



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – September 21, 2021

### CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

### ATTENDANCE

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

Members Absent: Rejone Edwards

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Patrick Collins, Planning Technician

Staff Present via Telephone: Brandon Hill, Coastal Resources Manager; Pete Milburn, Senior Project Manager; Adriel Montalvan, Planning Manager; Donna Fairweather, Assistant City Attorney

### CONFLICT OF INTEREST

- Chairperson Hill is a resident of the neighborhood that the subject property of Case 21P-049 is located in

### MEETING FORMAT

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

### RECOGNITION OF OUTGOING COMMISSIONERS

### APPROVAL OF MINUTES

The August 17, 2021 minutes were accepted as written.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### **BEACHFRONT**

**21P-044 (4138 Courageous Lane)** 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 Abstract 121 Hall & Jones Survey, Lot 72, Block 1, Playa San Luis Subdivision, in the City and County of Galveston, Texas.

Applicant: John Lightfoot

Property Owner: Steve and DeeAnna Brown Joint Trust

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on the case. John Lightfoot, applicant, made a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Carol Hollaway made a motion to approve the request with the additional condition that Specific Condition #10 be changed to read:

"The proposed habitable structure shall be designed for feasible relocation. Financial assurance is required to fund eventual relocation or demolition of the proposed structure (e.g. Texas Natural Resource Code 61.025)"

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:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

**21P-045 (25607 Snowy Egret 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 POINTE WEST SEC 1 (2005), ABST 121, BLOCK 1, LOT 36, ACRES 0.183

Applicant: Corbin Broesche

Property Owner: Lance and Kendle Dardis

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on the case. Corbin Broesche, applicant, made a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Carol Hollaway made a motion to approve the request with the additional condition that Specific Condition #10 be changed to read:

"The proposed habitable structure shall be designed for feasible relocation. Financial assurance is required to fund eventual relocation or demolition of the proposed structure (e.g. Texas Natural Resource Code 61.025)"

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:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

#### **CHANGE OF ZONING**

**21P-048 (4701, 4702, 4705, 4708, 4711, 4715, 4718, 4720, 4723, 4723, 4728, 4801, 4804, 4809, 4810, 4814, 4815, 4817, 4824, 4827, 4828, 4901, 4902, 4904, 4905, 4906, 4909, 4905, 4906, 4923, 4924, 4927, 4928, 5001, 5002, 5005, 5006, 5008, 5015, 5016, 5021, 5024, 5027, and 5028 Crockett, 5101, 5105 5111, 5115, 5119, 5127 Ave S, 5101, 5102, 5105, 5106, 5111, 5114, 5115, 5116, 5118, 5123, 5127, and 5128, 5208, 5214, 5220, and 5224 Ave S ½, 4501, 4502, 4508, 4515, 4519, 4520, 4527, 4528, 4602, 4603, 4608, 4611, 4612, 4619, 4620, 4623, 4627, 4628, 4701, 4702, 4705, 4708, 4709, 4710, 4715, 4701, 4702, 4705, 4708, 4709, 4710, 4715, 4716, 4718, 4720, 4721, 4723, 4727, 4728, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4816, 4817, 4818, 4819, 4820, 5001, 5002, 5003, 5004, 5005, 5006, 5008, 5009, 5011, 5012, 5022, 5023, 5024, 5025, 5026, 5027, 5028, and 5029 Woodrow, 4302, 4310, 4313, 4316, 4319, 4321, 4324, 4401, 4402, 4415, 4419, 4420, 4425, 4428, 4505, 4510, 4520, 4525, 4530, 4600, 4615, 4625, and 4626 Caduceus Pl, 4801, 4802, 4803, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4813, 4814, 4815, 4816, 4901, 4902, 4905, 5000, 5005, 5008, 5010, 5011, 5012, 5013, 5016, 5017, 5101, 5109, 5115, 5127, 5200, 5201, 5209, 5222, and 5225 Denver, 4301, 4302, 4306, 4307, 4310, 4311, 4315, 4320, 4323, 4328, 4401, 4404, 4410, 4415, 4419, 4423, 4427, 4428, 4501, 4502, 4509, 4510, 4511, 4515, 4516, 4520, 4528, 4601, 4602, 4603, 4611, 4615, 4620, 4625, 4627, 4628, 4701, 4702, 4706, 4707, 4711, 4711, 4714, 4715, 4720, 4721, 4724, 4727, 4728, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809,**

