



PLANNING & ZONING COMMISSION
Regular Meeting
December 21, 2010 – 6:30 P.M.

NOTICE is hereby given of a **Regular Meeting** of the Planning and Zoning Commission of the City of Dickinson, Texas to be held on **Tuesday, December 21, 2010 at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Planning and Zoning Commission of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code

ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUOROM:
Roll call of members
Invocation
Pledge of Allegiance

ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:
Approval of the minutes for November 16, 2010.

ITEM 3) CONSIDERATION & POSSIBLE ACTION REGARDING:
Request for Final plat approval for Bayou Lakes Section 2A. A subdivision of 15.06 Acres out of the Perry and Austin Upper League, A-19, City of Dickinson, Galveston County, Texas on property zoned "CR" (Conventional Residential) consisting of 58 lots, 5 blocks and 1 reserve.

ITEM 4) ADJOURN

CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, December 21, 2010** was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on this day **December 17, 2010** prior to 5:00 p.m.


Carol Mc Lemore, City Secretary

In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Request should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-2489, ext. 217.

MINUTES

CITY OF DICKINSON Planning and Zoning Commission Regular Meeting November 16, 2010

A Regular Meeting of the Planning and Zoning Commission of the City of Dickinson, Texas held on November 16, 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 6:30 PM.

Commission members present were Chairman R.G. Reeder, Greg Smith, Paul Slater, John Overton, Jeff Adams and Bill Miller. The Permit Technician called roll and certified a quorum. City Staff present were Building Official Kevin Byal, and Permit Technician David Lopez.

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 October 19, 2010.

Jeff Adams stated that he was not at the October 19th meeting as the minutes reflect. Greg Smith made a motion to approve the minutes as amended for October 19, 2010, Jeff Adams seconded the motion.

MOTION PASSED UNANIMOUSLY

ITEM 3) CONSIDERATION & POSSIBLE ACTION REGARDING:

Request for Preliminary plat approval for Bayou Lakes Section 2A. A subdivision of 15.06 Acres out of the Perry and Austin Upper League, A-19, City of Dickinson, Galveston County, Texas on property zoned "CR" (Conventional Residential) consisting of 58 lots, 5 blocks and 1 reserve.

Kevin Byal gave a brief overview of the request for preliminary plat. John Overton made a motion to approve the preliminary plat. Paul Slater seconded the motion.

MOTION PASSED UNANIMOUSLY

ITEM 9) ADJOURN

The meeting was adjourned at 6:41pm.

Planning & Zoning Chairman



PLANNING & ZONING COMMISSION
City of Dickinson
Staff Report
Final Plat – Bayou Lakes Section 2A.
December 21, 2010

INTRODUCTION

Request for Final plat approval for Bayou Lakes Section 2A. A subdivision of 15.06 Acres out of the Perry and Austin Upper League, A-19, City of Dickinson, Galveston County, Texas on property zoned “CR” (Conventional Residential) consisting of 58 lots, 5 blocks and 1 reserve.

The Planning and Zoning Commission approved the preliminary plat at the November 16, 2010 Planning & Zoning regular meeting.

GENERAL INFORMATION

- *Applicant – Mila N. Sinyak of AECOM Technical Services, Inc.*
- *Owner – Dickinson Partners LTD.*
- The applicant intends to plat 15.06 acres for single family residential lots.
- *Site & Surrounding Area –* The site is south of the existing Bayou Lakes Section one subdivision, South and between of Fm 517 W and Dickinson Bayou and East of Cemetery Road.
- *Access –* This site is accessed via FM 517 West.
- *Fire -* Station #2 serves this site, 221 FM 517 West.
- *Zoning History –* Since the inception of zoning, this property has been zoned “CR”

For Commission Consideration

According to Section 212.010 of the Texas Local Government Code, the Planning and Zoning Commission shall approve a plat if:

- (1) The final plat conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities.

Staff finds that this plat conforms to these plans.

