

**ORDINANCE NO. 2070-2024**

**AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, AMENDING CHAPTER 18 “ZONING” OF THE CITY OF DICKINSON CODE OF ORDINANCES; AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF DICKINSON TO REZONE PORTIONS OF APPROXIMATELY 0.70 ACRES OF LAND GENERALLY LOCATED AT 2020 HWY 3 FROM NEIGHBORHOOD COMMERCIAL (“NC”) ZONING DISTRICT TO GENERAL COMMERCIAL (“GC”) ZONING DISTRICT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND, PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, ON TRACK III LLC (the “Owner”) owns approximately 0.70 acres of land generally located at 2020 HWY 3, legally described as Abst 19 Perry & Austin Sur Pt of Lot 10, Pt of Lot 9, W Pt Ft Lot 8 Blk, and W Pt Ft Lot 7 Blk 131 Moores Addn, and Lot 1 Blk 131 Moores Addn., with the Property being located in the City of Dickinson, Texas (the “City), and more particularly depicted and described in “Exhibit A” attached to and made a part of this Ordinance for all purposes; and

**WHEREAS**, the Property presently has a zoning classification of Neighborhood Commercial (“NC”) Zoning District; and

**WHEREAS**, the Planning and Zoning Commission (the “Commission”) of the City held a public hearing and issued a report (the “Report”) in response to the request of the Owner, to rezone the Property to General Commercial (“GC”) Zoning District; and,

**WHEREAS**, the Commission delivered the Report to the City Council of the City (the “Council”), and the Council, in making its decision regarding the zoning of the Property, has considered the Commission’s recommendations in the Report, with the Report being attached to and made a part of this Ordinance as “Exhibit A”; and

**WHEREAS**, the Council has, in the time and manner and after the notice required by law and the City’s Zoning Ordinance, conducted a public hearing on the request for the rezoning of the Property; and

**WHEREAS**, the Council deems it appropriate to approve the rezoning of the Property as requested by the Owner; and **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS:**

**SECTION 1. THAT** the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated into this Ordinance for all intents and purposes.

**SECTION 2. THAT** the Property, being approximately 0.70 acres of land generally located at 2020 HWY 3, legally described as Abst 19 Perry & Austin Sur Pt of Lot 10, Pt of Lot 9, W Pt Ft Lot 8 Blk, and W Pt Ft Lot 7 Blk 131 Moores Addn, and Lot 1 Blk 131 Moores Addn., be rezoned from Neighborhood Commercial (“NC”) Zoning District to General Commercial (“GC”) Zoning District, with the Property being more particularly depicted and described in “Exhibit A” attached to this Ordinance.

**SECTION 3. THAT** the Official Zoning Map (the “Zoning Map”) of the City of Dickinson, Texas (the “City”) be revised and amended to show the change in zoning classification of the Property from Neighborhood Commercial (“NC”) Zoning District to General Commercial (“GC”) Zoning District, and that the Zoning Map reflect all appropriate references to the number and effective date of this Ordinance.

**SECTION 4. THAT** upon the effective date of this Ordinance, the Property shall comply with the development and land use standards set forth in Chapter 18 of the Code of Ordinances of the City for General Commercial (“GC”) Zoning District and shall be in compliance with the application and the site plan submitted to the City by the Owner, which is included in “Exhibit A” attached to and made a part of this Ordinance.

**SECTION 5. THAT** in the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**SECTION 6. THAT** any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000), with each day of violation constituting a separate offense.

**SECTION 7. THAT** all ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

**SECTION 8. THAT** this Ordinance shall become effective upon final reading and adoption of this Ordinance when the caption hereof is caused to be published in the official newspaper of the City, by the City Secretary, as required by law.

**PASSED, APPROVED, AND ADOPTED on first reading on 27 FEBRUARY, 2024.**

**PASSED, APPROVED, AND ADOPTED on second reading on 26 MARCH, 2024.**

**FOR THE CITY OF DICKINSON:**



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**SEAN SKIPWORTH, MAYOR**

**ATTEST:**

*Claude Allen Oliver*

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**Claude Oliver, City Secretary**

**APPROVED AS TO FORM:**



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**Nghiem V. Doan, City Attorney**

**EXHIBIT “A”**

# APPLICATION OVERVIEW

License Type: Zoning Map Amendment  
ID # 23-100123 | Started October 18, 2023



### Address

2020 Hwy 3, Dickinson, TX USA 77539

### Legal

Blk 131  
S19  
Abst 19 Perry & Austin Sur W Pt Ft Lot 7 Blk 131  
Moores Addn

### Description

change zoning to GC

## PROPERTY DETAILS

Property ID R165756

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
21St St Properties Llc	-	200 Water St Apt 17109 - Webster, TX 77598		Property Owner
Anish Maredia	MARED1AA@GMAIL.COM 4095494938	4523 hickory branch lane- Sugar land, TX 77479		APPLICANT
JIMMY VO	JIMMYVO123@GMAIL.COM 7134439550	9503 WILLOWBRIDGE - PARK HOUSTON, TX 77064		-

