

**May 24, 2016**  
**City Council**  
**Workshop Meeting**  
**6:00 p.m.**



Julie Masters, Mayor  
Charles Suderman  
Bruce Henderson  
Walter Wilson

**AGENDA**  
City of Dickinson  
**CITY COUNCIL**  
**SPECIAL WORKSHOP**  
**MEETING**

Wally Deats, Mayor Pro Tem  
Louis Decker  
William H. King III  
Julie M. Robinson, City  
Administrator

**May 24, 2016**

**NOTICE** is hereby given of a **SPECIAL WORKSHOP MEETING** of the City Council for the City of Dickinson, County of Galveston, State of Texas, to be held on **TUESDAY, May 24, 2016, at 6:00 p.m.** at: 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items. The City Council 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.

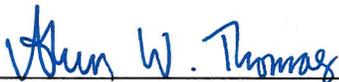
**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

**ITEM 2.) PRESENTATION, DISCUSSION AND DIRECTION CONCERNING:**  
Continued Review and Revision of Proposed Future Land Use Map To Be Included In Land Use Chapter Of New Comprehensive Plan.

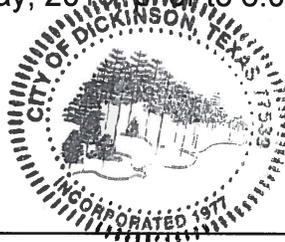
**ITEM 3.) ADJOURN**

**CERTIFICATION**

This is to certify that a copy of the Notice of the City Council Workshop Meeting for **TUESDAY, May 24, 2016** was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this 19th day of May, 2016, prior to 6:00 p.m.



Alun W. Thomas, City Secretary



In compliance with the Americans with Disabilities Act, the City of Dickinson will provide reasonable accommodations for disabled persons attending City Council 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, or by FAX at 281-337-6190.

# **City Council Meeting**

## **CALL TO ORDER**

### **Roll Call**

**CITY OF DICKINSON, TEXAS  
CITY COUNCIL MEETING  
ATTENDANCE LIST**

**MEETING DATE May 24, 2016  
Workshop Meeting**

<u>MAYOR/COUNCIL</u>	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR JULIE MASTERS	_____	_____
POS. 1: COUNCILMEMBER CHARLES SUDERMAN	_____	_____
POS. 2: COUNCILMEMBER BRUCE HENDERSON	_____	_____
POS. 3: COUNCILMEMBER WALTER WILSON	_____	_____
POS. 4: COUNCILMEMBER WALLY DEATS	_____	_____
POS. 5: COUNCILMEMBER LOUIS DECKER	_____	_____
POS. 6: COUNCILMEMBER WILLIAM KING	_____	_____
<b><u>ALSO IN ATTENDANCE:</u></b>		
CITY ATTORNEY David W. Olson	_____	_____
CITY ADMINISTRATOR Julie M. Robinson	_____	_____
Administrative Services Manager Stephanie Russell	_____	_____
Director of Community Dev. Zach Meadows	_____	_____
Public Works Director Kellis George	_____	_____
Public Works Director Paul Booth	_____	_____
Library Director Vicki McAllister	_____	_____
Fire Marshal Lee Darrow	_____	_____
Police Chief Ron Morales	_____	_____
EMS Director Derek Hunt	_____	_____

