROVIDED WITHIN PARKING LOT	807
SHRUBS-10 SHRUBS PER EVERY 30 LF OF STREET FRONTAGE (PER DICKINSON, TX ORDINANCES AND 16.488-2003 ARTICLE 6, SEC. 16.10-10)	
STREET FRONTAGE	151
DRIVE WAY WITHIN	28
TOTAL STREET FRONTAGE	123
SHRUBS REQUIRED WITHIN STREET FRONTAGE	41
SHRUBS PROVIDED ON REMAINING PROPERTY	25
TOTAL SHRUBS PROVIDED	66

			LEGEND	REMARKS
10	CERES CANADENSIS	REDBUD		2 GAL STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14" HT. X 7'-8" SPREAD
66	MYRTA CERIFERA	WAX MYRTLE		5 GAL 10" HT. X 5" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" o.c.
	ATENTAPHRUM SECUNDATUM	SANT AUGUSTINE		FULL SOLID SOO GRASS



- GENERAL NOTES:**
1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
  2. GRADE AREA TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE.
  3. IRRIGATION SPRINKLER @ ALL LANDSCAPING AREAS.
  4. FINISHED GRADE AT EDGE OF CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP, 1/2" BELOW TOP.

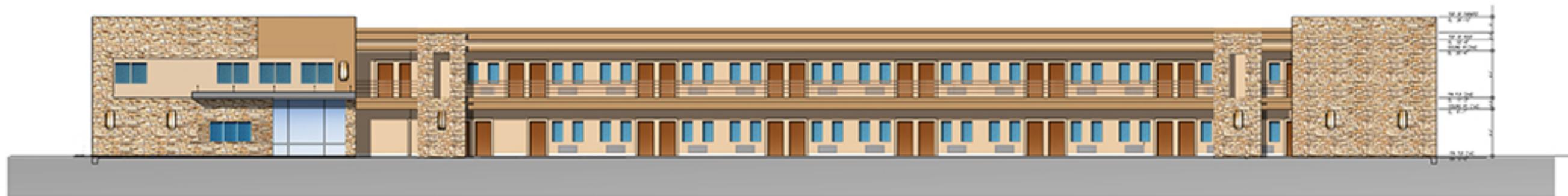
GARDEN HOTEL  
 DICKINSON, TX  
 SITE PLAN & LANDSCAPING



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PERFORMANCE SOLUTIONS, LLC. IT IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN APPROVAL OF PERFORMANCE SOLUTIONS, LLC. THIS DRAWING MAY NOT BE HELD OR TRANSMITTED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN APPROVAL OF PERFORMANCE SOLUTIONS, LLC.

REV	DATE	DESCRIPTION

DRAWN	DESIGN	JOB NUMBER
NM	LK	1603
DATE	SHEET NO.	
JANUARY 2016		
SCALE	AS.00	
1" = 20'-0"		



