



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – March 6, 2024

CALL MEETING TO ORDER

The meeting was called to order at 3:32 p.m.

ATTENDANCE

Members Present: Lidija Bikova, Robert Girndt, Carol Hollaway, Barbara Railey, Susan Syler, Becca Scoville (Alternate)

Members Absent: James Fagan (Alternate), Ex-Officio David Finklea

Staff Present: Adriel Montalvan, Planning Manager; Daniel Lunsford, Senior Planner; Karina Rosales, Planning Technician; Donna Fairweather, Sr. Assistant City Attorney.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 6, 2023, minutes were approved as presented.

Board Member Susan Syler made a motion to approve the minutes. Vice-Chairperson Lidija Bikova seconded.

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

In favor:	Bikova, Girndt, Hollaway, Railey, Syler
Opposed:	None
Absent:	Fagan (Alternate), Councilmember David Finklea
Non-voting participant:	Scoville (Alternate)

The motion passed.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-001 (4226 Kent) Request for a special exception 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 Abstract 121 Hall & Jones Survey Lot 420A, Sea Isle Section 1, in the City and County of Galveston, Texas.
Applicant: Michael Maerz, T. Browning Ventures
Property Owner: T. Browning Ventures

Staff presented the staff report and reported that of 34 notices sent, 9 returned in opposition.

Chairperson Robert Girndt opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Board Member Railey made a motion to approve the request. Board Member Holloway seconded.

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

In favor:	Bikova, Girndt, Holloway, Railey, Syler
Opposed:	None
Absent:	Fagan (Alternate), Councilmember David Finklea
Non-voting participant:	Scoville (Alternate)

The motion passed.

24Z-002 (17427 Bristow) Request for a special exception 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 rear yard setback. Property is legally described as Abst 121 Hall & Jones Survey, West Half of Lot 33 (33-1) Gulf Palms, in the City and County of Galveston, Texas.

Applicant: Ryan Gannon, Gannon Investments, LLC.

Property Owner: Gannon Investments, LLC.

Staff presented the staff report and reported that of 40 notices sent, 4 returned in opposition, and 1 with no comment.

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

Board Member Syler made a motion to approve the request. Chairperson Girndt seconded.

Chairperson Robert Girndt called for questions or comments from the Board.

Board Member Syler withdrew her motion.

Board Member Railey made a second motion to defer the request to the April 3, 2024, meeting in order to allow the applicant to provide additional information. Chairperson Holloway seconded.

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

In favor:	Bikova, Girndt, Holloway, Railey, Syler
Opposed:	None
Absent:	Fagan (Alternate), Councilmember David Finklea
Non-voting participant:	Scoville (Alternate)

The motion passed.

DISCUSSION ITEM

Staff opened the "2024 Meeting Schedule (Staff)" discussion. The schedule was distributed to the Board.

THE MEETING ADJOURNED AT 4:14 PM



Meeting Date: March 6, 2024

[illegible]

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: March 6, 2024

BIKOVA, LIDIJA

Lidijs

GIRNDT, ROBERT

Robert Girndt

HOLLAWAY, CAROL

Carol Hollaway

RAILEY, BARBARA

Barbara Railey

SYLER, SUSAN

Susan Syler

FINKLEA, DAVID (EX-OFFICIO)

Absent

FAGAN, JAMES (ALTERNATE)

Absent

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville