



**Agenda**  
**Planning & Zoning Commission**  
**4403 State Highway 3**  
**Dickinson, TX 77539**

**The presiding member and a quorum of the Planning & Zoning Commission  
will be present at the physical location shown above.  
Tuesday, February 17, 2026 at 6:30 PM**

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

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**3. ANNOUNCEMENTS AND PRESENTATIONS**

**3.A** Board Comments

**3.B** Building Official Update

**4. PUBLIC COMMENTS**

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of the Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, the Commission may not deliberate.

**5. CONSENT AGENDA**

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Commission member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

**5.A** Consideration and possible action to approve the Minutes for the Workshop Planning and Zoning Commission Meeting held on January 21, 2026.

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**7.A** Consideration and possible action concerning a request for a **Plat / Subdivision Waiver for Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat,**

from Subsec. 18-38.6. Waiver requirement of the City of Dickinson's Unified Development Code - with such waiver allowing a lot width of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4, for a proposed multi-lot development for approx. 1.34 acres, parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

**7.B** Conduct a public hearing concerning a request to **approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, being approx. 1.34 acres, for parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

- Staff Presentation
- Applicant Presentation
- Public Comments
- Applicant Rebuttal
- Adjourn Public Hearing

**7.C** Consideration and possible action concerning a request to **approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, being approx. 1.34 acres, for parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

**8. FUTURE AGENDA ITEMS**

**9. ADJOURNMENT**

### **CERTIFICATE OF NOTICE**

**This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of Dickinson, Texas, on or before the 11th day of February, 2026 at 5:00 P.M. as well as the City's public internet webpage, [www.dickinsontexas.gov](http://www.dickinsontexas.gov) and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.**

*Claude Oliver*

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Claude Oliver, City Secretary



NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-337-6217 or by email at [agenda@dickinsontexas.gov](mailto:agenda@dickinsontexas.gov).

**Dickinson Planning & Zoning Commission**  
**Agenda Item Data Sheet**  
**3.A**

**MEETING DATE:** February 17, 2026

<b>TOPIC:</b>	Board Comments
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<b>BACKGROUND:</b>
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<b>RECOMMENDATION:</b>
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<b>ATTACHMENTS:</b>
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<b>FUNDING ISSUES:</b>
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<b>FINANCE VERIFICATION OF FUNDING:</b>
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<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
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<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		

**Dickinson Planning & Zoning Commission  
Agenda Item Data Sheet  
3.B**

**MEETING DATE:** February 17, 2026

<b>TOPIC:</b>	Building Official Update
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<b>BACKGROUND:</b>
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<b>RECOMMENDATION:</b>
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<b>ATTACHMENTS:</b>
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<b>FUNDING ISSUES:</b>
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<b>FINANCE VERIFICATION OF FUNDING:</b>
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<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
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<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		

**Dickinson Planning & Zoning Commission**  
**Agenda Item Data Sheet**  
**5.A**

**MEETING DATE:** February 17, 2026

<b>TOPIC:</b>	Consideration and possible action to approve the Minutes for the Workshop Planning and Zoning Commission Meeting held on January 21, 2026.
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<b>BACKGROUND:</b>
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<b>RECOMMENDATION:</b>
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<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• <a href="#">PZ 01-21-26 Minutes.pdf</a></li> </ul>
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<b>FUNDING ISSUES:</b>
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<b>FINANCE VERIFICATION OF FUNDING:</b>
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<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
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<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		



**MINUTES**  
City of Dickinson  
**PLANNING & ZONING COMMISSION**

**January 21, 2026**

The Planning and Zoning Commission met in a duly called and announced meeting on **Wednesday, January 21, 2026**, at **6:30 PM** 4403 State Highway 3 Dickinson, TX 77539. The presiding member and a quorum of the Planning and Zoning Commission were present at the physical location shown above. The meeting was held for the purpose of considering the following items:

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

Commission members present were as follows: Bruce Henderson, Deborah Fortner, William Brown, John Harris, and Phillip Lipoma.

**ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE**

Given by Debra Fortner. The Pledge of Allegiance led by Kevin Edmonds.

**ITEM 3.) PUBLIC COMMENTS**

No public comments

**ITEM 4.) NEW BUSINESS**

4.A Discussion and possible action to recommend amendments to the City's Unified Development Code and/or zoning map.

**Lots Backing Up to the Bayou**

- Three lots were identified as having potential for development due to their location along the bayou
- Possible uses include small-scale restaurants or residential homes that meet zoning requirements
- Some lots are owned by the school district, potential for future sale to developers
- Consensus: Consider all three lots for downtown development

**Urban Transition Zoning**

- Urban Transition areas allow individual homes; primary concern is multifamily development
- Areas along Dakota, Minnesota, and Illinois streets have small, older lots, not suitable for multifamily or multiplex development
- Duplexes: Permitted in Urban Transition, General Residential, and Neighborhood Conservation by right
- Multiplexes: Only permitted in Urban Transition; maximum density 15

units/acre

- Recommendation: Convert some Urban Transition areas to General Residential or Neighborhood Conservation to preserve neighborhood character

### **Neighborhood Conservation vs. General Residential**

- Nevada to the Interurban (45th Street to Illinois): Recommend Neighborhood Conservation zoning to maintain established neighborhood character
- General Residential zoning allows more flexibility for property development (e.g., minimum lot widths: 40' for detached homes, 50' for duplexes)
- Neighborhood Conservation requires conformity to average block face, restricting lot development flexibility.

### **Areas Near the Bayou**

- Several large lots near Plum Street are underdeveloped or abandoned
- Urban Transition zoning is appropriate for mixed-use development (restaurants, commercial) with council approval
- Single-family homes are not permitted in downtown zoning
- Wetlands and FEMA-defined floodway areas limit development potential

### **Zoning Adjustments West and East of the Interurban**

- West of the Interurban: Recommend Downtown or General Commercial zoning
- East of Illinois: Maintain current Urban Transition zoning
- Dakota, Nevada, and Urban Interurban areas: Convert to Neighborhood Conservation
- Consensus reached to preserve neighborhood character while allowing appropriate development

### **Highway Three West Side**

- Dickinson Transportation Center and Nichols property: Recommended for commercial zoning
- WCID building and Timber areas previously addressed
- Consensus: All properties on the west side of Highway 3 up to city limits designated commercial

### **Residential Areas Near Hollywood**

- North of Hollywood: Predominantly residential; properties near water tower belong to the Water District
- Recommendation: Maintain current residential zoning

**ITEM 5.) FUTURE AGENDA ITEMS**

Next regularly scheduled meeting: February 17<sup>th</sup> at 6:30 PM.

