

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

**April 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, April 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

Chairman R.G. Reeder 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: Chairman R.G. Reeder, Vice-Chairman Bill Bonham, and Commission Members Greg Smith, Deborah Fortner, Bill Latimer, Edward J. Mikowski, Leslie Boudwin and City Council Member Bruce Henderson. Also present was Director of Community Development, Zach Meadows.

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of the March 15, 2016 Regular Meeting.

Commission Member Bill Latimer made a motion to approve the minutes of March 15, 2016 Regular Meeting and Vice-Chairman Bill Bonham seconded the motion.

**VOTE:**

7 AYES (Latimer, Bonham, Reeder, Smith, Fortner, Mikowski, Boudwin)

0 NAYS

**MOTION PASSED**

**OLD BUSINESS**

**ITEM 3) CONDUCT A PUBLIC HEARING CONCERNING: SDP-16-0399, A Request For Site Development Plan Approval For The Development Of A Financial Institution Located On Property Legally Described As Abstract 19 Perry & Austin Survey, Acres .07608, or 33, 142 SF of Land out of Block 188, Addition D, Town of Dickinson, Volume & Page 1, G.C.M.R**

with the address being 3911 Hwy 3, Dickinson, TX 77539.

Chairman Reeder opened the Public Hearing at 6:32 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with images of the proposed bank and provided Overlay District images as well.

B. Those In Favor

Scott Clanton, MG Architects and Jill Hollis, President of Amegy Bank, provided new information regarding adding a canopy and brick detail.

C. Those Opposed

None

D. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:45 p.m.

**ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING: SDP-16-0399,** A Request For Site Development Plan Approval For The Development Of A Financial Institution Located On Property Legally Described As Abstract 19 Perry & Austin Survey, Acres .07608, or 33, 142 SF of Land out of Block 188, Addition D, Town of Dickinson, Volume & Page 1, G.C.M.R with the address being 3911 Hwy 3, Dickinson, TX 77539.

**VOTE:**

7 YAYS (Latimer, Bonham, Reeder, Smith, Fortner, Mikowski, Boudwin)

0 NAYS

**MOTION PASSED**

**NEW BUSINESS**

**ITEM 5) CONDUCT A PUBLIC HEARING CONCERNING: SUP-16-0330,** to hear comments and testimony regarding a request for a Specific Use Permit on approximately 0.551 acres, for a "Bar" in the "GC" (General Commercial) zoning district, legally described as 112-LC, ABST 78 R HALL SUR LOTS 1 THRU 8 & ADJ ALLEY BLK 209 NICHOLSTONE, generally located on the East side of Dickinson Avenue and North of E. 28th Street, with the address being 2709 Dickinson Avenue, Dickinson Texas 77539.

Chairman Reeder opened the Public Hearing at 6:46 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with a brief statement that Staff recommends approval. The Commission's recommendation will be presented to the City Council for consideration on April 26, 2016.

B. Applicant's Statement

None

C. Those In Favor

None

D. Those Opposed

None

E. Applicant's Rebuttal

None

F. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:48 p.m.

**ITEM 6) CONSIDERATION AND POSSIBLE ACTION REGARDING: SUP-16-0330**, regarding a request for a Specific Use Permit on approximately 0.551 acres, for a "Bar" in the "GC" (General Commercial) zoning district, legally described as 112-LC, ABST 78 R HALL SUR LOTS 1 THRU 8 & ADJ ALLEY BLK 209 NICHOLSTONE, generally located on the East side of Dickinson Avenue and North of E. 28th Street, with the address being 2709 Dickinson Avenue, Dickinson Texas 77539

**VOTE:**

7 YAYS (Latimer, Bonham, Reeder, Smith, Fortner, Mikowski, Boudwin)

0 NAYS

**MOTION PASSED**

**ITEM 7) CONDUCT A PUBLIC HEARING CONCERNING: SUP-16-0301**, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 5.568 acres for "Tobacco Oriented Uses" in the "GC" (General Commercial) zoning district, legally described as Abstract 19 Perry & Austin PT, Lot 131 & 137, NE of IH 45 Addition Dickinson, called Tract 1, being off Highway 45 Addition D, Dickinson, Gulf Freeway at

Highway 517, Dickinson Plaza Shopping Center, with the address being 3407 Gulf Freeway, Dickinson Texas 77539.

Chairman Reeder opened the Public Hearing at 6:49 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with a brief statement that cigarette shops are allowed in the City of Dickinson and the Commissioner's recommendation will be presented to the City Council for consideration on April 26, 2016.

B. Applicant's Statement

Jennifer and Wade Carpenter, the applicant's, spoke to the commission about opening a vapor shop to help other's quit smoking as it worked for them. The shop will only contain electronic cigarettes and the liquid that goes along with that.

C. Those in Favor

None

D. Those Opposed

None

E. Applicant's Rebuttal

None

F. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:51 p.m.

**ITEM 8) CONSIDERATION AND POSSIBLE ACTION REGARDING: SUP-16-0301**, regarding a request for a Specific Use Permit on approximately 5.568 acres for "Tobacco Oriented Uses" in the "GC" (General Commercial) zoning district, legally described as Abstract 19 Perry & Austin PT, Lot 131 & 137, NE of IH 45 Addition Dickinson, called Tract 1, being off Highway 45 Addition D, Dickinson, Gulf Freeway at Highway 517, Dickinson Plaza Shopping Center, with the address being 3407 Gulf Freeway, Dickinson Texas 77539.

**VOTE:**

7 YAYS (Latimer, Smith, Bonham, Reeder, Fortner, Mikowski, Boudwin )

0 NAYS

**MOTION PASSED**

**ITEM 9) CONDUCT A PUBLIC HEARING CONCERNING: ZTC-16-0400,** A Request Revising Section 18-58, Uses Requiring Specific Use Permit, Of Article V, Specific Uses Of Chapter 18, Zoning, Of The Code Of Ordinances To Include "Vacation Rentals" In Conventional Residential (CR) and Rural Residential (RR) Zoning Districts As One Of The Uses That Must Obtain A Specific Use Permit.

Chairman Reeder opened the Public Hearing at 7:05 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows informed the commission that the City Council approved the Request Revising Section 18-58.

B. Applicant's Statement

None

C. Those in Favor

None

C. Those Opposed

None

D. Applicant's Rebuttal

None

E. Adjourn Public Hearing

F.

Chairman Reeder closed the Public hearing at 7:07 p.m.

**ITEM 10) CONSIDERATION AND POSSIBLE ACTION REGARDING: ZTC-16-0400,** A Request Revising Section 18-58, Uses Requiring Specific Use Permit, Of Article V, Specific Uses Of Chapter 18, Zoning, Of The Code Of Ordinances To Include "Vacation Rentals" In Conventional Residential (CR) and Rural Residential (RR) Zoning Districts As One Of The Uses That Must Obtain A Specific Use Permit.

**VOTE:**

7 YAYS (Latimer, Fortner, Reeder, Bonham, Smith, Mikowski, Boudwin)

0 NAYS

**MOTION PASSED**

**ITEM 11) ADJOURN**

Chairman Reeder made a motion to adjourn, and Commissioner Smith seconded the motion.

**VOTE:**

7 AYES: (Reeder, Smith, Bonham, Latimer, Fortner, Mikowski, Boudwin)

0 NAYS:

**MOTION PASSED**



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R. G. Reeder, Chairman  
City of Dickinson, Texas  
Planning & Zoning Commission