

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