

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

May 17, 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, May 17, 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. Also present was City Council Member Bruce Henderson, Director of Community Development, Zach Meadows and Economic Development Coordinator Angela Forbes.

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

Commission Member Bill Latimer made a motion to approve the minutes of April 19, 2016 Regular Meeting and Vice-Chairman Bill Bonham seconded the motion.

VOTE:

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

0 NAYS

MOTION PASSED

NEW BUSINESS

ITEM 3) CONSIDERATION AND POSSIBLE ACTION REGARDING: A request for Preliminary Plat approval for Bayou Bend Estates. A subdivision of 58.86 Acres out of the P.G. Merritt Survey, City of Dickinson, Galveston County, Texas on property zoned "CR" (Conventional Residential) consisting of 51 lots, 4 blocks and 6 reserves, in the City of Dickinson,

Galveston County, Texas.

Brief discussion regarding the Request for Preliminary Plat approval. Resident Manuela spoke briefly about the effect of the height of the homes and possibly overlooking her property. Residents David & Gyni Lind and Kolten Wilson had general questions about the new subdivision. Jerome Karam, owner of the property for the new development, spoke briefly explaining that it will be a gated community. It will also be maintained privately and by an HOA. Lot sizes will be ½ acre or more and the streets meet the City of Dickinson Fire Marshal Code. Sel Thint, the Engineer, spoke on behalf of the cost analysis regarding open ditches vs. curb and gutters.

VOTE:

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

0 NAYS

MOTION PASSED

ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING: A request for Final Plat approval for Bayou Bend Estates. A subdivision of 58.86 Acres out of the P.G. Merritt Survey, City of Dickinson, Galveston County, Texas on property zoned "CR" (Conventional Residential) consisting of 51 lots, 4 blocks and 6 reserves, in the City of Dickinson, Galveston County, Texas.

VOTE:

6 YAYS (Bonham, Boudwin, Fortner, Mikowski, Reeder, Smith)

0 NAYS

MOTION PASSED

ITEM 5) ADJOURN

Commission Member Smith made a motion to adjourn, and Commissioner Bonham seconded the motion.

VOTE:

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

0 NAYS:

MOTION PASSED



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