

MINUTES
City of Dickinson
**BOARD OF
ADJUSTMENTS
SPECIAL MEETING**

August 13, 2018

NOTICE is hereby given of a **Special Meeting** of the Board of Adjustments of the City of Dickinson, Texas to be held on **Monday, August 13, 2018 at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Board of Adjustments of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

Roll call of members
Invocation
Pledge of Allegiance

Chairman Dawn King called the meeting to order at 6:43pm. Deputy City Secretary, Gabrielle Bernal called roll and certified a quorum. Board of Adjustment Members present were as follows: Chairman Dawn King, Vice-Chairman Tim Philpot, Board Member Allen Carlisle, and Alternate Ron Hebert.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING: Approval of the Minutes of the May 23, 2018 Special Meeting.

Board Member Carlisle made a motion to approve the minutes of the May 23, 2018 Special Meeting and Vice Chairman Philpot seconded the motion.

VOTE:

4 AYES (Carlisle, Hebert, King, Philpot)

0 NAYS

MOTION PASSED

NEW BUSINESS

ITEM 3) CONDUCT A PUBLIC HEARING CONCERNING: VAR-18-1530, A Variance Request To Section 18-49(B)(3) Of The Zoning Ordinance, Which Provides The Regulations For Height And Area Of Property And Structures Located In The Rural Residential (RR) Zoning District, The Request Is To Allow For A Minimum Side Setback Of Ten (10) Feet Instead Of The Required Twenty-Five (25) Feet, On Property Legally Described As Abstract 208 W K Wilson Survey Tract 184-1, Acres 1.344,

Generally Located Generally Located North of N Humble Camp Road And East of Ecret Drive, With The Address Being 5603 Ecret Drive Dickinson, Texas 77539.

Chairman Dawn King opened the public hearing at 6:46pm.

A. Staff's Presentation of the Variance

Community Development Director, Zach Meadows informed the board that the minimum setback requirements in the rural residential zoning district is higher than conventional residential to allow residents in the area more privacy from neighbors.

B. Applicant's Statement

The applicant explained that he was requesting the variance to build a house for his son and the lost time and cost to re-engineer the house would be a hardship. The applicant provided letters from neighbors supporting the building project.

Board Member Shamarion Barber arrived at 6:51pm.

C. Those In Favor

D. Those Opposed

E. Applicant's Rebuttal

F. Adjourn Public Hearing

Chairman Dawn King closed the public hearing at 6:54pm.

ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING: VAR-18-1530, A Variance Request To Section 18-49(B)(3) Of The Zoning Ordinance, Which Provides The Regulations For Height And Area Of Property And Structures Located In The Rural Residential (RR) Zoning District, The Request Is To Allow For A Minimum Side Setback Of Ten (10) Feet Instead Of The Required Twenty-Five (25) Feet, On Property Legally Described As Abstract 208 W K Wilson Survey Tract 184-1, Acres 1.344, Generally Located Generally Located North of N Humble Camp Road And East of Ecret Drive, With The Address Being 5603 Ecret Drive Dickinson, Texas 77539.

Chairman King explained to the Board that their obligation to the City is to consider whether a hardship is present in order to grant a variance. The applicant explained that the hardship present in his variance application is a two-month construction delay and the cost to redo plans on a custom designed home. Board Member Carlisle expressed his willingness to support approval of the variance due to the houses on the opposite side of the street being zoned conventional residential. He requested that staff revisit the zoning lines and consider bringing a proposal to the Planning and Zoning Commission for possible change. Chairman King expressed

her support for the variance because she felt that staff should be held accountable for communicating the building code effectively.

Alternate Board Member Hebert made a motion to approve the variance and Board Member Philpot seconded the motion.

VOTE:

5 AYES (Carlisle, Hebert, King, Philpot, Barber)

0 NAYS

MOTION PASSED

ITEM 5) BREIFING AND DISCUSSION CONCERNING: Board of Adjustment changes to member and meeting dates and training times for board members.

Community Development Director, Zach Meadows discussed the possibility of an upcoming training for the members of the board and his intent to pass along more information at a later date.

ITEM 6) ADJOURN


Board Member Barber made a motion to adjourn the meeting and Board Member Carlisle seconded the motion.

VOTE:

5 AYES (Barber, Hebert, Carlisle, King, Philpot)

0 NAYS

MOTION PASSED


Dawn King, Chairman