



Agenda
Board of Adjustment Meeting
Meeting Room 2
4403 State Highway 3
Dickinson, TX 77539
Monday, August 25, 2025 at 6:00 PM

1. **CALL TO ORDER AND CERTIFICATION OF A QUORUM**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **ANNOUNCEMENTS AND PRESENTATIONS**

3.A Receive training on the Board of Adjustment's functions, authority, and responsibilities.

4. **PUBLIC COMMENTS**

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Board, not individual members of the Board or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The Board may not deliberate.

5. **CONSENT AGENDA**

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Board member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

5.A Consideration and possible action to approve the minutes from the Board of Adjustment meeting on June 17, 2024.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

7.A Conduct a public hearing concerning a request for variances from the minimum requirement stating a minimum 25ft front setback and 5ft side setback is required in the previously adopted Code of Ordinance for the Conventional Residential zoning district in Municode. Refer to **Sec. 18-50. - Conventional Residential "CR" district**. Subject property located at **2800 AVE G** and legally described as ABST 19 PERRY &

AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS.

- Staff Presentation
- Applicant's Presentation
- Public Comments
- Applicant's Rebuttal
- Adjourn Public Hearing

7.B Consider granting a request for variances from the minimum requirement stating a minimum 25ft front setback and 5ft side setback is required in the previously adopted Code of Ordinance for the Conventional Residential zoning district in Municode. Refer to **Sec. 18-50. - Conventional Residential "CR" district**. Subject property located at **2800 AVE G** and legally described as ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS.

7.C Consideration and possible action to approve the 2025 Board of Adjustment Calendar.

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

CERTIFICATE OF NOTICE

This is to certify that the above Notice of Meeting was posted on the bulletin board of City Hall of the City of Dickinson, Texas, on or before the 19th day of August, 2025 at 2:00 P.M. as well as the City's public internet webpage, www.dickinsontexas.gov and was posted in accordance with the Texas Open Meetings Act, Chapter 551, Government Code.

Claude Oliver

Claude Oliver, City Secretary



NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-337-6217 or by email at agenda@dickinsontexas.gov.

**Dickinson Board of Adjustment
Agenda Item Data Sheet
3.A**

MEETING DATE: August 25, 2025

TOPIC:	Receive training on the Board of Adjustment's functions, authority, and responsibilities.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	<ul style="list-style-type: none"> • 18-35.3 Board of Adjustment Responsibilities .pdf • 18-40.1 Variance.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Crystal Joseph	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		

Subsec. 18-35.3. Board of Adjustment

- (a) **Generally.** This Subsection establishes a Board of Adjustment (BOA) with membership, qualifications, and terms of office in accordance with and controlled by the provisions of [TLGC Section 211.008, Board of Adjustment](#).
- (b) **Powers and Duties.** The BOA is a quasi-judicial board and shall have the authority to make final decisions on the development review applications denoted in Subsec. [18-36.11.](#), *Development Review Summary Table*.
- (c) **Membership.**
- (1) *Appointments.* Appointments shall be made once a year (typically on the fourth Tuesday of August) and are effective on October 1 unless the appointment is made for filling a vacancy, in which case the appointment shall be for the remainder of the term filled.
 - (2) *Number of Members.* The City Council shall appoint a BOA consisting of five regular members and two alternate members.
 - (3) *Term Length.* All terms shall be two years unless such terms are otherwise modified by the City Council, governed solely by State law, or established by ordinance.
 - (4) *Alternate Members.* An alternate BOA member may serve in the absence of one or more regular members.
 - (5) *Board Member Removal.* The City Council may remove a BOA member for cause, as found by the City Council, on a written charge after a public hearing.
- (d) **Meeting and Procedures.**
- (1) *Frequency and Location.* The BOA shall meet at least once each month unless there are no items to decide upon. All meetings of the BOA shall be open to the public and held in conformance with [TLGC Chapter 552, Public Information](#).
 - (2) *Rules of Procedure.* The BOA by majority vote shall adopt rules to carry out the duties conferred by this UDC. Such rules shall generally follow Robert's Rules of Order. Meetings of the BOA shall be held at the call of the presiding officer and at other times as determined by the BOA.
 - (3) *Attendance at Meetings.* All members of the BOA are required to attend all regular and special called meetings of the BOA. Any member of the BOA who misses three consecutive regular meetings without a valid reason, as determined by the City Council, shall be deemed no longer interested in serving, and the Council may remove that member for cause on written charge after a public hearing. The City Council shall then appoint a new member to fill the vacancy for the remainder of the unexpired term.