**Dickinson City Council  
Agenda Item Data Sheet**

**MEETING DATE**      May 24, 2016

<b>TOPIC:</b>	Presentation, Discussion And Direction Concerning: Continued Review and Revision of Proposed Future Land Use Map To Be Included In Land Use Chapter Of New Comprehensive Plan
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<b>BACKGROUND:</b>	<p>Based on the Council’s discussion during the May 10, 2016 Workshop, Staff has revised the Future Land Use Map by reflecting “Commercial” along all major thoroughfares. With the intent that it will facilitate the continued policy discussion by the Council about the location of commercial zoning throughout the City and ETJ which will ultimately become part of the City, all references to specific commercial zoning districts (Neighborhood Commercial “NC” and General Commercial “GC”) have been removed and replaced that with a zone indicating Commercial in this version of the Future Land Use Map. Staff has also removed the Civic land use designation because the properties under that land use are essentially commercial land uses; therefore, those properties are reflected as Commercial.</p> <p>As requested during the Workshop meeting, a description of each of the current and proposed zoning districts is provided with this agenda item.</p> <p>Additionally, copies of League City and Texas City land use plans/maps are provided with this agenda item. At this time, Staff only has the PDF versions of these documents; however, we are working with those communities to obtain electronic versions to include in the City’s GIS system.</p> <p>While there was initial discussion of these issues during the May 10, 2016 Workshop meeting, Staff would like further direction from Council concerning the following issues:</p> <ul style="list-style-type: none"> <li>• Should there be an additional commercial zoning district that would address commercial development along I-45 such as a Highway Commercial District?</li> <li>• Based on a review of the permitted uses in both Neighborhood Commercial and General Commercial, should there be an additional commercial zoning district that serves as a transition between those two zoning districts? If so, what uses would fall in that transition zoning district?</li> <li>• Are there any areas within the City limits or the ETJ that would acceptable for future Light Industrial uses?</li> </ul>
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**ACTIONS TAKEN**

<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup>	

**Dickinson City Council  
Agenda Item Data Sheet**

- Are there any areas within the City limits or the ETJ that would be acceptable for future high density residential uses?

Staff is continuing to make revisions to the text of Chapter 2, Land Use of the New Comprehensive Plan, and expects to bring the text of the Chapter for Council to workshop at the June 14, 2016 meeting.

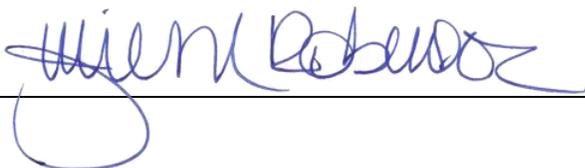
**RECOMMENDATION:** Staff requests further direction from the Council concerning the revised Future Land Use Map and possible new zoning districts.

**ATTACHMENTS:**

- Revised Future Land Use Map Dated May 24, 2016
- Explanation of Current and Proposed Zoning Districts and Permitted Uses
- League City Land Use Map
- Texas City Land Use Plan

**FUNDING ISSUES**

Not applicable  
 Not budgeted  
 Full Amount already budgeted.  
 Funds to be transferred from Acct.#                    -                    -

<b>SUBMITTING STAFF MEMBER</b>	<b>CITY ADMINISTRATOR APPROVAL</b>
Zachary Meadows, Director of Community Development	

