1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: February 19, 2019
   Documents:
   
   2019-02-19 PC MINUTES.PDF

5. Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three Minutes Maximum Per Speaker)

6. New Business And Associated Public Hearings
   A. 19P-016 (3419 Avenue L) Request For Designation As A Galveston Landmark. Property Is Legally Described As Lot 3 And The Eastern Portion Of Lot 2 And The Western Portion Of Lot 4 And The North Half Of Adjacent Alley, Block 34, In The City And County Of Galveston, Texas. Applicants And Property Owners: Lee And Mary Branum
   Documents:
   
   19P-016 STF PKT.PDF

   B. 19P-017 (Adjacent To 2219 Postoffice/Avenue E) Request For A License To Use In Order To Move Public Art, In The City Of Galveston Sidewalk Right-Of-Way, To A New Location. Adjacent Property Is Legally Described As: Lot 3, Block 442, In The City And County Of Galveston, Texas. Applicant: Amy Owens, Clay Cup Studio Adjacent Property Owners: Charles Azar Easement Holder: City Of Galveston
   Documents:
   
   19P-017 PKT.PDF

   C. 19ZA-001 Request For A Text Amendment To The Galveston Land Development Regulations, Article 3, Addendum For The Urban Neighborhood To Reduce The Lot Area Requirement For Townhomes. Applicant: City Of Galveston
   Documents:
   
   19ZA-001 PKT.PDF

7. Discussion And Action Items
   - Prepare recommendations for Beach Access and Dune Protection Plan Review Ad Hoc Committee (Staff)
AGENDA
PLANNING COMMISSION
REGULAR MEETING
9:00 a.m. Tuesday, March 5, 2019
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

Call Meeting To Order
Attendance
Conflict Of Interest

Approval Of Minutes: February 19, 2019
2019-02-19 PC MINUTES.PDF

Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three Minutes Maximum Per Speaker)

New Business And Associated Public Hearings
19P-016 (3419 Avenue L) Request For Designation As A Galveston Landmark. Property Is Legally Described As Lot 3 And The Eastern Portion Of Lot 2 And The Western Portion Of Lot 4 And The North Half Of Adjacent Alley, Block 34, In The City And County Of Galveston, Texas. Applicants And Property Owners: Lee And Mary Branum
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19ZA-001 PKT.PDF

Discussion And Action Items
• Year-End Report (Staff)

Documents:
END OF YEAR REPORT - FINAL.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 27, 2019 at 4:00 P.M.

Prepared by: Karen White, 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, TX 77550 (409-797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING
CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Cate Black, Lisa Blair, Eugene Cook, Jeffrey Hill, Carol Hollaway, Bruce Reinhart, CM John Paul Listowski

Members Absent: Jeff Antonelli

Staff Present: Tim Tietjens, Development Services Director; Janice Norman, Planning Manager; Daniel Lunsford, Planner; Dustin Henry, AICP, Coastal Resource Manager; Virginia Greb, Assistant Coastal Resource Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

APPROVAL OF MINUTES

The February 5, 2019 minutes were approved as presented.

CONFLICT OF INTEREST

Cate Black – 19P-014

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

PUBLIC HEARINGS

19BF-001 (12908 Bermuda Beach Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit for construction of a driveway. Property is legally described as Lot 14, Section 1, Bermuda Beach, a subdivision in the City and County of Galveston.

Applicant: Tricon Land Surveying/Brené Anderson

Property Owner: Kenneth and Donna Conly

Staff presented the Memorandum and noted that of seven (7) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19BF-001. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT

19P-013 (25715 Snowy Egret) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a new single-family dwelling. Property is legally described as Lot 26, Block 1, Pointe West Section 1, a subdivision located in the City and County of Galveston, Texas.

Applicant: Egret Bay Builders/Dana Lee

Property Owners: Steve and Melissa Cone

Staff presented the Staff Report.
Chairperson Carol Hollaway opened the public hearing on case 19P-013. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeffrey Hill made a motion to approve case 19P-013 with Staff’s Recommendations with the exception of Specific Condition 3.B. Vice-Chairperson Cate Black seconded, and the following votes were cast:

In favor: Black, Blair, Cook, Hill, Reinhart
Opposed: Hollaway
Absent: Antonelli
Abstain: None
Non-voting participant: CM Listowski

The motion passed.

**19P-014 (25623 Snowy Egret)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a new single-family dwelling. Property is legally described as Lot 32, Block 1, Pointe West Section 1, a subdivision located in the City and County of Galveston, Texas.

Applicant: Rise Architecture & Design/Cate Black
Property Owners: Trisha and Eric English

Cate Black recused herself citing a conflict of interest.

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19P-014. Applicant Cate Black presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeffrey Hill made a motion to approve case 19P-014 with Staff’s Recommendations with the exception of Specific Condition 3.B. Bruce Reinhart seconded. The motion was amended to include Specific Condition 3.B., and the following votes were cast:

In favor: Blair, Cook, Hill, Hollaway, Reinhart
Opposed: None
Absent: Antonelli
Abstain: Black
Non-voting participant: CM Listowski

The motion passed.

**LANDMARK DESIGNATION**

**19P-009 (2427 Market/Avenue D)** Request for designation as a Galveston Landmark. Property is legally described as Lot 1, Block 504, in the City and County of Galveston, Texas.

Applicant: C.J. Spencer
Property Owner: Market Street Management, LLC

Staff presented the Staff Report and noted that of twenty (20) notices of public hearing sent, three (3) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19P-009. Applicant C.J. Spencer presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Cate Black made a motion to recommend approval of case 19P-009 with Staff’s Recommendations. Chairperson Carol Hollaway seconded, and the following votes were cast:

In favor: Black, Blair, Cook, Hill, Hollaway, Reinhart
Opposed: None
Absent: Antonelli
Abstain: None
Non-voting participant: CM Listowski
The motion passed.

LICENSE TO USE
19P-015 (Adjacent to 808 27th Street) Request for a License to Use in order to retain the placement of a house in the city right-of-way. Adjacent property is legally described as South 19.5 Feet of Lot 1 (1-1), Block 266, in the City and County of Galveston, Texas.
Applicant: Paul Church
Adjacent Property Owner: RNC Real Estate Holdings, LLC
Easement Holder: City of Galveston

Staff presented the Staff Report and noted that of twenty (20) notices of public hearing sent, zero (0) had been returned.

Chairperson Carol Hollaway opened the public hearing on case 19P-015. Applicant Paul Church presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Bruce Reinhart made a motion to approve case 19P-015 with Staff’s Recommendations. Vice-Chairperson Cate Black seconded, and the following votes were cast:

In favor:   Black, Blair, Cook, Hill, Hollaway, Reinhart
Opposed:   None
Absent:    Antonelli
Abstain:   None
Non-voting participant:   CM Listowski

The motion passed.

REPLAT
19P-012 (21203 Scissor Tail Drive) Request for a replat in order to increase the number of lots from one to two. The property is legally described as Estates of Sunset Cove Phase 2 (2016), Abstract 121, Reserve 3-A (3-100), Acres 8.302, in the City and County of Galveston, Texas.
Applicant: Ross Novelli, Jr.
Property Owners: Estates of Sunset Cove, L.P.

Staff presented the Staff Report and noted that of thirty-seven (37) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19P-012. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Cate Black made a motion to approve case 19P-012 with Staff’s Recommendations. Jeffrey Hill seconded, and the following votes were cast:

In favor:   Black, Blair, Cook, Hill, Hollaway, Reinhart
Opposed:   None
Absent:    Antonelli
Abstain:   None
Non-voting participant:   CM Listowski

The motion passed.

