

ORDINANCE NO. 2076 - 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 47 ACRES OF LAND GENERALLY LOCATED NORTH OF HUGHES ROAD APPROXIMATELY 300 FEET WEST OF DESEL DRIVE FROM PLANNED DEVELOPMENT (“PD”) ZONING DISTRICT TO A NEW PLANNED DEVELOPMENT (“PD”) 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, Careyblanco Management LLC (the “Owner”) owns approximately 47 acres of land generally located north of Hughes Road approximately 300 feet west of Desel Drive, legally described as ABST 11 A FARMER SUR LOT A & PT OF LOTS B & C (1-1) INTERURBAN GARDENS and ABST 11 A FARMER SUR TRACT 1-1, and the public right-of-way between the two, 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 Planned Development (“PD”) 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 a new Planned Development (“PD”) 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 47 acres of land generally located north of Hughes Road approximately 300 feet west of Desel Drive, legally described as ABST 11 A FARMER SUR LOT A & PT OF LOTS B & C (1-1) INTERURBAN GARDENS and ABST 11 A FARMER SUR TRACT 1-1, and the public right-of-way between the two, be rezoned from Planned Development (“PD”) zoning district to a new Planned Development (“PD”) 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 Planned Development (“PD”) zoning district to a new Planned Development (“PD”) 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 Planned Development (“PD”) 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.

APPROVED on first reading on 25th day of June, 2024 .

PASSED, APPROVED, AND ADOPTED on second reading on 23rd day of July, 2024.

FOR THE CITY OF DICKINSON:



SEAN SKIPWORTH, MAYOR

ATTEST:

Claude Allen Oliver

Claude Oliver, City Secretary

APPROVED AS TO FORM:



Nghiem V. Doan, City Attorney

EXHIBIT “A” – APPLICATION, LOCATION, REPORT

APPLICATION OVERVIEW

License Type: Zoning Map Amendment

ID # 24-000076 | Started April 22, 2024



Address

No address information

Legal

No legal information

Description

Zoning Map Amendment and Planned Development Document Submittal. The applicant is requesting to change to the Planned Development Zoning district to allow for the development and construction of a single-family residential development. The preliminary plan includes approximately 123 detached single-family homes and 12 acres of dedicated public parkland to be constructed on the property.

PROPERTY DETAILS

No data for Property Details.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Ashley Waggoner	awaggoner@ehra.team 7134290726	10011 Meadowglen Lane - Houston, TX 77042		APPLICANT

INFORMATION FIELDS

Galveston County Property ID:
154139, 389298 and adjacent ROW

Address

-

Legal Description

ABST 11 A FARMER SUR TRACT 1-1, 36.300 ACRES (GCAD ID 389298) and ABST 11 A FARMER SUR LOT A & PT OF LOTS B & C (1-1) INTERURBAN GARDENS (GCAD ID 154139) and adjacent ROW.

Acres:

47 Acres

Property Owner Full Name

CAREYBLANCO MANAGEMENT LLC

Property Owner Address

2401 Fountain View Drive #215 Houston Texas 77057

Property Owner Phone

409-739-7689

Property Owner Email

dblanco@c-rock.com

Proof of Ownership

Property Ownership Information_Country Appraisal.pdf

Signatory Authorization

-

Agent Authorization

-

Current Zoning

Planned development "PD"

Current Use Type:

Open Space / Vacant

Current Use

Vacant

Proposed Zoning

Planned development "PD"

Proposed Use Type:

Residential

Proposed Use

Planned Development Residential

Existing Site Plan

Exhibit E - Detailed Site Plan.pdf

Surrounding Area Zoning Plan

Exhibit B - Existing Zoning Map.pdf

Surrounding Area Uses Plan

Exhibit D - Conceptual Land Use Plan.pdf

Applicant Statement PZ & CC

47 Acre Hughes Road Tract PD Draft_20240420.pdf

Technical Studies

-

Additional Documents

-

Planning and Zoning Commission Meeting

05/21/2024 6:00 PM

Planning and Zoning Commission Public Hearing

05/21/2024 6:00 PM

City Council Meeting

07/23/2024 6:00 PM

City Council Public Hearing

06/25/2024 6:00 PM

RESPONSE MEMORANDUM

VIA E-MAIL: ybriscoe@dickinsontexas.gov

DATE: May 13, 2024

TO: Yvonne Briscoe | Senior Planner
City of Dickinson
4403 Highway 3
Dickinson, TX 77539
PH: 281.337.2253

FROM: EHRA/Ashley Waggoner, AICP
Planner II

RE: RESPONSE MEMORANDUM – 47 Acre Hughes Road Tract PD Application

ADDICO COMMENTS:

Comment #1: *“Hughes Road”*

Response #1: Chapter III Development Standards, Section B. Walkways, Trails, Connectivity and Community Features, 3. Fencing, this sentence has been revised to: “Where residential lots are platted adjacent to a major thoroughfare, a minimum 8-foot tall masonry/pre-cast concrete fence shall be built along the back of side lot lines adjacent to Hughes Road, as shown in Exhibit F – Fencing Plan.

Comment #2: *“35’ is significant for a subdivision sign. Provide details.”*

Response #2: Exhibit K – Monument Sign Plan has been included with this resubmittal.

Comment #3: *“Drainage System”*

Response #3: Chapter III Development Standards, Section G Water and Drainage, sentence has been revised to: “Within the development, the drainage system will be provided by an underground storm sewer system and will outfall into the existing drainage channel that runs through the site and connects the drainage from Hughes Road to Dickinson Bayou.”

This space is left intentionally blank. Continue to page 2.

Comment #4: *"28' access easement shall be clearly defined and designed for HS20 loading. Improvements and connection to camp Allen Street will be required."*

Response #4: Discussions with the Dickinson Fire Marshal are underway to approve the 28-foot emergency access easement, which connects to Camp Allen Street. Improvements will be made to meet HS20 loading design standards and ensure compliance with fire apparatus access. Exhibit H – Access and Circulation Plan, has been updated to show where the 28' emergency access easement is located and will provide a secondary point of access into the subdivision from Camp Allen Street. Exhibit H-1 – Emergency Access Pavement Plan illustrates the design, type of materials, and improvements planned for the 28' wide emergency access easement, which will connect to the subdivision from Camp Allen Street.

Comment #5: *"Provide sidewalks the length of property line along Hughes Road."*

Response #5: The developer has chosen not to construct sidewalks along the property line of Hughes Road. Adding sidewalks in this specific section would not contribute significantly to a walkable circulation network, as there are currently no existing sidewalks in place along this portion of Hughes Road and does not provide access to a specific destination.

Comment #6: *"Provide a minimum 10' utility easement on each side of the R.O.W."*

Response #6: Under Chapter III Development Standards, Section F. Utilities and Exhibit J-Local Street Cross Section, has been revised to include the following: *"*Sidewalk can meander within the ROW. A 10' public utility easement will be provided on each side of the ROW"*.

SENIOR PLANNER COMMENTS:

Comment #1: *"Accessory/ incidental uses: ADU? Home occupation? Vacation rental? Etc?"*

Response #1: Permitted uses are listed on page 12 for Single Family Lot Requirements. Accessory uses, home occupation, and vacation rentals have been added to the permitted uses list.

This space is left intentionally blank. Continue to page 3.

Comment #2: *"PD is a zoning district not an overlay...you must establish that if not stated in PD, will follow standards of X zoning district...new zoning – General residential (GR) recommended."*

Response #2: The property is currently zoned for Planned Development (PD), with a narrow north/south strip zoned as Conventional Residential (CR) per the City of Dickinson's GIS Zoning Map, as shown in Exhibit B – Zoning Map. This strip was dedicated for right-of-way purposes and is planned to be abandoned in order to join the two zones within the development. This is stated under Section A and B within the Introduction chapter. We wish to keep this tract zoned as a Planned Development. The purpose of this submittal is to establish a new development plan with new development regulations for this tract under ordinance number 090-2022 (Zoning Case No. 2022-0045). This reference ordinance number has been added to Section A of the Introduction chapter.

Comment #3: *"Drill Sites require Specific Use Permit, Entry features and monuments must be on private property and not in the ROW. Conventional Detached residential."*

Response #3: Acknowledged. Drill Sites have been removed from the list of permitted uses. Entry features and monuments will not be constructed in the ROW. Chapter III Development Regulations, Section E – Development Signage has been revised to include "Entry features and monuments will be constructed on private property and will not be built within the right-of-way". Single family has been changed to "Conventional detached residential".

Comment #4: *"Development agreement? City does not have the capacity currently."*

Response #4: The establishment of a Public Improvement District for this parkland area will enhance the city's capacity and provide the necessary funds for the maintenance of this park.

Comment #5: *"Staff will add documents of existing code to the ordinance – new UDC to be adopted soon."*

Response #5: Acknowledged. However, the new Unified Development Code (UDC) will not be applicable to this Planned Development (PD) application as the terms and regulations for this subdivision were based on the existing regulations.

Comment #6: *"Any easement"*

Response #6: #4 on page 14, sentence has been updated to: "One-story accessory structures may be set back three feet from the rear or side property lines if they do not encroach into any easement."

Comment #7: *"UDC to be adopted before the PD"*

Response #7: Acknowledged. The draft of the UDC is being reviewed at this time to evaluate any changes that may need to be made, however this planned development application is currently based on existing regulations.

This space is left intentionally blank. Continue to page 4.

Comment #8: *"option to construct in phases?"*

Response #8: Chapter IV. General Administration & Amendments, Section A. Phasing Schedule has been revised to: "The development reserves the right to be constructed in one phase with the option to be constructed in phases."

Comment #9: *"Is there something in the adopted fee schedule that is not fair and reasonable?"*

Response #9: "All fees shall be fair and reasonable" has been removed from Chapter IV. General Administration & Amendments, Section C. Fees.

Comment #10: *"no future attached ADU"*

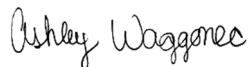
Response #10: Under Chapter V. Appendix, Section A. Definitions, "Detached housing" definition has been revised to: "A site-built building containing only one dwelling unit and no attached accessory dwelling units."

