

**MINUTES  
CITY OF GALVESTON  
ZONING BOARD OF ADJUSTMENT  
4:00 p.m., Wednesday, January 7, 2015  
City Council Chambers, 2<sup>nd</sup> 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: William Clement, Rhonda Gregg, Lyssa Graham-Reynolds, Dominick Sasser, Andrea Sunseri, Ray Truitt, CM Carolyn Sunseri

Members Absent: John Listowski

Staff Present:: Pete Milburn, Senior Planner; Ian Knox, Planner II; Adriel Montalvan, Planner II; Bryce Johnson, Planner I; Donna Fairweather, Assistant City Attorney



**Attendance**

Taken by Staff

**Conflict of Interest**

15Z-01 – Rhonda Gregg



**Minutes**

The December 3, 2015 minutes were approved as presented.

**Old Business and associated Public Hearing:**



**14Z-44 (2519 Avenue P)** Request for a variance from the Galveston Zoning Standards Section 29-67 regarding off-street parking requirements in a One Family-Four zoning district. Property is legally described as the West half of Lot 3, Northeast Block 91, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: URS c/o Zach Martin

Property Owner: Alicia Valdivia

Staff presented a Memorandum.

Chairperson William Clement opened the public hearing on Case 14Z-44.

Brian Ballou, applicant, made a presentation to the Board.

Chairperson William Clement closed the public hearing on Case 14Z-44 and called for questions or comments from the Board.

Chairperson William Clement moved to approve Case 14Z-44. Andrea Sunseri seconded and the following votes were cast:

In Favor: Clement, Gregg, Graham-Reynolds, A. Sunseri

Non-voting

Participant: Sasser

Against: Truitt

Abstain: None

Absent: Listowski

The motion passed.

## New Business and associated Public Hearing:



**15Z-01 (Pier 41 Port of Galveston)** Request for an appeal from an administrative determination regarding the need for a Specific Use Permit in regards to uses dealing with hazardous substances. Property is legally described as Page 95B, 96, 103, 104, 111, 117, 118, 123, 124 & 125 M Menard Survey Tract 65 236.112, in the City and County of Galveston, Texas.

Applicant: Michael Leahy

Property Owner: City of Galveston Wharves

Malin International Ship Repair, as Lessee

Staff presented a Staff Report and reported that 112 notices of public hearing were mailed to property owners within a 200' radius of the subject property. As of January 7, 2015, one (1) had been returned with no comment.

Chairperson William Clement opened the public hearing on Case 15Z-01.

Michael Leahy, applicant, made a presentation to the Board. Please see attached list for additional comments to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-01 and called for questions or comments from the Board.

Chairperson William Clement moved to continue Case 15Z-01 until the February 4, 2015 regular meeting. Lyssa Graham Reynolds seconded and the following votes were cast:

|           |                                                      |
|-----------|------------------------------------------------------|
| In Favor: | Clement, Graham-Reynolds, Sasser, A. Sunseri, Truitt |
| Against:  | None                                                 |
| Abstain:  | Gregg                                                |
| Absent:   | Listowski                                            |

The motion passed.



**15Z-02 (1328 Seawall)** Request for variances from the Galveston Zoning Standards Section 29-107: Height and Density Development Zone (HDDZ) overlay zoning district. Property is legally described as M. Menard Survey, the west 130 feet of Lot 1 (1-1), Hi-Five Corner (2007), a Subdivision in the City and County of Galveston, Texas.

Applicant and Property Owner: Amir Fadaei, President, JA Land, LLC

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 January 7, 2015, seven (7) had been returned in opposition.

Chairperson William Clement opened the public hearing on Case 15Z-02.

Amir Fadaei, applicant, made a presentation to the Board. Please see attached list for additional comments to the Board.

Chairperson William Clement closed the public hearing on Case 15Z-02 and called for questions or comments from the Board.

Lyssa Graham Reynolds moved to deny Case 15Z-02. Rhonda Gregg seconded and the following votes were cast:

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| In Favor:               | Clement, Graham-Reynolds, Gregg, Sasser, Truitt |
| Non-voting Participant: | A. Sunseri                                      |
| Against:                | None                                            |
| Abstain:                | None                                            |
| Absent:                 | Listowski                                       |

The motion passed.

The meeting adjourned at 4:54 p.m.