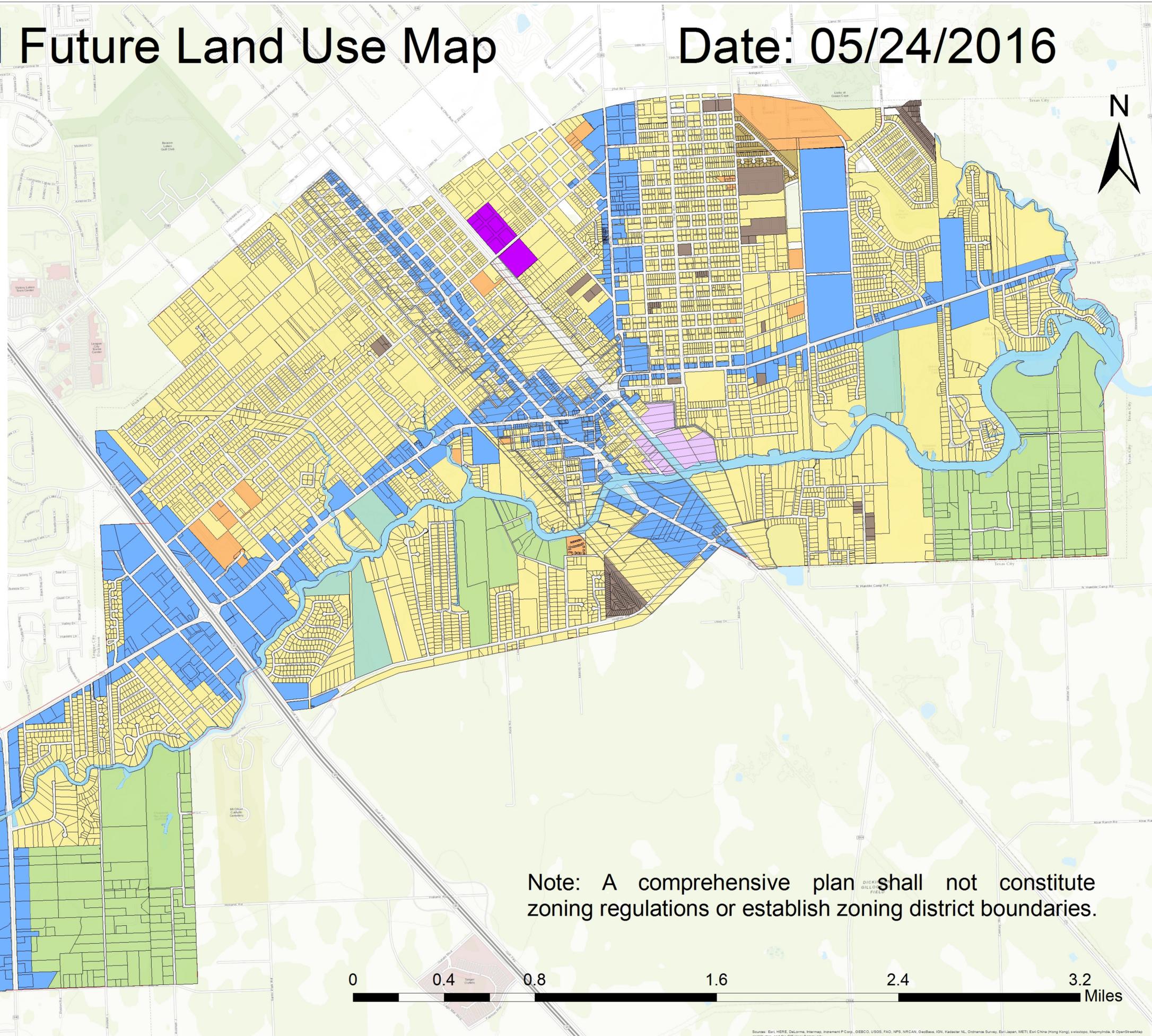
<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READINGS PASSED</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup>	<b>OTHER</b>

# Proposed Future Land Use Map

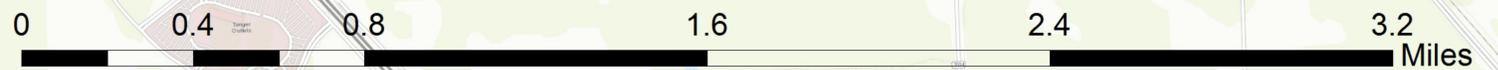
Date: 05/24/2016

## Legend

- City Limits
- Commercial
- Light Industrial
- Conventional Residential
- General Industrial
- High Density Residential
- Manufactured Housing
- Planned Development
- Rural Residential
- Small Lot Residential
- Water
- Hwy3OverlayDistrict



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



**DIVIDER PAGE**

## **Current Zoning Districts/Permitted Uses**

### **Rural Residential "RR" District.**

- The zoning of property as "RR" rural residential is intended to provide for conventional detached single-family dwellings at a density not exceeding one dwelling unit per acre. Property zoned "RR" should include existing large lots, unplatted tracts of land, areas where adequate public facilities are not available to support higher density urban development, and areas that are appropriate for large lot development given the surrounding land use and zoning.

### **Conventional Residential "CR" District.**

- The zoning of property as "CR" conventional residential is intended to provide for conventional detached single-family dwellings. The purpose of the "CR" district is to provide for development of standard low-density residential developments, in areas where adequate public facilities exist, and residential development is appropriate given the surrounding land uses and neighborhood.

### **Small Lot Residential "SR" District.**

- The zoning of property as "SR" small lot residential is intended to provide for conventional detached single-family dwellings on small lots and patio homes with zero lot lines. Zero lot line development allows homes on one side lot line to consolidate yard space and enhance privacy in exchange for an increase in lot coverage. The purpose of the "SR" district is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments.

### **High Density Residential "HR" District.**

- The zoning of property as "HR" high density residential, is intended for various types of residential development, including conventional single- and two-family residences and multiple family dwellings such as duplexes, triplexes, town homes, condominiums, and apartments. The purpose of the "HR" district is to provide for development of quality apartments in a high density setting, while ensuring livability, property values, open space, design quality and landscaping, safety and the general welfare of its residents. This district allows development up to eighteen (18) units per acre.