Comment #11: *"reserve strips are prohibited"*

Response #11: The 20' landscape buffer will not serve as a spite strip controlling access to land dedicated or intended for public use, as outlined in Appendix A – Subdivisions, Section 8 – Standards and Specifications, Subsection A. General Requirements of the City of Dickinson Code of Ordinances. The label has been updated to "20' grading buffer" to accurately reflect its intended purpose for grading. An exhibit is currently being prepared to illustrate the intended use of this area.

Please let me know if you require anything further to facilitate the approval of this PD Application.

Sincerely,



Ashley Waggoner, AICP
Planner II
EHRA

47-Acre Hughes Road Tract Proposed Planned Development

Submitted
April 22, 2024



10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300



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Exhibit B – Existing Zoning Map

Exhibit C – Survey / Legal Description

Exhibit D – Conceptual Land Use Plan

Exhibit E – Detailed Site Plan

Exhibit F – Parks, Open Space, & Amenity Plan

Exhibit F-1 – Dedicated Public Parkland Site Plan – 12 Ac.

Exhibit G – Fencing Plan

Exhibit H – Access & Circulation Plan

Exhibit H-1 – Emergency Access Pavement Plan

Exhibit I – Primary Access Street Cross Section

Exhibit J – Local Street Cross Section

Exhibit K – Monument Sign Plan

I. INTRODUCTION

A. Purpose

This application has been prepared on behalf of CastleRock Communities, pursuant to the City of Dickinson's Code of Ordinances related to a Planned Development District (PD) including City Code Sec. 18-56.1. – Planned Development ("PD") District of the Dickinson, TX Code of Ordinances. The purpose of the PD is to allow for a single-family residential development with enhanced amenities and open space. In order to create a development that will provide a unique product for the Dickinson residential market, the owner will develop 45' wide single-family housing. This PD will establish new development regulations and standards under the ordinance number 090-2022 (Zoning case No. 2022-0045) that will ensure quality development, consistent with the intent of the Dickinson Community Development Department.

B. Location and Existing Conditions

The 47-Acre Hughes Road Tract PD is located on a ±47 acre tract located in Dickinson, Texas on the north side of Hughes Road and located south of the Dickinson Bayou. The parcel is east of Interstate 45, and west of Highway 3.

The land immediately surrounding the subject property is comprised of existing single family residential to the west, undeveloped land to the adjacent parcel east, and undeveloped land south of Hughes Road.

The property is currently zoned for Planned Development (PD), with a narrow north/south strip designated as Conventional Residential (CR) per the City of Dickinson's GIS Zoning Map. This strip was dedicated for right-of-way purposes and is planned to be abandoned in order to join the two Planned Development zoning districts within the development. Conventional Residential (CR) is the zone designated on all property north, south, east, and west of the proposed site.

An existing drainage easement runs north from Hughes Road to the Dickinson Bayou. This drainage easement will be coordinated and expanded to allow for improvements to the drainage channel.

See Exhibit A – Subject Tract, Exhibit B – Existing Zoning Map, Exhibit C – Survey and Legal Description, Exhibit D – Conceptual Land Use Plan, Exhibit E – Detailed Site Plan.

II. PROJECT DESCRIPTION

A. Character of Community

The proposed development will incorporate a single-family residential product offering 45' wide lot sizes and a variety of recreational amenities. The internal circulation of the development will provide ample vehicular and pedestrian access in and around the homes and amenities. A unique streetscape will be created through the cohesive architectural character of the homes with high-quality building materials and landscaping incorporated throughout.

Within the development, ample open spaces and parks will provide residents with opportunities for leisure and social interaction. This includes the implementation of a thoughtfully designed trail system complemented by designated parking areas, as well as an amenitized park.

This product will offer single-family housing with luxurious amenities and aims to foster a strong sense of community and neighborhood identity. Its aesthetic appeal and unique offerings are expected to fill a niche within the surrounding area, contributing to the dynamic fabric of the Dickinson Community. The PD will allow for market-based single family lot sizes combined with necessary amenitized open space using development regulations that allow for the opportunity to create this type of development. See Exhibit E – Detailed Site Plan.

B. Relation to the Comprehensive Plan and Future Land Use Plan

The Dickinson Comprehensive Plan designates this area on the Future Land Use Plan as Planned Development adjacent to Conventional Residential. Within the Comprehensive Plan, Planned Development calls 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.”

The 47-Acre Hughes Road Tract PD will be in compliance with the city's Comprehensive Plan and will meet the intended goals of the City of Dickinson.

C. Proposed Land Uses & Densities

The zoning district for the 47-Acre Hughes Road Tract will be a PD, based upon a hybrid of Residential Zoning Districts. Within this single district, the development will be comprised of individual residential houses, drainage easement, amenitized parks, walking trails, and proposed designated open space adjacent to the Dickinson Bayou. See Exhibit D – Conceptual Land Use Plan, See acreages in the below table.

TABLE 1		
Land Use Designation	Acreage*	Percentage
Single-Family Residential 45' x 120' Typ.	+/- 17.7	37.6%
Detention*	+/- 8.7	18.5%
Metzler Gully Esmt.*	+/- 1.8	3.8%
Park/Trailhead, Landscape & Open Space*	+/- 6.0	12.8%
Floodway & Wetlands*	+/- 1.4	3.0%
Right-of-Way (R.O.W.)	+/- 4.7	10.0%
Metzler Gully R.O.W.	+/- 6.7	14.3%
Total	+/- 47.0	100%
<p>*Portions of these land uses are within area to be dedicated as Public Parkland, totally 12 acres, which equates to 25.5% of all area within the PD.</p>		

Single-Family (SF) This category provides for the development of detached, single-family dwelling units. Single-Family homes shall have a minimum lot width of 45 feet and a minimum lot area of 5,400 square feet.

Parks & Open Space (P&OS) – This category is intended to provide for the development of recreation, open space areas, landscape buffers, and stormwater mitigation areas within the community.

Exhibit D – Conceptual Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PD. The City will be notified of any changes to the Conceptual Land Use Plan.

Exhibit F and F-1 – Parks, Open Space, and Amenity Plan depicts the proposed park locations and types of amenities offered. The P&OS gross acreage may increase without further approval from the Planning & Zoning Commission but may not decrease to less than 13%.

The project density shall not exceed 3.0 units per gross acre. At a gross acreage of +/- 47, this would result in a maximum of 141 allowed units.

D. Traffic and Transportation

The project will have access from existing Hughes Road along the southern boundary of the property. A new 60' wide primary access road with 28' wide pavement will provide access to the development. This access road will follow and be located to the east of the proposed expanded drainage easement. This primary access road is proposed to be constructed at the time of the development and then dedicated back to the City as a public right-of-way (R.O.W.).

A proposed 28' secondary access point directly from Camp Allen Street into the development will serve as a general maintenance area, refuse collection, and also serve as an additional emergency service access point.

Internal circulation to the residential areas will be provided through a 50' wide residential streets and 28' wide pavement. The 28' wide pavement will provide the necessary fire access to individual homesites and parking areas.

See Exhibit H – Access & Circulation Plan and, Exhibit H-1 Emergency Access Pavement Plan.

III. DEVELOPMENT STANDARDS

These development standards shall control over any contrary provisions of the existing base zoning district, Planned Development “PD”, or other provisions of the City Zoning regulations, at time of approval. Any change to the below standards shall require a variance or an amendment to the PD.

A. Street Design Criteria

Local Streets: The primary access road within the development shall have a minimum right-of-way width of 60 feet and a standard paving section of 28 feet, measured from back of curb to back of curb. Local streets within the development shall have a minimum right-of-way of 50 feet and a standard paving section of 28 feet, measured from back of curb to back of curb.

Cul-de-sacs: Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the centerline of the terminus bulb. Cul-de-sac streets shall be no longer than 600 feet in length.

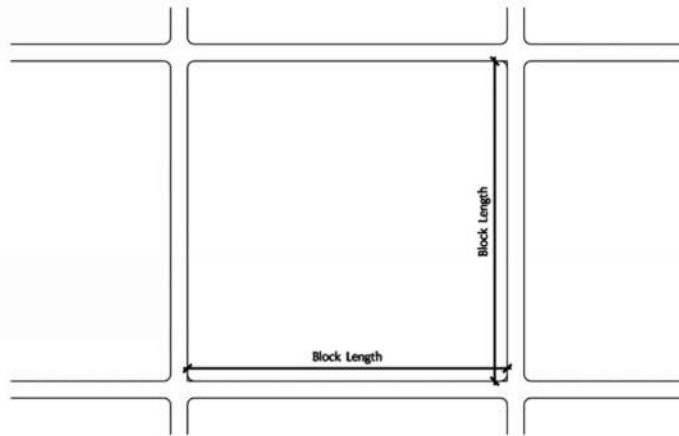
A cul-de-sac turnaround shall have a right-of-way radius of 50 feet and a pavement radius of 40 feet.

Intersections: Intersections shall be spaced at a minimum of 125 feet apart, as measured from centerline to centerline.

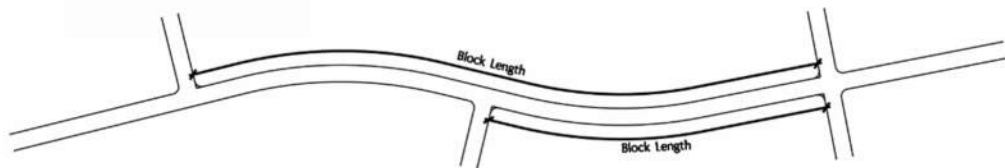
Streets shall be designed to intersect as nearly as possible to right angles and no street shall intersect any other street at less than 80 degrees. Right-of-way lines at intersections shall transition with a 15-foot minimum radius curve.

Curves: Street centerline curves shall have a minimum radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to “L type” intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

Block Length: Local streets shall have a maximum block length of 1,400 feet. Block length shall be measured between intersections (including “L type” intersections) from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

Points of Access: Two points of access shall be required at Project build-out.

Lot Frontage: Each lot shall have frontage on a collector or local street.

