



PLANNING & ZONING COMMISSION
Regular Meeting
May 18, 2010 - 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, May 18, 2010 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:

Invocation
Pledge of Allegiance
Roll Call of Members

ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:

Approval of the meeting minutes for April 20, 2010.

ITEM 3) CONSIDERATION & POSSIBLE ACTION REGARDING:

Request for Final Re-plat approval for Dickinson City Hall a 4.7804 acre tract on property zoned "GC" (General Commercial) being a part of Block 333 and 339 of the Nicholstone Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 93, Page 3, and part of blocks 334 and 340 of the Lucky Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 11, Map Number 27, of the Galveston County Map Records with the abandoned portions of the alleys and roads in-between said Blocks 333, 334, 339 and 340.

CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday May 18, 2010** was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on this day **May 13, 2010** prior to 5:00 p.m.

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.

MINUTES

CITY OF DICKINSON Planning and Zoning Commission Regular Meeting April 20, 2010

A Regular Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on April 20, 2010 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:

Chairman R.G. Reeder called the meeting to order at 6:40 PM.

Commission members present were Chairman R.G. Reeder, Jeff Adams, John Overton, and Bill Bonham. City Staff present were Building Official, Kevin Byal and Community Development Coordinator Samson Babalola.

Chairman R.G. Reeder gave the invocation and led the Pledge of Allegiance.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:

Approval of the minutes for January 19, 2010.

Jeff Adams made a motion to approve the minutes for January 19, 2010. John Overton seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 3) CONSIDERATION & POSSIBLE ACTION REGARDING:

SDP2010-1 (Family Dollar), a request for Site Development Plan approval for the use of "general merchandise store" approval on approximately 0.747 acres in the "GC" (General Commercial) zoning district, legally described as Lots twelve (12) through fourteen (14), of Termini Extension S-D of Addition D, generally located north of Termini Street and west of State Highway 3, with the approximate address being 3914 State Highway 3.

Edgard Figueroa of Shelmark Engineering introduced himself to the Commission and gave a brief summary about the project.

John Overton asked Edgard Figueroa is there plans for demolition of the existing structure at the site.

Mr. Figueroa informed the Commission that the plan is to demolish the existing structure on the property and to completely redevelop the site.

Bill Bonham asked how much consideration in regards to traffic was giving to the driveway that is in close proximity to the driveway for the post office.

Mr. Figueroa said that he met with TXDot and one of their requirements for proposed driveways is to position them as far away as possible from any intersection for safety precaution. He also said that the proposed driveway will help Family Dollar's delivery trucks get in through one driveway and exit through another.

R.G. Reeder wanted to know if the existing utility easement that is shown on the site plan encroaches on to the property.

Edgard Figueroa said that the utility easement that is shown does not encroach onto the property. He also said that the contractor for this project does not anticipate any additional utility easements being added to the site.

Kevin Byal said that since this is an existing site that was being served by utilities before that it should not need any additional easements for the use of the property.

R.G. Reeder asked if the site provided adequate parking and landscaping.

Kevin Byal confirmed that the development meets the City's parking and landscaping requirements.

R.G. Reeder asked what the plans for drainage were since the property was being completely redeveloped.

Kevin Byal informed the commission that the City's Drainage Criteria Manual gives a credit towards drainage for properties that are being redeveloped if they meet the required landscaping for the site and thereby waving the need for detention pond.

There was no further discussion. Chairman R.G. Reeder called for a motion.

John Overton made a motion to approve SDP2010-1 (Family Dollar). Bill Bonham seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 4)

CONSIDERATION AND POSSIBLE ACTION REGARDING:

Request for Preliminary Re-plat approval for Dickinson City Hall a 4.7804 acre tract on property zoned "GC" (General Commercial) being a part of Block 333 and 339 of the Nicholstone Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 93, Page 3, and part of blocks 334 and 340 of the Lucky Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 11, Map Number 27, of the Galveston County Map Records with the abandoned portions of the alleys and roads in between said Blocks 333, 334, 339 and 340.

