



MINUTES
City of Dickinson
PLANNING & ZONING COMMISSION

April 24, 2023

The Dickinson Planning and Zoning Commission met in a duly called and announced Special Meeting on **Monday, April 24, 2023**, at **6:00 PM** in the Council Chamber located at 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Vice Chairperson Deborah Fortner called the meeting to order at **6:25 P.M.**

Ms. Yvonne Briscoe, Dickinson Senior Planner, called roll and a quorum was verified.

Commissioners present were as follows: Deborah Fortner, John Harris, Marjorie Morgan, Amy Skicki.

ITEM 2.) ACTION ITEMS FOR CONSIDERATION

2.A Consideration and possible action concerning making a recommendation for City Council to adopt the City of Dickinson Texas Comprehensive Plan 2045.

Ms. Briscoe provided an introduction of Mr. Jackson Marvel, Half and Associates consultant hired by the City to explore options and draft the City of Dickinson Texas Comprehensive Plan 2045.

Mr. Marvel provided an overview of the plan framework and structure:

- Ch. 1: Introduction
 1. Planning Approach
 2. Past Planning Efforts
 3. Recent Accomplishments
 4. Demographics
 5. Key Findings from Existing City Report
 6. Population Projections and Assumptions
 7. Public Engagement Summary
 8. Population Projections and Assumptions

Vice Chairperson Fortner inquired if the population projection in the process considered current projects.

Mr. Marvel confirmed and added ISD's typically have the best population projections.

Vice Chairperson Fortner inquired if the population projection in the process considered current projects.

Mr. Marvel proceeded discussing the plan:

- Ch. 1: Introduction (cont.)
 9. Plan Vision

Vice Chairperson Fortner inquired the definition of inclusive and equitable.

Mr. Marvel responded both fiscal and social aspects. He provided examples of the Community Center currently focuses on senior activities. The lack of youth programming is a gap that needs filled. When decisions are made they include people of all ages, incomes, etc.

Vice Chairperson Fortner inquired if the vision includes a lively downtown.

Mr. Marvel responded downtown location was a question in the community survey. The majority of respondents identified the intersection of Hwy 3 and FM 517 as Dickinson's downtown.

Mr. Marvel discussed the following goals of the City of Dickinson Texas Comprehensive Plan 2045:

- Ch. 2: The Future City
 1. Plan Recommendations - Goals, Objectives, Strategies, Actions Goal
 - 1: Vibrant Community
 - Goal 2: Placemaking
 - Goal 3: Economic Performance
 - Goal 4: Growth Capacity

Vice Chairperson Fortner inquired how old the police station is.

Ms. Briscoe responded the age is unknown. Although, staff numbers are outgrowing the space available in the current buildings.

Mr. Keith Morgan, Dickinson resident, responded 25+ years.

Mr. Marvel discussed the following goals of the City of Dickinson Texas Comprehensive Plan 2045:

- Ch. 2: The Future City
 1. Plan Recommendations - Goals, Objectives, Strategies, Actions
 - Goal 4: Growth Capacity (cont.)
 - Goal 5: Neighborhood Character
 - Goal 6: Environmental Stewardship
 - Goal 7: A City of Parks

Commissioner Amy Skicki inquired where in the city parks and amenities are planned.

Mr. Marvel responded locations that are designated wetlands have been identified on the land use map. The plan recommends added parkland dedication for future developments.

Mr. Marvel continued discussing the following goals of the City of Dickinson Texas Comprehensive Plan 2045:

- Ch. 2: The Future City
 1. Plan Recommendations - Goals, Objectives, Strategies, Actions
 - Goal 7: A City of Parks (cont.)
 - Goal 8: Mobility – Complete Corridors

Vice Chairperson Fortner inquired if recommendations to close existing streets have been included.

Mr. Marvel responded it has been included in the plan. Although, no specific streets have been recommended.

Vice Chairperson Fortner inquired image on bottom left (image shows a street with picnic tables and pedestrians without any vehicle traffic).

Mr. Marvel responded image shown is Charlotte. This image is an example of what could occur if a street could be closed on a temporary basis.

Mr. Marvel continued discussing the following goals of the City of Dickinson Texas Comprehensive Plan 2045:

- Ch. 2: The Future City
 1. Plan Recommendations - Goals, Objectives, Strategies, Actions
 - Goal 8: Mobility – Complete Corridors (cont.)

Vice Chairperson Fortner inquired if the plan addresses the need for additional traffic signals and crossings.

Mr. Marvel responded intersections are identified for improvements.

Commissioner Amy Skicki added anytime roads are improved, safety is considered.

Vice Chairperson Fortner expressed concern that signals at crosswalks are not always a consideration.

Mr. Marvel responded these intersections are locations that were identified in the plan process for additional future considerations.

Mr. Marvel continued discussing the following goals of the City of Dickinson Texas Comprehensive Plan 2045:

- Ch. 2: The Future City
 1. Plan Recommendations - Goals, Objectives, Strategies, Actions
 - Goal 8: Mobility – Complete Corridors (cont.)
 - Goal 9: Intergovernmental Coordination

Commissioner Margorie Morgan inquired how the plan will attract visitors to get off the Highway.

Commissioner Amy Skicki responded the city needs to create a destination and market the area.

Commissioner Marjorie Morgan expressed the need for freeway improvements to attract residents and visitors into the City.

Commissioner Amy Skicki added improvements are being made. Once construction is complete the area will be more visually pleasing.

Ms. Briscoe added City Council recently adopted two TIRZ districts. One downtown and the other on I-45. The TIRZ will assist in the redevelopment of the areas.

Mr. Marvel added signage and events will be able to attract people into the city.

Vice Chairperson Fortner stated the focus on walkability and sidewalks is an important aspect.

Amy Skicki motioned to Recommend for approval, and Marjorie Morgan seconded the motion.

VOTE:

4 AYES (Deborah Fortner, John Harris, Marjorie Morgan, Amy Skicki)

0 NAYS

MOTION PASSED

ITEM 3.) ADJOURNMENT

John Harris motioned to Adjourn, and Amy Skicki seconded the motion.

VOTE:


4 AYES (Deborah Fortner, John Harris, Marjorie Morgan, Amy Skicki)

0 NAYS

MOTION PASSED

Vice Chairperson Deborah Fortner adjourned the meeting at **7:12 P.M.**

PASSED APPROVED, AND ADOPTED this 20TH DAY OF JUNE 2023.



PLANNING AND ZONING COMMISSION,
Chairperson

ATTEST:



YVONNE BRISCOE,
Senior Planner