

Shamarion Barber
Dawn King
Tim Philpot

AGENDA
City of Dickinson
BOARD OF
ADJUSTMENTS
SPECIAL MEETING

Lauren White
Allen Carlisle
Ronald Hebert

September 14, 2015

NOTICE is hereby given of a **Special Meeting** of the Board of Adjustments of the City of Dickinson, Texas to be held on **Monday, September 14, 2015 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
- ITEM 2) CONSIDERATION AND POSSIBLE ACTION REGARDING:** Approval of the Minutes of the February 2, 2015 Regular Meeting.
- ITEM 3) CONSIDERATION AND POSSIBLE ACTION REGARDING:** Election of Chairman and Vice Chairman
- ITEM 4) PUBLIC HEARING CONCERNING:** A variance request to waive the required garage requirements per section 18-50(6)(d) of the City of Dickinson Code of Ordinances on property legally described as Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements. Generally located east of Hwy 3 and south of 46th Street with the address being 2933 48th Street.
- A. Applicant's Presentation of Zoning Case
 - B. Those In Favor
 - C. Those Opposed
 - D. Applicant's Rebuttal
- ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A variance request to waive the required garage requirements per section 18-50(6)(d) of the City of Dickinson Code of Ordinances on property legally described as Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements. Generally located east of Hwy 3 and south of 46th Street with the address being 2933 48th Street.

ITEM 6) PUBLIC HEARING CONCERNING: A variance request to reduce the required front yard setback from twenty-five (25) feet to twenty feet (20) on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

- A. Applicant's Presentation of Zoning Case
- B. Those In Favor
- C. Those Opposed
- D. Applicant's Rebuttal

ITEM 7) CONSIDERATION AND POSSIBLE ACTION REGARDING: A variance request to reduce the required front yard setback from twenty-five (25) feet to twenty feet (20) on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

ITEM 8) PUBLIC HEARING CONCERNING: A variance request to reduce the required side yard setback for the right side of the property from five (5) feet to three (3) feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

- A. Applicant's Presentation of Zoning Case
- B. Those In Favor
- C. Those Opposed
- D. Applicant's Rebuttal

ITEM 9) CONSIDERATION AND POSSIBLE ACTION REGARDING: A variance request to reduce the required side yard setback for the right side of the property from five (5) feet to three (3) feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

ITEM 10) PUBLIC HEARING CONCERNING: A variance request to allow a minimum lot area of four thousand one hundred (4100) square feet instead of the required six thousand (6000) square feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

- A. Applicant's Presentation of Zoning Case
- B. Those In Favor
- C. Those Opposed
- D. Applicant's Rebuttal

ITEM 11) CONSIDERATION AND POSSIBLE ACTION REGARDING: A variance request to allow a minimum lot area of four thousand one hundred (4100) square feet instead of the required six thousand (6000) square feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

ITEM 12) ADJOURN

CERTIFICATION

This is to certify that a copy of the notice of a Regular Meeting of the Board of Adjustments Commission for **September 14, 2015**, was posted on the bulletin board at City Hall, 4403 State Highway 3, Dickinson, Texas, on or before the **10th day of September, 2015**, prior to 5:00 p.m.


Carolyn E. Anderson, City Secretary



In compliance with the Americans With Disabilities Act, we will provide for reasonable accommodations for disabled persons attending our meetings. Request should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at (281) 337-2489, ext. 217.

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

February 2, 2015

NOTICE is hereby given of a **Regular Meeting** of the Board of Adjustments of the City of Dickinson, Texas to be held on **Monday, February 2, 2015 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 QUOROM:
Invocation and Pledge of Allegiance

Chairman Shamarion Barber called the meeting to order at 6:35 p.m., Community Development Coordinator David Lopez called roll and certified a quorum. Board Members present were Shamarion Barber, Tim Philpot, Dawn King, Allen Carlisle, and Ronald Hebert. City Staff present were Community Development Director Zach Meadows, and Community Development Coordinator David Lopez. Board Members absent were Lauren White.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Election of the Chairman and Vice-Chairman of the Board of Adjustments.

Allen Carlisle made a motion to approve Ronald Hebert as Chairman and Tim Philpot as Vice Chairman. Dawn King seconded the motion.

VOTE:
5 AYES (Barber, King, Carlisle, Philpot, Hebert)
0 NAYS

MOTION PASSED

ITEM 3) CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the Special Meeting Minutes for October 1, 2013.

Dawn King made a motion to approve the minutes and Shamarion Barber seconded the motion.

VOTE:
5 AYES (Barber, King, Carlisle, Philpot, Hebert)
0 NAYS

MOTION PASSED

ITEM 4) PUBLIC HEARING CONCERNING: A variance request to reduce the required front yard setback from twenty-five (25) feet to ten feet (10) on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east

corner of 28th Street and Avenue F with the address being 2602 28th Street.

Ronald Hebert opened the public hearing at 6:39 p.m.

A. Applicant's Statement

Director of Community Development, Zach Meadows, provided the board with an explanation of the variance. Property owner made a brief presentation of his intention with the property.

B. Those in Favor

No one spoke in favor of the proposed variance

C. Those Opposed

No one spoke in opposition to the proposed variance

D. Applicant's Rebuttal

None

E. Adjournment

Ronald Hebert closed the public hearing at 6:43 p.m.

ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A variance request to reduce the required front yard setback from twenty-five (25) feet to ten feet (10) on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east corner of 28th Street and Avenue F with the address being 2602 28th Street.

Allen Carlisle made a motion to approve the variance and Shamarion Barber seconded the motion.

VOTE:

2 AYES (Barber, Philpot)

3 NAYS (King, Carlisle, Hebert)

MOTION DENIED

ITEM 6) PUBLIC HEARING CONCERNING: A variance request to reduce the required parking lot setback from public Right-of-Way ten (10) feet to five (5) feet on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east corner of 28th Street and Avenue F with the address being 2602 28th Street.

Ronald Hebert opened the public hearing at 7:22 p.m.

A. Applicant's Statement

Director of Community Development, Zach Meadows, provided the board with an explanation of the variance. Property owner made a brief presentation of his intention with the property.

B. Those in Favor

No one spoke in favor of the proposed variance

C. Those Opposed

No one spoke in opposition to the proposed variance

D. Applicant's Rebuttal

None

E. Adjournment

The public hearing was closed at 7:25 p.m.