Special workshop proposed: February 11th at 6:30 PM

**ITEM 6.) ADJOURNMENT**

Deborah Fortner motioned to Adjourn and William Brown seconded the motion.

**VOTE:**

5 AYES (Bruce Henderson, Deborah Fortner, Phillip Lipoma, William Brown,  
John Harris)

0 NAYS

**MOTION PASSED**

Meeting adjourned at 8:23 P.M.

**PASSED APPROVED, AND ADOPTED** this \_\_\_\_\_.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION,  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Travis Moore,  
COMMUNITY DEVELOPMENT MANAGER/  
CHIEF BUILDING OFFICIAL

**Dickinson Planning & Zoning Commission**  
**Agenda Item Data Sheet**  
**7.A**

**MEETING DATE:** February 17, 2026

**TOPIC:** Consideration and possible action concerning a request for a **Plat / Subdivision Waiver for Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat**, from Subsec. 18-38.6. Waiver requirement of the City of Dickinson's Unified Development Code - with such waiver allowing a lot width of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4, for a proposed multi-lot development for approx. 1.34 acres, parcel **375913** located at the corner of **Gum Dr and E FM 517**, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

**BACKGROUND:**

**RECOMMENDATION:**

**ATTACHMENTS:**

- [#25-001323 Plat Waiver Project Overview.pdf](#)
- [Parcel 375913 Plat Waiver Vicinity Map.pdf](#)
- [10093\\_3611\\_25-0021 Preliminary Replat 01-27-2026.pdf](#)
- [Parcel 375913 Plat Waiver Staff Report.pdf](#)

**FUNDING ISSUES:**

**FINANCE VERIFICATION OF FUNDING:**

<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		

# PROJECT OVERVIEW

**Project Type:** Plat / Subdivision Waiver | **Project Title:** Plat / Subdivision Waiver

**ID #** 25-001323 | **Started** 12/19/2025 at 10:35 AM

**Status:** In Review



## Address

Dickinson, TX USA 77539

## Legal

S36  
Abst 36 Page 3 Pt Of Lts 1-3 & All Of 4 & 5 (1-1) Blk 6  
Tropical Gardens

## Description

Subdividing lots for future single family residential homes on each lot. Requesting waiver for lot width

## PROPERTY DETAILS

Property ID

R375913

## INFORMATION FIELDS

**GCAD Property ID Number**  
375913

**GCAD Legal Description**  
ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

**Address**  
4101 Gum Drive

**Property Acres**  
1.34

**Property Owner**  
Chris Harrison

**Property Owner Address**  
[REDACTED]

**Property Owner Email**  
[REDACTED]

**Property Owner Phone Number**  
[REDACTED]

**Proof of Ownership**  
2024015473.pdf

**Agent Authorization**  
Gum Dr Residential Authorization Statement 7.8.25.pdf

**Signatory Authorization**  
-

**Request:**  
Subdivision Waiver

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**Reason for Request:**

Subdividing lots for future single family residential homes on each lot

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**Applicant Statement - Subdivision**

Applicant Statement for the Subdivision Waiver Request.pdf

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**Survey/Plot Plan (Including all Easements)**

Gum Dr Existing Survey.pdf

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**Existing Site Plan**

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**Previously Recorded Plat**

5\_69.pdf

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**Residential Replat Statement**

-

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**Additional Supporting Documents**

CPL.pdf

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**Planning and Zoning Commission Meeting**

02/17/2026 6:30 PM

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**Request From**

Subsec. 18-7.2. Neighborhood Conservation (NC) Lot Width (minimum): Average of platted lots on the block face: average being 85 feet

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**Request To**

A lot width of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4



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## PLAT WAIVER

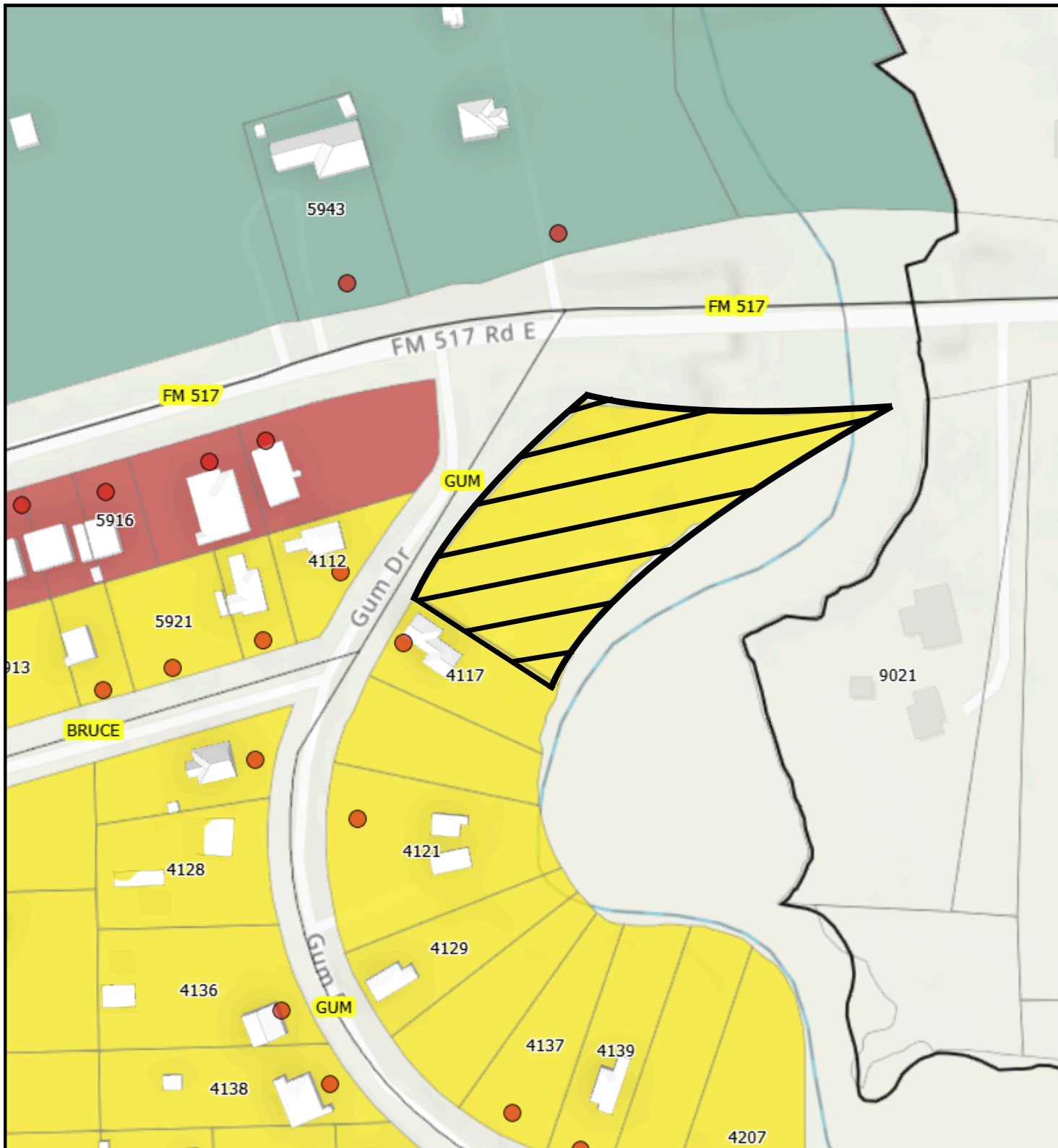
### - Vicinity Map -

Parcel 375913, approx. 1.34 acres, located at the corner of E FM 517 and Gum Dr., and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

