



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – April 5, 2023

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Lidija Bikova, Bill Clement, Robert Girndt, Barbara Railey, Susan Syler, James Fagan (Alternate), Carol Hollaway (Alternate), Ex-Officio William Schuster

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Adriel Montalvan, Planning Manager; Karina Rosales, Planning Technician; Mehran Jadidi, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 8, 2023 minutes were approved as presented.

Board member Clement made a motion to approve the minutes. Susan Syler seconded.

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

In favor:	Bikova, Clement, Girndt, Railey, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Hollaway (Alternate), Fagan(Alternate), Ex-Officio Schuster

The motion passed.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

23Z-002 (1811 61st Street) Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, District Yard, Lot and Setback Standards, to reduce the required side yard setback in a Commercial zoning district. Property is legally described as part of Lot 45 (45-2), Section 1 of Trimble and Lindsey, in the City and County of Galveston, Texas.
Applicant and Property Owner: Jason Reuter

Staff presented the staff report and reported that of six notices sent, one was returned in favor, and one in opposition.

Chairperson Robert Girndt opened the public hearing on the case. Jason Reuter, the applicant, gave a presentation to the board. See attached list for presentations to the board. The public hearing was closed, and the Chairperson called for a motion.

Susan Syler made a motion to approve the request. Board member Railey seconded.

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

In favor:	Bikova, Railey, Syler
Opposed:	Clement, Girndt
Absent:	None
Non-voting participant:	Fagan(Alternate), Hollaway (Alternate), Ex-Officio Schuster

The motion failed due to lack of 4 affirmative votes.

23Z-003 (23011 Lunes) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential Single-Family (R-1) Addendum, regarding minimum Lot Standards including lot depth, and lot area. Property is legally described as Lot 14A, Block 7, Terramar Beach, Section 4 Replat, in the City and County of Galveston, Texas.

Applicant: Allen Rosenbaum

Property Owners: IHC Advantage, LLC

Staff presented the staff report and reported that of 18 notices sent, seven were returned in opposition.

Chairperson Robert Girndt opened the public hearing on the case. Allen Rosenbaum, the applicant, gave a presentation to the board. See attached list for presentations to the board. The public hearing was closed, and the Chairperson called for a motion.

Susan Syler made a motion to approve the request. Board member Railey seconded.

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

In favor:	Bikova, Railey, Syler
Opposed:	Clement, Girndt
Absent:	None
Non-voting participant:	Fagan(Alternate), Hollaway (Alternate), Ex-Officio Schuster

The motion failed due to lack of 4 affirmative votes.

Board member Clement made a motion to defer the request to May 3, 2023 to allow the applicant more time to resolve common lot line and platted building line issues. Board member Syler seconded.

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

In favor:	Bikova, Clement, Girndt, Railey, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Fagan(Alternate), Hollaway (Alternate), Ex-Officio Schuster

The motion passed.

THE MEETING ADJOURNED AT 4:45 PM



ZONING BOARD OF ADJUSTMENT
MEMBER SIGN-IN SHEET

MEETING DATE: APRIL 5, 2023

BIKOVA, LIDIJA

Lidija Biko

CLEMENT, WILLIAM

W. Clement

GIRNDT, ROBERT

Robert Girndt

RAILEY, BARBARA

Barbara Riley

SYLER, SUSAN

Susan Syler

SCHUSTER, WILLIAM (EX-OFFICIO)

William Schuster

HOLLOWAY, CAROL (ALTERNATE)

Carol Holloway

JAMES FAGAN (ALTERNATE)

James M. Fagan

**ZONING BOARD OF ADJUSTMENT
PUBLIC SIGN-IN SHEET
PLEASE INDICATE CASE NO., PRINT NAME AND ADDRESS**

Meeting Date: April 5, 2023

CASE NO.	PRINTED NAME	ADDRESS
23Z-002	Jane Renteria	1811
23Z-002	Maria E. Perez	1615-54 St
23Z-002	PAUL PATRICK	
23Z-002	Alex Cruz	
23Z-002	Ricky Morales	2414 Beluche del
23Z-002	Devon Cagle	1815 Boyou Shore Dr
23Z-002	Cody Dunn	3 Sainty Limarone Tr
23Z-002	Melinda Medellin	3727 Nichols Ave
23Z-002	Handy Dwyer	1827 61 st St
23Z-002	Jesse Potts	2200 Market St., Apt. 300
23Z-003	Aunt Shontana	2301 Lanes
23Z-003	Thomas Hayes	23003 Lanes St
23Z-003	Mark Paul	22925 Lanes