

**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.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – December 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Lidija Bikova, Carol Hollaway, Becca Scoville, Susan Syler

Members Absent: James Fagan Nick Lankford (Alternate), Mark Metzger (Alternate), Ex-Officio David Finklea

Staff Present: Tim Tietjens, Development Services Executive Director; Teresa Evans, Special Assistant to the Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Rebekah Annan, Planner; Donna Fairweather, Interim City Attorney;

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 5, 2025, minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and reported that of 14 notices sent and none returned.

Chairperson Bikova opened the public hearing on the case. A representative for the applicant, Justin Pruitt, 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.

Vice-Chairperson Hollaway made a motion to deny the request. Board Member Scoville seconded.

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

In favor:	Hollaway
Opposed:	Bikova, Scoville, Syler

Absent: Fagan, Lankford(Alternate), Metzger (Alternate), Ex-Officio David Finklea
Non-voting participant: None

The motion failed due to a lack of four affirmative votes.

Board Member Scoville made a motion to defer the request to the January 7, 2026, meeting in order to allow the applicant to provide additional information. Board Member Syler seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:40 PM





City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – January 7, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Lidija Bikova, Carol Hollaway, Nick Lankford (Alternate), Mark Metzger (Alternate), Becca Scoville, Susan Syler,

Members Absent: James Fagan (Submitted resignation prior to meeting), Ex-Officio David Finklea

Staff Present: Teresa Evans, Special Assistant to the Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Rebekah Annan, Planner; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and reported that of 14 notices sent and none returned.

Chairperson Bikova opened the public hearing on the case. A representative for the applicant, Justin Pruitt, gave a presentation to the board. See the attached list for presentation made 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 Metzger seconded.

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

In favor:	Bikova, Metzger (Alternate), Scoville
Opposed:	Hollaway, Syler
Absent:	Fagan, Ex-Officio David Finklea
Non-voting participant:	Lankford(Alternate)

The motion failed due to a lack of four affirmative votes.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and reported that of 17 notices sent and one returned in favor.

Chairperson Bikova opened the public hearing on the case. The property owner, Titus Harris, 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 approve the request. Board Member Metzger seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:50 PM





26Z-001

STAFF REPORT

ADDRESS:

3828 Avenue N ½ and 1516 39th Street

LEGAL DESCRIPTION:

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/REPRESENTATIVE:

Dylan Ybarra

PROPERTY OWNER:

Ana Benavides and Jesus R. Sendejas and Walter G. Sendejas

ZONING:

Commercial (C)

VARIANCE REQUEST:

Lot Depth

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Commercial (C) District, Minimum Lot Standards

EXHIBITS:

A – Applicant's Submittal

STAFF:

Rebekah Annan

Planner

409-797-3645

rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
30				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary: Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot depth. The subject site consists of two lots addressed as 3828 Avenue N ½ and 1516 39th Street. The house located at 3828 Avenue N ½ encroaches the northern property line. The owners are seeking a variance in order to replat to correct the encroachment.

Area Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Commercial (C):**
Required Minimum Lot Area: 0 square feet
Required Minimum Depth: 100 feet
Required Minimum Width: 40 feet

Requested Variance	Minimum Lot Dimensions	Regulation	Proposed Variance
	Lot Depth	100 feet	64.5 feet (1516 39 th Street) 80 feet (3828 Avenue N ½)

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and
 - c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or

other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

- 1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**

The request for this variance is rooted in special conditions uniquely to the subject property that do not generally exist on other properties within the same zoning district. The property consists of a single platted lot that was historically developed with two separate residential structures, as reflected on the current survey. The existing lot configuration, combined with the placement of the structures, predates the applicants ownership and was not created by the applicant. The physical layout of the property is therefore unique and differs from typical single-structure residential lots in the area.

- 2. Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**

Due to these special conditions, strict enforcement of the minimum lot width requirement would impose an unnecessary hardship on the applicant. Without approval of the requested variance, the applicant is unable to replat the property into two legal lots. Which prevents the reasonable and lawful use, renovation, and permitting of an existing residential structure. The hardship is not financial in nature but arises from the inability to legally separate. Two long-existing homes into compliant individual lots.

- 3. The variance is not contrary to the public interest, in that:**

The requested variance is not contrary to the public interest. The proposal does not increase density, introduce new uses, or allow additional structures beyond what already exists on the property. Instead, it allows each existing residence to be placed on its own legal lot, improving regulatory compliance, property maintenance, and neighborhood stability.