- (2) The plat conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and instrumentalities of public utilities.

Staff finds that the plat conforms.

- (3) A bond required, if applicable, is filed with the municipality.

A bond is required. Municipal infrastructure will need to be extended.

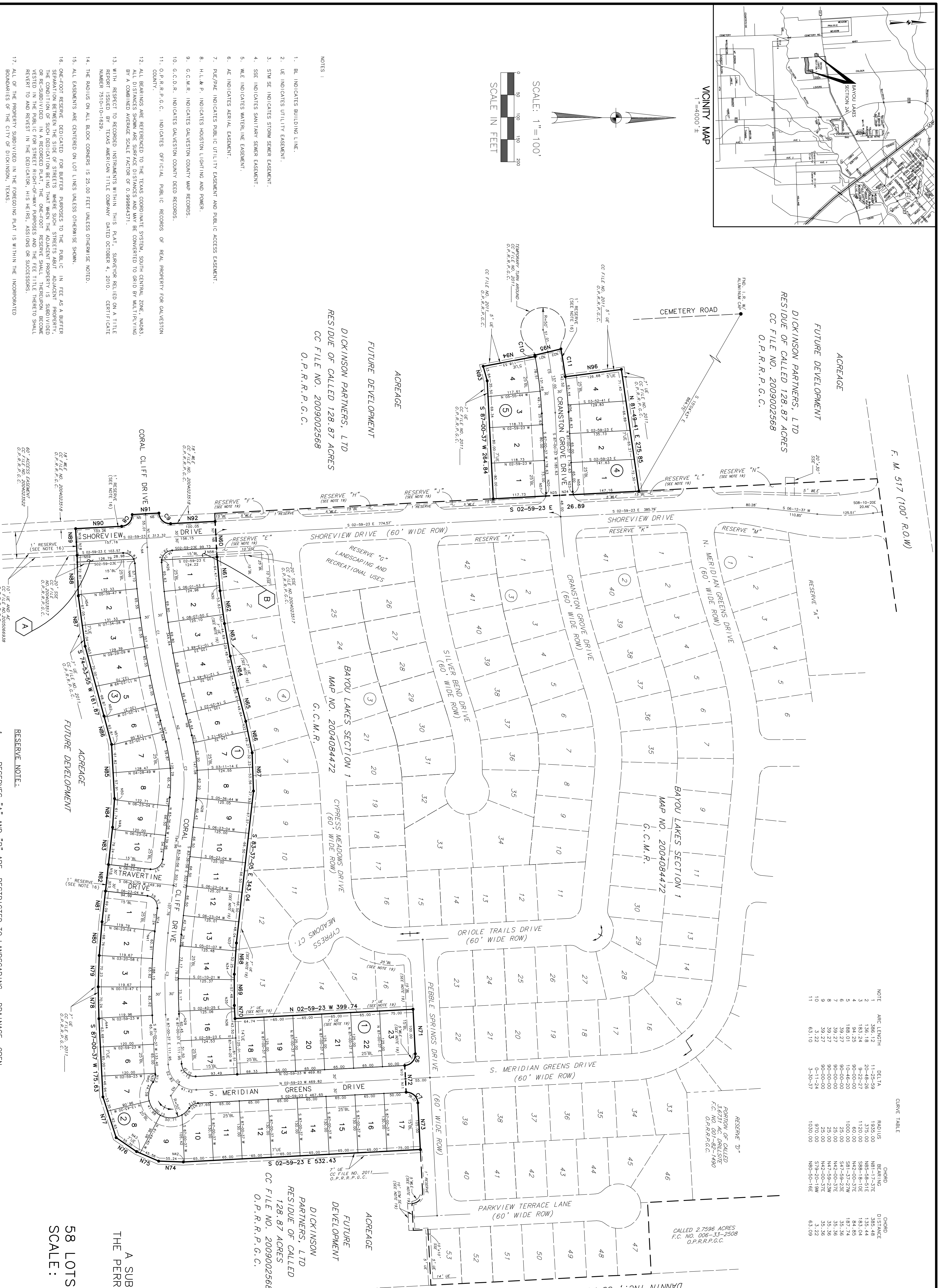
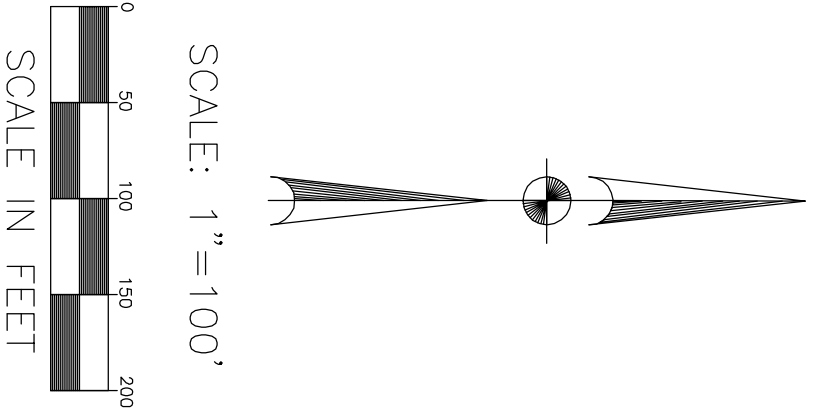
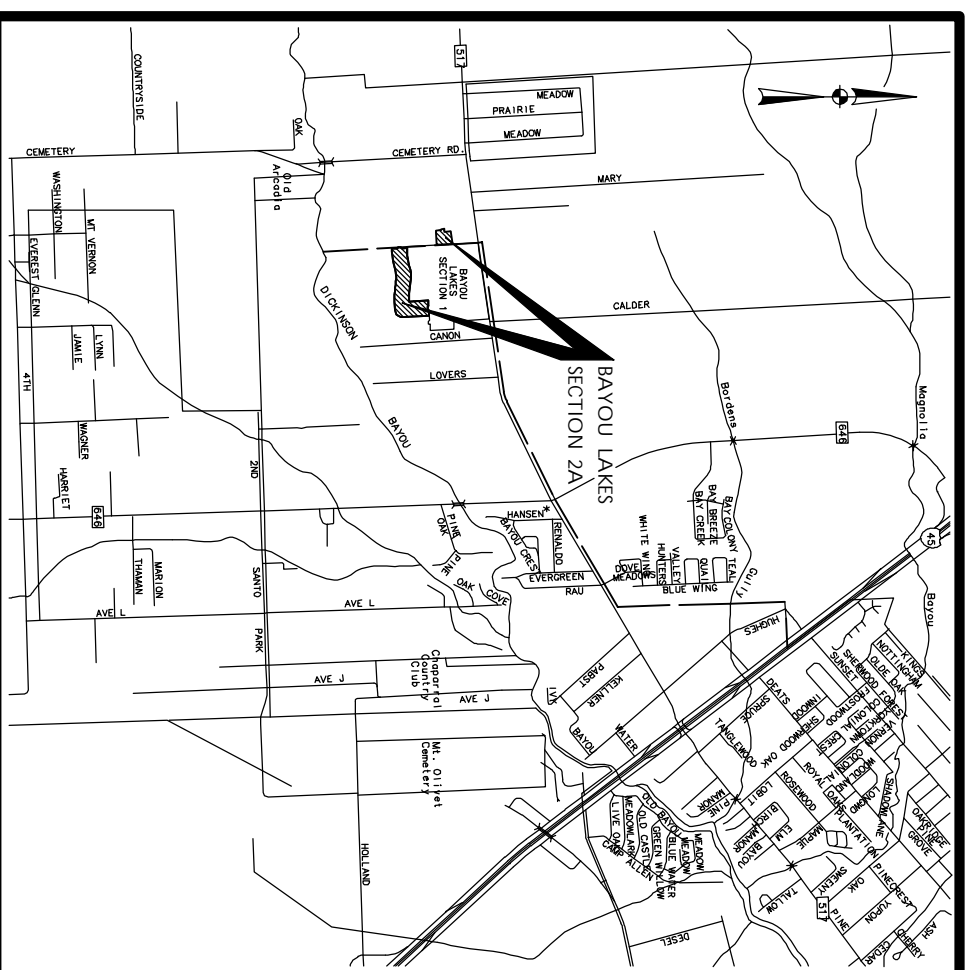
- (4) The plat conforms to the rules adopted by the municipality governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Staff finds that the plat conforms.

