

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

August 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, August 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 Greg Smith, Deborah Fortner, Bill Latimer, and 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 June 21, 2016 Regular Meeting.

Commission Member Bill Latimer made a motion to approve the minutes of June 21, 2016 Regular Meeting and Commission Member Deborah Latimer seconded the motion.

VOTE:

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

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 “School” 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 606 FM 517 W, Dickinson Texas 77539.

Brief discussion regarding the request for a Specific Use Permit for a school. Zachary Meadows stated that schools can be in any zone. John Arledge spoke on behalf of the pre-school for Special Needs children. School age children will be up to six years of age and the school will need to have approval by TABC since the school is a short distance from a restaurant. John Arledge stated that TABC has already approved.

- 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 “School” 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 606 FM 517 W, Dickinson Texas 77539.

Commission Member Bill Latimer made a motion to approve and Vice-Chairman Bill Bonham seconded the motion.

VOTE:

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

0 NAYS

MOTION PASSED

- ITEM 5) CONDUCT A PUBLIC HEARING CONCERNING: ZMC-16-0715**, to hear comments and testimony regarding a request for a Zoning Change from Conventional Residential (CR) to General Commercial (GC) on approximately 1.515 acres, legally described as Abstract 19 Perry & Austin Part of Lot 105 Dickinson Addition D, called Tract A on attached Exhibit, generally located South of Deats Road and East of Lobit Drive, Dickinson Texas 77539.

Zachary Meadows spoke briefly about the re-zoning a portion fronting Deats Road, Tract A to add a gas station and additional retail area. Sigil Simon and Matthew Peter stated that they have managed the Texaco

since 2007 and would like to have a master planned community with an upscale neighborhood store in the front on Deats Road with a nice home community behind the retail area. George Pulliam, John Crowley, Mary Dunbaugh, Elaine Watkins and Bill Hora spoke in opposition to the request stating that there would be more traffic, debris, and de-value of the homes that are currently there.

- ITEM 6) CONSIDERATION AND POSSIBLE ACTION REGARDING: ZMC-16-0715**, to hear comments and testimony regarding a request for a Zoning Change from Conventional Residential (CR) to General Commercial (GC) on approximately 1.515 acres, legally described as Abstract 19 Perry & Austin Part of Lot 105 Dickinson Addition D, called Tract A on attached Exhibit, generally located South of Deats Road and East of Lobit Drive, Dickinson Texas 77539.

Commission Member Bill Latimer made a motion to approve and Commission Member Leslie Boudwin seconded the motion.

VOTE:

0 AYES

5 NAYS (Reeder, Bonham, Smith, Fortner, Latimer, Boudwin)

MOTION PASSED

- ITEM 7) CONDUCT A PUBLIC HEARING CONCERNING: ZMC-16-0716**, to hear comments and testimony regarding a request for a Zoning Change from Conventional Residential (CR) to High Density Residential (HR) on approximately 2.651 acres, legally described as Abstract 19 Perry & Austin Part of Lot 105 Dickinson Addition D, called Tract B on attached Exhibit, generally located South of Deats Road and East of Lobit Drive, Dickinson Texas 77539.

Sigil Simon stated that they would bring in a Class A development such as patio homes and a gated community behind the store with the other retail shops with image inspectors and guaranteed major vendors, keep as many trees as possible.

- ITEM 8) CONSIDERATION AND POSSIBLE ACTION REGARDING: ZMC-16-0716**, to hear comments and testimony regarding a request for a Zoning Change from Conventional Residential (CR) to High Density Residential (HR) on approximately 2.651 acres, legally described as Abstract 19 Perry & Austin Part of Lot 105 Dickinson Addition D, called Tract B on attached Exhibit, generally located South of Deats Road and East of Lobit Drive, Dickinson Texas 77539.

Commission Member Bill Latimer made a motion to approve and Vice-Chariman Bill Bonham seconded the motion.

VOTE:
0 AYES
5 NAYS (Reeder, Bonham, Smith, Fortner, Latimer, Boudwin)
MOTION PASSED

ITEM 9) ADJOURN

Commission Member Latimer Reeder made a motion to adjourn, and Vice-Chairman Bonham seconded the motion.

VOTE:
5 AYES: (Reeder, Bonham, Smith, Fortner, Latimer, Boudwin)
0 NAYS
MOTION PASSED

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