

## MINUTES

### CITY OF DICKINSON Planning and Zoning Commission Regular Meeting January 19, 2010

A Regular Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on January 19, 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 6:37 PM.

Commission members present were Chairman R.G. Reeder, Jeff Adams, Greg Smith, Chris Tucker and John Overton. 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 November 17, 2009.

Jeff Adams made a motion to approve the minutes for November 17, 2009. John Overton seconded the motion. **MOTION PASSED UNANIMOUSLY.**

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

SDP2009-6 (Star Seafood), a request for Site Development Plan approval on approximately 0.38 acres in the "NC" (Neighborhood Commercial) zoning district, legally described as Lots One (1) and Two (2), of Block Three (3), of the Tropical Gardens Subdivision, generally located south of FM 517 East and east of Grand Boulevard.

Kevin Byal gave a brief summary of the site development project. He said that staff has reviewed the site development plan and that it meets all of the requirements needed for Planning & Zoning Commission approval.

Jeff Adams asked the applicant, Sean Rives if this business would be a wholesale and retail seafood market. Sean Rives said that the business would be both wholesale and retail.

John Overton wanted to know what the restrictions were in regards to odor since the business would be in close proximity of a residential area.

Kevin Byal said that the City of Dickinson does not have any requirements in regards to odor other than all product handling must be



done indoors. He said that the Galveston County Health District would regulate all aspects of the food handling and disposal.

Sean Rives informed the Commission that he has contacted the Galveston County Health District in regards to the disposal of seafood items. He said that the Health District told him that he would need to double bag all seafood items and to store it in the freezer until trash pickup.

R.G. Reeder asked has the property received plat approval since this was for final approval

Kevin Byal said that Council recently passed an ordinance around November that would allow staff to administratively approve lot consolidations in where you combine two or more lots into one. He informed the Commission that this has been done and recorded with the County. He further said that after this project receives site plan approval the applicant would have to submit construction drawings for review.


R.G. Reeder asked that once the building is completed that will the building be subject to health department regulations. Kevin said that once the building was complete the business would have to conform to all City and Health District regulations.

Chris Tucker made a motion to approve SDP2009-6 (Star Seafood). Greg Smith seconded the motion. **MOTION PASSED UNANIMOUSLY.**

**ITEM 4)**

**ADJOURNMENT OF MEETING**

Chairman R.G. Reeder adjourned the meeting at 6:43 p.m.

  
\_\_\_\_\_  
Planning & Zoning Chairman