

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

June 21, 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, June 21, 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 Deborah Fortner, Bill Latimer, and Leslie Boudwin. Also present was City Council Member Bruce Henderson, and Director of Community Development, Zach Meadows.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the Minutes of the May 17, 2016 Regular Meeting.

Commission Member Leslie Boudwin made a motion to approve the minutes of May 17, 2016 Regular Meeting and Vice-Chairman Bill Latimer seconded the motion.

VOTE:

5 AYES (Bonham, Boudwin, Fortner, Latimer, Reeder)

0 NAYS

MOTION PASSED

NEW BUSINESS

ITEM 3) CONDUCT A PUBLIC HEARING CONCERNING: SUP-16-0372, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 2.001 acres, for a "Restaurant that serves alcohol" in the "NC" (Neighborhood Commercial) zoning district, legally described as Dickinson Crossing (2006) Abstract 19, Lot A, 2.001 Acres generally located South of FM 517 and West of Evergreen, with the address being 614 FM 517 West, Dickinson, Texas 77539.

Chairman Reeder opened the public hearing at 6:35 pm

A. Staff Presentation

Director of Community Development gave a brief overview of the request by TJ Reeds Better Burgers and Shakes, and why they wanted to serve alcohol.

B. Applicants Statement

Jon Arledge, owner of the property and Patrick Lyndsy, applicant on behalf of TJ Reeds spoke about the service that would exist in TJ Reeds Burger restaurant. They indicated that there would be no bar area, but a small order window to order a custom milkshakes with alcohol, craft drinks and approximately 10 taps of local craft beer. Staff will be TABC Certified and the restaurant will have no more than 10% of alcohol sales.

C. Those in Favor

No one spoke in favor of the request

D. Those Opposed

No one spoke in opposition of the request

E. Applicants Rebuttal

None

F. Adjourn

Chairman Reeder closed the public hearing at 6:41 pm

ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING: SUP-16-0372, to hear comments and testimony regarding a request for a Specific Use Permit on approximately 2.001 acres, for a "Restaurant that serves alcohol" in the "NC" (Neighborhood Commercial) zoning district, legally described as Dickinson Crossing (2006) Abstract 19, Lot A, 2.001 Acres generally located South of FM 517 and West of Evergreen, with the address being 614 FM 517 West, Dickinson, Texas 77539.

After brief discussion of the Specific Use permit request, Commission Member Bill Latimer made a motion to approve the Specific Use Permit without conditions and Commission member Deborah Fortner seconded the motion.

VOTE:

5 AYES (Bonham, Boudwin, Fortner, Latimer, Reeder)

0 NAYS

MOTION PASSED

ITEM 5)

CONDUCT A PUBLIC HEARING CONCERNING: An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-55, General Commercial "GC" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Remove "Hotels, Motels, Rooming And Boarding Houses, And Other Lodging Places" As A Permitted Use; 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 "Hotels, Motels, Rooming And Boarding Houses, And Other Lodging Places" In General Commercial (GC) Zoning Districts As One Of The Uses That Must Obtain A Specific Use Permit.

Chairman Reeder opened the public hearing at 6:47 pm

A. Staff Presentation

Director of Community Development, Zachary Meadows gave a brief explanation of why the City was looking to move Hotels/Motels and other boarding type lodging out of being a use by right in the General commercial zoning district, to being allowed with a Specific Use Permit in General Commercial (GC) zoning districts.

B. Those in Favor

No one spoke in favor of the request

C. Those Opposed

No one spoke in opposition of the request

D. Adjourn

Chairman Reeder closed the public hearing at 6:50 pm

ITEM 6)

CONSIDERATION AND POSSIBLE ACTION REGARDING: An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-55, General Commercial "GC" District, Of Article IV, Zoning Districts, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Remove "Hotels, Motels, Rooming And Boarding Houses, And Other Lodging Places" As A Permitted Use; 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 "Hotels,

Motels, Rooming And Boarding Houses, And Other Lodging Places” In General Commercial (GC) Zoning Districts As One Of The Uses That Must Obtain A Specific Use Permit.

After a brief discussion, Commission Member Bill Latimer made a motion to approve the text amendment as stated and Vice-Chairman Bill Bonham seconded the motion.

VOTE:

5 AYES (Bonham, Boudwin, Fortner, Latimer, Reeder)

0 NAYS

MOTION PASSED

ITEM 7) ADJOURN

Commission Member Bill Latimer made a motion to adjourn, and Commission Member Deborah Fortner seconded the motion.

VOTE:

5 AYES: (Bonham, Boudwin, Fortner, Latimer, Reeder)

0 NAYS

MOTION PASSED



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