Kevin Byal explained to the commission that this is the final process for the redevelopment of the City Hall property. He said that the City acquired several properties and abandon right of ways which they are consolidated into one lot.

He said that the two triangular indentions that come onto the property from Highway 3 is actually TXDot's right-of-way which encroaches on to the property. Kevin informed the commission that the City Manager has spoken to representatives of TXDot about abandoning those areas so that it would be one contiguous property line. He said that TXDot has agreed to this; however the process can possibly take up to a year.

He also informed the commission that once the City receives the proper documentation they will amend the current plat that is seeking approval.

There was no further discussion. Chairman R.G. Reeder called for a motion.

Jeff Adams made a motion to approve the Preliminary Re-plat for Dickinson City Hall. John Overton seconded the motion.

MOTION PASSED UNANIMOUSLY.

ITEM 5) ADJOURNMENT OF MEETING

Chairman R.G. Reeder adjourned the meeting at 6:58 p.m.

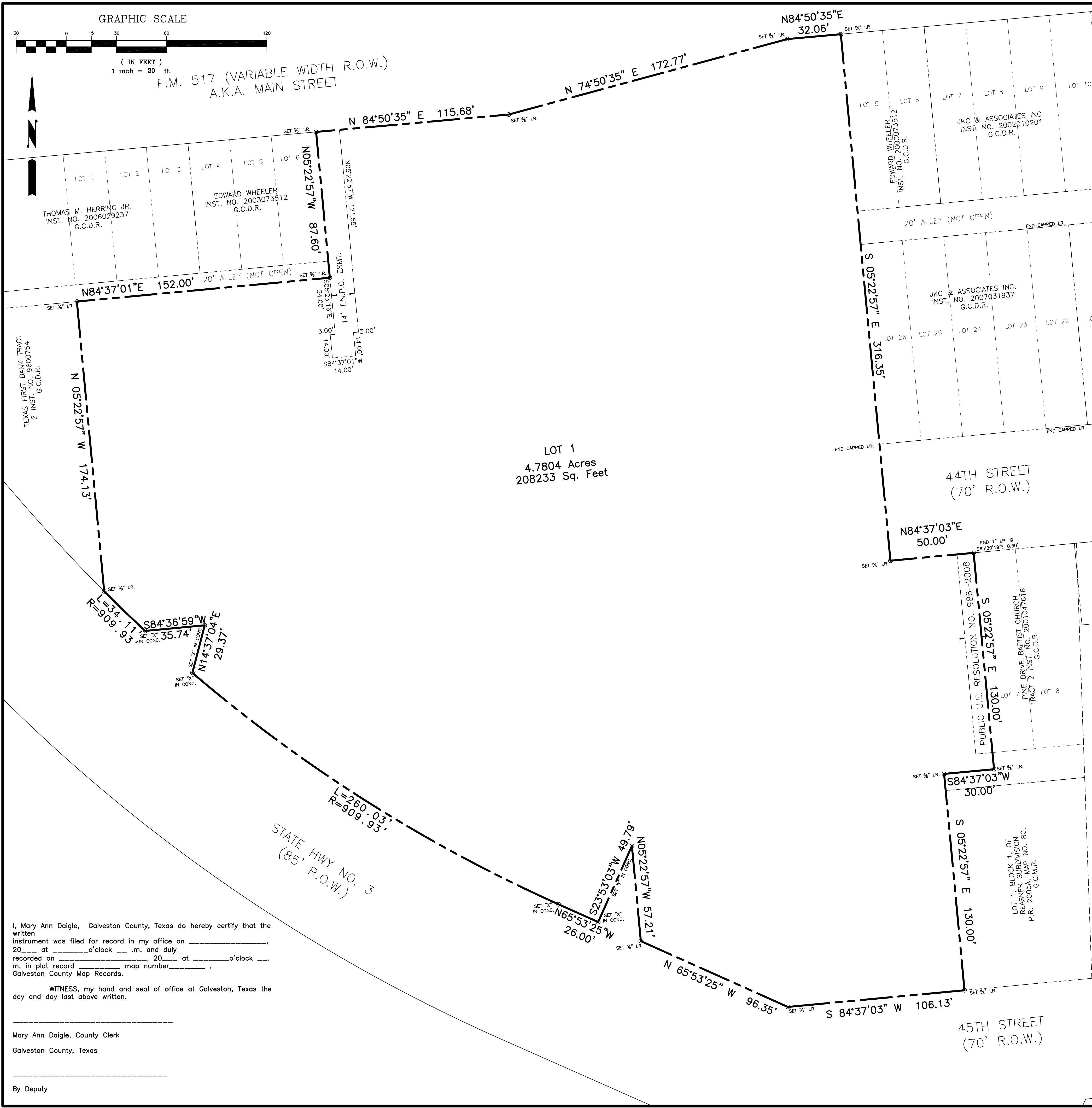
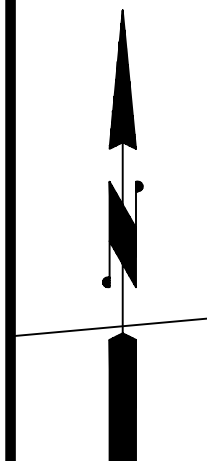
Planning & Zoning Chairman