## INFORMATION FIELDS

**Galveston County Property ID:**  
165751

**Address**  
2020 HWY 3, DICKINSON, TEXAS 77539 (GCAD ID 165751, 165756, 165758, 165759, 165760)

**Legal Description**  
SEE ATTACHED DOCUMENT

**Acres:**  
0.70

**Property Owner Full Name**  
ANISH A MAREDIA

**Property Owner Address**  
4523 HICKORY BRANCH LANE, SUGAR LAND TX 77479

**Property Owner Phone**  
409-549-4938

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**Property Owner Email**  
MARED1AA@GMAIL.COM

---

**Proof of Ownership**

-

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**Signatory Authorization**

-

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**Agent Authorization**

-

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**Current Zoning**  
Neighborhood commercial "NC"

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**Current Use Type:**  
Open Space / Vacant

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**Current Use**  
Vacant / Commercial

---

**Proposed Zoning**  
General commercial "GC"

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**Proposed Use Type:**  
Commercial

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**Proposed Use**  
Convenience stores (with or without gasoline sales)

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**Existing Site Plan**  
photo 3 edit.png

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**Surrounding Area Zoning Plan**  
Area Zoning.png

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**Surrounding Area Uses Plan**  
Area Uses.png

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**Applicant Statement PZ & CC**  
SCNDC Inc.C22032112480.pdf

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**Technical Studies**

-

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**Additional Documents**  
Proposed Site Plan.pdf, 2020Hwy3\_Payment.pdf

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ATTACHMENT ONE 2020 HIGHWAY 3 LEGAL DESCRIPTIONS

TRACT 1- ABST 19 PERRY AND AUSTIN W PT FT LOT 8 BLK 131 MOORES ADDN DIM  
IRREG ACS .1406

TRACT II- ABST 19 PERRY AND AUSTIN LOT 1 BLK 131 MOORES ADDN ACRES .1492

TRACT III- ABST 19 PERRY AND AUSTIN W PT FT LOTS 7 BLK 131 MOORES ADDN  
ACRES .1463

TRACT IV-ABST 19 PERRY AND AUSTIN SUR PT OF LOT 9 BLK 131 MOORES ADDN  
ACRES.1349

TRACT V-ABST 19 PERRY AND AUSTIN SUR PT OF LOT 10 BLK 131 MOORES ADDN. 1291



HWY 3.

