



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – January 6, 2021

CALL MEETING TO ORDER

The meeting was called to order at 4:06 p.m.

ATTENDANCE

Members Present via Videoconference: Bill Clement, Andrew Galletti, Robert Girndt, Jim Thompson, Alice Watford, CM David Collins (Ex-Officio)

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

Staff Present via Telephone: Adriel Montalvan, Planning Manager; Daniel Lunsford, Planner; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 9, 2020 minutes were approved as presented.

MEETING FORMAT

Staff explained the adjusted meeting format to the Board and the public.

PUBLIC COMMENT

Three public comments for Case 20Z-020 were read to the Board and are attached to the minutes for the record.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20Z-017 (2302 Wimcrest) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Residential, Single-Family (R-1) zoning district, to reduce the front yard setback. Property is legally described as Lot 44, Wimcrest Addition, in the City and County of Galveston, Texas.

Applicant: Joshua Winkelmann

Property Owner: Felicia Benavides

Staff presented the staff report and noted that of 16 notices of public hearing sent, one had been returned in favor.

Chairperson Andrew Galletti opened the public hearing on the case. Applicant Joshua Winkelmann presented to the Board. The public hearing was closed, and the Chairperson called for a motion.

William Clement made a motion to approve the case. Andrew Galletti seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Clement, Girndt, Galletti, Thompson, Watford
Opposed:	None
Absent:	None
Non-voting participant:	CM Collins (Ex Officio)

The motion passed.

20Z-018 (3916 Winnie/Avenue G) Request for a Special Exception in accordance with the Galveston Land Development Regulations Section 11.400, to make a non-conforming use conforming. Property is legally described as M.B. Menard Survey (0-0), Blocks 398 through 400 and Adjacent Streets, in the City and County of Galveston, Texas.

Applicant: Blair Korndorffer, Diamond Development Group

Property Owners: Compass Pointe Apartments Texas, LLC

Staff presented the staff report and noted that of 68 notices of public hearing sent, two had been returned in favor and two returned with no comment.

Chairperson Andrew Galletti opened the public hearing on the case. Applicant Blair Korndorffer and representative Miranda Sprague presented to the Board. The public hearing was closed, and the Chairperson called for a motion.

Andrew Galletti made a motion to approve the case with the conditions in the staff report. Alice Watford seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Clement, Girndt, Galletti, Thompson, Watford
Opposed:	None
Absent:	None
Non-voting participant:	CM Collins (Ex Officio)

The motion passed.

20Z-020 (1212 13th Street) Request for appeal of staff determination regarding a land use classification. Property is legally described as M. B. Menard Survey, Lots 1 and 2, Block 12, in the City and County of Galveston, Texas.

Applicant: Deborah Magruder

Property Owner: 1227 Ave L, LLC

Staff presented the staff report and noted that of 42 notices of public hearing sent, three had been returned in favor, one in opposition and one with no position indicated.

Chairperson Andrew Galletti opened the public hearing on the case. Applicant Deborah Magruder presented to the Board. The public hearing was closed, and the Chairperson called for a motion.

Andrew Galletti made a motion to affirm staff's determination. Robert Girndt seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Girndt, Galletti, Thompson, Watford
Opposed:	Clement
Absent:	None
Non-voting participant:	CM Collins (Ex Officio)

The motion passed.

DISCUSSION ITEMS

THE MEETING ADJOURNED AT 5:00 PM





City of Galveston

Public Comment Form

First Name *

Allius

Last Name *

Stewart

Email *

allius@michallisgroup.com

Phone *

8325496569

Meeting Body

CC-City Council

Street Address *

1215 13th

City *

Galveston

State *

Texas

ZIP *

77550

Subject *

Tidy Whites laundry facility's permission to operate at its current location.

Comments * (?)

500 character maximum

I am in support of plannings initial designation to allow private laundry facility, Tidy Whites to operate.



City of Galveston

Public Comment Form

First Name *

Clay

Last Name *

Conrad

Email *

conradclay@gmail.com

Phone *

8322471311

Meeting Body

ZBA-Zoning Board of
Adjustments

Street Address *

1227 Ave L

City *

Galveston

State *

TX

ZIP *

77552

Subject *

Request for appeal at 1227 Ave L. Tenant Tidy Whites

Comments * (?)

500 character maximum

I support the initial decision planning made to allow the limited use of a private laundry facility.



City of Galveston

Public Comment Form

First Name *

Mildred

Last Name *

Bryant

Email *

mildredbryant640@yahoo.com

Phone *

(409) 692-0257

Meeting Body

ZBA-Zoning Board of
Adjustments

Street Address *

6004 Meadowbrook

City *

Hitchcock

State *

Texas

ZIP *

77563

Subject *

20Z-020 (1212 13th Street) Request for appeal of staff determination regarding a land use classification

Comments * (?)

500 character maximum

1302 Ave M - address of property within notification area

I am opposed of a request of appeal of staff determination regarding a land use classification.