

R.G. Reeder, Chairman
Bill Bonham, Vice Chairman
Bill Latimer
Greg Smith

AGENDA
City of Dickinson
**PLANNING AND
ZONING COMMISSION
REGULAR MEETING**

Leslie Boudwin
Deborah Fortner
Marjorie Morgan

June 15, 2021

NOTICE is hereby given of a **REGULAR MEETING** of the Planning and Zoning Commission for the City of Dickinson, County of Galveston, State of Texas, to be held on **Tuesday, June 15, 2021, at 6:30 p.m.** at: 4403 Highway 3 (**Council Chambers**) Dickinson, Texas 77539 for the purpose of considering the following numbered items.

The public may use any of the following toll-free dial-in numbers to participate telephonically in the meeting: 877-853-5257, 888-475-4499, 833-548-0276, or 833-548-0282, Meeting ID: 956 1440 7272, Passcode 77539.

The public may use the following Uniform Resource Locator (URL) to participate by video conference in the meeting:

<https://zoom.us/j/95614407272?pwd=dENyemMwSnJhN1hNbjd4Slq0Q0REZz09>

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 QUORUM:**
Roll call of members
Invocation
Pledge of Allegiance
- ITEM 2.) DISCUSSION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of the May 18, 2021 Regular Meeting.
- ITEM 3.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Preliminary Plat for Bayou Bend, Sec. 5
- ITEM 4.) CONSIDERATION AND POSSIBLE ACTION:** On Site Development Plan Approval for JJ's Car Wash. Located on approximately ±1.4151 Acres, Described as Mainland Bank FM 517 Subdivision Phase 2 (2018) Abstract 19, Block 1, Lot 3R, Aka 404 W. FM 517, Dickinson, TX.
- ITEM 5.) CONSIDERATION AND POSSIBLE ACTION:** On Site Development Plan Approval for the proposed Donut Shop at 1028 FM 517/Bentwood Bay Dr.
- ITEM 6.) CONDUCT A PUBLIC HEARING CONCERNING:** A Request (ZCN-2021-0559) to Amend the Official Zoning Map of the City of Dickinson for a Zone Change from Rural Residential (RR) to General Commercial (GC) on Approximately ± 9.34 Acres, Legally Described as Abstract 1 Lot 145

Thamans 1st Subdivision. More Commonly Known as South of FM 517 and West of FM 646 ("Property"), In the City of Dickinson, Galveston County, Texas (the "City").

- A. Staff's Presentation
- B. Applicant's Statement
- C. Those in Favor
- D. Those Opposed
- E. Applicant's Rebuttal
- F. Adjourn Public Hearing

ITEM 7.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Request (ZCN-2021-0559) to Amend the Official Zoning Map of the City of Dickinson for a Zone Change from Rural Residential (RR) to General Commercial (GC) on Approximately ± 9.34 Acres, Legally Described as Abstract 1 Lot 145 Thamans 1st Subdivision. More Commonly Known as South of FM 517 and West of FM 646 ("Property"), In the City of Dickinson, Galveston County, Texas (the "City").

ITEM 8.) CONDUCT A PUBLIC HEARING CONCERNING: A Request (ZCN-2021-0560) to Amend the Official Zoning Map of the City of Dickinson to Grant a Specific Use Permit (SUP) for a New Boat/RV Storage Facility on Approximately ± 9.34 Acres, Legally Described as Abstract 1 Lot 145 Thamans 1st Subdivision. More Commonly Known as South of FM 517 and West of FM 646 ("Property"), In the City of Dickinson, Galveston County, Texas (the "City").

- A. Staff's Presentation
- B. Applicant's Statement
- C. Those in Favor
- D. Those Opposed
- E. Applicant's Rebuttal
- F. Adjourn Public Hearing

ITEM 9.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Request (ZCN-2021-0560) to Amend the Official Zoning Map of the City of Dickinson to Grant a Specific Use Permit (SUP) for a New Boat/RV Storage Facility on Approximately ± 9.34 Acres, Legally Described as Abstract 1 Lot 145 Thamans 1st Subdivision. More Commonly Known as South of FM 517 and West of FM 646 ("Property"), In the City of Dickinson, Galveston County, Texas (the "City").

ITEM 10.) DISCUSSION AND POSSIBLE ACTION REGARDING: Revision and/or Total Repeal of the Hwy-3 Overlay District.

ITEM 11.) ADJOURN

CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, June 15, 2021**, was posted on the bulletin board at Dickinson City Hall, 4403 State Highway 3, Dickinson, Texas, on this the 9th day of June 2021, prior to 6:30 p.m.


Interim City Secretary

In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-6217.