-  Subject Property
-  Auto-Centric Commercial (AC)
-  Mixed-Use (MU)
-  Neighborhood Conservation (NC)
-  Outside of Dickinson city limits



The City of Dickinson Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.





CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	751.84'	236.70'
C2	100.93'	31.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72° 59' 16" E	16.92'
L2	S 21° 22' 32" W	63.66'
L3	S 39° 03' 04" W	46.07'
L4	S 37° 40' 56" W	73.28'
L5	S 56° 29' 34" W	96.25'
L6	S 26° 44' 59" W	77.55'

LEGEND

- Easement Line
- U.E. Utility Easement
- B.E. Bayou Easement
- N.T.S. Not To Scale
- GCCFN Galveston County Clerk's File No.
- OPRCCTX Official Public Records Galveston County, Texas.

PROPERTY DESCRIPTION:

Being Lots Four (4), Five (5), part of Lots One (1), Two (2), and Three (3), in Block Six (6), of TROPICAL GARDENS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 49 and transferred to Plat Record 5, Map No. 69, in the Map Records in the Office of the County Clerk of Galveston County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Gum Drive (60' R.O.W.) and being the Southwest corner of said Lot 5, a found 1/2 inch rod, being the start of a curve to the right;

THENCE along the East right-of-way line of said Gum Drive, along a curve to the right with a radius of 751.84 feet, an arc length of 236.70 feet, a chord bearing N 40° 24' 27" East and a chord length of 234.73 feet, a found 1/2 inch rod, being the start of a curve to the left;

THENCE continuing along the East right-of-way line of said Gum Drive, along a curve to the left with a radius of 100.93 feet, an arc length of 31.48 feet, a chord bearing N 40° 29' 44" East, and a chord length of 31.35 feet to the Northwest corner of the herein described tract, a found 1/2 inch rod;

THENCE S 72° 59' 16" East, a distance of 16.92 feet to a point for corner;

THENCE South 89° 04' 43" East, at a distance of 99.91 feet pass a found 1/2 inch rod for a total distance of 153.41 feet to the West shoreline of Gum Bayou;

THENCE along the meanders of Gum Bayou shoreline as follows:

South 21° 22' 32" West, a distance of 63.66 feet;

South 39° 03' 04" West, a distance of 46.07 feet;

South 37° 40' 56" West, a distance of 73.28 feet;

South 56° 29' 34" West, a distance of 96.25 feet;

South 26° 44' 59" West, a distance of 77.55 feet;

THENCE North 58° 36' 42" West, along the South line of said Lot 5, at a distance of 49.16 feet pass a found 1/2 inch rod for a total distance of 153.96 feet to the PLACE OF BEGINNING and containing 1.0953 acres (47,712 square feet) of land, more or less.

NOTES:

- 1) This property is subject to the building regulations and Zoning ordinances of the City of Dickinson.
- 2) This property lies within Zone AE (EL 16') as established by the FEMA Flood Insurance Rate Map No. 48167C0235G, Dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Dickinson, Texas.
- 5) This replat does not attempt to amend or remove any covenants or restrictions, other than those shown.
- 6) Bearings are record, based on the found monumentation of the Southeast right-of-way line of Gum Drive.
- 7) The purpose of this plat is to assemble Five (5) lots and create Four (4) lots.

THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, Chris Harrison, owners of the property subdivided in the above and foregoing map of TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT, do hereby make subdivision according to the lines, streets, building lines, and easements thereon shown, and dedicate to the public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land as dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all utility easements shown hereon, within the subdivision boundaries.

