

**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.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – May 6, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Nick Lankford (Alternate), Ex-Officio David Finklea

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

RECOGNITION OF JAMES FAGAN

The Board recognized James Fagan for his years served on the Board.

APPROVAL OF MINUTES

The April 8, 2026, minutes were accepted as presented.

PUBLIC COMMENT

See the attached list for presentations made to the Board.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

26Z-003 (1602-1606 Avenue L) Request for variances from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-3) Addendum, regarding minimum lot area. The property is legally described as Abstract 628 M.B. Menard Survey, Lot B Replat of Lots 8 and 9 (8-200), Block 76, in the City and County of Galveston, Texas.

Applicants: Johnna and Lisa Cacace

Property Owner: Sorelle Homes, LLC.

Staff presented the staff report and reported that of 34 notices sent and none returned.

Chairperson Bikova opened the public hearing on the case. The applicant, Lisa Cacace, gave a presentation to the Board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Metzger made a motion to approve the request. Board Member Scoville seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 3:46 PM





City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – June 3, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Lidija Bikova, Mark Metzger, Becca Scoville, Susan Syler

Members Absent: Carol Hollaway, Nick Lankford (Alternate)

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Xochitl Vandiver-Gaskin, Assistant City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

26Z-004 (11213 Beard Drive) Request for a variance from the Galveston Land Development Regulations Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum side and rear setbacks. The property is legally described as Abstract 121 Hall & Jones Survey, Lot 8, Block 4, Sunny Beach, a subdivision in the City and County of Galveston, Texas.

Applicant: Ernesto Vidal

Property Owner: Julia Bennett-Jean

Staff presented the staff report and reported that of 40 notices sent, four returned in opposition.

Chairperson Bikova opened the public hearing on the case. The property owner, Julia Bennett-Jean, gave a presentation to the Board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Metzger made a motion to approve the request. Board Member Syler seconded.

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

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

The motion passed.





City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – July 8, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present:	Carol Hollaway, Nick Lankford (Alternate), Becca Scoville, Susan Syler, Ex-Officio Alex Porretto
Members Absent:	Lidija Bikova, Mark Metzger
Staff Present:	Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Xochitl Vandiver-Gaskin, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

26Z-005 (9710 Teichman Road) Request for a variance from the Galveston Land Development Regulations, Article 3, Single-Family, Residential (R-1) Addendum, regarding minimum lot depth. The property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owner: Billy King

Staff presented the staff report and reported that of 24 notices sent, and two returned in favor.

Vice-Chairperson Hollaway opened the public hearing on the case. See the attached list for presentations made to the Board. The public hearing was closed, and the Vice-Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Scoville seconded.

Vice-Chairperson Hollaway for questions or comments from the Board, and the following votes were cast:

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

The motion passed.

26Z-006 (17515 FM-3005 / Termini San-Luis Pass Road) Request for a Special Exception in accordance with the Galveston Land Development Regulations Section 11.400, to convert a legally nonconforming use to a conforming use. Properties are legally described as Abstract 121 Hall & Jones Survey Lot 6 Gulf Palms and Abstract 121 Hall & Jones Survey West 1/2 of Lot 7 (7-1) Gulf Palms, in the City and County of Galveston, Texas.

Applicant: Katie Henson

Property Owner: Katie Henson

Staff presented the staff report and reported that of 30 notices sent, one returned in favor.

Vice-Chairperson Hollaway opened the public hearing on the case. The applicant, Katie Henson, gave a presentation to the Board. See the attached list for presentations made to the Board. The public hearing was closed, and the Vice-Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Scoville seconded.

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

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

The motion passed.

Staff notified the Board that a training workshop would be scheduled in the near future.

THE MEETING ADJOURNED AT 3:55 PM



Zoning Board of Adjustment

Planning Department

City of Galveston

August 5, 2026



26Z-007

STAFF REPORT

ADDRESS:

1526 and 1530 Kempner / 22nd Street, Rear

LEGAL DESCRIPTION:

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 ½

APPLICANT/REPRESENTATIVE:

Ted Shook

PROPERTY OWNERS:

Ted Shook and Karen Flowers

ZONING:

Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)

VARIANCE REQUEST:

Lot Area

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Urban Neighborhood (UN) District, Minimum Lot Standards

EXHIBITS:

- A – Applicant's Submittal
- B – Sanborn Insurance Maps
- C – Motion Guide

STAFF:

Daniel Lunsford
Planning Manager
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
40				

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

The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum regarding minimum lot area, in order to replat from two lots to one lot. Because the existing lots are very small, even combined the resulting lot will be less than 2,500 square feet.

It is unknown when the area was reconfigured into its current layout, but Galveston Central Appraisal District (GCAD) records show the existing house was built around or before 1950. The 1899, 1912, and 1947 Sanborn Insurance Rate maps show Avenue N 1/2 did not continue to 22nd Street, and the 1912 Sanborn map shows the alley in its current configuration.

Area Requirements

Article 3, District Yard, Lot and Setback Standards, Addendum for Urban Neighborhood (UN):

Required Minimum Lot Area: 2,500 square feet

Required Minimum Width: 0 feet

Required Minimum Depth: 0 feet

Requested Variance

Proposed Lot Area	Regulation	Proposed Variance
1,735 square feet	2,500 square feet	765 square feet

Department Review and Comments

There were no objections from outside utilities or other City departments.

Land Development Regulations 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 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.**

Both properties are very small. One has a small house. The other is parking. This will keep everything clean.

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.**

This would make it easier to keep up with.

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

This is good for public interest. By combining, the care and upkeep will be consistent. Also easier for taxing entities.

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.

This will make it more convenient for neighbor to back out of drive. This gives permanent parking for the house that is on next lot I am trying to combine. Gal CAD is having a hard time with this property. If I combine it I can more efficiently get taxes paid. By combining the properties no one will try to build anything on this lot.

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.

This is located on an alley. It will not affect any adjacent properties.

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

It will make it easier to keep up with taxes and future sale.

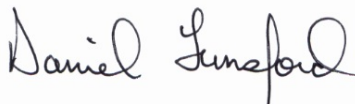
7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are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

It is what it is. Can not buy more property to make larger. This little house needs parking which this allows. One parcel is encroaching on the other. Combine so there is parking.

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

By granting variance in the spirit, it is the right thing to do.