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

F.M. 517 (VARIABLE WIDTH R.O.W.)
A.K.A. MAIN STREET



LOT 1
4.7804 Acres
208233 Sq. Feet

STATE HWY NO. 3
(85' R.O.W.)

45TH STREET
(70' R.O.W.)

44TH STREET
(70' R.O.W.)

METES AND BOUNDS DESCRIPTION

Being a 4.7804 acre (288,233 sq. ft.) tract of land out of and a part of Block 333 and 339 of Nicholstone Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 93, Page 3, of the Galveston County Deed Records, and part of Blocks 334 and 340 of Lucky Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 11, Map No. 27, of the Galveston County Map Records with the abandoned portions of the alleys and roads in-between said Blocks, 333, 334, 339 and 340, said 4.7804 acre tract being more fully described by Metes and Bounds as follows:

- Beginning at the point of intersection of the East line of Lot 4 in said Block 334 of Lucky Subdivision with the South right of way line of F.M. 517 (variable width);
THENCE S05°22'57"E, a distance of 316.35' to a point for corner of the tract herein described, same being the Northeast corner of Lot 4, of said Block 340 of Lucky subdivision and being in the South right of way line of 44th Street (70' R.O.W.);
THENCE N84°37'03"E along and with the South right of way line of said 44th Street, a distance of 50.00' to a point for corner of the tract herein described, same being the Northeast corner of Lot 6, of said Block 340 of Lucky Subdivision;
THENCE S05°22'57"E along and with the East line of said Lot 6, a distance of 130.00' to a point for corner of the tract herein described and being in the center line of the abandoned portion of the alley in said Block 340;
THENCE S84°37'03"W parallel to the North line of said Block 340 of Lucky Subdivision, a distance of 30.00' to a point for corner of the tract herein described;
THENCE S05°22'57"E parallel to the West line of said Block 340 of Lucky Subdivision, a distance of 130.00' to a point for corner and being in the North right of way line of 45th Street (70' R.O.W.);
THENCE S84°37'03"W along and with the North right of way line of said 45th Street, a distance of 106.13' to a point for corner of the tract herein described and being the point of intersection of the North right of way line of said 45th Street with the East right of way line of State Highway No. 3 (85' R.O.W.);
THENCE N65°53'25"W along and with the East right of way line of said Highway No. 3, a distance of 96.35' to a point for corner of the tract herein described and being in the West right of way line of the abandoned portion of Minnesota Avenue;
THENCE N05°22'57"W along and with the West right of way line of said Minnesota Avenue, a distance of 57.21' to a point for corner of the tract herein described;
THENCE S23°53'03"W along and with the right of way line of said Highway No. 3, a distance of 49.79' to a point for corner of the tract herein described;
THENCE N65°53'25"W along and with the East right of way line of said Highway No. 3, a distance of 26.00' to the P.C. of a curve to the right and having a radius of 909.93';
THENCE along said curve to the right, having a radius of 909.93' for a distance of 260.03' and the Chord Bearing of said curve is N57°42'13"W, 259.14';
THENCE N14°37'04"E and continuing along the East right of way line of said Highway 3, a distance of 29.37' to a point for corner of the tract herein described and being in the South right of way line of the abandoned portion of 44th Street;
THENCE S84°36'59"W along and with the South right of way line of said 44th Street, a distance of 35.74' to a point for corner of the tract herein described and being in a curve to the right, having a radius of 909.93';
THENCE along said curve to the right, having a radius of 909.93' for a distance of 34.11' and the Chord Bearing of said curve is N46°04'08"W, 34.11' to a point for corner of the tract herein described and being in the West line of said Block 333 of Nicholstone Addition;
THENCE N05°22'57"W along and with the West line of said Block 333 of Nicholstone addition, a distance of 174.13' to a point for corner of the tract herein described and being in the center line of the abandoned portion of the 20' alley in said Block 333;
THENCE 84°37'01"E parallel to the North line of said Block 333 of Nicholstone Addition, a distance of 152.00' to a point for corner of the tract herein described;
THENCE 05°22'57"W parallel to the West line of said Block 333 of Nicholstone Addition, a distance of 87.60' to a point for corner of the tract herein described and being in the South right of way line of said F.M. 517;
THENCE 84°50'35"E along and with the South right of way line of said F.M. 517, a distance of 115.68' to a point for angel of the tract herein described;
THENCE N74°50'35"E and continuing along the South right of way line of said F.M. 517, a distance of 172.77' to point for angel of the tract herein described;
THENCE N84°50'35"E and continuing along the South right of way line of said F.M. 517, a distance of 32.06' to the PLACE OF BEGINNING.