**4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5010, 5011, 5012, 5015, 5016, 5017, 5018, 5019, and 5020 Sherman, 5110, 5114, 5120, 5126, 5202, 5208, 5210, 5214, 5224, and 5228 Ave U, 2615, 2623, 2701, 2723, and 2825 51<sup>st</sup>, 2515 52<sup>nd</sup>, 2518, and 2526 53<sup>rd</sup> (Mary Moody Northern), 2601, 2602, 2612, 2619, 2620, 2623, 2624, 2700, 2705, 2709, and 2720 Christopher)** Request for a Change of Zoning in order to designate the Denver Court neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as Lots 1 - 10, 11 - 20 & Adjacent 8 feet of ROW, Yeager Subdivision; Lots 1 - 9 & South 8 feet of Adjacent ROW, Lots 10 - 12 & part of Adjacent ROWs, Lots 13 - 24 & North 15 feet of Adjacent ROW, AKA Special Subdivision, North East Block 182, Galveston Outlots; (0-6)(0-7)(0-8), (0-1)(0-2)(0-4) & South 8 feet of Adjacent ROW, (0-5) & Part of Reserve A Special Subdivision, Part of North West Block 182, Galveston Outlots; Lots 1 - 10, Lots 11 - 20 & North 8 feet of Adjacent ROW, Harris-Damiani Special Subdivision; Lots 1 - 6, Lots 7 - 12 & North 8 feet of Adjacent ROW, Westmoor Subdivision; Lots 1 - 8 & Adjacent 8 foot Strip, Baker-Blake Subdivision; Lot 10 Replat, Lots 1 - 5 & South 8 Feet of Adjacent ROW, Lots 6 - 9 & North 8 Feet of Adjacent ROW, Westmore Subdivision, Block 193; Lots 1 - 4 & South 8 feet of Adjacent ROW, Lots 4 - 8 & North 8 feet of Adjacent ROW, Block 192; Lots 1 - 4 & South 8 Feet of Adjacent ROW, Lots 5 - 8 North 8 Feet of Adjacent ROW, Block 191; Lots 1 - 7 & South 8 Feet of Adjacent ROW, Lots 8 -14 & Adjacent North 8 Feet of Adjacent ROW, Westmore Subdivision, Block 190; Lots 1 - 10 & Adjacent 8 Feet of ROW, Denver Court, Block 8; Lots 1 - 10 & Adjacent 8 Feet of ROW, Denver Court, Block 7; Lots 1 - 18, Denver Court, Block 6; Lots 1 - 18, Denver Court, Block 5; Lots 1 - 18, Denver Court, Block 4; Lots 1 - 18, Denver Court, Block 3; Lots 1 - 10 & Adjacent 8 Feet of ROW, Denver Court, Block 2; Lots 1 - 10 & Adjacent 8 Feet of ROW, Denver Court, Block 1; Lots 1 - 26, Christopher Square; Lots 1 - 24, Denver Resurvey, Block 207; Lots 1 & 2, Joan Williams Subdivision, Block 208; Lots 1 - 9, 20 - 24, Lots 10 - 12 & North ½ of Adjacent Alley, Lots 16 - 19 & East 15 Feet of Lot 20 & South ½ of Adjacent Alley, Denver Resurvey, Block 208; Lots 1 - 12, Denver Resurvey, Block 186; Lots 1 - 10, 15 - 24, 11 - 14 & Adjacent 8 Feet of ROW, Denver Resurvey, Block 175; Lots 2 - 5, 9 - 11, Lots 1,6,7,12 & Adjacent 8 Feet of ROW, Denver Resurvey Replat, Block 174; Lots 2 - 7, Lot 1 & West 7 Feet of Lot 2 & Adjacent 8 Feet of ROW, Lots 8 - 14 & Adjacent 8 Feet of ROW, W T Donoho Subdivision; Lots 1 - 7, Lots 8 - 14 & Adjacent 8 Feet of Ave S ½, J Ludwig Mosle Subdivision; Lot 7 - 13-A, 14 - 16, 18, & Adjacent 8 Feet of ROW, A Foremans Special Subdivision, 4705 Crockett Boulevard Subdivision; North & South 60 Feet of Lots 13 Thru 18 (13-1)(13-2), Lots 19 - 24, & Part of Adjacent Street, Denver Resurvey, Block 186; (197-0-3) & Part of Adjacent Ave T (197-0-1), (197-0-2) & Adjacent ROW, Denver Resurvey, Part of Block 197; of the M B Menard Survey, in the City and County of Galveston, Texas.

