

• **ORDINANCE NO. 2093 - 2025**

**AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, AMENDING CHAPTER 18 “ZONING” OF THE CITY OF DICKINSON UNIFIED DEVELOPMENT CODE; AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF DICKINSON TO REZONE PORTIONS OF APPROXIMATELY 1.336 ACRES OF LAND GENERALLY LOCATED AT THE CORNER OF GUM DR AND FM 517 RD E, PARCEL 375913 FROM AUTO-CENTRIC COMMERCIAL (“AC”) ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION (“NC”) ZONING DISTRICT.**

\* \* \* \* \*

**WHEREAS**, Chris Harrison (the “Owner”) owns approximately 1.336 acres of land generally located at the corner of Gum Dr and FM 517 E, Parcel 375913, legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS, 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 Neighborhood Conservation (“NC”) 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 1.336 acres of land generally located at the corner of Gum Dr. and FM 517 E, Parcel 375913, and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS, be rezoned from Auto-

Centric Commercial (“AC”) Zoning District to Neighborhood Conservation (“NC”) 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 Neighborhood Conservation (“NC”) 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 Neighborhood Conservation (“NC”) 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*

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**Travis Magliolo, Mayor**

**ATTEST:**

*Claude Oliver*

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**Claude Oliver, City Secretary**

**APPROVED AS TO FORM:**

*N. V. Doan*

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**Nghiem V. Doan, City Attorney**

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

# APPLICATION OVERVIEW

License Type: Zoning Map Amendment

ID # 25-000108 | Started July 08, 2025



### Address

4101 Gum Dr., Dickinson, TX USA 77539

### Legal

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

## PROPERTY DETAILS

Property ID 375913

## PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
CHRISTOPHER JAMES HARRISON	2819320375	4101 GUM DR. Dickinson, TX 77539	-	Property Owner
Chris Harrison	admin@buildbyowner.com 8325800477	8214 W FM 517 Dickinson, TX 77539	General Contractor	APPLICANT

## INFORMATION FIELDS

Galveston County Property ID:  
375913

Address  
4101 Gum Drive

Legal Description  
Lots 1,2,3,4,5 in block 6 of Tropical Gardens

Number of Acres  
1.34

Property Owner  
Chris Harrison

Property Owner Address  
1110 Tallow Drive Dickinson Texas 77539

Property Owner Phone  
281-932-0375

Property Owner Email  
chris@buildbyowner.com

Proof of Ownership  
2024015473.pdf

Signatory Authorization  
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**Agent Authorization**

Gum Dr Residential Authorization Statement 7.8.25.pdf

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**Current Zoning**

Auto-Centric Commercial "AC"

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**Current Use Type:**

Open Space / Vacant

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**Current Use**

Vacant

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**Proposed Zoning**

Neighborhood Conservation "NC"

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**Proposed Use Type:**

Residential

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**Proposed Use**

Single Family Residential

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**Existing Site Plan**

5\_69.pdf

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**Surrounding Area Zoning Plan**

Residential Snip 2025-07-07 130840.png

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**Surrounding Area Uses Plan**

Residential Snip 2025-07-07 130840.png

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**Applicant Statement PZ & CC**

4101 Gum Dr Zoning Applicant Statement 7.8.25.pdf

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**Technical Studies**

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**Additional Documents**

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**Planning and Zoning Commission Meeting**

08/19/2025 8:00 AM

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**Planning and Zoning Commission Public Hearing**

08/19/2025 8:00 AM

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**City Council Meeting**

08/19/2025 8:00 AM

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**City Council Public Hearing**

