

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, NOVEMBER 5, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**One or more members of the Zoning Board of Adjustment may attend the meeting by
videoconference.**

**A quorum of the members of the Zoning Board of Adjustment will be physically present at the
meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes
 - 4.A **September 3, 2025**
 - 4.B **October 8, 2025**
5. Public Comment

Request to Address Board on Agenda Items Without Public Hearings and Non-Agenda Items
(three-minute maximum per speaker. If speaking through a translator, six-minute maximum per
speaker)
6. New Business and Associated Public Hearings
 - 6.A **25Z-018 (4226 Maison Rouge)** Request for a variance from the Galveston Land
Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding
the front setback. Property is legally described as Abstract 121 page 46, Lot 3, Block 4,
Pirates Beach Section 2, in the City and County of Galveston, Texas.
Applicant: William Anderson
Property Owner: Curtiss Paul Sherman Trustee of The Paul Curtiss Revocable Trust
7. Discussion Items
 - 7.A 2026 Meeting Schedule (Staff)
8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance
with Chapter 551 of the Texas Government Code on 10/29/2025 at 04:00 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – September 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Carol Hollaway, Mark Metzger (Alternate), Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea (via video conference)

Members Absent: Lidija Bikova, James Fagan

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, Planning Manager; Rebekah Annan, Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The July 9, 2025, minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-015 (4217 Las Palmas) 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 Page 41, Lot 86 Block 1 Palm Beach, in the City and County of Galveston, Texas.

Applicant: James Casey

Property Owners: Michael W. Kavanagh

Staff presented the staff report and reported that of 37 notices were sent, three returned in favor and one returned in opposition.

Vice-Chairperson Hollaway opened the public hearing on the case. The applicant, James Casey, gave a presentation to the board. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

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

In favor:	Metzger (Alternate), Scoville (Alternate), Syler
Opposed:	Hollaway
Absent:	None
Non-voting participant:	None

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

Vice-Chairperson Holloway made a motion to defer the request to the October 8th meeting to allow the applicant to provide more precise information regarding the existing setbacks. Board Member Syler seconded.

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

In favor:	Hollaway, Metzger (Alternate), Scoville (Alternate), Syler
Opposed:	None
Absent:	None
Non-voting participant:	None

The motion passed.

THE MEETING ADJOURNED AT 4:00 PM





City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – October 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, Mark Metzger (Alternate), Nick Lankford, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea (via video conference)

Members Absent: None

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

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

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

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

The motion passed.

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

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

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

In favor:	Bikova, Fagan, Hollaway, Lankford, Syler
Opposed:	None

Absent:	None
Non-voting participant:	Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-015 (4217 Las Palmas) 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 Page 41, Lot 86 Block 1 Palm Beach, in the City and County of Galveston, Texas.

Applicant: James Casey

Property Owners: Michael W. Kavanagh

Staff presented the staff report and reported that of 37 notices sent, three returned in favor and one returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, James Casey, 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 approve the request. Board Member Lankford seconded.

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

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-016 (3201 Kleinmann Ave) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot depth and area. Property is legally described as Abstract 121 Hall & Jones Survey, Lot 27, Kleimann Addition, in the City and County of Galveston, Texas.

Applicant: Kenneth & Germaine Wadsworth

Property Owner: Kenneth & Germaine Wadsworth

Staff presented the staff report and reported that of 21 notices were sent, and one returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, Kenneth Wadsworth , 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 approve the request. Board Member Lankford seconded.

