

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
Regular Meeting
4:00 p.m., Wednesday, February 8, 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, Spethman, Sunseri, Truitt, Williamson (Alt. 2)

Members Absent: Graham-Reynolds (Alt. 1), CM Legg

Staff Present: Catherine Gorman, Planning Manager/Assistant HPO; Pete Milburn, Urban Planner II

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 Attendance

Attendance was taken by Staff

 Conflict of Interest

12Z-04 – Carolyn Sunseri

 Approval of Minutes

Ray Truitt moved to approve the January 10, 2012 minutes. Anthony Brown seconded and the following votes were cast:

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

The motion to approve the January 10, 2012 minutes, passed.

New Business and associated Public Hearing:

 **12Z-04 (3402 Avenue O)** Request for variance from the Galveston Zoning Standards Section 29-65(h)(1) regarding the required rear setback in a One Family-Four Dwelling District (1F-4) zoning district. Property is legally described as the south 90 feet of Lots 8 and 9 (2008-2), Southwest Block 37, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant and Property Owner: Harry Rice

Staff presented a Staff Report and reported that 25 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of February 8, 2012, four (4) had been returned, two (2) in favor and two (2) in opposition.

Vice-Chairperson Rich Spethman opened the public hearing on Case 12Z-04. He also entered into and made a part of public record, the Staff Report, dated February 8, 2012.

Greg Lewis, representative of the applicant, made a presentation to the Board. Please see attached list for comments made to the Board.

Vice-Chairperson Rich Spethman closed the public hearing on Case 12Z-04 and called for questions or comments from the Board.

Ray Truitt moved to approve Case 12Z-04 with the following condition:

1. An 8' solid privacy fence shall be erected on the north property line.

George Williamson seconded and the following votes were cast:

In Favor:	Brown, Spethman, Truitt, Williamson (Alt. 2)
Against:	Clement
Abstain:	Sunseri
Absent:	Graham-Reynolds (Alt. 1)

The motion to approve Case 12Z-04, passed.

 **12Z-05 (7511, 7302 Avenue J/Broadway and Adjacent 3.6 acre property to the west)** Request for variance from the Galveston Zoning Standards Section 29-67(a) regarding parking further than 150-feet, from a permitted land use, in a Light Industrial, Gateway Development Zone, Zone 2 (LI-GDZ-2) zoning district. Property is legally described as Hall & Jones Survey, Part of Lot 515 (515-13), (515-11) and portion of adjacent abandoned road (75th Street) and part of lot 512 (512-1), Reserve A (1-0), Time Warner Communication Galveston hub building and part of Lot (512-4), Trimble and Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant and Property Owner: Point Glass, LLC. %Charles Doolin, % Bob Randall, AIA

Staff presented a Staff Report and reported that 11 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of February 8, 2012, two (2) had been returned, one (1) in favor and one (1) no comment.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-05. She also entered into and made a part of public record, the Staff Report, dated February 8, 2012.

Bob Randall, representative for applicant and property owner, made a presentation to the board. Please see attached list for additional comments made to the board.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-05 and called for questions or comments from the Board.

William Clement moved to approve Case 12Z-05. Rich Spethman seconded and the following votes were cast:

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

The motion to approve Case 12Z-05, passed.

The meeting adjourned at 4:49 p.m.