ITEM 7) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A variance request to reduce the required parking lot setback from public Right-of-Way ten (10) feet to five (5) feet on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east corner of 28th Street and Avenue F with the address being 2602 28th Street.
There was brief discussion regarding the variance request. Allen Carlisle made a motion to approve the variance and Shamarion Barber seconded the motion.

VOTE:

2 AYES (Barber, Philpot)

3 NAYS (King, Carlisle, Hebert)

MOTION DENIED

ITEM 8) PUBLIC HEARING CONCERNING: A variance request to reduce the minimum parking dimensions for depth of parking stall from twenty (20) feet to eighteen (18) feet and for the width of the aisle from twenty-five (25) feet to twenty-four (24) feet on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east corner of 28th Street and Avenue F with the address being 2602 28th Street.

Ronald Hebert opened the public hearing at 7:31 p.m.

A. Applicant's Statement

Director of Community Development, Zach Meadows, provided the board with an explanation of the variance. Property owner made a brief presentation of his intention with the property.

B. Those in Favor

No one spoke in favor of the proposed variance

C. Those Opposed

No one spoke in opposition to the proposed variance

D. Applicant's Rebuttal

None

E. Adjournment

Ronald Hebert closed the public hearing at 7:36 p.m.

ITEM 9) CONSIDERATION AND POSSIBLE ACTION CONCERNING: A variance request to reduce the minimum parking dimensions for depth of parking stall from twenty (20) feet to eighteen (18) feet and for the width of the aisle from twenty-five (25) feet to twenty-four (24) feet on property legally described as Abstract 19 PERRY & AUSTIN Lot 6 Block 123 Moores Addition, ACRES 0.149. Generally located on the south-east corner of 28th Street and Avenue F with the address being 2602 28th Street.

Dawn King made a motion to table the item for a later date and allow the property owner to make changes to site plan based on the denial of the previous two variances.

VOTE:

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

0 NAYS

MOTION PASSED

ITEM 10) ADJOURN

Shamarion Barber motioned to adjourn, Ronald Hebert seconded the motion.

VOTE:

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

0 NAYS
MOTION PASSED

The Meeting was adjourned at 7:43 p.m.

Ronald Hebert, Chairman
City of Dickinson, Texas
Board of Adjustments

**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Conduct a public hearing for a variance request to waive the required garage requirements per section 18-50(6)(d) of the City of Dickinson Code of Ordinances on property legally described as Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements. Generally located east of Hwy 3 and south of 46th Street with the address being 2933 48th Street.
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BACKGROUND:	<p>The property located at 2933 48th Street has been selected as part of a new H-GAC Rapid Housing Recovery Pilot Program, "BACK HOME". Ten individuals in Galveston County have been selected as part of this program and the property owner, Fidel Flores, is one of those selected few. Per the City zoning ordinance which was passed in 2001 every dwelling that is built in the Conventional Residential Zoning District is required to also have a garage that is at least 250 square feet.</p> <p>Nationwide Housing Systems, LLC, is the applicant on behalf of Mr. Fidel Flores requesting a variance from the provisions of Chapter 18 Zoning, Article IV, Section 18-50, "Conventional Residential "CR" district".</p> <p>This variance would allow the applicant to have the modular home brought on the property and the homeowner would not be required to have a garage on his property.</p> <p>The ordinance requires a public hearing for all variance requests.</p>
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RECOMMENDATION:	None
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ATTACHMENTS:	<ul style="list-style-type: none">• Variance Request Application• Property Owner Authorization• 200 foot radius map of the property• Public Hearing Notice• Proposed Site Plan
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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VAR-15-1177



Paul
\$ 500.00
8/20/11
DJR

**COMMUNITY DEVELOPMENT
VARIANCE APPLICATION**

PROPERTY

Address **2933 48th STREET, DICKINSON, TEXAS 77539**

Legal Description **LOT 20, BLOCK 370, ABSTRACT 78, ROBT Hall Add.**

Present Zoning **CR**

- A basic diagram of the property, surrounding property and public roadways on 8 1/2 x 11 or 8 1/2 x 14 paper including basic dimensions must be attached.

OWNER

Name(s) FIOEL FLORES	Phone#/Fax/Email 281-728-5048/281-728-0231
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Mailing Address (Street, City, State, Zip)
2933 48th STREET, DICKINSON, TEXAS 77539

APPLICANT/AGENT **Randy Wilson**

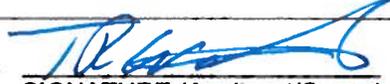
Name(s) Nationwide Housing Systems, LLC	Phone#/Fax/Email 281-334-9728/281-334-8323/randy.w@hstvl.com
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Mailing Address (Street, City, State, Zip)
2450 South Shore Blvd., Ste 300, League City, Texas 77573

- A notarized letter of authorization from the property owner(s) must be attached.

DESCRIPTION

Describe the variance being requested.
Request to waive garage requirement per HOAC program.

I hereby certify that the above information is true to the best of my knowledge. 
SIGNATURE (Applicant/Owner)

RECEIVED (Date, Time, Staff Signature) 	BOARD OF ADJUSTMENTS HEARING DATE
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August 20, 2015

Fidel Flores
2933 48th St
Dickinson, TX 77539

I Fidel Flores authorize Randy Wilson with Oak Creek Homes to act as authorized agent in regards to obtaining all variances and permits required by the City of Dickinson.

Sincerely,

Fidel Flores

State of Texas
County of Galveston

On this the 20th day of August, 2015, before me
ss.

