

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



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