3

21st Street

bing 5th St

\*Lot Dimensions are Estimated

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25 yards

30,500 sq ft

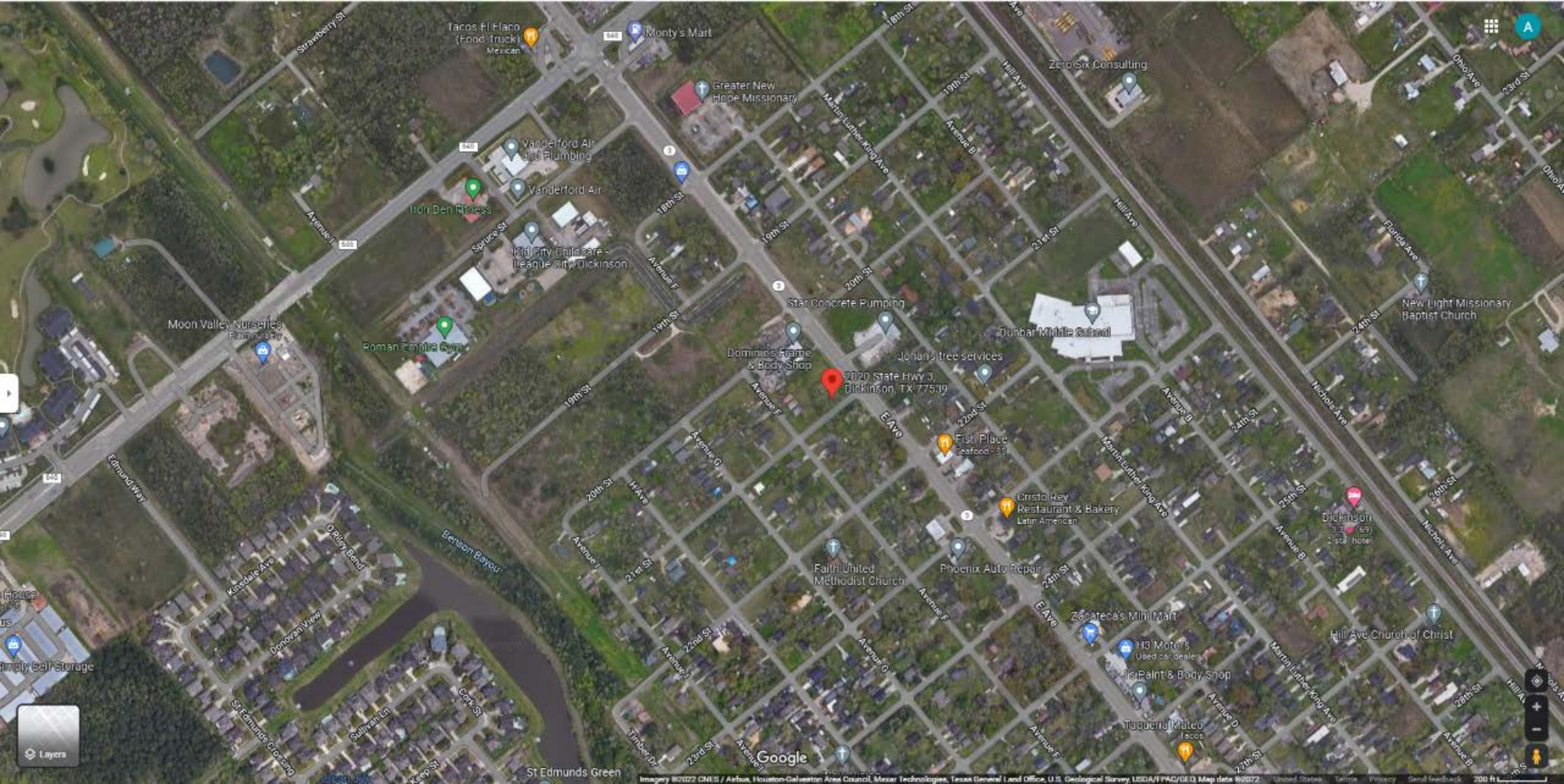
2020 Hwy 3

- LEGEND
- DRAW
- MEASURE
- BUFFER
- PRINT
- ADDRESS MAPPING
- PARCEL SUMMARY

Search

- School District
- Planning Layers
  - Parcel
  - Zoning
    - CR - Conventional Residential District
    - GC - General Commercial
    - GI - General Industrial
    - HR - High-Density Residential
    - IC - Interstate Commercial
    - LI - Light Industrial
    - MH - Manufactured Housing
    - NC - Neighborhood Commercial
    - PD - Planned Development
    - RR - Rural Residential
    - SR - Small Lot Residential
- Sign Districts
- TIRZ I-45
- TIRZ Downtown
- Specific Use