- 4. It does not allow applicants to impair the application of these regulations for:**

- i. **Self-imposed hardships;**
- ii. **Hardships based solely on financial considerations, convenience or inconvenience; or**
- iii. **Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**

The hardship is not self-imposed, as the lot configuration and development existed prior to the applicants ownership. The request is based solely on

convenience or financial considerations, nor is it a condition common to other properties in the zoning district. Most nearby properties contain a single residence on a single lot and do not face the same physical constraints.

5. The variance will not have a detrimental impact upon:

- i. The current or future use of adjacent properties for purposes for which they are zoned;**
- ii. Public infrastructure or services; and**
- iii. Public health, safety, morals and general welfare of the community.**

Granting the variance will not have a detrimental impact on the adjacent properties, public infrastructure, or community welfare. The existing residences are already served by utilities, access and infrastructure. The variance will not affect traffic, drainage, or public services and it will maintain compatibility with surrounding residential neighborhood.

6. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

The degree of variance requested is the minimum necessary to alleviate the identified hardship. One of the two resulting lots fully complies with the minimum lot width requirement, and the variance applies only to the single lot that cannot meet the standard due to existing condition. No greater deviations from the regulations is requested than what is required to achieve compliance.

7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

The variance is not being used to circumvent other procedures or standards of the Land Development Regulations. No alternative development pattern or administrative process exists that would allow two legal residential lots under these circumstances without a variance the applicant is not seeking to avoid setbacks, height limits, or use restrictions.

8. By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.

By granting the variance, the spirit of the Land Development Regulations allows for the orderly, lawful use of existing residential structures while maintaining neighborhood character and protecting public interests.