01  
A1.00  
**FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"

FRONT SIGN AREA CALCULATIONS

AREA ABOVE HEADER  
FRONT ELEVATION : 400 SQ FT  
400 SQ FT x 25% = 100 SQ FT  
MAXIMUM MEASURE FOR SIGN AREA



02  
A1.00  
**BACK ELEVATION**  
SCALE: 3/32" = 1'-0"



02  
A1.00  
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



02  
A1.00  
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

GARDEN HOTEL  
DICKINSON, TX

EXTERIOR ELEVATIONS



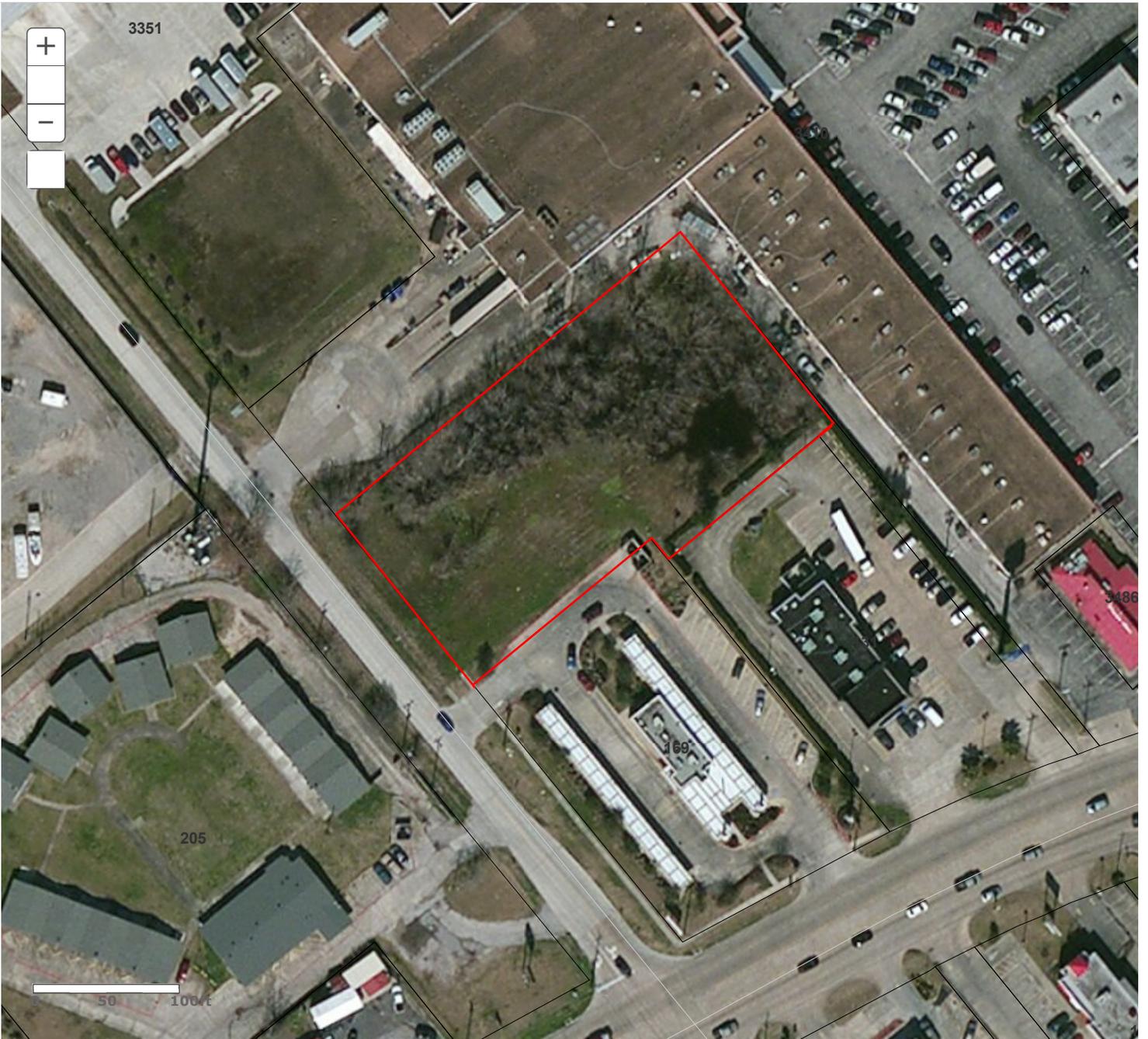
PARADISE SOLUTIONS, LLC  
14022 HEMPSTEAD RD.  
HOUSTON, TX 77040  
TEL: (713) 999-1919  
FAX: (281) 667-2505  
info@paradesolutions.com

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PARADISE SOLUTIONS, LLC. IT IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN APPROVAL OF PARADISE SOLUTIONS, LLC. THIS DRAWING MAY NOT BE RELIED UPON UNLESS REFERRED TO WITH OTHER CONDITIONS OR SPECIFICATIONS, NONE WITHOUT THE WRITTEN CONSENT OF PARADISE SOLUTIONS, LLC.

NO.	DATE	DESCRIPTION

DRAWN	DESIGN	JOB NUMBER
MM	LK	1603
DATE		SHEET NO.
JANUARY 2016		A1.00
SCALE		
3/32" = 1'-0"		