### **Manufactured Home "MH" District.**

- The zoning of property as "MH" manufactured home, is intended for the development of a manufactured home subdivision or manufactured home community meeting all requirements of this chapter and the city's Code of Ordinances, and any applicable state law. The purpose of the "MH" district is to allow for a means of affordable housing within a well-managed, compatible and cohesive manufactured home environment.

## **Neighborhood Commercial "NC" District.**

### Permitted uses:

- Antique, camera and book stores.
- Bakeries.
- Barber and beauty shops.
- Coin operated laundries.
- Dry cleaning shops, customer pick-up and delivery only.
- Florist shops.
- Libraries.
- Membership organizations.
- Museums and galleries.
- Offices, including medical, legal, professional and other similar office uses.
- Post offices.
- Restaurants, not including drive-through or drive-in service or the sale of alcoholic beverages for consumption on the premises.
- Shoe repair shops.
- Studios—Art, teaching, dance, music, drama, photography

## **General commercial "GC" District.**

### Permitted uses:

- All uses permitted in the "NC" district.
- Appliance and home furnishing stores.
- Parts supply stores.
- Banks, credit unions, and other depository institutions.
- Bowling alleys and other entertainment centers.
- Cemeteries, funeral homes, mortuaries, and crematories.
- Child day care services.
- Commercial printing shops.
- Computer stores and related services.
- Convenience stores (with or without gasoline sales).
- Dry cleaning services.
- Equipment rental and leasing establishments.
- Food stores, all types.
- Gasoline service stations, including mechanical repair.
- General merchandise stores, including department and variety stores.
- Golf courses, including miniature courses and golf driving ranges.
- Hardware stores.
- Hospitals, clinics, or sanitariums.
- Hotels, motels, rooming and boarding houses, and other lodging places.
- Liquor stores.
- Lumber and building material dealers-retail.
- Office buildings, all types.
- Commercial and nonprofit recreation facilities, including assembly facilities and sports and recreation clubs.

- Pawn shops, in accordance with the Texas Pawnshop Act (article 5069-51.01, et seq. Vernon's Texas Civil Statutes).
- Plumbing shops.
- Private schools.
- Radio and television broadcasting stations or studios.
- Repair shops, miscellaneous.
- Restaurants, including drive-through or drive-in service and the sale of alcoholic beverages for consumption on the premises.
- Retail nurseries.
- Retail stores, not elsewhere classified.
- Taxidermies.
- Theaters.
- Upholstery shops, not including furniture manufacturing facilities.
- Veterinary clinics and kennels, excluding outdoor runs and provided that no building or kennel shall be closer than fifty (50) feet to any residential district.
- Video stores.
- Water bottling operations.
- Wholesaling and warehousing establishments, limited to uses that are similar and no more objectionable than the uses enumerated in this district

### **General Industrial "GI" District.**

Permitted uses:

- Agricultural related mill products, manufacturing.
- Apparel and other finished products, manufacturing.
- Boat/RV storage, sales, leasing and service.
- Bottling operations.
- Chemical and allied products.
- Drugs and pharmaceutical products manufacturing.
- Electrical appliances and equipment manufacturing.
- Electronic components and accessories, manufacturing.
- Equipment sales, leasing and service.
- Food and kindred product manufacturing.
- Furniture and fixtures manufacturing.
- General building contractors, including heavy construction contractors.
- General warehousing and storage.
- Industrial machinery and equipment, including transportation.
- Laboratories, medical and dental.
- Leather product manufacturing.
- Linen suppliers.
- Lumber and building materials yards.
- Lumber and wood products manufacturing.

- Machinery, equipment and supplies—Wholesale distribution.
- Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks— Manufacturing.
- Motor freight transportation and warehousing facilities.
- Oil field equipment storage and sales.
- Paper and allied paper products.
- Petroleum products, (bulk) storage and dispensing.
- Printing and publishing industries.
- Research and testing services.
- Stone, clay, and glass products—Manufacturing, storage and distribution.
- Storage facilities.
- Textile mill products, manufacturing.
- Tobacco products, manufacturing.
- Trucking and other courier services.
- Veterinary clinics and kennels with outdoor runs, provided that no kennel or building shall be closer than fifty (50) feet to any residential district.
- Welding and machine shops.
- Wholesale and warehouse distribution centers.
- Wholesale trade, durable goods: furniture, lumber and construction materials, commercial equipment and supplies, electrical goods, hardware, and miscellaneous durable goods.
- Wholesale trade, non-durable goods: paper products; drugs; apparel; groceries and related products; beer, wine, and distilled alcoholic beverages; and miscellaneous non-durable goods.

