



17Z-004

STAFF REPORT

ADDRESS:

8435 Stewart, 3510 85th Street and adjacent parcel

LEGAL DESCRIPTION:

Property is legally described as, west 100-feet of lot 26 (26-1), west 100-feet of lots 23 through 25 (23-2), west 47.5- feet of the east 147.5-feet of lots 23 through 26 (23-1), in the Junemann Subdivision #1, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood, AIA

PROPERTY OWNER:

Galveston Rentals Inc., Ray Rekoff

ZONING:

Commercial- Height and Density Development Zone -5 (C-HDDZ-5)

VARIANCE REQUEST:

- 1) Rear Yard Setback.
- 2) Side Wall Plane Articulation.
- 3) Percent at Build to Line.
- 4) Parking in the rear of the building.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 10, 10.306B Table, Rear Setback.
 Article 10, 10.307 (C), Wall Plane Articulation.
 Article 10, 10.306 (C), Percent at Build to Line
 Article 3, Addendum for Commercial Zoning District, Location of parking.

EXHIBITS:

- A – Aerial Map
- B – Applicants Submittal
- C- Applicants Narrative

STAFF:

Janice Norman, Planning Manager, CFM
 409-797-3670
 jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				

City Department Notification: No Objections



Executive Summary:

The applicant is proposing to build a new building for Galveston Rentals that faces Stewart Road. The proposed new construction is located in a Commercial, Height and Density Development Zone, Zone -5 (C-HDDZ-5) zoning district. The applicant is requesting variances from the following standards of the Height and Density Development Zone, Zone- 5 (Seawall West) overlay zone, for rear yard setback, side wall plane articulation, percent at build-to-line. Additionally, the applicant is requesting a variance from the parking requirement that requires parking to be located in the rear of the building in a Commercial (C) zoning district. The requested variances are as follows:

Applicable Standards: Rear Yard Setback Article 10, Table 10.306B

1. Seawall West, not adjacent to residential zone (min.), rear yard setback is 20-feet.

Requested Variance: From 20-feet to 10-feet.

Article 10, Section 10.307 (C): Wall Plane Articulation

Applicable Standards:

From	To	Building Wall Length (Max)	Offset Depth (Min.)	Offset Length (Min.)
Grade	3 stories or 35 feet	30-feet	5-foot	10-feet

Requested Variance:

Article 10, Section 10.307, Side Wall, Wall Plane Articulation

From	To	Building Wall Length (Max)	Offset Depth (Min)	Offset Length (Min.)
Grade	3 stories or 35-feet	0-feet	0-feet	0-feet

Applicable Standards:

Article 10, Section 10.306 (1), Percent at Build- to-Line

Required Percentage of building at build-to-line – 30-percent

Requested Variance:

From: 30-percent to 0-percent at build-to-line

Applicable Standards:

Article 3, District Yard, Lot and Setback Standards Addendum for Commercial Zoning District.

Parking location: Rear of building.

Requested Variance:

From rear of building to front of building.

Applicant's Justification:

Please reference Exhibit C for applicant's justification

Please see Agenda for Appeal from Decision of Board Process.

Planning and Development Division



Map prepared by the City of Gulfport Planning and Development Services Department (mstranjan) - 4/25/2017
 This product is for informational purposes and may not have been prepared for or intended for legal, engineering, or surveying purposes.
 It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The data presented on this page is not legally binding on the City of Gulfport or any of its departments. The maps and the aerial data are representations ONLY and may contain errors in the database. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