Details | Basemap



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

**MEETING DATE**            March 15, 2016

<b>TOPIC:</b>	<b>CONDUCT A PUBLIC HEARING CONCERNING:</b> ZMC-16-0163, a request to amend the official zoning map of the City of Dickinson on approximately ±0.7855 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 Deats Road, Dickinson, Texas 77539.
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<b>BACKGROUND:</b>	<p>The owner of the property, Mr. Glenn Finley, is requesting that his property on the corner of Deats Road and FM 1266 be changed from Conventional Residential (CR) to General Commercial (GC). The property was recently annexed into the City of Dickinson and the City of Dickinson's Zoning Ordinance states that any property annexed by the City will become Conventional Residential (CR) at the time of the annexation.</p> <ul style="list-style-type: none"> <li>▪ <i>Property Owner</i> – Glenn Finley</li> <li>▪ <i>Site &amp; Surrounding Area</i> – The lot is located at the corner of Deats Rd. and FM 1266. This lot is currently vacant. The adjacent zoning districts are all Conventional Residential (CR) on all sides of the property because of the recent annexation by the City of Dickinson.</li> <li>▪ <i>Access</i> – This site is accessed via Deats Rd. or FM 1266</li> <li>▪ <i>Zoning History</i> – Since the annexation of the property in early January of 2016, 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>• Zoning Change 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>
---	--------------



*Handwritten:* Paid \$550.00  
OK #3076  
2/16/16

**COMMUNITY DEVELOPMENT  
ZONING CHANGE APPLICATION**

*Handwritten:* ZMC-16-0163

**PROPERTY**

Address 4010 Deats Rd. Dickinson TX 77539

Legal Description 0.7855 acre tract, part of Lot 24, Nichol's Addition. See attachment for full description.

Present Zoning Residential Requested Zoning 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 must be attached.

**OWNER**

Name(s) Susan M. Wendorf and Glenn Finley

Mailing Address (Street, City, State, Zip)  
716 4th St. San Leon TX 77539

Phone # 281-615-7728 Other (Fax, Phone, Email) glennfinley@yahoo.com

**APPLICANT/AGENT**

Name(s)

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

**PURPOSE**

State why the zoning change is being requested.  
The property is insufficient in size for any residential development. Highest and best use would likely be for a commercial operation such as gas station, c-store, etc. This would also mean a higher tax base for the city.

I hereby certify that the above information is true to the best of my knowledge. *Susan M. Wendorf, Glenn Finley*  
SIGNATURE (Applicant/Owner)

RECEIVED (Date, Time, Staff Signature)	PLANNING & ZONING HEARING DATE
--	--------------------------------



**LEGEND**

● FOUND IRON ROD	FND FOUND PROPERTY CORNER
○ FOUND IRON PIPE	R.O.W. RIGHT OF WAY
▨ HIGHBANK	RCB REINFORCED CONCRETE BOX
■ SET IRON ROD	
⊙ RCB CORNER SHOTS	

