

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

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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.

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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.

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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.

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Planning & Zoning Chairman