



PLANNING & ZONING COMMISSION
Regular Meeting
April 19, 2011 – 6:30 P.M.

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, 2011 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 QUOROM:

Roll call of members
Invocation
Pledge of Allegiance

ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the minutes for March 29, 2011.

ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Elements of the Proposed Highway 3 Overlay Zoning District.

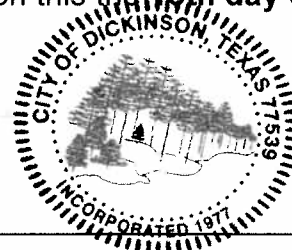
- A. District boundaries
- B. Applicability language
- C. The desired appearance of the district.

ITEM 4.) ADJOURN

CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, April 19, 2011** was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on this the **15th day of April, 2011**, prior to 5:00 p.m.

Carol McLemore, City Secretary



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.

MINUTES

CITY OF DICKINSON PLANNING AND Zoning Commission

Tuesday, March 29, 2011 Special Meeting

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on March 29, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUOROM:
Invocation and Pledge of Allegiance

Chairman R.G. Reeder called the meeting to order at 6:36 p.m. R.G. Reed gave the Invocation and led the Pledge of Allegiance. Permit Technician David Lopez 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 Edward J. Mikowski, Greg Smith and John Overton. Also present were City Administrator Julie Johnston, Building Official Kevin Byal, Assistant Building Official Ray Burgess, and Permit Technician David Lopez.

ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the minutes for February 15, 2011.

Bill Bonham motioned to approve the minutes, Greg Smith seconded the motion. Motion passed unanimously.

ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Election of a Vice-chairman for the Planning & Zoning Commission.

Greg Smith nominated Bill Bonham for the Vice-Chairman position, Edward J. Mikowski seconded the motion. Motion passed unanimously.

ITEM 4.) PUBLIC HEARING CONCERNING: A request to amend Section 18-11, Definitions of Terms and Phrases, of Article II, Definitions, of Chapter 18, Zoning, of the Code of Ordinances of the City of Dickinson, Texas to add definitions for "Department Store," "General Merchandise Store," and "Variety Store"; Revising Section 18-58, Uses Requiring Specific Use Permit, of Article V, Specific Uses, of Chapter 18, Zoning, of the Code of

MINUTES

CITY OF DICKINSON PLANNING AND Zoning Commission

Tuesday, March 29, 2011 Special Meeting

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on March 29, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

Ordinances to require that General Merchandise Stores, Department Stores and Variety Stores in Neighborhood Commercial Zoning Districts obtain a Specific Use Permit.

The public hearing was opened at 6:40pm.

- A. Applicant's Statement
Mr. John Wojtila of the Zamebra Group LLC. presented the request for the text amendment to the Zoning ordinance.
- B. Those in Favor
None
- C. Those Opposed
None
- D. Applicant's Rebuttal
None
- E. Adjourn
The public hearing was closed at 6:45

ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A request to amend Section 18-11, Definitions of Terms and Phrases, of Article II, Definitions, of Chapter 18, Zoning, of the Code of Ordinances of the City of Dickinson, Texas to add definitions for "Department Store," "General Merchandise Store," and "Variety Store"; Revising Section 18-58, Uses Requiring Specific Use Permit, of Article V, Specific Uses, of Chapter 18, Zoning, of the Code of Ordinances to require that General Merchandise Stores, Department Stores and Variety Stores in Neighborhood Commercial Zoning Districts obtain a Specific Use Permit.

Bill Bonham motioned to approve the amendment, Edward J. Mikowski seconded the motion. Greg Smith voted against the amendment. The remaining members voted to approve.

MINUTES

CITY OF DICKINSON PLANNING AND Zoning Commission

Tuesday, March 29, 2011 Special Meeting

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on March 29, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

ITEM 6.) PUBLIC HEARING CONCERNING: The City of Dickinson is requesting variances to both the pavement width and the slope of the drainage ditches in order to work within the existing 40' right-of-way to reconstruct the road. The City of Dickinson desires to reconstruct Lovers Lane within the existing 40' right-of-way and is seeking variances to allow 18' of pavement width and 2:1 slope for the drainage ditches in order to work within the existing right-of-way.

The public hearing was opened at 6:50pm.