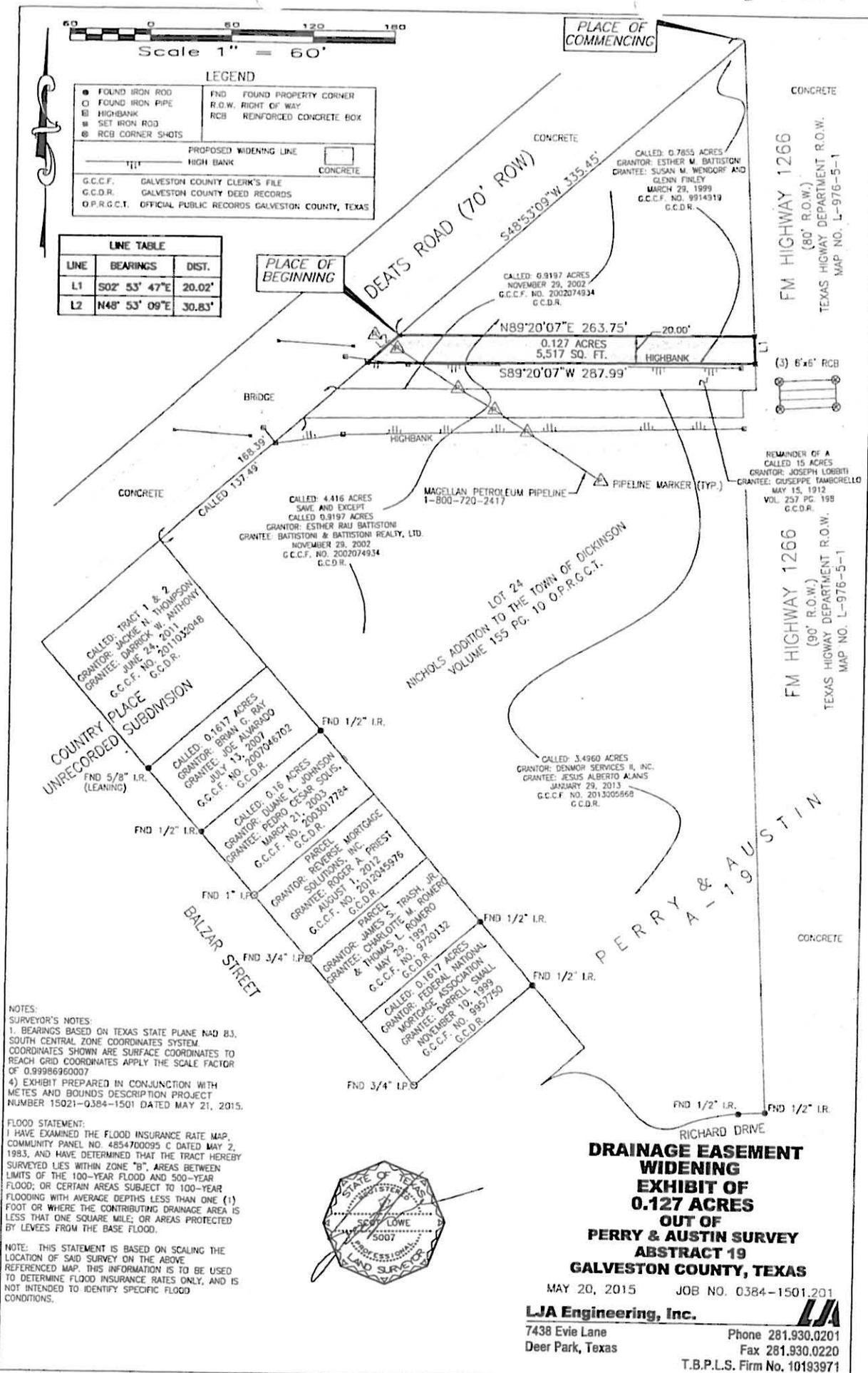
---	PROPOSED WIDENING LINE
	HIGH BANK
▭	CONCRETE

G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS GALVESTON COUNTY, TEXAS

**LINE TABLE**

LINE	BEARINGS	DIST.
L1	S02° 53' 47"E	20.02'
L2	N48° 53' 09"E	30.83'



**NOTES:**  
 SURVEYOR'S NOTES:  
 1. BEARINGS BASED ON TEXAS STATE PLANE NAD 83, SOUTH CENTRAL ZONE COORDINATES SYSTEM. COORDINATES SHOWN ARE SURFACE COORDINATES TO REACH GRID COORDINATES APPLY THE SCALE FACTOR OF 0.99986960007  
 4) EXHIBIT PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION PROJECT NUMBER 15021-0384-1501 DATED MAY 21, 2015.

**FLOOD STATEMENT:**  
 I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4854700095 C DATED MAY 2, 1983, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WITHIN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

