

MINUTES

CITY OF DICKINSON Planning and Zoning Commission Regular Meeting June 15, 2010

A Regular Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on June 15, 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 6:33 PM.

Commission members present were Chairman R.G. Reeder, Chris Tucker, Greg Smith, Paul Slater, Jeff Adams, and Bill Bonham. Community Development Coordinator called roll and certified a quorum. City Staff present were Building Official Kevin Byal and Community Development Assistant Jennifer Fisk.

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

Commission member John Overton arrived at 6:34pm.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:

Approval of the minutes for May 18, 2010.

Jeff Adams made a motion to approve the minutes for May 18, 2010, Chris Tucker second the motion. **MOTION PASSED UNANIMOUSLY**

ITEM 3) CONSIDERATION AND POSSIBLE ACTION REGARDING:

Selection of a Vice Chairman for the Planning & Zoning Commission

The commission unanimously selected Chris Tucker to serve as Vice Chairman of the Planning & Zoning Commission.

ITEM 4) PUBLIC HEARING:

SUP2010-1 (First United Methodist Church), to hear comments and testimony regarding a request for a Specific Use Permit on approximately 7.381 acres for "Church and Religious Services" in the "NC" (Neighborhood Commercial) zoning district, legally described as Abstract 19, Lot 135 and 3.046 acres of Lot 168 of Addition D, generally located south of FM 517 West and west of Medical Park Drive with the approximate address being 200 FM 517 West.

Public hearing was opened at 6:36pm.

Kevin Byal informed the commission that the specific use permit is being requested because the church is currently a nonconforming use, and when a building expands by more than 50% it has to come into compliance with all local ordinances.

A. Applicant's Statement

Katherine Rodriguez of HBL Architects said that they are the designers for the renovations and expansion of the church. She said that they are seeking the Specific Use Permit so that they can move forward with the project.

B. Those In Favor – No one spoke in favor of this request.

C. Those Opposed – No one spoke in opposition of this request.

D. Applicant's Rebuttal – There wasn't a rebuttal given by the applicant.

E. Adjournment – Public hearing was closed at 6:39pm.

ITEM 5)

CONSIDERATION & POSSIBLE ACTION REGARDING:

SUP2010-1 (First United Methodist Church), a request for a Specific Use Permit on approximately 7.381 acres for "Church and Religious Services" in the "NC" (Neighborhood Commercial) zoning district, legally described as Abstract 19, Lot 135 and 3.046 acres of Lot 168 of Addition D, generally located south of FM 517 West and west of Medical Park Drive with the approximate address being 200 FM 517 West.

Chris Tucker made a motion to approve the Specific Use Permit request for First United Methodist Church, Paul Slater second the motion.

MOTION APPROVED UNANIMOUSLY

ITEM 6)

PUBLIC HEARING:

SUP2010-2 (Mainland Community Church), to hear comments and testimony regarding a request for a Specific Use Permit on approximately 0.625 acres for "Church and Religious Services" in the "GC" (General Commercial) zoning district, legally described as Abstract 19, Lot 6, Block 144 and Part of 159 of Addition D Dickinson, generally located north of FM 517 East and west of Yupon Street with the address being 1621 FM 517 East.

Public hearing was opened at 6:44pm.

Kevin Byal informed the commission that the Zoning Ordinance requires all churches to pursue a Specific Use Permit, and that the current property Mainland Community Church is relocating to shows no history of attaining a Specific Use Permit.

A. Applicant's Statement

Amanda Boyd of Mainland Community Church leadership team informed the commission that the church wants to use the front portion of the building (approximately 5,058 square feet) for their religious services. She said that the church currently has 50 – 75 members, and that they hold services on Sundays at 10:30am.

- B. Those In Favor – No one spoke in favor of this request.
- C. Those Opposed – No one spoke in opposition of this request.
- D. Applicant's Rebuttal – There wasn't a rebuttal given by the applicant.
- E. Adjournment – Public hearing was closed at 6:47pm.

ITEM 7)

CONSIDERATION AND PUBLIC HEARING:

SUP2010-2 (Mainland Community Church), a request for a Specific Use Permit on approximately 0.625 acres for "Church and Religious Services" in the "GC" (General Commercial) zoning district, legally described as Abstract 19, Lot 6, Block 144 and Part of 159 of Addition D Dickinson, generally located north of FM 517 East and west of Yupon Street with the address being 1621 FM 517 East.

Greg Smith made a motion to approve the Specific Use Permit for Mainland Community Church, seconded by John Overton.

MOTION APPROVED UNANIMOUSLY

ITEM 8)

ADJOURN

The meeting was adjourned at 6:51pm.



Planning & Zoning Chairman