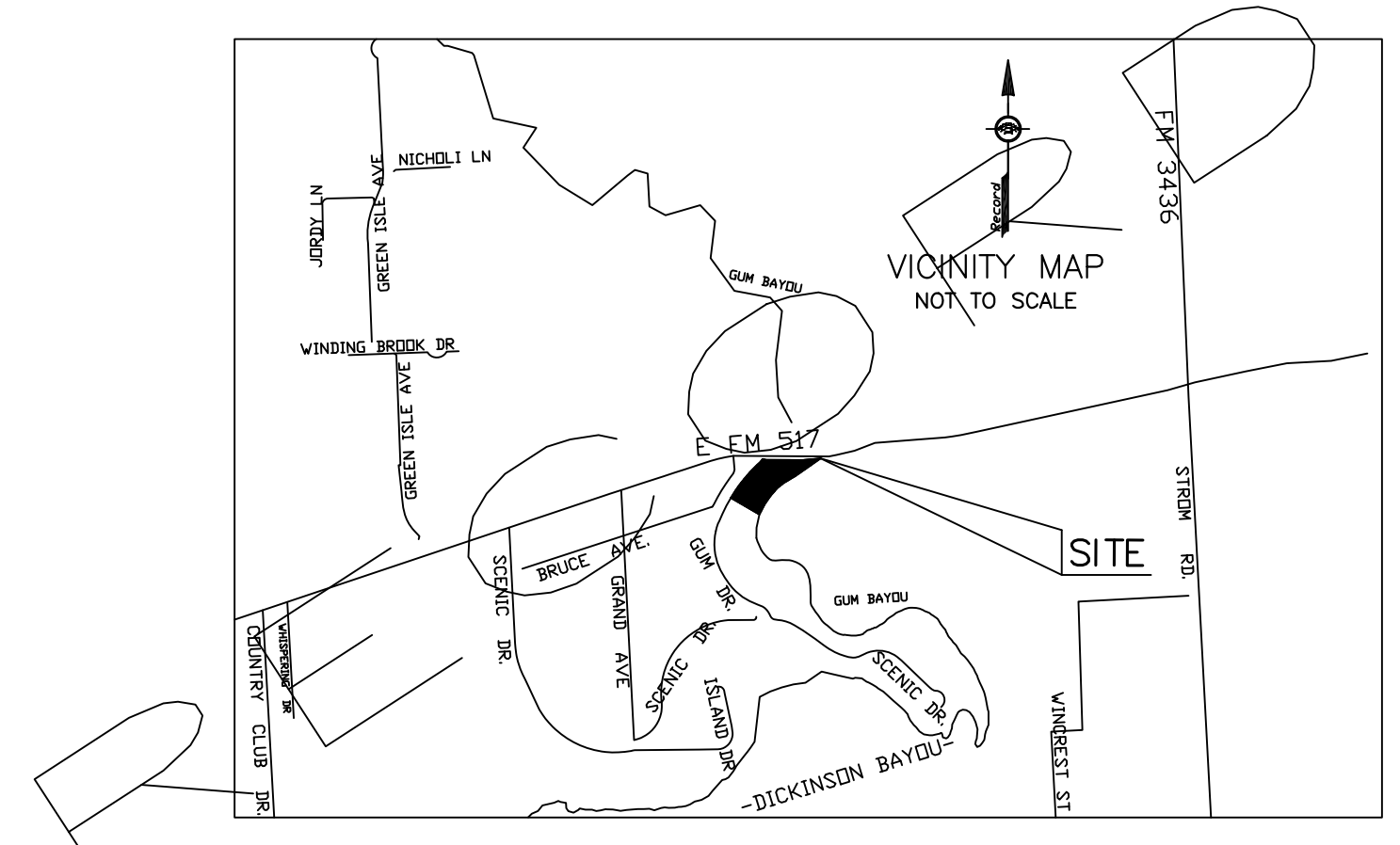
Chris Harrison

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Chris Harrison, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas  
My Commission Expires \_\_\_\_\_



This is to certify that the owner of TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT, has complied with all of the conditions necessary as provided by law in subdividing the above property.

CERTIFIED, by the Chief Building Official and Mayor of the City of Dickinson, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Travis Magliolo  
Mayor,  
City of Dickinson

Travis Moore  
Chief Building Official,  
City of Dickinson

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, and duly recorded on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, Instrument # \_\_\_\_\_, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

By \_\_\_\_\_ Deputy

# TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT

A REPLAT OF PART OF LOTS 1, 2, & 3,  
ALL OF LOTS 4 & 5, IN BLOCK 6,  
OF TROPICAL GARDENS,  
PLAT RECORD 5, MAP NUMBER 69  
GALVESTON COUNTY MAP RECORDS  
05-06-2025

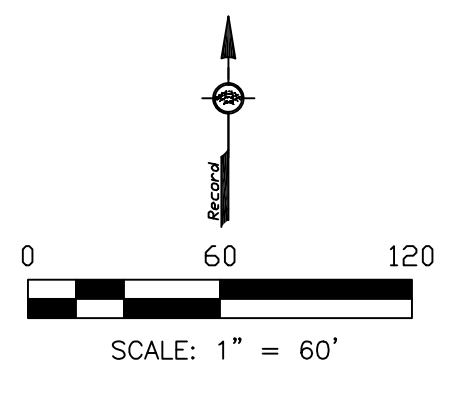
4 LOTS - 1 BLOCK  
47,712 SQ. FT.  
1.095 ACRES

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been or will be, properly monumented.

Brene Addison  
Registered Professional  
Land Surveyor No. 6598



TRICON  
LAND  
SURVEYING, LLC  
Mailing: 6241 Stewart Rd. #251  
P.O. Box: 2011 59th Street  
Galveston, TX 77551  
409-487-2772  
TriconLandSurveying.com  
T.L.P.E.L.S. Firm No. 10194309  
T.L.S. Job #25-0021



Owner:  
Chris Harrison  
Registered Professional Land Surveyor No. 6598



## Planning & Zoning Commission Plat/Subdivision Waiver

2/17/2026

### Staff Report

**Request:** The applicant is requesting a Plat/Subdivision Waiver from Subsec. 18-38.6. Waiver of the Unified Development Code – with such waiver allowing a lot width of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4.

**Applicant:** HARRISON CHRIS

**Owner:** HARRISON CHRIS

**Subject Property:** Approximately ± 1.34 acres for Parcel ID: **375913** located at the corner of E FM 517 and Gum Dr., Dickinson, Galveston County, Texas and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

### **Parcel Information:**

Zoning: Neighborhood Conservation (NC)

Use: Vacant

### **Surrounding Properties Information:**

North: Mixed-Use (MU)

West: Auto-Centric Commercial (AC)

East: Outside of Dickinson city limits

South: Neighborhood Conservation (NC)

### **Background:**

The purpose of the requested Plat/Subdivision Waiver is to permit the property owner, HARRISON CHRIS to replat the property with a lot of 75 feet for lots 1, 2, and 3, and a lot width of 43.18 feet for lot 4.

The Commission may consider the following criteria, to the extent pertinent to the application. In addition, other factors may be considered which may be relevant to the application.

### **(1) The request complies with the applicable standards of the Dickinson Code of Ordinances, and any applicable county, state, or federal requirements.**

This request does not comply with the required lot width as described in the Unified Development Code Subsec. 18-7.2. Table 18-7.2.-2, NC Lot, Building Placement, and Height. The lot width requirement is set as the Average of the Platted Lots on the Block Face. Staff has determined that this average is **85 feet**.



**(2) The request is consistent with applicable policies of the Comprehensive Plan, special area plans (e.g downtown plans), applicable utility plans, and capital improvement plans or if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

The Future Land Use Plan (FLUP) reflects the desired pattern of growth over a given time within the City and its ETJ. 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 FLUP has identified this area as Parks & Open space. The requested Plat/Subdivision Waiver district does not align with the FLUP. Shown below in Figure A is the Dickinson Comprehensive Plan 2045, Map 2.6 Future Land Use Map. Shown below in Figure B is a zoomed in view of subject property shown in Figure A.