DISCUSSION ITEMS
- Discussion of Beachfront regulations pertaining to accreting beaches versus eroding beaches and determinations of habitable space (Black/Reinhart)
- Reminder of Changed Meeting Time on Tuesday, March 5, 2019 (Staff)

THE MEETING ADJOURNED AT 4:50 PM
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<th>CASE NO.</th>
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<tr>
<td>198F-006</td>
<td>Ken Conley</td>
<td>12908 Bermuda Beach Dr.</td>
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<td>Courtney Sapien Realtor</td>
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<td>198-019</td>
<td>Cato Blake</td>
<td>3219 Ave B42</td>
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<td>09</td>
<td>Joseph Spencer</td>
<td>8427 Market St.</td>
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<td></td>
<td>wcll SN1171t</td>
<td>808 27th Salinas</td>
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19P-016

**ADDRESS:**
3419 Avenue L

**LEGAL DESCRIPTION:**
Property is legally described as Lot 3 and the Eastern Portion of Lot 2 and the Western Portion of Lot 4 and the North Half of Adjacent Alley, Block 34, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**
Lee and Mary Branum

**PROPERTY OWNER:**
Lee and Mary Branum

**ZONING DISTRICT:**
Urban Neighborhood (UN)

**HISTORIC DISTRICT:**
n/a

**REQUEST:**
Request for designation as a Galveston Landmark

**STAFF RECOMMENDATION:**
Approval with Conditions

**EXHIBITS:**
A – Applicant’s Submittal

**STAFF:**
Catherine Gorman, AICP
Historic Preservation Officer
409-797-3665
corman@galvestonTX.gov

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### Public Notice and Comment:

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<th>Returned</th>
<th>In Favor</th>
<th>Opposed</th>
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</table>

**Executive Summary**

The applicants are requesting designation of the above referenced address, as a Galveston Landmark.

**Analysis**

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

1. **The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.**

   Poole-Parker House was constructed in 1867 by William G. Boepple on land purchased from Valentine Poole, a local cattle dealer who became the owner again in 1872. The house is a Gulf Coast cottage with a transom-topped, side-lit door, framed by a Greek revival architrave. The house was first restored in 1935 by the Parkers, who were long-time owners. Although, typically, a Galveston Landmark is named for the first owner, in this case the house has been designated under the Poole-Parker name since 1980. In order to eliminate confusion, Staff is proposing to retain the Poole-Parker name.

2. **Recognition as a Recorded Texas Historic Landmark, National Historic Landmark, or entered into the National Register of Historic Places.**

   The Poole-Parker House was designated as a Recorded Texas Historic Landmark in 1980.

3. **Association with the lives of people significant in the city, region, state or national past.**

   Notable former owners and/or residents include:
   - John Parker – descendent of Quanah Parker, the last chief of the Quahada Comanche Indians and son of Peta Nocona and Cynthia Ann Parker.
   - Lee Branum – descendent of William Gates, an Old Three Hundred colonist

4. **Representative of an established and familiar visual feature of a neighborhood, community, or city.**

   The Poole-Parker House has been an established visual feature of the community since its construction in 1867. The house was featured on the Galveston Historical Foundation’s first Home Tour in 1975.

5. **Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.**
The Poole-Parker House retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association.

**Financial Incentives for Historic Properties**
The property is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

**Other Reviews**
The Landmark Commission will hear this request at the March 4, 2019 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of March 28, 2019.

**Staff Recommendation**
Staff recommends approval with the following condition:

*Standard Condition:*

1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:

Catherine Gorman, AICP, Assistant Director/HPO

Date: February 25, 2019
January 31, 2019

Planning & Development Division
823 Rosenberg Ave, 4th Floor
Galveston, Tx 77550

RE: Landmark Designation Poole-Parker House

To Whom It May Concern:

We, Lee and Mary Branum, are requesting approval for Landmark Designation at our residence located at 3419 Ave L, Galveston, Tx. 77550.

A chain of Title from Stewart Title Company is enclosed. We also have in our possession, copies of all titles dating from the Galveston City Company sale to Valentine Poole on December 20, 1866 to our purchase in September 2004.

The residence is a Recorded Texas Historic Landmark - See documents dated 7/22/80 enclosed

The construction date is 1867.

Enclosed please find:
Photographs of subject property, Past and present
Statement of Historical and Cultural significance submitted to Texas Historical Commission in 1980 by prior owner, Mrs. John Parker
Statement of Architectural significance: Galveston Architectural Guidebook, The Material Culture of German Texans and Galveston Historical Foundation Homes Tour Guidebook 2014
Site plan
Survey

Significant Ownership in addition to the above:
John Parker – descendant of Quanah Parker – See Obituary
Lee Branum – Descendent of William Gates of Old Three Hundred – See Attached

We look forward to receiving a positive response to our request.

Lee and Mary Branum
3419 Ave L
Galveston, Texas 77550
281-433-2945
mbranum1@hotmail.com
Texas Historical Commission Staff (DKU), 7/22/80

Official Texas Historical Building Marker without post for attachment to wood
Galveston County (Order #5561)
Location: 3419 Avenue L, Galveston

POOLE-PARKER HOUSE*

THIS GREEK REVIVAL COTTAGE WAS BUILT IN THE 1860s BY W.G. BOEPPLE ON LAND HE BOUGHT FROM VALENTINE POOLE, A LOCAL CATTLE DEALER WHO AGAIN BECAME THE OWNER IN 1872. IN 1886 THE HOME WAS SOLD TO THE ESTATE OF "GALVESTON NEWS" EDITOR WILLARD B. RICHARDSON. LATER HIS DAUGHTER CAROLINE MANAGED THE PROPERTY. SHE WAS THE WIFE OF DR. H. P. COOKE, CITY HEALTH OFFICER AND DEAN OF THE STATE MEDICAL BRANCH HERE. IN 1935 THE HOUSE WAS SOLD TO JOHN A. AND EMMA JEANNE PARKER.**

RECORDED TEXAS HISTORIC LANDMARK - 1980***

*1/2 inch lettering
**3/8 inch lettering
***1/4 inch lettering
County Deed records indicate that this house was built in 1867, 68, or 69 by Mr. William G. Boepple. This is the first time a deed mentions property and improvements.\(^1\) The deed from M. W. Young to William G. Boepple shows a consideration of $1,800.00\(^2\) and from the estate of William G. Boepple to Imogene Norwood a consideration of $4,750.00 and it is assumed that the increase was for the improvements.

The structure and grounds are presently in excellent condition. The owners, Mr. and Mrs. John A. Parker, have occupied the house since 1935,\(^3\) and have endeavored to retain the original architecture and appearance which has made a major contribution to the neighborhood. It has been on two home tours; the Trinity Episcopal Church Christmas tour in 1951\(^4\) and the Galveston Historical Foundation's Historic Homes Tour in 1975.\(^5\)

It is a handsome, well-proportioned Classical Revival Cottage. The single door has an oblong light and side lights, and the windows are framed with simple pedimented lintels. The simple carved detail on the three dormer windows is unusual in Galveston houses.

The present owners first heard of this cottage thru Donald Barthelme, a native Galvestonian and Houston architect. He had planned to purchase and modernize the home for his own use, but his plans were changed when he moved to Houston. He offered these plans to the Parker's but they preferred to renovate it to its approximate original beauty. It had been thru many hands and lived in by many families and had been seriously neglected in upkeep.

A competent contractor, Mr. J. R. Holden, was hired to renovate the house. He found it termite free, of sturdy construction and with sound 1\(\frac{1}{2}\) wide heart pine board flooring throughout, a good roof, but much repair to be considered. The inside walls throughout were lathe and plaster and some in such poor condition that they had to be replaced. The house had four 14' by 14' lower rooms, each boasting a fireplace with a center hall 9' by 28' with outside doors at each end and railed porches front and back. The upper floor had two rooms running the length of the house separated by a main hall. The rooms were 14' by 28' each, with double dormer windows to the south, small dormer windows to the north and large side windows. The entire house has complete cross ventilation. Attached to the house on the
lower floor to the west side was a summer kitchen and servants quarters. These were in such bad repair that they were eliminated. Also, the fireplaces had to be removed as the chimneys from them went straight up from the lower floors through the middle of the upper rooms. A bath was installed upstairs between the two rooms that were made into bedrooms. The partition between the two rooms downstairs on the east side of the house was removed making one large living room. The two remaining rooms were made into a dining room and a kitchen. Large closets were made by dropping the walls in the dormer sections in the upper floors. Cabinets were installed in the kitchen and a corner cabinet was made in the dining room. The newel post and hand rails are of solid cedar and were handhewn on the property. Also, the outdoor shutters which cover all windows were handmade. There were gas fixtures used for lighting and these were replaced by electrical ones made of solid brass. All the cross joists are 12" by 12" oak mortised and glued into abutting joists and secured with square nails. The doors are solid pine with paneling and decorative molding and have china nobs, some white and some black. The windows are double sash with 12 panes and those panes that have not been replaced are hand blown. The owners added a back porch which is 14' by 24', screened with two ceiling fans and green dyed cement floor.

