

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, APRIL 8, 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. Welcome New Member
5. Recognition of James Fagan
6. Approval of Minutes
 - 6.A December 3, 2025
 - 6.B January 7, 2026
7. 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)
8. New Business and Associated Public Hearings
 - 8.A **26Z-001 (3828 Avenue N ½ and 1516 39th Street)** Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot depth and area. Properties are legally described as Abstract 628, M. B. Menard Survey, North ½ of Lot 14 & Part of Lot 13 (14-1), Northwest Block 35, Galveston Outlots; and Abstract 628, M. B. Menard Survey, South ½ of Lot 14 & Part of Lot 13 (14-2), Northwest Block 35, Galveston Outlots; in the City and County of Galveston, Texas. Applicant: Dylan Ybarra
Property Owner: Ana Benavides and Jesus R. Sendejas and Walter G. Sendejas
 - 8.B **26Z-002 (8509 Teichman Road)** Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot depth. The property is legally described as Abstract 121, Hall & Jones Survey, Lot 8 & Adjacent West Tract Harbor Light Unrecorded Subdivision, in the City and County of Galveston, Texas.
Applicant: Michael Gaertner, Sr. Architect

Property Owner: AMR Herbas Group LLC, Rafiq Wazir Ali

9. 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 03/30/2026 at 3:30 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.