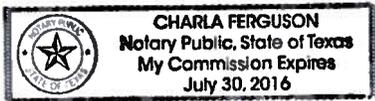
The undersigned Notary Public, personally appeared
Fidel Flores

personally known to me
 provided to me on the basis of satisfactory evidence

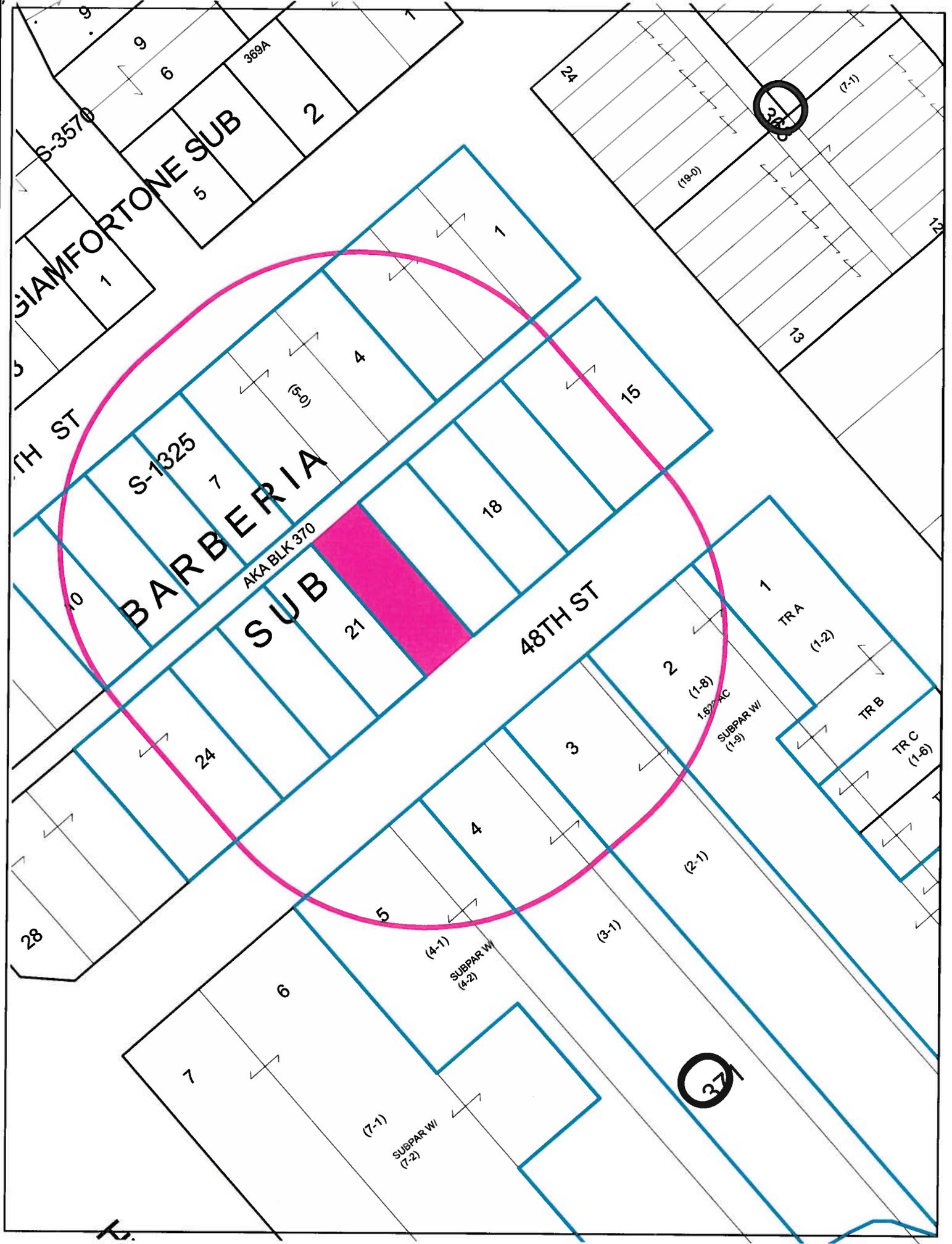
to be the person(s) whose name(s) Fidel Flores
subscribed to the within instrument, and acknowledged that
he executed it.

WITNESS my hand and official seal.