In 1860 Mr. Valentine B. Poole moved to Galveston. He formed a partnership with Mr. Sam Allen and under the name of Allen-Poole & Company, operated a place of business on the Strand. The city directory stated that they were butchers, however, Mrs. James L. Allen, granddaughter of Valentine B. Poole, noted that they were cattle dealers and dealers in cattle hides. The butcher business was probably a part of the business.

In 1866 Mr. Poole purchased the entire Block 34 from the Galveston City Company. Shortly thereafter he built a home for himself on a lot 75' by 130' on the Northwest corner of this Block. About 1900 the cottage he built was moved to the rear of the lot and a two story frame house was built in its place. He or his descendants lived there until 1959 at which time the property was sold. His granddaughter, Mrs. James L. Allen is still living in Galveston and was the source of much information for this report.

In June 1866, Mr. Poole sold the lot directly to the East of his home to Mr. M. W. Young for a consideration of $1,800.00 and this
is the lot where the Parker Cottage is located. This lot is 68' 10" by 130' facing on Avenue L.

In May 1867 the property was deeded to Mr. William G. Boepple for $1,800.00. It is assumed that Mr. Boepple built this house for his use or as an investment and during this period of his ownership, Mr. Boepple died.

In November 1867 the Administrator of the Estate of W. G. Boepple, deceased, sold the property and improvements to Mrs. Imogene A. Norwood and husband, Oscar A. Norwood, for a consideration of $4,750.00. The Galveston City Directories of 1870, '71 and '72 indicates that the occupant of 3419 Avenue L as O. Norwood, attorney. This is the first time that the owner and occupant are the same. In February 1872, Mr. and Mrs. Norwood sold the property to Mr. A. M. Hobby for $4,000.00. Mr. Hobby was a Commission Merchant and President of the Galveston Chamber of Commerce.

In May 1872, Mr. Hobby sold the property back to its original owner, Mr. Valentine B. Poole for $4,200.00.

In April 1873, Mr. Poole deeded the property to Gulf Loan and Homestead Company for $3,000.00. The loan company retained title to this property for thirteen years. The reason for the property being sold to a loan institution is unclear. Interviews with Miss Antoinette Leroux and Mr. Herman Kleinecke, across the street neighbors, indicate that the company could possibly have bought and sold the property as an income investment. Although, Mr. Poole could have suffered some financial problems and therefore had to sell to a loan company.

During the period from 1873 through 1885 the occupant of the house was F. Ward, a bookkeeper for W. A. Dunklin & Co., according to the Galveston City Directories 1873 through 1885.

In May 1886 the property was transferred from the Savings and Loan Company to Mrs. L. B. Richardson, Executrix of the estate of Willard B. Richardson.

Willard Richardson was born in Massachusetts in 1802 and came to Texas in 1837 and to Galveston in 1843. In 1843 he became editor of the Galveston News and later partner and finally proprietor. Under his direction the News became one of the most prominent newspapers in the South. He was active in civic affairs and served as mayor of Galveston in 1853. He died in 1875.
Parker Cottage
Galveston, Texas

his wife, Louisa B. Richardson and one daughter Caroline or "Carrie". His wife Louisa B. Richardson was named executrix of his estate and on her death the estate passed to their daughter, Mrs. H. P. Cooke.

Dr. H. P. Cooke came to Galveston in 1883 as a member of the Marine Health Service. Later he established a private practice, he became Health Officer for the city and was one of the original members of the staff and later Dean of the State Medical Branch. He married Caroline Richardson and to this union was born Dr. Willard Cooke, a prominent physician and teacher at the medical branch.

The Parker Cottage was acquired by the Willard Richardson estate in 1886 probably as an investment since it was occupied by tenants until its purchase in 1935 by the present owners, Mr. and Mrs. John Parker. Also, numerous other transactions for the Richardson estate are recorded in the Galveston County Clerk's deed books.

Occupants for this house as recorded in the Galveston City Directories not previously mentioned were as follows:

1886-88 Not known.
1888-92 George S. Sykes, M.D. He was a prominent physician and surgeon. His son, Clarence Sykes, M.D., became an outstanding Ear, Eye, Nose & Throat specialist. Dr. Clarence Sykes was a good friend of the present owners and he often recounted childhood events to them.
1893-95 Not known.
1896-97 William R. Parker. Mr. Parker was a clerk at the Galveston Hominy Mills located at 1128 Avenue A.
1898-99 Not known.
1900-05 David M. Wilson. Mr. Wilson was a partner in the firm of D. M. Wilson & Co., a lumber and building materials plant located at 3428 Avenue M.
1906-07 Not known.
1908-11 Charles H. Hamelin, Miss Claire F. Hamelin and Eloise A. Hamelin. Mr. Hamelin was a clerk. Miss Claire Hamelin was a saleslady for Garbade, Eiband & Co. Eloise Hamelin was a saleslady for N. Salzmann.
1911-12 John F. Pendergraft. He was a cotton seed miller for New Orleans Export Co. His son, Tom, was manager of the Jean LaFitte Hotel for several years and later became a senior executive for a hotel chain in Dallas before his death in 1978.
1913 Not known.
1914 John J. Golden. He was a screwman (longshoreman).
1914-21 Martin Heine. He was a laborer.
1922 Not known.
Page 5
Parker Cottage
Galveston, Texas

1923-25 Walter P. Gunn, Walter J. Elliott, Bedford F. Snellgove and Silas D. Freeman. Mr. Gunn was a carpenter, Mr. Elliott was a brakeman, Mr. Snellgove was an insurance agent for Texas Prudential and Mr. Freeman was a fireman.

1926-27 J. Robert Moore. Mr. Moore was a watchman.

1928-33 J. Robert Moore, Edward R. Pohl and Arthur L. Wegner. Mr. Pohl was a cashier for the Interurban Export and Bag Lines. He was active in civic affairs. Mr. Wegner was a clerk.

1934-35 Vacant.

1935 John A. and Emma Jeanne Parker. Mrs. Parker is a member of prominent Galveston family (Chaussys). She was Executive Secretary for the Galveston Rotary Club for 14 years. Mr. Parker came to Galveston in 1929. He is a retired insurance executive. He has been active in numerous community affairs. One of his most outstanding achievements was the establishment of the Texas Maritime Academy in Galveston in cooperation with the Texas A & M University. He and Admiral Sherman Wetmore were co-chairmen for this project.

In March 1944 the contract of sale having been compiled with, the property was deeded by Dr. Cooke to the Parkers. In August 1965, an additional 2'7" on the west side was deeded to the Parkers by Mr. and Mrs. Lawrence Puccetti, Jr. to settle a boundary dispute.

This Classical Revival Cottage is typical of the many homes built in Galveston in the late 19th century. At the time the Parker's purchased this cottage, plans were being made to either demolish the house or convert it to an apartment complex, consequently the Parker's showed a lot of foresight in renovating and saving this home.

The impact of the numerous prominent people to Galveston and the State of Texas who have either owned and/or resided here, substantiate the commeration of this cottage for an historical marker.

Researched and written by
Mr. John A. Parker
3419 Ave. L
Galveston, Texas 77550.

JP; mfb
FOOTNOTES

5. The Galveston Historical Foundation, Historic Homes Tour program, May 10-11, 1975 and Galveston Daily News, May 9, 1975, page 4 B.
6. Mrs. James L. Allen, granddaughter of Valentine B. Poole, personal interview.
7. Ibid.
10. 1885 pen and ink sketch of Galveston drawn by A. Koch and Sanborn Map.
15. Galveston City Directory, 1872.
17. Ibid, Book 9, pages 337-338.
BIBLIOGRAPHY

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Galveston County Clerk Deed Records of Galveston, Texas.

Galveston Daily News. Several articles as noted in footnotes.


Hayes, Charles W. Galveston, History of the Island and the City.


ACKNOWLEDGEMENTS

Mrs. James L. Allen, Galveston, Granddaughter of Valentine B. Poole.

Miss Mary Jane Christensen, Galveston, County Clerk.

Dr. Willard R. Cooke, Galveston, Deceased, Former owner.

Mr. Bob Dalchite, Galveston, Former Archivist Rosenberg Library.

Mr. Herman Kleinecke, Galveston, Deceased, Attorney, Neighbor.

