

**ORDINANCE NO. 2097 - 2026**

**AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, TO AMEND CHAPTER 18, UNIFIED DEVELOPMENT CODE, OF THE CITY OF DICKINSON CODE OF ORDINANCES, BY AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF DICKINSON TO REZONE 4 PARCELS TOTALING APPROXIMATELY 0.78 ACRES OF LAND GENERALLY LOCATED ON 25TH STREET FROM NEIGHBORHOOD CONSERVATION (NC) ZONING DISTRICT TO URBAN TRANSITION (UT) ZONING DISTRICT.**

**WHEREAS**, PIERRE PAUL MAURICE (the “Owner”) owns approximately ± 0.19 acres located at **4404 E 25th St**, parcel ID **612270**, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193; and approximately ± 0.21 acres located at **4410 E 25th St**, parcel ID **612271**, and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109; and approximately ± 0.19 acres located at **4416 E 25th St**, parcel ID **612272**, and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193; and approximately 0.19 acres, located at **4426 E 25th St**, parcel ID **183061**, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN, with the Properties 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 Properties presently have a zoning classification of Neighborhood Conservation (NC) Zoning District; and

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

**WHEREAS**, the Council deems it appropriate to approve the rezoning of the Properties 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 Properties, being approximately  $\pm$  0.19 acres located at **4404 E 25th St**, parcel ID **612270**, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193; and approximately  $\pm$  0.21 acres located at **4410 E 25th St**, parcel ID **612271**, and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109, and approximately  $\pm$  0.19 acres located at **4416 E 25th St**, parcel ID **612272**, and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193.; and approximately 0.19 acres, located at **4426 E 25th St**, parcel ID **183061**, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN, be rezoned from Neighborhood Conservation (NC) Zoning District to Urban Transition (UT) Zoning District, with the Properties 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 Properties from Neighborhood Conservation (NC) 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 Properties shall comply with the development and land use standards set forth in Chapter 18 of the Code of Ordinances 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 13th day of January, 2026.**

**PASSED, APPROVED, AND ADOPTED on second reading on 27th day of January, 2026.**

**FOR THE CITY OF DICKINSON:**

*Travis Magliolo*

**TRAVIS MAGLIOLO, MAYOR**

**ATTEST:**

*Claude Oliver*

**CLAUDE ALLEN OLIVER, CITY SECRETARY**

**APPROVED AS TO FORM:**

*Ng. V. Doan*

**NGHIEM V. DOAN, CITY ATTORNEY**

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

# APPLICATION OVERVIEW

**License Type:** Zoning Map Amendment  
**ID #** 25-000140 | **Started** November 12, 2025  
**Status:** In Review



### Address

4404 E 25th St., Dickinson, TX USA 77539

### Legal

PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193

### Description

Zoning map amendment: Neighborhood Conservation (NC) to Urban Transition (UT) at the above address; 4404 East 25th St, 4410 East 25th St, 4416 E 25th St, and 4426 E 25th St, Dickinson, Tx 77539

## PROPERTY DETAILS

Property ID	612270
Flood Zone	Zone A
Zoning District	NC - Neighborhood Conservation

## INFORMATION FIELDS

**Galveston County Property ID:**  
612270, 612271, 612272, 183061

**Address**  
4404, 4410, 4416, 4426 east 25th Dickinson, Tx 77539

**Legal Description**  
PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193; PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109; PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193; ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN

**Number of Acres**  
0.19; 0.21; 0.19; 0.19

**Property Owner**  
Paul Maurice Pierre

**Property Owner Address**  
[REDACTED]

**Property Owner Phone**  
[REDACTED]

**Property Owner Email**  
[REDACTED]

**Proof of Ownership**  
4404 East 25th DEED Nov12 2025.pdf, 4410 East 25th DEED Nov12 2025.pdf

**Signatory Authorization**  
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**Agent Authorization**

4404 4410 4416 East 25th AGENT AUTHORIZATION June4 2025.pdf

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**Current Zoning**

Neighborhood Conservation "NC"

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**Current Use Type:**

Open Space / Vacant

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**Current Use**

open space/ vacant

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**Proposed Zoning**

Urban Transition "UT"