Charla Ferguson
Notary's Signature

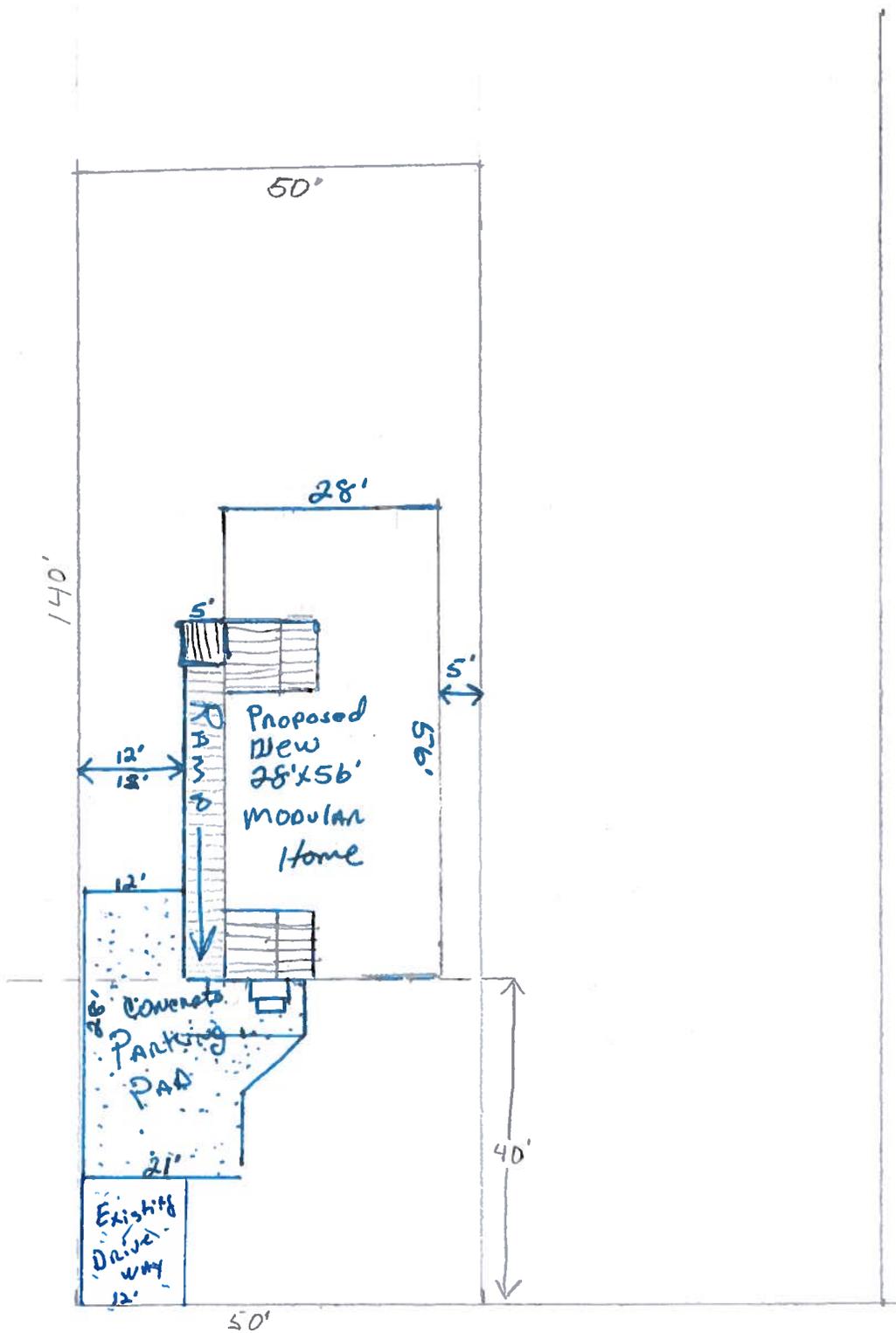


ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
R182564	BARBARIA, SARA M	C/O DIXIE DUDLEY	8130 CAROLYN		SANTA FE	TX	77517
R182565	MOILANEN, PHILIP JAMES	2930 46TH ST			DICKINSON	TX	77539-6846
R182566	MALDONADO, EULALIA	2928 46TH ST			DICKINSON	TX	77539-6846
R182567	CULPEPPER, BRENDA	2924 46TH ST			DICKINSON	TX	77539-6846
R182568	MCINTIRE, W P	2920 46TH ST			DICKINSON	TX	77539-6846
R182572	SIMPSON, ROBERT	2949 48TH ST			DICKINSON	TX	77539
R182573	FLORES, ROBERTO ELIDUK	146 BRISTOL BEND LN			DICKINSON	TX	77539
R182574	TREJO, ANGELINA	2941 48TH ST			DICKINSON	TX	77539
R182575	VALDEZ, JUDY N ET AL	2940 46TH ST			DICKINSON	TX	77539
R182577	MELENDEZ, HERMELINDA & ANTONIO	2902 VIRGINIA ST			LEAGUE CITY	TX	77573
R182578	HOMBURG, THERESIA A M	2925 48TH			DICKINSON	TX	77539
R182579	JARAMILLO, GULLERMO	4609 E 30TH ST			DICKINSON	TX	77539
R182580	SPEARS, JAMES R & BETTY E	2919 48TH ST			DICKINSON	TX	77539
R183920	WCID #1	PO BOX 307			DICKINSON	TX	77539-0307
R183924	WCID #1	PO BOX 307			DICKINSON	TX	77539-0307
R183926	GABEL, ANDREW J, III	2133 CASA RIO CIR			DICKINSON	TX	77539-6784
R183930	DIENST MICHAEL S & DONNA J	2918 48TH ST			DICKINSON	TX	77539
R183934	GRISE, EVELYN L	4913 BAYOU DR			DICKINSON	TX	77539-5556
R299604	VALDEZ, JUDY YVETTE NOYOLA	& DONATO VALDEZ JR	2940 46TH STREET		DICKINSON	TX	77539



2933 48th
Dickinson, TX
Flores

1" = 20'





Notice of Public Hearing

This notice is provided in accordance with Dickinson Code of Ordinances Section 18-20. It will be sent to all property owners within 200' of the property listed below regarding Zoning Variance Requests. You are welcome to attend the public hearing to learn more about the proposed project and/or to voice your opinions on this proposal.

Legal Description: Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements

Location: Generally located east of Hwy 3 and south of 46th Street

Variance Requested: A variance request to waive the required garage requirements per section 18-50(6)(d) of the City of Dickinson Code of Ordinances on property legally described as Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements. Generally located east of Hwy 3 and south of 46th Street.

Meeting Date: **Board of Adjustments** – Monday, September 14, 2015 at 6:30 p.m.

Meeting Location: 4403 Hwy 3
Dickinson City Hall
Council Chambers
Dickinson, TX 77539

If you would like additional information regarding the details of this proposal, please contact Zach Meadows, City of Dickinson Director of Community Development, at (281) 337-6286.

**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Consideration and possible action concerning a variance request to waive the required garage requirements per section 18-50(6)(d) of the City of Dickinson Code of Ordinances on property legally described as Abstract 78 Robert Hall Addition Lot 20 Block 370 Barberia & Improvements. Generally located east of Hwy 3 and south of 46th Street with the address being 2933 48th Street.
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BACKGROUND:	This is the consideration and possible action item related to the proceeding public hearing.
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RECOMMENDATION:	Staff Recommends Denial Of The Variance
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ATTACHMENTS:	None
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Conduct a public hearing for a variance request to reduce the required front yard setback from twenty-five (25) feet to twenty feet (20) on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	<p>The property is located in the Tropical Gardens subdivision on the east side of town. The property is on the corner of Island Drive where the bridge passes over the small water inlet. Mr. Zeph Capo, Property owner had bought the property with the full understanding that the property would only be able to contain a small dwelling based on the size of the lot. After meeting with Mr. Capo staff explained that the only way he would be allowed to build on the lot is if he received variances from the Board of Adjustments.</p> <p>Mr. Capo is requesting a total of three (3) variances, all of the variances requested are from the provisions of Chapter 18 Zoning, Article IV, Section 18-50, "Conventional Residential "CR" district".</p> <p>This variance would allow the applicant to have his home built closer to the street being that the front building setback would be moved closer by five (5) feet.</p> <p>The ordinance requires a public hearing for all variance requests.</p>
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RECOMMENDATION:	None
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ATTACHMENTS:	<ul style="list-style-type: none">• Variance Request Application• 200 foot radius map of the property• Public Hearing Notice• Survey of Property
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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COMMUNITY DEVELOPMENT
VARIANCE APPLICATION

PROPERTY

Address

Legal Description Lot 1, block 8 Tropical Gardens

Present Zoning CR

- A basic diagram of the property, surrounding property and public roadways on 8 1/2 x 11 or 8 1/2 x 14 paper including basic dimensions must be attached.

OWNER

Name(s) Zeph Capo Phone#/Fax/Email 713-670-4348 zcapo@att.net

Mailing Address (Street, City, State, Zip)
1003 W 31 ST Houston, TX 77018

APPLICANT/AGENT

Name(s) Phone#/Fax/Email

Mailing Address (Street, City, State, Zip)

- A notarized letter of authorization from the property owner(s) must be attached.