Effective on: 8/14/2024

Subsec. 18-40.1. Variance

Purpose. *The purpose of a Variance is to provide limited relief, not to exceed 50 percent of the requirement being requested to be varied, from the standards of this UDC, where strict application of a particular requirement will create an unnecessary hardship by preventing the use and development of land in a reasonable manner that is otherwise allowed under this UDC.*

(a) **Specific Review Procedures.** The following procedures shall apply:

- (1) *Common Review Procedures.* The procedures outlined in Sec. [18-36.](#), *Common Review Procedures*;
- (2) *Telecommunication Towers.* Variances to the standards in Sec. [18-17.](#), *Telecommunication Towers*, are not authorized and shall not be granted; and
- (3) *50 Percent Limitation.* No person may submit a Variance application that would vary a requirement of this UDC by more than 50 percent. For example, for a 10-foot minimum setback requirement, no person may submit a Variance application that would allow an encroachment of more than five feet. As another example, for a 35-foot maximum building height requirement, no person may submit a Variance application that would allow a building height of more than 52 and one-half feet.

(b) **Specific Review Criteria.** To approve the request, the applicable review bodies, as denoted in Table [18-36.11.-1](#), *Development Review Summary*, shall consider the following:

- (1) *Common Review Criteria.* The requests meet all applicable universal review criteria as denoted in Table [18-36.7.-1](#), *Common Review Criteria*;
- (2) *Special Circumstances.* Special circumstances exist that are peculiar to the land or structure;
- (3) *Not Self-Imposed.* These special circumstances are not self-imposed or the result of the actions of the applicant;
- (4) *Unnecessary and Undue Hardship.* Literal interpretation and enforcement of the terms and provisions of this UDC would cause an unnecessary and undue hardship;
- (5) *Minimum Relief Necessary.* Granting the Variance is the minimum relief necessary to make use of the land or structure that is not contrary to the public interest and which would carry out the spirit of this UDC and would result in substantial justice;
- (6) *Will Not Alter Character.* Such Variance will not alter the essential character of the district in which it is located or the property for which the Variance is sought;
- (7) *Will Not Authorize Use.* Such Variance will not authorize a use other than those uses specifically authorized for the district in which the property for which the Variance is sought is located;
- (8) *Will Not Authorize Smaller Lot than Required.* Such Variance will not authorize a lot that is smaller or narrower than required in this UDC; and
- (9) *Not Detrimental to Public.* The Variance will not adversely affect the health, safety, or welfare of the public.

(c) **Effect.**

- (1) *Authorization.* Issuance of a Variance shall authorize only the particular variation that is approved in the Variance request.
- (2) *Not Precedent.* The approval of a Variance shall not constitute a precedent for any subsequent Variance request. Each Variance request shall be considered on its merits and with regard to its specific location, the adjacent land uses, and such other factors as may be relevant to a particular application, as described in paragraph (b) *Specific Review Criteria*, above.

- (3) *Other Approvals.* Approval of a Variance does not guarantee that the development shall receive subsequent approval for other development review applications unless the relevant and applicable portions of this UDC or any other applicable provisions are met.

