

• **ORDINANCE NO. 2092 - 2025**

**AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, AMENDING CHAPTER 18 “ZONING” OF THE CITY OF DICKINSON’S UNIFIED DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF DICKINSON TO REZONE PORTIONS OF APPROXIMATELY 0.459 ACRES OF LAND GENERALLY LOCATED AT 3532 ELM DR FROM AUTO-CENTRIC COMMERCIAL (“AC”) ZONING DISTRICT TO URBAN TRANSITION (“UT”) ZONING DISTRICT.**

\* \* \* \* \*

**WHEREAS**, Ferman Rosa (the “Owner”) owns approximately 0.459 acres of land generally located at 3532, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI, 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 Auto-Centric Commercial (“AC”) 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 Urban Transition (“UT”) 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 0.459 acres of land generally located at 3532 ELM DR, legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI, be rezoned from Auto-Centric Commercial (“AC”) Zoning

District to Urban Transition (“UT”) 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 Auto-Centric Commercial (“AC”) Zoning District to Urban Transition (“UT”) 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 Unified Development Code of the City for Urban Transition (“UT”) 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** all ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

**APPROVED on first reading on 23rd day of September, 2025.**

**PASSED, APPROVED, AND ADOPTED on second reading on 14th day of October, 2025.**

**FOR THE CITY OF DICKINSON:**

*Travis Magliolo*

---

**Travis Magliolo, Mayor**

**ATTEST:**

*Claude Oliver*

---

**Claude Oliver, City Secretary**

**APPROVED AS TO FORM:**

*N.V. Doan*

---

**Nghiem V. Doan, City Attorney**

**EXHIBIT “A” – APPLICATION, LOCATION, REPORT**

# APPLICATION OVERVIEW

**License Type:** Zoning Map Amendment

**ID #** 25-000110 | **Started** July 09, 2025



### Address

3532 Elm Dr., Dickinson, TX USA 77539

### Legal

ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0)  
DICKINSON ADDN D 25% UDI

