

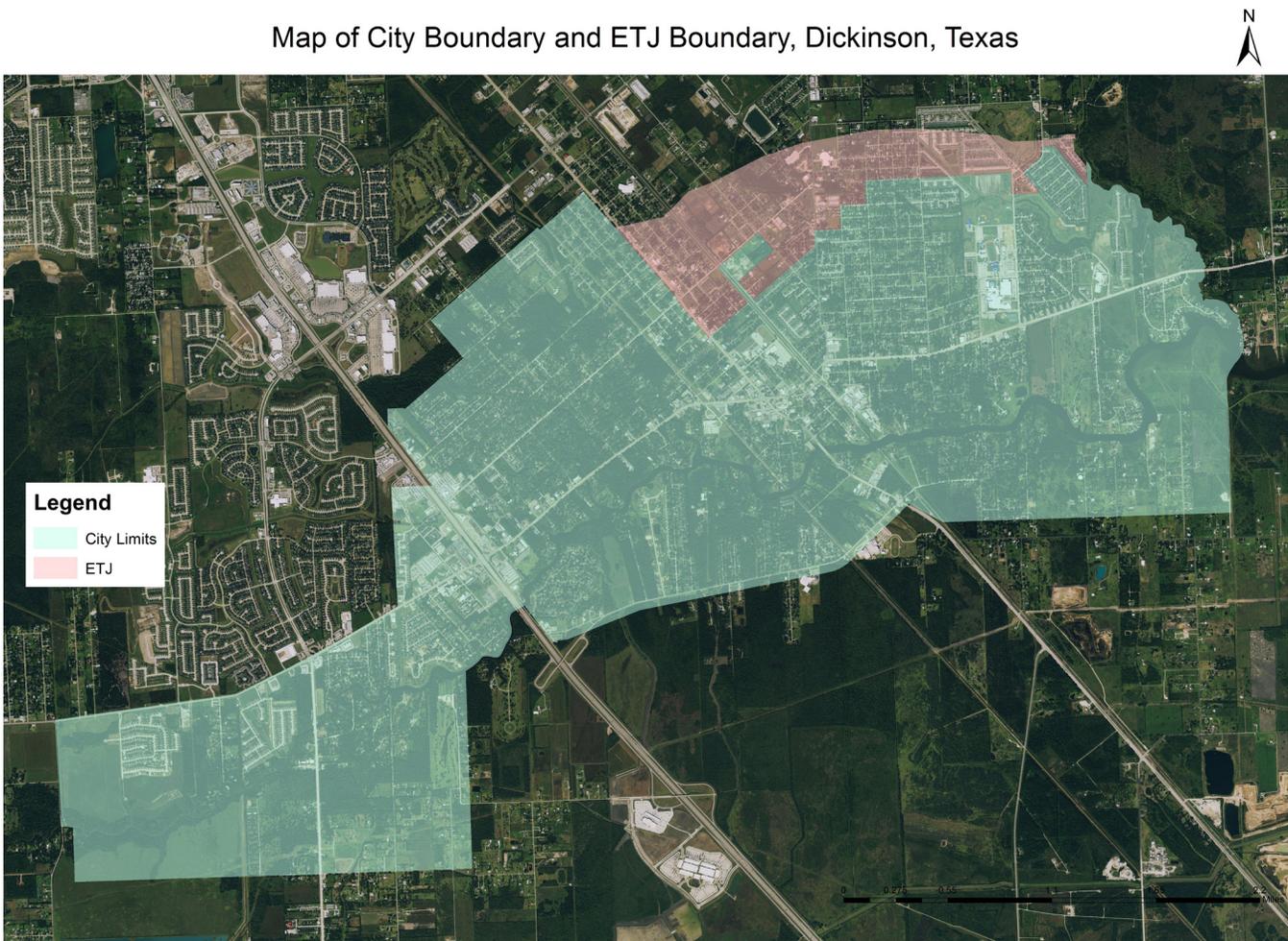
The responsibility of a municipality to manage and regulate land use is rooted in its need to protect the health, safety, and welfare of local citizens. Although only acting as one section of several in the Comprehensive Plan, the Land Use Chapter and the Future Land Use Map will act as a catalyst to guide the future form and development of the City of Dickinson. The land uses designated in this chapter will provide City staff and City officials' guidance in considering development proposals and zoning decisions as well as future development in the City's Extraterritorial Jurisdiction (ETJ).

