

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
3:30 p.m. Wednesday, January 8, 2025
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. 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)

5. New Business And Associated Public Hearings
 - A. 24Z-011 (2627 Broadway / Avenue J) Request For A Variance From The Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, Regarding Minimum Lot Width, Depth And Square Footage. Property Is Legally Described As M.B. Menard Survey, Lots 1 And 2 Block 146, In The City And County Of Galveston, Texas.
Applicant: Janak Patel Property Owner: Janak Nisha, LLC.

Documents:

[24Z-011 - PKT.PDF](#)

- B. 24Z-012 (3503 Petite Circle, 3504 Petite Circle, And 3506 Petite Circle) 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 & Jones Survey, Tract 67R, 3503 Petite Cir Replat Of Lots 6 & 7 (6-0), Block 5, Pirates Cove Section 3; Abstract 121, Hall & Jones Survey, Lot 8, Block 5, Pirates Cove, Section 3; And Abstract 121 Page 39, Lot 9, Block 5, Pirates Cove Section 3; In The City And County Of Galveston, Texas
Applicants: John And Elizabeth Clarke; Michael And Joyce Cragin Property Owners:
John And Elizabeth Clarke; Michael And Joyce Cragin

Documents:

[24Z-012 - PKT.PDF](#)

- C. 24Z-013 (10717 San Luis Pass Road / FM 3005) Request For A Variance From The Galveston Land Development Regulations, Article 10, Height And Density Development Zone Regarding Street Edge Standards In A Commercial, Height And Density

Development Zone, Zone-6 (C-HDDZ-6) Zoning District. Property Is Legally Described As Hall & Jones Survey, West Beach Condos Phase 2, Tract Out Of Lot 402 & Half Of Adjacent Road (402-1) Trimble & Lindsey Section 1, In The City And County Of Galveston, Texas. Applicant: Patricia Knudson Joiner, Knudson LP Property Owner: Dru Kahlenberg, Clearlake Asset Management LLC

Documents:

[24Z-013 - STF PKT.PDF](#)

- D. 24Z-014 (12824 East Toledo) 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 & Jones Survey, Lots 57 And 58 (58-0), Spanish Grant Sec 1, In The City And County Of Galveston, Texas. Applicant: Michael Gaertner Property Owners: Jon And Suzette Schultz

Documents:

[24Z-014 - PKT.PDF](#)

6. 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 December 31, 2024 at 3:35 P.M.

Prepared by: 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