DESCRIPTION

Describe the variance being requested.
1. Square footage minimum (4100) 3. side rt from 5 ft to 3 ft
2. setback from 25ft to 20ft (unless cul de sac certified)

I hereby certify that the above information is true to the best of my knowledge.

[Signature]
SIGNATURE (Applicant/Owner)

RECEIVED (Date, Time, Staff Signature) 7-05-11 3:25 BOARD OF ADJUSTMENTS HEARING DATE



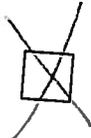
GALVESTON CENTRAL APPRAISAL DISTRICT

Tommy Watson, Chief Appraiser

9850 Emmett F Lowry Expressway, Suite A, Texas City, Texas 77591
Telephone: 409-935-1980 or (Toll Free) 1-866-277-4725
Fax: 409-935-1799

City Planning Packs

Check the one (s) that apply:



200 Foot Radius



Adjacent Property Owners Listing

Subject Property Address: no address

Subject Property Acct #: 7220-0008-0001-000 /R 171249

Name of Contact Person: Feph Lapo / Stark Reichek /R

Phone Number of Contact Person: 713 670 4348

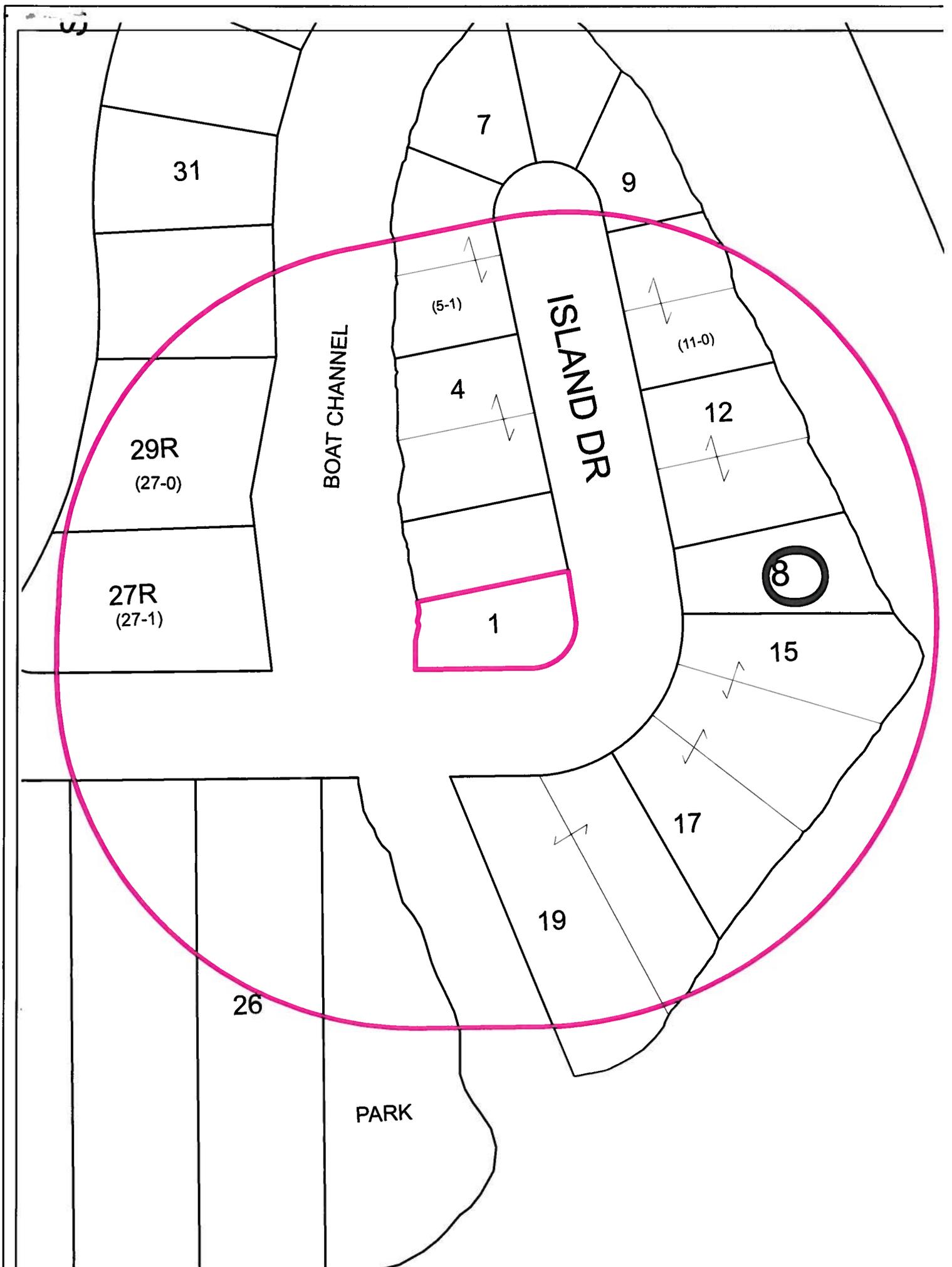
Date: 6/25/2015

Request will be ready after Noon on Next Day. (Some Exceptions may apply)

*The charge for this service is between \$2.00 and \$5.00, depending on the number of property owners involved.

\$2.00

Prepaid Amount: _____ Check _____ Cash _____



33

31

29R
(27-0)

27R
(27-1)

26

PARK

7

9

(5-1)

(11-0)

