



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – May 7, 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), Barbara Railey, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea

Members Absent: None

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

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-007 (11222 Schwartz Drive) 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, Hall & Jones Survey, Lot 3, Block 1, Sunny Beach, a subdivision in the City and County of Galveston, Texas.

Applicant: David K. Brown

Property Owners: David K. and Gaytha M. Brown

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

Chairperson Bikova opened the public hearing on the case. The applicant, David K. Brown, gave a presentation 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: Metzger(Alternate), Scoville (Alternate), Ex-Officio David Finklea

The motion passed.

25Z-008 (17427 Bristow Drive) 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, Hall & Jones Survey, West ½ of Lot 33 (33-1), Gulf Palms, a subdivision in the City and County of Galveston, Texas.

Applicant: Ryan Gannon

Property Owners: Ryan and Kylee Gannon

Staff presented the staff report and reported that of 37 notices sent, one returned in favor, one returned with no comment, and one in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant and property owner, Ryan Gannon, 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 Railey seconded.

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

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

The motion passed.

25Z-009 (6600 Seawall) Request for appeal of staff determination regarding maximum height of a vending kiosk. Property is legally described as Abstract 121 Hall & Jones Survey, Part of Lots 89, 90, and Abandoned Road (89-1), Trimble and Lindsey Section 1 and Part of Lot 1, Moseley Addition, in the City and County of Galveston, Texas.

Applicant: Paul Church

Property Owner: Galveston Fund 1, LLC.

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

Chairperson Bikova opened the public hearing on the case. The applicant, Paul Church, 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 Affirm Staff's Determination. Board Member Hollaway seconded.

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

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

The motion passed.

25Z-010 (2421 and 2425 68th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot width, depth and square footage. The properties are legally described Abstract 121 Hall & Jones Survey, Lots 16R and 17R, Reeves Special Subdivision (2002), in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owners: Rodney and Ann Reeves

Staff presented the staff report and reported that of 19 notices sent, one returned in favor, and one with no comment.

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

Board Member Syler made a motion to approve the request. Board Member Carol 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:	Metzger(Alternate), Scoville (Alternate), Ex-Officio David Finklea

The motion passed.

THE MEETING ADJOURNED AT 4:30 PM



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: MAY 7, 2025

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

James M Fagan

HOLLAWAY, CAROL

Carol Hollaway

RAILEY, BARBARA

Barbara Railey

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

FINKLEA, DAVID (EX-OFFICIO)

David Finklea

Meeting Date: May 7, 2025, 3:30 pm