## PROPERTY DETAILS

Property ID

R163404

## PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

### CONTACTS

### CONTACT INFO

### ADDRESS

### CREDENTIALS

### ROLE

Rosie Ferman

rosieferman@yahoo.com  
2819259216

722 Mulberry St  
League city, TX

-

APPLICANT

## INFORMATION FIELDS

### Galveston County Property ID:

163404

### Address

3532 Elm St

### Legal Description

ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI

### Number of Acres

0.669

### Property Owner

FERMAN ROSA

### Property Owner Address

722 mulberry st league city

### Property Owner Phone

2819259216

### Property Owner Email

Rosieferman@yahoo.com

### Proof of Ownership

IMG\_0024.jpeg

### Signatory Authorization

-

### Agent Authorization

-

---

**Current Zoning**  
Auto-Centric Commercial "AC"

---

**Current Use Type:**  
Commercial

---

**Current Use**  
Vacant Lot

---

**Proposed Zoning**  
Urban Transition "UT"

---

**Proposed Use Type:**  
Multi-Family

---

**Proposed Use**  
Multifamily Home

---

**Existing Site Plan**  
IMG\_0025.jpeg, IMG\_6246.jpeg

---

**Surrounding Area Zoning Plan**  
IMG\_0025.jpeg

---

**Surrounding Area Uses Plan**  
IMG\_0025.jpeg

---

**Applicant Statement PZ & CC**  
Ownership.pdf

---

**Technical Studies**  
-

---

**Additional Documents**  
-

---

**Planning and Zoning Commission Meeting**  
-

---

**Planning and Zoning Commission Public Hearing**  
-

---

**City Council Meeting**  
-

---

**City Council Public Hearing**  
-





---



### Zoning Map Amendment

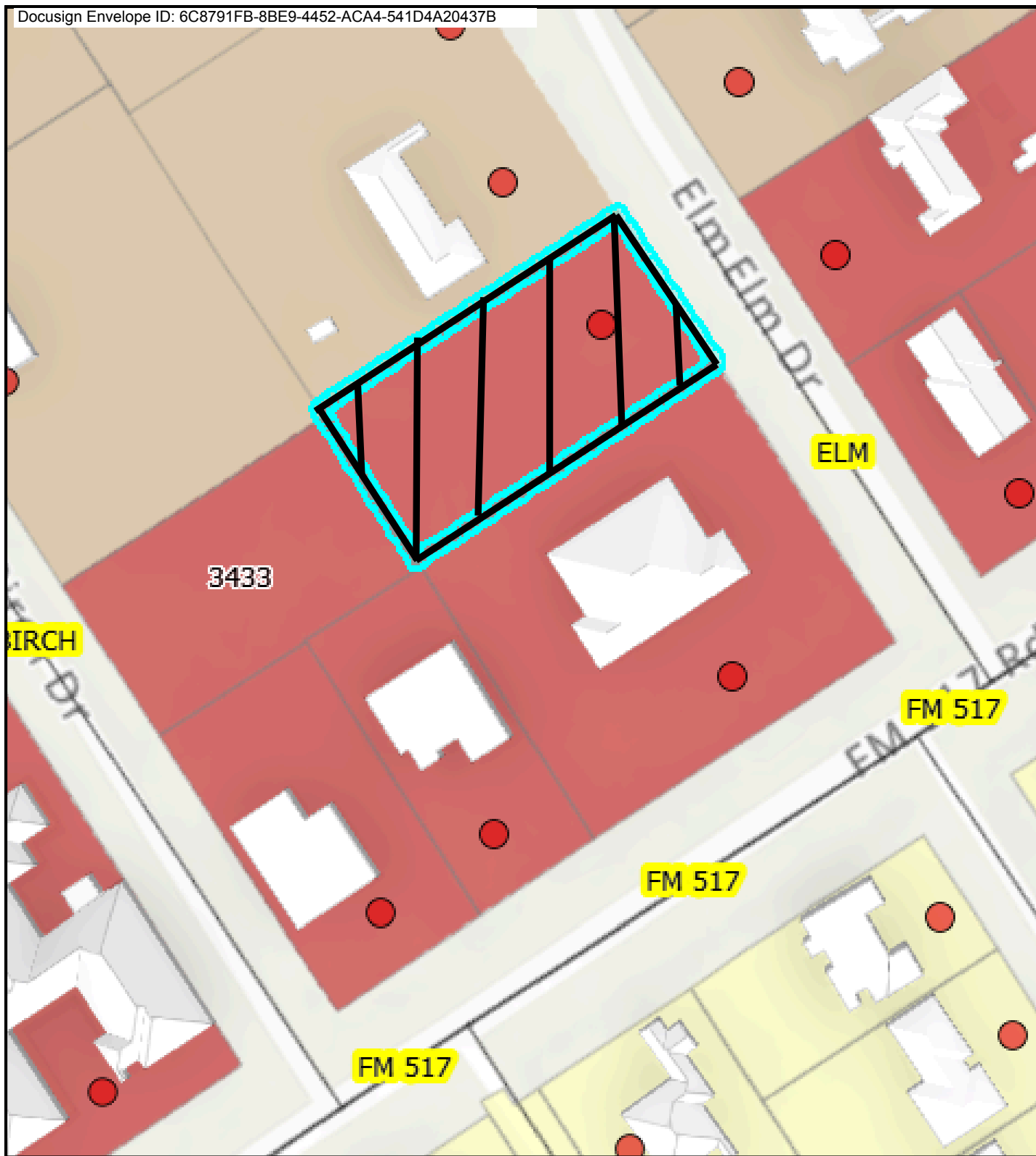
- VICINITY MAP -

3532 Elm Dr, approx 0.459 acres, and legally described as: ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI

-  Subject Property
-  Auto-Centric Commercial (AC)
-  Urban Transition (UT)
-  General Residential (GR)



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.





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

Planning & Zoning Commission  
 Zoning Map Amendment  
 09/16/2025  
**Staff Report**

**Request:** The applicant is requesting a Zoning Map Amendment from Auto-Centric Commercial (AC) zoning district to Urban Transition (UT) zoning district.

