



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – April 9, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Carol Hollaway, Barbara Railey, Ex-Officio David Finklea

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

CONFLICT OF INTEREST

None

WELCOME NEW MEMBER

The board requested this item be moved to the next scheduled meeting.

APPROVAL OF MINUTES

The March 5, 2025, regular meeting minutes were approved as presented.

***Board Member Metzger arrives at 3:36 p.m.

PUBLIC COMMENT

None

DISCUSSION ITEMS

Staff opened the "Discussion of Zoning Board of Adjustment power to hear Landmark Commission appeals (Staff)" item.

***Donna Fairweather steps away at 3:39 p.m. and returns at 3:41 p.m.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-004 (8819 Stewart Road) Request for a variance from the Galveston Land Development Regulations, Article 10, Height and Density Development Zone regarding Build-to-Line and Wall Plane Articulation. Property is legally described as Hall & Jones Survey, Lot B, Chauhan Subdivision (2007), in the City and County of Galveston, Texas.

Applicant: Rafiq Ali, Catalyst Technical Group, Incorporated

Property Owner: Harold Smart, Vrone Hospitality, LLC on behalf of OKG LLC

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

Chairperson Bikova opened the public hearing on the case. A representative for the applicant, Himanshu Makwana, 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.

The motion failed due to a lack of a second.

Board Member Syler made a motion to approve a variance for the Build-to-Line. Board Member Fagan seconded.

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

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

The motion passed.

Board Member Scoville (Alternate) made a motion on a variance for Wall Plane Articulation for deferral to the May 7, 2025, meeting in order for the applicant to provide front elevation and other information from staff. Board Member Syler seconded.

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

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

The motion failed.

Chairperson Bikova tabled the motion.

Chairperson Bikova re-opened the public hearing on the case. A representative for the applicant, Himanshu Makwana, provided the requested front elevation. The public hearing was closed, and the Chairperson called for a motion.

Board Member Metzger (Alternate) made a motion to approve a variance for Wall Plane Articulation. Board Member Fagan seconded.

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

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

The motion passed.

25Z-005 (1721 Postoffice / Avenue E) Request to appeal the City of Galveston Landmark Commission's decision regarding case 25LC-002: Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material, replacement of existing windows, and addition of covered porch to the rear façade. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 2 & West 10-8.5 Feet of Lot 3, Block 437, in the City and County of Galveston, Texas.
Applicant: Robert Faickney

Property Owner: Donna Baker and Robert Faickney

Staff presented the staff report and reported that of 24 notices sent, four returned in favor, and three in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant and property owner, Robert Faickney, 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 reverse the Landmark Commissions decision. Board Member Scoville (Alternate) seconded.

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

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

The motion passed.

WELCOME NEW MEMBER

The board welcomed Mark Metzger.

THE MEETING ADJOURNED AT 4:47 PM



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: APRIL 9, 2025

BIKOVA, LIDIJA

Lidija Biko
James M. Fagan

FAGAN, JAMES

HOLLAWAY, CAROL

Absent

RAILEY, BARBARA

Absent

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

SCOVILLE, BECCA (ALTERNATE)

B. Scoville

FINKLEA, DAVID (EX-OFFICIO)

Absent

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

[illegible]