Tacos El Flaco  
(Food Truck)  
Mexican

Monty's Mart

Greater New  
Hope Missionary

Zero Six Consulting

Vanderford Air  
and Plumbing

Vanderford Air

Iron Den Fitness

Kid City Childcare -  
League City Dickinson

Star Concrete Pumping

Dunbar Middle School

New Light Missionary  
Baptist Church

Moon Valley Nurseries  
Plant Nursery

Roman Empire Gym

Dominic's Frame  
& Body Shop

Jonah's tree services

2020 State Hwy 3,  
Dickinson, TX 77539

First Place  
Seafood - \$9

Cristo Rey  
Restaurant & Bakery  
Latin American

Dickinson  
3.3 (69)  
2-star hotel

Faith United  
Methodist Church

Phoenix Auto Repair

Zacateca's Mini Mart

H3 Motor's  
Used car dealer

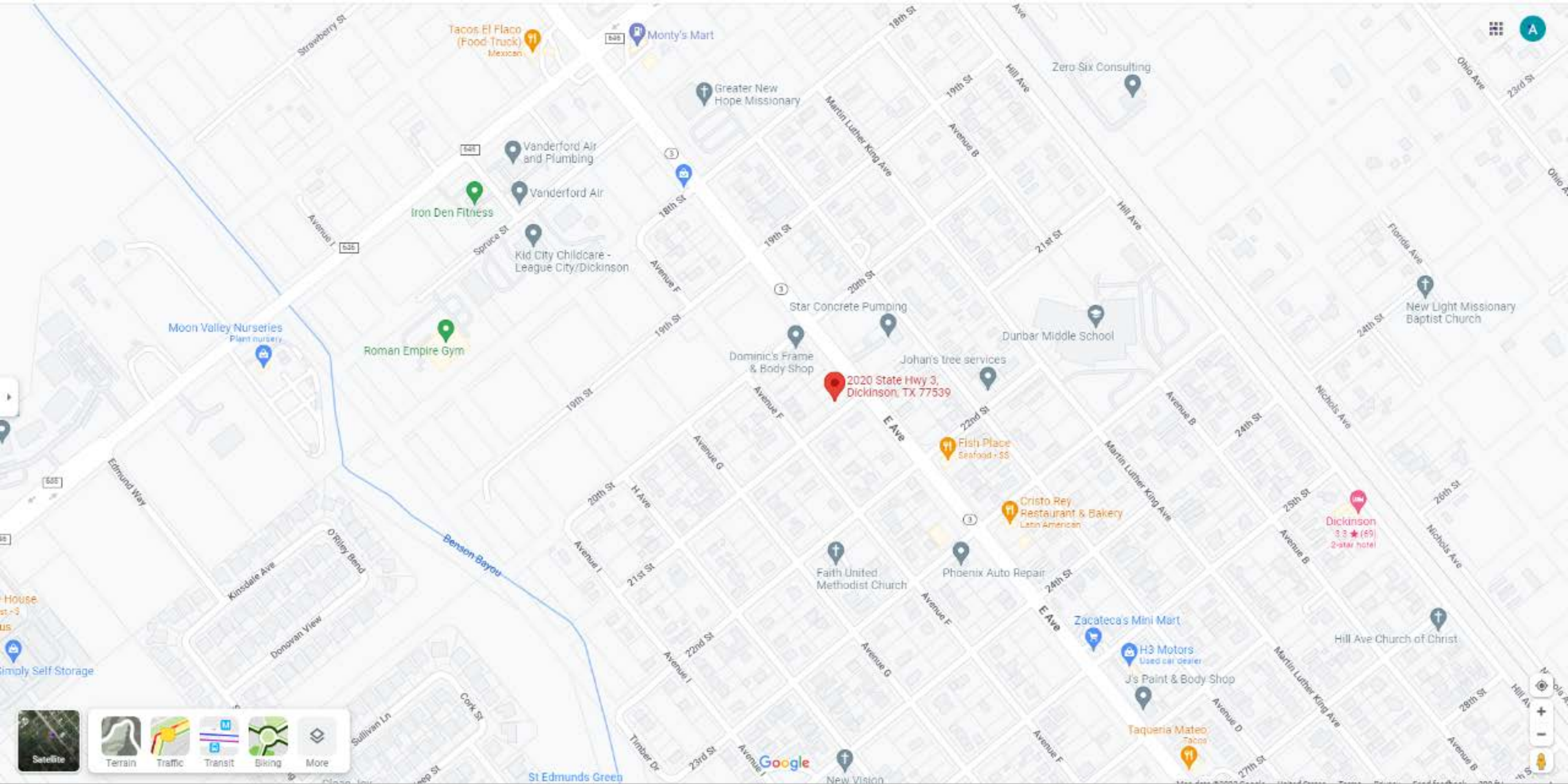
Js Paint & Body Shop

Hill Ave Church of Christ

Taqueria Mateo  
Tacos

Layers

Google



Tacos El Flaco  
(Food Truck)  
Mexican

Monty's Mart

Greater New  
Hope Missionary

Zero Six Consulting

Vanderford Air  
and Plumbing

Iron Den Fitness

Vanderford Air

Kid City Childcare -  
League City/Dickinson

Moon Valley Nurseries  
Plant nursery

Roman Empire Gym

Star Concrete Pumping

Dominic's Frame  
& Body Shop

Johan's tree services

Dunbar Middle School

2020 State Hwy 3,  
Dickinson, TX 77539

Fish Place  
Seafood + SS

Cristo Rey  
Restaurant & Bakery  
Latin American

Dickinson  
3.3 ★ (69)  
2-star hotel

Faith United  
Methodist Church

Phoenix Auto Repair

Zacateca's Mini Mart

H3 Motors  
Used car dealer

J's Paint & Body Shop

Taqueria Mateo  
Tacos

Hill Ave Church of Christ

Satellite Terrain Traffic Transit Biking More

Google

Map navigation controls: Home, Street View, Zoom in (+), Zoom out (-), Full screen, Location sharing, and a compass icon.