4

12

1

8

15

17

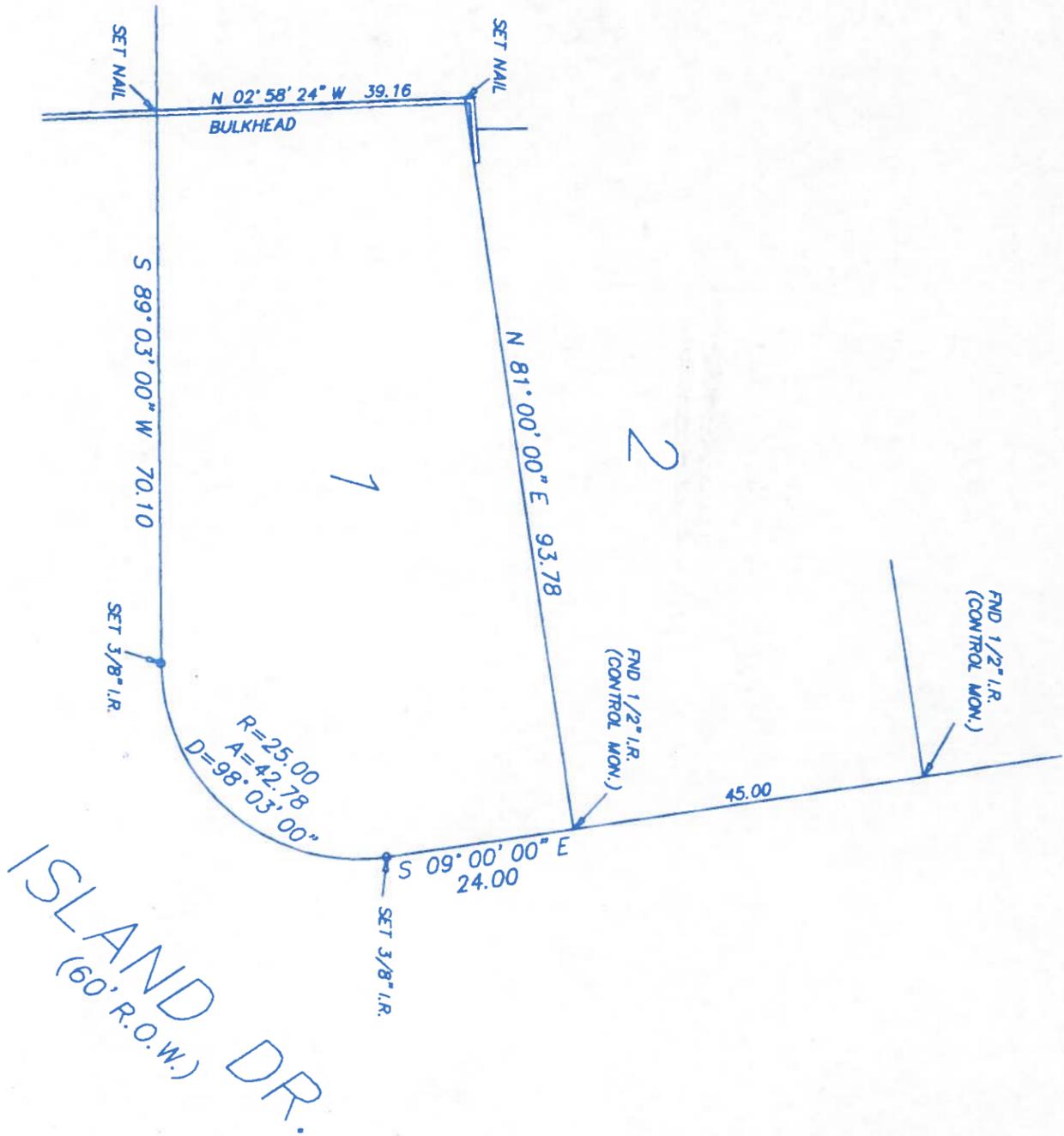
19

BOAT CHANNEL

ISLAND DR

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
R171121	DUPHILY HENRY - BUYER	BAYVIEW FINANCIAL PROP TRUST - SELLER	4320 SCENIC DR		DICKINSON	TX	77539
R171122	INGLIS, MICHAEL A	4324 SCENIC DRIVE			DICKINSON	TX	77539
R171123	ALBER, JAMES D	4400 SCENIC DR			DICKINSON	TX	77539
R171124	FIGUEROA, JULIUS E	11407 30TH AVE N			TEXAS CITY	TX	77591
R171249	CAPO, ZEPH	1003 W 31ST ST			HOUSTON	TX	77018-7515
R171250	DRESSENDORFER, GEORGE R	1403 ROY CT			PEARLAND	TX	77581-6323
R171252	KELLOGG, SCOTT P & LISA	4430 ISLAND DR			DICKINSON	TX	77539
R171257	EKSTROM, L T	4420 ISLAND DR			DICKINSON	TX	77539-4776
R171259	PHAM, HUYNH H & HA DINH	11022 OVERLEA DR			HOUSTON	TX	77089
R171260	WILLIAMS, PAMELA A	4410 ISLAND DR			DICKINSON	TX	77539
R171261	BARNES, ORVIL R & GLENDA L	4408 ISLAND DR			DICKINSON	TX	77539
R171264	BUSH, VAN R &	ELIZABETH A HAGAN	4400 ISLAND DR		DICKINSON	TX	77539
R367649	DO, ANDY	16838 RIPPLING HILL DR			SUGAR LAND	TX	77438
R375900	FENNELLY, JASON L	4426 ISLAND DR			DICKINSON	TX	77539
R512721	HUNT, ROBERT L	1200 PIN OAK DR			DICKINSON	TX	77539

BOAT CHANNEL



A SURVEY OF LOT 1 OF A SUBDIVISION OF BLOCK 8 OF TROPICAL GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

According to the map or plat thereof recorded in Plat Record 9, Map No. 12 in the Map Records in the Office of the County Clerk of Galveston County, Texas.

Scale: 1 = 20 feet

To: Zeph Capo,
exclusively.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on July 2, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.


Christopher Trusky
RPLS No. 5247
The Land Survey Co. LLC
Firm Reg. No. 10045700
281-338-4008



Notes:

Encumbrances affecting the subject property, if any, are not shown.

According to FIRM Community Panel NO. 4815690010 A, dated 2/16/1983, this property lies in Flood Zone A6, which is considered to be within the 100 year flood plain.

Basis of bearings is the right of way of Island Drive.



Notice of Public Hearing

This notice is provided in accordance with Dickinson Code of Ordinances Section 18-20. It will be sent to all property owners within 200' of the property listed below regarding Zoning Variance Requests. You are welcome to attend the public hearing to learn more about the proposed project and/or to voice your opinions on this proposal.

Legal Description: Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens

Location: Generally located east of Scenic Dr. and south of Gum Dr. with address being 2933 48th Street.

Variance Requested: A variance request to reduce the required front yard setback from twenty-five (25) feet to twenty feet (2010) on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

A variance request to reduce the required side yard setback for the right side of the property from five (5) feet to three (3) feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

A variance request to allow a minimum lot area of four thousand one hundred (4100) square feet instead of the required six thousand (6000) square feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.