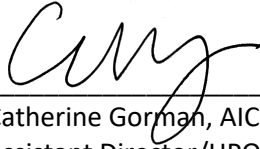
Respectfully submitted,



Rebekah Annan
Planner

3/25/26

Date



Catherine Gorman, AICP,
Assistant Director/HPO
Development Services Department

03/25/2026

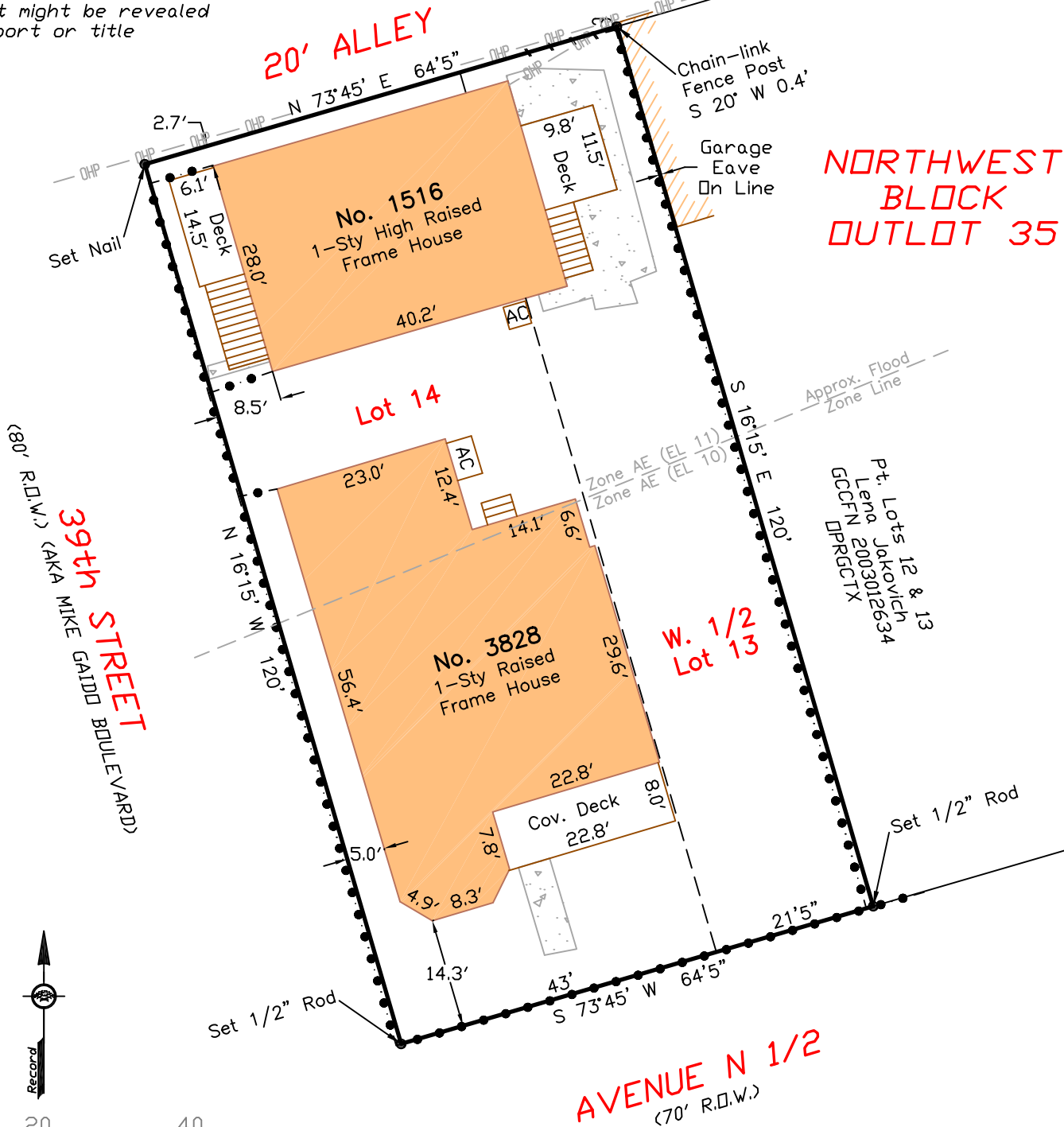
Date

TLS Job No 25-0773

3828 Avenue N 1/2, Galveston, TX. 77550
1516 39th Street, Galveston, TX. 77550

Survey Date: December 5, 2025

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



SCALE: 1" = 20'



Brene Addison
Registered Professional
Land Surveyor No. 6598

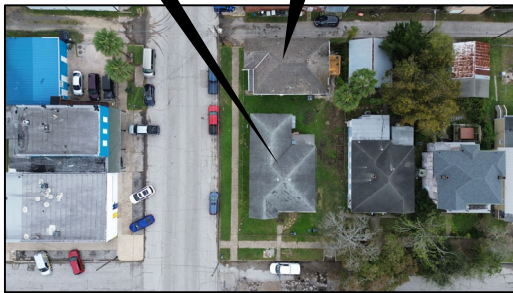
NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone AE (EL 10' & 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0441G dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) Bearings are record, based on the monumentation of the centerline of 39th Street, being a found nail at the intersection of 39th Street and Winnie and a found brass plug in the center of the Galveston Seawall.

Survey of Lot Fourteen (14), and the West One-half (1/2) of Lot Thirteen (13), in the Northwest Block of Thirty-Five (35), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas, by William H. Sandusky, 1845'.

I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

3828 Ave. N 1/2

1516 39th St.