B. Walkways, Trails, Connectivity and Community Features

To ensure connectivity and access to and throughout the PD, adequate sidewalks and walkways shall be provided throughout the development. The following standards shall apply:

1. Access Road / Primary Collector Street to the east of the improved Drainage Easement
 - a) A sidewalk shall be provided adjacent to the access road / drainage easement from Hughes Road to the Designated Open Space. This sidewalk can be provided in the right-of-way. Minimum Sidewalk width shall be four (4) feet.
2. Trail / sidewalk system linking amenities and open spaces
 - a) Trails and sidewalks must be provided to give easy access for all residents to the amenities and open spaces within the development.
 - i. Sidewalks will be a minimum of four (4) feet in width and must be paved with concrete, asphalt, or decomposed granite.
 - ii. Primary Trails will be a minimum of six (6) feet in width.
 - iii. Secondary Trails will be a minimum of four (4) feet in width.
3. Fencing
 - a) Where residential lots are platted adjacent to a major thoroughfare, a minimum 8-foot tall masonry/pre-cast concrete fence shall be built along the back of side lot lines adjacent to Hughes Road, as shown in Exhibit F – Fencing Plan.
 - b) Fencing may be provided between units to enclose individual unit yards.
 - i. Fences may be four (4) feet in height to seven (7) feet in height.
 - ii. Fences may be any of the following materials:
 - 1) Wood
 - 2) Tubular steel

C. Residential Development Regulations

1. Single-Family (SF)

- a) Purpose: The Single-Family category provides for the development of detached, single-family dwelling units. Single-Family homes shall have a minimum lot width of 45 feet and a minimum lot area of 5,400 square feet.
- b) Landscape and Screening: Minimum landscape standards as specified in the City of Dickinson Ordinances will be adhered to. All mechanical and/or utility equipment will be screened from view with landscaping or screening walls.
- c) Architecture Character: All single-family dwelling units shall be in general compliance with the architectural character, material palette and elevation articulation as shown in Exhibit I and J; However, final design will be determined with submittal of permits.
 - i. Allowed Materials: Brick, Stone, Stucco, Cementitious Fiber Siding and Panels, Stained Wood, Painted Wood, Vertical Board and Batten, Metal Trim, Painted PVC wood-like Trim.
 - ii. Prohibited Materials: Untreated Wood, Vinyl Siding
- d) Amenities: The development will provide several optional on-site amenities as listed in this section. Exhibit F – Parks, Open Space & Amenity Plan, Exhibit F-1 – Dedicated Public Parkland Site Plan.
 - i. Residential Playground
 - ii. Walking Trail
 - iii. Dog Park
 - iv. Fishing Pier
 - v. Kayak Launch
 - vi. Park / Open Space

TABLE 2	
Single Family Lot Requirements	
<i>Min. Lot Area</i>	5,400 square feet
<i>Min. Lot Width</i>	45 feet at the lesser of the front or rear setback line
<i>Min Lot Depth</i>	100 feet*
<i>Max. Lot Coverage</i>	75%
<i>Max. Building Height</i>	35 feet
<i>Min. Setbacks</i>	Front: 25 feet unless lot is located within a cul-de-sac then the setback shall be 20 feet. Rear: 15 feet Side: 5 feet Corner: 10 feet
*There shall be no minimum lot depth for lots that front on a cul-de-sac or knuckle, provided that lots meet the minimum lot area.	

- Permitted Uses:*
- Accessory structures
 - Community centers
 - Home occupation
 - Vacation rental
 - Entry features and monuments
 - Institutional uses
 - Minor utilities
 - Open space
 - Parks
 - Recreational facilities
 - Conventional detached residential

2. Parks & Open Space (P&OS)

- a) Purpose: The Parks & Open Space category is intended to provide for the development of recreation, open space areas, landscape buffers, and stormwater mitigation areas within the community.
- b) 12 acres of public parkland shall be dedicated and maintained by the City, funded through a Public Improvement District (PID) and will satisfy the requirements of the City's Tree Preservation Ordinance Chapter 16.10 Article II.

- c) Lakes, detention, parks, open space, and pervious areas shall account for a minimum of 20% of the gross acreage of the project. This calculation includes all parks, landscape reserves, landscaped right of ways, trails, recreation areas, lakes/detention, pervious land, etc. These open spaces will create a community that will encourage walkability and connectivity through the development. See Exhibit F – Parks, Open Space, & Amenity Plan.
- i. All amenities will be maintained by the Property Owners Association (POA).

TABLE 3 P&OS Lot Requirements	
<i>Min. Lot Area</i>	N/A
<i>Min. Lot Width</i>	N/A
<i>Min Lot Depth</i>	N/A
<i>Max. Lot Coverage</i>	N/A
<i>Max. Building Height</i>	N/A
<i>Min. Setbacks</i>	10 feet*
*A 25-foot setback shall be required for any habitable structures.	

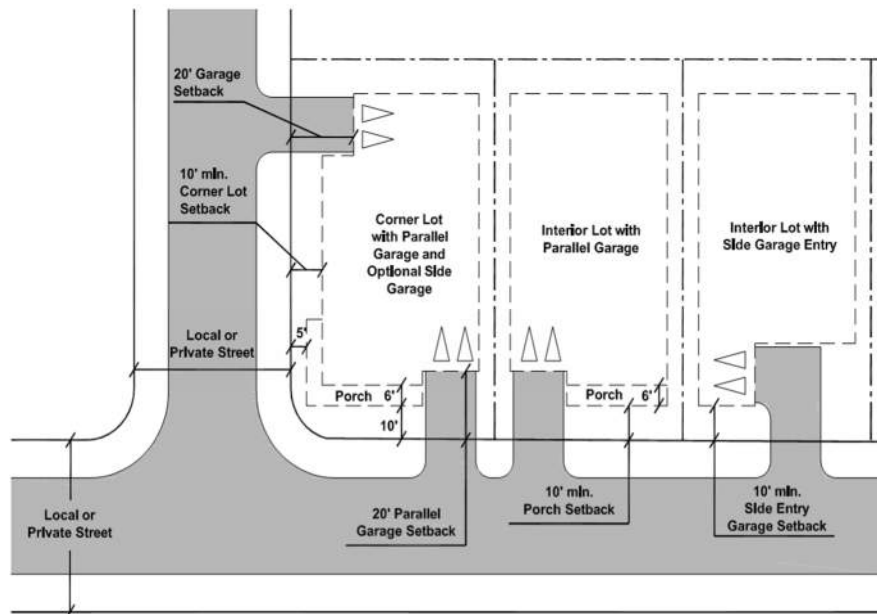
Permitted Uses: Entry features and monuments
 Minor utilities
 Open space
 Parks
 Public assembly
 Public facilities, excluding major utilities
 Recreational facilities
 Temporary uses

3. Parking

All parking within the development will be subject to the standards established in the Code of Ordinances / Chapter 18 – Zoning / Article IX. – Parking Regulations.

4. Building Setback Encroachments

For all Single-Family lots, porches may encroach into the front setback up to ten feet, provided they have a minimum depth of six feet. On corner lots, porches may encroach into the side setback up to five feet, provided they have a minimum depth of six feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten feet. One-story accessory structures may be set back three feet from the rear or side property lines if they do not encroach into any easement. Accessory structures greater than one story in height must comply with the minimum setback requirements. Architectural features may encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.



E. Development Signage

Signage within the PD will conform to the City of Dickinson Sign Ordinance Chapters 15.1 as of the effective date of the PD:

1. Project Monument Signs

Signs shall follow Sec 15.1-17 Permanent Identification Signs. Additional height of up to 35' shall be allowed for Architectural character of sign, but no copy to be allowed above the base ordinance allowance of 12'. Project monument signs shall be generally in compliance with the size and character as illustrated in the design intent representative images as shown in Exhibit K - Monument Sign Plan. Entry features and monuments will be constructed on private property and will not be built within the right-of-way.

F. Utilities

The location of the existing 8" water lines are to the South along Hughes Road, west along Camp Allen Street and East along Desel Drive. The existing 12" sanitary sewer runs through the property in an existing 20' GCWCID No. 1 easement. A minimum 10' public utility easement will be provided on each side of the ROW within the subdivision, as noted within Exhibit J.

G. Water and Drainage

Within the development, the drainage will be provided by an underground storm sewer system and will outfall into the existing drainage channel that runs through the site and connects the drainage from Hughes Road to Dickinson Bayou. The developer of the proposed development will coordinate expansion of the drainage channel with the Galveston County Drainage District No. 1.

IV. GENERAL ADMINISTRATION & AMENDMENTS

This section establishes guidelines regarding the administration and future amendments to the PD.

A. Phasing Schedule

The development reserves the right to be constructed in one phase with the option to be constructed in phases.

B. Minor Revisions and Adjustments

Minor revisions and adjustments may be made to the general design of the concept plan, landscaping, sidewalks and/or architectural plans without requiring a PD amendment to be approved by City Council, so long as they fall within the following conditions. Changes within these parameters shall be approved by the Designated Zoning Official:

1. General circulation and access drive street pattern remains consistent;
2. All PD regulations as listed within the PD text are adhered to;
3. General architectural character is consistent with applicable exhibits; and
4. No changes create an increase or decrease by more than ten (10) percent (this includes, acreage, unit count and mix, etc.).

C. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's applicable fee schedule.

V. APPENDIX

A. Definitions

Accessory structure – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principal building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

Active recreational use – Recreational activities that require facilities such as sports fields or pavilions.

Architectural feature – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to windows (e.g. bay windows), chimneys, columns, awnings, marquees, façade, or fascia.

Block length – the distance measured along a street between two intersecting streets.

Building – a structure used for or supporting any use or occupancy that requires a building permit.

Council – Shall mean the City Council of the City.

Cul-de-sac - Any street with only one outlet that terminates in a vehicular turnaround.

Designated Official – The individual authorized by the City to provide direction and oversight and personally perform duties related to a comprehensive program to protect the health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards, and city ordinances.

Detached housing – A site-built building containing only one dwelling unit and no attached accessory dwelling units.

Drill site – A tract of land designated for the purpose of extracting oil or gas comprising a “spacing unit” or “proration unit” as determined by the State Railroad Commission.

Dwelling unit – Any building or portion thereof which is designed or used exclusively for residential purposes. Ex. Garage apartment.

Entry features – Primary points of vehicular entry into the property that are enhanced with landscaping, water features, architectural treatments, and lighting.

Front loaded – Any dwelling unit that takes vehicular access from the street on which it fronts.

Frontage – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

Gross acreage – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

Gross density – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

Homeowner's Association (HOA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All residential property owners within the subdivision shall be a member of the HOA for that subdivision.

Institutional use – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private) and other civic uses.

Knuckle – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

Landscaping – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

Local street - A public street that conforms to the criteria established in this PD.

Lot – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

Major utility – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation or other operational characteristics, which include, but are not limited to, transmission substations, wastewater treatment facilities, water reservoirs and pump stations, and power plants. This use does not include private individual water supplies or septic tanks. See Minor Utilities.

Minor utility – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include but are not limited to facilities such as power lines, water and sewer lines, wastewater lift stations, storm drainage facilities, transformers, hydrants, switching boxes and similar structures.

Neighborhood – A collection of compatible subdivisions.

Open space – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas may include pipeline and utility easements, drainage ways, and wet and dry detention areas.

Overall project – Approximately 47 acres of land that constitutes the entire 47-Acre Hughes Road Tract project.

Passive recreational use – Recreational activities that do not require facilities such as sports fields or pavilions

Private – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

Project – The approximately 47 acres of land which is the subject of this PD, the legal description of which is contained in the appendix of this document.

Property Owner's Association (POA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

Public facilities – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to governmental offices, libraries, parks, and major and minor utilities.

Public safety site – A tract of land containing a building or structure that is designated for police, fire, or emergency services.

Public utilities – Any utilities that are provided by the city, county, or municipal utility district which may include, but are not limited to water and wastewater.

Recreational facilities – Any structure or building intended for active recreational use. Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, etc.

Religious assembly – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

Retail – Retail sales of any article, substance, or commodity within a building or structure.

School (public or private) – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office and business development or other uses.

Temporary use – Any use allowed for a specific period of time. A use that is not of a permanent nature.

Wastewater treatment facilities – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gases removed from such wastes.

Water plant facilities – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

VI. EXHIBITS

The exhibits hereto are incorporated herein for all purposes and represent the proposed project (subject to revisions as permitted within this document).

- Exhibit A – Subject Tract
- Exhibit B – Existing Zoning Map
- Exhibit C – Survey / Legal Description
- Exhibit D – Conceptual Land Use Plan
- Exhibit E – Detailed Site Plan
- Exhibit F – Parks, Open Space, & Amenity Plan
- Exhibit F-1 – Dedicated Public Parkland Site Plan – 12 Ac.
- Exhibit G – Fencing Plan
- Exhibit H – Access & Circulation Plan
- Exhibit H-1 – Emergency Access Pavement Plan
- Exhibit I – Primary Access Street Cross Section
- Exhibit J – Local Street Cross Section
- Exhibit K – Monument Sign Plan



DICKINSON BAYOU

MEADOW LANE

CAMP ALLEN STREET

HUGHES ROAD

**+/- 47
ACRES**

Exhibit A: Subject Tract

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00

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0 75 150 300
SCALE: 1"=300'
TRUE SCALE AT 11" x 17"



No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

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HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300



**+/- 47
ACRES**

- Subject Property Limits
- Conventional Residential (CR)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Planned Development (PD)

*Background Image Source:
City of Dickinson GIS Interactive Map
<https://www.ci.dickinson.tx.us/900/GIS-Maps>

Exhibit B: Existing Zoning Map

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00
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SCALE: 1"=300'
TRUE SCALE AT 11" x 17"

NORTH

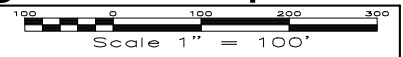


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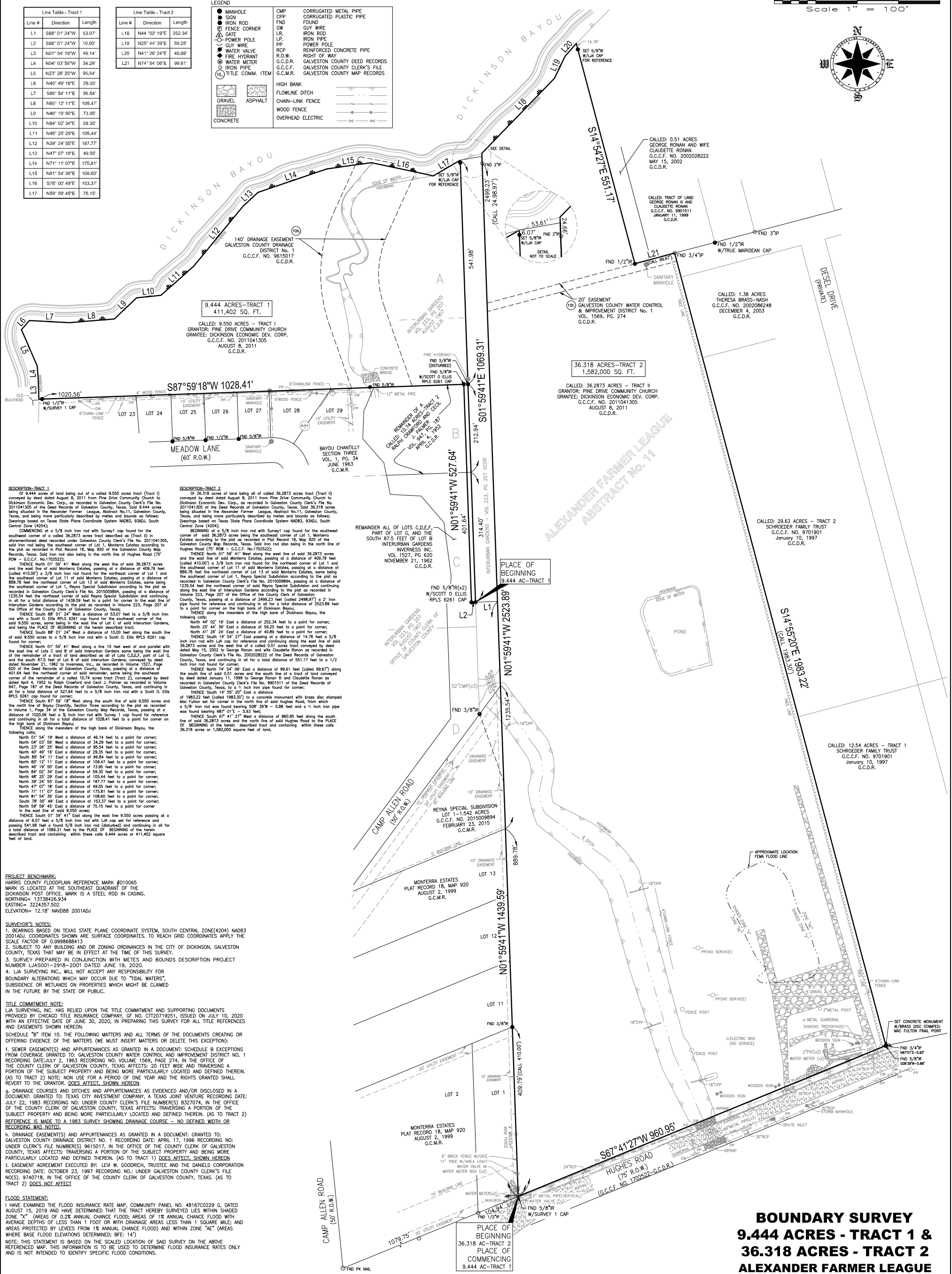
No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.

Exhibit C - Survey and Legal Description

LJAAS0012918 (Tinney) 2001 (47 ac Dickinson) 06-CAD LJA001-2918-2001-47 ACRES DICKINSON.dwg 7/20/2020



Line Table - Tract 1			Line Table - Tract 2		
Line #	Direction	Length	Line #	Direction	Length
L1	S88°01'24"W	53.07'	L18	N44°02'19"E	252.34'
L2	S88°01'24"W	10.00'	L19	N25°44'39"E	59.25'
L3	N01°54'19"W	46.14'	L20	N41°26'24"E	40.89'
L4	N04°03'56"W	34.29'	L21	N74°54'06"E	99.61'
L5	N23°26'25"W	95.54'			
L6	N40°49'16"E	29.35'			
L7	S86°54'11"E	96.84'			
L8	N85°12'11"E	106.47'			
L9	N46°19'50"E	73.95'			
L10	N84°02'34"E	59.30'			
L11	N48°25'29"E	105.44'			
L12	N39°24'55"E	187.77'			
L13	N47°07'16"E	49.55'			
L14	N71°11'07"E	175.81'			
L15	N81°54'36"E	108.60'			
L16	S78°00'49"E	153.37'			
L17	N59°59'45"E	75.15'			



DESCRIPTION-TRACT 1
 Of 9.444 acres of land being out of a called 9.550 acres tract (Tract I) conveyed by deed dated August 8, 2011 from Pine Drive Community Church to Dickinson Economic Dev. Corp., as recorded in Galveston County Clerk's File No. 2011041305 of the Deed Records of Galveston County, Texas. Said 9.444 acres being situated in the Alexander Farmer League, Abstract No. 11, Galveston County, Texas, and being more particularly described by metes and bounds as follows: (bearings based on Texas State Plane Coordinate System NAD83, 93AD, South Central Zone (4204):

COMMENCING at a 5/8 inch iron rod with Survey1 cap found for the southwest corner of a called 36.2873 acres tract described as (Tract II) in aforementioned deed recorded under Galveston County Clerk's File No. 2011041305, said iron rod being the southeast corner of Lot 1, Monterra Estates according to the plat as recorded in Plat Record 18, Map 920 of the Galveston County Map Records, Texas. Said iron rod also being in the north line of Hughes Road (75' R.O.W.) - G.C.C.F. No. 1702522;

THENCE North 01° 54' 19" West along the west line of said 36.2873 acres and the east line of said Monterra Estates, passing at a distance of 46.14 feet to a point for corner;

THENCE North 04° 03' 56" West along the east line of said 36.2873 acres and the southeast corner of Lot 11 of said Monterra Estates, passing at a distance of 34.29 feet to the northeast corner of Lot 13 of said Monterra Estates, same being the southeast corner of Lot 1, Reyna Special Subdivision according to the plat as recorded in Galveston County Clerk's File No. 201500894, passing at a distance of 102.84 feet to the northeast corner of said Reyna Special Subdivision and continuing in all for a total distance of 149.55 feet to a point for corner in the east line of Interurban Gardens according to the plat as recorded in Volume 223, Page 207 of the Office of the County Clerk of Galveston County, Texas;

THENCE South 88° 01' 24" West a distance of 53.07 feet to a 5/8 inch iron rod with a Scott O. Ellis RPLS 6261 cap found for the southeast corner of the said 9.550 acres, same being in the east line of Lot C of said Interurban Gardens, and being the PLACE OF BEGINNING of the herein described tract;