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**Proposed Use Type:**

Multi-Family

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**Proposed Use**

multi-family/ 4-plex

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**Existing Site Plan**

East 25th SURVEY Apr22 2025.pdf

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**Surrounding Area Zoning Plan**

4404 - 4410 East 25th SURROUNDING AREA ZONING PLAN Nov12 2025.docx

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**Surrounding Area Uses Plan**

4404 - 4410 East 25th SURROUNDING AREA USES PLAN Nov12 2025.docx

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**Applicant Statement PZ & CC**

4404 - 4410 East 25th ZONING MAP AMEND APPLIC STATEMENT Nov12 2025.docx

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**Technical Studies**

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**Additional Documents**

4404 to 4416 East 25th CR TO HD vested LETTER Feb17 2017.pdf, 4426 east 25th FINAL SURVEY June4 2025.pdf, East 25th SURVEY Apr22 2025.pdf

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**Planning and Zoning Commission Public Hearing**

01/06/2026 6:30 PM

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**City Council Public Hearing**

01/13/2026 7:00 PM

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**2nd Hearing City Council Meeting**

01/27/2026 7:00 PM

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# Zoning Map Amendment

- VICINITY MAP -


4404 E 25th, parcel 612270, approx. 0.19 acres, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193 and

4410 E 25th St, parcel 612271, approx. 0.21 acres and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109 and

4416 E 25th St, parcel 612272, approx., 0.19 acres and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193 and