ALVARADO GROUP, LLC

5710 W. 34<sup>th</sup> St. Ste. E  
Houston, Tx 77092  
Fax: 832-831-0996  
alvaradogroupllc.com

DRAWN BY:

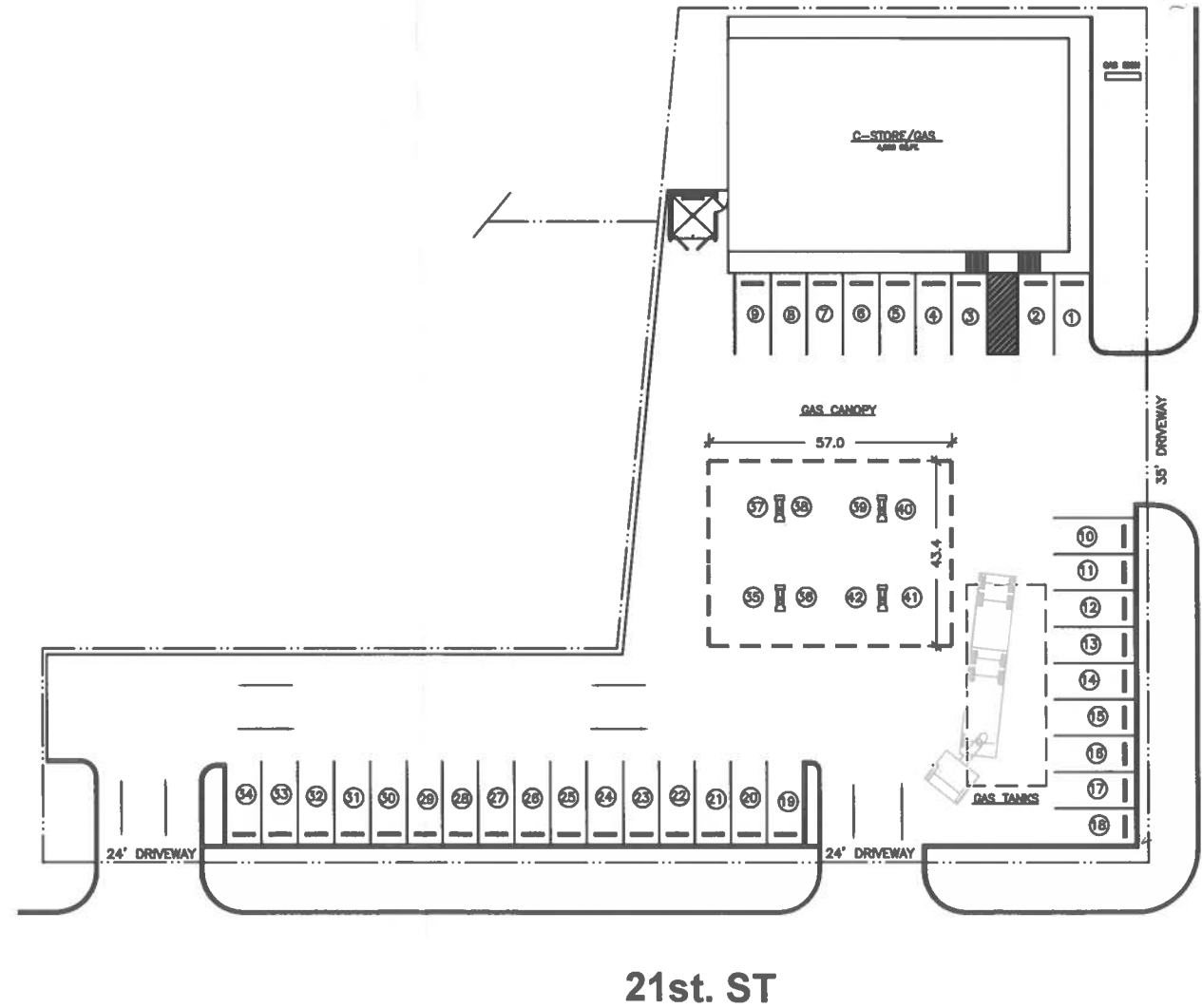
RAMIRO ALVARADO

CONTACT INFO:

- 713-835-6286  
- ramiro.agllo@live.com

SEAL:

A. PROPOSED CONV. STORE :  
Square feet = 4,882 sq. ft.  
RETAIL - 4,882 / 200 SQ.FT. = 24 PARKING SPACES  
  
TOTAL PARKING LOT REQUIRED: 24 PARKING SPACES  
TOTAL PARKING PROVIDED: 33 PARKING SPACES



NEW COMMERCIAL DEVELOPMENT

2020 TX - 3  
DICKENSON TX 77539

PROJECT NAME:

PLOT DATE:

5/4/2022

SCALE:

1:20

JOB No:

000

SHEET NAME:

PROPOSED SITE PLAN

SHEET #:

C-1

# Applicant Statement

## **Background:**

This is regarding the property located on 2020 Highway 3, Dickson Texas 77539. The location of the property is currently zoned as neighborhood commercial. The proposed change is to rezone it as a general commercial to build a convenience store/Gas station.

## **(1) Conformance of the proposed zoning classification with the city's land use polices.**

The property will be developed strictly as per the city policy. All the rules and regulations will be adhered to while constructing the convenience store/gas station.

## **(2) The character of the neighborhood.**

The property is in the commercial corridor on HWY 3. The property also has some residential around it.