Basis of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

It is understood that if the final plans for the DICKINSON CITY HALL SUBDIVISION, are approved by the Planning Commission of the City of Dickinson, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely, no changes will be made in construction plans without the consent in writing of the planning commission being first had and obtained.

Approved by the City Council of the City of Dickinson, Texas, on the ____ day of _____, 2010

Carol Mcemore City Secretary Julie Masters Mayor

STATE OF TEXAS COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mayor Julie Masters known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

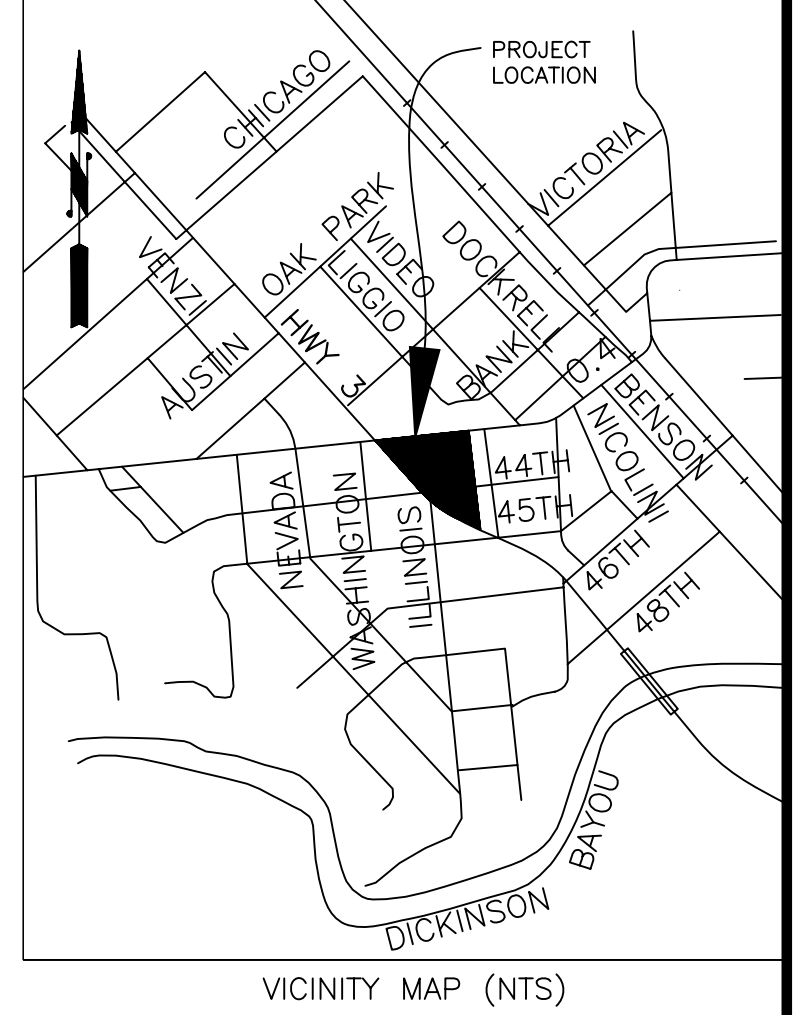
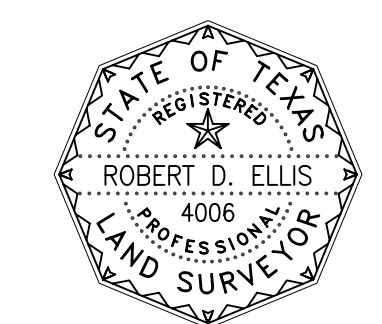
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day ____ 20____.