Miss Antoinette Lerous, Galveston, Neighbor.

Mr. Tom Pendergraft, Dallas, Deceased, Son of John F. Pendergraft.

Mrs. Clarence Sykes, Galveston, Widow of Dr. C. S. Sykes.

Mr. Michael Wilson, Galveston, Assistant Archivist, Rosenberg Library.
# STEWART TITLE COMPANY

## CHAIN OF TITLE TO

**JOHN A. PARKER & WIFE, EMMA JEANNE PARKER** 
**3417-19 AVENUE L, GALVESTON, TEXAS.**

E 13ft 4in of 2 & W 12ft 2in of 4 & 10ft of alley Adj 3419 Ave L BLK 34

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>GRANTEE</th>
<th>Nature of Instrument</th>
<th>DATE</th>
<th>Filing</th>
<th>Book</th>
<th>PAGE</th>
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<tr>
<td>GALVESTON CITY COMPANY (Entire Block #34)</td>
<td>VALENTINE B. POOLE</td>
<td>GWD</td>
<td>12/20</td>
<td>3/2</td>
<td>R</td>
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<td>GWD</td>
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<td>6/18</td>
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<td>GWD</td>
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<td>W.G. BOEPPLÉ, and husband OSCAR A. NORWOOD</td>
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<td>2/10</td>
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<td>LAWRENCE PUGGETTI, JR &amp; wife</td>
<td>JOHN A. PARKER &amp; wife</td>
<td>Deed</td>
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<td>3/22</td>
<td>165</td>
<td>426-8</td>
<td>37!</td>
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By the authority vested in it by the Legislature of the State of Texas, the Texas Historical Commission hereby designates

POOLE-PARKER HOUSE

of the city of Galveston county of Galveston as a Recorded Texas Historic Landmark and duly certifies that said structure is worthy of preservation because of its outstanding contribution to the heritage of Texas.

Governor of Texas

Chairman, Texas Historical Commission

Date

November 5, 1980
Records indicate that this house was built in 1866. It is a very handsome, well-proportioned Classical Revival Cottage. There is an inset gallery across the front with square columns. The single door has an oblong light and side lights, and the windows are framed with simple pedimented lintels. There are lintels across the porch cornice. The simple carved detail on the three dormer windows is unusual in Galveston houses.

When the house was purchased by the present owners in 1935, there had been several previous owners and the upkeep had been badly neglected. However, the structure was sturdy with sound 1½" heart pine wide board flooring and a good roof. Some of the lath and plaster walls were in such poor condition that they had to be eliminated.

The house originally had four 14' by 14' lower rooms, each with a fireplace, and a central hall which was 9' by 28' with outside doors at each end and railed porches front and back.

The upper floors had two rooms running the length of the house 14' by 28' each with dormer windows north and south and large side windows—the entire house has complete cross ventilation. There is also an upper hall.

All cross joists are 12" by 12" oak mortised and glued into abutting joists and secured by square nails. The doors are solid pine with paneling and decorative molding and some have china door knobs; some white and some black. The windows are double sash with 12 panes. Those panes which have not had to be replaced are hand blown glass. Note the hand-planed cedar handrail on the stairs.

To adapt the house to better use for themselves, the owners made some changes. The fireplaces had to be taken out as the chimneys went straight up from the lower floors through the middle of the upper floors. The partition between the two rooms downstairs on the east side was removed making one large living room. The two remaining rooms were made into a dining room and kitchen. Cabinets were installed in the kitchen and a corner cabinet was made in the dining room.

On the upper level, a bath was added between the two rooms that are used as bedrooms. Large closets were made by dropping the walls in the dormer sections.

In back of the house, a summer kitchen and servants quarters had to be removed because of the poor condition. The owners added a back porch which is 14' by 24'; screened with two ceiling fans and a brick patio.
This three-bay-wide cottage, faced with a three-bay porch with bracketed eaves, and capped by a low hipped roof, was where Galveston architect Charles W. Bulger and his family lived at the turn of the 20th century, before he moved his practice to Dallas. N. J. Clayton and his family lived diagonally across the street in a three-bay Southern town house at 1205 35th Street from 1892 until Mrs. Clayton's death in 1944. Clayton's house, built by General Thomas N. Waul, no longer exists. Bulger's house had been built by William C. Dibrell.

Another graceful example of the Gulf Coast cottage, with a transom-topped, side-lit door framed by a Greek Revival architrave, this house is thought to have been built by William G. Boepple. It was restored in 1935 by longtime owners, who bought the house at the urging of architect Donald Barheme. Barheme had intended to buy the house himself, but decided that professional opportunities in Depression-era Galveston were so limited that he needed to leave the island.

Anthony Brock, a Galveston businessman, built this handsome cottage, faced with a three-bay-wide veranda. Mrs. Annie L. King seems to have built the gable-fronted cottages at 3406 Avenue L and 3402 Avenue L (1883), which were rented as tenant houses. Together, these form a characteristic Galvestonian row, punctuating the street frontage with the rhythms of their column-lined porches.

Built for Arthur A. Dietzel, an employee of the Galveston Coffee & Spice Company, this is a late and simplified version of the Italianate villa style. Behind the Dietzel House, at 1212 and 1214 34th Street is a pair of raised tenant cottages built by Dietzel in 1892. They form a complex typical of middle-class Galveston neighborhoods of the late 19th century: the "big" houses faced the alphabetical avenues, while behind, facing the side street or the alley, were rental cottages for families of more modest means.

Like the Dietzel House at the west end of the block, this house for the produce commission merchant John Hagemann was built well after the peak in popularity of the Italianate villa style. Its conservatism allows it to pay respect to the neighborhood context with planar walls, low-pitched hipped
The Material Culture of German Texans

Kenneth Hafertepe
they decided to build a new dwelling: a four-room frame house with its porch underneath the main roof (Fig. 3.7). The arrangement of two larger front rooms and smaller back rooms, separated by a dogtrot with a staircase, reflected Anglo-Texan ways of building. Also suggesting acceptance of Anglo-Texan ways was the stone chimney on the parlor side of the house. The old two-room log house probably continued in service as a free-standing kitchen. The Theiss house, built around 1870 at Rose Hill, near present-day Tomball in northwest Harris County, also used a dogtrot and an inset front porch. The dogtrot provided access to two rooms on each side; the front porch led to the kitchen and a small pantry on the right side.13 Other Germans in Galveston and Houston chose to build dwellings with inset porches, typical of Gulf Coast Creole houses, sometimes blended with the Anglo-Texan central passage plan. In Galveston Wilhelm G. Boep-
ADDRESS:
Adjacent to 2219 Postoffice

LEGAL DESCRIPTION:
Adjacent property is legally described as: Lot 3, Block 442, In the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Amy Owens, Clay Cup Studio

ADJACENT PROPERTY OWNER:
Charles Azar

EASEMENT OWNER:
City of Galveston

REQUEST:
License to Use

APPLICABLE REGULATIONS:
Section 13.202 of the LDR
Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Site Plan
B – Photographs

BACKGROUND INFORMATION
The Planning Commission approved a License to Use for the placement of a sea turtle adjacent to 2120 Postoffice on June 5, 2018. The request was part of the Turtle Island Restoration Network’s public art project “Turtles about Town”.

EXECUTIVE SUMMARY
The applicant is moving her business, Clay Cup Studio to 2219 Postoffice and would like to move the turtle next to the new location.
Executive Summary Cont.
The turtle statue is proposed to be placed in the round cement planter. The turtle statue weighs 80 pounds and is 65 inches high, 55 inches wide (flipper extension) and 36 inches in diameter.

Physical Characteristics
The adjacent right of way to 2219 Postoffice has two planters one to the west that is a wood bench with ivy planted in the top and the other planter is to the east and is a low round cement planter with flowers. According to the site plan submitted the turtle statue will be placed in the center of the existing cement planter. There is 10-feet of unobstructed right of way for pedestrian access between the planter and the building. The properties to the east also have tables and chairs in the right of way, but are all on the same side of the street adjacent to the curb so they do not obstruct the right of way.

License to Use
A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances.

Other Reviews
The property is not located inside a designated Historic District so no additional reviews are required. The Planning Commission has the final decision authority for LTU requests. However, should the applicant be aggrieved by the Planning Commission’s decision, an appeal may be made to City Council.