## **(3) The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible.**

The current zoning is neighborhood commercial. Adjacent to the property there is a mechanic shop and across the street there are some other commercial property uses. With the approval of rezoning the property to general commercial, the building of convenience store/gas station will help the needs of the people driving on HWY 3 and surrounding neighbors.

**(4) The suitability of the property for the uses permitted by right in the proposed zoning district.**

The property is suitable for general commercial use as it is located right on HWY 3. It will help lots of people driving on HWY 3 and living beside the property to get their basic needs met.

**(5) The extent to which approval of the application would detrimentally affect nearby properties.**

Approval of the application would not detrimentally affect nearby properties. Our best efforts will be to develop the property in a way that will be beneficial to the community and not be a nuisance to them. We will have adequate lighting on the property which will provide safety for the customers but will not be a bother to the people living beside the property. The drainage system will be made as per city standards to avoid any problems.

**(6) The extent to which the proposed use would affect the capacity or safety of that portion of the street network, other public network, other public facilities or utilities, or present parking problems in the vicinity of the property.**

Proper guidelines will be followed as per the TXDOT rules and regulations in consideration of safety of all vehicles traveling on Hwy 3 and entering the property. There will be adequate parking for all the customers on the property so there will be no parking problem. All utilities are currently available on the property.

**(7) The extent to which approval of the application would harm the value of nearby properties.**

The development of the property will not harm the value of nearby properties. The development of the property in accordance to city rules and regulations will result in increased value of the surrounding areas and the property under development as well.

Document Path: C:\Users\briscoe\OneDrive - City of Dickinson\Community Development\GIS\GIS.aprx



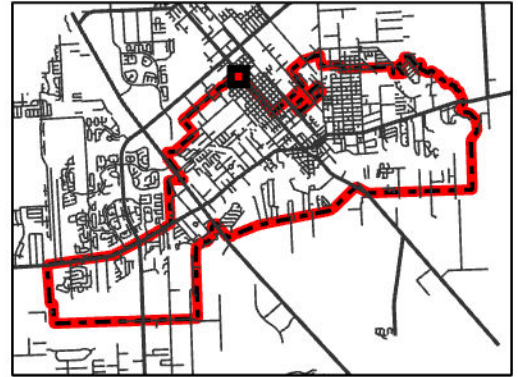
# 2020 Highway 3 - Vicinity Map -

GCAD ID #165760, 165759,  
165758, 165756, 165751  
approx. 0.70-acre property  
legally described as  
ABST 19 PERRY & AUSTIN SUR  
PT OF LOT 10, PT OF LOT 9, W PT  
FT LOT 8 BLK, and W PT FT LOT 7  
BLK 131 MOORES ADDN, and  
LOT 1 BLK 131 MOORES ADDN