**Applicant:** Rosa Ferman

**Owner:** Rosa Ferman

**Subject Property:** Approximately ± 0.46 acres for Parcel ID: **163404** and registered addresses known as **3532 Elm Dr**, Dickinson, Galveston County, Texas and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI

**Parcel Information:**

Zoning: Auto-Centric Commercial

Use: Vacant Lot

**Surrounding Properties Information:**

North: Urban Transition zoning district

West: Auto-Centric Commercial zoning district

East: Auto-Centric Commercial zoning district

South: Auto-Centric Commercial zoning district

**Background:**

The applicant, Rosa Ferman, is requesting a Zoning Map Amendment for 3532 Elm Dr. The subject property is currently zoned as Auto-Centric Commercial (AC) and the applicant would like it changed to the Urban Transition (UT) zoning district. The property is currently a vacant, unused lot with the proposed use of a multi-family development.

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) Conformance of the proposed zoning classification with the city's land use policies.**

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 requested zoning district does align with the FLUP allowing Urban Transition (UT) zoning. 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:

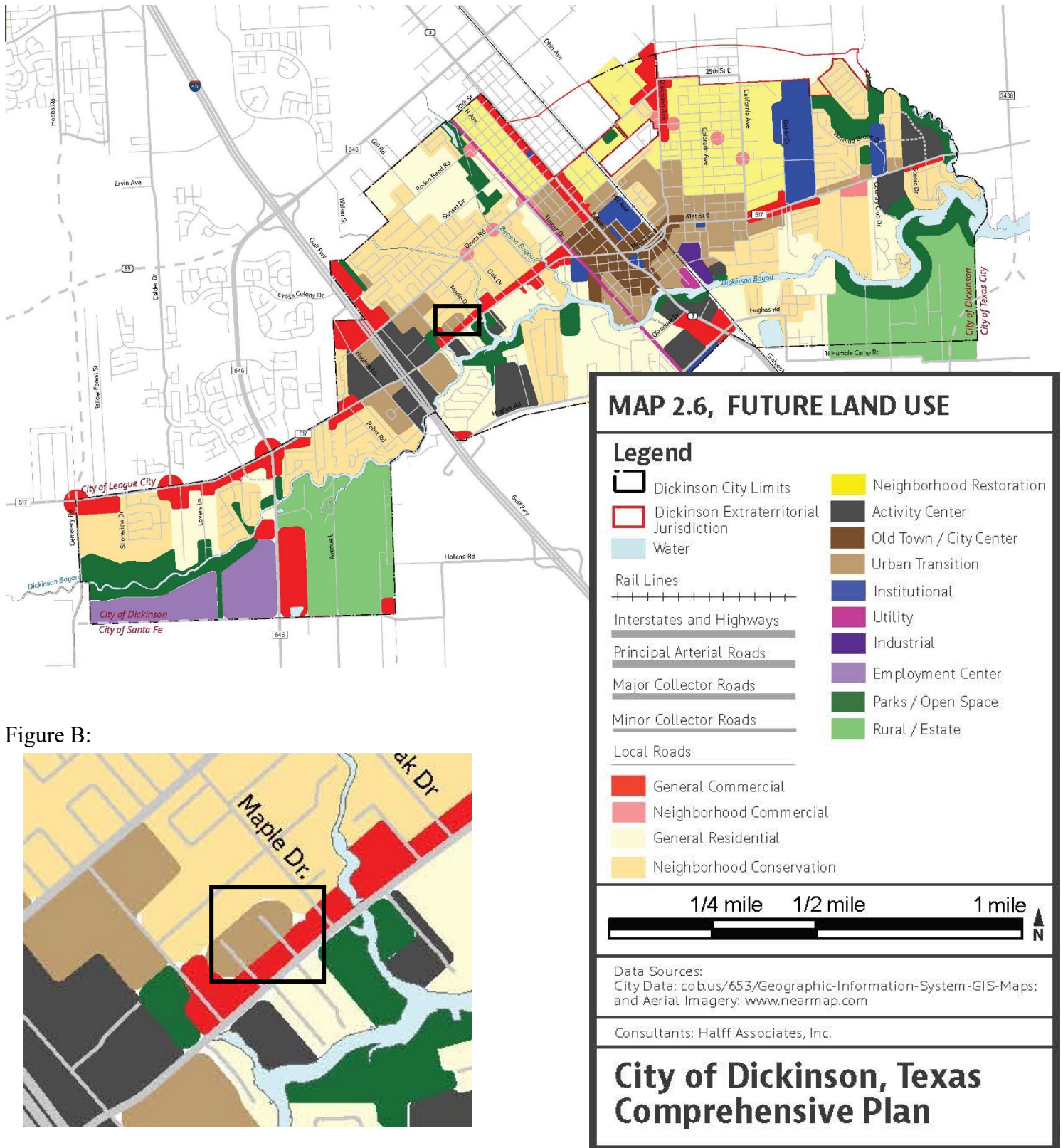
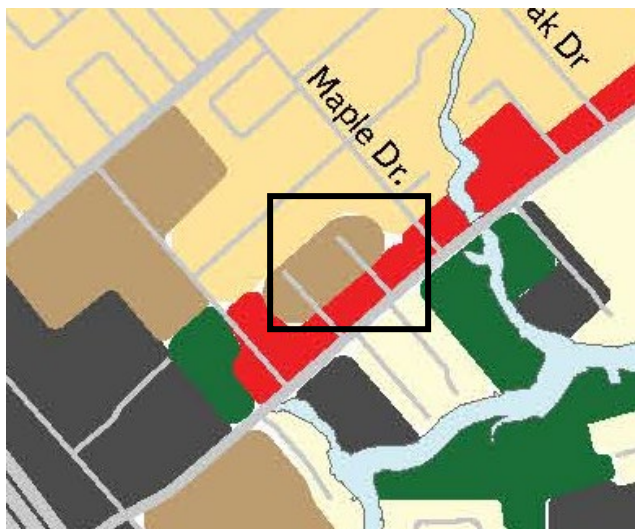