ZBA
SUBMITTAL
DATE: 04/20/2017
OPENED: 2017
A1.0

GALVESTON RENTALS
8427 STEWART RD
GALVESTON, TX 77554

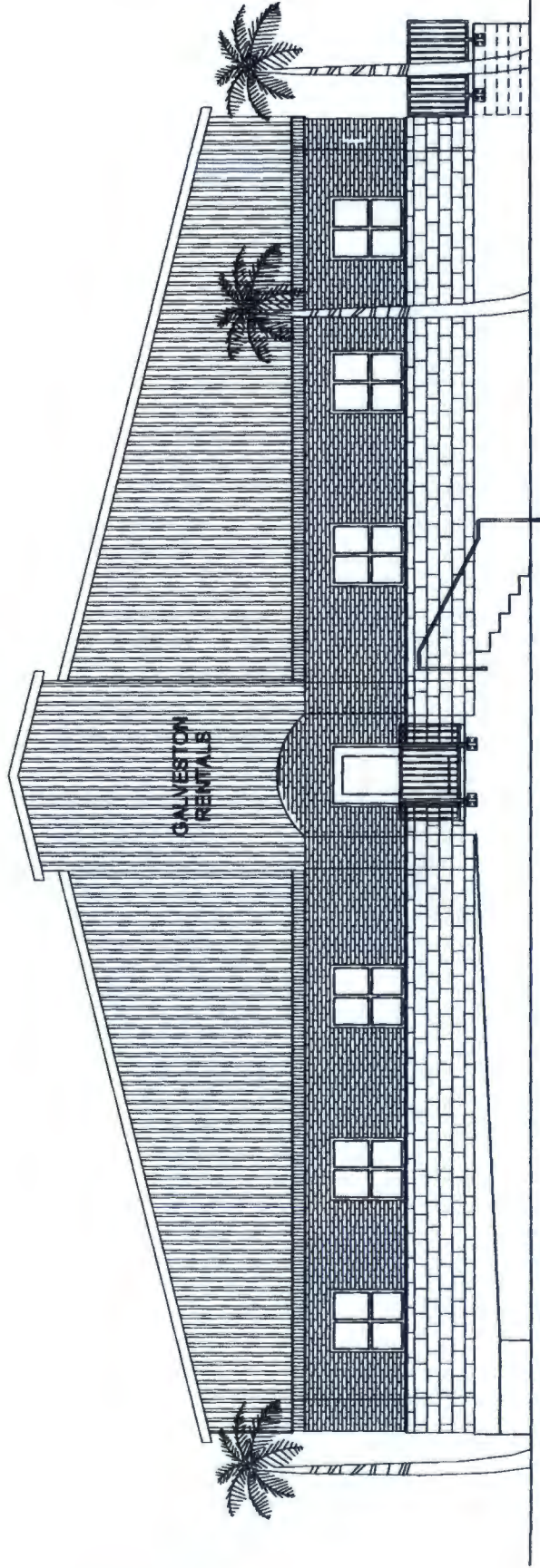
BRAX EASTERWOOD
DESIGN
2700 MOORE & BARR
PHOTOGRAPHY
PHOTOGRAPHY
PHOTOGRAPHY

ZBA
SUBMITTAL

DATE ISSUED: 04/19/2017

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A1.1



STEWART ROAD ELEVATION

1/4" = 1'-0"

EXHIBIT "A"

Tract One:

The West Hundred (100) feet of Lot Twenty-Six (26) of Junemann Subdivision of the North part of Lots 199, 214 and 215 of Section One of Trimble & Lindsey Survey of Galveston County, Texas, according to the map thereof recorded in Volume 707, Page 80 and transferred to Plat Record 12, Map No. 60, in the Office of the County Clerk of Galveston County, Texas.

Tract Two:

The Surface Only in and to the West 147.50 feet of Lot Twenty-three (23), Lot Twenty-four (24) and Lot Twenty-Five (25) and East 47.5 feet of the West 147.50 feet of of Lot Twenty-Six (26), all of the Junemann Subdivision of the North part of Lots 199, 214, and 215, in Section 1 of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 707, Page 80, in the Office of the County Clerk of Galveston County, Texas.

Specifically state the Variances being requested -

Side Wall articulation. From as required to no offsets on side elevations.

Rear Yard Setback. From 20' to 10' feet rear setback to building.

Front Yard Percentage at Build to Line. From 30% to 0%.

Parking location. From rear Parking requirement to front parking area.

Justification for the request -

The property lies on the Stewart Road collector road, with a higher speed of travel past 81st, with little pedestrian foot traffic. The adjacent properties have commercial buildings that are set back from the street, placing the building at the street edge would be out of context. 85th Street is not a through street, and also has little traffic. The elevated portion of the lot is the planned building site, while the planned parking area is at a grade closer to the Stewart Road elevation.

The intent of the HDDZ is to promote development that is compatible in height mass and scale with surrounding neighborhoods. The Project is in conformance with this intent. The general boundary of HDDZ in Seawall West implies that the development area of concern is Seawall Blvd.