Staff Recommendation
Staff is recommending approval with the following conditions:

Specific Conditions:
1. The applicant shall adhere to the site plan in Attachment A for the placement of the turtle statue with the following modifications:
   a) The turtle statues shall be adequately secured to the ground inside the planter so as not to pose a threat in a windstorm;
2. The city reserves the right to require the licensee remove the turtle statue if found to be deteriorated, vandalized, or a threat to public safety;
3. The applicant shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the charging station, and should the right-of-way be damaged in any way, the applicant shall repair the area;

Standard Conditions:
4. The Licensee shall adhere to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;
5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
6. The Licensee and all of the Licensee’s rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF
THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT;

10. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee’s own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,

Janice Norman, Planning Manager

Catherine Gorman, Assistant Director, AICP, HPO

Date 2/20/19

Date 2/21/19
Executive Summary:

Staff is requesting a reduction in the minimum lot area for the "Townhouse" land use in the Urban Neighborhood (UN) from 2500 to 1600 square-feet.

Townhouse- means a single-family dwelling unit constructed in a group of three or more attached units on its own lot in which each unit extends from the foundation to roof with open space on at least two sides.

The land use "Townhouse" is an outright permitted land use in the Urban Neighborhood (UN) zoning district. In the Land Development Regulations Article 3, Addendum for the Urban Neighborhood (UN) zoning district the lot area minimum for all newly created lots is 2,500 square-feet. As stated above in the definition of townhouse they are single-family dwellings on their own lot. Since the Urban Neighborhood (UN) zoning district is found in the oldest parts of the City where the lots are close together and generally smaller, staff has found dividing lots for townhomes into 2500 square-foot lots to be difficult to achieve.

In Article 3, Addendum for the Townhouse, Residential District (R-2) zoning district the minimum lot area is 1,600 square-feet per lot making dividing the land for individual townhouses more feasible. In an effort to be consistent and to make townhomes more achievable in the Urban Neighborhood (UN) staff is requesting that the Article 3, Addendum to the Urban Neighborhood (UN) be modified to reflect a minimum lot area of 1,600 square-feet per lot for the "Townhouse" land use only.

Criteria for Text Amendments:

Per Section 13.700: Text Amendments of the Land Development Regulations: Recommendations and decisions regarding petitions for amendments to the text of these regulations are legislative in nature, but shall be based on consideration of all the following criteria:

1. The proposed amendment will help to implement the adopted City of Galveston 2011 Comprehensive Plan or if it involves a topic that is not addressed or not fully developed in the City of Galveston 2011 Comprehensive Plan, the proposed amendment will not impair the implementation of the adopted City of Galveston 2011 Comprehensive Plan and other adopted special-area and special-topic plans when compared to the existing regulations.

   a. The 2011 Comprehensive Plan HN- 2.4, Ensure Standards Promote Compatible Infill Development: The City should adjust existing zoning requirements and prepare new Infill Design Standards to ensure new projects complement the character of existing neighborhoods.
2. The proposed amendment is consistent with the stated purposes of these regulations.
a. The Galveston Land Development Regulations, state the following:

**General Purposes.** These regulations provide guidance and standards for the orderly development and redevelopment of land and associated public infrastructure, facilities, and amenities in accordance with the *City of Galveston 2011 Comprehensive Plan* and other adopted plans and policies.

a. All new development must comply with the City's purpose through compliance with the Land Development Regulations, the 2012 International Building Codes, Comprehensive Plan, Municipal Code and other approved plans. All approved codes require new development to meet current standards that address orderly development, infrastructure, facilities, and amenities. The Land Development Regulations specifically address parking, setbacks, lot width and depth and land use.

3. The proposed amendment will maintain or advance the public health, safety, or general welfare.

a. This proposed amendment will maintain and advance the public health and wellbeing by individual ownership of lots and property. Home ownership encourages pride of ownership which leads to improved property maintenance. These all lead to the general welfare of the community.

4. The proposed amendment will help to mitigate adverse impacts of the use and development of land on the natural or built environment, including, but not limited to mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation or will be neutral with respect to these issues.

a. All new development is required to meet current standards for construction and in sensitive areas, of Galveston, additional permitting is required to ensure that any necessary mitigation is performed and preservation of these sensitive areas is maintained.

5. The proposed amendment will advance the strategic objectives of the City Council such as fiscal responsibility, efficient use of infrastructure, public services, and other articulated City objectives.

a. With the approval of the smaller lot size it will allow more diverse
types of development that interest a larger group of people which also promotes a larger population increasing the City's tax base.

Consideration for Text Amendments

Per Section 13.700: Text Amendments of the Land Development Regulations:

Purposes: Text amendment proposals shall serve the following purposes:
1. Advancing the goals, objectives and policies of the City’s Comprehensive Plan and other adopted special-area and special-topic plans;
2. Securing adequate light, air, convenience of access, and safety from fire, flood and other danger;
3. Lessening or avoiding congestion in public ways; Promoting the public health, safety, comfort, morals, convenience and general welfare; and Otherwise accomplishing the purposes of Texas Local Government Code Chapter 211, Municipal Zoning Authority.

Considerations: In preparation and considering proposals for text amendments, the Planning Commission and City Council shall pay reasonable regard to:
1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

City Council has the final decision authority and will hear this request at the March 28, 2019 meeting.

Staff Recommendation

Staff recommends approval of the request as submitted

Respectfully Submitted,

Janice Norman, Planning Manager

Catherine Gorman, AICP
Assistant Director/HPO

2/22/19

2/22/19
Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water or to an alley or right-of-way.
3. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
4. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
5. Building facades shall include appropriate architectural details and ornament to create variety and interest.
6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
7. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.
8. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence, and shall not be less than 6 feet nor more than 8 feet in height.

Minimum Lot Standards
- Area: 2,500 square feet
- Width: 0 feet
- Depth: 0 feet

Setbacks
- Front: 0 feet
- Side: 0 feet
- Rear: 0 feet

Building Height
- Maximum: 50 feet, measured from base flood elevation

Parking
- Residential: None required; Maximum 1.5 spaces per unit
- Non-Residential: Minimum 1 space per 1,500 square feet of floor area
- Lodging: 1 space per unit

Landscaping
Refer to Article 9, Landscaping of the City Land Development Regulations

14th Street Corridor
The table on Page 3-15 will govern land uses within the 14th Street UN corridor.
Parking Structure/Lot Incidental to Main Use = Permitted Use; Home Based Occupation/Business = Permitted Use
10. **Design Standards Applicable to Commercial Structures and Uses**
   a. Limited Use Standards apply where applicable.
   b. Commercial uses and structures limited to numbered streets in the UN district.
   c. Commercial and Mixed Use building facades shall be designed with a distinct base, middle, and top and shall maintain the alignment of horizontal elements along the block.
   d. Doors or windows forming regular patterns of openings, some accentuated by balconies.
   e. Primary entrance doors for all buildings shall be facing street facing façades.
   f. If driveway and/or off-street service loading and unloading access are provided, cross access easements shall be required when adjoining properties are undeveloped.
   g. There shall be no blank walls greater than 25 feet in width.
   h. 2802 Avenue Q - Auto Repair and Auto Sales are permitted uses on property legally described “ABST 628 Page 122 Lots 8 thru 9 & E 6.33-ft of Lot 10 (2010-1) SW Block 90 Galveston Outlots.”

11. **Base Flood Elevation**
   a. Dry Flood Proofing. Dry Flood Proofing may be used to protect the space inside the building below the Base Flood Elevation if the ground floor entrance is not above the base flood elevation. Stairs and ramps may be incorporated inside the building envelope to transition to a higher level. In the case that dry flood proofing is not feasible, exterior stairs and ramps or other impact approaches shall only be permitted. Exterior ramps and stairs when used shall be positioned to minimize the accessibility of the commercial storefront.
   b. Exterior Ramps and Stairs. If an exterior ramp is required in order to accommodate access to a raised Base Flood Elevation, the ramp shall be oriented perpendicular to the primary facade in order to minimize the visual impact and pedestrian accessibility of the primary facade. If an exterior stair is required to accommodate access to a raised Base Floor Elevation, the steps shall be located towards the primary entrance along the primary facade.