STATE OF LAND USE

As defined by the Texas Local Government Code, Dickinson is a Home-rule municipality. Dickinson has a total land area of about 6,400 acres and approximately a population of 18,682 according to the 2010 Census. The majority of this land is primarily used for residential purposes, with approximately 70 percent of the City's built-up land area being residential, or almost 2,400 acres. The second highest use within the City is commercial, comprising just under 8 percent. In 2015, Dickinson acquired approximately 580 acres of ETJ land from the City of Texas City (See Figure 2.1). The City of Dickinson began annexing sections of the ETJ in late 2015, with more sections expected over the next few years.

FIGURE 2.1 EXTERRITORIAL JURISDICTION (ETJ) ACQUIRED IN 2015

Map of City Boundary and ETJ Boundary, Dickinson, Texas



Existing Land Use

In 2000, an Existing Land Use inventory was conducted for the City. This process was done in connection with the city's development of its Zoning Ordinance, which was adopted in fall of 2011. At the time the City had no ETJ area, and so the only surveyed areas were within the then current city limits. In addition to the map that was produced back in 2000, the Houston-Galveston Area Council (H-GAC), has a mapping tool, the Regional Land Use Information System (RLUIS) that captures land uses for the whole H-GAC region, including the City of Dickinson, and is updated on a quarterly basis. Based on the H-GAC Land Use System Figure 2.2 - Land Use Map is provided as a more accurate picture of what the land uses are today compared to back in 2000 when the original inventory was taken.

From Figure 2.2, the amount of area of each of the land use categories were captured to gain an understanding of the amount of each land use exists today across the City, this can be found below in table 2.1 – Existing Land Use Acreage.

TABLE 2.1 LAND USE ACREAGE (BASED ON H-GAC LAND USE MAP)

Category	Acres	Percent
Commercial (Red)	262.2	4.7%
Industrial (Purple)	21.0	0.4%
Residential (Yellow)	2365.7	42.3%
Gov/Med/Edu (Blue)	78.2	1.4%
Multiple/Other (Brown)	504.3	8.9%
Parks and Open Space (Green)	121.4	2.2%
Undeveloped (White)	326.6	5.8%
Vacant (White/Red Outline)	1636.5	29.3%
Water	278.1	5.0%
Subtotal	5594.0	100.00%

You can find the Regional Land Use Information System (RLUIS) tool at :

<https://www.h-gac.com/community/gis/gis-mapping-applications.aspx>.



FUTURE LAND USE PLAN

The Future Land Use Plan reflects the desired pattern of growth over a given time within the City and its ETJ. The Future Land Use Plan was developed with City Council, the Planning & Zoning Commission, City Staff, the Task Force, and citizen input. The purpose of the plan is to ensure the orderly and efficient development of the City and will serve as a guide in evaluating development proposals. The Future Land Use Plan should be considered as a conceptual plan, and not intended to be parcel specific.

Future build-out population projections have been provided for the City based on the proposed residential densities provided in the Future Land Use Plan. To determine future populations based on land uses, land supply and capacity is calculated. First, to determine land supply, geographical information systems software is used to determine the exact acreage of current land uses. The acreage of all vacant land (subtracted from water bodies, and other environmental features) is subtracted from 20% of the total acreage to estimate amount of future roadways and rights-of-way on the land. In total, the available land supply is 1,054 acres within the city limits and 115 acres within the ETJ. Second, land capacity is determined by multiplying the number of possible dwelling units per acre and household size according to the 2010 census (2.83 persons). According to this formula it can be determined that if Dickinson were to develop according to its current land uses, without any changes, the City could accommodate 5,704 additional dwelling units within the city limits. However based on the changes introduced in the proposed Future Land Use Plan, the City would add 8,941 residential dwellings or 26,824 residents to Dickinson and 65,259 new jobs within the city limits and 1,839 residential dwelling units or 5,518 residents and 6,013 new jobs in the ETJ.

