



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – December 4, 2024

CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m. The meeting start time was delayed due to technical issues.

ATTENDANCE

Members Present: Lidija Bikova, James Fagan, Carol Hollaway, Barbara Railey, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea (via video conference)

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Karina Rosales, Planning Technician; Donna Fairweather, Sr. Assistant City Attorney.

CONFLICT OF INTEREST

None

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Board Member Carol Hollaway nominated Lidija Bikova as Chairperson. No other nominations were made. Vice-Chairperson Lidija Bikova closed the nominations.

Board Member James Fagan made a motion for the election of the Chairperson. Board Member Susan Syler seconded.

The Vice-Chairperson called for a vote on the nomination of Lidija Bikova and the following votes were cast:

In favor:	Bikova, Fagan, Hollaway, Railey, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

Board Member Susan Syler nominated Carol Hollaway as Vice-Chairperson. No other nominations were made. Chairperson Lidija Bikova closed the nominations.

Board Member James Fagan made a motion for the election of the Vice-Chairperson. Board Member Susan Syler seconded.

The Chairperson called for a vote on the nomination of Carol Hollaway and the following votes were cast:

In favor:	Bikova, Fagan, Hollaway, Railey, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

APPROVAL OF MINUTES

The November 6, 2024, minutes were approved as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-010 (510 23rd Street and 510 23rd Street Rear) Request for a variance from the Galveston Land Development Regulations, Article 3, Central Business (CB) Addendum, regarding minimum lot area. The properties are legally described as: M.B. Menard Survey, South 43 Feet of Lots 1 & 2 (1000-0) Block 442 Galveston, Aka Tract A Replat, and M.B. Menard Survey, South 43 Feet of Lots 1 & 2 (2000-0) Block 442 Galveston, Aka Tract B Replat in the City and County of Galveston, Texas.
Applicant: Richard Alvarez, Landvestments of Texas, LLC.
Property Owners: Landvestments of Texas, LLC.

Staff presented the staff report and reported that of 97 notices sent, none returned.

Chairperson Bikova opened the public hearing on the case. The applicant, Richard Alvarez, 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.

Vice-Chairperson Hollaway made a motion to approve the request. Board Member Syler seconded.

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

In favor:	Bikova, Fagan, Hollaway, Railey, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

DISCUSSION ITEM

Staff opened the "2025 Meeting Schedule (Staff)" discussion item.

THE MEETING ADJOURNED AT 3:54 PM