THENCE South 88° 01' 24" West a distance of 10.00 feet along the south line of said 9.550 acres to a 5/8 inch iron rod with a Scott O. Ellis RPLS 6261 cap found for corner;

THENCE North 07° 59' 41" West along a line 10 feet west of and parallel with the east line of Bayou Chantilly, Section Three according to the plat as recorded in Volume 1, Page 34 of the Galveston County Map Records, Texas, passing at a distance of 108.60 feet to the northeast corner of Lot 1, Reyna Special Subdivision, conveyed by deed dated November 21, 1982 to Inverness, Inc., as recorded in Volume 1527, Page 620 of the Deed Records of Galveston County, Texas, passing at a distance of 401.84 feet to the northeast corner of said Reyna Special Subdivision and continuing in all for a total distance of 1028.41 feet to a point for corner on the high bank of Dickinson Bayou;

THENCE along the meanders of the high bank of Dickinson Bayou, the following calls:

North 01° 54' 19" West a distance of 46.14 feet to a point for corner;

North 04° 03' 56" West a distance of 34.29 feet to a point for corner;

North 23° 26' 25" West a distance of 95.54 feet to a point for corner;

North 40° 49' 16" East a distance of 29.35 feet to a point for corner;

South 88° 01' 24" East a distance of 96.84 feet to a point for corner;

North 85° 12' 11" East a distance of 106.47 feet to a point for corner;

North 46° 19' 50" East a distance of 73.95 feet to a point for corner;

North 84° 02' 34" East a distance of 59.30 feet to a point for corner;

North 48° 25' 29" East a distance of 105.44 feet to a point for corner;

North 39° 24' 55" East a distance of 187.77 feet to a point for corner;

North 47° 07' 16" East a distance of 49.55 feet to a point for corner;

North 71° 11' 07" East a distance of 175.81 feet to a point for corner;

North 81° 54' 36" East a distance of 108.60 feet to a point for corner;

South 78° 00' 49" East a distance of 153.37 feet to a point for corner;

North 59° 59' 45" East a distance of 75.15 feet to a point for corner in the east line of said 9.550 acres;

THENCE South 01° 59' 41" East along the east line 9.550 acres passing at a distance of 6.07 feet to a 5/8 inch iron rod with LJA cap set for reference and creating 6.07 feet to a 5/8 inch iron rod (disturbed) and continuing in all for a total distance of 1069.31 feet to the PLACE OF BEGINNING of the herein described tract and containing within these calls 9.444 acres or 411,402 square feet of land.

PROJECT BENCHMARK:
 HARRIS COUNTY FLOODPLAIN REFERENCE MARK #010065
 MARK IS LOCATED AT THE SOUTHEAST QUADRANT OF THE
 DICKINSON POST OFFICE. MARK IS A STEEL ROD IN CASING.
 NORTHING= 13738426.934
 EASTING= 3224357.502
 ELEVATION= 12.18' NAVD88 2001ADJ

SURVEYOR'S NOTES:

- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE(4204) NAD83 2011ADJ. COORDINATES SHOWN ARE SURFACE COORDINATES. TO REACH GRID COORDINATES APPLY THE SCALE FACTOR OF 0.9998688413
- SUBJECT TO ANY BUILDING AND OR ZONING ORDINANCES IN THE CITY OF DICKINSON, GALVESTON COUNTY, TEXAS THAT MAY BE IN EFFECT AT THE TIME OF THIS SURVEY.
- SURVEY PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION PROJECT NUMBER LJA001-2918-2001 DATED JUNE 19, 2020.
- LJA SURVEYING INC., WILL NOT ACCEPT ANY RESPONSIBILITY FOR BOUNDARY ALTERATIONS WHICH MAY OCCUR DUE TO "TIDAL WATERS", SUBSIDENCE OR WETLANDS ON PROPERTIES WHICH MIGHT BE CLAIMED IN THE FUTURE BY THE STATE OR PUBLIC.

TITLE COMMITMENT NOTE:
 LJA SURVEYING, INC. HAS RELIED UPON THE TITLE COMMITMENT AND SUPPORTING DOCUMENTS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. CTT02719251, ISSUED ON JULY 10, 2020 WITH AN EFFECTIVE DATE OF JUNE 30, 2020, IN PREPARING THIS SURVEY FOR ALL TITLE REFERENCES AND EASEMENTS SHOWN HEREON.

SCHEDULE "B" ITEM 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

f. SEWER EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: SCHEDULE B EXCEPTIONS FROM COVERAGE GRANTED TO: GALVESTON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 RECORDING DATE: JULY 2, 1963 RECORDING NO: VOLUME 1569, PAGE 274, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2) NOTE: NON USE FOR A PERIOD OF ONE YEAR AND THE RIGHTS GRANTED SHALL REVERT TO THE GRANTOR. DOES AFFECT, SHOWN HEREON

g. DRAINAGE COURSES AND DITCHES AND APPURTENANCES AS EVIDENCED AND/OR DISCLOSED IN A DOCUMENT: GRANTED TO: TEXAS CITY INVESTMENT COMPANY, A TEXAS JOINT VENTURE RECORDING DATE: JULY 22, 1983 RECORDING NO: UNDER COUNTY CLERK'S FILE NUMBER(S) 8327074, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2) REFERENCE IS MADE TO A 1983 SURVEY SHOWING DRAINAGE COURSE - NO DEFINED WIDTH OR RECORDING THIS NOTE

h. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 RECORDING DATE: APRIL 17, 1996 RECORDING NO: UNDER CLERK'S FILE NUMBER(S) 9615017, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 1) DOES AFFECT, SHOWN HEREON

i. EASEMENT AGREEMENT EXECUTED BY: LEVI W. GOODRICH, TRUSTEE AND THE DANIELS CORPORATION RECORDING DATE: OCTOBER 23, 1997 RECORDING NO.: UNDER GALVESTON COUNTY CLERK'S FILE NO(S). 9740718, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. (AS TO TRACT 2) DOES NOT AFFECT

FLOOD STATEMENT:
 I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48167C0229 G, DATED AUGUST 15, 2019 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WITHIN SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND WITHIN ZONE "AE" (AREAS WHERE BASE FLOOD ELEVATIONS DETERMINED; BFE: 14')

NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

I, SCOT LOWE, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JULY, 2020. (PRELIMINARY)
 JULY 20, 2020 (FINAL)

SCOT LOWE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5007



BOUNDARY SURVEY
9.444 ACRES - TRACT 1 &
36.318 ACRES - TRACT 2
ALEXANDER FARMER LEAGUE
ABSTRACT No. 11
GALVESTON COUNTY, TEXAS

JULY 2020 JOB NO. LJA001-2918-2001-202

LJA Surveying, Inc.
 7438 Evie Lane Phone 281.930.0201
 Deer Park, Texas
 77536 T.B.P.L.S. Firm No. 10193971

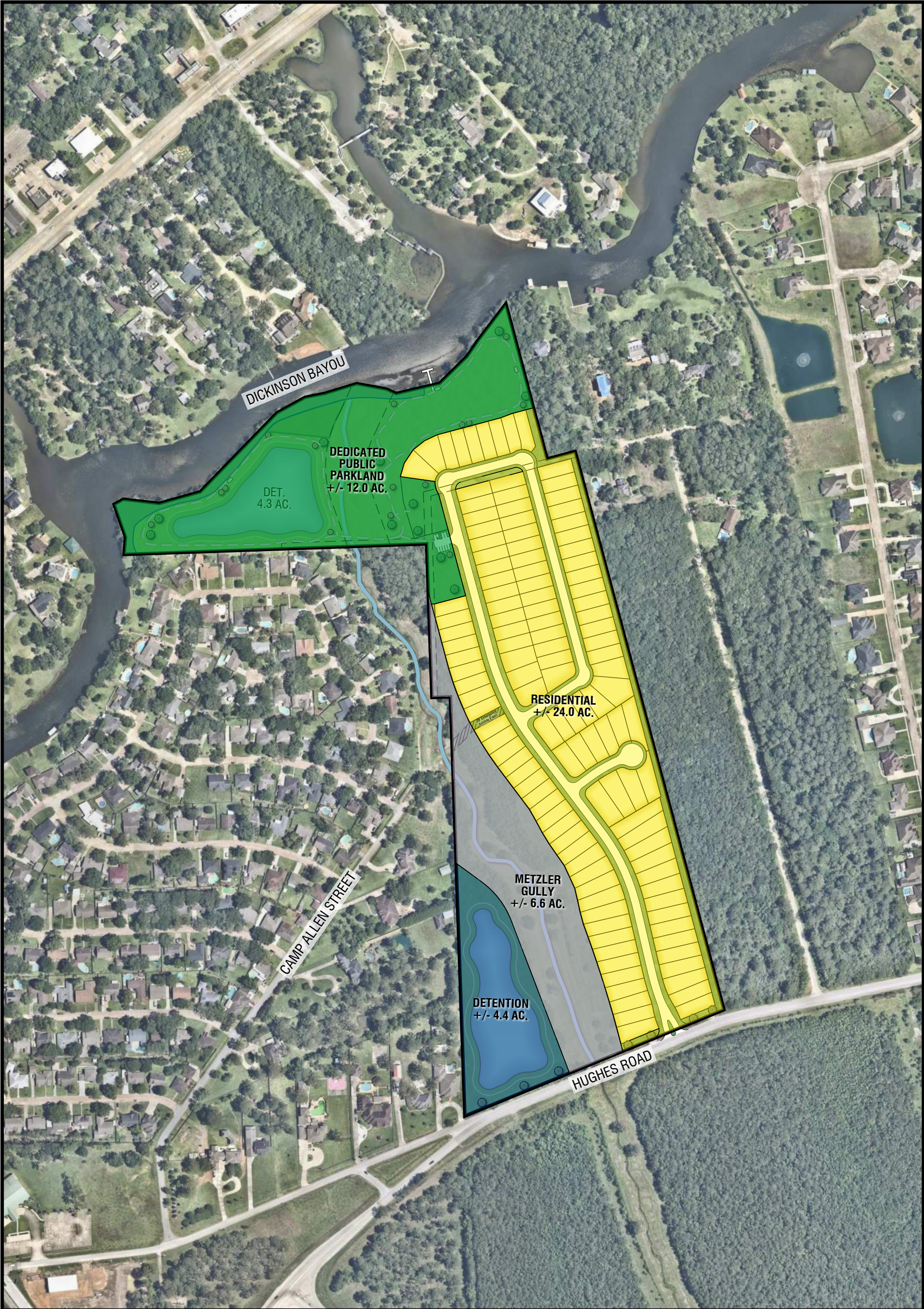


Exhibit D: Conceptual Land Use Plan

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00

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0 75 150 300
 SCALE: 1"=300'
 TRUE SCALE AT 11" X 17"