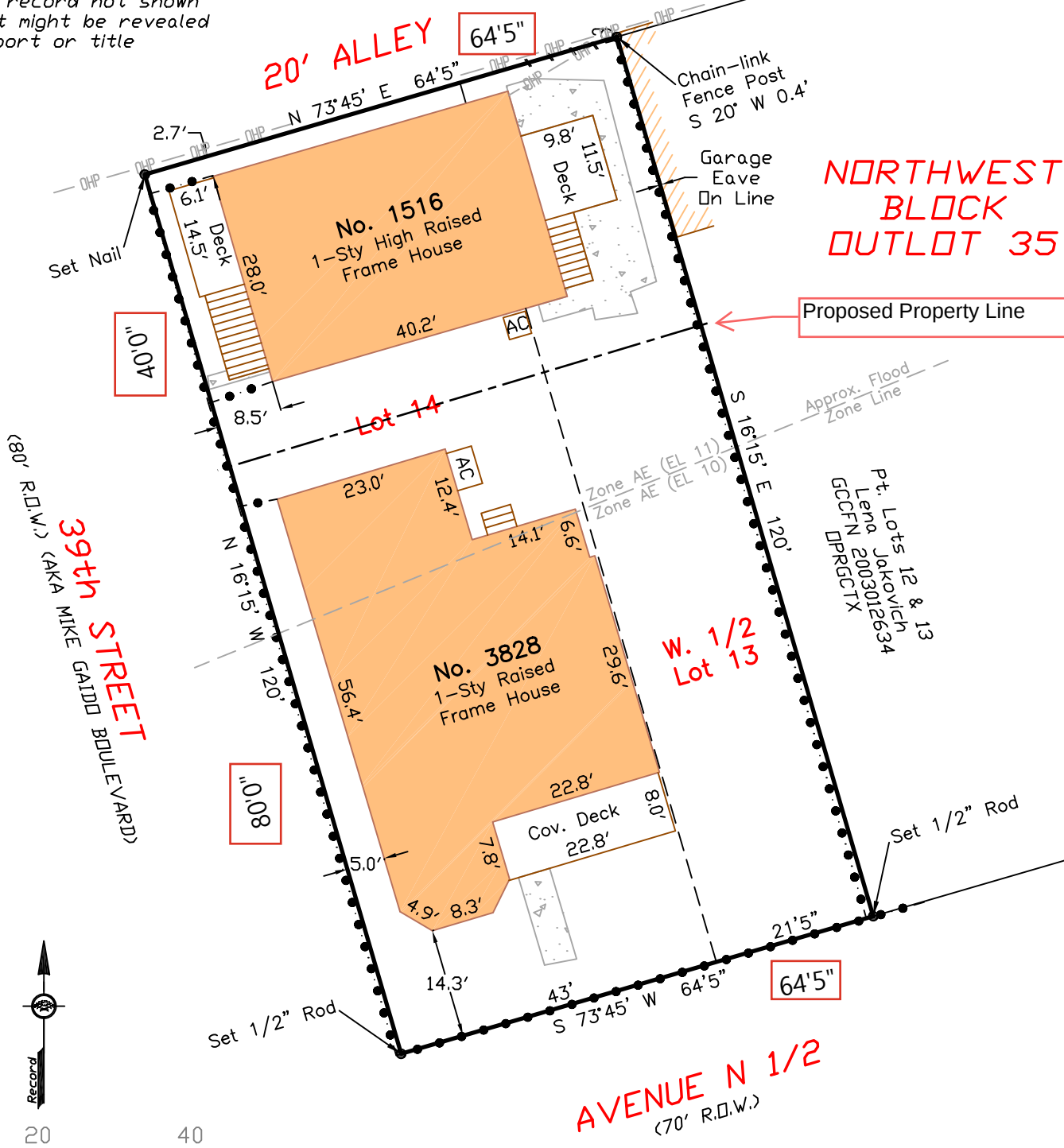


- Legend:**
— OHP — Overhead Power
● ● ● Chain Link Fence
- - - Wood Fence
Concrete
Power Pole

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: JA
Parcel ID: 105905; 105903
Surveyed for: Dylan Ybarra

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



SCALE: 1" = 20'

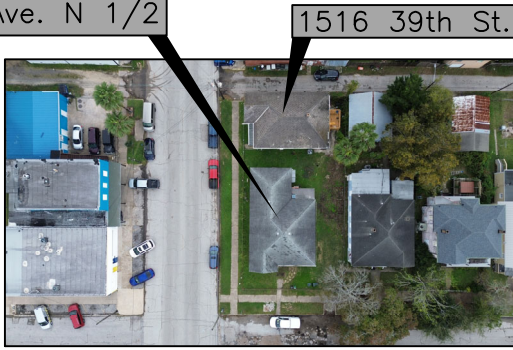


Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone AE (EL 10' & 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0441G dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) Bearings are record, based on the monumentation of the centerline of 39th Street, being a found nail at the intersection of 39th Street and Winnie and a found brass plug in the center of the Galveston Seawall.

Survey of Lot Fourteen (14), and the West One-half (1/2) of Lot Thirteen (13), in the Northwest Block of Thirty-Five (35), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas, by William H. Sandusky, 1845'.