Notary Public for the State of Texas My Commission Expires _____

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor for the State of Texas have plotted the above subdivision from an actual survey made on the ground, and that all corners have been properly marked.

NOT FOR RECORDING

Robert D. Ellis, RPLS Tex. Reg. No. 4006



VICINITY MAP (NTS)

- GENERAL NOTES:
1) All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
2) This property is located in Zone "C" according to FEMA FIRM Map No. 481569 0010 A dated 02/16/1983.
3) This property lies within the Dickinson Independent School District.
4) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Dickinson, Texas.

STATE OF TEXAS } COUNTY OF GALVESTON }
We, the City of Dickinson owners of the property subdivided in the foregoing map of DICKINSON CITY HALL Subdivision do hereby make subdivision of said property according to the lines, streets, parks, building lines and easements therein shown, and designate said subdivision as DICKINSON CITY HALL Subdivision and dedicate to public use, as such, the streets, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

WITNESS my hand in the City of Dickinson, County of Galveston, Texas, this ____ day of _____, 20____.

by Julie Masters, Mayor on the ____ day of _____, 20____ AD

Owner / Developer: City of Dickinson 4403 Hwy. 3 Dickinson, Tx. 77539 (281) 337-2489

Surveyor: Ellis Surveying Services 8419 E.F. Lowry Expwy. Suite 108 Texas City, Tx. 77591 (409) 938-8700

PLAT OF DICKINSON CITY HALL CONTAINING 4.7804 ACRES, 1 LOT, 1 BLOCK BEING OUT OF BLOCKS 333 AND 339 OF NICHOLSTONE ADDITION RECORDED IN VOLUME 93, PAGE 3, G.C.D.R., PART OF BLOCKS 334 AND 340 OF LUCKY SUBDIVISION, RECORDED IN PLAT RECORD 11, MAP NO. 27, G.C.M.R. AND THE ABANDONED PORTIONS OF THE ALLEYS AND ROADS IN-BETWEEN SAID BLOCKS, 333, 334, 339 AND 340 CITY OF DICKINSON, GALVESTON COUNTY, TEXAS MAY, 2010

I, Mary Ann Daigle, Galveston County, Texas do hereby certify that the written instrument was filed for record in my office on ____ at ____ o'clock ____ m. and duly recorded on ____ at ____ o'clock ____ m. in plat record ____ map number ____ Galveston County Map Records.

WITNESS, my hand and seal of office at Galveston, Texas the day and day last above written.

Mary Ann Daigle, County Clerk Galveston County, Texas By Deputy