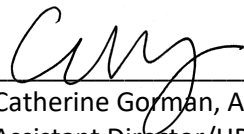
Respectfully submitted,



Daniel Lunsford
Planning Manager

July 28, 2026

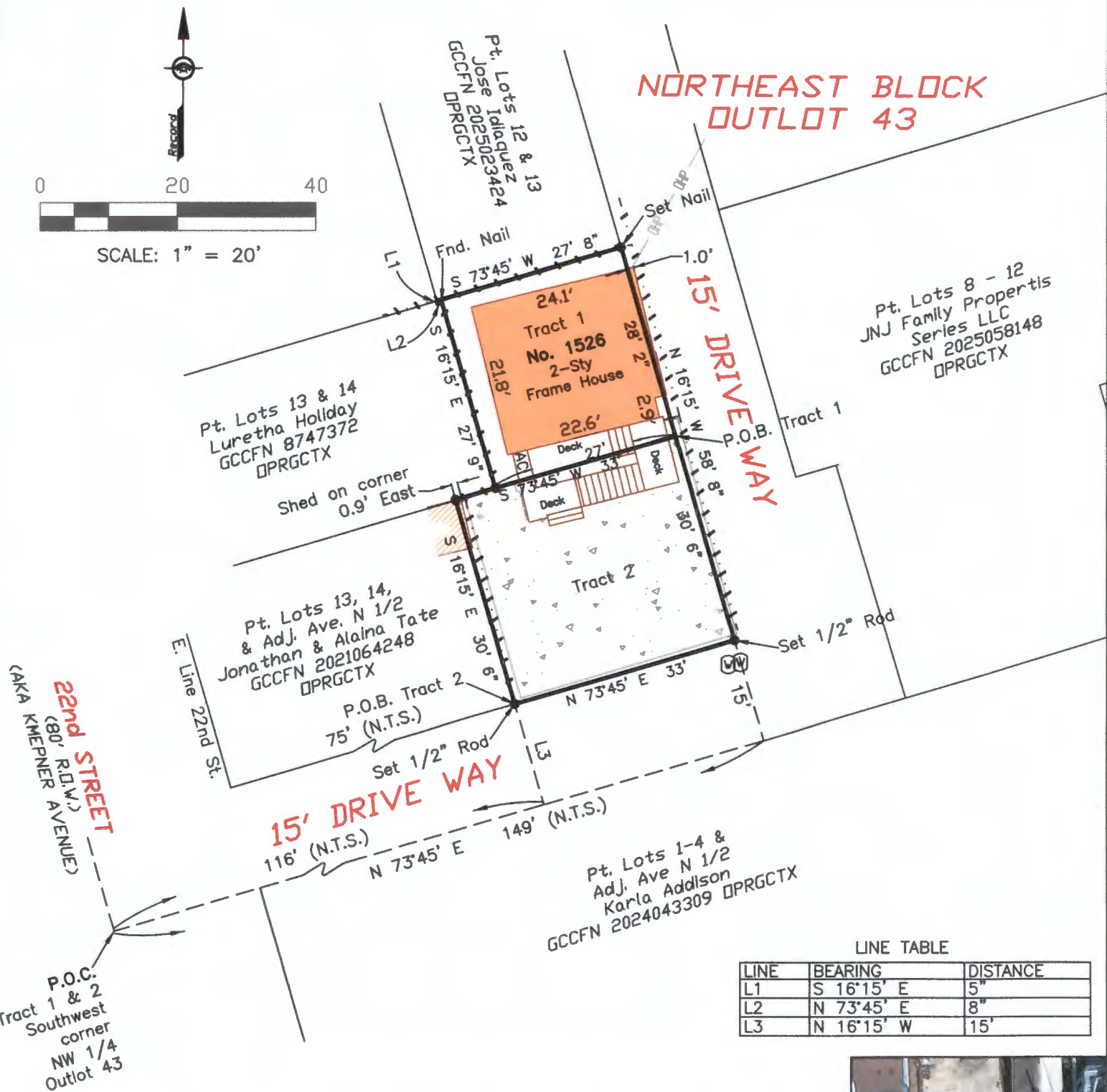
Date



Catherine Gorman, AICP
Assistant Director/HPO

July 28, 2026

Date



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°15' E	5'
L2	N 73°45' E	8'
L3	N 16°15' W	15'

Survey of two (2) tracts or parcels of land out of the Northeast 1/4 of Outlot Forty-Three (43), in the City and County of Galveston, Texas, according to the map of the City of Galveston in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', said tracts being more particularly described by metes and bounds on attached Exhibit "A".

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.



B. Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

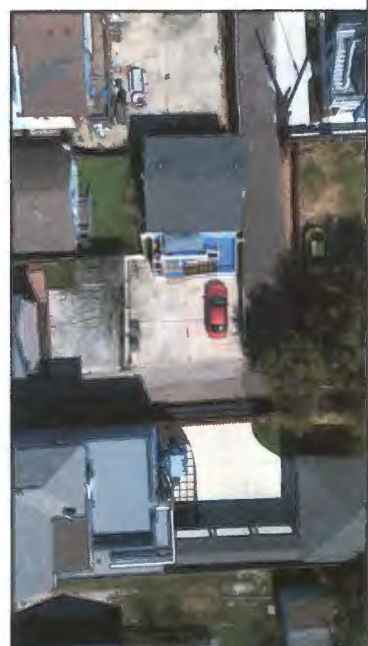
NOTES:

- 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 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 DSHA and/or the local power company.
- 4) Bearings are record, based on the monumentation of the centerline of 21st Street, being a found nail at the intersection of 21st Street and Market Street and a found brass plug at the intersection of the centerline of 21st Street and the center of the Galveston Seawall.

Legend:

- Overhead Power
- • • Chain Link Fence
- - - Wood Fence
- Concrete

(N.T.S.) Not to Scale



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: 106298

Surveyed for:
Ted Shores



**NORTHEAST BLOCK
OUTLOT 43**

Pt. Lots 12 & 13
Jose Idlaquez
GCCFN 2025023424
DPRGCTX

Pt. Lots 13 & 14
Luretha Holiday
GCCFN 8747372
DPRGCTX

Shed on corner
0.9' East

Pt. Lots 13, 14,
& Adj. Ave. N 1/2
Jonathan & Alaina Tate
GCCFN 2021064248
DPRGCTX

P.O.B. Tract 2
75' (N.T.S.)

Pt. Lots 1-4 &
Adj. Ave N 1/2
Karla Addison
GCCFN 2024043309
DPRGCTX

Pt. Lots 8 - 12
NJ Family Properties
Series LLC
GCCFN 2025058148
DPRGCTX

22nd STREET
(AKA KMEPNER AVENUE)
(80' R.D.W.)

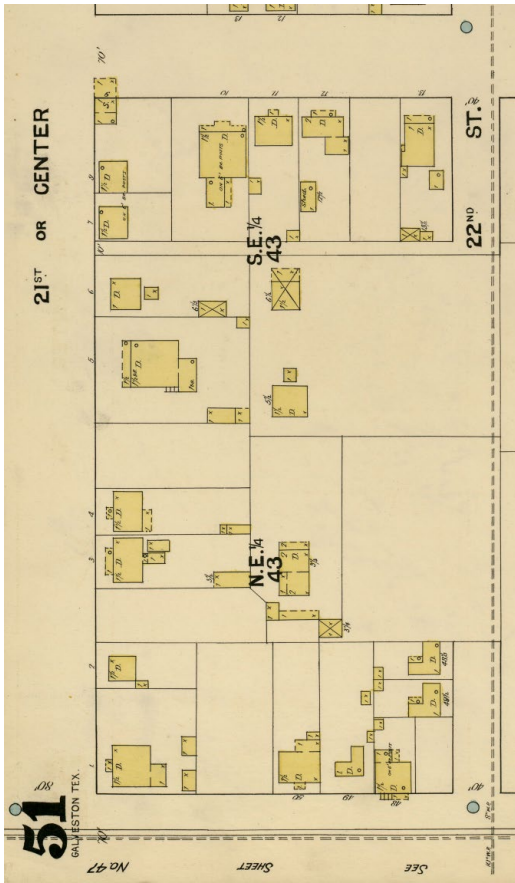
P.O.C.
Tract 1 & 2
Southwest
corner
NW 1/4
Outlot 43