### **Planned Development “PD” District.**

- This zoning district is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit growth flexibility in the use and design of land and buildings in situations where modification of specific provisions of this chapter is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. A PD district may be used to permit new and innovative concepts in land utilization.

## **Possible New Zoning Districts**

### **Highway Commercial “HC” District**

- This zoning district is intended to provide for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land uses along major highways. This District is also designed to allow multi-story construction. Most cities prohibit uses requiring outside storage, except for those uses that have outside display of merchandise (i.e. car dealerships). More detail is spent on ensuring construction

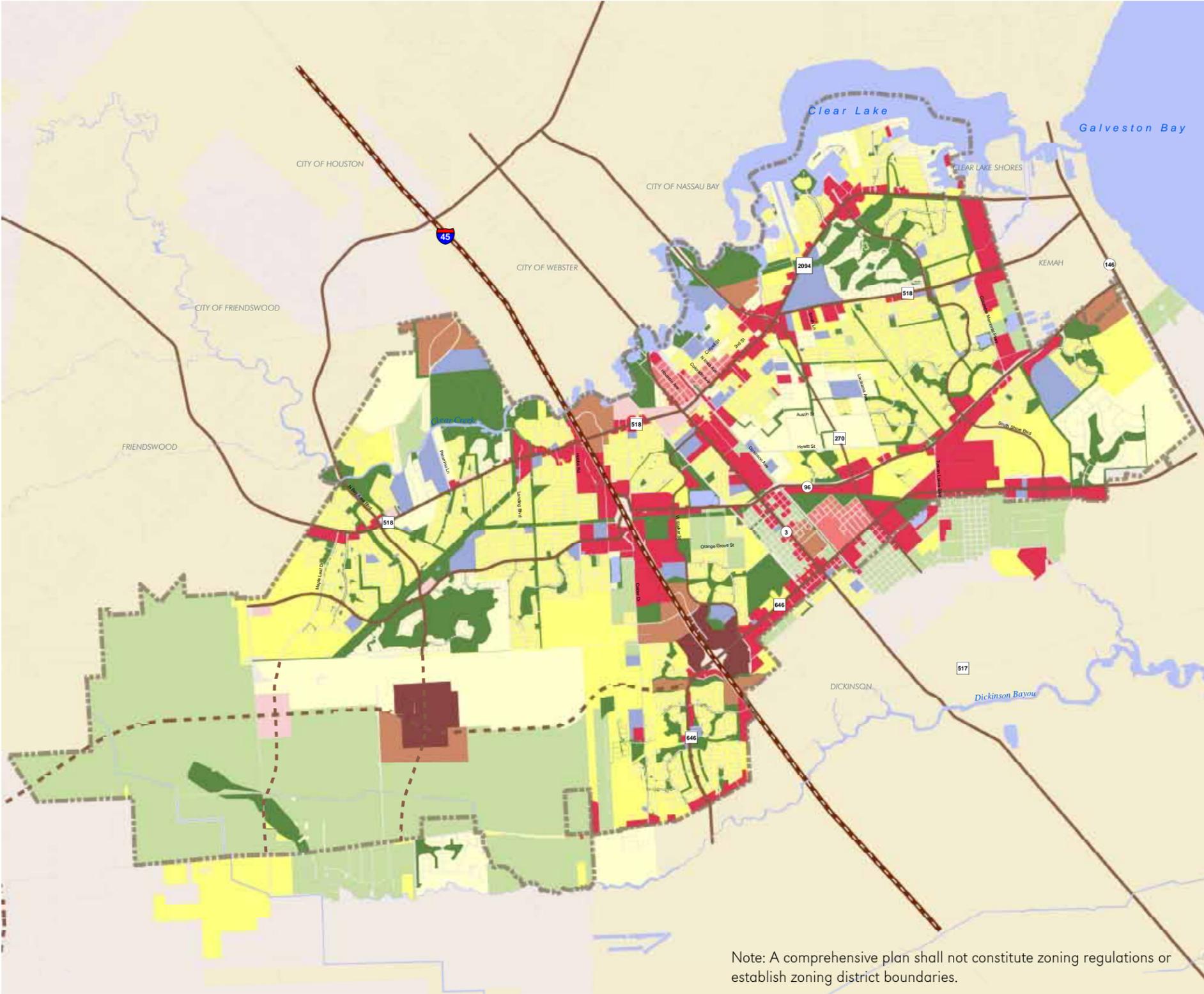
standards, landscaping and screening, and setback requirements are enforced to promote consistency and stability amongst the varying uses allowed in a highway commercial zoning district.