Figure B:





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

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

The Urban Transition (UT) zoning district is intended to provide an area that transitions from the higher density/intensity uses in the downtown to abutting less dense or intense areas by permitting development including duplexes, apartments, and other multi-family uses with certain limited standards. Currently, the Urban Transition (UT) zoning district does not permit residential single-family houses.

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

Other properties on Elm Dr to the north of the subject property are currently zoned as Urban Transition (UT) and have residential single-family houses on them. The two properties to the south that face FM 517 are zoned as Auto-Centric Commercial (AC) and are used for commercial purposes such as Shelmark Engineering, LLC and Re/Max Coastal Real Estate Agency. Rezoning the subject property would allow for the lot to be used residentially and fit the intended purpose for the Urban Transition (UT) zoning district which is for lots near downtown or main roadways to shift from a higher density/intensity use.

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

The uses permitted by right in the Urban Transition (UT) zoning district are suitable for the subject property. Characteristics permitted within the (UT) district are meant to have multi-family uses, which the applicant intends to build a duplex on the property to use for rental purposes.

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

The approval of Urban Transition (UT) zoning will not detrimentally affect nearby properties. The request will align the subject property to the appropriate zoning district to allow a duplex, multiplex, apartment, and other multi-family uses. All uses and activities permitted shall conform to the City's performance measures and standards as provided in the Unified Development Code.

**(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 and parking space requirements per the Unified Development Code.

**Staff Recommendation:**

Staff recommends **Approval** concerning the request to amend the official zoning map from the Auto-Centric Commercial (AC) zoning district to Urban Transition (UT) zoning district for approximately ± 0.46 acres for Parcel ID: **163404** and registered addresses known as **3532 Elm Dr**, Dickinson, Galveston County, Texas and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI.



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

**Planning & Zoning Commission**  
**Zoning Map Amendment**  
 09/16/2025  
**Commission Report**

**Request:** The applicant is requesting a Zoning Map Amendment from Auto-Centric Commercial (AC) zoning district to Urban Transition (UT) zoning district.

