

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, AUGUST 5, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

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. Approval of Minutes
 - 4.A **May 6, 2026**
 - 4.B **June 3, 2026**
 - 4.C **July 8, 2026**
5. 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)
6. New Business and Associated Public Hearings
 - 6.A **26Z-007 (1526 and 1530 Kempner / 22nd Street Rear)** Request for a variance from the Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum, regarding minimum lot area. The properties are legally described as Abstract 628 M.B. Menard Survey Part of Lots 12 & 13 (1012-2) Northeast Block 43 Galveston Outlots and Abstract 628 M.B. Menard Survey Part of Lots 12 & 13 (1012-4) Northeast Block 43 Galveston Outlots & Part of Adjacent Ave N 1/2, in the City and County of Galveston, Texas.
Applicant: Ted Shook
Property Owners: Ted Shook and Karen Flowers
 - 6.B **26Z-008 (23001 and 23005 Chiquita Street)** Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot depth. The properties are legally described as Abstract 121, Hall and Jones Survey Section 13, Lots 75 and 76, Terramar Beach, Section 6 Replat, in the City and County of Galveston, Texas.
Applicant: Kevin Harper
Property Owner: AJIV Holdings, LLC

6.C **26Z-009 (1214 44th Street)** Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot area. The property is legally described as Abstract 628, M.B. Menard Survey, Lot 14, Block 43, in the City and County of Galveston, Texas.
Applicant: Andrew Leslie
Property Owner: Leslie Housing Opportunities, LLC.

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 07/29/2026 at 03:50 PM

I certify that the above Amended Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 07/29/2026 at 04:32PM

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.