In addition to the land uses shown on the Existing Land Use Map as generated by H-GAC, additional land uses shown on the Future Land Use Map include: Rural Residential, Small Lot Residential, Highway Commercial, Light Industrial, and Planned Development. Although Rural Residential, Small Lot Residential, and Planned Development land uses are zoning districts recognized in the city's Zoning Ordinance, such land uses have not been indicated on previous land use map. The Light Industrial land use is to accommodate industrial business that do not

FIGURE 2.2 LAND USE MAP (AS PRODUCED BY H-GAC)

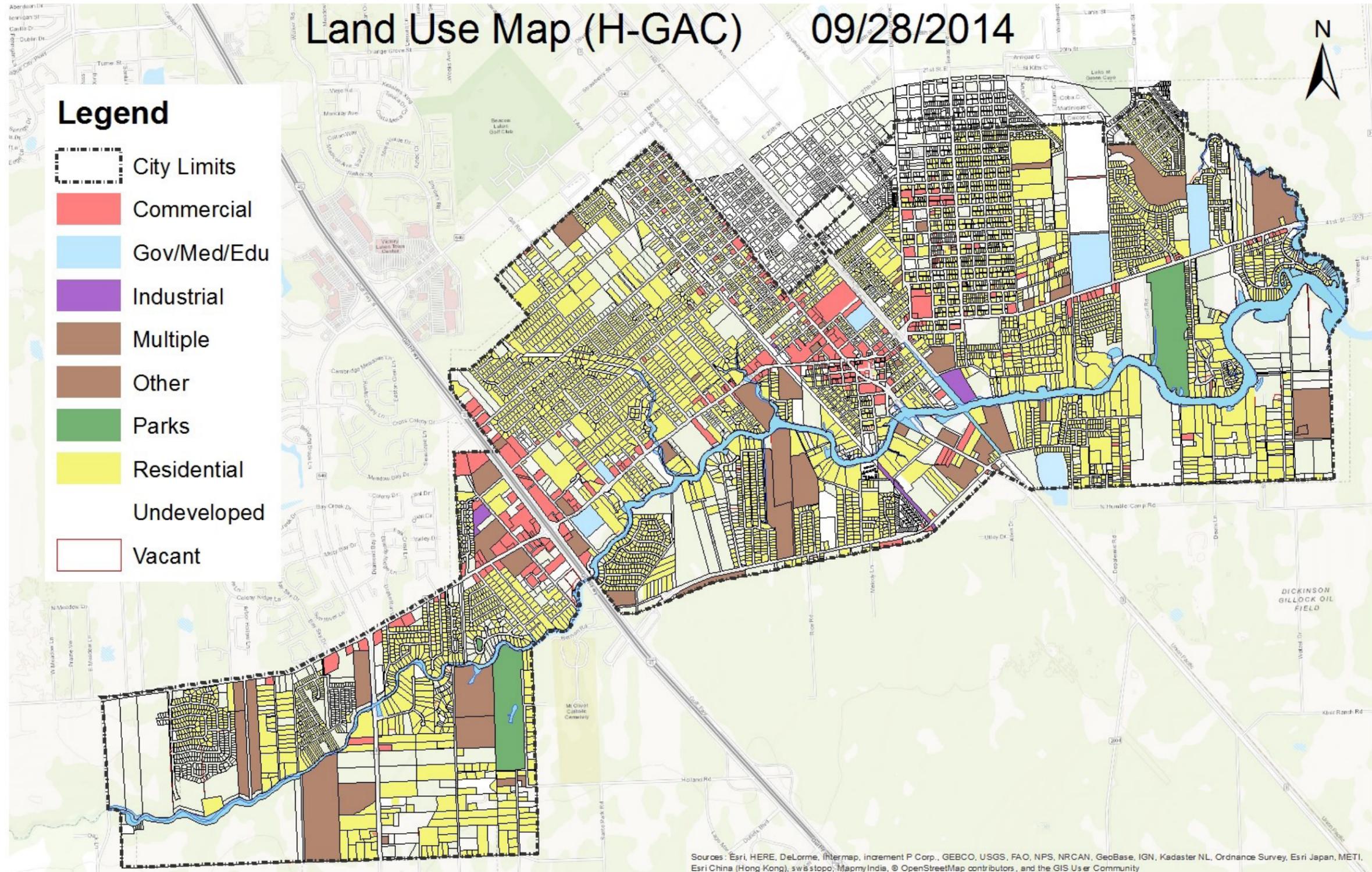
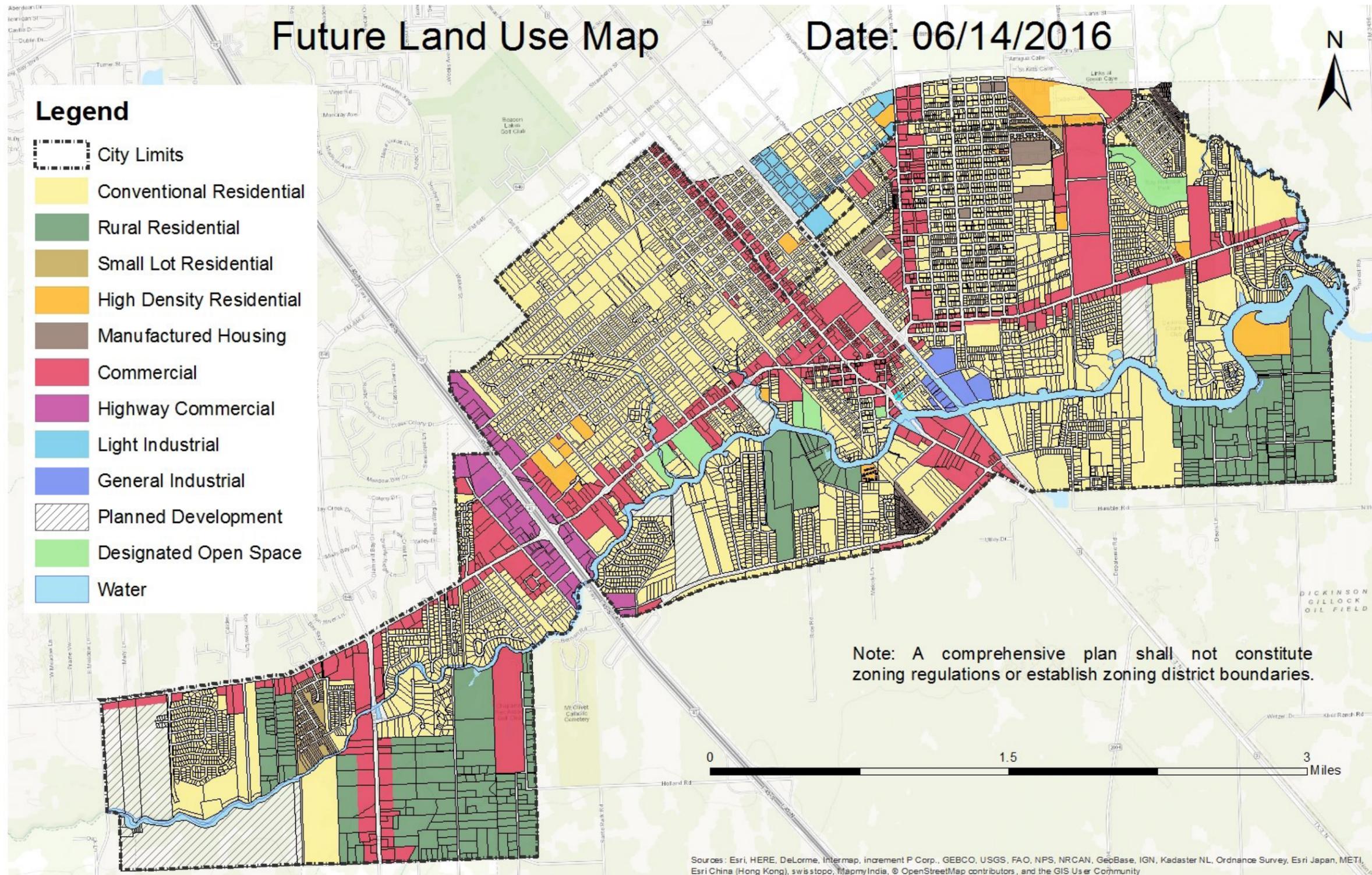


FIGURE 2.3 FUTURE LAND USE MAP



use outside storage of materials/equipment or create an environment that promotes noise, smell, or other common nuisances typical of industrial uses. This land use is concentrated in the current ETJ area of the City along Deats Road, FM 1266, and the Galveston, Houston, and Henderson (G, H, & H) Railroad Line. The Highway Commercial land use is located only along IH-45, where development patterns should be different than other area throughout the city.

