

Julie Masters, Mayor
Charles Suderman
Bruce Henderson
Walter Wilson

MINUTES
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

Mayor Masters called the meeting to order at 6:00 p.m. City Secretary Alun Thomas called roll and certified a quorum. Council Members present were as follows: Mayor Julie Masters, Mayor Pro-Tem Wally Deats, and Council Members Bruce Henderson, Louis Decker, Walter Wilson, and William H. King, III. Council Member Charles Suderman was absent. Also present were City Administrator Julie Robinson; City Attorney David Olson; Administrative Services Manager Stephanie Russell; Director of Community Development Zachary Meadows; and members of the Planning and Zoning Commission Bill Bonham, Deborah Fortner and R.G. Reeder.

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.

Director of Community Development Zachary Meadows and City Administrator Julie Robinson provided an overview of the revised proposed Future Land Use Map. Mr. Meadows noted that the Texas City and League City land use plans had been provided to Council in their packets and that staff is working to obtain those plans in GIS format so they can be incorporated into the City's GIS system. Council discussion included:

- The possibility of adding new zoning districts Highway Commercial and Light Industrial.
- If and where to plan for future Light Industrial and High Density Residential land use
- The possible addition of a Highway Commercial ("HC") zoning district. Currently, General Commercial zones only allow for buildings up to 2.5 stories tall, but HC which would allow for taller structures to be built. This zoning designation would be useful for hotel development, and could be very particular when defining permitted uses.

- Whether to proactively rezone newly-annexed land according to the future land use map, or to wait for owners to apply for changes.
- The current commercial designation of detention ponds along FM 646. This is to remain in place in case of future development.

After discussion, City Council directed the following:

- The proposed Highway Commercial and Light Industrial zoning districts are acceptable and should be brought forward as an amendment to the Zoning Ordinance.
- With regard to the Future Land Use Map:
 - For purposes of the Future Land Use Map, the general designation as “Commercial” to encompass both General Commercial and Neighborhood Commercial zoning districts is acceptable and the proposed Commercial areas reflected on the revised Future Land Use Map is acceptable.
 - The Map should be revised to reflect Light Industrial land usage along the north side of Deats Road from Hill Street east to FM 1266 and then north along FM 1266 to the ETJ limits and also along the east side of the Railroad north of Deats Road.
 - High-density residential usage:
 - Near Chaparral Golf Course on the southwest side of the city, along the future thoroughfare in that area.
 - At the end of Starboard Ln, on the southeast side of the city.
 - Open Space designations:
 - For all cemeteries.
 - For all parks
 - The land behind Dickinson ISD’s Educational Support Center building
 - The two parcels of land on FM 517 with land trusts

Council further indicated that they will send staff suggestions for the clarification of existing permitted property uses as currently defined in the City’s zoning ordinance for revision of the text at a later time.

ITEM 3.) ADJOURN

Council Member King made a motion to adjourn the meeting at 6:50 p.m., and Council Member Deats seconded the motion.

VOTE:

5 AYES (Henderson, Wilson, Deats, Decker and King)

0 NAYS

MOTION PASSED

PASSED, APPROVED AND ADOPTED this the 14th day of June, 2016.

Julie Masters

Julie Masters, Mayor

ATTEST:

Alun W. Thomas

Alun W. Thomas, City Secretary