I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



- Legend:**
- OHP Overhead Power
 - Chain Link Fence
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Physical: 2011 59th Street
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TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: JA

Parcel ID:
105905; 105903

Surveyed for:
Dylan Ybarra



26Z-002

STAFF REPORT

ADDRESS:

8509 Teichman Road

LEGAL DESCRIPTION:

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/REPRESENTATIVE:

Michael Gaertner, Sr. Architect

PROPERTY OWNER:

AMR Herbas Group LLC, Rafiq Wazir Ali

ZONING:

Commercial (C)

VARIANCE REQUEST:

Lot Depth

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Commercial (C) District, Minimum Lot Standards

EXHIBITS:

A – Applicant's Submittal

STAFF:

Rebekah Annan
 Planner
 409-797-3645
 rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
17				

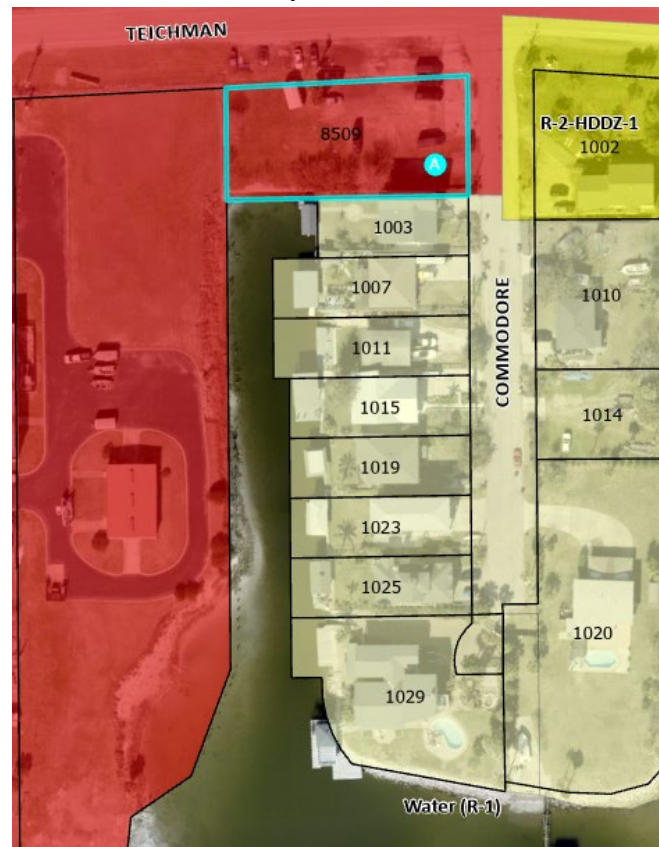
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
 Building Division: No Objection
 Coastal Resources: No Objection
 Fire Marshal: No Objection
 Fire Chief: No Objection
 Police Chief: No Objection
 Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection
 Comcast: No Objection
 CenterPoint Energy: No Objection
 Texas Gas Service: No Objection



Executive Summary: Request for a variance from the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, regarding minimum lot depth. The applicant is proposing to divide one lot into five newly created lots. The requested variance is from 100 feet to 94.15 feet.

Lot depth is measured as the mean horizontal distance between the front and rear lot lines. When side property lines are of different lengths, lot depth is determined by averaging the lengths of the side property lines.

Area Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Commercial (C):**

Required Minimum Lot Area: 0 square feet

Required Minimum Length: 100 feet

Required Minimum Width: 40 feet

Requested Variance

Minimum Lot Dimensions	Regulation	Proposed Variance
Lot Length/Depth	100 feet	94.15 feet

Department Review and Comments There were no objections from outside utilities or other City departments.

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and

- c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**

The subject tract is uniquely irregular in depth, measuring approximately 93.49 feet on the West and 100 feet on the East, while maintaining a consistent frontage along Teichman Road and the canal. It is bounded by a major arterial to the North, a canal and bulkhead to the south, Texas A&M property to the west, and an irregular residential parcel to the south. These fixed boundary conditions create a tapered configuration not typical of other parcels within the zoning district. The Combination of arterial exposure, canal frontage, and institutional adjacency produces geometric constraints unique to this property.

2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**

Strict enforcement of uniform dimensional standards would prevent reasonable subdivision of this tract into five residential lots consistent with surrounding development patterns. Because the property tapers in depth, literal compliance would either reduce the number of lots or create irregular building envelopes unsuitable for typical one- and two-family homes. The hardship arises from the sites existing geometry rather than financial objectives. Without minor dimensional relief, the property cannot be efficiently subdivided in a manner consistent with orderly land development principles and the City's subdivision objectives for practical, buildable residential parcels.

3. **The variance is not contrary to the public interest, in that:**

The proposed subdivision introduces low-density residential lots compatible with adjacent residential properties and canal front development. The project does not increase permitted density or exceed overly height limitations. All lots front existing public rights-of-way and rely on established infrastructure, minimizing public cost or service impact. Residential development at his location provides an appropriate transition from Teichman Road to neighboring properties while supporting infill objectives identified in the comprehensive

Plan. The request does not alter traffic patterns in a material way and maintains consistency with surrounding land use and community character.