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

In favor:	Bikova, Fagan, Hollaway Lankford, Syler
Opposed:	None

Absent:

None

Non-voting participant:

Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

THE MEETING ADJOURNED AT 4:05 PM





25Z-018

STAFF REPORT

ADDRESS:

4226 Maison Rouge

LEGAL DESCRIPTION:

Property is legally described as Abstract 121 page 46, Lot 3, Block 4, Pirates Beach Section 2, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

William Anderson

PROPERTY OWNER:

Curtiss Paul Sherman Trustee of The Paul Curtiss Revocable Trust

ZONING:

Residential, Single-Family (R-1)

VARIANCE REQUEST:

Front Setback

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Residential, Single-Family District, Setbacks

EXHIBITS:

A – Applicant's Submittal

STAFF:

Rebekah Annan
 Planner
 409-797-3645
 rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
23				

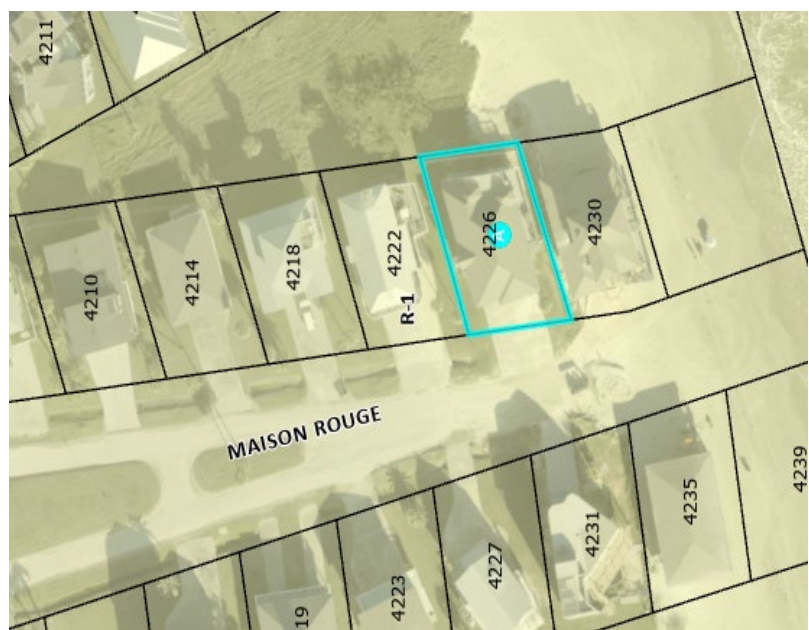
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
 Building Division: No Objection
 Coastal Resources: No Objection
 Fire Marshal: No Objection
 Fire Chief: No Objection
 Police Chief: No Objection
 Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection
 Comcast: No Objection
 CenterPoint Energy: No Objection
 Texas Gas Service: No Objection



Executive Summary: The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum for the front setback from 20 feet to 15 feet in order to construct a deck addition.

Setback Requirements The lot is approximately 101 feet long and 60.93 feet wide at the street right-of-way, with an area of 6,181 square feet.

Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential (R-1)

Front: 20 feet

Side: 3 feet

Rear: 10 feet

Requested Variance

Setback	Regulation	Proposed Variance
Front (facing Maison Rouge)	20 feet	15 feet (5' reduction)

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and
 - c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or

other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**

The owner does not have access to the front of his house along the exterior due to structural supports blocking the way. Due to mobility issues the owner requires a mobility device that will not fit through the space.

2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**

The current layout of the exterior space does not comply with the regulations set by the ADA and access to one side of the house is not accessible leading to incurred costs of upkeep and maintenance for the home. As well it is the closest point of evacuation in an emergency and not having access to that area is an added fire and emergency risk.

3. **The variance is not contrary to the public interest, in that:**

It is a residential street and the addition would not impede on any property owners or visitors in any additional way.

- a. **It does not allow applicants to impair the application of these regulations for:**

- i. Self-imposed hardships;
- ii. Hardships based solely on financial considerations, convenience or inconvenience; or
- iii. Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.

-The hardship is not self-imposed.

- The motive of the request is simply to allow the homeowner full use of his property.

-Regardless of zoning district the property must meet regulations set forth by the ADA if the property owner falls under the definition of non-able bodied.

- b. **The variance will not have a detrimental impact upon:**

- i. The current or future use of adjacent properties for purposes for which they are zoned;
- ii. Public infrastructure or services; and

iii. Public health, safety, morals and general welfare of the community.