12. **Design Standards for New Commercial Structures**
   a. 1st Floor Height: 15 feet floor to ceiling.
   b. 2nd Floor and Up: 10 feet floor to ceiling.
   c. Build Material: Stone, brick, stucco, wood siding, cementious fiber board.
   d. Door Locations: Primary entrance doors for all buildings shall be facing street.
   e. Balconies: Required at 2nd and 3rd floor.
   f. On-site parking: Rear of building, enclosed if on front and access is available
   g. Fencing: Chain-link (cyclone) prohibited.
   h. Windows: Upper floors shall be a minimum of 20 percent of each upper floor facade measured between 3 feet and 9 feet above each finished floor.
   i. Window Type: Vertical orientation.
Corner Stores – Permitted Structures:

1128 Avenue K - M Menard Survey, Lot 14, Block 131
1425 Avenue K - North half of Lots 1 & 2 (1-1), Block 74
1516 Avenue K - Lot 11, Block 135
1027 Avenue L - North 48.5 feet of Lot 1 (1-1), Block 10
1301 Avenue L - Lot 7, Block 13
1404 Avenue L - North 61 feet of Lot 7 (7-2), Block 14
1509 Avenue L - Lot 2 Oleander Townhouses
1528 Avenue L - Lot 14 & west 12 feet of Lot 13, Block 75
1201 Avenue M - North half of Lot 7 (7-2) northwest Block 23
1327 Avenue M - Lot 1, northeast Block 22, Galveston Outlots
1701 Avenue M ½ - Northeast part of Lot 6 & north part of Lot 7 (3306-2), southeast Block 20
1728 Avenue N - Lot 14, southeast Block 20
1902 Avenue N - Southeast part of Lot 8 (3308-2), southeast Block 19
1502 Avenue O - South 80 feet of Lot 8 (3008-1), Southeast Block 46
1702 Avenue O - North half of Lot 1 (1001-2), Northeast Block 71, Galveston Outlots
1828 Avenue O - South half of Lot 14 (2014-2), Southwest Block 45, Galveston Outlots
1902 Avenue O - Lot B, Boatmans House Subdivision
2001 Avenue O ½ - Lot 7, Southwest Block 69
1212 13th Street (1227 Avenue L) - Lots 1 & 2, Block 12, Galveston Outlots
1502 - 13th Street - North ½ of Lot 1 (1-1), northwest Block 48, Galveston Outlots
1104 14th Street (1401 Avenue K) - North 90 feet of Lot 7 (7-1), Block 74
1213 14th Street - North 49.75 feet of Lot 8 & northeast part of Lot 9 (8-3), Block 14
1104 15th Street (1425 Avenue K) - North ½ of Lots 1 & 2 (1-1), Block 74, Galveston Outlots
1513 - 1515 19th Street - Lot 8 and east half of Lot 9, and south adjacent alley, northeast Block 44
1302 21st Street - North 40 feet of Lot 1 (1-1), northwest Block 19, Galveston Outlots
1502 - 1506 21st Street - Lot 3, part of a Lots 1, 2, 3, 4, and half adjacent abandoned alley (1-1), northwest Block 44, Galveston Outlots
1624 21st Street - Lot 14 and west 32.08 feet of Lot 13, southwest Block 44, Galveston Outlots
1801 21st Street - North 42 Feet of Lot 7 and northeast part of Lot 6 (3007-1), southeast Block 68, Galveston Outlots

Permitted Commercial Land Use:
Located on 8th, 10th, 14th, and 23rd Street

Corner Store/Commercial Structure Standards:
Gross Floor Area Limited to 2,500 sq. ft.

Additional Standards:
Surface parking lots permitted on 10th Street
WILLIAMS-BORDEN NEIGHBORHOOD ASSOCIATION
West side of 35th Street – East side of 39th Street; and,
South side of Avenue O – North side of Avenue S

Corner Stores – Permitted Structures:
3827 Avenue O – Northwest part of Lot 2 (1-1), northwest Block 60, Galveston Outlots
3627 Avenue R – North 75 feet of Lot 1 (1-1), northwest Block 136, Galveston Outlots
3702 Avenue R – Lot A, acres 0.0294, Fulbright Subdivision
3828 Avenue S – South 75 feet of Lot 14 & southwest part of Lot 13 (2014-1), southwest Block 135, Galveston Outlots
2001 - 2005 35th Street – North 75.5 feet of Lot 7 (3007-1), southeast Block 86, Galveston Outlots
2427 35th Street – South 58.79 feet of Lot 8 (3008-2), southeast Block 136, Galveston Outlots
1702 37th Street (3625 Avenue O) – North 61.5 feet of Lot 1, Northwest part of Lot 2 (2-1), Northwest Block 61, Galveston Outlots
1712 37th Street – South 27.5 feet of Lots 1 & 2, southwest part of Lot 3 (1-3), northwest Block 61, Galveston Outlots
1713 37th Street (3702 Ave O ½) – Lot 8, northeast Block 60, Galveston Outlots
1710 39th Street – South 40 feet of Lot 1 & southwest part of Lot 2 (1-2), northwest Block 60, Galveston Outlots

KEMPNER PARK NEIGHBORHOOD
West side of 25th Street – East side of 39th Street; and,
South side of Avenue O – South side of Avenue S

Corner Stores – Permitted Structures:
2528 Avenue Q – South 73 feet of Lot 14 (3014-2), southeast Block 91, Galveston Outlots
2602 Avenue Q – Lot 8 & east half of Lot 9, southeast Block 91, Galveston Outlots
2628 Avenue Q – Southwest part of Lot 14 (2014-2), southwest Block 91, Galveston Outlots
2728 Avenue Q – Lot 14, southeast Block 90, Galveston Outlots
2802 Avenue Q – Lots 8 thru 9 & east part of Lot 10 (2010-1), southwest Block 90, Galveston Outlots
2927 Avenue Q – Lot 1 (1001-1), northeast Block 114, Galveston Outlots
3028 Avenue Q – Southwest part of Lot 14 (2014-3), southwest Block 89, Galveston Outlots
3228 Avenue Q – South 76 feet of Lot 14 (201-1), southwest Block 88, Galveston Outlots
3227 Avenue R – North 41.33 feet of Lot 1 and northwest part of Lot (1-3), northwest Block 138, Galveston Outlots
3228 Avenue R – South 51 feet of Lot 14 and southwest part of Lot 13 (2014-1), southwest Block 113, Galveston Outlots
3307 Avenue R – Lot 6, northeast Block 137, Galveston Outlots
3201 AVENUE R ½ – Lots 6 & 7, southwest Block 138, Galveston Outlots.
3402 Avenue S – South 53 feet of Lot 8 and southeast part of Lot 9 (2008-3), southwest Block 137, Galveston Outlots
3501 Avenue S – Lot 7, northeast Block 161, Galveston Outlots
2102 26th Street – Lot 1 and west 6.58 feet of Lot 2, northeast Block 116, Galveston Outlots
2223 33rd Street – Lot 8 (3308-1), southeast Block 112, Galveston Outlots
2201 35th Street – North 43.5 feet of Lot 7 & northeast part of Lot 6 (3007-1), southeast Block 111, Galveston Outlots
2427 35th Street – South 58.79 feet of Lot 8 (3008-2), southeast Block 136, Galveston Outlots
# 14TH STREET CORRIDOR LAND USE TABLE