15' DRIVE WAY

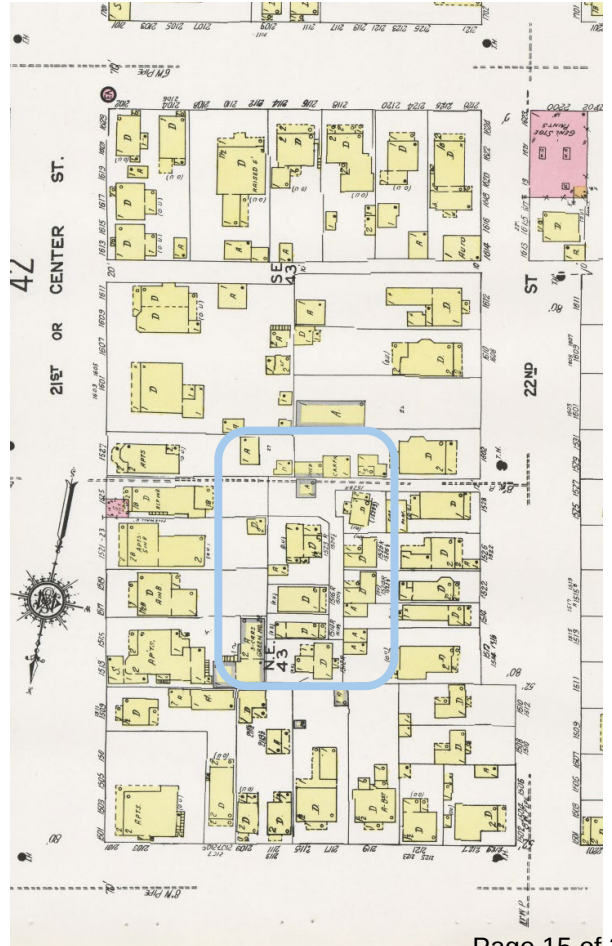
15' DRIVE WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°15' E	5'
L2	N 73°45' E	8"
L3	S 73°45' W	6'
L4	N 16°15' W	15'

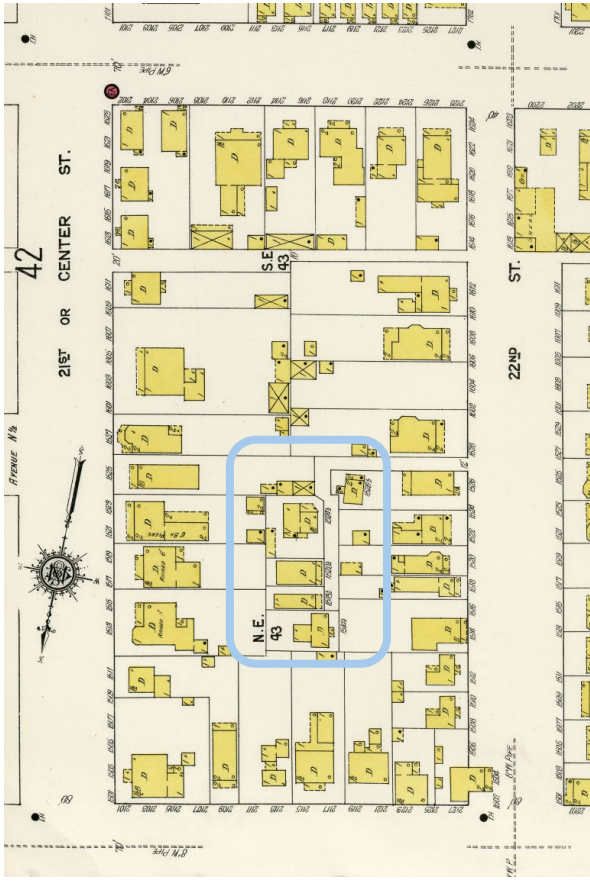
SITE



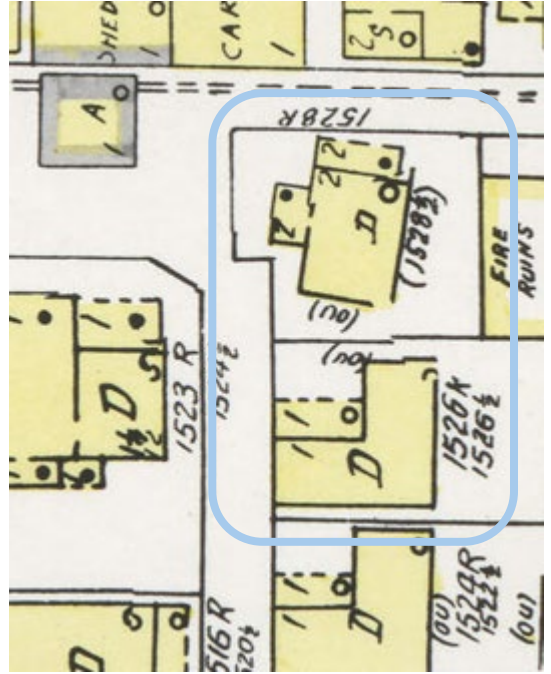
1899 Sanborn Map of
NE & SE Block 43 Outlots



1947 Sanborn Map of
NE & SE Block 43 Outlots



1912 Sanborn Map of
NE & SE Block 43 Outlots



Enlarged 1947 Sanborn Map of
Subject Properties

ZBA Motion Guide – Variances

I make a motion for **Approval** due to the following *(state all of the following, including the special condition)*:

- The special condition/s that exist on the property that does not generally exist of other properties in the same zoning district. That special condition is:

- Due to that special condition, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
- The variance is not contrary to the public interest in that:
 - The hardship is not self-imposed,
 - The hardship is not based solely on financial considerations, convenience, or inconvenience,
 - There are not conditions that are alleged to be special but are actually common to many properties within the same zoning district,
- The requested variance does not have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship,
- The variance will not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, and
- By granting the variance, the spirit of these regulations is observed and substantial justice is done.

I make a motion for **Denial** due to the following *(state one of more of the following)*:

- There is not a special condition on the property,
- The hardship is self-imposed,
- The hardship is based solely on financial considerations, convenience, or inconvenience,
- The requested variance would have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and/or
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance requested is greater than is necessary to grant relief from the hardship, and/or
- The variance is being used to circumvent other procedures and standards of the regulations that could be used for the same or comparable effect.

I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.



26Z-008

STAFF REPORT

ADDRESS:

23001 and 23005 Chiquita Street

LEGAL DESCRIPTION:

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/REPRESENTATIVE:

Kevin Harper

PROPERTY OWNER:

AJIV Holdings, LLC.