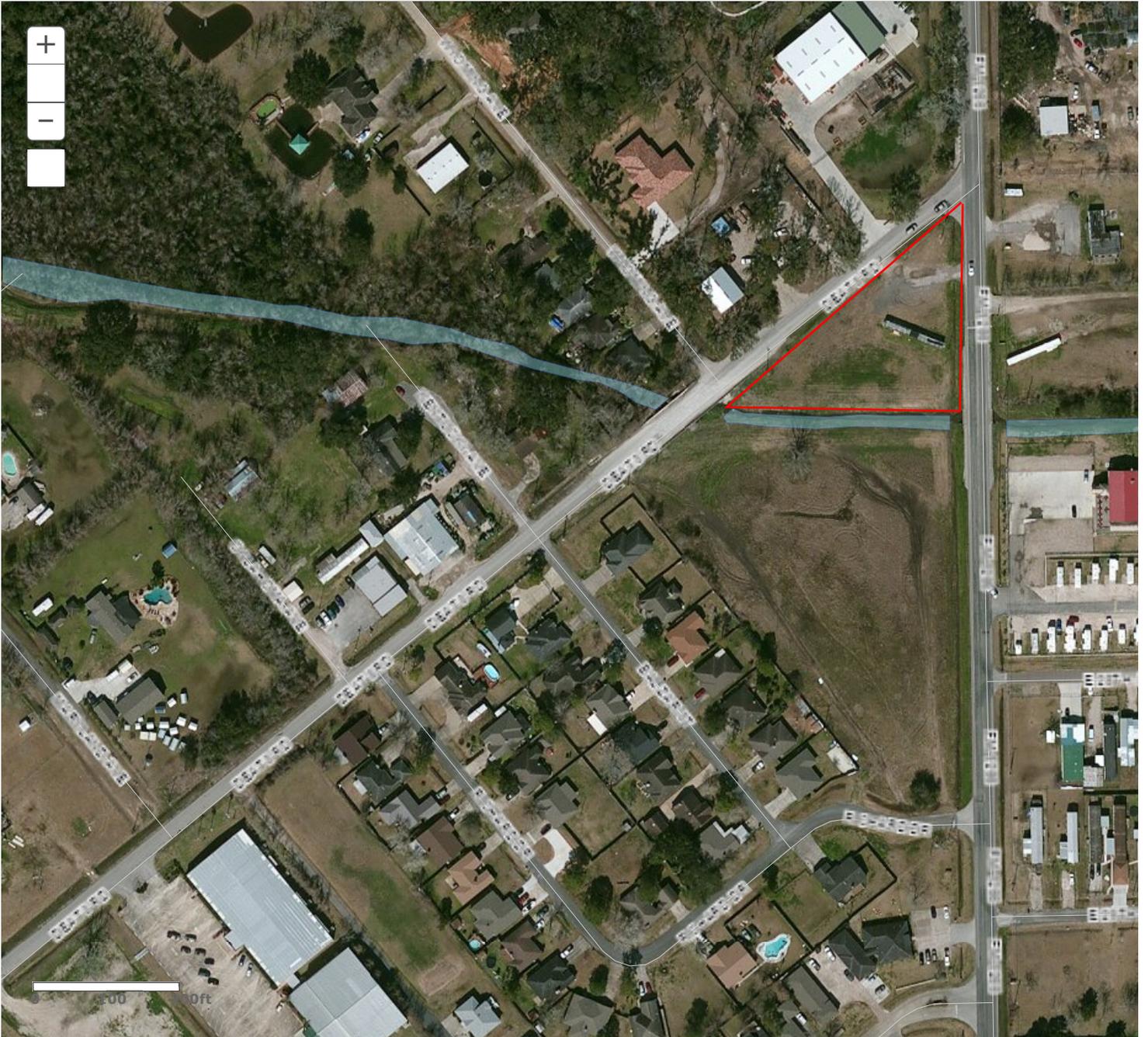
**NOTE:** THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.



**DRAINAGE EASEMENT  
 WIDENING  
 EXHIBIT OF  
 0.127 ACRES  
 OUT OF  
 PERRY & AUSTIN SURVEY  
 ABSTRACT 19  
 GALVESTON COUNTY, TEXAS**

MAY 20, 2015 JOB NO. 0384-1501.201  
**LJA Engineering, Inc.**  
 7438 Evie Lane Phone 281.930.0201  
 Deer Park, Texas Fax 281.930.0220  
 T.B.P.L.S. Firm No. 10193971

Details | Basemap





(124-1)

(124-3)

(124-0)

(124-6)

(124-5)  
1.933 AC

124

(124-4)

(24-4)

241

7

DITCH

(24-3)  
3.496 AC

8

4

4

ND INT

BALZAR ST

DICKINSON AVE

1

7

193

24

18

ABND

(201-1-0)