Effective on: 8/14/2024

**Dickinson Board of Adjustment
Agenda Item Data Sheet
5.A**

MEETING DATE: August 25, 2025

TOPIC:	Consideration and possible action to approve the minutes from the Board of Adjustment meeting on June 17, 2024.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	• 06-17-24 BOA Minutes.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Crystal Joseph	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		



MINUTES
City of Dickinson
BOARD OF ADJUSTMENT

June 17, 2024

The Dickinson Board of Adjustment met in a duly called and announced meeting on **Monday, June 17, 2024**, at **6:00 PM** in the Council Chamber located at 4403 State Highway 3 Dickinson, TX 77539 for the purpose of considering the following numbered items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Ms. Yvonne Briscoe, Dickinson Senior Planner, called the meeting to order at **6:01 P.M.**
Ms. Yvonne Briscoe called roll and a quorum was verified.

Ms. Yvonne Briscoe confirmed voting members for all items to be considered are:
Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers.

Ms. Yvonne Briscoe confirmed non-voting members in attendance are: Danielle Smith and David Floyd.

Board members present were as follows: Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers, Danielle Smith, David Floyd.

1.A Consider electing a chairperson and vice chairperson of the Board of Adjustment Board of Directors.

Garland Copelin motioned to nominate Callen Hajda as chairperson of the Board of Adjustment Board of Directors, and Kevin Lane seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers)

0 NAYS

MOTION PASSED

Garland Copelin motioned to nominate Kevin Lane as vice chairperson of the Board of Adjustment Board of Directors, and Callen Hajda seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers)

0 NAYS

MOTION PASSED

ITEM 2.) ANNOUNCEMENTS AND PRESENTATIONS

2.A Receive training on the Board of Adjustment's functions, authority, and responsibilities.

Mr. Nghiem Doan, Dickinson City Attorney, provided training on the Board of Adjustment's functions, authority, and responsibilities.

ITEM 3.) PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Board, not individual members of the Board or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The Board may not deliberate.

Chairperson Callen Hajda read the procedures for public comments.

There being no citizens signed up to speak, there are no public comments.

ITEM 4.) CONSENT AGENDA

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Board member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

4.A Consideration and possible action on approving the minutes of the Board of Adjustment Meeting of **October 2, 2023**.

Susan Wilcox motioned to Approve, and Kevin Lane seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers)

0 NAYS

MOTION PASSED

ITEM 5.) PUBLIC HEARING(S) AND ACTION ITEMS FROM PUBLIC HEARING(S)

Chairperson Callen Hajda read the procedures for public hearings.

5.A Conduct a public hearing concerning a request for variances from the minimum requirement stating if a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal building shall not be closer than 25 feet to the water's edge of Sec. 18-66 (Rear yards) in the Code of Ordinances – with such variance allowing the principal building shall not be closer than 14.5 feet to the water's edge on the property; and from the minimum front setback requirement of 20-foot from right-of-way when the lot is within a cul-de-sac of Sec. 18-50 (Conventional residential "CR" district) in the Code of Ordinances – with such variance allowing the principal building shall not be closer than 10 feet from right-of-way when the lot is within a cul-de-sac on the property located at **4418 ISLAND DR** and legally described as **ABST 36 W G BANKS LOT 10A (11-0) BLK 8 TROPICAL GARDENS AMND PLT.**

- Staff Presentation
- Applicants Presentation
- Public Comments
- Applicants Rebuttal
- Adjourn Public Hearing

Chairperson Callen Hajda opened the public hearing at **6:53 P.M.**

Ms. Yvonne Briscoe summarized the item.

Mr. Sean Keese, property owner, provided the applicant presentation.

There being no one signed up to speak, there will be no public comments.

There being no citizens in opposition, there will be no applicant rebuttal.