ZONING:

Residential, Single-Family (R-1)

VARIANCE REQUEST:

Lot Depth

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Residential, Single Family (R-1) District, Minimum Lot Standards

EXHIBITS:

A – Applicant's Submittal

B – Motion Guide

STAFF:

Jeanne Le

Planner

409-797-3645

jle@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
26				

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: The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum regarding minimum lot depth, in order to replat two lots into one lot. The existing lots have 80 feet of depth, so the new lot will not be able to meet the 100-foot depth requirement and requires a variance of 20 feet.

Area Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential (R-1):**
Required Minimum Lot Area: 5,000 square feet
Required Minimum Width: 50 feet
Required Minimum Depth: 100 feet

Requested Variance	Minimum Lot Dimensions (R-1 Zoning)	Regulation	Proposed Variance
	Lot Depth	100 feet	80 feet

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.**

Our lots are only 80 feet deep. The lots are between the street and a canal, so it's not physically possible for a newly created lot to meet the 100-foot depth requirement.

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.**

Our family home in Terramar Beach is our dream vacation home. We intentionally purchased the home and lot with the plan to build a pool for our children, friends, and family to enjoy. Had we known at the time that the lot depth would be an issue, we would have considered other properties.

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

We have had lengthy conversations with our neighbors, most of which have pools, and they are all supportive of our plan and how important the outdoor space is to our family.

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.**

Considering that entire homes are built on 80 foot lots, we cannot understand why this regulation is in place at all. All we want to do is improve our property for our enjoyment and the enjoyment of our family and friends. We have also intentionally selected a Galveston company for our construction, which benefits local employees, families and businesses.

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.**

It is our singular plan to utilize our vacant lot for a family swimming pool. If we are not granted the variance, the lot will not see its full potential. It will go unused, but it will stay in our family as we will not sell it. If the variance is granted, our pool will be used solely for personal needs and will not affect the community in any way nor will it impact public infrastructure or services.

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

We are only requesting a 20 foot variance, which is the depth of all the lots on our street in Terramar.

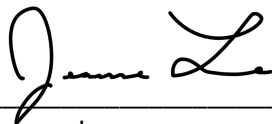
- 7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are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

I am unaware of how this variance will circumvent other procedures and standards.

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

Yes, we feel justice will be done and our family will benefit from it.

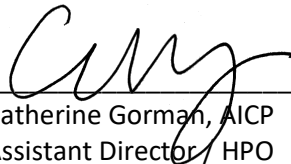
Respectfully submitted,



Jeanne Le
Planner

07/22/2026

Date

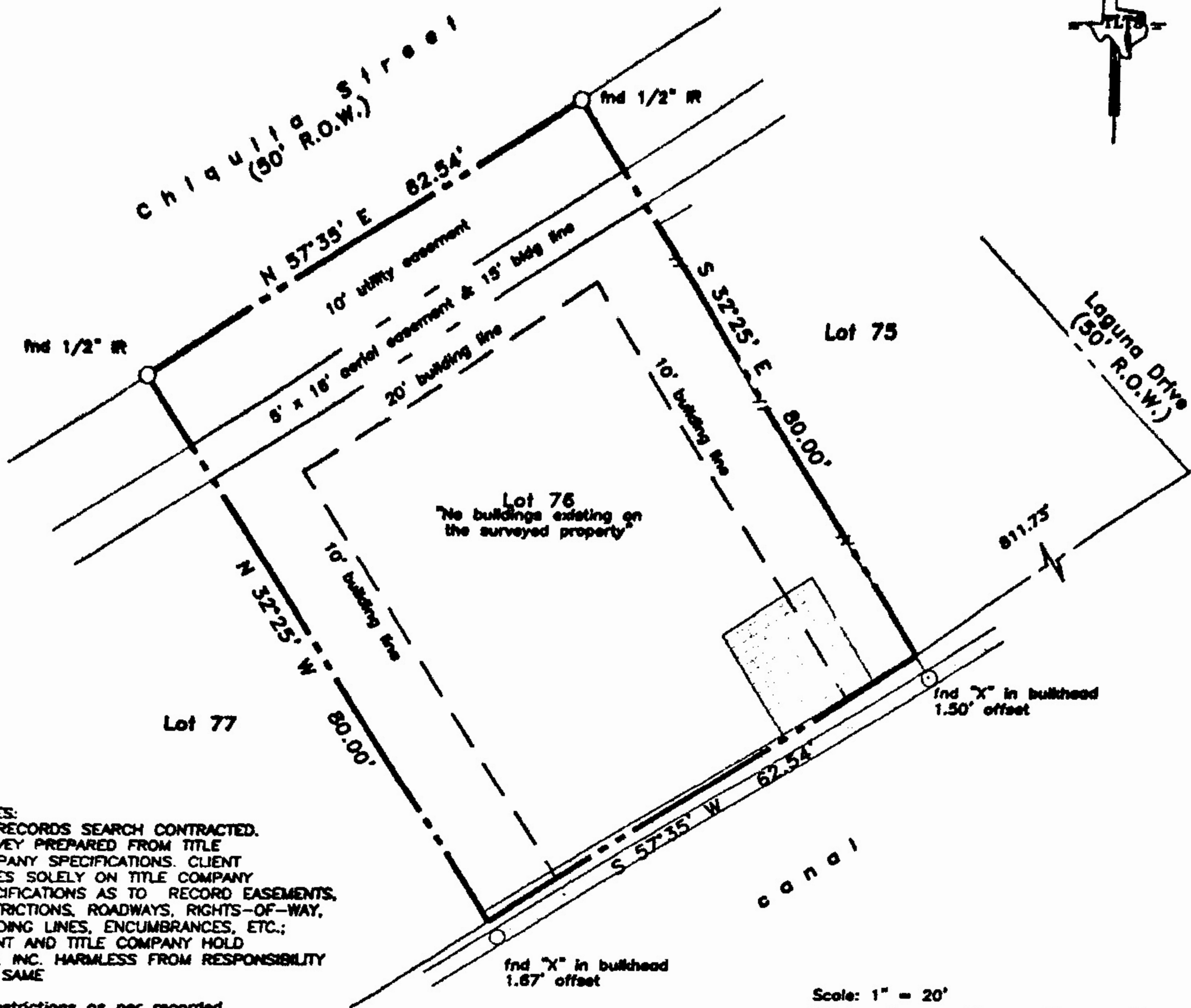
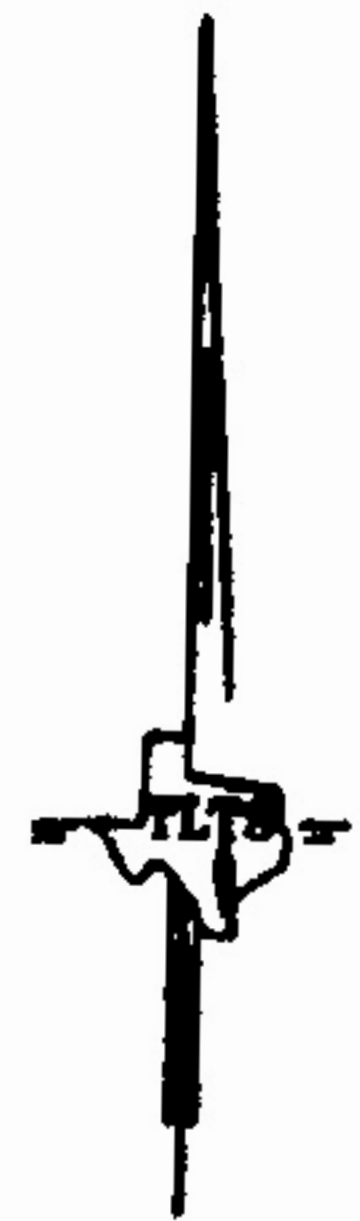