- A. Applicant's Statement
City Administrator Julie Johnston presented the variance request to the Commission.
- B. Those in Favor
None
- C. Those Opposed
None
- D. Applicant's Rebuttal
None
- E. Adjourn
The public hearing was closed at 7:00

ITEM 7.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: The City of Dickinson is requesting variances to both the pavement width and the slope of the drainage ditches in order to work within the existing 40' right-of-way to reconstruct the road. The City of Dickinson desires to reconstruct Lovers Lane within the existing 40' right-of-way and is seeking variances to allow 18' of pavement width and 2:1 slope for the drainage ditches in order to work within the existing right-of-way.

MINUTES

CITY OF DICKINSON PLANNING AND Zoning Commission

Tuesday, March 29, 2011 Special Meeting

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on March 29, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

Greg Smith motioned to approve the variance request, Edward J. Mikowski seconded the motion. The motion passed unanomusly.

ITEM 8.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Request for Approval for a Preliminary Plat Submitted by Dickinson Independent School District for Its Oak Park Facility, 24.60 Acres Out of Blocks 152, 153 & 189, Addition D, City of Dickinson, Galveston County, Texas and Consisting of 2 lots and 1 Reserve.

Assistant Building Official Ray Burgess presented the preliminary plat. Greg Smith motioned to approve the variance request with correction, Bill Bohnam seconded the motion. The motion passed unanomusly.

ITEM 9.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: The Boundaries for the Proposed Highway 3 Overlay Zoning District.

City Administrator, Julie Johnston gave a presentation on the proposed boundaries of the overlay zoning district on Highway 3. The commission recommended that staff to move forward with the boundaries as discussed.

ITEM 10.) BRIEFING AND DISCUSSION CONCERNING: Concerning Reclassification of the Sign District Designation for FM 646 from Sign District Zone C to Sign District Zone B.

Chief Building Official, Kevin Byal updated the Commission that the City Council instructed staff to move forward with the amendments to the Sign ordinance.

ITEM 8) ADJOURN

The meeting was adjourned at 7:39 pm.

MINUTES

**CITY OF DICKINSON
PLANNING AND Zoning Commission**

Tuesday, March 29, 2011 Special Meeting

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on March 29, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

Planning & Zoning Chairman

**Dickinson Planning & Zoning Commission
Agenda Item Data Sheet**

MEETING DATE April 19, 2011

TOPIC:	Discussion and Direction Concerning elements of the proposed Highway 3 Overlay Zoning District.
---------------	--

BACKGROUND:	<p>At the March 29, 2011 Planning & Zoning Commission meeting staff presented the proposed boundaries for the Highway 3 Overlay Zoning District. Staff adjusted the boundaries as directed by the Commission and presented them to the City Council at their April 13, 2011 work session. The Council requested that staff add in the zoning districts into the boundary map for further review.</p> <p>Another element of the Overlay district is applicability language. This language is necessary to establish how the existing buildings and uses are affected as well as the overlay districts relation to the existing zoning. As such, we will discuss that language.</p> <p>Building appearance will need to be discussed to determine what the facades and building orientation will look like in the overlay district. Examples of various building facades are being provided for review and discussion.</p> <p>City Administrator Julie Johnston will discuss these items with the Commission at the meeting.</p>
--------------------	--