201

NOT OPE

1

7

20

24

1

TRY

ID	NAME	ADDRESS	ADDRESS2	CITY	ST	ZIP
R162857	ANTHONY, DARRICK W	3109 BALZAR DR		DICKINSON	TX	77539
R162995	SPARCO LLC	PO BOX 887		SEABROOK	TX	77586
R164173	BETHEL EVANGELISTIC CHURCH	2315 LAUREL ST		LEAGUE CITY	TX	77573
R164175	APODACA, ANDREW &	CAROLYN WALDREP	2718 FROSTWOOD CIRCLE	DICKINSON	TX	77539
R164176	SEEDS, MAX	2951 MARINA BAY DR	UNIT 130-433	LEAGUE CITY	TX	77573
R183055	CARTER, CHRISTIAN	PO BOX 789		DICKINSON	TX	77539
R183094	YANG, SO YOON	DBA HANDI PLUS #35	901 HWY 146	KEMAH	TX	77565
R183144	OAM SHIV KRUPA INC	2705 DICKINSON AVE		DICKINSON	TX	77539
R312217	BARRERA, ISRAEL	2321 AVE H		DICKINSON	TX	77539
R389733	ALANIS, JESUS	4900 21ST ST		DICKINSON	TX	77539
R514632	CCM EVANGELICAL MINISTRIES	4001 DEATS RD		DICKINSON	TX	77539
R515274	SPARCO LLC	PO BOX 887		SEABROOK	TX	77586



## 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: 4010 Deats Road  
Dickinson, TX 77539

Legal Description: 0.7855 acre tract, part of Lot 24, Nichol's Addition legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 24 (24-4) NICHOLS ADDN

Location: Corner of Deats Road and FM 1266

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

Meeting Date: **Planning & Zoning** – Tuesday, March 15, 2016 at 6:30 pm.  
**City Council** – Tuesday, march 22, 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**            March 15, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION REGARDING:</b> ZMC-16-0163, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.7855 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 Deats Road, Dickinson, Texas 77539.
---------------	---

<b>BACKGROUND:</b>	<p>In the previous agenda item, the Planning &amp; Zoning Commission conducted a public hearing concerning a request for a Zoning Change from Conventional Residential (CR) to General Commercial (GC) at 4010 Deats Road, Dickinson, Texas 77539.</p> <p>The Commission's recommendation will be presented to the City Council for consideration on March 22, 2016.</p>
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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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<b>ACTIONS TAKEN</b>	
<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>OTHER</b>



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

**MEETING DATE**            March 15, 2016

**TOPIC:**                        **CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0205, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.551 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as Abstract 78 R Hall Survey Lots 1 through 8 & Adjacent Alley, Block 209, Nicholstone 112-LC, generally located north of 28<sup>th</sup> Street and east of FM 1266, with the address being 2709 Dickinson Avenue, Dickinson, Texas, 77539.

**BACKGROUND:**            The applicant, Texas Beer Refinery, is requesting that the property they have opened a taproom at be rezoned from Conventional Residential (CR) to General Commercial (GC). The property was recently annexed into the City of Dickinson and the City of Dickinson’s Zoning Ordinance states that any property annexed by the City will become Conventional Residential (CR) at the time of the annexation.

- *Applicant* – Texas Beer Refinery
- *Property Owner* – OAM Shiv Krupa, Inc.
- *Site & Surrounding Area* – The lot is located off of FM 2166 just north of 28<sup>th</sup> Street. The adjacent zoning districts are all Conventional Residential (CR) on all sides of the property because of the recent annexation by the City of Dickinson.
- *Access* – This site is accessed via Deats Rd. or FM 1266
- *Zoning History* – Since the annexation of the property in early January of 2016, this property has been zoned Conventional Residential (CR).

**RECOMMENDATION:**    None

**ATTACHMENTS:**

- Zoning Change Application
- Owner Letter
- Aerial Map Reflecting Location of the Property
- List of Properties Within 200 Feet of Zoning Change Property Provided by Galveston Central Appraisal District to Applicant
- Copy of Notice of Public Hearing Sent to Properties on List Provided by Galveston Central Appraisal District to Applicant

**SUBMITTING STAFF MEMBER:**    Zachary Meadows, Director of Community Development

**ACTIONS TAKEN**

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



ZMC-16-0205

COMMUNITY DEVELOPMENT  
ZONING CHANGE APPLICATION

**PROPERTY**

Address 2709 Dickinson Ave, Dickinson, TX 77539

Legal Description (as stated on Recorded Deed)  
Texas Acet Refinery Top Room

Present Zoning CR Requested Zoning GC

- 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) OAM Shiv Krupa, Inc Phone# / Fax / Email 281-957-5533

Mailing Address (Street, City, State, Zip)  
2705 Dickinson, ~~TX~~ Ave, Dickinson, TX 77539

**APPLICANT/AGENT**

Name(s) Ryan Rhobos Phone# / Fax / Email 832-722-4627

Mailing Address (Street, City, State, Zip)  
121 Baker Springs Ct, Friendswood, TX 77546