Meeting Date: **Board of Adjustments** – Monday, September 14, 2015 at 6:30 p.m.

Meeting Location: 4403 Hwy 3
Dickinson City Hall
Council Chambers
Dickinson, TX 77539

If you would like additional information regarding the details of this proposal, please contact Zach Meadows, City of Dickinson Director of Community Development, at (281) 337-6286.

**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Consideration and possible action concerning a variance request to reduce the required front yard setback from twenty-five (25) feet to twenty feet (20) on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	This is the consideration and possible action item related to the proceeding public hearing.
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RECOMMENDATION:	Staff Recommends Approval Of The Variance
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ATTACHMENTS:	None
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Conduct a public hearing for a variance request to reduce the required side yard setback for the right side of the property from five (5) feet to three (3) feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	<p>The property is located in the Tropical Gardens subdivision on the east side of town. The property is on the corner of Island Drive where the bridge passes over the small water inlet. Mr. Zeph Capo, Property owner had bought the property with the full understanding that the property would only be able to contain a small dwelling based on the size of the lot. After meeting with Mr. Capo staff explained that the only way he would be allowed to build on the lot is if he received variances from the Board of Adjustments.</p> <p>Mr. Capo is requesting a total of three (3) variances, all of the variances requested are from the provisions of Chapter 18 Zoning, Article IV, Section 18-50, "Conventional Residential "CR" district".</p> <p>This variance would allow the applicant to have his home built closer to the adjacent property owner falling on the north side of his property street being that the side building setback would be moved closer by five (2) feet.</p> <p>The ordinance requires a public hearing for all variance requests.</p>
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RECOMMENDATION:	None
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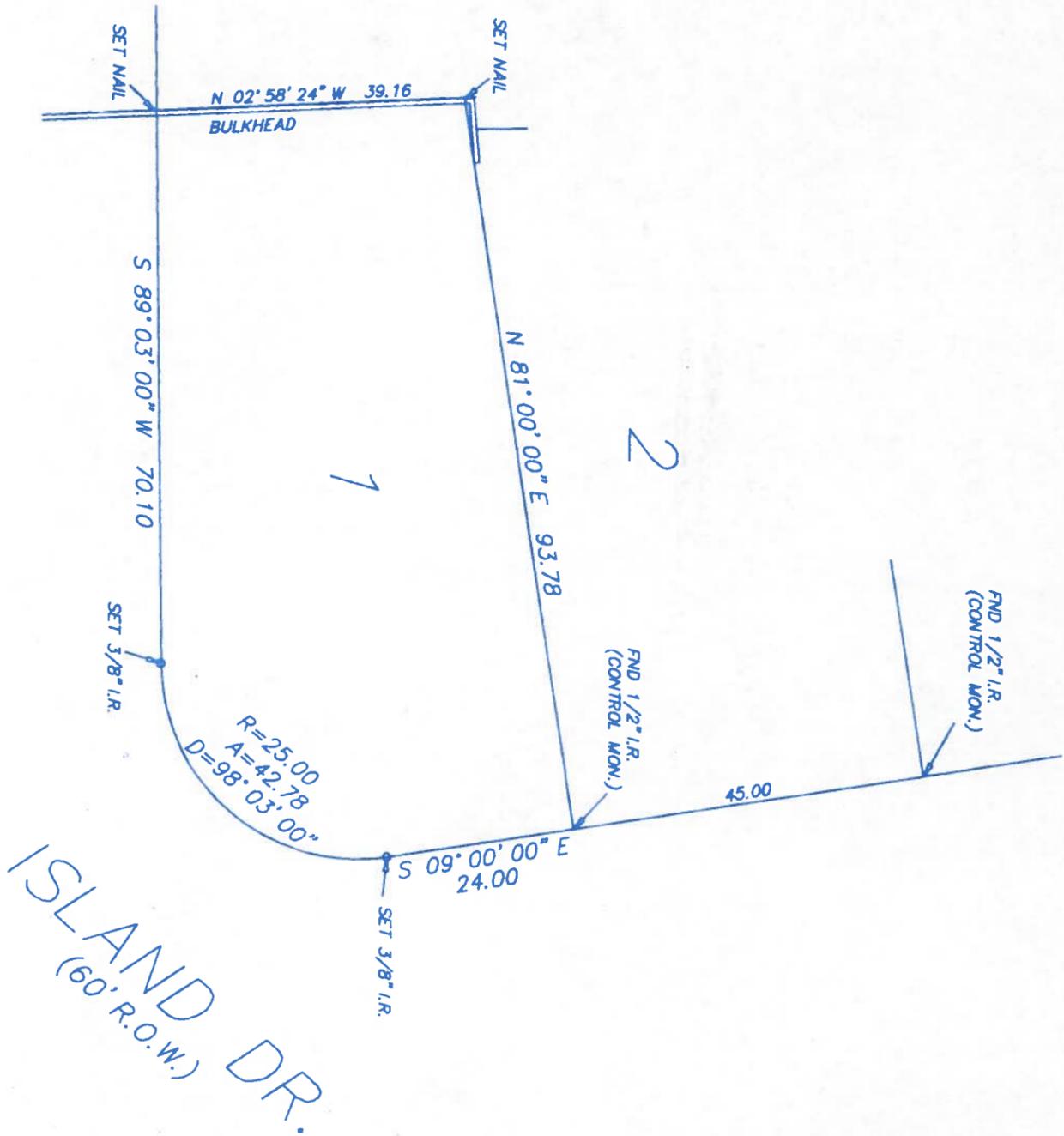
ATTACHMENTS:	<ul style="list-style-type: none">• Survey of Property
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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BOAT CHANNEL



A SURVEY OF LOT 1 OF A SUBDIVISION OF BLOCK 8 OF TROPICAL GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

According to the map or plat thereof recorded in Plat Record 9, Map No. 12 in the Map Records in the Office of the County Clerk of Galveston County, Texas.

Scale: 1 = 20 feet

To: Zeph Capo, exclusively.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direction and supervision on July 2, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

[Signature]
 Christopher Trusky
 RPLS No. 5247
 The Land Survey Co. LLC
 Firm Reg. No. 10045700
 281-338-4008



Notes:
 Encumbrances affecting the subject property, if any, are not shown.

According to FIRM Community Panel NO. 4815690010 A, dated 2/16/1983, this property lies in Flood Zone A6, which is considered to be within the 100 year flood plain.

