



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON
REGULAR MEETING – February 5, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Lidija Bikova, James Fagan, Barbara Railey, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea (via video-conference)

Members Absent: Carol Hollaway

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 4, 2024, and January 8, 2025, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-015 (11809 Charlie) 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. The property is legally described as Abstract 121 Hall & Jones Survey Tract 35 Unrecorded Subdivision aka Lots 214 & 215, Trimble & Lindsey Section 2, in the City and County of Galveston, Texas.

Applicant: David Peña

Property Owner: David Peña

Staff presented the staff report and reported that of 20 notices sent, none returned.

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

Board Member Railey 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, Fagan, Railey, Scoville (Alternate), Syler
Opposed: None
Absent: Hollaway

Non-voting participant:

Ex-Officio David Finklea

The motion passed.

25Z-001 (11220 Schwartz Drive) 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 420A, Sea Isle Section 1, in the City and County of Galveston, Texas.

Applicant: David Wooten

Property Owners: David and Nilda Wooten

Staff presented the staff report and reported that of 28 notices sent, one returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant and property owner, David Wooten, 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. Board Member Railey seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 3:49 PM

