



City of Galveston

AGENDA
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
3:30 p.m. Wednesday, September 16, 2026
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

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 the **August 5, 2026**, Minutes
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

26Z-010 (4528 Avenue Q 1/2) 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, Northeast Block 106, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Jose and Martha Alfaro

Property Owner: Jose Alfaro and Martha Garcia

7. Adjournment

Prepared by:

Karina Rosales, Planning Technician

Date posted: September 3, 2026

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 – August 5, 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, Becca Scoville, Susan Syler

Members Absent: Ex-Officio Alex Porretto

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Donna Fairweather, Interim City Attorney; Xochitl Vandiver-Gaskin, Assistant City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The **May 6, 2026, June 3, 2026, and July 8, 2026**, minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

26Z-007 (1514 and 1526 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

Staff presented the staff report and reported that of 40 notices sent, none were returned.

Chairperson Bikova opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Hollaway 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, Hollaway, Metzger, Scoville, Syler
Opposed:	None
Absent:	None

Non-voting participant: Lankford(Alternate)

The motion passed.

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

Staff presented the staff report and reported that of 26 notices sent, two returned in favor and one with no comment.

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

Board Member Scoville 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, Scoville, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Lankford(Alternate)

The motion passed.

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.

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

Chairperson Bikova opened the public hearing on the case. The applicant, Andrew Leslie, gave a presentation 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. Vice-Chairperson Hollaway 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:	None
Non-voting participant:	Lankford(Alternate)

The motion passed.

THE MEETING ADJOURNED AT 3:53 PM





26Z-010

STAFF REPORT

ADDRESS:

4528 Avenue Q 1/2

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M.B. Menard Survey, Lot 14, Northeast Block 106, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jose and Martha Alfaro

PROPERTY OWNER:

Jose Alfaro and Martha Garcia

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
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: 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 2,021 square feet, requiring a 479 square feet variance. The resulting south lot meets the minimum lot area requirement.

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	2,021 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.**

Special condition is to separate residential structures, create unique circumstances that is not typically of other property in zoning district. The variance allow property to be divided while preserving existing residential structure.

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.**

Would prevent reasonable division of the property and require two existing residences to remain on one parcel, limiting practical use of property.

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

It will preserve the existing residential use of property, maintain character of neighborhood. Will allow existing homes to remain on separate lots without negatively affecting surrounding properties.

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.**

Based on existing layout of property and structures, not financial hardships or inconveniences. Allows existing residence to remain and does not negatively affect the intent of regulation.

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.

Not negatively impact adjacent properties, public infrastructure. Proposed division remains existing residential use. Does not demand on services and preserve safety and character of neighborhood.

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

No additional changes or exceptions are being requested beyond what is needed for reasonable use of property.

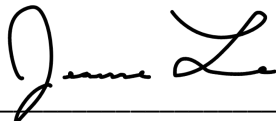
7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are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

Not being used to bypass other regulations or procedures.

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

Yes. The intent of the Land Development regulation allows reasonable use of property while preserving the existing residential character of the neighborhood and providing substantial justice.

