



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – January 8, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: None

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

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

**Chairperson Bikova requested case 24Z-013 be moved to last on the agenda.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-011 (2627 Broadway / Avenue J) Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot width, depth and square footage. Property is legally described as M.B. Menard Survey, Lots 1 and 2 Block 146, in the City and County of Galveston, Texas.

Applicant: Janak Patel

Property Owner: Janak Nisha, LLC.

Staff presented the staff report and reported that of 22 notices sent, none returned.

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

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

The motion passed.

24Z-012 (3503 Petite Circle, 3504 Petite Circle, and 3506 Petite Circle) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential Single-Family (R-1) Addendum, regarding minimum lot depth. The properties are legally described as: Abstract 121, Hall & Jones Survey, Tract 67R, 3503 Petite Cir Replat Of Lots 6 & 7 (6-0), Block 5, Pirates Cove Section 3; Abstract 121, Hall & Jones Survey, Lot 8, Block 5, Pirates Cove, Section 3; and Abstract 121 Page 39, Lot 9, Block 5, Pirates Cove Section 3; in the City and County of Galveston, Texas

Applicants: John and Elizabeth Clarke; Michael and Joyce Cragin

Property Owners: John and Elizabeth Clarke; Michael and Joyce Cragin

Staff presented the staff report and reported that of 12 notices sent, three returned in favor.

Chairperson Bikova opened the public hearing on the case. The applicant and property owner, Michael Cragin, gave a presentation to the board. See the attached list for presentations made to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Railey 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

The motion passed.

24Z-014 (12824 East Toledo) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential Single-Family (R-1) Addendum, regarding minimum lot depth. The properties are legally described as Abstract 121, Hall & Jones Survey, Lots 57 and 58 (58-0), Spanish Grant Sec 1, in the City and County of Galveston, Texas.

Applicant: Michael Gaertner

Property Owners: Jon and Suzette Schultz

Staff presented the staff report and reported that of 22 notices sent, three returned in favor.

Chairperson Bikova opened the public hearing on the case. The applicant, Michael Gaertner, gave a presentation to the board. See the attached list for presentations made to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Railey 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

The motion passed.

24Z-013 (10717 San Luis Pass Road / FM 3005) Request for a variance from the Galveston Land Development Regulations, Article 10, Height and Density Development Zone regarding Street Edge Standards in a Commercial, Height and Density Development Zone, Zone-6 (C-HDDZ-6) zoning district. Property is legally described as Hall & Jones Survey, West Beach Condos Phase 2, Tract Out of Lot 402 & Half of Adjacent Road (402-1) Trimble & Lindsey Section 1, In the City and County of Galveston, Texas.

Applicant: Patricia Knudson Joiner, Knudson LP

Property Owner: Dru Kahlenberg, Clearlake Asset Management LLC

Staff presented the staff report and reported that of 257 notices sent, one returned in favor, one with no comment, and 31 in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, Patricia Knudson Joiner, Knudson LP, gave a presentation to the board. See the attached list for presentations made to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Fagan made a motion to defer the request to the March 5, 2025, meeting in order for the applicant to provide an elevation of the street frontage. Vice-Chairperson Hollaway seconded.

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

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

The motion failed due to a lack of four affirmative votes.

Board Member Syler made a motion to approve the request. Board Member Railey 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

The motion passed.

THE MEETING ADJOURNED AT 5:05 PM



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ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: JANUARY 8, 2025

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

James Fagan

HOLLAWAY, CAROL

Carol Hollaway

RAILEY, BARBARA

Barbara Railey

SYLER, SUSAN

Susan Syler

FINKLEA, DAVID (EX-OFFICIO)

David Finklea

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

VACANT (ALTERNATE)

Meeting Date: January 8, 2025, 3:30 pm