 Subject Property

Zoning Districts

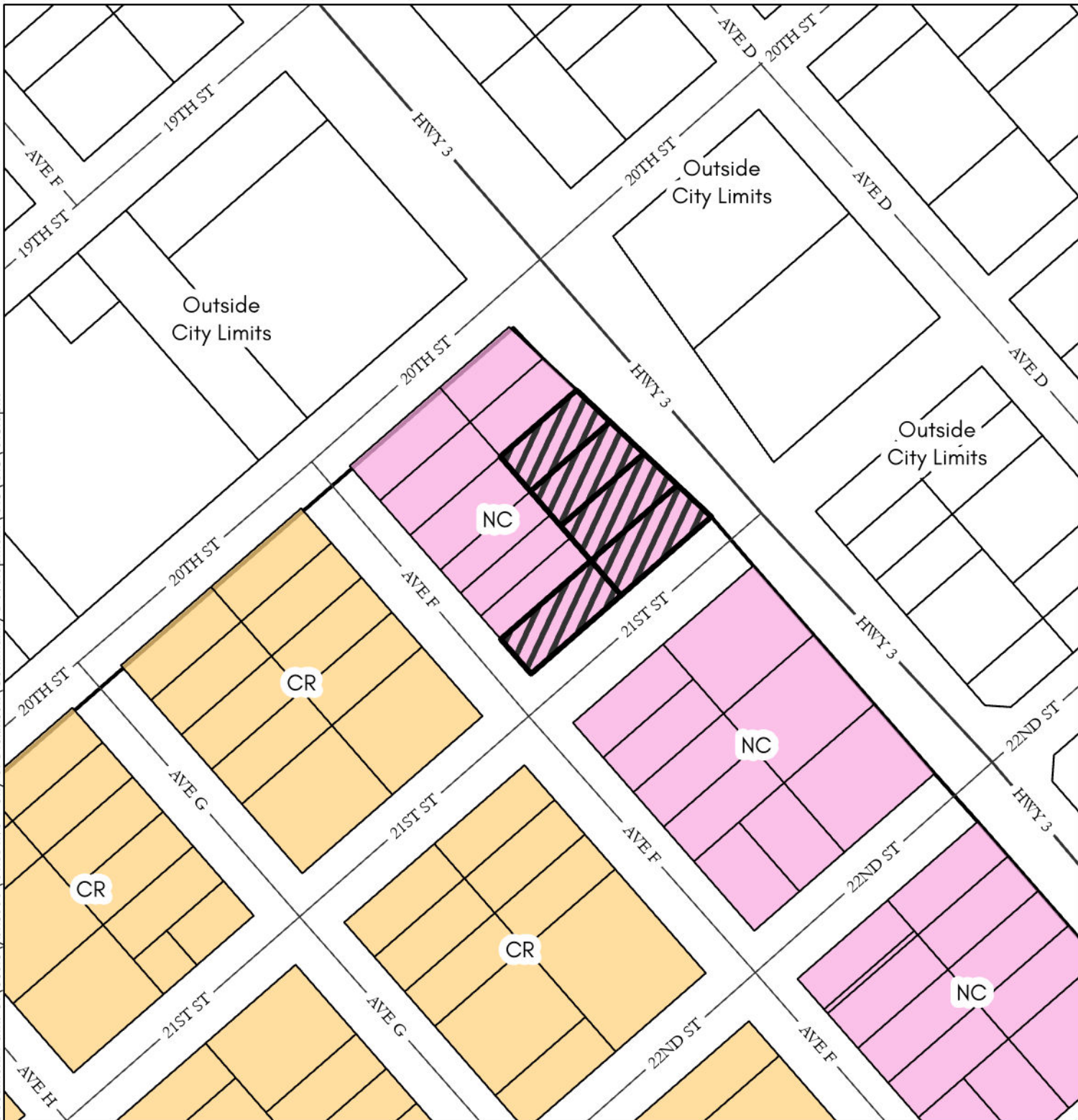
-  Conventional Residential (CR)
-  Neighborhood Commercial (NC)



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.

1 inch = 150 feet

Date: 10/24/2023





# Planning & Zoning Commission

## Zoning Map Amendment

### December 19, 2023

### Commission Report

**Applicant:** Anish Maredia

**Owner:** ON TRACK III LLC

**Subject Property:**

Approximately ± 0.70-acres, located at **2020 HWY 3**, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 10, PT OF LOT 9, W PT FT LOT 8 BLK, and W PT FT LOT 7 BLK 131 MOORES ADDN, and LOT 1 BLK 131 MOORES ADDN.

**Request:**

Amend the official zoning map from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district.

**Parcel Information:**

Zoning: Neighborhood Commercial ("NC")  
Current Use: Vacant  
Proposed Use: Convenience Store with Gas

**Surrounding Properties Information:**

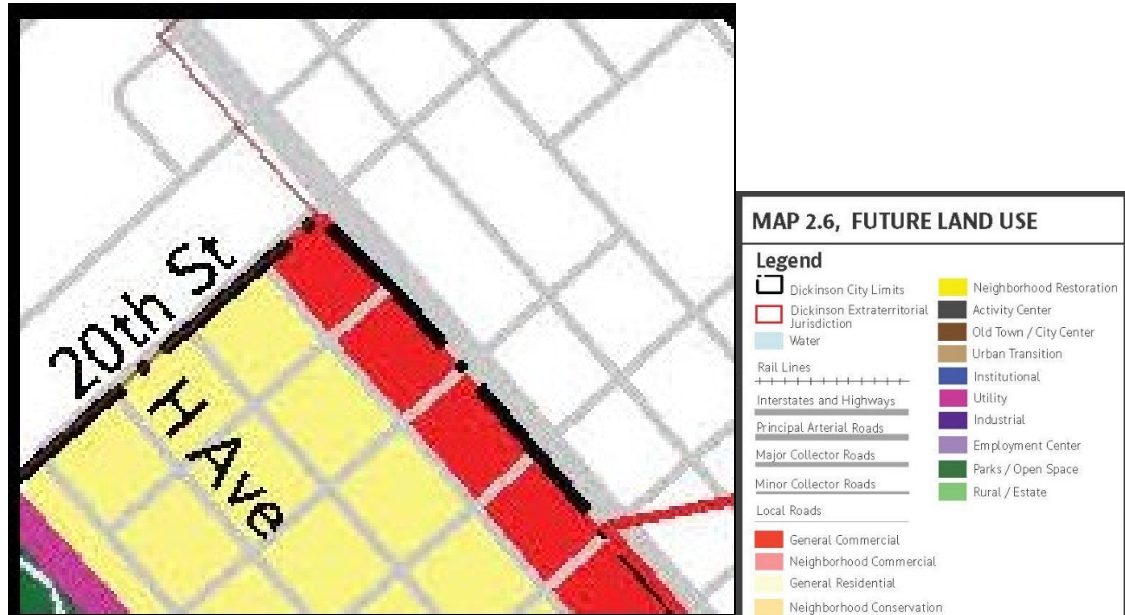
North: Neighborhood Commercial ("NC")  
East: Other (outside City limits)  
Right-of-way (Hwy 3)  
South: Neighborhood Commercial ("NC")  
Right-of-way (21<sup>st</sup> Street)  
West: Neighborhood Commercial ("NC")  
Right-of-way (Avenue F)