Basis of bearings is the right of way of Island Drive.

**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Consideration and possible action concerning a variance request to reduce the required side yard setback for the right side of the property from five (5) feet to three (3) feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	This is the consideration and possible action item related to the proceeding public hearing.
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RECOMMENDATION:	Staff Recommends Approval Of The Variance
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ATTACHMENTS:	None
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Conduct a public hearing for a variance request to allow a minimum lot area of four thousand one hundred (4100) square feet instead of the required six thousand (6000) square feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	<p>The property is located in the Tropical Gardens subdivision on the east side of town. The property is on the corner of Island Drive where the bridge passes over the small water inlet. Mr. Zeph Capo, Property Owner, had bought the property with the full understanding that the property would only be able to contain a small dwelling based on the size of the lot. After meeting with Mr. Capo staff explained that the only way he would be allowed to build on the lot is if he received variances from the Board of Adjustments.</p> <p>Mr. Capo is requesting a total of three (3) variances, all of the variances requested are from the provisions of Chapter 18 Zoning, Article IV, Section 18-50, "Conventional Residential "CR" district".</p> <p>This variance would allow the applicant to have his home built on a lot smaller than the required minimum lot area in the zoning ordinance today which is six thousand (6000) square feet down to four thousand one hundred (4100) square feet</p> <p>The ordinance requires a public hearing for all variance requests.</p>
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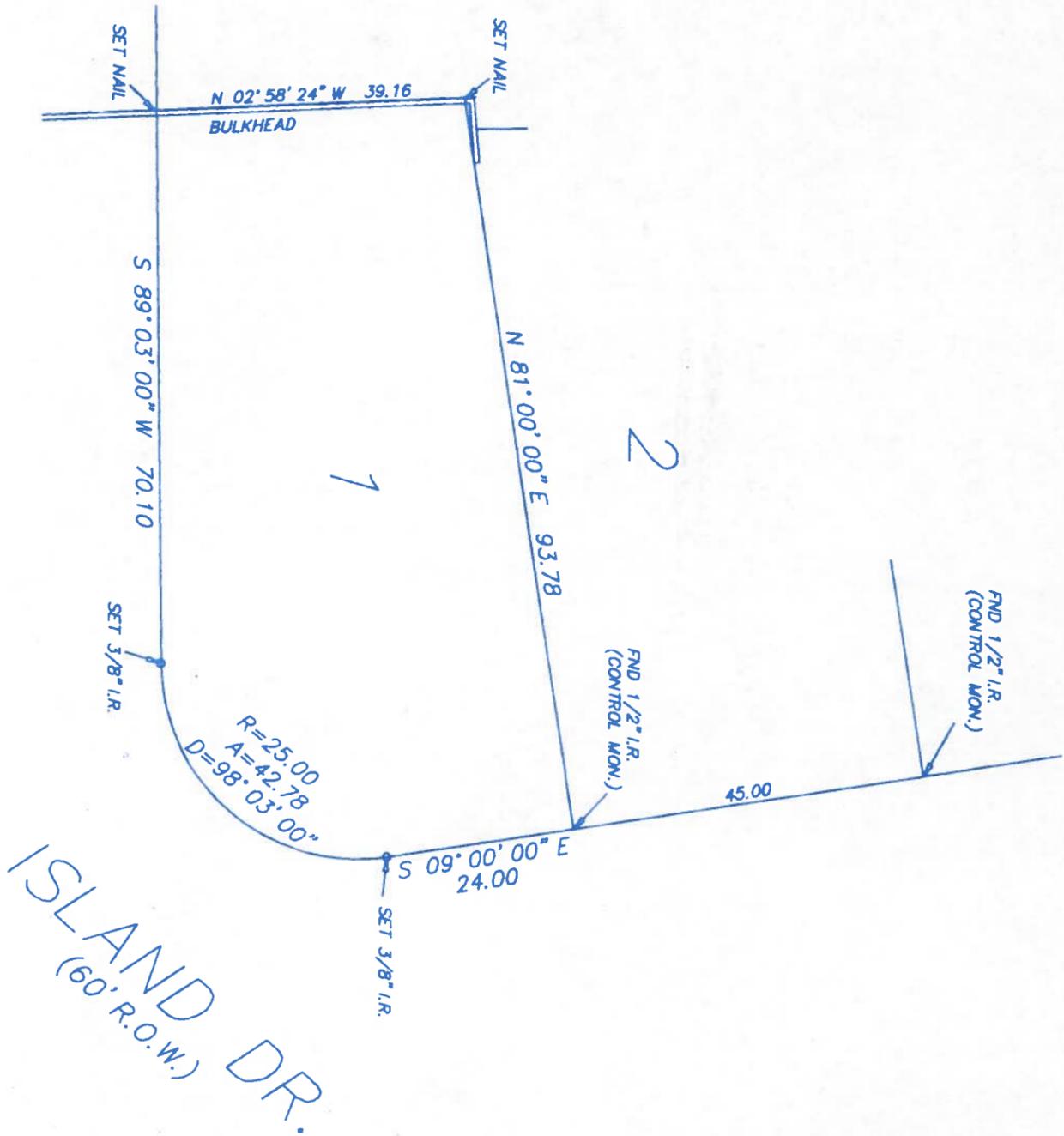
RECOMMENDATION:	None
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ATTACHMENTS:	<ul style="list-style-type: none">• Survey of Property
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN	
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER

BOAT CHANNEL



A SURVEY OF LOT 1 OF A SUBDIVISION OF BLOCK 8 OF TROPICAL GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

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To: Zeph Capo, exclusively.

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**Dickinson Board of Adjustments
Agenda Item Data Sheet**

MEETING DATE September 14, 2015

TOPIC:	Consideration and possible action concerning a variance request to allow a minimum lot area of four thousand one hundred (4100) square feet instead of the required six thousand (6000) square feet on property legally described as Abstract 36 W G Banks Lot 1 Block 8 Tropical Gardens. Generally located east of Scenic Dr. and south of Gum Dr.
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BACKGROUND:	This is the consideration and possible action item related to the proceeding public hearing.
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RECOMMENDATION:	Staff Recommends Approval
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ATTACHMENTS:	None
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SUBMITTING STAFF MEMBER:	Zach Meadows, Director of Community Development
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ACTIONS TAKEN

APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	OTHER
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