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

**PURPOSE**

State why the zoning change is being requested.  
Property was annexed by City of Dickinson

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

  
SIGNATURE (Applicant/Owner)

RECEIVED (Date, Time, Staff Signature) 2-24-16	PLANNING & ZONING HEARING DATE
---	--------------------------------

COMMUNITY DEVELOPMENT  
4403 Hwy 3 • Dickinson, Texas 77539 • (281)337-2489

Texas Beer Refinery, Corp  
2709 Dickinson Ave  
Dickinson, TX 77539

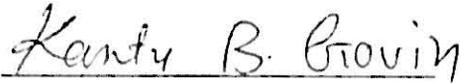
To whom it may concern

I authorize Texas Beer Refinery, located at 2709 Dickinson Ave, Dickinson, TX 77539 to apply for re-zoning as a "GC" business. I am the property owner and if there are any questions, please contact me at 281-957-5533.

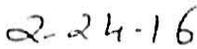
Sincerely,



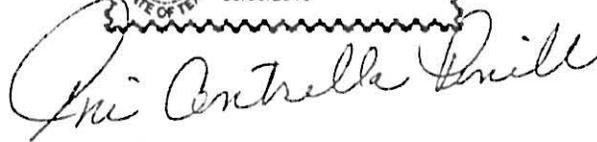
Signature



Printed Name



Date



Details

Basemap





ID	NAME	ADDRESS	ADDRESS2	CITY	ST	ZIP
R183094	YANG, SO YOON	DBA HANDI PLUS #15	901 HWY 146	KEWAH	TX	77565
R183143	OAM SHIV KRUPA INC	2705 DICKINSON AVE		DICKINSON	TX	77539
R189733	ALANIS, JESUS	4900 21ST ST		DICKINSON	TX	77539
R389734	FINLEY, GLENNE	WENIXORF, SUSAN M	716 4TH ST	SAN LEON	TX	77539 2385
R511570	CASTILLO EDDIE	SEARIN RESENDIZ	4202 28TH ST	DICKINSON	TX	77539
R511571	GONZALEZ, RAYMUNDO	4208 E 28TH ST		DICKINSON	TX	77539
R511572	RANGEL, YADIRA	4208 28TH ST		DICKINSON	TX	77539
R511576	MARTINEZ, VICTOR	2800 KAYLAS AVE		DICKINSON	TX	77539

G. ALVESTON CAD  
 [Signature] 02/26/2016



## 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: 2709 Dickinson Avenue  
Dickinson, TX 77539

Legal Description: 0.551 acres, 112-LC, ABST 78 R HALL SUR LOTS 1 THRU  
8 & ADJ ALLEY BLK 209 NICHOLSTONE

Location: East side of Dickinson Avenue and North of E. 28th Street

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

Meeting Date: **Planning & Zoning** – Tuesday, March 15, 2016 at 6:30  
pm.  
**City Council** – Tuesday, March 22, 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**            March 15, 2016

<b>TOPIC:</b>	<b>CONSIDERATION AND POSSIBLE ACTION REGARDING:</b> ZMC-16-0205, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.551 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as Abstract 78 R Hall Survey Lots 1 through 8 & Adjacent Alley, Block 209, Nicholstone 112-LC, generally located north of 28 <sup>th</sup> Street and east of FM 1266, with the address being 2709 Dickinson Avenue, 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 2709 Dickinson Avenue, Dickinson, Texas 77539.  The Commission's recommendation will be presented to the City Council for consideration on March 22, 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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**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet**

