

**MINUTES
CITY OF GALVESTON
ZONING BOARD OF ADJUSTMENT
Regular Meeting
4:00 p.m., Wednesday, March 7, 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), Spethman, Sunseri, Truitt,

Members Absent: Williamson (Alt. 2), CM Legg

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

 Attendance

Attendance was taken by Staff

 Conflict of Interest

None

 Approval of Minutes

Anthony Brown moved to approve the February 8, 2012 minutes. Rich Spethman seconded and the following votes were cast:

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

The motion to approve the February 8, 2012 minutes, passed.

New Business and associated Public Hearing:

 **12Z-06 (2915 Ave O 1/2)** Request for a variance from the Galveston Zoning Standards Section 29-65 regarding setback requirements in a One Family-Four (1F-4) zoning district. Property is legally described as Lot 4, southeast Block 64, in the City and County of Galveston, Texas.

Applicant: Nelson Smelker

Property Owner: Ramiro Reyna

Staff presented a Staff Report and reported that 24 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of March 7, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-06. She also entered into and made a part of public record, the Staff Report, dated March 7, 2012.

Nelson Smelker, applicant, 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-06 and called for questions or comments from the Board.

Rich Spethman moved to approve Case 12Z-06. William Clement seconded and the following votes were cast:

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

The motion to approve Case 12Z-06, passed.

 **12Z-07 (3216 Avenue Q)** Request for a variance from the Galveston Zoning Standards Section 29-65 regarding setback requirements in a One Family Four (1F-4) zoning district Property is legally described as Lot 11, Southwest Block of Galveston Outlet 88, in the City and County of Galveston, Texas.

Applicant and Property Owner: Alex and Kim Gonzalez

Staff presented a Staff Report and reported that 24 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of March 7, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-07. She also entered into and made a part of public record, the Staff Report, dated March 7, 2012.

Alex Gonzalez, applicant, made a presentation to the Board.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-07 and called for questions or comments from the Board.

Rich Spethman moved to approve Case 12Z-07. Anthony Brown seconded and the following votes were cast:

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

The motion to approve Case 12Z-07, passed.

 **12Z-08 (6102 Seawall)** Request for a variance from the Galveston Zoning Standards Section 29-82 (d)(1) regarding signage display of intermittent lights and Section 29-82 (d)(4) regarding distance from an intersection within a Planned Development, Seawall Development Zone, Zone 4, Height and Density Development Zone, Zone 5 (PD-SDZ-HDDZ-5) zoning district. Property is legally described as part of Lots 41 and 59, Trimble and Lindsey, Section 1, Office buildings 2.020% int of 5.760 acres and amenities, Case Del Mar Condo, in the City and County of Galveston, Texas

Applicant: National Signs, Ltd., % Debra Sanders

Property Owner: Case Del Mar, % Theresa Elliot

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 March 7, 2012, none had been returned.

Chairperson Carolyn Sunseri opened the public hearing on Case 12Z-06. She also entered into and made a part of public record, the Staff Report, dated March 7, 2012.

Debra Sanders, applicant and Theresa Elliot, property owner made a presentation to the Board.

Chairperson Carolyn Sunseri closed the public hearing on Case 12Z-08 and called for questions or comments from the Board.

Rich Spethman moved to approve Case 12Z-08 with the following changes:

1. Striking Signs 1 and 3
2. Condition for Sign 2 – Change of message shall not exceed three (3) minute interval or change of message shall conform to the current code with regard to time interval for changing messages.

William Clement seconded and the following votes were cast:

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

The motion to approve Case 12Z-08, passed.



The meeting adjourned at 4:49 p.m.

Chair, Zoning Board of Adjustment

Secretary, Zoning Board of Adjustment