



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



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: DECEMBER 3, 2025

BIKOVA, LIDIJA

Lidija Biko

FAGAN, JAMES

X
Absent

HOLLAWAY, CAROL

Carol Hollaway

LANKFORD, NICK

Absent

SYLER, SUSAN

Susan Syler

METZGER, MARK (ALTERNATE)

Absent

SCOVILLE, BECCA (ALTERNATE)

Becca Scoville

FINKLEA, DAVID (EX-OFFICIO)

Absent

**ZONING BOARD OF ADJUSTMENT
PUBLIC SIGN-IN SHEET
PLEASE INDICATE CASE NO., PRINT NAME AND CITY OF RESIDENCE**

Meeting Date: December 3, 2025, 3:30 pm

[illegible]