08/19/2025 8:00 AM

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### ZONING MAP AMENDMENT

- Vicinity Map -

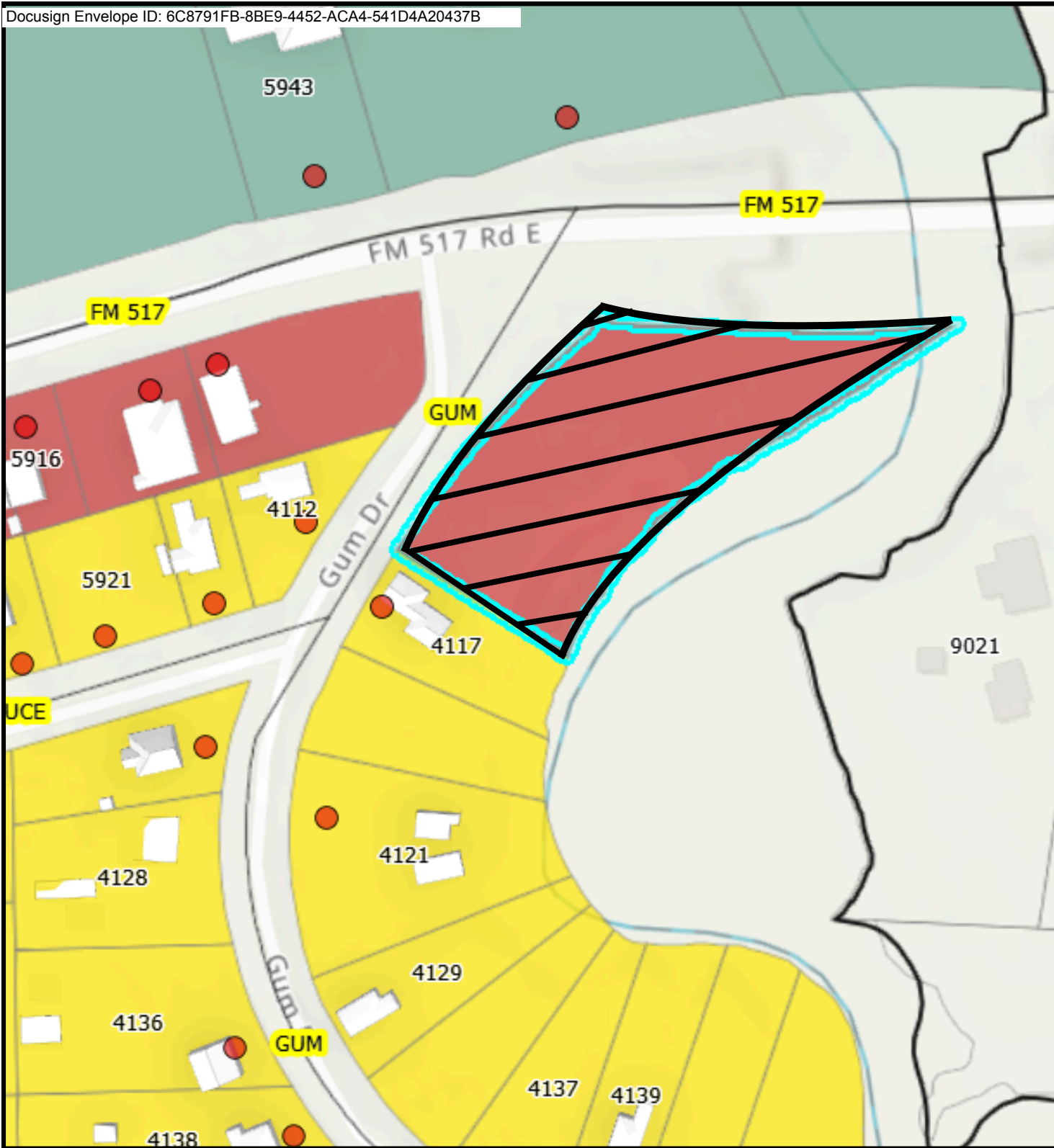
1 parcel totaling approx. 1.336 acres, located at Parcel: 375913, and the tract being legally described as follows:

ABST 36 PAGE 3 PT OF LTS1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

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



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





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 Neighborhood Conservation (NC) zoning district.