### **Light Industrial “LI” District**

- This zoning district is intended primarily for light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district has permitted uses that do not use large amounts of outside storage of materials/equipment, and do not create an environment that promote noise, smell, or other common nuisances typical of industrial uses.

**DIVIDER PAGE**

Figure 5.1 Future Land Use Plan



Impacts

Dwelling Units	77,446
Population	178,875
Employment	54,931
Jobs to Housing Balance	0.71
Water (MGD)	28.53
Sewer (MGD)	24.37

Land Use Acreages

Rural/Estate	27.2%
Suburban Residential	14.7%
Suburban Village	0.7%
Enhanced Auto Dominant Residential	27.0%
Enhanced Auto Dominant Commercial	8.8%
Suburban Commercial	0.9%
Urban Low	3.0%
Urban High	1.6%
Public/Institutional	3.5%
Parks/Open Space/Natural	12.7%
Total	100.0%

Legend

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional

**DIVIDER PAGE**

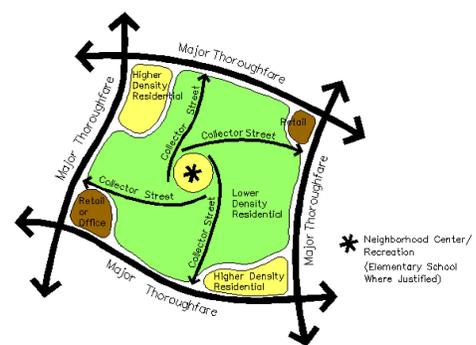
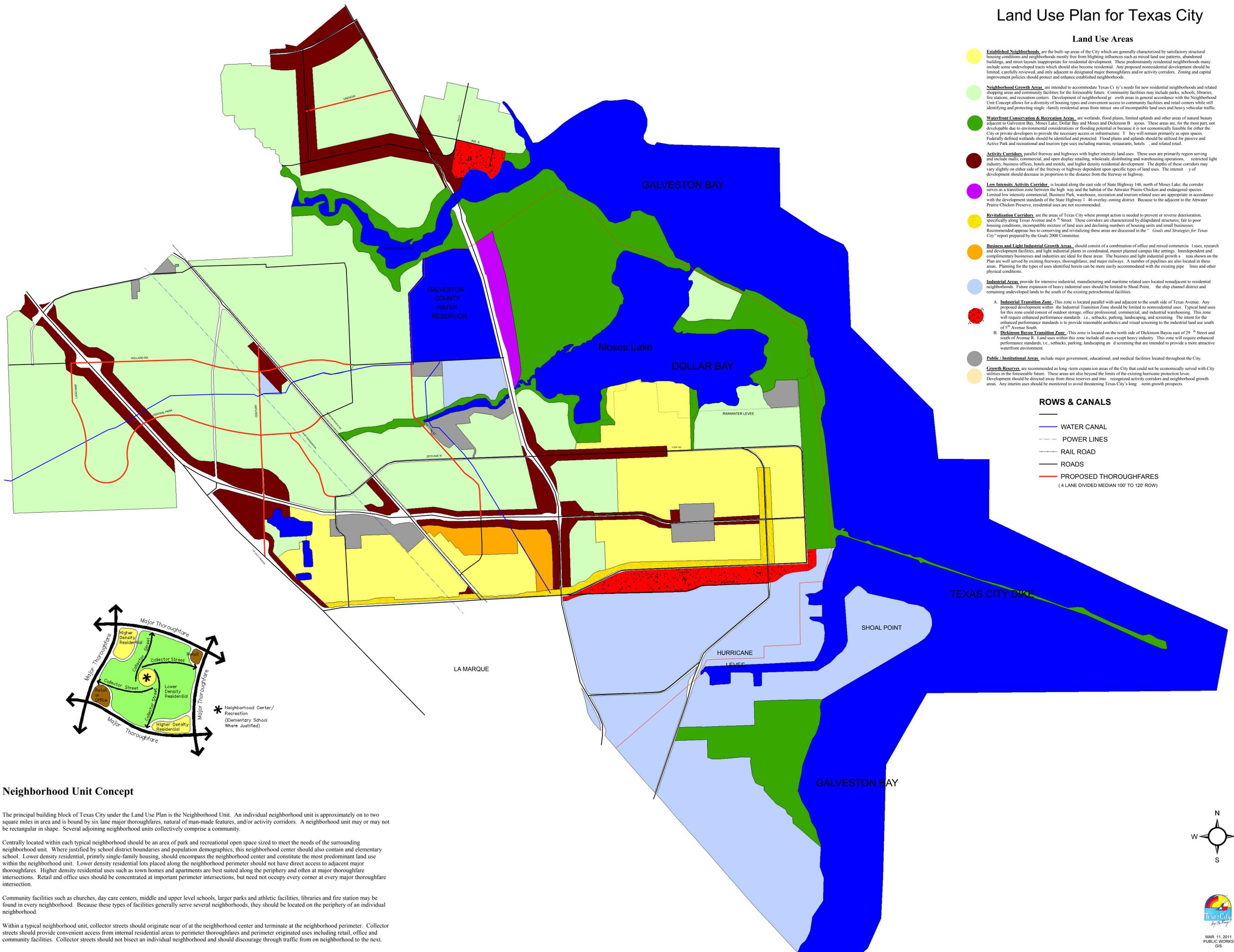
# Land Use Plan for Texas City

