



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – May 6, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:01 p.m.

ATTENDANCE

Members Present via Videoconference: William Clement (Alternate), Andrew Galletti, Robert Girndt, Jeff Patterson, Sharon Stetzel-Thompson (Alternate), Alice Watford, CM David Collins (Ex-Officio)

Members Absent: Louis Fuchs

Staff Present: Tim Tietjens, Executive Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

Staff Present via Telephone: Adriel Montalvan, Senior Project Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 4, 2020 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS WITHOUT PUBLIC HEARINGS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20Z-007 (1002, 1004, and 1012 12th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Single Family, Residential R-3, with a Historic District overlay (R-3-H) zoning district, to reduce the lot area. Property is legally described as M.B. Menard Survey, Lot 1, Block 131, in the City and County of Galveston, Texas.

Applicant: David Watson

Property Owner: Floyd Pollock

Alice Watford called in at 4:05 p.m.

Staff presented the staff report.

Chairperson Andrew Galletti opened the public hearing on case 20Z-007. Applicant David Watson presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Patterson made a motion to approve case 20Z-007 based on the following findings:

1. The special condition of the three stand-alone properties situated on one lot;
2. The request is not self-imposed or based on financial considerations; and
3. The variance will not have a detrimental effect on the surrounding neighborhood.

Vice-Chairperson Robert Girndt seconded, and the following votes were cast:

In favor:	Clement, Galletti, Girndt, Patterson, Stetzel-Thompson (Alternate)
Opposed:	None
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Watson (Alternate)

The motion passed.

20Z-008 (1528 Avenue O) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Urban Neighborhood with Neighborhood Conservation District Overlay (UN-NCD-1) zoning district, to reduce the lot area. Property is legally described as the south 77.5 feet of Lot 14, Southeast Block 46, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Keith Raybon

Property Owner: RCFT Investments, LLC

Staff presented the staff report and noted that of thirty-five (35) notices of public hearing sent, one (1) had been returned in favor and one (1) had been returned in opposition.

Chairperson Andrew Galletti opened the public hearing on case 20Z-008. Applicant Keith Raybon presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Patterson made a motion to approve case 20Z-007 based on the following findings:

4. The special condition of the two stand-alone properties situated on one lot;
5. The request is not self-imposed or based on financial considerations; and
6. The variance will not have a detrimental effect on the surrounding neighborhood.

Vice-Chairperson Robert Girndt seconded, and the following votes were cast:

In favor:	Clement, Galletti, Girndt, Patterson, Stetzel-Thompson (Alternate)
Opposed:	None
Absent:	Fuchs
Non-voting participant(s):	CM Collins (Ex-Officio), Watson (Alternate)

The motion passed.

DISCUSSION ITEMS

THE MEETING ADJOURNED AT 4:25 PM