P = Permitted Use; L = Limited Use; S = Specific Use Permit

<table>
<thead>
<tr>
<th>Agricultural Land Uses</th>
<th>Residential Land Uses</th>
<th>Commercial Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture/Urban Farming</strong></td>
<td>P</td>
<td><strong>Adult Day Care</strong></td>
</tr>
<tr>
<td><strong>Accessory Dwelling Unit</strong></td>
<td>L</td>
<td><strong>Alcoholic Beverage Sales, Liquor Store or Package</strong></td>
</tr>
<tr>
<td><strong>Bed and Breakfast</strong></td>
<td>L</td>
<td><strong>Child Care Facility, Day Care (Commercial)</strong></td>
</tr>
<tr>
<td><strong>Cottage Food</strong></td>
<td>P</td>
<td><strong>Cleaning / laundry pick-up station</strong></td>
</tr>
<tr>
<td><strong>Child Care Facility, Residential (Day Care)</strong></td>
<td>L</td>
<td><strong>College / University / Vo-Tech</strong></td>
</tr>
<tr>
<td><strong>Community Garden</strong></td>
<td>L</td>
<td><strong>Commercial Amusement/Recreation Indoor</strong></td>
</tr>
<tr>
<td><strong>Duplex</strong></td>
<td>P</td>
<td><strong>Commercial Lodging (Hotel)</strong></td>
</tr>
<tr>
<td><strong>Home Based Occupation</strong></td>
<td>P</td>
<td><strong>Library</strong></td>
</tr>
<tr>
<td><strong>Hospital House Establishment</strong></td>
<td>L</td>
<td><strong>Music Instruction</strong></td>
</tr>
<tr>
<td><strong>Live-Work Unit</strong></td>
<td>L</td>
<td><strong>Medical Office / Clinic / Lab</strong></td>
</tr>
<tr>
<td><strong>Personal Care Homes (DADS)</strong></td>
<td>P</td>
<td><strong>Nursery or Greenhouse, Retail</strong></td>
</tr>
<tr>
<td><strong>Short Term Rental Residential Dwelling</strong></td>
<td>P</td>
<td><strong>Nursing / Convalescent Home</strong></td>
</tr>
<tr>
<td><strong>Single-family Detached</strong></td>
<td>P</td>
<td><strong>Office</strong></td>
</tr>
<tr>
<td><strong>Townhouse</strong></td>
<td>P</td>
<td><strong>Personal Fitness or Music Instruction</strong></td>
</tr>
<tr>
<td><strong>Pet Grooming Services</strong></td>
<td>L</td>
<td><strong>Place of Public/Private Assembly</strong></td>
</tr>
<tr>
<td><strong>Private Club</strong></td>
<td>S</td>
<td><strong>Professional Services, Instruction or Counseling</strong></td>
</tr>
<tr>
<td><strong>Professional Services, Instruction or Counseling</strong></td>
<td>L</td>
<td><strong>Public Safety Facility</strong></td>
</tr>
<tr>
<td><strong>Public Safety Facility</strong></td>
<td>P</td>
<td><strong>Recreation Indoor</strong></td>
</tr>
<tr>
<td><strong>Recreation Outdoor</strong></td>
<td>L</td>
<td><strong>Restaurant, No Drive-In / Through</strong></td>
</tr>
<tr>
<td><strong>Retail - Commercial</strong></td>
<td>P</td>
<td><strong>School: Private</strong></td>
</tr>
</tbody>
</table>

Article 3. District Yard, Lot and Setback Requirements
Notes:

1. A site plan is required prior to the issuance of a building permit.

2. No side or rear yard required when adjacent to a canal or body of water or to an alley or rights-of-way.

3. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.

4. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.

5. Building facades shall include appropriate architectural details and ornament to create variety and interest.

6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

7. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.

8. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.

9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.

10. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence, and shall not be less than 6 feet nor more than 8 feet in height.

Minimum Lot Standards

<table>
<thead>
<tr>
<th>Area:</th>
<th>2,500 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width:</td>
<td>0 feet</td>
</tr>
<tr>
<td>Depth:</td>
<td>0 feet</td>
</tr>
</tbody>
</table>

Minimum Lot Standards for Townhomes

<table>
<thead>
<tr>
<th>Area:</th>
<th>1,600 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width:</td>
<td>0 feet</td>
</tr>
<tr>
<td>Depth:</td>
<td>0-feet</td>
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</tbody>
</table>

Setbacks

<table>
<thead>
<tr>
<th>Front:</th>
<th>0 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side:</td>
<td>0 feet</td>
</tr>
<tr>
<td>Rear:</td>
<td>0 feet</td>
</tr>
</tbody>
</table>

Building Height

<table>
<thead>
<tr>
<th>Maximum:</th>
<th>50 feet, measured from base flood elevation</th>
</tr>
</thead>
</table>

Parking

<table>
<thead>
<tr>
<th>Residential:</th>
<th>None required; Maximum 1.5 spaces per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential: Minimum 1 space per 1,500 square feet of floor area</td>
<td></td>
</tr>
<tr>
<td>Lodging:</td>
<td>1 space per unit</td>
</tr>
</tbody>
</table>

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations

14th Street Corridor

The table on Page 3-15 will govern land uses within the 14th Street UN corridor.

Parking Structure/Lot Incidental to Main Use = Permitted Use; Home Based Occupation/Business = Permitted Use
Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No rear yard required when principal structures are adjacent to a canal or body of water.
3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), windowsills, belt courses, and other architectural features.
4. No rear yard required when principal structures are adjacent to an alley or right-of-way.
5. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, and are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
6. Each unit shall have a minimum of 1,600 sq. ft. of lot area.
7. Accessory structures shall be limited to the provisions in Sec. 3.305.
8. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.

Minimum Lot Standards
- Area: 1,600 square feet
- Width: 20 feet
- Depth: 80 feet

Setbacks
- Front: 5 feet
- Side: 0 feet
- Rear: 10 feet
*Corner units shall have a 5-foot exterior side setback

Building Height
- Maximum: 50 feet, measured from base flood elevation

Parking
- Single Family: Minimum 1 per unit
- Multi-Family: Minimum 1.5 per unit
- Lodging: Minimum 1 per unit
- Non-Residential: One per 300 square feet of floor area

Landscaping
Refer to Article 9, Landscaping of the City Land Development Regulations.
PLANNING COMMISSION OVERVIEW


MEETINGS

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular Meetings</td>
<td>20</td>
</tr>
<tr>
<td>Special Meetings</td>
<td>0</td>
</tr>
<tr>
<td>Joint Meetings</td>
<td>1</td>
</tr>
<tr>
<td>Workshops</td>
<td>0</td>
</tr>
<tr>
<td>Capital Improvement Committee</td>
<td>0</td>
</tr>
<tr>
<td><strong>Meeting and Workshop Total</strong></td>
<td><strong>21</strong></td>
</tr>
</tbody>
</table>

MEETING TIME

<table>
<thead>
<tr>
<th>Category</th>
<th>Duration</th>
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</thead>
<tbody>
<tr>
<td>Average</td>
<td>1 hour, 23 mins</td>
</tr>
<tr>
<td>Longest</td>
<td>2 hours, 9 mins</td>
</tr>
<tr>
<td>Shortest</td>
<td>26 mins</td>
</tr>
<tr>
<td>Total</td>
<td>28 hours, 53 mins</td>
</tr>
<tr>
<td>Workshop Total</td>
<td>0</td>
</tr>
<tr>
<td>Capital Improvement Committee</td>
<td>0</td>
</tr>
<tr>
<td><strong>Meeting and Workshop Total</strong></td>
<td><strong>28 hours, 53 mins</strong></td>
</tr>
</tbody>
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CASES

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abandonment</td>
<td>3</td>
<td>3%</td>
</tr>
<tr>
<td>Beachfront</td>
<td>12</td>
<td>13%</td>
</tr>
<tr>
<td>Beach Maintenance</td>
<td>23</td>
<td>25%</td>
</tr>
<tr>
<td>Change of Zoning</td>
<td>9</td>
<td>10%</td>
</tr>
<tr>
<td>General Land Use Plan</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Landmark Designation</td>
<td>5</td>
<td>5%</td>
</tr>
<tr>
<td>License to Use</td>
<td>14</td>
<td>15%</td>
</tr>
<tr>
<td>Planning Administration (PA)</td>
<td>0</td>
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<tr>
<td>Planned Unit Development</td>
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<td>4%</td>
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<tr>
<td>Plat – Replat</td>
<td>8</td>
<td>9%</td>
</tr>
<tr>
<td>Plat – Preliminary</td>
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<td>3%</td>
</tr>
<tr>
<td>Plat – Final</td>
<td>3</td>
<td>3%</td>
</tr>
<tr>
<td>Specific Use Permit</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Zoning Text Amendments (ZA)</td>
<td>7</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>92</strong></td>
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### OUTCOMES-PC REVIEW ONLY

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approval with Staff’s Recommendations</td>
<td>51</td>
<td>77%</td>
</tr>
<tr>
<td>Approval with Changes</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Disapproval w/o Prejudice</td>
<td>7</td>
<td>11%</td>
</tr>
<tr>
<td>Denial</td>
<td>3</td>
<td>5%</td>
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<tr>
<td>Withdrawn</td>
<td>4</td>
<td>6%</td>
</tr>
<tr>
<td>Pending</td>
<td>1</td>
<td>2%</td>
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### OUTCOMES-CC REVIEW ALSO