No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

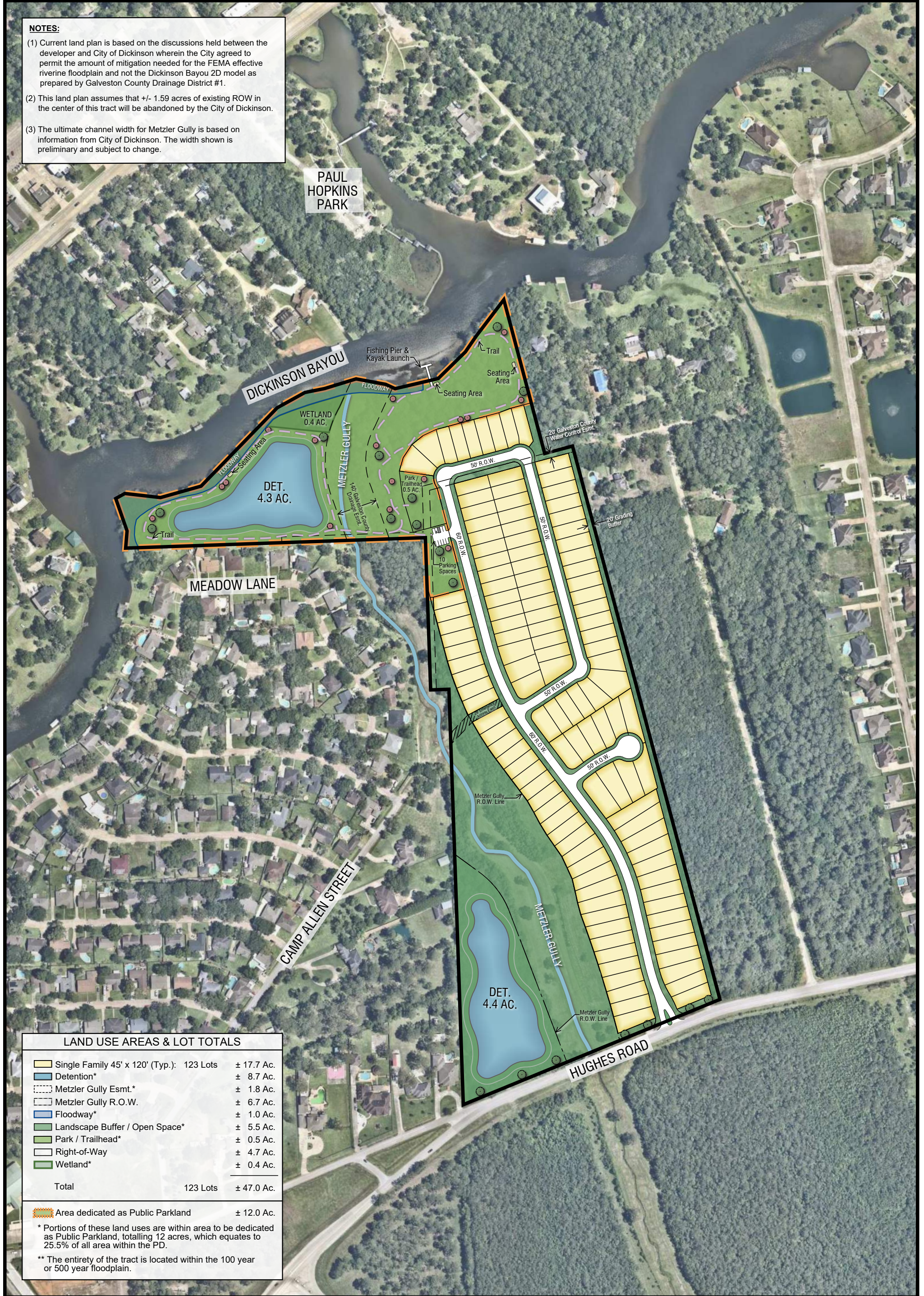
EHRA

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10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRA TEAM
 TBPE No. F-726
 TBPLS No. 10092300

NOTES:

- (1) Current land plan is based on the discussions held between the developer and City of Dickinson wherein the City agreed to permit the amount of mitigation needed for the FEMA effective riverine floodplain and not the Dickinson Bayou 2D model as prepared by Galveston County Drainage District #1.
- (2) This land plan assumes that +/- 1.59 acres of existing ROW in the center of this tract will be abandoned by the City of Dickinson.
- (3) The ultimate channel width for Metzler Gully is based on information from City of Dickinson. The width shown is preliminary and subject to change.



PAUL HOPKINS PARK

DICKINSON BAYOU

MEADOW LANE

CAMP ALLEN STREET

HUGHES ROAD

LAND USE AREAS & LOT TOTALS

Single Family 45' x 120' (Typ.):	123 Lots	± 17.7 Ac.
Detention*		± 8.7 Ac.
Metzler Gully Esmt.*		± 1.8 Ac.
Metzler Gully R.O.W.		± 6.7 Ac.
Floodway*		± 1.0 Ac.
Landscape Buffer / Open Space*		± 5.5 Ac.
Park / Trailhead*		± 0.5 Ac.
Right-of-Way		± 4.7 Ac.
Wetland*		± 0.4 Ac.
Total	123 Lots	± 47.0 Ac.

Area dedicated as Public Parkland ± 12.0 Ac.

* Portions of these land uses are within area to be dedicated as Public Parkland, totalling 12 acres, which equates to 25.5% of all area within the PD.

** The entirety of the tract is located within the 100 year or 500 year floodplain.

Exhibit E: Detailed Site Plan

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00
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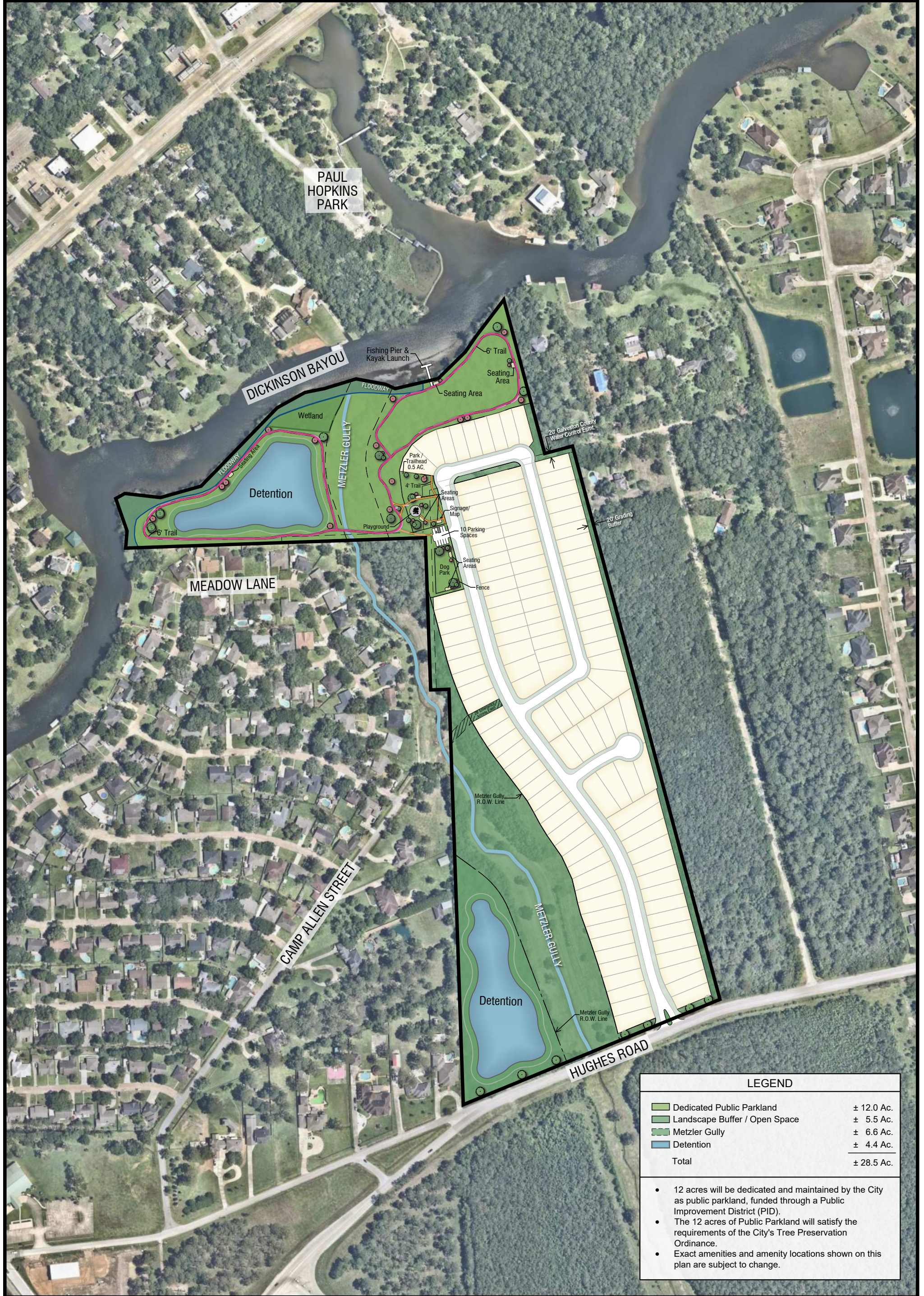
0 75' 150' 300'
 SCALE: 1"=300'
 TRUE SCALE AT 11" x 17"

NORTH



ENGINEERING THE FUTURE SINCE 1936
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PAUL HOPKINS PARK

DICKINSON BAYOU

MEADOW LANE

CAMP ALLEN STREET

HUGHES ROAD

LEGEND	
 Dedicated Public Parkland	± 12.0 Ac.
 Landscape Buffer / Open Space	± 5.5 Ac.
 Metzler Gully	± 6.6 Ac.
 Detention	± 4.4 Ac.
Total	± 28.5 Ac.