4426 E 25th St, parcel ID 183061, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN

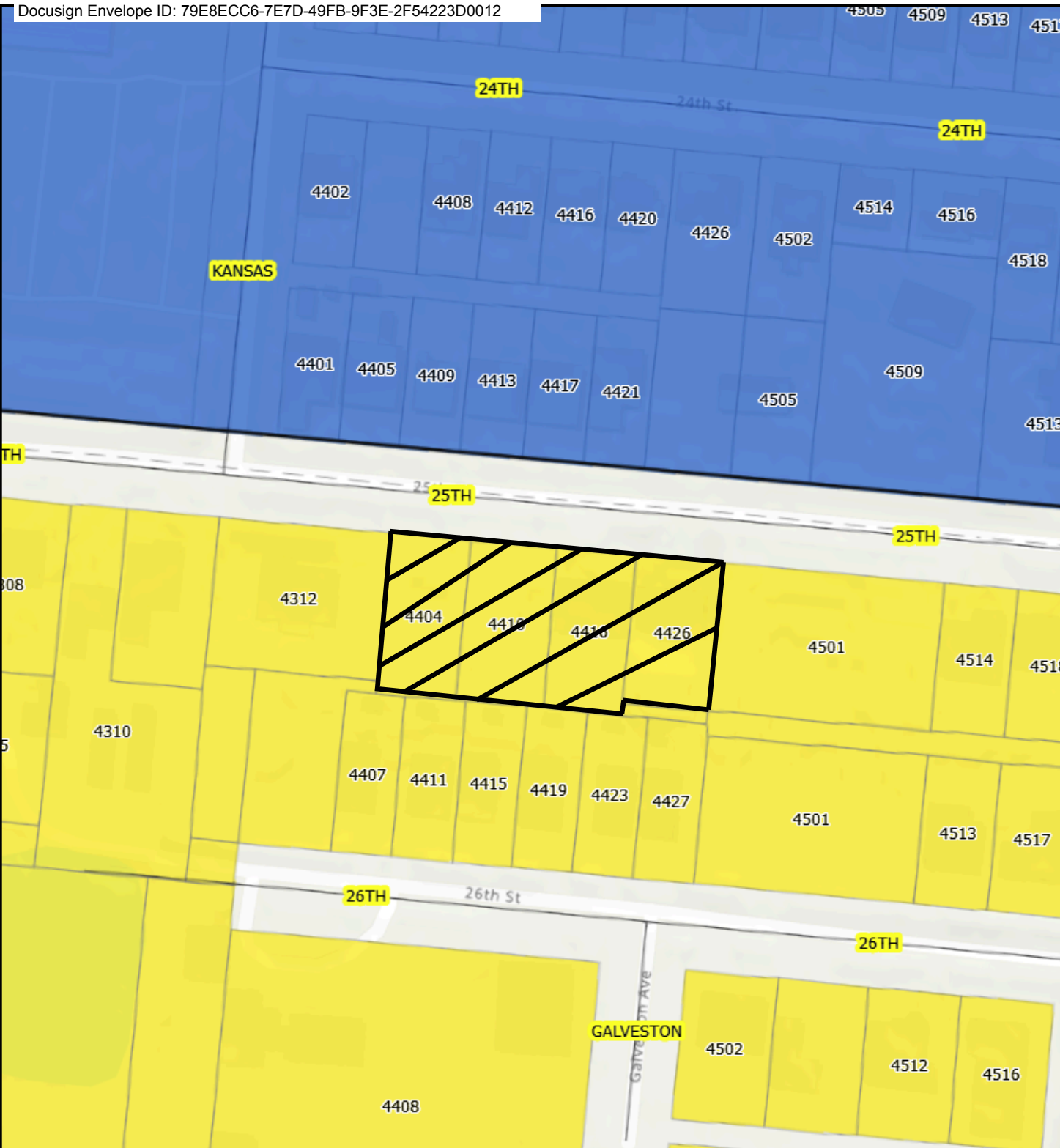
 Subject Property

 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**  
 01/06/2026  
**Staff Report**

**Request:** The applicant is requesting a Zoning Map Amendment from Neighborhood Conservation (NC) zoning district to Urban Transition (UT) zoning district for 4 parcels.

**Applicant:** MASON CAGNOLA

**Owner:** PIERRE PAUL MAURICE

**Subject Property:** Approximately ± 0.19 acres located at **4404 E 25th St**, parcel ID **612270**, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193. Approximately ± 0.21 acres located at **4410 E 25th St**, parcel ID **612271**, and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109. Approximately ± 0.19 acres located at **4416 E 25th St**, parcel ID **612272**, and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193. Approximately 0.19 acres, located at **4426 E 25th St**, parcel ID **183061**, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN.

**Parcel Information:**

Zoning: Neighborhood Conservation (NC)

Use: 4404 and 4410 are vacant lots; 4416 and 4426 each have a multiplex building that is used for multi-family residential

**Surrounding Properties Information:**

North: Outside of Dickinson city limits

West: Neighborhood Conservation (NC)

East: Neighborhood Conservation (NC)

South: Neighborhood Conservation (NC)

**Background:**

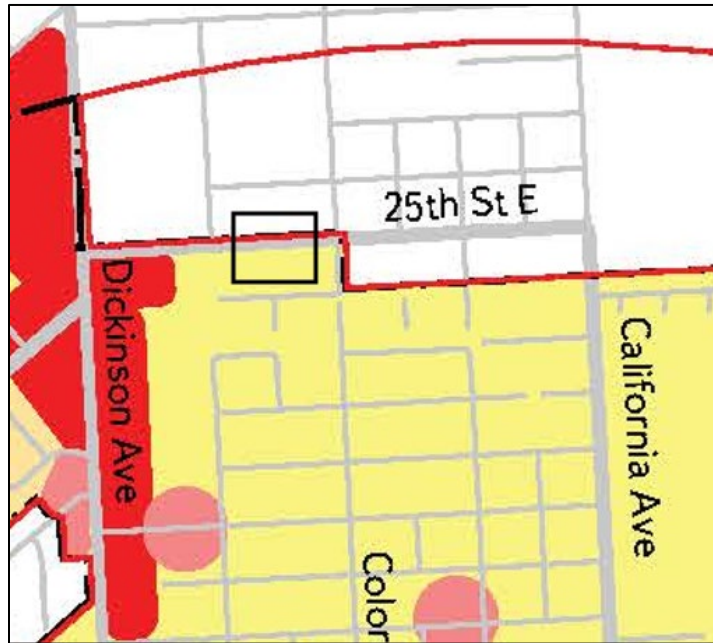
The applicant, Mason Cagnola, is requesting a Zoning Map Amendment for 4404, 4410, 4416, and 4426 E 25<sup>th</sup> St on behalf of the property owner Pierre Paul Maurice. The subject properties are currently zoned as Neighborhood Conservation (NC) and the applicant is seeking to rezone them to Urban Transition (UT) to construct a multiplex on each vacant lot.

