



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – July 9, 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: 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 June 4, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-012 (1513 47th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot square footage. The property is legally described as Abstract 628 M.B. Menard Survey, North 1/2 of Lot 13 & East 17-10 Feet of Lot 14 (13-2), Block 63, Denver Resurvey, in the City and County of Galveston, Texas.

Applicant: Milan Randelovic

Property Owner: Milan Randelovic

Staff presented the staff report and reported that of 24 notices sent, and one returned with no comment.

Chairperson Bikova opened the public hearing on the case. The applicant and property owner, Milan Randelovic, gave a presentation to the board. Please see the attached list of 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 Scoville seconded.

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

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

The motion passed.

25Z-014 (1410 Seawall) Request for appeal of staff determination regarding Section 11.301 (C) Nonconforming Buildings, Structures, and Elements of Buildings or Structures of the Land Development Regulations. Property is legally described as M.B. Menard Survey (47-2000-1), Portion of Southwest Block 47 and Portion of Northwest Block 72, Galveston Outlots; Portion of Adjacent Avenue O; in the City and County of Galveston, Texas.

Applicant: Chris Hellerman

Property Owner: GTX Hospitality c/o John Thokala

Staff presented the staff report and reported that of 13 notices sent, none returned.

Chairperson Bikova opened the public hearing on the case. A representative for the applicant, Scot Clinton, gave a presentation to the board. Please see the attached list of presentations made to the commission.

***Donna steps away at 3:55 p.m. and returns at 4:00 p.m.

***Board Member Metzger steps way at 4:23 p.m. and returns at 4:26 p.m.

***Board Member Syler steps away at 4:26 p.m. and returns at 4:29 p.m.

The public hearing was closed, and the Chairperson called for a motion.

Board Member Fagan made a motion to affirm staff's determination – the structure has been destroyed, there is no structure existing, including foundation, the cost is 100% to rebuild, and it would not be reconstruction, but in fact, a new build. Board Member Hollaway seconded.

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

In favor:	Bikova, Fagan, Hollaway, Scoville (Alternate),
Opposed:	Syler
Absent:	Ex-Officio David Finklea
Non-voting participant:	Metzger (Alternate),

The motion passed.

THE MEETING ADJOURNED AT 4:38 PM



**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET**

MEETING DATE: JULY 9, 2025

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

James Fagan

HOLLAWAY, CAROL

Carol Hollaway

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

FINKLEA, DAVID (EX-OFFICIO)

David Finklea

COMMISSIONER

VACANT

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

Meeting Date: JULY 9, 2025, 3:30 pm

[illegible]