Figure A:

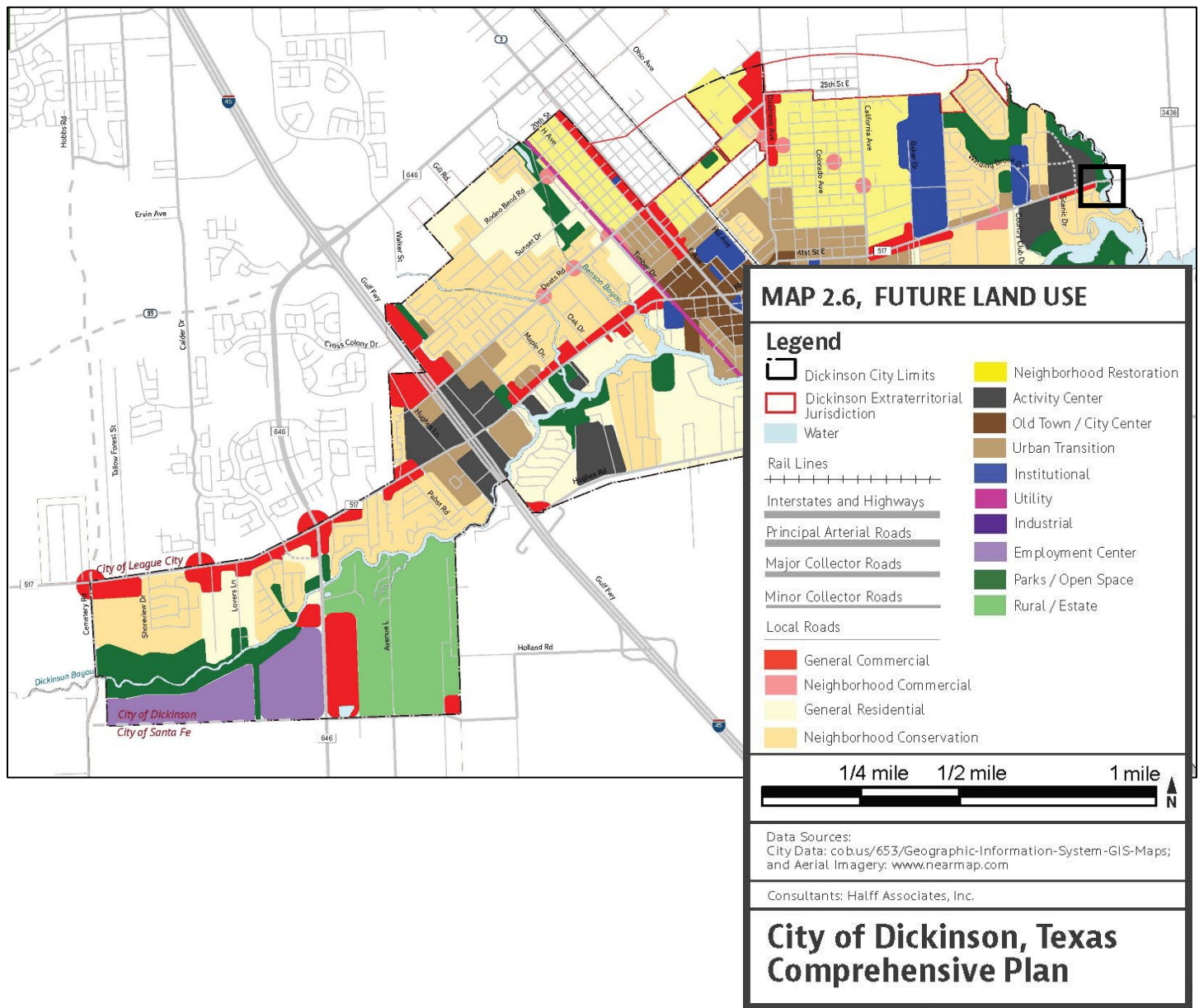
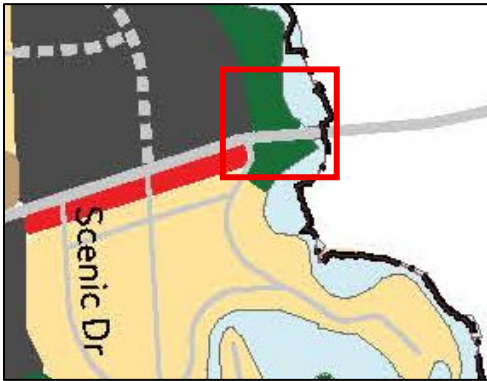


Figure B:



**(3) The request promotes the purposes of this UDC as established in Sec. 18-2., Purposes, and in other applicable purpose statements in this UDC.**

The request does promote the listed purposes of the UDC.

**(4) Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

The proposed development does meet these items.

**(5) The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

The requested lot width waiver is relatively compatible with surrounding and permitted land uses and will conform to the general character of the area. A 75' lot width is typically more than what is required for residential lots in new developments.

**(6) Strict application of the standard requested to be waived renders platting of the subject property unfeasible.**

The strict application of the required lot width would not prevent this property from being platted. The applicant wishes to develop 4 lots, however 3 lots could be created and conform to existing zoning regulations.

**(7) The Waiver requested is the minimum necessary that will make possible platting of the subject property.**

The property in question has various other options to plat within the existing property development regulations of the UDC.

**(8) The reason for the Waiver is based on a minimum of one of the following:**

- a. *The particular physical surroundings, shape, or topographical conditions of the subject property;*
- b. *Achieving alternative compliance with the standard requested to be waived in a manner not contemplated in this UDC;*
- c. *The effect of the development will not prevent orderly subdivision of other land in the vicinity; and*
- d. *The development will not cause the City to be required to provide City services at a level above that required in other subdivisions.*

Due to TXDOT increasing the ROW width on 517 the existing Lots 1 & 2, total width was decreased creating a unique shape of the subject property.



City of Dickinson  
Community Development  
4403 Highway 3, Dickinson, TX 77539  
281-337-6259

**Staff Recommendation:**

Staff recommends **Approval with the condition that the build line of lot 4 be moved back to where the lot measures 75 feet in width**, concerning the proposed waiver to allow a lot width of 75 feet for lots 1, 2, and 3 a lot width of 43.18 feet for lot 4 for approximately  $\pm$  1.34 acres for Parcel ID: 375913 located at the corner of E FM 517 and Gum Dr., Dickinson, Galveston County, Texas and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

**Dickinson Planning & Zoning Commission**  
**Agenda Item Data Sheet**  
**7.B**

**MEETING DATE:** February 17, 2026

<b>TOPIC:</b>	<p>Conduct a public hearing concerning a request to <b>approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat</b>, being approx. 1.34 acres, for parcel <b>375913</b> located at the corner of <b>Gum Dr and E FM 517</b>, and legally described as <b>ABST 36 PAGE 3 PT OF LTS 1-3 &amp; ALL OF 4 &amp; 5 (1-1) BLK 6 TROPICAL GARDENS</b>.</p> <ul style="list-style-type: none"> <li>• Staff Presentation</li> <li>• Applicant Presentation</li> <li>• Public Comments</li> <li>• Applicant Rebuttal</li> <li>• Adjourn Public Hearing</li> </ul>
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<b>BACKGROUND:</b>
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<b>RECOMMENDATION:</b>
------------------------

<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• <a href="#">Parcel 375913 Plat Project Overview.pdf</a></li> <li>• <a href="#">Parcel 375913 Admin Plat Vicinity Map.pdf</a></li> <li>• <a href="#">10093_3611_25-0021 Preliminary Replat 01-27-2026.pdf</a></li> <li>• <a href="#">Parcel 375913 Admin Plat Staff Report.pdf</a></li> </ul>
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<b>FUNDING ISSUES:</b>
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<b>FINANCE VERIFICATION OF FUNDING:</b>
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<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
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ACTIONS TAKEN		
APPROVAL NO	READINGS PASSED	OTHER

# PROJECT OVERVIEW

**Project Type:** Plat / Subdivision | **Project Title:** Plat / Subdivision

**ID #** 25-000519 | **Started** 05/08/2025 at 3:51 PM

**Status:** In Review



## Address

Dickinson, TX USA 77539

## Legal

S36  
Abst 36 Page 3 Pt Of Lts 1-3 & All Of 4 & 5 (1-1) Blk 6  
Tropical Gardens

## Description

Owners would like to take the 2 whole lots and part of 3 lots and consolidate them into 4 lots

## INFORMATION FIELDS

### GCAD Property ID

375913

### GCAD Legal Description

PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

### Address

4101 Gum Drive, Dickinson, TX. 77539

### Property Acres

1.0953

### Property Owner

Chris Harrison

### Property Owner Address

[REDACTED]

### Property Owner Phone Number

[REDACTED]

### Property Owner Email

[REDACTED]

### Proof of Ownership

25-0021 Deed.pdf

### Agent Authorization

Gum Dr Residential Replat Statement.pdf

### Signatory Authorization

-

### Proposed Use Type

Residential

### Proposed Plat Name

Tropical Gardens, Block 6 Partial Replat

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**Plat Type:**

Administrative/ Minor Plat (4 lots or less)

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**Number of Proposed Blocks:**

1

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**Number of Residential Lots**

0

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**Number of Commercial Reserves:**

1

---

**Commercial Acres**

1.336

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**GIS Shapefile**

25-0021 Shapefile.zip

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**City Planning Letter**

CPL.pdf

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**Existing Site Plan**

-

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**Previously Recorded Plat**

-

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**Residential Replat Statement**

25-0021 Residential Replat Statement Signed.pdf

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**Tax Certificates**

25-0021 Tax Cert..pdf

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**Recorded Property Owners Association / Restrictions**

-

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**Additional Supporting Documents**

25-0021 Sketch 4 Lots.pdf, 25-0021 Survey 01-30-2025.pdf

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**Planning & Zoning Commission Public Hearing**

02/17/2026 6:30 PM





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## ADMINISTRATIVE PLAT

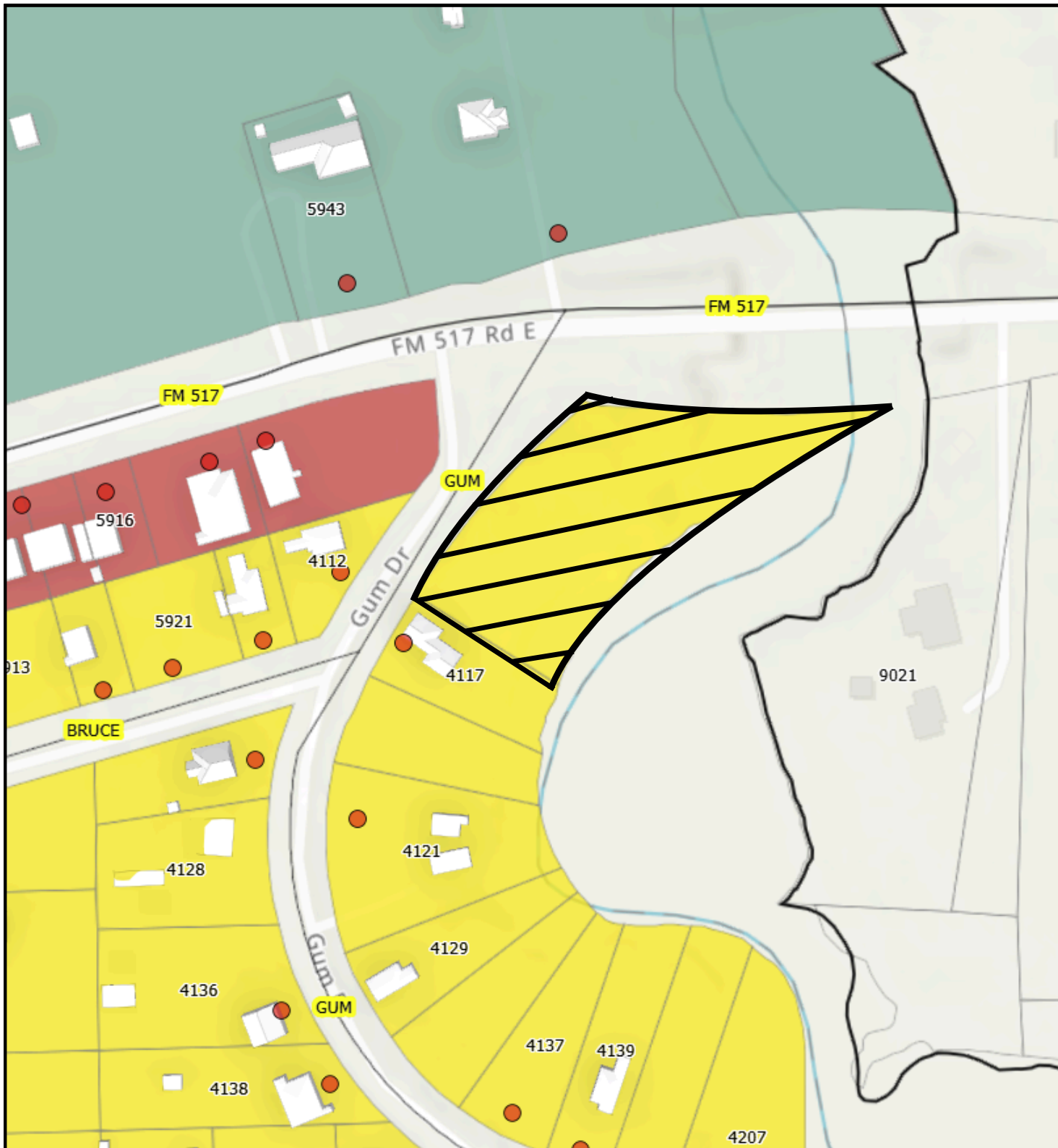
### - Vicinity Map -

Parcel 375913, approx. 1.34 acres, located at the corner of E FM 517 and Gum Dr., and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

-  Subject Property
-  Auto-Centric Commercial (AC)
-  Mixed-Use (MU)
-  Neighborhood Conservation (NC)
-  Outside of Dickinson city limits



The City of Dickinson Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.





CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	751.84'	236.70'
C2	100.93'	31.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72° 59' 16" E	16.92'
L2	S 21° 22' 32" W	63.66'
L3	S 39° 03' 04" W	46.07'
L4	S 37° 40' 56" W	73.28'
L5	S 56° 29' 34" W	96.25'
L6	S 26° 44' 59" W	77.55'

LEGEND

- Easement Line
- U.E. Utility Easement
- B.E. Bayou Easement
- N.T.S. Not To Scale
- GCCFN Galveston County Clerk's File No.
- OPRCCTX Official Public Records Galveston County, Texas.

PROPERTY DESCRIPTION:

Being Lots Four (4), Five (5), part of Lots One (1), Two (2), and Three (3), in Block Six (6), of TROPICAL GARDENS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 49 and transferred to Plat Record 5, Map No. 69, in the Map Records in the Office of the County Clerk of Galveston County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Gum Drive (60' R.O.W.) and being the Southwest corner of said Lot 5, a found 1/2 inch rod, being the start of a curve to the right;

THENCE along the East right-of-way line of said Gum Drive, along a curve to the right with a radius of 751.84 feet, an arc length of 236.70 feet, a chord bearing N 40° 24' 27" East and a chord length of 234.73 feet, a found 1/2 inch rod, being the start of a curve to the left;

THENCE continuing along the East right-of-way line of said Gum Drive, along a curve to the left with a radius of 100.93 feet, an arc length of 31.48 feet, a chord bearing N 40° 29' 44" East, and a chord length of 31.35 feet to the Northwest corner of the herein described tract, a found 1/2 inch rod;

THENCE S 72° 59' 16" East, a distance of 16.92 feet to a point for corner;

THENCE South 89° 04' 43" East, at a distance of 99.91 feet pass a found 1/2 inch rod for a total distance of 153.41 feet to the West shoreline of Gum Bayou;

THENCE along the meanders of Gum Bayou shoreline as follows:

South 21° 22' 32" West, a distance of 63.66 feet;

South 39° 03' 04" West, a distance of 46.07 feet;

South 37° 40' 56" West, a distance of 73.28 feet;

South 56° 29' 34" West, a distance of 96.25 feet;

South 26° 44' 59" West, a distance of 77.55 feet;

THENCE North 58° 36' 42" West, along the South line of said Lot 5, at a distance of 49.16 feet pass a found 1/2 inch rod for a total distance of 153.96 feet to the PLACE OF BEGINNING and containing 1.0953 acres (47,712 square feet) of land, more or less.

NOTES:

- 1) This property is subject to the building regulations and Zoning ordinances of the City of Dickinson.
- 2) This property lies within Zone AE (EL 16') as established by the FEMA Flood Insurance Rate Map No. 48167C0235G, Dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Dickinson, Texas.
- 5) This replat does not attempt to amend or remove any covenants or restrictions, other than those shown.
- 6) Bearings are record, based on the found monumentation of the Southeast right-of-way line of Gum Drive.
- 7) The purpose of this plat is to assemble Five (5) lots and create Four (4) lots.

THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, Chris Harrison, owners of the property subdivided in the above and foregoing map of TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT, do hereby make subdivision according to the lines, streets, building lines, and easements thereon shown, and dedicate to the public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land as dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all utility easements shown hereon, within the subdivision boundaries.

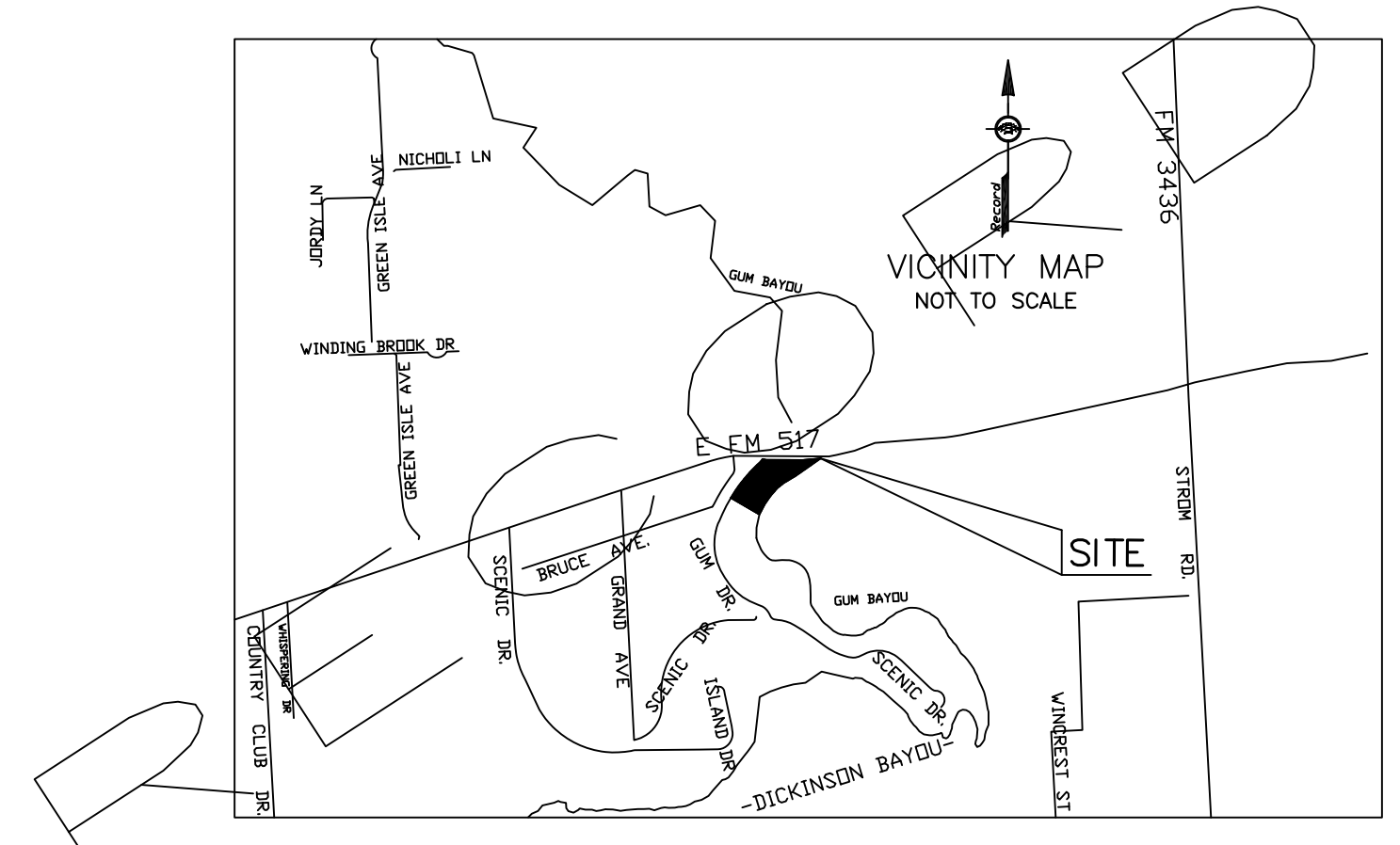
Chris Harrison

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Chris Harrison, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas  
My Commission Expires \_\_\_\_\_



This is to certify that the owner of TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT, has complied with all of the conditions necessary as provided by law in subdividing the above property.

CERTIFIED, by the Chief Building Official and Mayor of the City of Dickinson, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Travis Magliolo  
Mayor,  
City of Dickinson

Travis Moore  
Chief Building Official,  
City of Dickinson

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, and duly recorded on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, Instrument # \_\_\_\_\_, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

By \_\_\_\_\_ Deputy

# TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT

A REPLAT OF PART OF LOTS 1, 2, & 3,  
ALL OF LOTS 4 & 5, IN BLOCK 6,  
OF TROPICAL GARDENS,  
PLAT RECORD 5, MAP NUMBER 69  
GALVESTON COUNTY MAP RECORDS  
05-06-2025

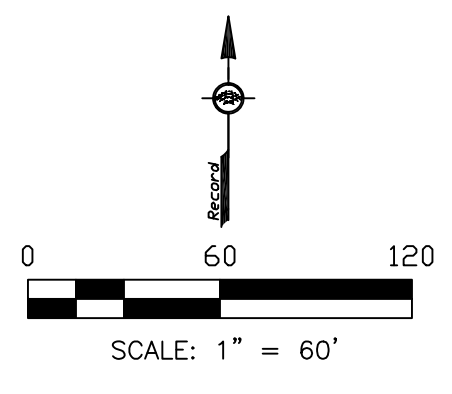
4 LOTS - 1 BLOCK  
47,712 SQ. FT.  
1.095 ACRES

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison  
Registered Professional  
Land Surveyor No. 6598



TRICON  
LAND  
SURVEYING, LLC  
Mailing: 6241 Stewart Rd. #251  
P.O. Box: 2011 59th Street  
Galveston, TX 77551  
409-487-2772  
TriconLandSurveying.com  
T.L.S. Firm No. 10194309  
T.L.S. Job #25-0021





Planning & Zoning Commission  
Administrative Plat  
2/17/2026  
**Staff Report**

**Request:** The applicant is requesting approval of TROPICAL GARDENS, BLOCK 6 PARTIAL REPLAT generally located at the corner of E FM 517 and Gum Dr., Dickinson, Galveston County, Texas.

**Applicant:** HARRISON CHRIS

**Owner:** HARRISON CHRIS

**Subject Property:** Approximately ± 1.34 acres for Parcel ID: **375913** located at the corner of E FM 517 and Gum Dr., Dickinson, Galveston County, Texas and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

**Parcel Information:**

Zoning: Neighborhood Conservation (NC)

Use: Vacant

**Surrounding Properties Information:**

North: Mixed-Use (MU)

West: Auto-Centric Commercial (AC)

East: Outside of Dickinson city limits

South: Neighborhood Conservation (NC)

**Background:**

The applicant, HARRISON CHRIS, is requesting approval of **Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat** for Parcel ID 375913. The subject property is currently zoned as Neighborhood Conservation (NC) and is currently a vacant lot with the proposed subdividing into 4 lots for residential single-family development on each lot.

The Commission may consider the following criteria, to the extent pertinent to the application. In addition, other factors may be considered which may be relevant to the application.

**(1) The request complies with the applicable standards of the UDC.**

The request does not comply with the required lot width. As described in the Unified Development Code Subsec. 18-7.2. Table 18-7.2.-2, NC Lot, Building Placement, and Height. The lot width requirement is set as the Average of the Platted Lots on the Block Face. Staff has determined that this average is 85 feet. A waiver is required to be approved to allow a lot width less than 85ft.



- (2) **The request complies with the applicable standards of the Dickinson Code of Ordinances, and any applicable county, state, or federal requirements.**  
This request does comply with these regulations.
  
- (3) **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a Preliminary Plat, Conditional Use Permit, Site Plan, or Planned Unit Development.**  
There are no prior approvals for this development besides an approved zoning change from Auto-Centric Commercial (AC) to Neighborhood Conservation (NC).
  
- (4) **The request is consistent with applicable policies of the Comprehensive Plan, special area plans (e.g downtown plans), applicable utility plans, and capital improvement plans or if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**  
The request does not impair the implementation of the Comprehensive Plan.
  
- (5) **The request promotes the purposes of this UDC as established in Sec. 18-2., Purposes, and in other applicable purpose statements in this UDC.**  
The request does promote these purposes.
  
- (6) **Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**  
The proposed development will satisfy these requirements.
  
- (7) **The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**  
The requested plat is relatively compatible with surrounding and permitted land uses and will conform to the general character of the area. A 75' lot width is typically more than what is required for residential lots in new developments.

**Staff Recommendation:**

Staff recommends **Approval with Conditions** concerning the request to approve the Administrative Plat located at corner of **E FM 517 and Gum Dr.**, Dickinson, Galveston County, Texas for approximately ± 1.34 acres for Parcel ID: **375913** legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.

**Recommended Conditions: **Require Approval of Plat Waiver****

Staff recommends denial **if** the Plat Waiver is denied as the proposed replatted lots do not meet the required lot width.

**Dickinson Planning & Zoning Commission**  
**Agenda Item Data Sheet**  
**7.C**

**MEETING DATE:** February 17, 2026

<b>TOPIC:</b>	Consideration and possible action concerning a request to <b>approve Tropical Gardens, Block 6 Partial Replat Administrative/Minor Plat</b> , being approx. 1.34 acres, for parcel <b>375913</b> located at the corner of <b>Gum Dr and E FM 517</b> , and legally described as <b>ABST 36 PAGE 3 PT OF LTS 1-3 &amp; ALL OF 4 &amp; 5 (1-1) BLK 6 TROPICAL GARDENS</b> .
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<b>BACKGROUND:</b>
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<b>RECOMMENDATION:</b>
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<b>ATTACHMENTS:</b>
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<b>FUNDING ISSUES:</b>
<b>FINANCE VERIFICATION OF FUNDING:</b>

<b>SUBMITTING STAFF MEMBERS:</b> Almira O'Kelley	<b>CITY MANAGER APPROVAL:</b>
---	-------------------------------

<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		