Catherine Gorman, AICP
Assistant Director / HPO

07/22/2026

Date

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone VE
Panel 0088-E
Community #485469
December 8, 2002



NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

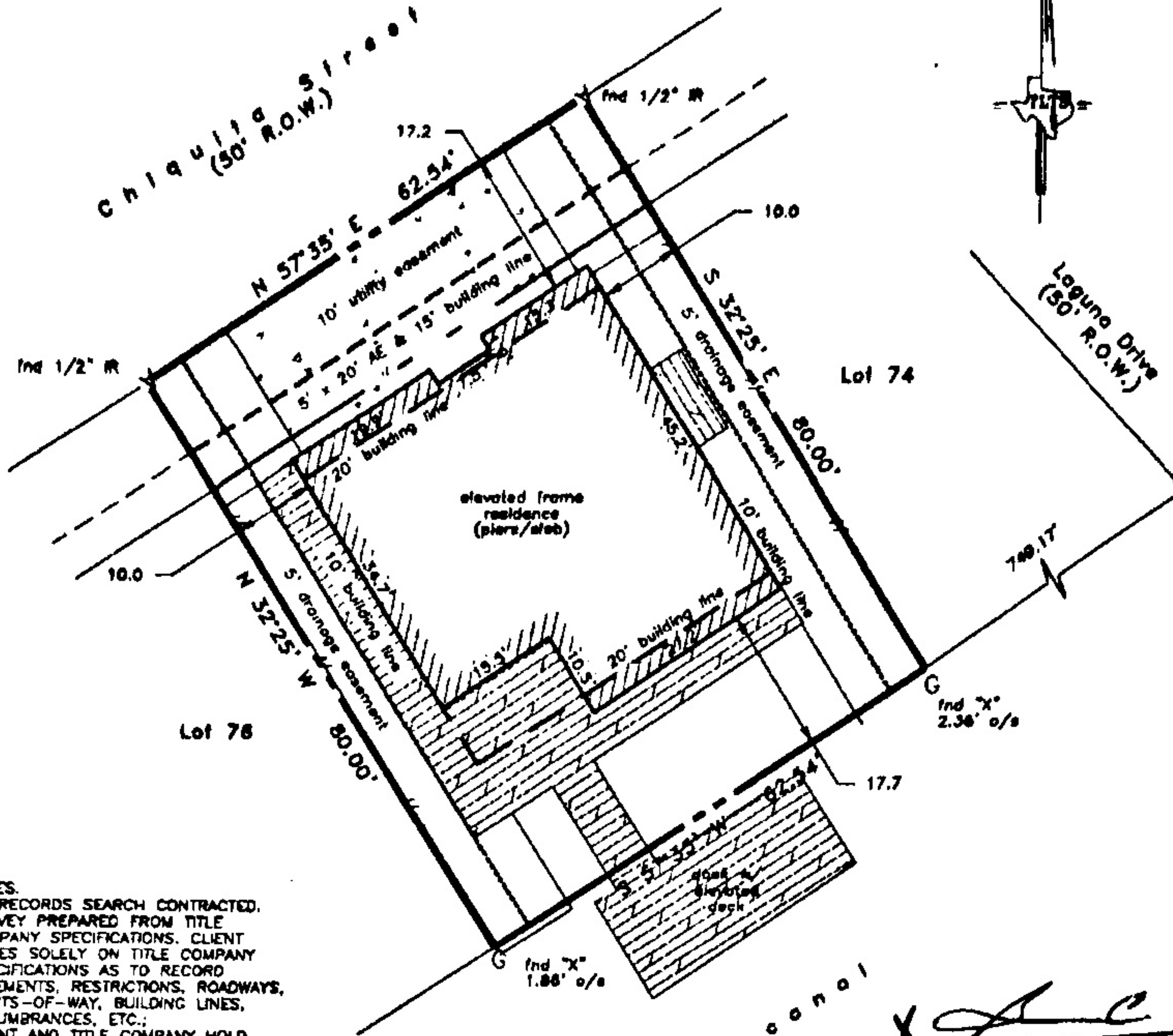
- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings assumed as plotted
- Vol 2074, Pg 667, OCCGC
- 20' front building line
- 10' side building lines
- 10' front utility esmt
- 5' x 16' AE on UE(s)
- Survey monuments reconciled w/numerous previous surveys

LAND TITLE SURVEY OF A TRACT OF LAND
being Lot 76. of Replat of Lots 64
through 78 of TERRAMAR BEACH, SECTION
6, a in Galveston County, Texas according
to the map or plat thereof recorded in
Volume 18, Page 199, of the Map Records
in the Office of the County Clerk of
Galveston County, Texas



NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone VE
Panel 0084-E
Community 485488
December 8, 2002

ENCROACHMENT NOTES:
RESIDENCE ENCROACHES 2.8'
OVER FRONT BUILDING LINE
& 2.3' OVER REAR BLDG LINE



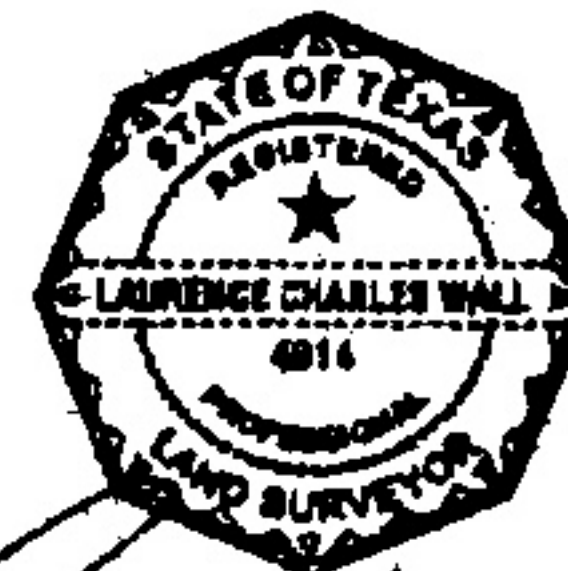
NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM
RESPONSIBILITY FOR SAME

- Restrictions as per recorded
plat unless otherwise noted
- True ground distances shown
- Bearings assumed as plotted
- Vol 2074, Pg 687, OCCGC
:10' front utility easement
:5' x 20' AE along UE
:20' front & rear bldg lines
:10' side building lines
- Survey monuments reconciled
w/ numerous previous surveys

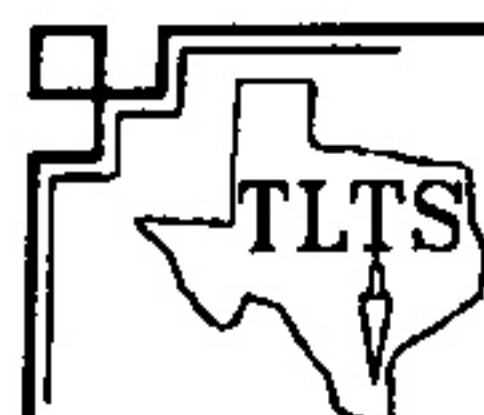
Scale: 1" = 20'
10 Feet 0 10 20 30

LAND TITLE SURVEY OF A TRACT OF LAND
being being Lot 75, of "Replat of Lots 64
Through 78 of TERRAMAR BEACH, SECTION
6", a subdivision in Galveston County, Texas
according to the map or plat thereof
recorded in Volume 18, Page 199, in the
Office of the County Clerk of Galveston
County, Texas.