Prior to the adoption of the Unified Development Code (UDC) in August 2024, the properties was zoned Conventional Residential, which also prohibited multiplexes, but the multiplex on 4426 E 25<sup>th</sup> St was built prior to that area being annexed into Dickinson city limits. The multiplex on 4416 E 25<sup>th</sup> St was built after annexation because the administration at the time came to an agreement with the property owner, Maurice, to permit the development. With the adoption of the UDC, the properties were rezoned to Neighborhood Conservation (NC)





Figure B:



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

The surrounding area consists primarily of low-density single-family detached homes on different sized lots, and 2 of the properties have multiplexes built on them. While this character reflects an established residential pattern, the existing multiplexes and proposed multiplexes would benefit from the UT district due to the standards required to ensure the harmony of the neighborhood.

**(3) The range of uses permitted by right in the proposed zoning district will be compatible with properties in the vicinity of the subject property.**

Properties along 25<sup>th</sup> St. are zoned Neighborhood Conservation (NC) with all except 2 of the subject properties, containing existing single-family houses built prior to the UDC. While this may appear to contradict the applicant’s request, rezoning all 4 lots to Urban Transition (UT) would create a cohesive area for the proposed development.

**(4) The suitability of the property and the extent to which approval of the application would harm the value of nearby properties.**

While the NC zoning allows for both single and multifamily development, changing the zoning to UT would not be a detriment to the surrounding properties. The current multiplexes are upkept and the proposed development may look different than the existing, but would conform to the UDC limited use standards.

**(5) The traffic generated by the land uses permissible in the requested Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards.**

25<sup>th</sup> St is adequate for the proposed multifamily use, would generate minimal additional traffic and would not cause undue congestion, noise, or traffic hazards.



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**(6) Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties.**

Adequate infrastructure, utilities, and parking are available to serve the proposed multiplexes. The development would meet or exceed capacity and safety requirements under the UDC. The lots front a local street with sufficient parking availability.

**Staff Recommendation:**

Staff recommends **Approval** for the request to amend the official zoning map from the Neighborhood Conservation (NC) zoning district to Urban Transition (UT) zoning district for approximately  $\pm$  0.19 acres located at **4404 E 25th St**, parcel ID **612270**, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193; an approximately  $\pm$  0.21 acres located at **4410 E 25th St**, parcel ID **612271**, and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109; and approximately  $\pm$  0.19 acres located at **4416 E 25th St**, parcel ID **612272**, and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193; and approximately 0.19 acres, located at **4426 E 25th St**, parcel ID **183061**, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN.



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 01/06/2026  
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Use: 4404 and 4410 are vacant lots; 4416 and 4426 each have a multiplex building that is used for multi-family residential

**Surrounding Properties Information:**

North: Outside of Dickinson city limits

West: Neighborhood Conservation (NC)

East: Neighborhood Conservation (NC)

South: Neighborhood Conservation (NC)

**Background:**

The applicant, Mason Cagnola, is requesting a Zoning Map Amendment for 4404, 4410, 4416, and 4426 E 25th St on behalf of the property owner Pierre Paul Maurice. The subject properties are currently zoned as Neighborhood Conservation (NC). The applicant is seeking to amend the zoning district to Urban Transition (UT) as it is a zoning district that allows the owner’s preferred development (multiplex).

Prior to the adoption of the Unified Development Code (UDC) in August 2024, the properties were zoned as Conventional Residential, which also prohibited multiplexes. The existing multiplex on 4426 E 25th St was built prior to that area being annexed into Dickinson city limits. The multiplex on 4416 E 25th St was built after annexation however within the timeframe for vesting the project and therefore was permitted to be built. With the adoption of the UDC, the properties were rezoned to Neighborhood Conservation (NC) — a district





Figure B:



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

The surrounding area consists primarily of low-density single-family detached homes on different sized lots. Two of the parcels in this request have existing multiplexes built on them (this use is considered Non-Conforming). While this character reflects an established residential pattern, the existing multiplexes and proposed multiplexes would benefit from the UT district due to the development standards required to ensure the harmony of the neighborhood. Additionally, a Type B buffer yard will be required between the UT and NC districts.