Chairperson Callen Hajda adjourned the public hearing at **6:55 P.M.**

- 5.B Consider granting a request for variances from the minimum requirement stating if a rear yard of any premises abuts a lake or waterway or abuts upon a common area that adjoins a lake or waterway, the principal building shall not be closer than 25 feet to the water's edge of Sec. 18- 66 (Rear yards) in the Code of Ordinances – with such variance allowing the principal building shall not be closer than 14.5 feet to the water's edge on the property; and from the minimum front setback requirement of 20-foot from right-of-way when the lot is within a cul-de-sac of Sec. 18-50 (Conventional residential "CR" district) in the Code of Ordinances – with such variance allowing the principal building shall not be closer than 10 feet from right-of-way when the lot is within a cul-de-sac on the property located at **4418 ISLAND DR** and legally described as ABST 36 W G BANKS LOT 10A (11-0) BLK 8 TROPICAL GARDENS AMND PLT.

Ms. Yvonne Briscoe provided staff's recommendation to approve the variance requests.

Garland Copelin inquired about drainage and flood mitigation on the property.

Ms. Yvonne Briscoe responded the proposed construction plans for the home include a bulkhead. The property owner will meet all drainage and flood mitigation requirements. The only variances are to the front and rear setbacks.

Kevin Lane motioned to Approve, and Susan Wilcox seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers)

0 NAYS

MOTION PASSED

ITEM 6.) ACTION ITEMS FOR CONSIDERATION

ITEM 7.) ADJOURNMENT

Garland Copelin motioned to Adjourn, and Susan Wilcox seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, Kevin Lane, James Ayers)

0 NAYS

MOTION PASSED

Chairperson Callen Hajda adjourned the meeting at **6:59 P.M.**

PASSED APPROVED, AND ADOPTED this _____.

BOARD OF ADJUSTMENT,
Chairperson

ATTEST:

TRAVIS MOORE,
Community Development Manager/Chief
Building Official

MEETING DATE: August 25, 2025

TOPIC:

Conduct a public hearing concerning a request for variances from the minimum requirement stating a minimum 25ft front setback and 5ft side setback is required in the previously adopted Code of Ordinance for the Conventional Residential zoning district in Municode. Refer to **Sec. 18-50. - Conventional Residential "CR" district**. Subject property located at **2800 AVE G** and legally described as ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS.

- Staff Presentation
- Applicant's Presentation
- Public Comments
- Applicant's Rebuttal
- Adjourn Public Hearing

BACKGROUND:

The subject property applied for a Single-Family New Construction permit (23-001311) on 12/19/2023. At the time the permit was submitted, the property was zoned as Conventional Residential (CR). Completion of the project required a final survey depicting where the structure lay. The survey showed the structure was set incorrectly with an encroachment of 1.7ft to the front setback and 3.6 inches into the side neighboring property (LOT 7). This left the front setback at 23.3ft and the side setback at 4.7 feet. Due to the encroachment, the property is unable to meet the previous adopted Code of Ordinance, which prevents the closure of building permits. As a result, the owners are unable to finalize construction and receive their occupancy permit. "Figure A" shows the previously adopted code of ordinance requirement. "Figure B" and "Figure C" show the location and the requested side setback.

RECOMMENDATION: Staff recommends **Approval**

ATTACHMENTS:

- [25-000102 Staff Report.pdf](#)
- [2800 Ave G Application.pdf](#)
- [2800 Ave G Variance Vicinity Map.pdf](#)

FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Crystal Joseph	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL NO	READINGS PASSED	OTHER



Board of Adjustment

Variance

DATE: 08/25/2025

Staff Report

Application: 25-000102

Subject Property: 2800 Ave G, Parcel ID: 166028, on approx. 0.298 acres and legally described as ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS

Request: A variance from the requirement stating a minimum 25ft front setback and 5ft side setback is required in the previously adopted ordinance for the Conventional Residential zoning district in Municode. Refer to **Sec. 18-50. - Conventional Residential "CR" district.**

Applicant: Anel Gonzalez

Owner: Gonzalez Anel

Parcel Information:

Previous Zoning:	Conventional Residential (CR)
Current Zoning:	Neighborhood Conservation (NC)
Use:	Conventional Detached Home



Current Surrounding Properties Information:

North:	2401 Ave H Neighborhood Conservation (NC)
South:	2715 Ave G Neighborhood Conservation (NC)
East:	2712 Ave G Neighborhood Conservation (NC)
West:	2410 28 th St Neighborhood Conservation (NC)

