



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – October 6, 2020

CALL MEETING TO ORDER

The meeting was called to order at 3:30 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: Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone: Tim Tietjens, Executive Director of Development Services; Dustin Henry, Coastal Resource Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

ELECTION OF CHAIR AND VICE-CHAIR

Chairperson Cate Black opened the floor for nominations for Chair. Carol Hollaway nominated Vice-Chairperson Jeffrey Hill. Carol Hollaway made a motion to close the floor to nominations and accept the nominations as submitted. Eugene Cook seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway

Chairperson Cate Black called for a vote to appoint Vice-Chairperson Jeffrey Hill to Chair.

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway

Vice-Chairperson Jeffrey Hill was appointed to Chair.

Chairperson Jeffrey Hill opened the floor for nominations for Vice-Chair. Jeff Antonelli nominated Eugene Cook. Cate Black nominated Bob Brown. Carol Hollaway made a motion to close the floor to nominations and accept the nominations as submitted. Cate Black seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway

Chairperson Jeffrey Hill called for a vote to appoint Eugene Cook to Vice-Chair.

In favor: Antonelli, Cook, Hollaway
Opposed: Black, Brown, Hill

The motion failed due to a lack of four affirmative votes.

Chairperson Jeffrey Hill called for a vote to appoint Bob Brown to Vice-Chair.

In favor: Black, Brown, Hill, Hollaway
Opposed: Antonelli, Cook

Bob Brown was appointed to Vice-Chair.

CONFLICT OF INTEREST

Cate Black – 20P-031

APPROVAL OF MINUTES

The September 22, 2020 minutes were approved as presented.

MEETING FORMAT

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

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT

20P-017a (24131 San Luis Road/FM 3005) 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 Sur Tract 19, a Subdivision in the City and County of Galveston, Texas.

Applicant: Kai Adkins – Edgewood Ventures

Property Owner: Edgewood Ventures, LLC

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on case 20P-017a. 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-017a with staff's recommendations. Carol Hollaway seconded.

Cate Black proposed a friendly amendment to add the following specific condition:

Specific Condition 11) The applicant shall include a dimensioned site plan and survey in his building permit application to ensure that construction activities occur outside of the critical dune area.

Jeff Antonelli and Carol Hollaway accepted the friendly amendment, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway

Opposed: None

Abstain: None

Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

20P-031 (26003 Flamingo Dr.) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling and driveway. The legal description of the property is Lot 8, Block 1, Pointe West, Section 1, a Subdivision in the City and County of Galveston, Texas.

Applicant: Cate Black, Architect

Owners: Stephanie and Scott Hildebrandt

Cate Black recused herself citing a conflict of interest.

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on case 20P-031. Applicant Cate Black presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to approve case 20P-031 with staff's recommendations. Chairperson Jeffrey Hill seconded, and the following votes were cast:

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

The motion passed.

LANDMARK DESIGNATION

20P-030 (1615 Avenue K) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Lot 4, Block 76, in the City and County of Galveston, Texas.
Applicants and Property Owners: Rowan Dougherty and Wallace W. Wood, Jr.

Cate Black returned at 4:20 p.m.

Staff presented the staff report and noted that of twenty-three (23) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Jeffrey Hill opened the public hearing on case 20P-030. Applicant and property owner Rowan Dougherty presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Cate Black made a motion to recommend approval of case 20P-030 with staff's recommendations. Vice-Chairperson Bob Brown seconded, and the following votes were cast:

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

The motion passed.

PLAT

20P-033 (Vacant Tracts Located East of Sea Breeze, South of San Luis Pas Road/FM 3005, and west of 8 Mile Road) Request for a Preliminary Plat to incorporate 4.59 acres of the subject tract as part of Beachside Village, Section 6; extend Starfish Drive and develop the Beachside Village Residential Reserve. Properties are legally described as The Preserve at West Beach, Section 1 (2010), Abstract 121, East 44.38 (5972-0-0-0), and Beachside Village, Section 5 (2019), Abstract 121 Residential Reserve, in the City and County of Galveston, Texas.
Applicant: Kahala Development, LP c/o Debbie Reinhart
Property Owners: Kahala Development, LP and Marquette Galveston INV.

Staff presented the staff report and noted that of sixty-eight (68) notices of public hearing sent, twelve (12) had been returned in favor.

Chairperson Jeffrey Hill opened the public hearing on case 20P-033. Applicants and property owners Bruce, Debbie, and Austin Reinhart of Kahala Development, LP, presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Jeffrey Hill made a motion to disapprove case 20P-033 without prejudice per staff's recommendation. Eugene Cook seconded.

Chairperson Jeffrey Hill withdrew her motion.

Chairperson Jeffrey Hill made a motion to disapprove case 20P-033 without prejudice per staff's recommendation as amended and reviewed by the Commission on October 6, 2020 (Attachment A). Vice-Chairperson Bob Brown seconded, and the following votes were cast:

In favor: Antonelli, Black, Brown, Cook, Hill, Hollaway
Opposed: None
Abstain: None

Non-voting participant: CM Listowski (Ex-Officio)

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 5:12 PM

