

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

March 9, 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, March 9, 2021, at 6:30 p.m.** at: 4403 Highway 3 (**Meeting Room No. 2**) Dickinson, Texas 77539 for the purpose of considering the following numbered items.

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of the City of Dickinson, Texas will **conduct the meeting by telephone and online video conference** in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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: 967 9212 8857, Passcode 77539.

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

<https://zoom.us/j/96792128857?pwd=eIRhQ3BUcXRBMFowdTU5d1pLaU5uQT09>

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.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the Minutes of the January 19, 2021 Regular Meeting.

ITEM 3.) CONDUCT A PUBLIC HEARING CONCERNING: A Request (ZCN-2021-0141) to Amend the Official Zoning Map of the City of Dickinson for a Specific Use Permit (SUP) on Approximately ± 1.4151 Acres, for a “New Express Car Wash” Facility in the General Commercial (“GC”) Zoning District, Legally Described as Mainland Bank FM 517 Subdivision Phase 2 (2018) Abstract 19, Block 1, Lot 3R, Generally Located South of FM 517 and West of Pabst Road (404 W. FM 517) Dickinson, Texas 77539. Resulting in Zone Change from General Commercial (GC) to Specific Use Permit (SUP).

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

ITEM 4.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Request (ZCN-2021-0141) to Amend the Official Zoning Map of the City of Dickinson for a Specific Use Permit (SUP) on Approximately ± 1.4151 Acres, for a "New Express Car Wash" Facility in the General Commercial ("GC") Zoning District, Legally Described as Mainland Bank FM 517 Subdivision, Phase 2 (2018) Abstract 19, Block 1, Lot 3R, Generally Located South of FM 517 and West of Pabst Road (404 W. FM 517) Dickinson, Texas 77539. Resulting in Zone Change from General Commercial (GC) to Specific Use Permit (SUP).

ITEM 5.) CONDUCT A PUBLIC HEARING CONCERNING: A Request (ZCN-2021-0152) to Amend the Official Zoning Map of the City of Dickinson for a Zone Change ("NC" to "GC") on Approximately ± 3.49 Acres, for "New Gas Station, Laundromat and Office Professional" on land tract Legally Described as Abstract 19 Page 12 Perry & Austin Survey, Part of Lot 24 (24-3), Nichols Addition, more commonly known as (2704 Dickinson Ave.) Dickinson, Texas 77539. Resulting in Zone Change from Neighborhood Commercial (NC) to General Commercial (GC).

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

ITEM 6.) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Request (ZCN-2021-0152) to Amend the Official Zoning Map of the City of Dickinson for a Zone Change ("NC" to "GC") on Approximately ± 3.49 Acres, for "New Gas Station, Laundromat and Office Professional" on land tract Legally Described as Abstract 19 Page 12 Perry & Austin Survey, Part of Lot 24 (24-3), Nichols Addition, more commonly known as (2704 Dickinson Ave.) Dickinson, Texas 77539. Resulting in Zone Change from Neighborhood Commercial (NC) to General Commercial (GC).

ITEM 7.) **DISCUSSION AND DIRECTION REGARDING:** Old Business- Food Truck Regulations.

ITEM 8.) **ADJOURN**

CERTIFICATION

This is to certify that a copy of the notice of a regular meeting of the Planning and Zoning Commission for **Tuesday, March 9, 2021**, was posted on the bulletin board at Dickinson City Hall, 4403 State Highway 3, Dickinson, Texas, on this the 5th day of March 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.