**Applicant:** Chris Harrison

**Owner:** Chris Harrison

**Subject Property:** Approximately ± 1.34 acres for Parcel ID: **375913** and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

**Parcel Information:**

Zoning: Auto-Centric Commercial  
Use: Vacant Lot

**Surrounding Properties Information:**

North: Mixed-Use zoning district  
West: Auto-Centric Commercial zoning district  
East: Outside City Jurisdiction  
South: Neighborhood Conservation zoning district

**Background:**

The applicant, Chris Harrison, is requesting a Zoning Map Amendment for Property ID: 375913. The subject property is currently zoned as Auto-Centric Commercial (AC) and the applicant would like to request a change to Neighborhood Conservation (NC). The property is currently a vacant, unused lot with the idea to subdivide the property into 4 lots for a proposed use of single-family development.

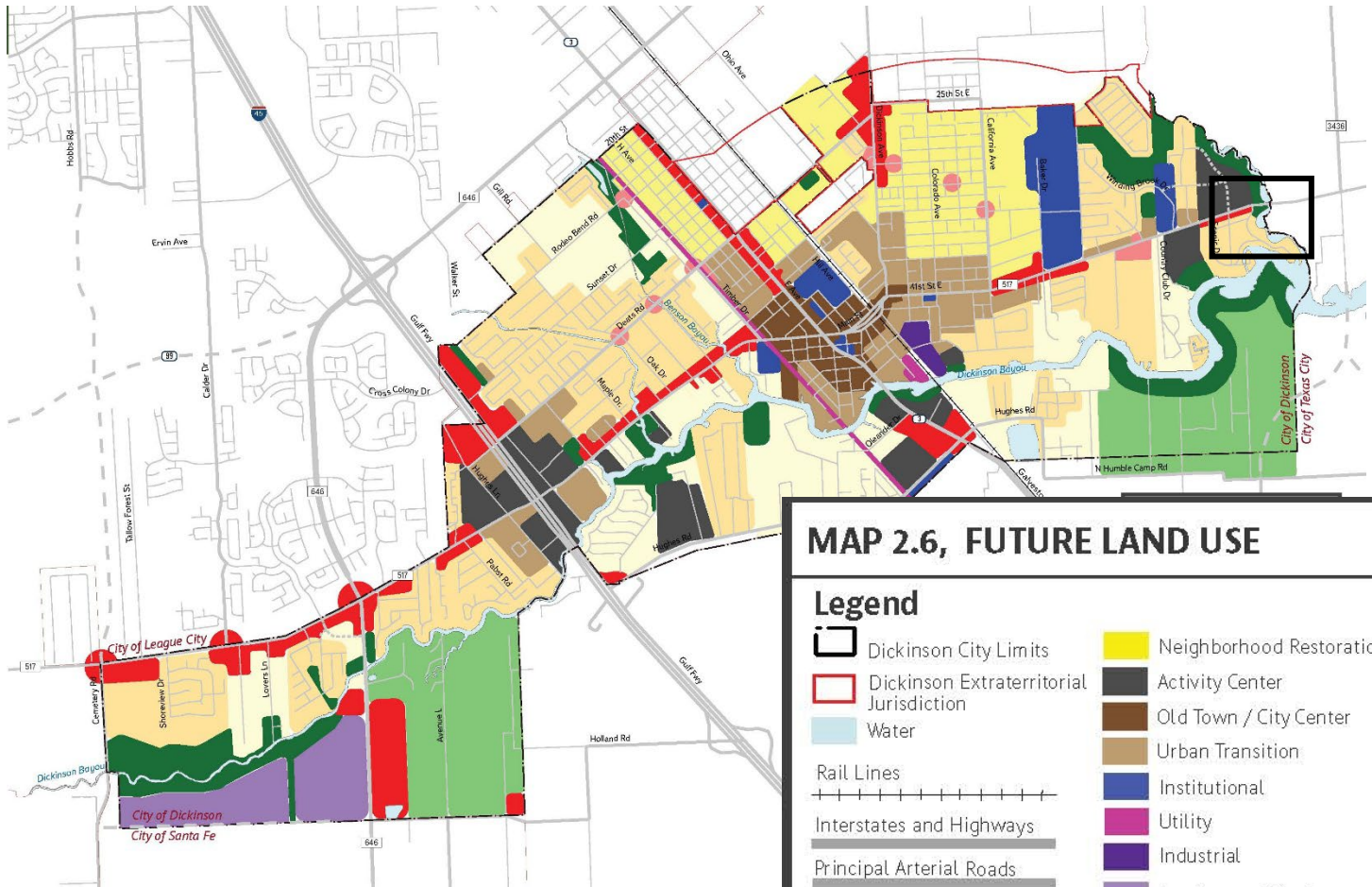
The Commission may consider the following criteria, to the extent pertinent to the application. In addition, other factors may be considered which may be relevant to the application.

