

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, JANUARY 7, 2026 - 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. 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)
5. Old Business and Associated Public Hearings
 - 5.A **25Z-019 (1410 Seawall)** Request for a variance from the Galveston Land Development
Regulations, Article 10, Height and Density Development Zone regarding Build-to-Line and
Parking Location in a Commercial, Height and Density Development Zone, Zone 3 (C-
HDDZ-3) zoning district. Property is legally described as Abstract 628, M B Menard Survey
(47-2000-1), Part of Southwest Block 47 and Part of Northwest Block 72, Galveston
Outlots, and Part of Adjacent Avenue O, in the City and County of Galveston, Texas.
Applicant: Chris Hellerman
Property Owner: John Thokala, GTX Hospitality
6. New Business and Associated Public Hearings
 - 6.A **25Z-020 (14142 Grambo and Adjacent Vacant Parcel)** Request for a variance to
decrease minimum lot depth from 100 feet to 91.42 feet. The properties are legally
described as Abstract 121, Page 40, Lot 27 & East 1/2 of Lot 26, Block 4, Pirates Cove;
and Abstract 121, Page 40, Lot 28, Block 4, Pirates Cove; in the City and County of
Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Titus Harris, Emily Harris, Titus H. Harris Marital Trust
7. 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 12/19/2025 at 04:15 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.