Applicant: Development Services Department

Staff presented the staff report and noted that of 446 notices of public hearing sent, 87 had been returned in favor and 3 were opposed.

Chairperson Jeffrey Hill opened the public hearing on the case. For a list of presentations to the Commission, please refer to the attached sign-in sheet. The public hearing was closed and the Chairperson called for a motion.

Jeff Antonelli made a motion to recommend approval of the request with Staff's Recommendations. Carol Hollaway seconded.

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

In favor:	Antonelli, Brown, Hill, Hollaway, Peña
Opposed:	Walla
Absent:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

*4:51 PM - Chairperson Hill left the meeting due to a conflict of interest.*

**21P-049 (3102, 3110, 3114, 3118, 3122, 3126, 3130, 3206, 3210, 3214, 3218, 3222, 3228, 3231, and 3235 Lafittes Pt, 13502, 13506, 13510, 13514, 13518, and 13522 Moyenne Pl, 3202, 3206, 3210, 3214, 3218, 3222, 3226, and 3230 Eckert Ct)** Request for a Change of Zoning in order to designate Pirates Cove, The Harbor neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as Hall and Jones Survey, Lots 1 - 30, Lots 21A - 29A, Reserve B1 & B2, Section 8, Pirates Cove Subdivision, in the City and County of Galveston, Texas.

Applicant: Development Services Department

Staff presented the staff report and noted that of 60 notices of public hearing sent, 6 had been returned in favor.

Vice-Chairperson Bob Brown opened the public hearing on the case. For a list of presentations to the Commission, please refer to the attached sign-in sheet. The public hearing was closed and the Vice-Chairperson called for a motion.

Steven Peña made a motion to recommend approval of the request with Staff's Recommendations. Jeff Antonelli seconded.

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

In favor:	Antonelli, Brown, Hollaway, Peña
Opposed:	Walla
Abstain:	Hill
Absent:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

*5:02 PM - Chairperson Hill rejoined the meeting.*

#### **PLANNED UNIT DEVELOPMENT**

**21P-051 (0 Marina Drive)** Request for a Planned Unit Development (PUD) Overlay District to construct a new single-family residential development. Property is legally described as Hall and Jones Survey, Portion of Abandoned right-of-Way Marina Boulevard, South Portion of Res B; Pirates Beach Section 1 (0-5), and Portion of Lots 67, 70, and 77; Trimble and Lindsey Section 3; in the City and County of Galveston Texas.

Applicant: Matthew Sigmon

Property Owner: ARM2 Enterprises LLC

Staff presented the staff report and noted that of 7 notices of public hearing sent, none had been returned.

Chairperson Jeffrey Hill opened the public hearing on the case. Matthew Sigmon, applicant, made a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Rusty Walla made a motion to recommend approval of the request with Staff's Recommendations. 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:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

#### **DISCUSSION AND ACTION ITEMS**

- 2021 Planning Commission Awards (Staff)

Catherine Gorman presented the recommended winners of the 2021 Planning Commission Awards as voted on by the Planning Commission:

Beautification – Juneteenth Mural, 2217 Strand

Development – Abe and Annie Seibel Student Residences, Galveston College

Environmental – Turtles about Town Project, Turtle Island Restoration Network

Historic Preservation – Exterior Restoration of St. Mary's Cathedral Basilica, 2011 Church Street

Participation – Seawall Interpretive Trail Project, Seawall Boulevard

Private Investment – ANICO Parking Garage & Skybridge, 302 20<sup>th</sup> Street

Public Investment – Fire Station #1, 823 26<sup>th</sup> Street

Redevelopment – Star State Company #3 Fire Station, 2828 Market Street

Inspiration – Saltwater Soul Building – 1019 53<sup>rd</sup> Street

Chairperson Hill made a motion to adopt those projects as the winners of the 2021 Planning Commission Awards. Carol Hollaway 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:	Edwards
Non-voting participant:	Listowski

**The motion passed.**

- Discussion of Accessory Structures including Boat Houses and Piers (Hill)

**THE MEETING ADJOURNED AT 5:56 PM**