**Applicant:** Rosa Ferman

**Owner:** Rosa Ferman

**Subject Property:** Approximately ± 0.46 acres for Parcel ID: **163404** and registered addresses known as **3532 Elm Dr**, Dickinson, Galveston County, Texas and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI

**Parcel Information:**

Zoning: Auto-Centric Commercial

Use: Vacant Lot

**Surrounding Properties Information:**

North: Urban Transition zoning district

West: Auto-Centric Commercial zoning district

East: Auto-Centric Commercial zoning district

South: Auto-Centric Commercial zoning district

**Background:**

The applicant, Rosa Ferman, is requesting a Zoning Map Amendment for 3532 Elm Dr. The subject property is currently zoned as Auto-Centric Commercial (AC) and the applicant would like it changed to the Urban Transition (UT) zoning district. The property is currently a vacant, unused lot with the proposed use of a multi-family development.

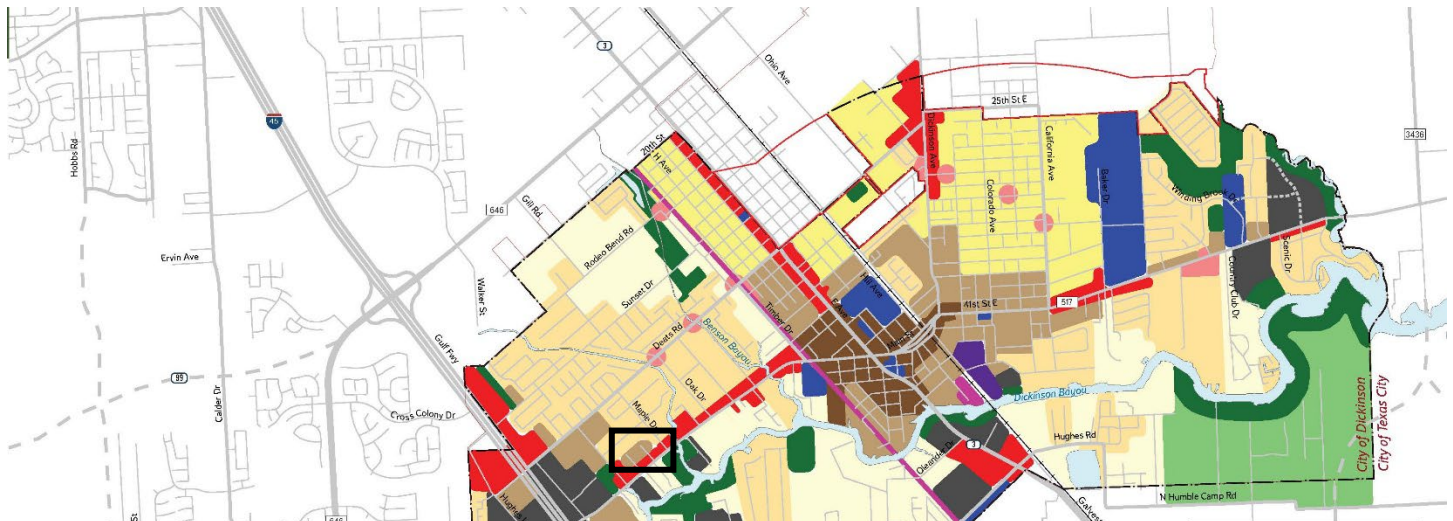
The Commission may consider the following criteria, to the extent pertinent to the application. In addition, other factors may be considered which may be relevant to the application.

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

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 requested zoning district does align with the FLUP allowing Urban Transition (UT) zoning. 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:



### MAP 2.6, FUTURE LAND USE

**Legend**

Dickinson City Limits	Neighborhood Restoration
Dickinson Extraterritorial Jurisdiction	Activity Center
Water	Old Town / City Center
Rail Lines	Urban Transition
Interstates and Highways	Institutional
Principal Arterial Roads	Utility
Major Collector Roads	Industrial
Minor Collector Roads	Employment Center
Local Roads	Parks / Open Space
General Commercial	Rural / Estate
Neighborhood Commercial	
General Residential	
Neighborhood Conservation	