- 4. It does not allow applicants to impair the application of these regulations for:**
- i. Self-imposed hardships;**
 - ii. Hardships based solely on financial considerations, convenience or inconvenience; or**
 - iii. Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**

The hardship associated with this request is not self-imposed. The irregular depth and tapering configuration of the tract existed prior to acquisitions by the current owner and were not created through replatting or voluntary boundary adjustment. The canal frontage, arterial right-of-way alignment, and adjoining institutional property establish fixed perimeter conditions beyond the applicant's control. The request is not based solely upon financial considerations, convenience, or maximizing lot yield. Five lots represent a logical and proportionate subdivision of approximately 201 feet of frontage into lots averaging forty feet in width, consistent with residential lot patterns commonly found in Galveston. The minor variation in depth results exclusively from accommodating the natural taper of the property and not from any effort to circumvent dimensional standards. The condition is not common to other parcels within the district, most of which are rectangular and uniform in depth. The requested relief allows the tract to be subdivided in a rational and orderly manner while maintaining functional building envelopes and compliance with all other development standards.

- 5. The variance will not have a detrimental impact upon:**
- i. The current or future use of adjacent properties for purposes for which they are zoned;**
 - ii. Public infrastructure or services; and**
 - iii. Public health, safety, morals and general welfare of the community.**

The proposed subdivision will not adversely affect properties, public, infrastructure, or community welfare. The development consists solely of one- and two-family residential lots, a use compatible with nearby residential parcels and canal-front properties. Although the tract is zoned commercial, residential use represents a lower intensity than many uses otherwise permitted, thereby reducing potential traffic, noise, and service demands. All proposed lots front existing public rights-of-way along Teichman Road and Commodore Road, and no new public streets or extensions are required. Existing utilities are available to serve the lots, and anticipated demand will be typical of single-family residences, remaining within the capacity of existing systems. The canal frontage and existing bulkhead conditions will not be altered in a manner detrimental to neighboring properties. Functional lot dimensions allow compliance with setbacks, drainage standards, and building codes ensuring safe access and appropriate stormwater management. Traffic generations from five homes will be minimal compared to potential commercial development under

current zoning. Accordingly, the variance will not impair adjacent property values, public services or the health, safety, morals, and general welfare of the community.

6. **The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.**

The requested dimensional flexibility is limited solely to accommodating the property's existing taper. Lot widths remain approximately forty feet, consistent with established residential patterns. Depth variation reflects the fixed boundary configuration and does not exceed what is required to create five functional, buildable lots. No additional departures from development standards are sought, and all other subdivision requirements will be satisfied.

7. **The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).**

The variance will only be used to allow for a replat of five lots into two separate singular lots. All future work on the newly created lots will be done in accordance with the LDRs and the Pirates Property Association rules.

8. **By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.**

The requested variance is not intended to circumvent alternative procedures or flexible development standards within the Land Development Regulations. The applicant has evaluated whether alternative subdivision patterns, clustering, or modified lot arrangements could eliminate the need for dimensional relief. Because the taper is inherent in the tract's fixed boundary lines, no alternative configurations can fully resolve the geometric constraint without either reducing the number of lots or creating impractical building envelopes. The proposal complies with all other applicable standards, including frontage requirements, access to public rights-of way, infrastructure availability, drainage considerations, and overlay district limitations. The variance is narrowly focused on dimensional accommodation necessary to reflect the property's existing configuration. It does not avoid subdivision review, public notice, or development standards related to health and safety. Granting the request will not weaken the overall regulatory framework but instead allows measured flexibility consistent with established variance criteria when strict enforcement would create unnecessary hardship due to unique site conditions.

9. **By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.**

Granting the requested relief upholds the intent of the land development Regulations by promoting orderly subdivision, compatible residential infill, and efficient use of existing infrastructure. The proposal balances dimensional standards with the practical realities of a uniquely configured tract while preserving neighborhood character and public welfare. The variance does not expand density or intensity beyond what zoning permits. Instead, it enables

reasonable use of property constrained by fixed boundary conditions. Approval would reflect substantial justice by allowing development consistent with community goals undermining regulatory integrity.

