



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – January 2, 2021

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present via Videoconference: Jeff Antonelli, Bob Brown, Carol Hollaway, Jeffrey Hill, Steven Peña, Rusty Walla, CM John Paul Listowski

Members Absent: Eugene Cook

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone: Tim Tietjens, Executive Director; Adriel Montalvan, Planning Manager; Pete Milburn, Special Projects Coordinator; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The January 5, 2021 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-042 (Adjacent to 2427 Market/Avenue D) Request for a License to Use in order to install public art in the City of Galveston sidewalk right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 1, Block 504, in the City and County of Galveston, Texas.

Applicant: Amy Owens

Adjacent Property Owners: Market Street Management, LLC c/o Joseph Spencer

Easement Holder: City of Galveston

Staff presented a memo.

Chairperson Jeffrey Hill opened the public hearing on the case. Joanie Steinhaus and Victoria Newsome, representatives of the applicant, presented to the Commission. The public hearing was closed and the Chairperson called for a motion.

Rusty Walla made a motion to approve the case with staff's recommendations. Steven Peña seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

21P-002 (3503 Bernardo de Galvez/Avenue P) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Part of Lot 5 and North 82 feet of Lots 6 and 7 (1006-2), Northeast Block 86, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Allen Budde and Nancy Flint-Budde
Property Owners: Same

Staff presented a memo.

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

Carol Hollaway made a motion to defer the request to the March 2, 2021 meeting in order for the applicant to provide additional information to Staff. Chairperson Jeffrey Hill seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

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

The motion passed.

21P-001 (1801 25th Street/Rosenberg) Request for a License to Use to place a canopy in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, North ½ of Lots 6 & 7 (3006-2), Block 66, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant and Adjacent Property Owner: Niru Investments LLC
Easement Holder: City of Galveston

Staff presented the staff report and noted of the 24 property owner notices sent, four had been returned in opposition.

Chairperson Jeffrey Hill opened the public hearing on the case. Rez Hayyat, owner, presented to the Commission. The public hearing was closed and the Chairperson called for a motion.

Vice-Chairperson Bob Brown made a motion approval of the request with staff's recommendations and the following additional condition:

1. The door or window installed in the opening above the canopy shall be inoperable.

Jeff Antonelli seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

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

21P-003 (2121 Ave D/Market) Request for a License to Use to place an ADA ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 1 thru 7, Block 501, in the City and County of Galveston, Texas.
Applicant: Stephen P. Penlington

Adjacent Property Owners: Dualmont LLC, c/o James McClure
Easement Holder: City of Galveston

Staff presented the staff report and noted of the 78 property owner notices sent, seven had been returned in favor.

Chairperson Jeffrey Hill opened the public hearing on the case. Stephen Penlington, applicant, presented to the Commission. The public hearing was closed and the Chairperson called for a motion.

Rusty Walla made a motion to approve the request with staff's recommendations and with the revised site plan presented at the meeting. Chairperson Jeffrey Hill seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

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

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

Carol Hollaway made a motion defer the request to the February 16, 2021 meeting for additional information and direction from Staff. Chairperson Jeffrey Hill seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

- Discussion of Accessory Dwelling Units and definition of "Subordinate" in the Land Development Regulations (Listowski/Hill)
- Update on Concession Regulations (Hill)

THE MEETING ADJOURNED AT 5:31 PM