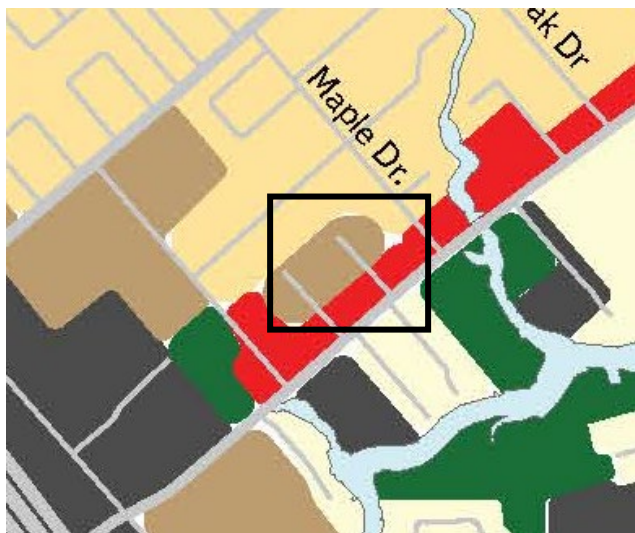
Scale: 1/4 mile, 1/2 mile, 1 mile

Data Sources:  
 City Data: [cob.us/653/Geographic-Information-System-GIS-Maps/](http://cob.us/653/Geographic-Information-System-GIS-Maps/);  
 and Aerial Imagery: [www.nearmap.com](http://www.nearmap.com)

Consultants: Halff Associates, Inc.

## City of Dickinson, Texas Comprehensive Plan

Figure B:





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

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

The Urban Transition (UT) zoning district is intended to provide an area that transitions from the higher density/intensity uses in the downtown to abutting less dense or intense areas by permitting development including duplexes, apartments, and other multi-family uses with certain limited standards. Currently, the Urban Transition (UT) zoning district does not permit residential single-family houses.

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

Other properties on Elm Dr to the north of the subject property are currently zoned as Urban Transition (UT) and have residential single-family houses on them. The two properties to the south that face FM 517 are zoned as Auto-Centric Commercial (AC) and are used for commercial purposes such as Shelmark Engineering, LLC and Re/Max Coastal Real Estate Agency. Rezoning the subject property would allow for the lot to be used residentially and fit the intended purpose for the Urban Transition (UT) zoning district which is for lots near downtown or main roadways to shift from a higher density/intensity use.

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

The uses permitted by right in the Urban Transition (UT) zoning district are suitable for the subject property. Characteristics permitted within the (UT) district are meant to have multi-family uses, which the applicant intends to build a duplex on the property to use for rental purposes.

*Planning and Zoning Commission Update from August 2025: This property originally went before the Commission on August 19, 2025. They requested clarification on the types of uses permitted in Urban Transition (UT). One commissioner expressed how increasing the density of the population within the City of Dickinson by zoning lots as multi-family is not the goal of City Council nor the Planning and Zoning Commission. However, there should be further discussion in the future about where multi-family use lots should be located.*

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

The approval of Urban Transition (UT) zoning will not detrimentally affect nearby properties. The request will align the subject property to the appropriate zoning district to allow a duplex, multiplex, apartment, and other multi-family uses. All uses and activities permitted shall conform to the City's performance measures and standards as provided in the Unified Development Code.

**(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 and parking space requirements per the Unified Development Code.

**Staff Recommendation:**

Staff recommends **Approval** concerning the request to amend the official zoning map from the Auto-Centric Commercial (AC) zoning district to Urban Transition (UT) zoning district for approximately ± 0.46 acres for



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

Parcel ID: **163404** and registered addresses known as **3532 Elm Dr**, Dickinson, Galveston County, Texas and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 141 (3-0) DICKINSON ADDN D 25% UDI.

**Commission Recommendation:**

Planning and Zoning Commission recommends **Approval** to amend the official zoning map from Auto-Centric Commercial (AC) zoning district to Urban Transition (UT) zoning district by unanimous vote on the 16th day of September 2025.

*Bruce Henderson*

---

Bruce Henderson, Chairman  
City of Dickinson, Texas  
Planning and Zoning Commission