- 12 acres will be dedicated and maintained by the City as public parkland, funded through a Public Improvement District (PID).
- The 12 acres of Public Parkland will satisfy the requirements of the City's Tree Preservation Ordinance.
- Exact amenities and amenity locations shown on this plan are subject to change.

Exhibit F: Parks, Open Space & Amenity Plan

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00

P:\241-019-00\LandPlan\PD\Exhibits\For Exhibit Prep\Exhibit F - Parks, Open Space, Amenity Plan.dwg May 13, 2024-5:25pm Edited by: awaggoner

0 75' 150' 300'
 SCALE: 1"=300'
 TRUE SCALE AT 11" x 17"

NORTH

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
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 EHRA TEAM
 TBPE No. F-726
 TBPLS No. 10092300



8' MASONRY/PRE-CAST CONCRETE FENCE EXAMPLE



NOTE: THE ABOVE IMAGE IS A CHARACTER IMAGE ONLY. THE EXACT STYLE, HEIGHT, AND COLOR MAY VARY UPON CONSTRUCTION.

HUGHES ROAD

LEGEND


 8' Masonry/Pre-Cast Concrete Fence

Exhibit G: Fencing Plan

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00

P:\241-019-00\LandPlan\PD\Exhibits\For Exhibit Prep\Exhibit G - Fencing Plan.dwg Apr 19, 2024-1:46pm Edited by: awaggoner

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 SCALE: 1"=300'
 TRUE SCALE AT 11" X 17"

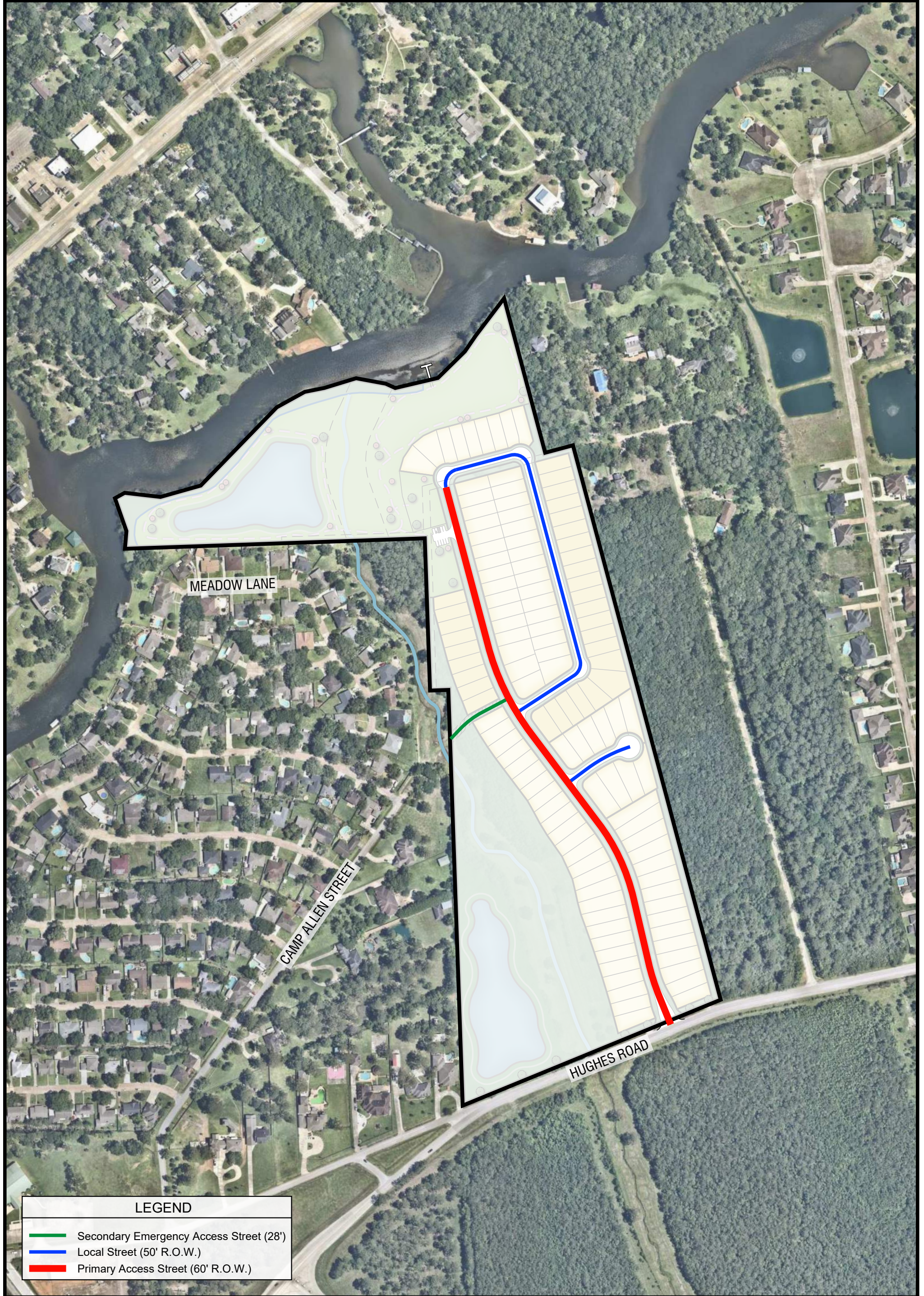


No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

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 TBPLS No. 10092300



LEGEND

- Secondary Emergency Access Street (28')
- Local Street (50' R.O.W.)
- Primary Access Street (60' R.O.W.)

Exhibit H: Access & Circulation Map

City of Dickinson, Galveston County, Texas

EHRA JOB NO. 241-019-00

P:\241-019-00\LandPlan\PD\Exhibits\For Exhibit Prep\Exhibit H - Access and Circulation Plan.dwg May 13, 2024-7:09am Edited by: awaggoner

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 SCALE: 1"=300'
 TRUE SCALE AT 11" x 17"