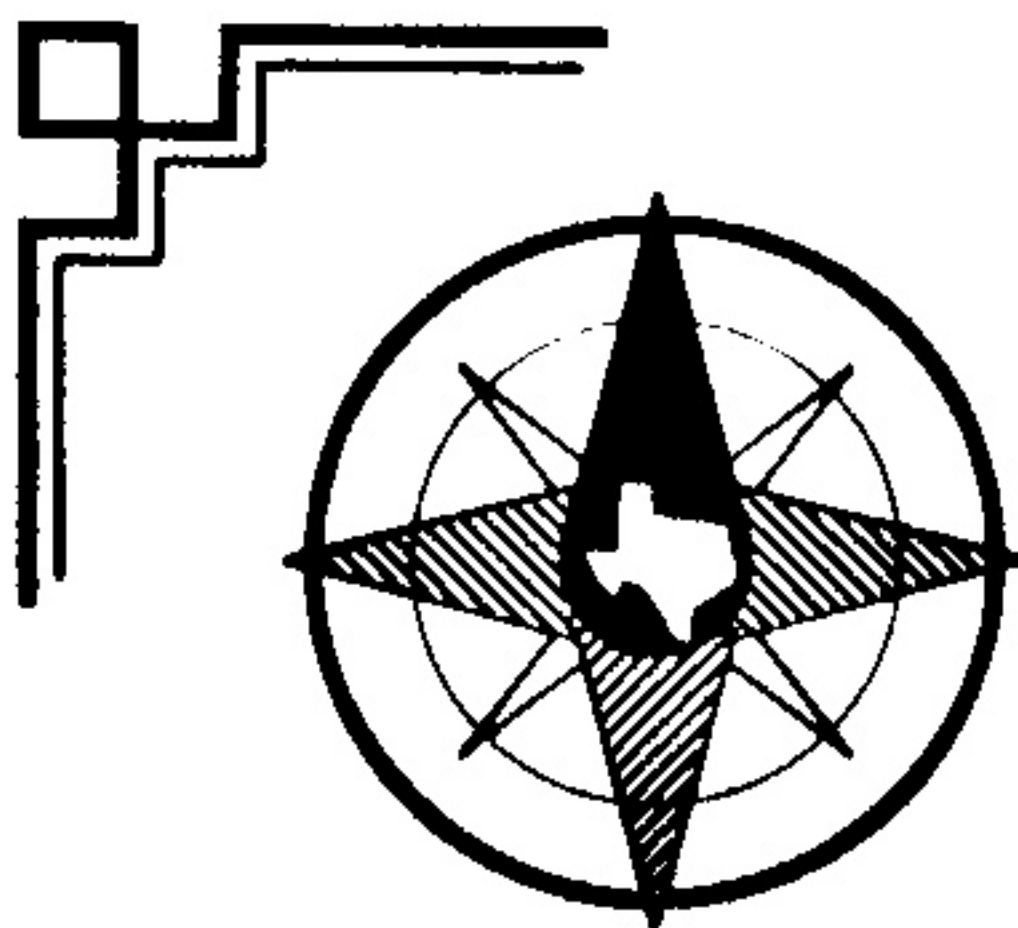
Subject property: 23001 Chiquita Street
Galveston County, Texas
To Brian C. Voegelé, Dale E. Voegelé
and Stewart Title Co., GF #1416741351;
I hereby certify that this survey was made on the
ground under my direct supervision and that this plat
correctly represents the facts found at the time of the
survey.



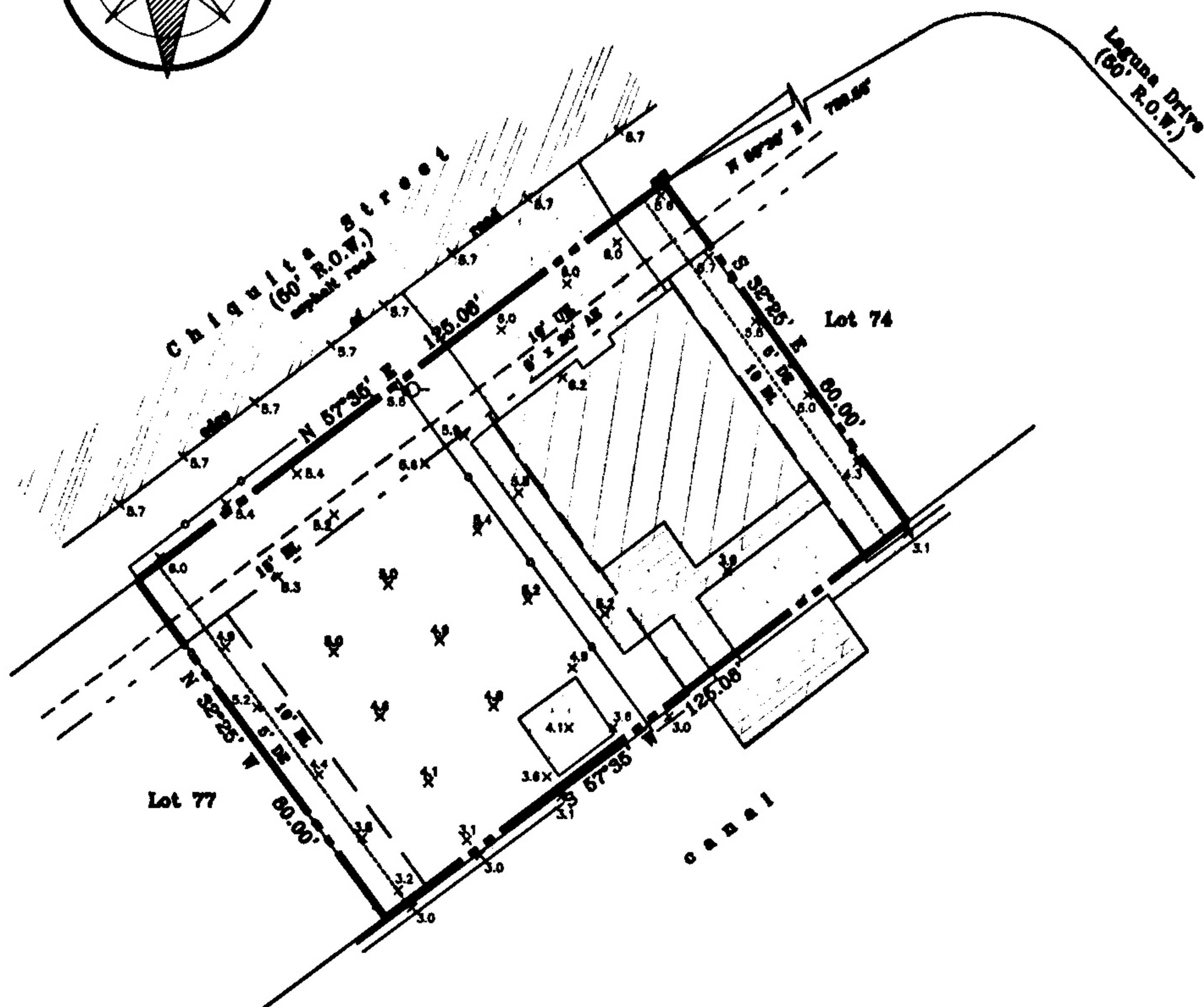
Laurence C. Wall
RPLS #4814
July 25, 2014