### PLANNING COMMISSION REC

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Count</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Approval with Staff’s Recommendations</td>
<td>23</td>
<td>88%</td>
</tr>
<tr>
<td>Approval with Changes</td>
<td>3</td>
<td>12%</td>
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<tr>
<td>Denial</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Withdrawn</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Pending</td>
<td>0</td>
<td>0%</td>
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### CITY COUNCIL

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Count</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Approval with PC’s Recommendations</td>
<td>20</td>
<td>77%</td>
</tr>
<tr>
<td>Approval with Changes</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Denial</td>
<td>1</td>
<td>4%</td>
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<tr>
<td>Withdrawn</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Pending</td>
<td>3</td>
<td>12%</td>
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</table>

### ADMIN APPROVALS

- Admin Plats: 52
- Beachfronts: 91
- Certificate of Zoning Compliance: 16
- License to Use: 34
- Total: 193

### ABSENCES

- Antonelli: 0
- Black: 3
- Blair: 1
- Cook: 3
- Driess: 1
- Hill: 0
- Hollaway: 0
- Reinhart: 2
- Tarlton-Shannon: 1
- Listowski: 1
THE LANDMARK COMMISSION WORKS TO PROTECT, ENHANCE, AND PROMOTE LANDMARKS AND DISTRICTS OF HISTORICAL IMPORTANCE IN THE CITY. THE COMMISSION’S MAIN DUTY IS TO REVIEW EXTERIOR MODIFICATIONS PROPOSED FOR HISTORICALLY DESIGNATED BUILDINGS. THE COMMISSION CONSISTS OF SEVEN MEMBERS AND TWO ALTERNATES APPOINTED BY CITY COUNCIL. BY ORDINANCE, THE MEMBERSHIP MUST CONSIST OF, AT LEAST, FOUR OWNERS OF HISTORICALLY DESIGNATED BUILDINGS, A DESIGN PROFESSIONAL, AND TWO AT-LARGE MEMBERS.

### MEETINGS

<table>
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<tr>
<th>Event</th>
<th>Count</th>
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<td>Regular Meetings</td>
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<tr>
<td>Special Meetings</td>
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</tr>
<tr>
<td>Workshops</td>
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</tr>
<tr>
<td>Annual Project Work Session</td>
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</tr>
<tr>
<td>Meeting and Workshop Total</td>
<td>23</td>
</tr>
</tbody>
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### MEETING TIME

- Average: 1 hour, 8 mins
- Longest: 2 hours, 25 mins
- Shortest: 14 mins
- Total: 23 hours, 45 mins
- Workshop Total: 2 hours
- Meeting and Workshop Total: 25 hours, 45 mins

### CASES

<table>
<thead>
<tr>
<th>Case</th>
<th>Count</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Abandonment</td>
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</tr>
<tr>
<td>Appeal of Staff Determination, NCD</td>
<td>0</td>
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</tr>
<tr>
<td>Certificate of Appropriateness</td>
<td>53</td>
<td>71%</td>
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<tr>
<td>Demolition</td>
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<tr>
<td>Landmark Designation</td>
<td>4</td>
<td>5%</td>
</tr>
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<td>License to Use Recommendation</td>
<td>5</td>
<td>7%</td>
</tr>
<tr>
<td>New Construction</td>
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<td>0%</td>
</tr>
<tr>
<td>Planning Administration (PA)</td>
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</tr>
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<td>Specific Use Permit Recommendation</td>
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<td>Tax Verification</td>
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<tr>
<td>Variance Recommendation</td>
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<tr>
<td>Zoning Amendment</td>
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<td>1%</td>
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<tr>
<td><strong>Total</strong></td>
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<tr>
<td>OUTCOMES</td>
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<tr>
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<td>-------</td>
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<tr>
<td>Approval with Staff’s Recommendations</td>
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<td>Approval with Changes</td>
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<td>Denial</td>
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<td>8%</td>
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<tr>
<td>Recommendation of Approval to other bodies</td>
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<tr>
<td>(Planning Commission, ZBA, City Council)</td>
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<td>16%</td>
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<tr>
<td>Recommendation of Denial to other bodies</td>
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<tr>
<td>(Planning Commission, ZBA, City Council)</td>
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<tr>
<td>Pending</td>
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<td>0%</td>
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<table>
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<tr>
<th>APPROVED AS SUBMITTED</th>
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<tbody>
<tr>
<td>Yes</td>
<td>31</td>
<td>41%</td>
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<td>No</td>
<td>23</td>
<td>31%</td>
</tr>
<tr>
<td>N/A</td>
<td>21</td>
<td>28%</td>
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<table>
<thead>
<tr>
<th>DISTRIBUTION</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Cedar Lawn NCD</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>East End</td>
<td>26</td>
<td>35%</td>
</tr>
<tr>
<td>Galveston Landmark</td>
<td>11</td>
<td>15%</td>
</tr>
<tr>
<td>Lost Bayou</td>
<td>12</td>
<td>16%</td>
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<tr>
<td>Other</td>
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<td>San Jacinto NCD</td>
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<tr>
<td>Silk Stocking</td>
<td>14</td>
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<tr>
<td>Strand/Mechanic</td>
<td>11</td>
<td>15%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>ADMIN APPROVALS</th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>10</td>
<td></td>
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<tr>
<td>Demolition</td>
<td>2</td>
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<td>Electrical</td>
<td>66</td>
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<tr>
<td>Fences</td>
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<td>House Move</td>
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<td>License to Use</td>
<td>13</td>
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<tr>
<td>Mechanical</td>
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<tr>
<td>Plumbing</td>
<td>102</td>
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<tr>
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<td>Roofs</td>
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<tr>
<td>Signs</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>4</td>
<td></td>
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<tr>
<td>TOTAL</td>
<td>456</td>
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<table>
<thead>
<tr>
<th>ABSENCES</th>
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<tr>
<td>Gonzalez</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Griffin</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Heatley</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Huddleston</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Lakin</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>McLean</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Oelze</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Patterson</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Schwenk</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Collins</td>
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</tbody>
</table>
THE ZONING BOARD OF ADJUSTMENT IS A QUASI-JUDICIAL BOARD WITH THE AUTHORITY TO GRANT VARIANCES FROM THE LAND DEVELOPMENT REGULATIONS, WHICH ARE THE CITY'S ZONING REGULATIONS. THE ZONING BOARD OF ADJUSTMENT ALSO HEARS APPEALS FROM THE DECISIONS OF THE LANDMARK COMMISSION AND THE DEVELOPMENT SERVICES DEPARTMENT STAFF. THE BOARD CONSISTS OF FIVE MEMBER AND TWO ALTERNATES APPOINTED BY CITY COUNCIL.

### Meetings

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>Regular Meetings</td>
<td>7</td>
</tr>
<tr>
<td>Special Meetings</td>
<td>1</td>
</tr>
<tr>
<td>Workshops</td>
<td>1</td>
</tr>
<tr>
<td>Meeting and Workshop Total</td>
<td>9</td>
</tr>
</tbody>
</table>

### Meeting Time

- **Average**: 40 mins
- **Longest**: 1 hour, 3 mins
- **Shortest**: 17 mins
- **Total**: 5 hours, 5 mins
- **Workshop Total**: 1 hour
- **Meeting and Workshop Total**: 6 hours, 5 mins

### Cases

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Variance</td>
<td>13</td>
<td>87%</td>
</tr>
<tr>
<td>Special Exception</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Appeal of LC Decision</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Appeal of Staff Determination</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>15</td>
<td></td>
</tr>
</tbody>
</table>

### Outcomes

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Approval</td>
<td>9</td>
<td>60%</td>
</tr>
<tr>
<td>Denial</td>
<td>3</td>
<td>20%</td>
</tr>
<tr>
<td>Remanded appeal to LC</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Reversed LC Decision</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Upheld LC Decision</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Reversed Staff Determination</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Upheld Staff Determination</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Withdrawn</td>
<td>2</td>
<td>13%</td>
</tr>
</tbody>
</table>

### Absences

- **Bangle**: 4
- **Collins**: 1
- **Fuchs**: 1
- **Galletti**: 0
- **Girndt**: 0
- **Graham Reynolds**: 2
- **Gregg-Hirsh**: 0
- **Patterson**: 0
- **Robbain**: 1
- **Sasser**: 2
- **Sunseri**: 0