**Table 18-21.4.-2, Bufferyard Classifications**

Bufferyard Type	Width (Structural / Natural with Berm) (feet)	Required Plantings per 100 Linear Feet (Structural / Natural with Berm)			Height of Wall or Fence / Berm (feet)
		Canopy	Ornamental <sup>1</sup>	Shrubs	
A	10 / 26	1 / 1	2 / 4	10 / 15	6 <sup>2</sup> / 4
B	15 / 26	2 / 2	4 / 6	15 / 20	6 <sup>2</sup> / 4
C	20 / 26	3 / 3	4 / 6	20 / 25	6 <sup>2</sup> / 4

**(3) The range of uses permitted by right in the proposed zoning district will be compatible with properties in the vicinity of the subject property.**

Properties along 25<sup>th</sup> St. are zoned Neighborhood Conservation (NC) with all except 2 of the subject properties, containing existing single-family houses built prior to the UDC. While this may appear to contradict the applicant’s request, rezoning all 4 lots to Urban Transition (UT) would create a cohesive area for the proposed development.



**(4) The suitability of the property and the extent to which approval of the application would harm the value of nearby properties.**

While the NC zoning allows for both one and two family dwellings, changing the zoning to UT would not be a detriment to the surrounding properties. The current multiplexes are upkept and the proposed development may look different than the existing due to enhanced development standards and conforming to the required limited use standards.

**(5) The traffic generated by the land uses permissible in the requested Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards.**

25<sup>th</sup> St is classified as a Local street and is adequate for the proposed multifamily use. A development in the UT district would generate minimal additional traffic and would not cause undue congestion, noise, or traffic hazards.

*Planning and Zoning Commission Update:* The Commission addressed concerns from the public about additional traffic. They concluded that the existing traffic issues and street-parking are due to the elementary school afternoon pickups further down the road. Adding the multiplexes did not create the traffic nor would adding additional multiplexes create a substantial amount of more traffic. The amount of parking spaces required would need to be met and the applicant plans to build the structures further back to allow for more parking spaces. A Commission member stated that the multiplexes could be beneficial to the City by adding revenue that could be used to construct sidewalks, improve the width of the road, and other things to alleviate the traffic.

**(6) Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties.**

Adequate infrastructure, utilities, and parking are available to serve the proposed multiplexes. The development would meet or exceed capacity and safety requirements under the UDC. The lots front a local street with sufficient parking availability.

**Staff Recommendation:**

Staff recommends **Approval** for the request to amend the official zoning map from the Neighborhood Conservation (NC) zoning district to Urban Transition (UT) zoning district for approximately ± 0.19 acres located at **4404 E 25th St**, parcel ID **612270**, and legally described as PIERRE SUB (2016) ABST 78, Lot 5R, ACRES 0.193; an approximately ± 0.21 acres located at **4410 E 25th St**, parcel ID **612271**, and legally described as PIERRE SUB (2016) ABST 78, Lot 7R, ACRES 0.2109; and approximately ± 0.19 acres located at **4416 E 25th St**, parcel ID **612272**, and legally described as PIERRE SUB (2016) ABST 78, Lot 10R, ACRES 0.193; and approximately 0.19 acres, located at **4426 E 25th St**, parcel ID **183061**, and legally described as ABST 78 R HALL SUR N 120 FT OF ABDN ROW BTWN BLKS 195 & 196 (195-0-1) NICHOLSTONE ADDN.

**Commission Recommendation:**

Planning and Zoning Commission recommends **Approval** to amend the official zoning map from Neighborhood Conservation (NC) zoning district to Urban Transition (UT) zoning district for the 4 parcels on E 25<sup>th</sup> St by unanimous vote on the 6TH day of JANUARY 2026.



City of Dickinson  
Community Development  
4403 Highway 3, Dickinson, TX  
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Bruce Henderson

BRUCE HENDERSON,  
Chairperson City of Dickinson,  
Texas  
Planning and Zoning Commission