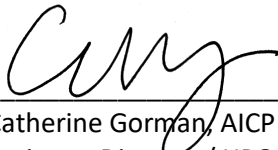
Respectfully submitted,



Jeanne Le
Planner

08/12/26

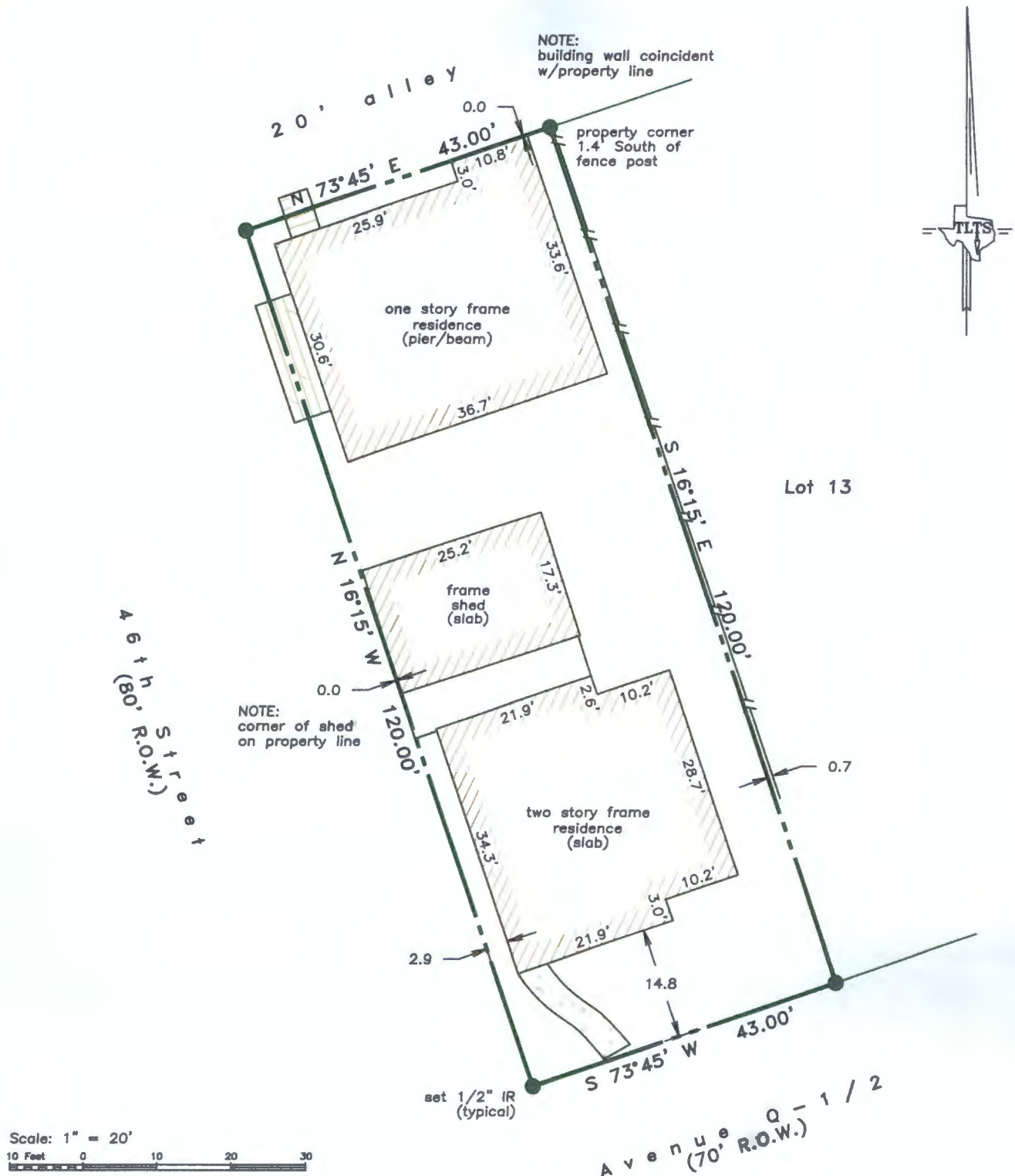
Date



Catherine Gorman, AICP
Assistant Director / HPO

08/12/2026

Date



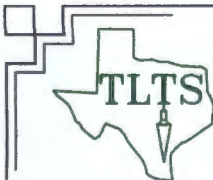
LAND TITLE SURVEY OF A TRACT OF LAND being Lot 14,
in the Northeast Block of Outlot 106 in the City and
County of Galveston, Texas.