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77560
(409) 765-8883



Hall & Jones Survey
Abstract 121
Galveston County, Texas



Scale: 1" = 30'
10 Feet 0 10 20 30

SITE PLAN OF TRACT 75R, of "23001 CHIQUITA", a proposed replat of Lots 75 and 76 in "Replat of Lots 64 Through 78 of TERRAMAR BEACH, SECTION 6", a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 18, Page 199, in the Office of the County Clerk of Galveston County, Texas.

NOTES:
THIS SURVEY IS INTENDED FOR TOPOGRAPHICAL PURPOSES ONLY. NO BOUNDARY DELINEATION INTENDED OR IMPLIED. THIS SURVEY IS NOT FOR TITLE PURPOSES. THIS SURVEY IS ONLY VALID IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

LEGEND & ABBREVIATIONS

- BL: building line
- DE: drainage easement
- UE: utility easement
- AE: aerial easement
- manhole
- water meter
- utility pole
- x spot elevation

Subject property: 23001 Chiquita Street
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by AJIV Holdings, LLC.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, Land Title Survey.

Laurence C. Wall
RPLS #4814
April 15, 2026



TEXAS LAND TITLE SURVEYORS

1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200

TLTS

ZBA Motion Guide – Variances

I make a motion for **Approval** due to the following *(state all of the following, including the special condition)*:

- The special condition/s that exist on the property that does not generally exist of other properties in the same zoning district. That special condition is:

- Due to that special condition, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
- The variance is not contrary to the public interest in that:
 - The hardship is not self-imposed,
 - The hardship is not based solely on financial considerations, convenience, or inconvenience,
 - There are not conditions that are alleged to be special but are actually common to many properties within the same zoning district,
- The requested variance does not have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship,
- The variance will not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, and
- By granting the variance, the spirit of these regulations is observed and substantial justice is done.

I make a motion for **Denial** due to the following *(state one of more of the following)*:

- There is not a special condition on the property,
- The hardship is self-imposed,
- The hardship is based solely on financial considerations, convenience, or inconvenience,
- The requested variance would have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and/or
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance requested is greater than is necessary to grant relief from the hardship, and/or
- The variance is being used to circumvent other procedures and standards of the regulations that could be used for the same or comparable effect.

I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.



26Z-009

STAFF REPORT

ADDRESS:

1214 44th Street

LEGAL DESCRIPTION:

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/REPRESENTATIVE:

Andrew Leslie

PROPERTY OWNER:

Leslie Housing Opportunities, LLC.

ZONING:

Residential, Single-Family (R-1)

VARIANCE REQUEST:

Lot Area

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Residential, Single Family (R-1) District, Minimum Lot Standards

EXHIBITS:

A – Applicant's Submittal

B – Motion Guide

STAFF:

Jeanne Le

Planner

409-797-3645

jle@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
14				

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: The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum regarding minimum lot area, in order to replat one lot into two lots.

Per Note #10 within the Addendum, for properties located west of 25th Street, east of 61st Street, South of Broadway Boulevard, north of Seawall Boulevard, the minimum lot area shall be 2,500 square feet. The resulting north lot will be 2,163 square feet, requiring a 337 square feet variance. The resulting south lot meets the minimum lot area.

Area Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential (R-1):**
Required Minimum Lot Area: 2,500 square feet
Required Minimum Width: 0 feet
Required Minimum Depth: 0 feet

Requested Variance

Minimum Lot Dimensions (R-1 Zoning)	Regulation	Proposed Variance
Lot Area (North Lot)	2,500 square feet	2,163 square feet

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 requested division would create two lots that are consistent with the historic lot pattern on this block and surrounding blocks, including the adjacent lots located at 1213 43rd Street (approximately 2,150 square feet) and 4302 Avenue M (approximately 3,010 square feet). The request recognizes and aligns with the existing neighborhood development pattern rather than introducing a new or incompatible condition.

- 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.**

The subject property contains existing improvements that cannot reasonably be divided by an equal lot split. The proposed lot line was established to allocate the existing improvements in a practical and functional manner while maintaining appropriate separation between the structures.

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

Granting the variance will not alter the existing residential character of the neighborhood. No increase in density is proposed, as the existing improvements will remain unchanged. Similar lot sizes already exist throughout the surrounding area, and approval would simply recognize an existing development pattern. The request will not adversely affect neighboring properties, utilities, drainage, traffic, or public services.

- 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-created and is not based solely on financial considerations or convenience. The property has existed in its current configuration for years. The request is based on the unique characteristics of

this property and its location within an established neighborhood containing numerous sized lots that predate current zoning 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 variance will not negatively affect adjacent property owners or future development. No additional dwelling units are proposed, and no changes are proposed to the existing building footprint. Existing utility services, drainage, street access, and public infrastructure will continue to function as they do today. The variance will have no adverse impact on public health, safety, or welfare.

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 variance is the minimum necessary to accomplish the lot division while preserving the existing residential improvements. One lot will exceed the minimum lot size, and the second lot is only as small as necessary to accommodate the existing building configuration. No greater deviation from the regulations is requested than is required to provide reasonable relief.

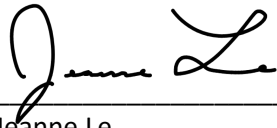
7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are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

There is no alternative procedure within the Land Development Regulations that would allow this existing property to be divided under the current minimum lot size requirements. The requested variance is the only available mechanism to accomplish the proposed lot division. The request is limited solely to lot area and does not seek relief from any other applicable development standards.

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

Yes. Granting the variance recognizes the established character of the neighborhood, preserves an existing residential use, and allows the property to conform more closely to the historic pattern of surrounding lots without increasing density or creating adverse impacts.