Background:

The subject applied for a Single-Family New Construction permit (23-001311) on 12/19/2023. At the time the permit was submitted, the property was zoned as Conventional Residential (CR). Completion of the project required a final survey depicting where the structure lay. The survey showed the structure was set incorrectly with an encroachment of 1.7ft in the front setback and 3.6 inches into the side neighboring property (LOT 7). This left the front setback at 23.3ft and the side setback at 4.7 feet. “Figure A” shows the previous adopted Code of Ordinance requirement. “Figure B” and “Figure C” show the location and the requested side setback.

Figure A: Sec. 18-50. - Conventional residential "CR" district

c. Minimum setbacks.

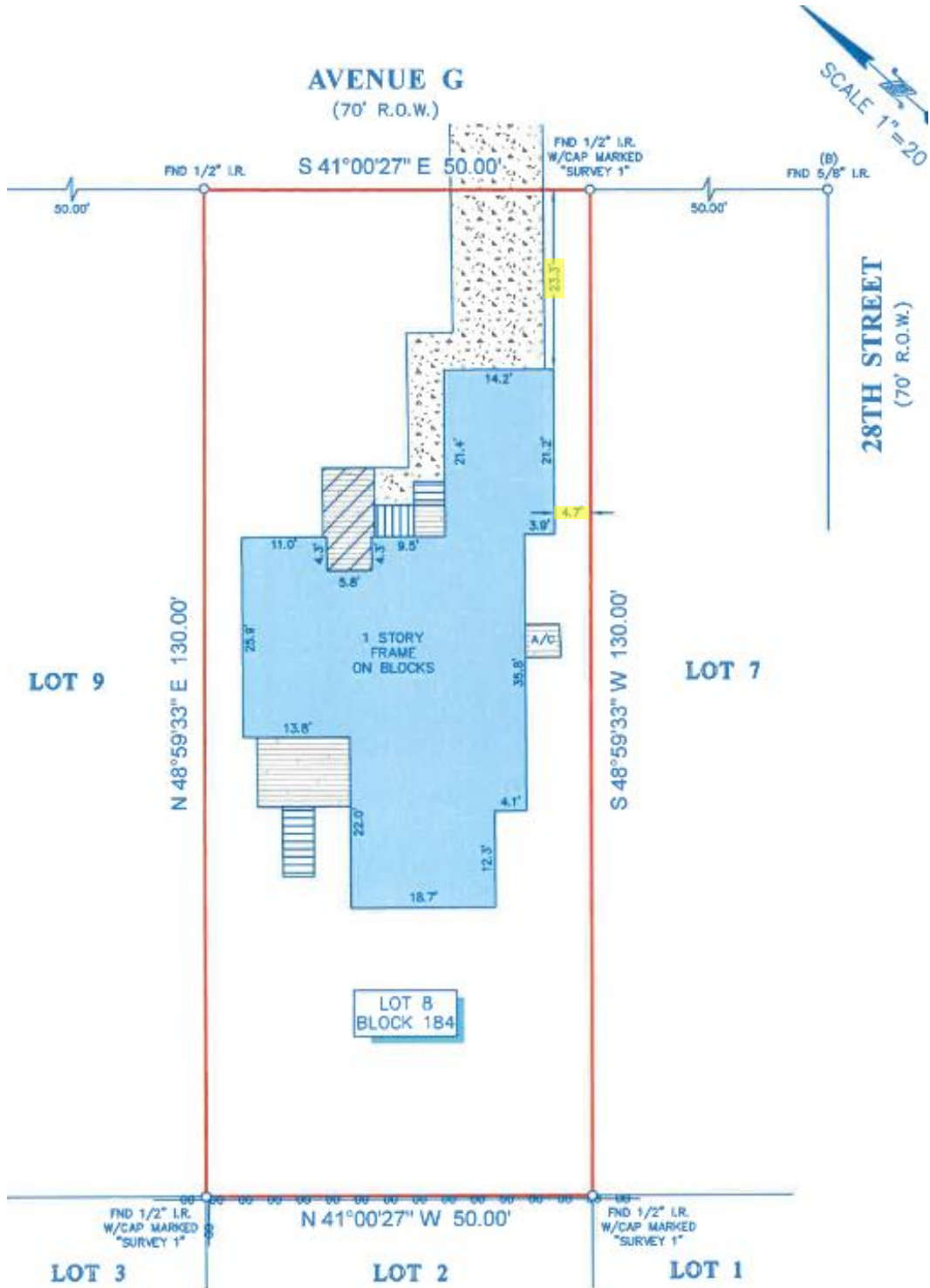
1. *Front.*
 - i. Twenty-five (25) feet from street right-of-way unless the lot is located within a cul-de-sac.
 - ii. In the event that the lot is within a cul-de-sac, the setback shall be allowed at twenty (20) feet from right-of-way.
2. *Side.* Five (5) feet.
3. *Corner.* Ten (10) feet.
4. *Rear.* Fifteen (15) feet.

