

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**3:30 p.m. Wednesday, March 5, 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. Approval Of Minutes
  - A. February 5, 2025

Documents:

[02-05-2025 ZBA MINUTES.PDF](#)

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. Discussion Items

- A. Discussion Of Zoning Board Of Adjustment Power Of Change Of Occupancy From On Non-Conforming Use To Another (Staff)

Documents:

[ZBA MOTION GUIDE - CHANGE OF OCCUPANCY.PDF](#)

7. New Business And Associated Public Hearings

- A. 25Z-002 (1814 33rd Street) Request, In Accordance With The Galveston Land Development Regulations Section 12.401, For A Change Of Occupancy From One Non-Conforming Use To Another. Property Is Legally Described As M. B. Menard Survey, Part Of Lot 13 And North 37-5 Feet Of Lot 14 (2014-2), Southwest Block 63, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Sammy Huen Property Owner: Top One Investments LLC

Documents:

[25Z-002 - STF PKT.PDF](#)

1. 25Z-003 (1222 103rd Street) Request For A Special Exception From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Addendum,

For The Residential, Single-Family (R-1) Zoning District, To Reduce The Front Yard Setback. Property Is Legally Described As Abstract 121, Hall & Jones Survey, Lot 27, Airport Homesites Section 4, In The City And County Of Galveston, Texas. Applicant: Matthew Walla Property Owners: Reagan And Elizabeth Walla

Documents:

[25Z-003 - PKT.PDF](#)

8. 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 February 25, 2025, at 3:30 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**