



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – June 4, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present: Lidija Bikova, James Fagan, Carol Hollaway, Mark Metzger(Alternate), Becca Scoville (Alternate), Susan Syler,

Members Absent: Barbara Railey, Ex-Officio David Finklea

Staff Present: Tim Tietjens, Development Services Executive Director; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 9, 2025, Regular Meeting and May 7, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-011 (9306 Vista Bella) 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 side yard setback. Property is legally described as Ponticello Replat (2008), Abstract 121, Lot 12, Acres 0.479 in the City and County of Galveston, Texas.

Applicant: Zack Gavos

Property Owners: David & Angela Renee Raimer

Staff presented the staff report and reported that of 14 notices sent, and two returned in favor.

Chairperson Bikova opened the public hearing on the case. The applicant, Zach Gavos, gave a presentation to the board. 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, Metzger (Alternate), Syler

Opposed:	None
Absent:	Railey, Ex-Officio David Finklea
Non-voting participant:	Scoville (Alternate)

The motion passed.

25Z-013 (1804 65th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot width, depth and area. Property is legally described as Abstract 121 Hall & Jones Survey, West One-Half of Lot 18 (18-1), Bayou Shores-Wheelers Subdivision, in the City and County of Galveston, Texas.

Applicant: Laura Ward, New Elite Homes, LLC.

Property Owner: New Elite Homes, LLC.

Staff presented the staff report and reported that of 33 notices sent, two returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, Laura Ward, gave a presentation to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Syler made a motion to deny the request due to the fact that there is no special condition and is based on financial considerations. Board Member Fagan seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:15 PM



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: JUNE 4, 2025

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

James Fagan

HOLLAWAY, CAROL

Carol Hollaway

RAILEY, BARBARA

Absent

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

FINKLEA, DAVID (EX-OFFICIO)

Absent

Meeting Date: June 4, 2025, 3:30 pm

[illegible]



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on June 4, 2025, at 3:30 p.m., a Public Hearing will be held by the **ZONING BOARD OF ADJUSTMENT** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25Z-011 (9306 Vista Bella) 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 side yard setback. Property is legally described as Ponticello Replat (2008), Abstract 121, Lot 12, Acres 0.479 in the City and County of Galveston, Texas.
Applicant: Zack Gavos
Property Owners: David & Angela Renee Raimer

Because you own property in the vicinity of the subject property, the Zoning Board of Adjustment invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.gov/agendacenter> and selecting the meeting date under "Zoning Board of Adjustment."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

25Z-011
June 4, 2025

COMMENTS:

NONE

Signature of Property Owner

Address of property within notification area

Printed Name

Please be advised that any and all comments received, are subject to the Texas Public Information Act. Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.