**(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 Neighborhood Conservation (NC) 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	

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

The Neighborhood Conservation (NC) zoning district preserves established residential neighborhoods by applying standards that enable, to the extent practicable, infill and redevelopment and allow for administrative approval of modest changes to Nonconforming uses, Structures, and Lots. Currently, the Neighborhood Conservation (NC) zoning district permits duplexes.

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

To the North of the subject property is a vacant 32-acre lot (Parcel ID: 171065) associated with a Planned Development project through the Dickinson Economic Development Corporation. To the West, the site is bordered by Auto-Centric Commercial property (Parcel ID: 171153). East of the subject property lies Texas City jurisdiction, and to the South is a subdivision composed of Conventional Detached Homes zoned as Neighborhood Conservation (NC). Rezoning the subject property would allow for the lot to be used residentially and be in line with the current uses of the surrounding sub-division.

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

While the current Auto-Centric allows uses that are intended for high traffic corridors or intersections, the Neighborhood Conservation zoning would also be suitable for the property. The site is adjacent to an established residential subdivision to the south, and the proposed development of four lots for Conventional Detached Homes would be compatible with this neighborhood character.

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

**(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 is not expected to negatively affect the capacity or safety of the surrounding street network. Detached Conventional Homes typically generate less traffic and parking demand compared to commercial uses. The development would align with existing infrastructure and be compatible with the adjacent residential neighborhood, minimizing potential impacts on public facilities and utilities. All uses and activities permitted shall conform to the City's performance measures and standards as provided in 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 ± 1.34 acres for Parcel ID: **375913** and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS.



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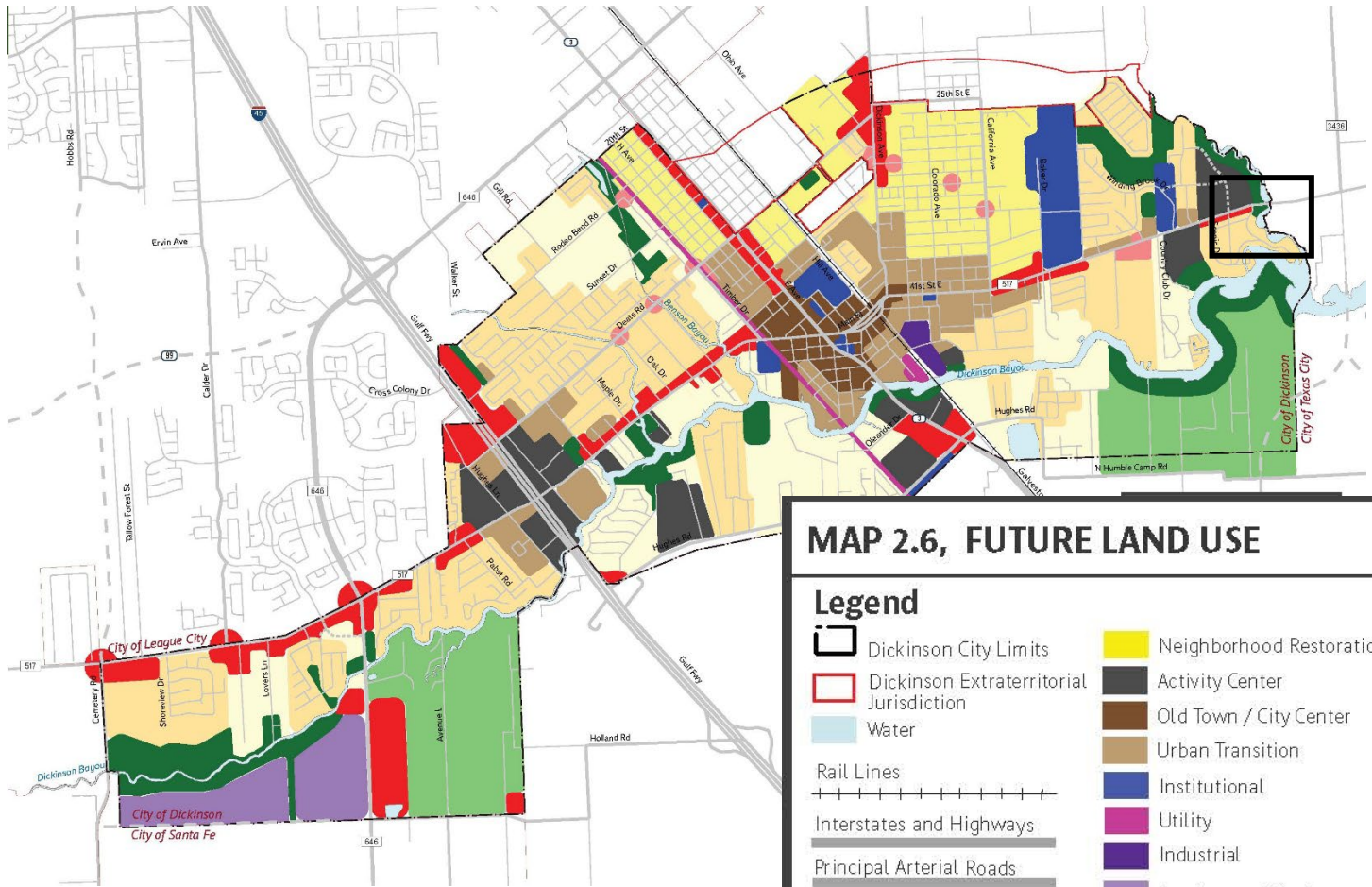
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Figure A:



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

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Consultants: Halff Associates, Inc.

## City of Dickinson, Texas Comprehensive Plan

Figure B:





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

While the current Auto-Centric allows uses that are intended for high traffic corridors or intersections, the Neighborhood Conservation zoning would also be suitable for the property. The site is adjacent to an established residential subdivision to the south, and the proposed development of four lots for Conventional Detached Homes would be compatible with this neighborhood character.

*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 Neighborhood Conservation (NC). They expressed that knowing the permitted uses in this proposed zoning district change is helpful, especially that the most dense development permitted in Neighborhood Conservation (NC) is a duplex. They also expressed that this change to a residential use would be the best use of the property.*

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

*Planning and Zoning Commission Update from September 2025: A Commission member asked the applicant about their plan to mitigate any flooding issues that may arise due to the property being in the flood plain. The applicant responded by saying the houses would be on stilts.*

**(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 is not expected to negatively affect the capacity or safety of the surrounding street network. Detached Conventional Homes typically generate less traffic and parking demand compared to commercial uses. The development would align with existing infrastructure and be compatible with the adjacent residential neighborhood, minimizing potential impacts on public facilities and utilities. All uses and activities permitted



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shall conform to the City's performance measures and standards as provided in 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 ± 1.34 acres for Parcel ID: **375913** and legally described as ABST 36 PAGE 3 PT OF LTS 1-3 & ALL OF 4 & 5 (1-1) BLK 6 TROPICAL GARDENS

**Commission Recommendation:**

Planning and Zoning Commission recommends **Approval** to amend the official zoning map from Auto-Centric Commercial (AC) zoning district to Neighborhood Conservation (NC) 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