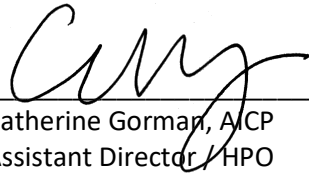
Respectfully submitted,



Jeanne Le
Planner

07/22/2026

Date



Catherine Gorman, AICP
Assistant Director / HPO

07/22/2026

Date



EXHIBIT A

Michael Menard Survey
Abstract 628
Galveston County, Texas

NOTE:
building wall coincident
with property line

NOTE:
building wall coincident
with property line



Lot 13

Scale: 1" = 20'
10 Feet 0 10 20 30

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 14, in Block 43, in the City and County of Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE
ONLY. CLIENT HOLDS TLTS, INC. HARMLESS
FROM RESPONSIBILITY FOR SAME. THIS SURVEY
IS ONLY VALID IF PRINT HAS ORIGINAL SEAL
AND SIGNATURE OF SURVEYOR.

- True ground distances shown
- Plat and bearings reference
"Plan of COG, Sandusky 1845"
- Survey monuments reconciled
w/ numerous previous surveys
including $\frac{1}{2}$ COG monuments

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485469
:Map 48167C0437G
:August 15, 2019

Subject property: 1214 44th Street (#1, #2 & #3)
Galveston, Texas 77550

This survey is certified for this transaction only and may
only be relied on by Leslie Housing Opportunites, LLC.
I hereby certify that this survey was made on the ground
under my direct supervision and that this plat correctly
represents the facts found at the time of the survey and
substantially complies with the current Texas Society of
Professional Surveyors Manual of Practice requirements for
a Category 1A, Condition III, Land Title Survey.



Laurence C. Wall
RPLS #4814
July 6, 2026



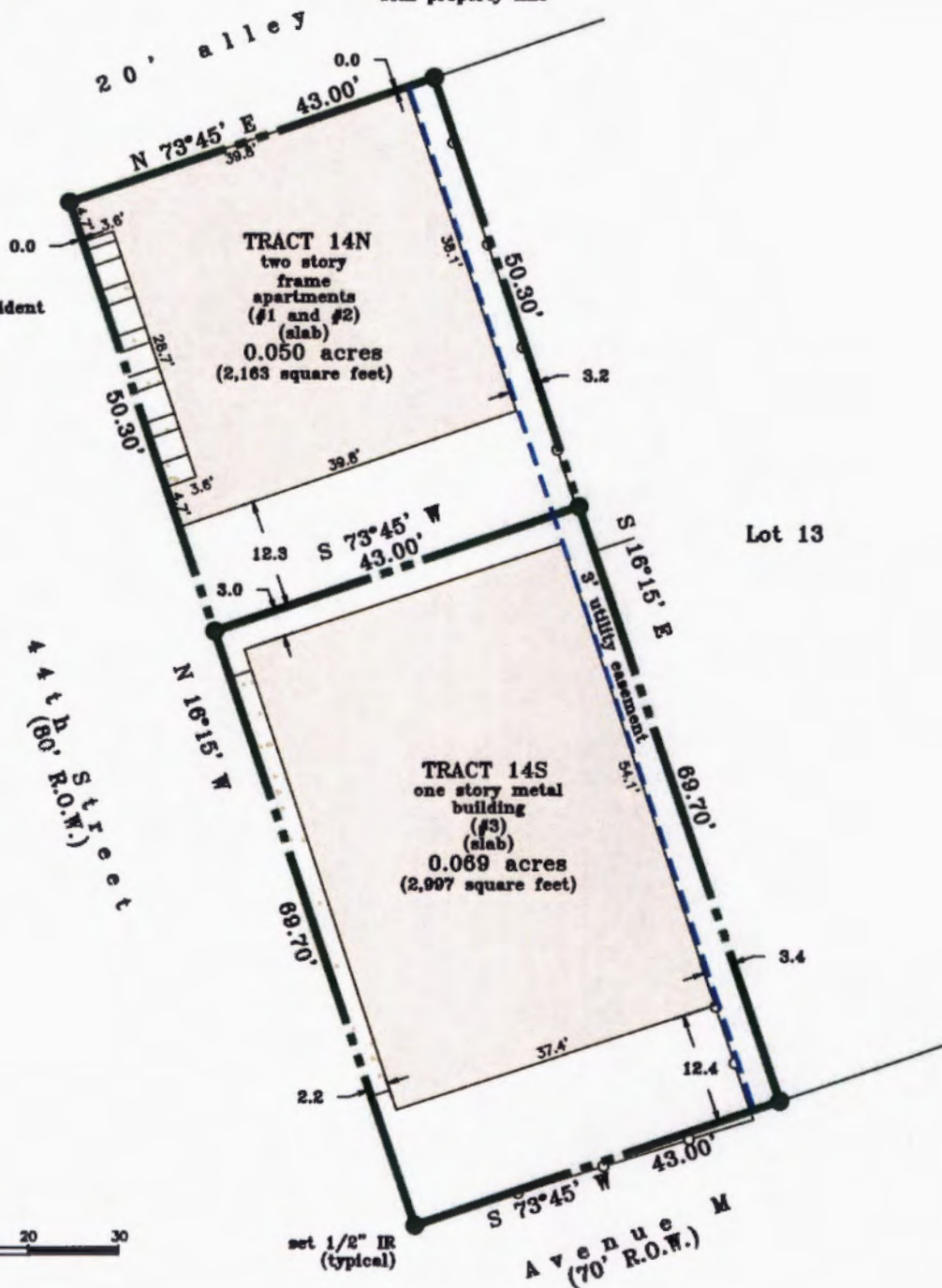
TLTS

TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200



NOTE:
building wall coincident
with property line

NOTE:
building wall coincident
with property line



Lot 13

Scale: 1" = 20'
10 Feet 0 10 20 30

SITE PLAN of Tracts 14N and 14S of "1214 44TH STREET REPLAT", a proposed replat of Lot 14, in Block 43, in the City and County of Galveston, Texas.

NOTE:
This SITE PLAN is based on the accompanying Land Title Survey performed as per the Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II

- True ground distances shown
- Plat and bearings reference "Plan of COG, Sandusky 1845"
- Survey monuments reconciled w/ numerous previous surveys including $\frac{1}{2}$ COG monuments

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485469
:Map 48167C0437G
:August 15, 2019

Subject property:
1214 44th Street (#1, #2 & #3)
Galveston, Texas 77550
Owner: Leslie Housing Opportunites, LLC.



Laurence C. Wall

Laurence C. Wall
RPLS #4814
July 6, 2026



TLTS

TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 785-8883
tltsinc@gmail.com
PELS Firm #10104200



ZBA Motion Guide – Variances

I make a motion for **Approval** due to the following *(state all of the following, including the special condition)*:

- The special condition/s that exist on the property that does not generally exist of other properties in the same zoning district. That special condition is:

- Due to that special condition, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
- The variance is not contrary to the public interest in that:
 - The hardship is not self-imposed,
 - The hardship is not based solely on financial considerations, convenience, or inconvenience,
 - There are not conditions that are alleged to be special but are actually common to many properties within the same zoning district,
- The requested variance does not have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship,
- The variance will not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, and
- By granting the variance, the spirit of these regulations is observed and substantial justice is done.

I make a motion for **Denial** due to the following *(state one of more of the following)*:

- There is not a special condition on the property,
- The hardship is self-imposed,
- The hardship is based solely on financial considerations, convenience, or inconvenience,
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 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and/or
 - Public health, safety, morals, and general welfare of the community,
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I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.