Future Land Use Map

It is important to note that the Future Land Use Map is not a zoning map, which legally regulates specific development requirements on individual parcels. The future Land Use Map can be found graphically in Figure 2.2; however this section will explain various aspects that are shown in the map compared to existing land uses that may be found in the City.

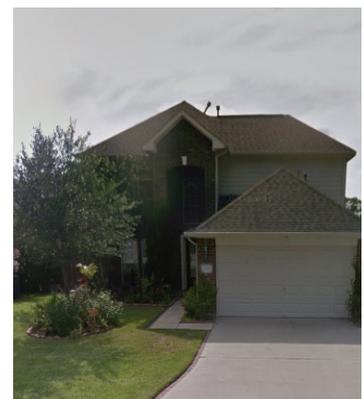
Future Land Use Categories

Below are the recommended land use categories as shown on the Future Land Use Map. The land uses have been grouped into two larger categories – Residential land uses and Nonresidential land uses. Each category is shown with the corresponding current zoning district in effect at the time of the Plan’s adoption.

Residential

It is recommended that single family residential land use be the prominent type of residence within Dickinson, with a blend of high density residential.

Conventional Residential: This category accommodates for conventional detached single-family dwellings. The purpose of this category is to accommodate 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.



Single family residential land use is prominent type of residence within Dickinson.

Image Courtesy of Google Maps (2016).

Rural Residential: This category accommodates for conventional detached single-family dwellings at a density not exceeding one dwelling unit per acre. It should include existing large lots, un-platted 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 uses and zoning.

Small Lot Residential: This category accommodates for conventional detached single-family dwellings on small lots and patio homes with zero lot lines. Zero lot line development allows for 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 small lot residential category is to allow efficient utilization of land, encourage affordable housing opportunities, and allow traditional neighborhood developments.



High density residential land use include conventional single- and two- family residences as well as multiple family dwelling

High Density Residential: This category accommodates 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 this category 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: This category accommodates the development of a manufactured home subdivision or manufactured home community. The purpose of this category is to allow for a means of affordable housing within a well-managed, compatible and cohesive manufactured home environment.

Nonresidential

Nonresidential land uses provide places of employment, retail uses that generate sales tax revenue for the City, and community parks.

Commercial: This land use is used to accommodate a range of business types from retail, service uses and professional office activities that aim to meet the needs of residents in the immediate vicinity to servicing larger parcels of land and residents in a three to five mile radius (i.e. grocery/supermarket stores, business parks, and restaurants). Retail development

should be throughout the city and convenient to residential areas and accessible by both vehicles and pedestrians. This category can also be used in conjunction with those high density residential developments that are concentrated in pedestrian-oriented, mixed use area of the city.

Highway Commercial: This category is used to accommodate for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land uses along major highways. It is used to allow for multi-story construction. Regulations are used to permit different construction standards, landscaping and screening, and setback requirements than other areas throughout the city used for commercial purposes.

Light Industrial: This category is used to accommodate light manufacturing, wholesaling, assembling, and fabrication operations. This category is used to permit 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.

General Industrial: This category accommodates a wide variety of heavy industrial uses including office warehousing, manufacturing, and product assembly. Most activities shall occur inside a building, however, outside storage of materials and displays may be permitted subject to performance standards.

