

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.

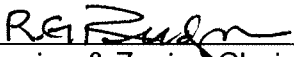
Jeff Adams made a motion to approve the Preliminary Re-plat for Dickinson City Hall. John Overton seconded the motion.

MOTION PASSED UNANIMOUSLY.

ITEM 5)

ADJOURNMENT OF MEETING

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



Planning & Zoning Chairman