



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – December 7, 2021

### CALL MEETING TO ORDER

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

### ATTENDANCE

Members Present via Videoconference: Bob Brown, Rejone Edwards, David Finklea, Jeffrey Hill, Steven Peña, Rusty Walla, Councilmember John Paul Listowski

Members Absent: Stan Humphrey

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

Staff Present via Telephone: Tim Tietjens, Development Services Executive Director; Adriel Montalvan, Planning Manager; Brandon Hill, Coastal Resources Manager; Russell Cole, Assistant Coastal Resources Manager; Daniel Lunsford, Senior Planner; Donna Fairweather, Assistant City Attorney

### CONFLICT OF INTEREST

Commissioner Walla declared a conflict of interest for Case 21P-065

### MEETING FORMAT

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

### APPROVAL OF MINUTES

The November 16, 2021 minutes were accepted as written.

### PUBLIC COMMENT

None

### PUBLIC HEARINGS

#### REPLAT

**21P-067 (2001 61st Street, 6111 Heards Lane, 6113 Heards Lane, and Adjacent Vacant Parcel)** Request for a replat in order to combine the number of lots from eleven to one. The properties are legally described as: Lots 2 Through 7 & Part of 1 (2-0), Block 3, H.M. Truehearts Addition; Lot 8 and East 7 Feet of Lot 9, Block 3, H.M. Truehearts Addition; West 18 Feet of Lot 9 and East 12 Feet of Lot 10 (9-1), Block 3, H.M. Truehearts Addition; and West 13 Feet of Lot 10 and East 17 Feet of Lot 11 (10-1), Block 3, H.M. Truehearts Addition; in the City and County of Galveston, Texas.

Applicant: Windrose Land Services

Property Owner: Heards 61<sup>st</sup> LLC

Staff presented the staff report and noted that 26 notices of public hearing were sent.

Chairperson Jeffrey Hill opened the public hearing on the case. The public hearing was closed.

**21P-069 (2401 103<sup>rd</sup> Street)** Request for a replat in order to increase the number of lots from one to two. The property is legally described as Lot 1 Neumann Addition (2020) Abstract 121, in the City and County of Galveston, Texas.

Applicant: Joe Broussard, Neumann Investments, LLC.

Property Owner: Neumann Investments, LLC.

Staff presented the staff report and noted that 15 notices of public hearing were sent.

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.

**21P-070 (3801 - 3825 El Lago)** Request for a replat in order to reconfigure seven lots into nine lots. The properties are legally described as Hall & Jones Survey Lots 16 through 22, Block 2, Palm Beach, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Surveying

Property Owner: Robby Bragg, Hip Nautical, LLC.

Staff presented the staff report and noted that 26 notices of public hearing were sent.

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.

## **NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

### **BEACHFRONT**

**21P-007 (4235 Las Palmas Blvd)** Request for Beachfront Construction Certificate and Dune Protection Permit for construction of a single-family dwelling with a driveway. Property is Legally described as Abstract 121, Page 41, Lot 81, Block 1, Palm Beach, in the City and County of Galveston, Texas.

Applicant and Property Owner: Bendel Seveil Rushing Jr and Lori Ann Rushing - Trustees of the Bendel & Lori Rushing Revocable Trust

Staff presented the staff report.

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

Chairperson Jeffrey Hill made a motion to deny the request. Rusty Walla seconded.

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

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

**The motion passed.**

### **LICENSE TO USE**

**21P-066 (Adjacent to 1726 21<sup>st</sup> Street)** Request for a License to Use to place a rail support in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 12 – 14, Northwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Laura Tacquard

Adjacent Property Owners: Sunshine Training Center, Inc.

Easement Holder: City of Galveston

Staff presented the staff report and noted that of 40 notices of public hearing sent, none had been returned.

Chairperson Jeffrey Hill opened the public hearing on the case. Laura Tacquard, applicant, and Stephanie Carmona, adjacent property owner, made a presentation to the Commission. 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.

Steven Peña made a motion to approve the request with Staff's Recommendations. Rejone Edwards seconded.

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

In favor: Brown, Edwards, Finklea, Hill, Peña, Walla  
Opposed: None  
Absent: Humphrey  
Non-voting participant: Listowski

**The motion passed.**

**PLANNED UNIT DEVELOPMENT**

**21P-065 (23500 FM 3005)** Request for a Planned Unit Development (PUD) Overlay District to establish a mixed-use development consisting of single-family dwellings, Passenger Motor Vehicle Sales and Rental, and Agricultural Urban Farming land uses. Property is legally described as Lot 2R (2-18), 10.3127 Acres, Galveston Island RV Resort Replat (2021), in the City and County of Galveston Texas.

Applicant: Brax Easterwood, AIA  
Property Owner: Galveston Island RV Resort LP

Staff presented the staff report and noted that of 30 notices of public hearing sent, six had been returned in opposition.

Chairperson Jeffrey Hill opened the public hearing on the case. Brax Easterwood, applicant, made a presentation to the Commission. 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.

Chairperson Jeffrey Hill made a motion to approve the request with Staff's Recommendations and the following conditions:

- Outside storage of golf carts and equipment shall be prohibited on all parcels other than parcel D, and the storage of golf carts and equipment shall be limited to the area below the long-term housing unit planned for parcel D. Delivery and drop-off of golf carts shall be prohibited between the hours of 7:00 PM and 7:00 AM;
- Stairs shall be redesigned to maintain 8-foot clear side yard setback;
- Commercial building shall conform to the revised site plan

Vice-Chairperson Bob Brown seconded. Vice-Chair Bob Brown offered a friendly amendment:

- On-street parking shall be prohibited on the private street.

The amendment was accepted by the motion-maker and the second.

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

In favor: Brown, Edwards, Finklea, Hill, Peña  
Opposed: None  
Abstain: Walla  
Absent: Humphrey  
Non-voting participant: Listowski

**The motion passed.**

**THE MEETING ADJOURNED AT 6:07 PM**

