



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



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

MEETING DATE: SEPTEMBER 3, 2025

BIKOVA, LIDIJA

ABSENT

FAGAN, JAMES

ABSENT

HOLLAWAY, CAROL

Carol Hollaway

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

FINKLEA, DAVID (EX-OFFICIO)

Absent

COMMISSIONER

VACANT

Meeting Date: SEPTEMBER 3, 2025, 3:30 pm

[illegible]