



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), Syler
Opposed:	Hollaway, Scoville
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



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: JANUARY 7, 2026

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

Resigned

HOLLAWAY, CAROL

Carol Hollaway

SCOVILLE, BECCA

Becca Scoville

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Mark Metzger

LANKFORD, NICK (ALTERNATE)

FINKLEA, DAVID (EX-OFFICIO)

Absent