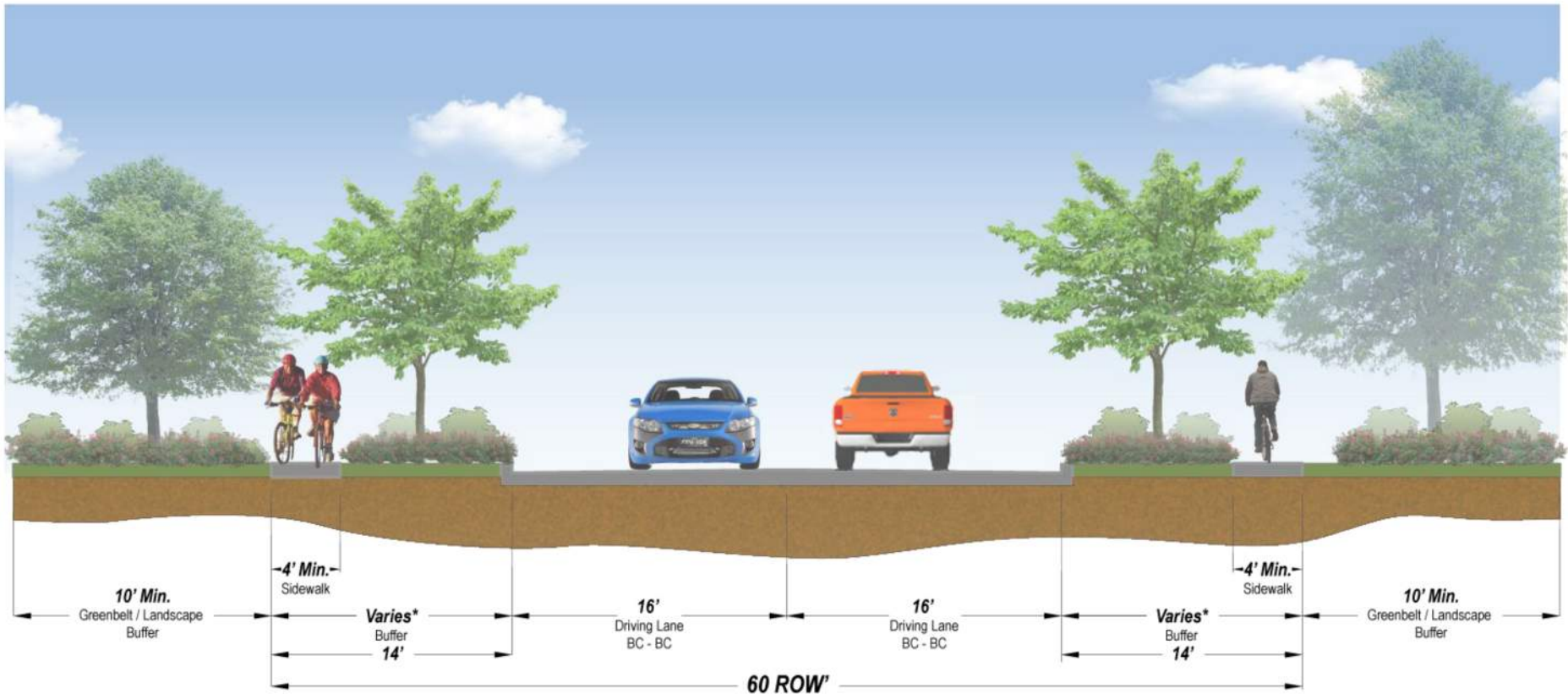


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EHRA

ENGINEERING THE FUTURE SINCE 1936

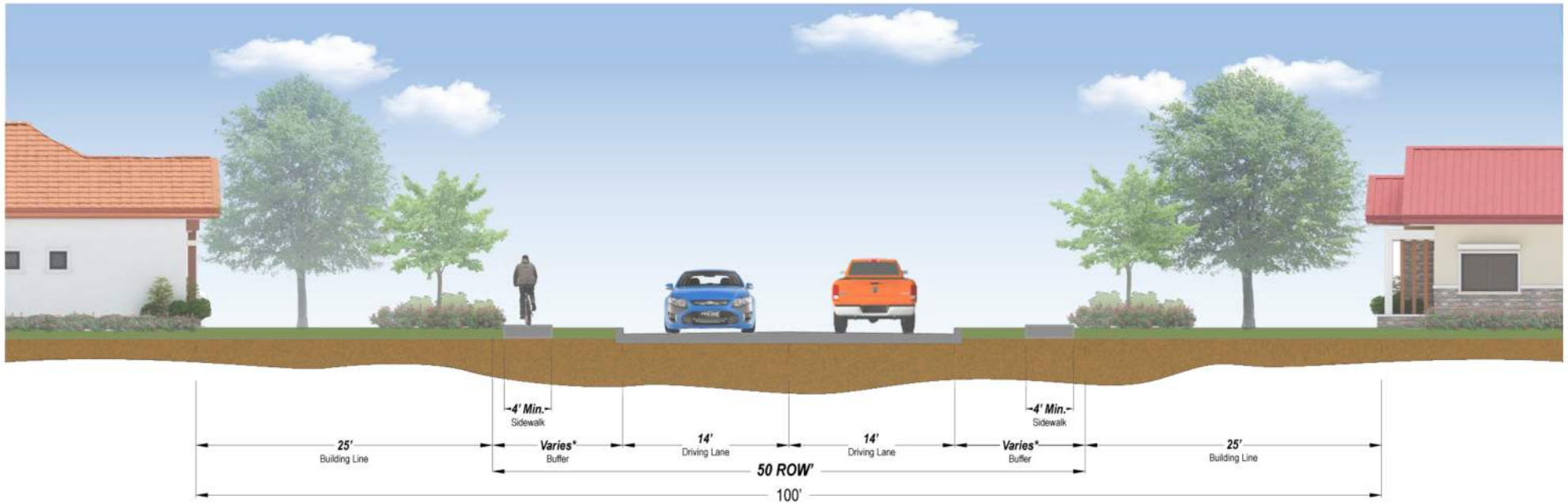
10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRA TEAM
 TBPE No. F-726
 TBPLS No. 10092300



Primary Access | Street Cross Section

*Sidewalk can meander within the ROW

Exhibit I

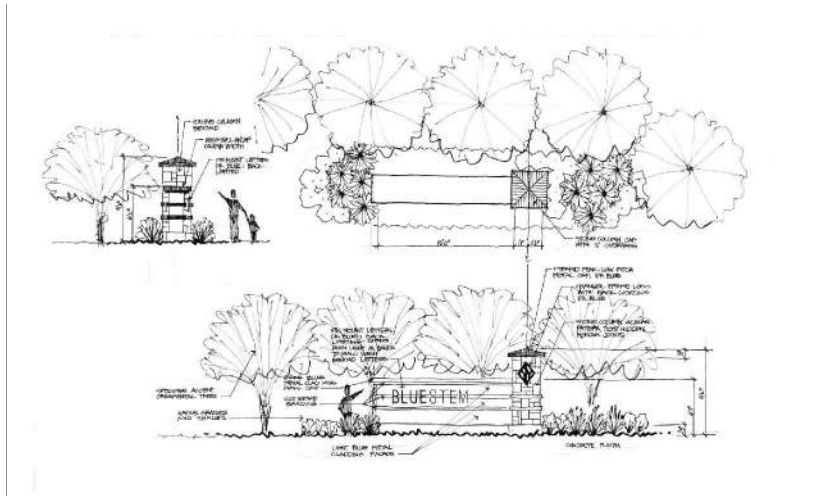


Local Street | Cross Section

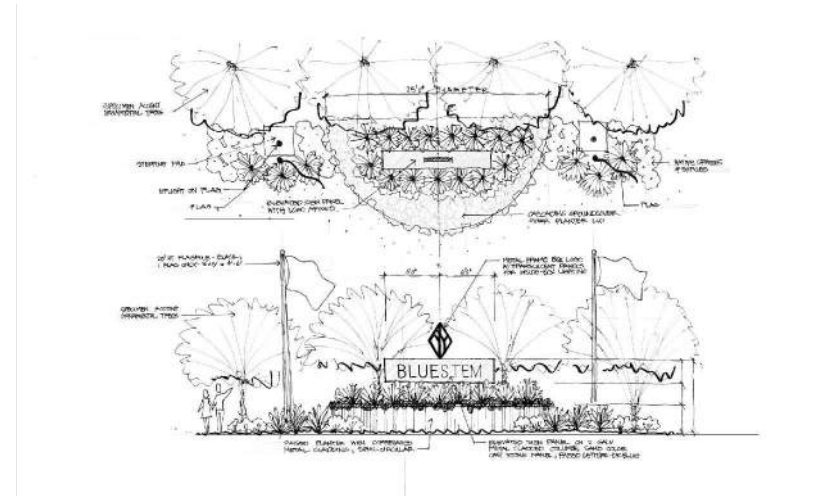
Exhibit J

*Sidewalk can meander within the ROW.
 A minimum 10' public utility easement will be provided on each side of the ROW.

Example 1 Monument with Specs



Example 2 Monument with Specs



Example 3 Monument with Brick



Example 4 Monument with Stone



*Note: The above images are a character image only. The exact style, height, and color may vary upon construction.

Exhibit K: Monument Sign Plan - Representative Design Intent

City of Dickinson, Galveston County, Texas

0 50' 100' 200'
SCALE: 1"=200'
TRUE SCALE AT 8.5" x 11"



NORTH

EHRA JOB NO.
241-019-00

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TBPE No. F-726
TBPLS No. 10092300



Zoning Map Amendment

- Vicinity Map -


GCAD #154139


approx. 9.59 acres, legally described as
ABST 11 A FARMER SUR LOT A & PT OF
LOTS B & C (1-1) INTERURBAN GARDENS &
GCAD #389298

approx. 36.3 acres, legally described as
ABST 11 A FARMER SUR TRACT 1-1

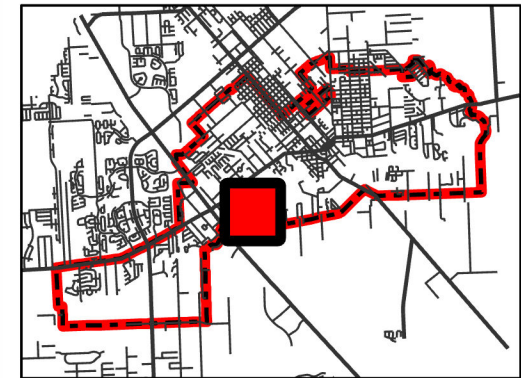
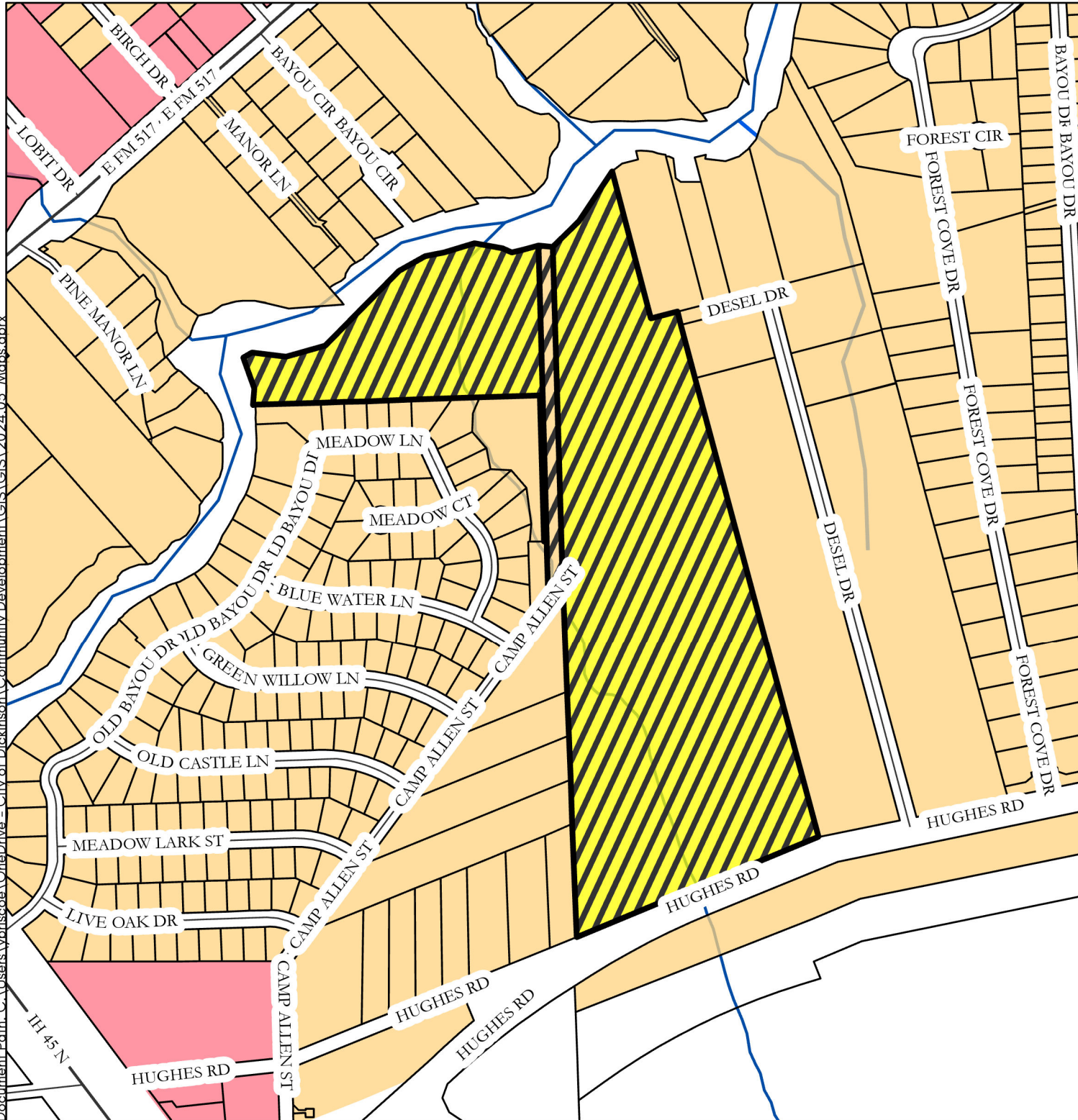
 Subject Property

Zoning Districts

 Conventional Residential (CR)

 General Commercial (GC)

 PD - Planned Development



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 = 500 feet

Date: 4/29/2024