Figure B:





Figure C: Site Plan





City staff has informed the applicant that the request would be recommended for **Approval** if the applicant proposes to meet the variance, reducing the minimum requirement of **25ft to 23.3ft** for the front setback and **5ft to 4.7ft** for the side setback, which constitutes a request of less than 50 percent per Subsect. 18-40.1, Variance (A)(3).

To approve an application for a **Zoning Variance**, the Board of Adjustment shall make an affirmative finding that each of the following criteria are met:

(1) Special circumstances exist that are peculiar to the land or structure.

A special circumstance currently existing is an encroachment of 1.7ft to the front setback of the property and 3.6 inches into the neighboring (LOT 7) which also belongs to the property owner Gonzalez Anel.

(2) These special circumstances are not self-imposed or the result of the actions of the applicant.

The special circumstances are not self-imposed or the result of the actions of the applicant. The current property does meet the required building development standards required by Article II Building Codes.

(3) Literal interpretation and enforcement of the terms and provisions of this chapter would cause unnecessary and undue hardship.

Literal interpretation and enforcement of the terms and provisions of this chapter would cause unnecessary and undue hardship. Due to the encroachment, the property is unable to meet the previously adopted Code of Ordinance, which prevents the closure of building permits. As a result, the owners are unable to finalize construction and receive their occupancy permit.



- (4) **Granting variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of this chapter and would result in substantial justice.**

Obtaining a variance is required to allow completion of the building permit. Granting the variance for the encroachment would be closer in line with the previously adopted Code of Ordinance and its intent to protect zoning uses.

- (5) **Such variance will not alter the essential character of the district in which it is located or the property for which the variance is sought.**

The proposed variance will not alter the essential character of the district or the property in which the variance is sought.

- (6) **Such variance will not authorize a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.**

The requested variance will not change the use of the property. The applicant will utilize 2800 Ave G, as their homestead for which the variance is sought.

- (7) **The variance will not adversely affect the health, safety or welfare of the public.**

The variance sought by the applicant will not adversely affect the health, safety or welfare of the public. All other development was completed to meet current adopted Building Codes and ordinances for the City of Dickinson.

RECOMMENDATION:

Staff recommends **Approval** concerning a request for variances from the minimum requirement of **25ft to 23.3ft** for the front setback and **5ft to 4.7ft** for the side setback. Refer to **Sec. 18-50. - Conventional residential "CR" district** in the previously adopted Code of Ordinance in Municode. With such variance, allowing a minimum of 1.7ft front setback and 3.6 inches side setback (LOT 7) on the property located at 2800 Ave G and legally described as ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS.