-The neighborhood is well developed and strictly residential, any future development would not require any special access or right of way above or below the proposed addition.

-The current set back is already 40' from the road and is 30' wide. I do not see a scenario where major infrastructure expansion is required that would be impeded by a 5' corner section deck.

-It would be an unnoticed structure that complies with the neighborhood design standards, and already has approval from the HOA and their regulatory board.

4. The degree of variance allowed from these Land Development Regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

This is the minimum amount surface area we can do to allow access to the front of the house. It is designed with the minimum amount of in ground supports to lessen any impact on the beach or dunes. No other reasonable solution exists.

5. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

This single is a single use request and would only apply to similar hardships and homeowner specific needs that fall under the same specific guidelines.

6. By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.

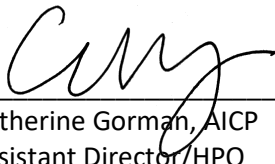
Yes.

Respectfully submitted,



Rebekah Annan
Planner

10/23/25
Date



Catherine Gorman, AICP
Assistant Director/HPO

10/23/2025
Date

TLS Job No 25-0613

4226 Maison Rouge, Galveston, TX. 77554

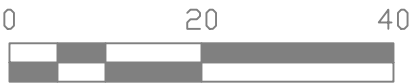
Survey Date: September 18, 2025

Survey of Lot Three (3), in Block Four (4), of PIRATES BEACH, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 67 in the Office of the County Clerk of Galveston County, Texas.

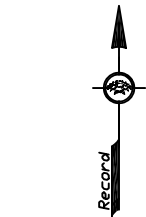
Surveyed for: Arquero Homes

Drafting: JA

Parcel ID: 123544



Elevations expressed hereon are based on NAVD 88 Datum.



SCALE: 1" = 20'



I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



4226 Maison Rouge

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

NOTES:

- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
- 2) This property lies within Zone VE (EL 17) as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the East right-of-way line of Maison Rouge.

Legend:	
	Overhead Power
	Concrete
	Asphalt
	Electrical Box
	Telecomm. Box
	Clean-out
	Spot Elevation (Typ.)
	Building Line
	B.L. Building Setback Line
	Vinyl Fence

TRICON LAND SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Survey of Lot Three (3), in Block Four (4), of PIRATES BEACH, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 67 in the Office of the County Clerk of Galveston County, Texas.