**Background:**

The applicant is requesting to rezone the subject property from Neighborhood Commercial ("NC") zoning district to General Commercial (GC) zoning district. The property is currently vacant. The property owner wants to construct a new convenience store with gas.

The zoning of property as GC, is intended to provide for a variety of commercial uses including wholesale sales and services, general retail and service businesses, and office uses. This district is primarily intended for use in high traffic areas adjacent to arterial streets and highways and is appropriate for high volume commercial centers.



**Figure B**

The subject property is recommended for General Commercial on the FLUP. The General Commercial land use category is intended for business areas which will serve the local and regional community; and rely on higher traffic volumes and the visibility that is associated with being located along a major highway (i.e., I-45 frontages, SH 517, and SH 646 corridors). In these areas, the predominant character of development is auto-urban. While accommodating the automobile is, and will continue to be the predominant focus, improved streetscape and parking lot landscaping standards, buffers, appropriately designed and scaled signage, higher quality development standards, and access management techniques (e.g., limited access points and inter-parcel access easements) will enhance the overall quality and appearance of the City's commercial corridors and reduce traffic congestion.

(2) **The character of the neighborhood.**

The uses permitted within the General Commercial (GC) district are meant to be for business areas which will serve the local and regional community; and rely on higher traffic volumes. Highway 3 is a major collector road through the city. The proposed zoning change will align the proposed use of the subject property to the appropriate zoning district.

(3) **The zoning and use of nearby properties, and the extent to which the proposed zoning and use would be compatible.**

The subject property and surrounding properties are currently zoned Neighborhood Commercial (NC). To the north of the property is a manufactured home and Dominic's Frame & Body Shop. The properties immediately to the west of the subject property are conventional residential homes. The residential uses are non-conforming to the existing

zoning. The proposed convenience store with gas requires rezoning to General Commercial (GC).

(4) **The suitability of the property for the uses permitted by right in the proposed zoning district.**

The uses permitted by right in General Commercial (GC) zoning district are suitable for the subject property. The uses permitted within the GC district are meant to have an auto-urban character of development which is appropriate for properties fronting Highway 3.

(5) **The extent to which approval of the application would detrimentally affect nearby properties.**

The approval of General Commercial ("GC") zoning will not detrimentally affect nearby properties. All uses and activities permitted shall conform to the city's performance measures and standards as provided in the Code of Ordinances.

(6) **The extent to which the proposed use would affect the capacity or safety of that portion of the street network, other public facilities or utilities, or present parking problems in the vicinity of the property.**

The proposed use will meet or exceed all requirements for capacity or safety of that portion of the street network, other public facilities or utilities. Driveways on Highway 3 require permitting through TxDOT; both TxDOT and City standards will be met.

The zoning code currently requires a Convenience store to have 1 parking space per 250 gross square foot of building to accommodate the customers and employees of the proposed business.

(7) **The extent to which approval of the application would harm the value of nearby properties.**

Approval of the application would not harm the value of nearby properties. The request will align the subject property to the appropriate zoning district to allow for development of the subject property.

**Staff Recommendation:**

Staff recommends **Approval** concerning the request to amend the official zoning map from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district for approximately ± 0.70-acres, located at 2020 HWY 3, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 10, PT OF LOT 9, W PT FT LOT 8 BLK, and W PT FT LOT 7 BLK 131 MOORES ADDN, and LOT 1 BLK 131 MOORES ADDN.

**Commission Recommendation:**

Planning and Zoning Commission recommends **Approval** concerning the request to amend the official zoning map from Neighborhood Commercial (NC) zoning district to General Commercial (GC) zoning district for approximately ± 0.70-acres, located at 2020 HWY 3, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 10, PT OF LOT 9, W PT FT LOT 8 BLK, and W PT FT LOT 7 BLK 131 MOORES ADDN, and LOT 1 BLK 131 MOORES ADDN.

By **UNANIMOUS VOTE** on the 19<sup>TH</sup> DAY OF DECEMBER 2023.

*BRUCE HENDERSON*

PLANNING AND ZONING COMMISSION

Chairperson