## Land Use Areas

- **Established Neighborhoods** are the built-up areas of the City which are generally characterized by satisfactory structural housing conditions and neighborhoods mostly free from blighting influences such as mixed land use patterns, abandoned buildings, and street layouts inappropriate for residential development. These predominantly residential neighborhoods may include some undeveloped tracts which should also become residential. Any proposed nonresidential development should be limited, carefully reviewed, and only adjacent to designated major thoroughfares and/or activity corridors. Zoning and capital improvement policies should protect and enhance established neighborhoods.
- **Neighborhood Growth Areas** are intended to accommodate Texas City's needs for new residential neighborhoods and related shopping areas and community facilities for the foreseeable future. Community facilities may include parks, schools, libraries, fire stations, and recreation centers. Development of neighborhood growth areas in general accordance with the Neighborhood Unit Concept allows for a diversity of housing types and convenient access to community facilities and retail centers while still identifying and protecting single-family residential areas from intrusions of incompatible land uses and heavy vehicular traffic.
- **Waterfront Conservation & Recreation Areas** are wetlands, flood plains, limited uplands and other areas of natural beauty adjacent to Galveston Bay, Moses Lake, Dollar Bay and Moses and Dickinson Bayou. These areas are, for the most part, not developable due to environmental considerations or flooding potential or because it is not economically feasible for either the City or private developers to provide the necessary access or infrastructure. They will remain primarily as open spaces. Federally defined wetlands should be identified and protected. Flood plains and uplands should be utilized for passive and Active Park and recreational and tourism type uses including marinas, restaurants, hotels, and related retail.
- **Activity Corridors** parallel freeway and highways with higher intensity land uses. These uses are primarily region serving and include malls, commercial, and open display retailing, wholesale, distributing and warehousing operations, restricted light industry, business offices, hotels and motels, and higher density residential development. The depths of these corridors may vary slightly on either side of the freeway or highway dependent upon specific types of land uses. The intensity of development should decrease in proportion to the distance from the freeway or highway.
- **Low Intensity Activity Corridor** is located along the east side of State Highway 146, north of Moses Lake; the corridor serves as a transition zone between the highway and the habitat of the Attwater Prairie Chicken and endangered species. Limited low intensity commercial, Business Park, warehouse, recreation and tourism related uses are appropriate in accordance with the development standards of the State Highway 146 overlay-zoning district. Because of the adjacent to the Attwater Prairie Chicken Preserve, residential uses are not recommended.
- **Revitalization Corridors** are the areas of Texas City where prompt action is needed to prevent or reverse deterioration, specifically along Texas Avenue and 6<sup>th</sup> Street. These corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. Recommended approaches to conserving and revitalizing these areas are discussed in the "Goals and Strategies for Texas City" report prepared by the Goals 2000 Committee.
- **Business and Light Industrial Growth Areas** should consist of a combination of office and mixed commercial uses, research and development facilities, and light industrial plants in coordinated, master planned campus like settings. Interdependent and complimentary businesses and industries are ideal for these areas. The business and light industrial growth areas shown on the Plan are well served by existing freeways, thoroughfares, and major railways. A number of pipelines are also located in these areas. Planning for the types of uses identified herein can be more easily accommodated with the existing pipelines and other physical conditions.
- **Industrial Areas** provide for intensive industrial, manufacturing and maritime related uses located nonadjacent to residential neighborhoods. Future expansion of heavy industrial uses should be limited to Shoal Point, the ship channel district and remaining undeveloped lands to the south of the existing petrochemical facilities.
- **Industrial Transition Zone** - This zone is located parallel with and adjacent to the south side of Texas Avenue. Any proposed development within the Industrial Transition Zone should be limited to nonresidential uses. Typical land uses for this zone could consist of outdoor storage, office professional, commercial, and industrial warehousing. This zone will require enhanced performance standards i.e., setbacks, parking, landscaping, and screening. The intent for the enhanced performance standards is to provide reasonable aesthetics and visual screening to the industrial land use south of 5<sup>th</sup> Avenue South.
- **Dickinson Bayou Transition Zone** - This zone is located on the north side of Dickinson Bayou east of 29<sup>th</sup> Street and south of Avenue R. Land uses within this zone include all uses except heavy industry. This zone will require enhanced performance standards, i.e., setbacks, parking, landscaping and screening that are intended to provide a more attractive waterfront environment.
- **Public / Institutional Areas** include major government, educational, and medical facilities located throughout the City.
- **Growth Reserves** are recommended as long-term expansion areas of the City that could not be economically served with City utilities in the foreseeable future. These areas are also beyond the limits of the existing hurricane protection levee. Development should be directed away from these reserves and into recognized activity corridors and neighborhood growth areas. Any interim uses should be monitored to avoid threatening Texas City's long-term growth prospects.

