



MINUTES
City of Dickinson
BOARD OF ADJUSTMENT
August 25, 2025

The Board of Adjustment met in a duly called and announced meeting on **Monday, August 25, 2025**, at **6:00 PM**. 4403 State Highway 3 Dickinson, TX 77539. The meeting was held for the purpose of considering the following items:

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

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

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

ITEM 3.) ANNOUNCEMENTS AND PRESENTATIONS

No announcements.

- 3.A Receive training on the Board of Adjustment's functions, authority, and responsibilities.
No training at this time.

ITEM 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.

No Comments

ITEM 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.

James Ayers motioned to Approve, and David Floyd seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, James Ayers, David Floyd)

0 NAYS
MOTION PASSED

ITEM 6.) OLD BUSINESS

ITEM 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

Travis Moore presented: This is a new construction home built when previous zoning ordinances were in effect. The house was built and a survey showed that the house encroached on the setbacks. The applicant has agreed to alter the building and provide the one-hour fire rating of the wall (garage portion closet to Ave G) that is required. Most of the requirements that are needed to be met to apply for a variance have been met. Staff's recommendation is to approve the variance on the setbacks for the front and the side.

- Applicant's Presentation – no presentation
- Public Comments – no public comments
- Applicant's Rebuttal – no rebuttal
- Adjourn Public Hearing – adjourned at 6:12pm

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.

David Floyd motioned to Approve, and Susan Wilcox seconded the motion.

VOTE:

5 AYES (Garland Copelin, Susan Wilcox, Callen Hajda, James Ayers,
David Floyd)

0 NAYS

MOTION PASSED

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

Copelin asked for a better way to review the previous meeting's minutes due to the large gap between meetings making it difficult to remember what occurred and make sure there are no inaccuracies.

Moore suggested the previous meeting's minutes to be sent to the board members when they are completed so they can review the draft.

The Board approved the 2025 calendar schedule without a vote, initiated by David Floyd.


ITEM 8.) FUTURE AGENDA ITEMS

Future Agenda Items: if there is anything that a Board Member wants to add to a future Agenda, this is the time to add those items. No items were added.

ITEM 9.) ADJOURNMENT

Meeting Adjourned at 6:18 PM

PASSED APPROVED, AND ADOPTED this 11-24-25


BOARD OF ADJUSTMENT,
Chairperson

ATTEST:


TRAVIS MOORE,
Community Development Manager/
Chief Building Official