

## **MINUTES**

### **CITY OF DICKINSON PLANNING AND Zoning Commission**

**Tuesday, July 11, 2011 Special Meeting**

A Special Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on July 11, 2011 at 6:30 p.m. at City Hall, 4403 State Highway 3, for the purpose of considering the following items:

(Recording equipment failed to record this meeting)

**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 6:38 p.m. R.G. Reeder 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, and Commission Members Jeff Adams, Edward J. Mikowski, and Greg Smith. Also present were City Administrator Julie Johnston, Building Official Kevin Byal, and Permit Technician David Lopez.

**ITEM 2.) PUBLIC HEARING CONCERNING:** A request for Specific Use Permit (SUP) SUP-11-0629 for a general merchandise store, including department and variety store no greater than 10,000 square feet on 1.553 acres of land in Reserve A (Commercial), Amending Plat of Bayou Village, Plat No. 2004A, Map No. 139; GCMR in the Perry & Austin League, Abstract 19, City of Dickinson, Galveston County, Texas, generally located south of FM 517 West and East of Armand Dr.

Chairman Reeder opened the Public Hearing at 6:40 p.m.

- A. Applicant's Statement  
John Wojtila of Zaremba Group, LLC. appeared before the Commission and explained the details of the project.
- B. Those in Favor  
No one spoke in favor of the SUP.
- C. Those Opposed  
John Harris, Julie Masters and Cory Magliolo spoke in opposition of the SUP.

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**D. Applicant's Rebuttal**

John Wojtila explained the positive aspects of Dollar General from the type of products that the chain carries as well as the exterior wall finishes exceeding the requirements of the City of Dickinson's zoning code.

Chairman Reeder closed the Public Hearing at 7:02 p.m.

**ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request for Specific Use Permit (SUP) SUP-11-0629 for a general merchandise store, including department and variety store no greater than 10,000 square feet on 1.553 acres of land in Reserve A (Commercial), Amending Plat of Bayou Village, Plat No. 2004A, Map No. 139; GCMR in the Perry & Austin League, Abstract 19, City of Dickinson, Galveston County, Texas, generally located south of FM 517 West and East of Armand Dr.

The Commission expressed concern about the increased traffic impact to FM 517, noise to the adjacent residential neighborhood and the potential negative impact of an additional Dollar General Store. R.G. Reeder and Greg Smith indicated that they were opposed to approving the SUP. John Wojtila requested that the Commission table the consideration of the SUP until the next meeting.

Jeff Adams motioned to table the consideration of the SUP, Ed Mikowski seconded the motion.

**VOTE:**

3 AYES (Reeder, Adams, and Mikowski)

1 NAYS (Smith)

**MOTION PASSED.**

**ITEM 4.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request for a Site Development Plan approval for the development of a Dollar General retail store located on property legally described as 1.553 acres out of Reserve A (Commercial), Amending Plat of Bayou Village, Plat No. 2004A, Map No. 139; GCMR in the Perry & Austin League, Abstract 19, City of Dickinson, Galveston County, Texas, generally located south of FM 517 West and East of Armand Dr.

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Because the previous item was tabled this item was tabled also.

Jeff Adams motioned to table the consideration of the Site Development Plan, Ed Mikowski seconded the motion.

**VOTE:**

3 AYES (Reeder, Adams, and Mikowski)

1 NAYS (Smith)

**MOTION PASSED.**

**ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request for final plat approval. A subdivision of 2.9326 acres, being all of Reserve A (Commercial), Amending Plat of Bayou Village, Plat No. 2004A, Map No. 139; GCMR in the Perry & Austin League, Abstract 19, City of Dickinson, Galveston County, Texas, generally located south of FM 517 West and East of Armand Dr.

Kevin Byal explained that this is the follow up of the preliminary plat that was approved at the previous Planning & Zoning meeting. The Commission asked if the approval of the plat would in any way require the approval of the SUP that was tabled. Kevin Byal expressed that it would not.

Greg Smith motioned to approve the final plat, Jeff Adams seconded the motion.

**VOTE:**

4 AYES (Reeder, Adams, Mikowski, and Smith)

0 NAYS

**MOTION PASSED UNANIMOUSLY.**

**ITEM 6.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request for preliminary plat approval. An amending plat of .550 acres out the Nicholstone Subdivision, legally described as Abstract 78 R Hall, lots 13 through 20, block 265, City of Dickinson, Galveston County, Texas, also know as 4217 35<sup>th</sup> Street.

Kevin Byal informed the Commission that the purpose of this preliminary plat is to combine 8 lots into one for an existing single family residential

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use so that the owner can build a detached garage.

Greg Smith motioned to approve the preliminary plat, Jeff Adams seconded the motion.

**VOTE:**

4 AYES (Reeder, Adams, Mikowski, and Smith)

0 NAYS

**MOTION PASSED UNANIMOUSLY.**

**ITEM 7.) ADJOURN**

The meeting was adjourned at 7:16pm.

  
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Planning & Zoning Chairman