## ROWS & CANALS

- WATER CANAL
- POWER LINES
- RAIL ROAD
- ROADS
- PROPOSED THOROUGHFARES  
(4 LANE DIVIDED MEDIAN 100' TO 120' ROW)



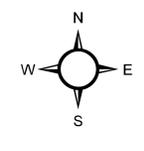
## Neighborhood Unit Concept

The principal building block of Texas City under the Land Use Plan is the Neighborhood Unit. An individual neighborhood unit is approximately one to two square miles in area and is bound by six lane major thoroughfares, natural or man-made features, and/or activity corridors. A neighborhood unit may or may not be rectangular in shape. Several adjoining neighborhood units collectively comprise a community.

Centrally located within each typical neighborhood should be an area of park and recreational open space sized to meet the needs of the surrounding neighborhood unit. Where justified by school district boundaries and population demographics, this neighborhood center should also contain an elementary school. Lower density residential, primarily single-family housing, should encompass the neighborhood center and constitute the most predominant land use within the neighborhood unit. Lower density residential lots placed along the neighborhood perimeter should not have direct access to adjacent major thoroughfares. Higher density residential uses such as town homes and apartments are best suited along the periphery and often at major thoroughfare intersections. Retail and office uses should be concentrated at important perimeter intersections, but need not occupy every corner at every major thoroughfare intersection.

Community facilities such as churches, day care centers, middle and upper level schools, larger parks and athletic facilities, libraries and fire station may be found in every neighborhood. Because these types of facilities generally serve several neighborhoods, they should be located on the periphery of an individual neighborhood.

Within a typical neighborhood unit, collector streets should originate near or at the neighborhood center and terminate at the neighborhood perimeter. Collector streets should provide convenient access from internal residential areas to perimeter thoroughfares and perimeter originated uses including retail, office and community facilities. Collector streets should not bisect an individual neighborhood and should discourage through traffic from one neighborhood to the next.



# ADJOURN

TIME: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE \_\_\_\_\_