



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – June 16, 2020

CALL MEETING TO ORDER

The meeting was called to order at 3:45 p.m.

ATTENDANCE

Members Present via Videoconference: Jeff Antonelli, Cate Black, Bob Brown, Eugene Cook, Jeffrey Hill, Carol Hollaway, CM John Paul Listowski

Members Absent: None

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone: Dustin Henry, AICP, Coastal Resource Manager; Virginia Greb, Assistant Coastal Resource Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The June 2, 2020 minutes were approved as presented.

MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20P-010 (21618 Kennedy Dr.) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling and driveway. The property is legally described as Lot 60 & Adj 30 Ft Tr (60-1), Sea Isle, a Subdivision in the City and County of Galveston, Texas.
Applicant: Galveston Beach Houses, LLC, Gerald Meritt
Property Owner: Lee and Kim McCurry

Staff presented a memorandum requesting that case 20P-010 be continued until the regular meeting of July 21, 2020 in order to allow the applicant more time to prepare revised drawings of the proposed single-family dwelling that encroaches into the Dune Conservation Area.

Chairperson Cate Black opened the public hearing on case 20P-010. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to continue case 20P-010 per staff's request. Chairperson Cate Black seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway
Opposed: None
Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20P-019 (4127 Avenue T 1/2) Request to replat one lot into two lots. Property is legally described as M.B. Menard Survey, Lot 1, Southeast Block 183, Galveston Outlots, in the City and County of Galveston, Texas. Applicant: Lindsey Polk, Tricon Land Surveying, LLC. Property Owners: Ha Hoa Quoc & Ngoc-Hanh Thi Nguyen

Staff presented the staff report noting that of twenty-six (26) notices of public hearing sent, one (1) had been returned in favor and one (1) had been returned in opposition.

Chairperson Cate Black opened the public hearing on case 20P-019. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to approve case 20P-019. Carol Hollaway seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway
Opposed: None
Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

20P-020 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G) Request for a Planned Unit Development (PUD) Overlay District to construct a "Multi-Family Residential" complex. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas. Applicant: Michael Saunders, McCormack Baron Salazar, Inc. Property Owner: Galveston Housing Authority

Staff presented the staff report noting that of thirty-three (33) notices of public hearing sent, two (2) had been returned in favor and one (1) had been returned in opposition.

Chairperson Cate Black opened the public hearing on case 20P-020. Representatives of the applicant Michael Saunders, Dustin Higgins, Adi Shamir Baron, Louis Bernardy, and Monique Chavoya presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to recommend approval of case 20P-020. Chairperson Cate Black seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway
Opposed: None
Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

20PA-11 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G) Request for a recommendation to City Council regarding Public Housing for property commonly known as "Oleander Homes" as required by Article X (2)(7) of the Charter of the City of Galveston. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas. Applicant: Michael Saunders, McCormack Baron Salazar, Inc.

Property Owner: The Galveston Housing Authority

Staff presented the memorandum.

Chairperson Cate Black opened the public hearing on case 20PA-011. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to recommend approval of case 20PA-011. Carol Hollaway seconded, and the following votes were cast:

In favor:	Antonelli, Black, Brown, Cook, Hill
Opposed:	Hollaway
Non-voting participant:	CM Listowski (Ex-Officio)

The motion passed.

DISCUSSION AND ACTION ITEMS

- Discussion of changes to Beachfront Construction and Dune Protection Permit staff reports (Staff)

THE MEETING ADJOURNED AT 5:41 PM