APPLICATION OVERVIEW

License Type: Zoning Variance

ID # 25-000102 | Started June 23, 2025



Address

2800 Avenue G, Dickinson, TX USA 77539

Legal

MOORES ADDN Blk 184 Lot 7 & 8
A 19 PERRY & AUSTIN
SPerry & Austin 19
ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184
MOORES ADDN & IMPS

Description

House (Garage) building is too close to the adjacent lot line (

PROPERTY DETAILS

Property ID	R166028
Zoning District	CR - Conventional Residential

INFORMATION FIELDS

Galveston County Property ID:
166028

Address
2800 Avenue G, Dickinson, Texas 77539

Legal Description
ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS

Number of Acres
0.298

Property Owner
Anel Gonzalez

Property Owner Address
4514 37th Street, Dickinson, Texas 77539

Property Owner Phone
2818407499

Property Owner Email
anelglez@yahoo.com

Proof of Ownership
-

Signatory Authorization
-

Agent Authorization
-

Current Zoning
Neighborhood Conservation "NC"

Current Use Type:
Residential

Current Use
Residential - New Single Family House

Proposed Use Type:
Residential

Proposed Use
Residential - New Single Family House

Code Requirement:
x

Requested Variance:
Side Setback

Describe your request:
House (Garage) building is too close to the adjacent lot line (<5ft). Garage wall will be redone to meet 1hr fire standard.

Existing Site Plan
-

Proposed Site Plan
4373_973_2800 Av G Dickinson 20240327-F-002 Rev1.pdf

Applicant Statement BOA
ApplicantStatement_AnelGonzalez_2800AveG.docx

Technical Studies
-

Additional Documents
-


Board of Adjustment Public Hearing
-




ZONING VARIANCE

- Vicinity Map -

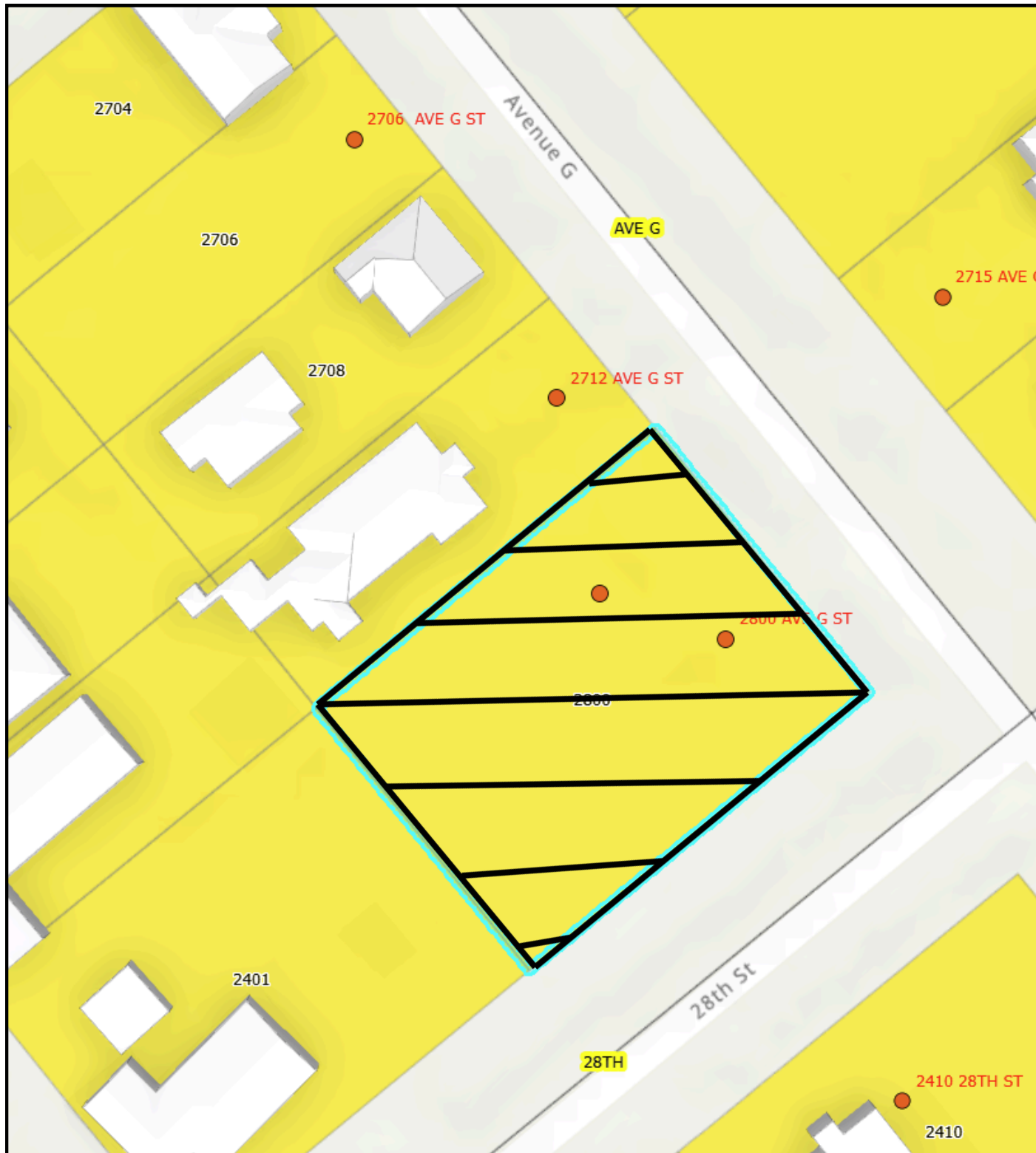
1 parcel totaling approx. 0.298 acres, located at 2800 Ave G, and the tract being legally described as follows: ABST 19 PERRY & AUSTIN SUR PT OF LOT 102 (0-2) DICKINSON ADDN D AKA TRACT II-A