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

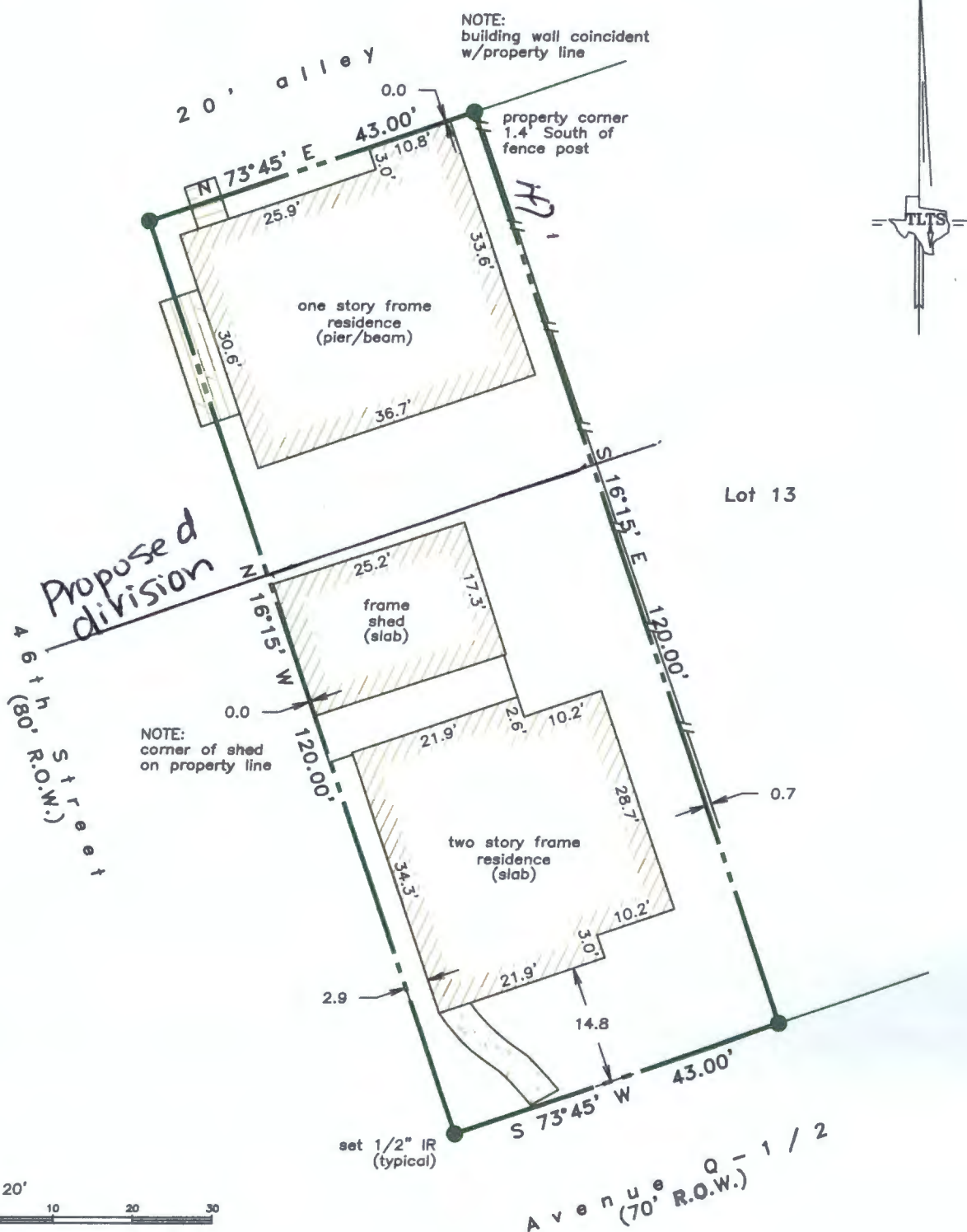
- True ground distances shown
- Plat & bearings reference
Plan of COG, Sandusky 1845
- Survey monuments reconciled
w/ numerous previous surveys

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

Subject property: 4528 Avenue Q-1/2
Galveston County, Texas
This survey is certified for this transaction only and may
only be relied on by Martha Garcia and Jose Alfaro. This
survey is only valid if print has original seal and signature
of surveyor.
I, Laurence C. Wall, RPLS #4814, hereby certify that this
survey was made on the ground under my direct supervision
February 22, 2022 and that this plat correctly represents
the facts found at the time of the survey.



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 14,
in the Northeast Block of Outlot 106 in the City and
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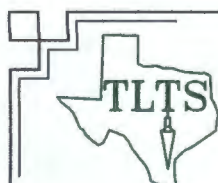
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Laurence C. Wall



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

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.