

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
Regular Meeting
4:00 p.m., Wednesday, January 11, 2012
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas**

THESE PROCEEDINGS HAVE BEEN FULLY RECORDED AND ARE AVAILABLE IN THE PLANNING DEPARTMENT FOR REVIEW/REPRODUCTION FOR THE PERIOD OF TIME REQUIRED BY THE CITY OF GALVESTON'S RECORDS RETENTION POLICY.

Members Present: Brown, Clement, Graham-Reynolds (Alt. 1), Sunseri, Truitt, Williamson (Alt. 2)

Members Absent: Spethman, CM Legg

Staff Present: Wendy O'Donohoe, Director; Dustin Henry, Planning GIS Analyst; Pete Milburn, Urban Planner II



Attendance

Attendance was taken by Staff.



Conflict of Interest

11Z-96 – Lyssa Graham Reynolds
12Z-03 – William Clement



Approval of Minutes

William Clement moved to approve the December 7, 2011 minutes. Anthony Brown seconded and the following votes were cast:

In Favor: Brown, Clement, Graham-Reynolds (Alt. 1), Sunseri, Truitt, Williamson (Alt. 2)
Against: None
Abstain: None
Absent: Spethman

The motion to approve the December 7, 2011 minutes, passed.

Old Business and associated Public Hearing:



11Z-96 (1212 11th Street) Request for variances from the Galveston Zoning Standards Section 29-65 regarding the minimum setback requirements and the minimum lot depth requirements within the Multiple-Family-One, within the San Jacinto Neighborhood Conservation District (MF-1-NCD-1) zoning district. Property is legally described as the South 71.5 feet of Lot 1 (1-2), Block 10, in the City and County of Galveston, Texas.

Applicant: Compass Pointe Homes

Property Owner: John Williams

Staff presented a Memorandum.

Chairperson Carolyn Sunseri opened the public hearing on Case 11Z-96. She also entered into and made a part of public record, the Staff Report, dated January 11, 2012.

Chairperson Sunseri closed the public hearing on Case 11Z-96 and called for questions or comments from the Board.

William Clement moved to approve Case 11Z-96. Ray Truitt seconded and the following votes were cast:

In Favor:	Brown, Clement, Sunseri, Truitt, Williamson (Alt. 2)
Against:	None
Abstain:	Graham-Reynolds (Alt. 1)
Absent:	Spethman

The motion to approve Case 11Z-96, passed.

New Business and associated Public Hearing:



12Z-01 (601 – 627 Avenue L) Request for variance from the Galveston Zoning Standards Section 29-66 (a) regarding height requirements in a Resort, Seawall Development Zone (RES-SDZ-2) zoning district. Property is legally described as Lots 1 through 7, Block 6, in the City and County of Galveston, Texas.

Applicant: Michael Gaertner, Architect

Property Owner: TSB, Ltd.

Staff presented a Staff Report and reported that 9 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of January 11, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-01. She also entered into and made a part of public record, the Staff Report, dated January 11, 2012.

Michael Gaertner, applicant, made a presentation to the Board.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-01 and called for questions or comments from the Board.

Anthony Brown moved to approve Case 12Z-01. Ray Truitt seconded and the following votes were cast:

In Favor:	Brown, Clement, Graham-Reynolds (Alt. 1), Sunseri, Truitt
Non-voting	
Participant:	Williamson (Alt. 2)
Against:	None
Abstain:	None
Absent:	Spethman

The motion to approve Case 12Z-01, passed.



12Z-02 (814 41st Street) Request for a variance from the Galveston Zoning Standards Section 29-67 (b)(1)(a) regarding parking requirements in a General Residence (GR) zoning district. Property is legally described as the north 36 feet of Lot 14 (14-2), Block 280, in the City and County of Galveston, Texas.

Applicant: Mauro Ventura

Property Owner: Wilfredo Contreras and Mauro Ventura

Staff presented a Staff Report and reported that 21 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of January 11, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-02. She also entered into and made a part of public record, the Staff Report, dated January 11, 2012.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-02 and called for questions or comments from the Board.

Lyssa Graham Reynolds moved to approve Case 12Z-02. Anthony Brown seconded and the following votes were cast:

In Favor: Brown, Clement, Graham-Reynolds (Alt. 1), Sunseri
Non-voting
Participant: Williamson (Alt. 2)
Against: Truitt
Abstain: None
Absent: Spethman

The motion to approve Case 12Z-02, passed.



12Z-03 (4428 Sherman) Request for a variance from the Galveston Zoning Standards Section 29-65 regarding setback requirements in a General Residence (GR) zoning district. Property is legally described as Lot 1 and part of Lot 2 in the Yeager Subdivision, in the City and County of Galveston, Texas.

Applicant and Property Owners: Jayson and Karla Levy

Staff presented a Staff Report and reported that 19 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of January 11, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-03. She also entered into and made a part of public record, the Staff Report, dated January 11, 2012.

Jayson Levy, applicant and property owner, made a presentation to the Board.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-03 and called for questions or comments from the Board.

Anthony Brown moved to approve Case 12Z-03. George Williamson seconded and the following votes were cast:

In Favor: Brown, Graham-Reynolds (Alt. 1), Sunseri, Truitt, Williamson (Alt. 2)
Against: None
Abstain: Clement
Absent: Spethman

The motion to approve Case 12Z-03, passed.

Discussion Items

1. Discussion of recently adopted code amendments (Staff) 
2. Land Development Regulations technical workgroup update

The meeting adjourned at 5:25 p.m.

Chair, Zoning Board of Adjustment

Secretary, Zoning Board of Adjustment