 Subject Property

 Neighborhood Conservation (NC)



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



**Dickinson Board of Adjustment
Agenda Item Data Sheet
7.B**

MEETING DATE: August 25, 2025

TOPIC:	Consider granting a request for variances from the minimum requirement stating a minimum 25ft front setback and 5ft side setback is required in the previously adopted Code of Ordinance for the Conventional Residential zoning district in Municode. Refer to Sec. 18-50. - Conventional Residential "CR" district . Subject property located at 2800 AVE G and legally described as ABST 19 PERRY & AUSTIN LOTS 7 & 8 BLK 184 MOORES ADDN & IMPS.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:

FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Crystal Joseph	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		

**Dickinson Board of Adjustment
Agenda Item Data Sheet
7.C**

MEETING DATE: August 25, 2025

TOPIC:	Consideration and possible action to approve the 2025 Board of Adjustment Calendar.
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BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:	• Board_of_Adjustment_Calender_2025.pdf
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FUNDING ISSUES:

FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBERS: Crystal Joseph	CITY MANAGER APPROVAL:
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ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		



2025 Board of Adjustment Meetings

All meetings will take place at 6:00 P.M.

Application Deadline	Meeting Date
Monday, December 23, 2024	Monday, January 27, 2025
Monday, January 27, 2025	Monday, February 24, 2025
Monday, February 24, 2025	Monday, March 24, 2025
Monday, March 24, 2025	Monday, April 28, 2025
Monday, April 28, 2025	*Monday, May 26, 2025
Monday, May 26, 2025	Monday, June 23, 2025
Monday, June 23, 2025	Monday, July 28, 2025
Monday, July 28, 2025	Monday, August 25, 2025
Monday, August 25, 2025	Monday, September 22, 2025
Monday, September 22, 2025	Monday, October 27, 2025
Monday, October 27, 2025	*Monday, November 24, 2025
Monday, November 24, 2025	*Monday, December 22, 2025

Applications must be submitted with all required documents by 12:00 P.M. on the application deadline to be considered complete.

*Regular Board Meetings may be cancelled due to holidays.

Meetings will be held on the 4th Monday of every month at:

Dickinson City Hall
 4403 Highway 3
 Dickinson, TX 77539

For questions, please email us at planning@dickinsontexas.gov