ATTACHMENTS

Copy of Proposed Final Plat

For additional information, you may contact Ray Burgess, Assistant Building Official at 281.337.2489 X 230 via e-mail at rburgess@ci.dickinson.tx.us.



NOTE TABLE

NOTE	DESCRIPTION
1	RESERVES "A" AND "B" ARE RESTRICTED TO LANDSCAPING, DRAINAGE, OPEN SPACE, AND INCIDENTAL UNDERGROUND UTILITY PURPOSES ONLY.
2	RESERVED FOR FUTURE DEVELOPMENT.

BEARING TABLE

LINE	BEARING	LENGTH
1	N87°00'31"E	74.97
2	N87°00'31"E	183.54
3	N87°00'31"E	187.74
4	N87°00'31"E	187.74
5	N87°00'31"E	187.74
6	N87°00'31"E	187.74
7	N87°00'31"E	187.74
8	N87°00'31"E	187.74
9	N87°00'31"E	187.74
10	N87°00'31"E	187.74
11	N87°00'31"E	187.74
12	N87°00'31"E	187.74
13	N87°00'31"E	187.74
14	N87°00'31"E	187.74
15	N87°00'31"E	187.74
16	N87°00'31"E	187.74
17	N87°00'31"E	187.74
18	N87°00'31"E	187.74
19	N87°00'31"E	187.74
20	N87°00'31"E	187.74
21	N87°00'31"E	187.74
22	N87°00'31"E	187.74
23	N87°00'31"E	187.74
24	N87°00'31"E	187.74
25	N87°00'31"E	187.74
26	N87°00'31"E	187.74
27	N87°00'31"E	187.74
28	N87°00'31"E	187.74
29	N87°00'31"E	187.74
30	N87°00'31"E	187.74
31	N87°00'31"E	187.74
32	N87°00'31"E	187.74
33	N87°00'31"E	187.74
34	N87°00'31"E	187.74
35	N87°00'31"E	187.74
36	N87°00'31"E	187.74
37	N87°00'31"E	187.74
38	N87°00'31"E	187.74
39	N87°00'31"E	187.74
40	N87°00'31"E	187.74
41	N87°00'31"E	187.74
42	N87°00'31"E	187.74
43	N87°00'31"E	187.74
44	N87°00'31"E	187.74
45	N87°00'31"E	187.74
46	N87°00'31"E	187.74
47	N87°00'31"E	187.74
48	N87°00'31"E	187.74
49	N87°00'31"E	187.74
50	N87°00'31"E	187.74
51	N87°00'31"E	187.74
52	N87°00'31"E	187.74

BAYOU LAKES SECTION 2A

A SUBDIVISION OF 15.06 ACRES OUT OF THE PERRY AND AUSTIN UPPER LEAGUE, A-19, GALVESTON COUNTY, TEXAS

OWNER:
DICKINSON PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
JAY DEMIANY, AGENT
5400 KATY FREEMAN, HOUSTON, TEXAS 77007

DATE: JANUARY, 2011

SCALE: 1"=100'

58 LOTS **5 BLOCKS** **2 RESERVES**

AECON AECOM TECHNICAL SERVICES, INC.
5757 WOODWAY, SUITE 101 WEST
HOUSTON, TEXAS 77057-1599
WWW.AECOM.COM

SHEET 2 OF 2