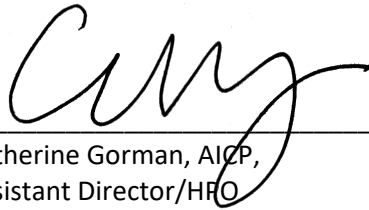
Respectfully submitted,



Rebekah Annan
Planner

3/25/26

Date



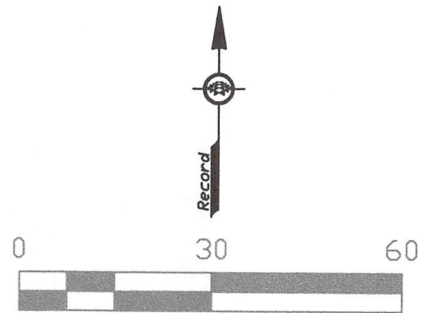
Catherine Gorman, AICP,
Assistant Director/HFO
Development Services Department

03/25/2026

Date

TLS Job No 22-0245

8509 Teichman Road, Galveston, TX 77554

Elevations expressed
hereon are based on
NAVD 88 Datum.TEICHMAN ROAD
(100' R.O.W.)COMMODORE ROAD
(50' R.O.W.)

SCALE: 1" = 30'

Fnd. 1/2" Rod
S 57° E 1.6'

Planter

Pt. Lot 524
(0.448 Ac.)
(19,511 Sq. Ft.)N. 1/2 Lot 9
Harbor Light Unrecorded
Michael & Valerie Miller
GCCFN 2001034085
DPRGCTXFnd. 2" Pipe
East Line
Lot 524TRIMBLE & LINDSEY
SURVEY, SECTION 1Multiple Lots
Texas A&M Univ.
GCCFN 9311883
DPRGCTXFnd. 1/2" Rod
On Line
Offset 4.0'

CANAL

Surveyed without the benefit of a title commitment. This property may be
subject to matters of record not shown hereon that might be revealed by
title report or title commitment.

NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
- 2) This property lies within Zone AE (EL 13') as established by the FEMA Flood Insurance Rate Map Community No. 485469, Panel No. 0436G, Dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the West right-of-way line of Commodore Street.

Being that certain tract or parcel of land being part of Lot 524, Section 1, of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the East line of said Lot 524 with the South line of Teichman Road (100' R.O.W.), said point of intersection being the Northeast corner of Tract Four as conveyed to Jack Hall and recorded in Volume 1389, Page 647, in the deed records in the Office of the County Clerk of Galveston County, Texas, a set nail in asphalt;

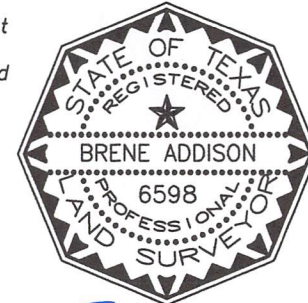
THENCE South 25° 00' 00" East, along and with the East line of said Lot 524, same being the East line of Commodore Drive (50' R.O.W.), a distance of 100.00 feet to the Southeast corner of the herein described tract, a found 2 inch pipe;

THENCE South 65° 00' 00" West, perpendicular to the East line of said Lot 524, a distance of 201.67 feet to a point for corner located in a canal and the Southwest corner of the herein described tract;

THENCE North 25° 00' 00" West, parallel to the East line of said Lot 524, at 4.0 feet passing a set 1/2 inch rod on the bank of said canal, a total distance of 93.49 feet to the South right-of-way line of said Teichman Road, and the Northwest corner of the herein described tract, a found 1/2 inch rod bearing S 57° E a distance of 1.6 feet;

THENCE North 63° 09' 00" East, along the South line of said Teichman Road, a distance of 201.78 feet (called 201.67 feet) to the PLACE OF BEGINNING, and containing 0.448 acres (19,511 square feet) of land, more or less.

I hereby certify that
on the below date,
the herein described
property, together
with improvements
located thereon,
was surveyed on
the ground and
under my direction,
and that this map,
together with
dimensions as
shown hereon,
accurately
represents the facts
as found on the
ground this date.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

Legend:

— OHP —	Overhead Power
• • •	Chain Link Fence
- - -	Wood Fence
▭	Concrete
⊕	Power Pole
▨	Asphalt
+ 6.26	Spot Elevation (Typ.)
⊙	Sanitary Sewer MH
⊗	Water Valve

TRICON
LAND
SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: BA Survey Date: April 5, 2022

Surveyed for: Rafiq Ali