**MEETING DATE**            March 15, 2016

<b>TOPIC:</b>	<b>BREIFING AND DISCUSSION CONCERNING:</b> A Site Development Plan Approval for the Development of an Amegy Bank to be Located at 3911 Hwy 3 Dickinson, Texas 77539.
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<b>BACKGROUND:</b>	The Architects working for Amegy Bank would like to discuss with the Planning & Zoning Commission the overall Site Plan and proposed Building Elevations for the relocation of Amegy Bank to Hwy 3. Staff was provided the Site Plan and has approved all of the renderings for the Site Plan that is included in the packet for your review. Staff has not reviewed any of the building elevations at this time.
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<b>RECOMMENDATION:</b>	Staff is looking for direction on this item in order to make the necessary adjustments before bringing the finished Site Development Plan Approval to the Planning & Zoning Commission.
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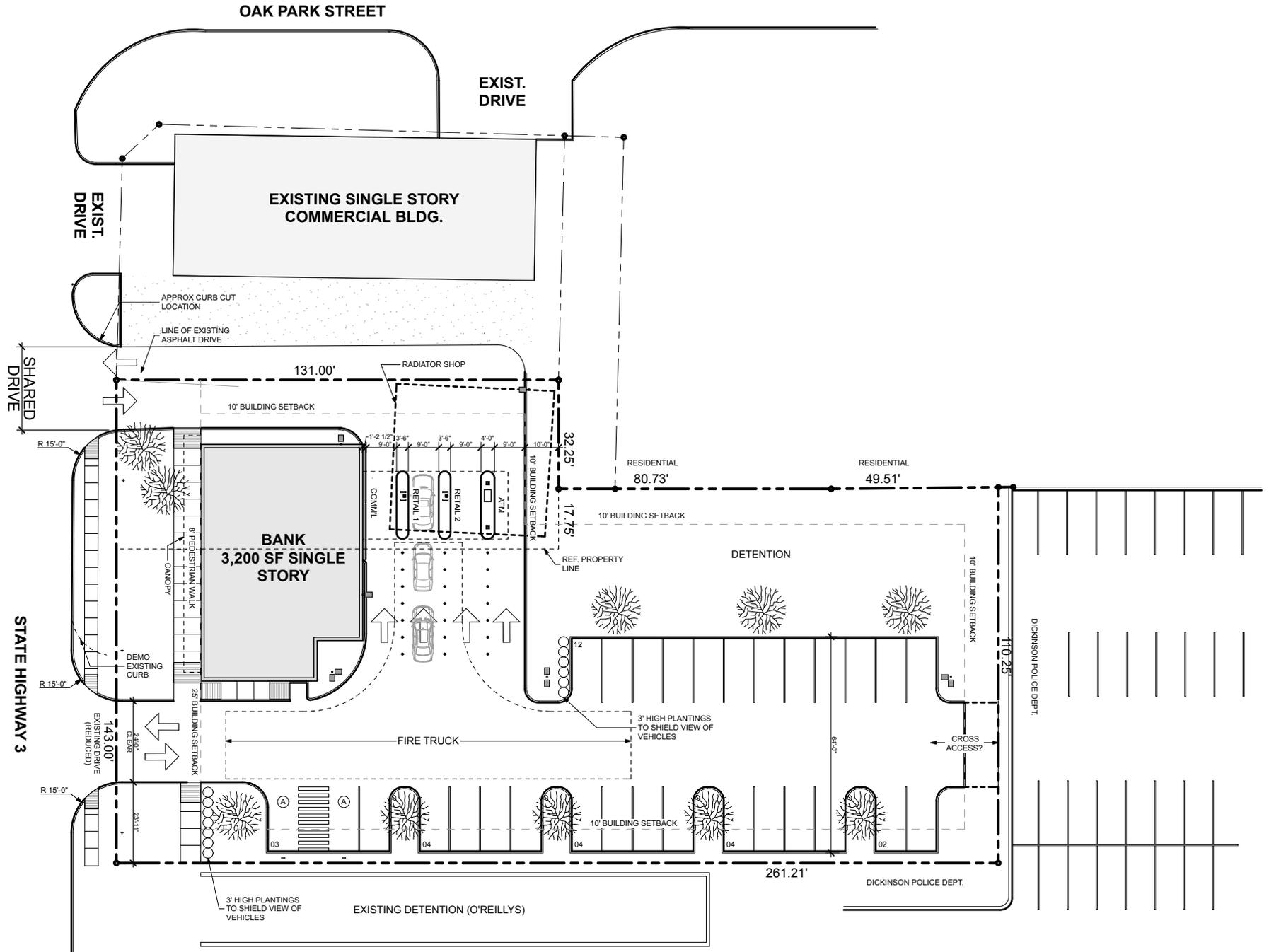
<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Proposed Site Plan</li> <li>• Arial Map</li> </ul>
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<b>SUBMITTING STAFF MEMBER:</b>	Zachary Meadows, Director of Community Development
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**ACTIONS TAKEN**

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

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

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

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

VOTE \_\_\_\_\_