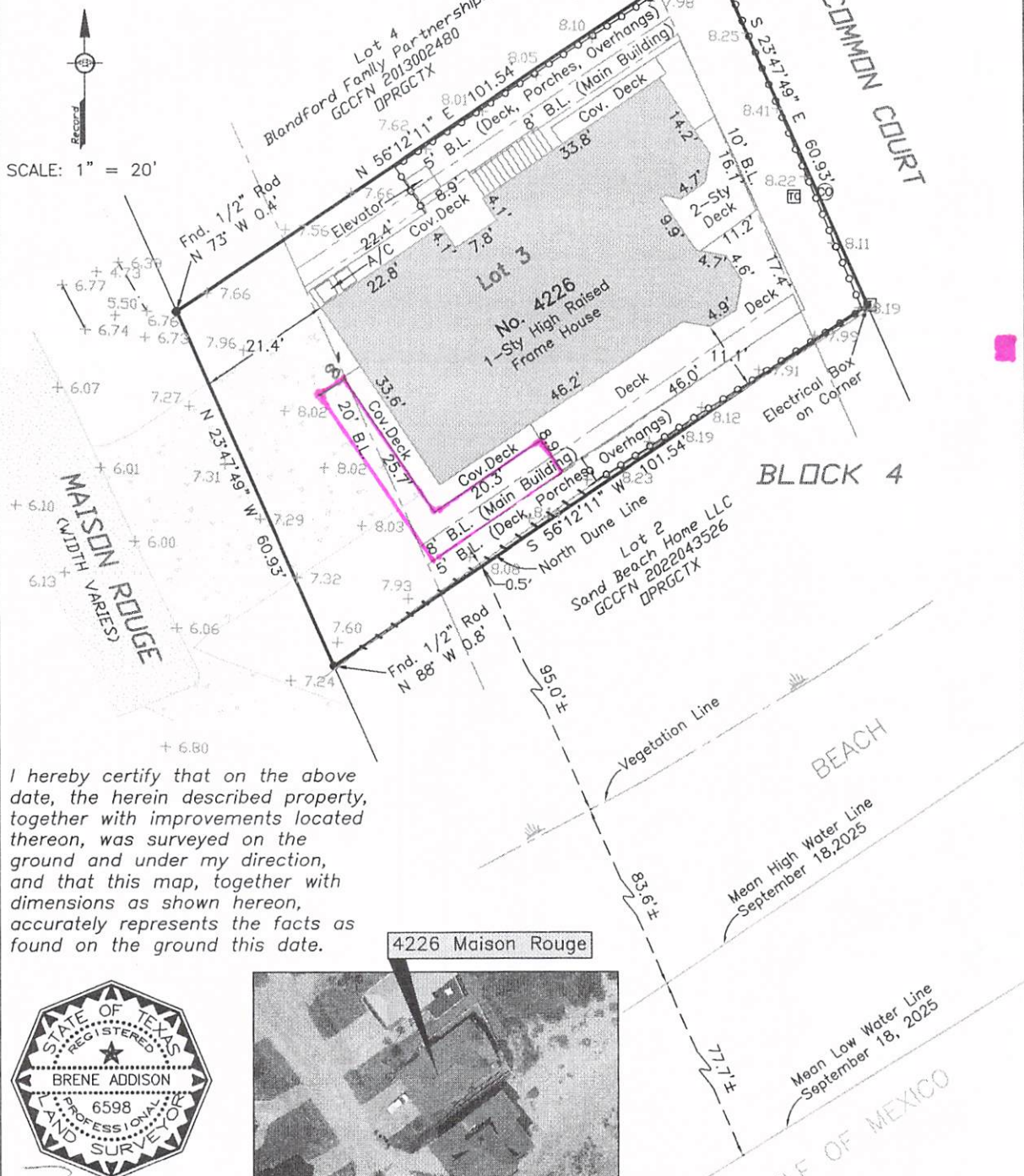
Surveyed for: Arquero Homes

Drafting: JA

Parcel ID: 123544



Elevations expressed hereon are based on NAVD 88 Datum.



New Deck Area

I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



4226 Maison Rouge
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

NOTES:

- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
- 2) This property lies within Zone VE (EL 17) as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the East right-of-way line of Maison Rouge.

Legend

	Overhead Power
	Concrete
	Asphalt
	Electrical Box
	Telecomm. Box
	Clean-out
	Spot Elevation (Typ.)
	Building Line
	B.L. Building Setback Line
	Vinyl Fence

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Development Services Department 2026 Commission Schedule

	Landmark Commission 1st and 3rd Monday 4:00	Planning Commission 1st and 3rd Tuesday 3:30	Zoning Board of Adjustment 1st Wednesday 3:30
January	1/5 No Meeting	1/6 No Meeting	1/7
February	2/2 2/16	2/3 2/17 (9:00 am)	2/4
March	3/2 3/16	3/3 3/17	3/4
April	4/6 4/20	4/7 4/21	4/8*
May	5/4 5/18	5/5 5/19	5/6
June	6/1 6/15	6/2 6/16	6/3
July	7/6 7/20	7/7 7/21	7/8*
August	8/3 8/17	8/4 8/18	8/5
September	No Meeting 9/21	No Meeting 9/22	9/2
October	10/5 10/19	10/6 10/20	10/7
November	11/2 11/16	11/3 11/17	11/4
December	12/7 No Meeting	12/8* No Meeting	12/9*

* Denotes Schedule Change