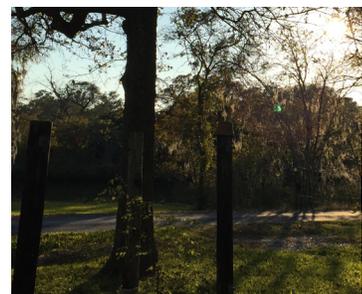
Parks and Open Space: This category identifies public parks, open spaces and preservation areas within the City. The areas shown with this land use designation are existing Paul Hopkins and Ray Holbrook Parks, a land trust property off of FM 517, the Dickinson Cemetery, and an open space property located behind Dickinson Independent School Districts (DISD) Education Support Center. No additional areas were shown on the Future Land Use Map other than those indicated above, however it is understood that as the City grows and develops the need for areas to recreate could be needed.

Planned Development: This land use category is intended to provide for combining and mixing of uses (Residential and Nonresidential land uses) with appropriate regulations to permit growth flexibility in the use and design of land and buildings and to allow for new and innovative concepts in land utilization.



Highway commercial creates high quality mixture of land use along major highways.

Image Courtesy of Google Maps (2016).



As Dickinson city grows and develops, more parks and open space areas could be needed for recreational purpose.



The following Table 2.2 describes the acreage of each land use category on the Future Land Use Map.

TABLE 2.2 FUTURE LAND USE MAP ACREAGE

Category	Acres	Percent
Conventional Residential (Yellow)	3377.9	52.8%
Rural Residential(Dark Green)	830.6	13.0%
Small Lot Residential (Light Brown)	59.8	0.9%
High Density Residential (Orange)	112.6	1.8%
Manufactured Housing (Dark Brown)	85.7	1.3%
Commercial (Red)	948.0	14.8%
Highway Commercial (Purple)	136.2	2.1%
Light Industrial (Light Blue)	55.5	0.9%
General Industrial (Dark Blue)	35.2	0.6%
Planned Development (White/Grey Lines)	397.3	6.2%
Designated Open Space (Light Green)	76.6	1.2%
Subtotal	6392.9	100.00%

RELATIONSHIP OF LAND USE TO ZONING

The City adopted its first Zoning Ordinance in 2001. Zoning has traditionally been used as a tool to control development of land. There are ten designated zoning districts within the City’s Zoning Ordinance:

Residential Zoning Districts

- Rural Residential (RR)
- Conventional Residential (CR)
- Small Lot Residential (SR)
- High Density Residential (HR)
- Manufactured Housing (MH)

Commercial Zoning Districts

- Neighborhood Commercial (NC)
- General Commercial (GC)

Industrial Zoning Districts

- General Industrial (GI)

Other Zoning Districts

- Planned Development (PD)
- Designated Open Space (DOS)

The Future Land Use Plan and Future Land Use Map should never be confused with the Zoning Ordinance or Zoning Map for the City of Dickinson. The Zoning Map expresses the permitted uses of properties city-wide. The use of the Future Land Use Map in the decision making process relating to zoning and subdivision approvals is to ensure that the development of the land is in accordance with the City's adopted Comprehensive Plan. It is recommended that the City continually review the Future Land Use Map and make changes according to the zoning decisions that are made by the governing body.

Based on the Future Land Use Map, it is suggested that the City adopt two new zoning district categories: Highway Commercial and Light Industrial.



GOALS, OBJECTIVES, AND ACTION ITEMS

Goal 2.1 Achieve a balanced and desirable pattern of land uses within the City.

Objective 2.1.1 Provide a range of different land use types in suitable locations, densities, and arrangements consistent with local values and sound land use planning principles and practices.

Action 2.1.1.1 Update zoning ordinance to meet desired future growth patterns.

Action 2.1.1.2 Update City's zoning map to reflect the Future Land Use Map.

Action 2.1.1.3 Amend Zoning Ordinance with new zoning districts for Light Industrial, and Highway Commercial.

Action 2.1.1.4 Review and update the existing development codes and procedures periodically to more efficiently guide growth and development in the community.

Goal 2.2 Preserve the integrity of existing neighborhoods to ensure quality residential areas.

Objective 2.2.1 Protect existing and future residential development from encroaching or adjacent incompatible land uses.

Action 2.2.1.1 Continue to enforce standards for providing effective buffering of nonresidential land uses adjacent to residential land uses.

Action 2.2.1.2 Continue to promote the utilization of Planned Development districts to allow site design flexibility and to address development characteristics such as building height, density, orientation and other site design related issues.