



**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**September 15, 2009 - 6:30 P.M.**

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**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, September 15, 2009 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:**

Roll call of members  
Invocation  
Pledge of Allegiance

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

Approval of the minutes for August 18, 2009.

**ITEM 3) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

Request for preliminary re-plat approval on 0.2296 acres legally described as Lots 7 and 8 of Block 129 of the Moores Addition a subdivision in Galveston County, Texas according to map or plat thereof recorded in Volume 110, page 9 of the Galveston County Records

**ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

SDP2009-5 (New Construction Commercial Highway 3), a request for Site Development Plan approval on approximately 0.230 acres for "Multi Use Commercial Center" in the "NC" (Neighborhood Commercial) zoning district, legally described as Lots 7 & 8 of Block 129 of the Moores Addition, generally located north of 23<sup>rd</sup> Street and west of State Highway 3 with the approximate address being 2220 State Highway 3.

**ITEM 5) CONSIDERATION AND POSSIBLE ACTION REGARDING:**

SDP2009-4 (Center for Alternative Medicine), a request for Site Development Plan approval on approximately 0.241 acres for "Medical Office" in the "GC" (General Commercial) zoning district, legally described as Lot 141 of Dickinson Addition D, generally located north of FM 517 East and east of Elm Drive with the approximate address being 1001 FM 517 East.



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- ITEM 6) PUBLIC HEARING:**  
SUP2009-13 (Dickinson ISD), to hear comments and testimony regarding a request for a Specific Use Permit (SUP) on approximately 8.833 acres for “Public Education Support Center” in the “CR” (Conventional Residential) zoning district, legally described as Lot 185 of Dickinson Addition D, generally located south of FM 517 East and west of Timber Drive with the approximate address being 2218 FM 517.
- A. Applicant’s Statement
  - B. Those In Favor
  - C. Those Opposed
  - D. Applicant’s Rebuttal
  - E. Adjournment
- ITEM 7) CONSIDERATION & POSSIBLE ACTION REGARDING:**  
SUP2009-13 (Dickinson ISD), a request for a Specific Use Permit (SUP) on approximately 8.833 acres for “Public Education Support Center” in the “CR” (Conventional Residential) zoning district, legally described as Lot 185 of Dickinson Addition D, generally located south of FM 517 East and west of Timber Drive with the approximate address being 2218 FM 517.
- ITEM 8) PUBLIC HEARING:**  
ZC2009-5 (Texas Air Services), to hear comments and testimony regarding a request for a zoning map amendment on approximately 0.166 acres from “CR” (Conventional Residential) to “GC” (General Commercial), legally described as Block 7, Lot 18 of the Weekes Addition, generally located south of 45<sup>th</sup> Street and west of Illinois Street with the approximate address being 2602 45<sup>th</sup> Street .
- A. Applicant’s Statement
  - B. Those In Favor
  - C. Those Opposed
  - D. Applicant’s Rebuttal
  - E. Adjournment
- ITEM 9) CONSIDERATION & POSSIBLE ACTION REGARDING:**  
ZC2009-5 (Texas Air Services), a request for a zoning map amendment on approximately 0.166 acres from “CR” (Conventional Residential) to “GC” (General Commercial), legally described as Block 7, Lot 18 of the Weekes Addition, generally located south of 45<sup>th</sup> Street and west of Illinois Street with the approximate address being 2602 45<sup>th</sup> Street.



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**ITEM 10) PUBLIC HEARING:**  
SUP2009-12 (Cars By Cruz), to hear comments and testimony regarding a request for a Specific Use Permit on approximately 0.876 acres for "Used Automotive Sales" use in the "GC" (General Commercial) zoning district, legally described as the Southwest Corner of Lots 133 and 134 of Addition D, generally located north of FM 517 West and east of Borden Gully Drive with the approximate address being 223 FM 517 West.

- A. Applicant's Statement
- B. Those In Favor
- C. Those Opposed
- D. Applicant's Rebuttal
- E. Adjournment

**ITEM 11) CONSIDERATION & POSSIBLE ACTION REGARDING:**  
SUP2009-12 (Cars By Cruz), a request for a Specific Use Permit on approximately 0.876 acres for "Used Automotive Sales" use in the "GC" (General Commercial) zoning district, legally described as the Southwest Corner of Lots 133 and 134 of Addition D, generally located north of FM 517 West and east of Borden Gully Drive with the approximate address being 223 FM 517 West.

**ITEM 12) ADJOURNMENT OF MEETING**

**CERTIFICATION**

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday September 15, 2009** was posted on the bulletin board at City Hall, 1621 FM 517 East, Dickinson, Texas, on this day September 10, 2009 prior to 5:00 p.m.

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Samson Babalola, Development Coordinator

*In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Request should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-2489, ext. 217.*