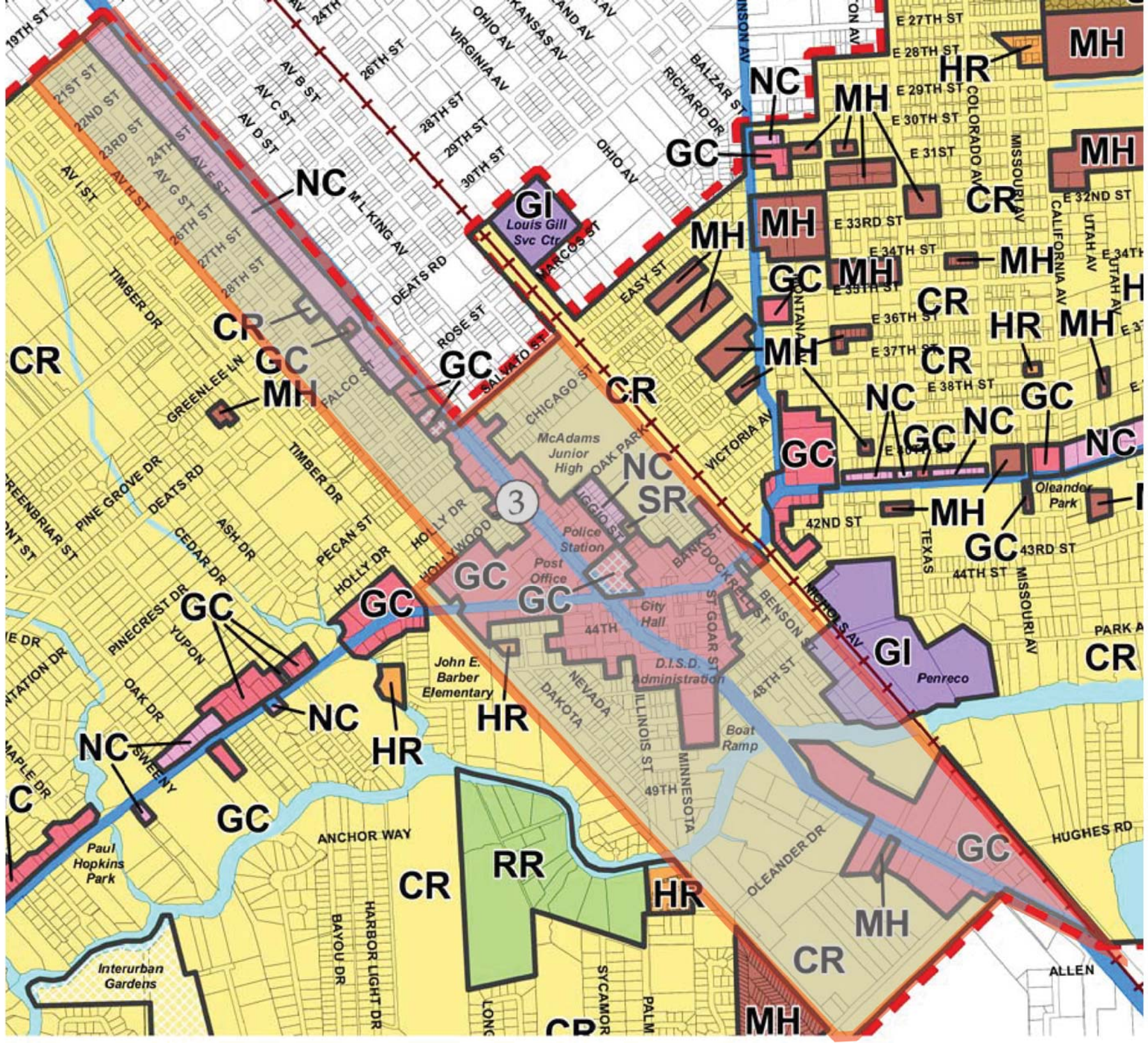
RECOMMENDATION:	None at this time.
------------------------	--------------------

ATTACHMENTS:	<ul style="list-style-type: none">• Revised map of the boundaries.• Applicability language.• Building facade examples
---------------------	---

SUBMITTING STAFF MEMBER:	Kevin Byal, Chief Building Official
---------------------------------	-------------------------------------

ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
---	--------------



MH

MH

CR

ALLEN

HR

CR

MH

HR

CR

MH

GC

GI

GC

MH

MH

MH

GC

MH

GC

GC

GI

GC

CR

MH

NC

GC

MH

MH

MH

GC

GC

GC

HR

HR

CR

MH

GC

MH

MH

MH

CR

NC

SR

GC

HR

HR

CR

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

OHIO AV

GI

GC

CR

GC

GC

HR

HR

RR

HR

CR

CR

NC

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

NC

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

NC

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

NC

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

NC

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

CR

GC

MH

GC

GC

GC

GC

GC

NC

HR

HR

CR

CR

CR

CR

3

3

3

3

3

3

3

3

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

GI

PROPOSED APPLICABILITY LANGUAGE FOR HIGHWAY 3 OVERLAY DISTRICT

I) Applicability

- A) Buildings and uses in existence on the effective date of this Overlay are not required to comply with the Highway 3 Overlay District requirements except as required by this sub-section.
- B) The requirements of the Overlay District shall apply to non-residential land uses.
- C) New construction may increase the square footage of an existing building by ten percent (10%) up to a maximum of 2,000 square feet, one time only, before having to meet the requirements of the Highway 3 Overlay District.
- D) The development standards and regulations set forth in the Highway 3 Overlay District are superimposed and shall supersede the standards and regulations of a property's underlying zoning district and the applicable subdivision regulations where in conflict and shall apply as the minimum standards for any Planned Development (PD) District utilized in the Highway 3.

Down Town Plano, TX



Bastrop Historic Overlay



Villas on 6th St., Austin TX



Friendswood, TX



Gas Light District San Diego, CA



Brick Town, Oklahoma City

