



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – March 8, 2022

CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m.

ATTENDANCE

Members Present: Bob Brown, Rejone Edwards, David Finklea, Jeffrey Hill, Stan Humphrey, Steven Peña, Rusty Walla

Members Absent: Councilmember John Paul Listowski

Staff Present: Tim Tietjens, Executive Director; Donna Fairweather, Assistant City Attorney; Adriel Montalvan, Senior Project Manager; Daniel, Senior Planner; Patrick Collins, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 22, 2022 minutes were accepted as written.

PUBLIC COMMENT

Rusty Walla declared a conflict of interest with Case 22P-011 and Case 22ZA-002. Rejone Edwards declared a conflict of interest with Case 22P-013.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

22P-007 (Adjacent to 828 Postoffice / Avenue E) Request for a Permanent License to place landscape planter walls, ADA ramp/egress stair, light fixtures, and parking garage foundation in the City street right-of-way. Adjacent properties are legally described as Lots 9 – 13, and part of Lot 9 and South half of adjacent alley, Block 488; and the North 95 Feet of Lot 1 (1-1), South 25 Feet of Lot 1 (1-2), and Lots 2 through 7, Block 428, in the City and County of Galveston, Texas.

Adjacent Property Owner: Shriners Hospital for Children

Applicant: Kirksey Architecture, c/o Rick De La Cruz

Staff presented a memo requesting deferral of the request.

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

Steven Peña made a motion to defer the request to the March 22 Planning Commission Meeting. Rejone Edwards seconded.

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

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

The motion passed.

21P-074 (1128 Seawall) Request for a Planned Unit Development (PUD) Overlay District to establish a mixed-use development consisting of multi-family dwellings, retail-commercial, and accessory parking structure land uses. Properties are legally described as: M. B. Menard Survey, North Part of Lot 8, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, Lots 11 through 14 and Part of Lots 9 and 10, Southeast Block 23, Galveston Outlots, and North ½ of Adjacent Avenue N; M. B. Menard Survey, Lot 7, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, Lot 6 and East 1/2 of Lot 5, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, West 1/2 of Lot 5 (3005-1), Southeast Block 23, Galveston Outlots; M. B. Menard Survey, East 1/2 of Lot 4 (3004-2), Southeast Block 23, Galveston Outlots; M. B. Menard Survey, West 1/2 of Lot 4 (3004-1), Southeast Block 23, Galveston Outlots; and M. B. Menard Survey, Lots 1, 2, and 3, Southeast Block 23; Galveston Outlots.

Applicant: Richard Denson

Property Owners: Robert T. Eramian, Executor of the estates of Reena Candis (Deceased), and as Substitute Independent Executor of the estate of Thomie E. Candis (Deceased), Margo Miller, and Athene Caravageli.

Staff presented a memo requesting deferral of the request.

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

David Finklea made a motion to defer the request to the March 22 Planning Commission Meeting. Chairperson Jeffrey Hill seconded.

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

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CHANGE OF ZONING

22P-012 (17130 FM 3005 and Adjacent Vacant Parcel) Request for a change of zoning from Residential, Single-Family (R-1) and Residential, Townhouse (R-2) to Resort-Recreation (RES/REC). Properties are legally described as Abstract 121, Page 30 & 31, Hall and Jones Survey, Tract 71, 72.960 Acres and Abstract 121, Page 30 & 31, Hall and Jones Survey, Tract 73, 80.000 Acres, in the City and County of Galveston, Texas.

Applicant: Ronald Gustafson

Property Owners: Gustafson, Inc. and Ronald and Dora Gustafson

Staff presented the staff report and noted that of 10 notices of public hearing sent, none were returned.

Chairperson Jeffrey Hill opened the public hearing on the case. Ronald Gustafson, applicant and 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.

Rusty Walla made a motion to recommend approval the request. Rejone Edwards seconded.

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

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

The motion passed.

22P-013 (1502, 1504, 1505, 1506, 1507, 1510, 1512, 1514, 1515, 1521, 1602, 1606, 1608, 1609, 1611, 1613, 1615, 1616, 1619, 1620, 1621, 1624, 1628, 1701, 6802, 6807, 6808, 6809, 6814, 6815, 6827, 6828, 6901, 6915 Driftwood Ln, 1501, 1504 Bayou Homes Dr, 6500, 6510, 6520 Bayou Front Dr, 6902, 6902, 6912, and 6920 Ave O.) Request for a Change of Zoning in order to designate a portion of the Driftwood neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Lots 18 thru 20, 21 & 22, 25 & 26, block 1, Pabsts Bayview Addition, East ½ of Lots 7 and 8 (7-3), West ½ of Lots 7 & 8 & North-West part of Lot 9 (7-2), West ½ of Lots 24 thru 26 (24-1), Part of Lot 96 (96-2), Trimble & Lindsey, Section 1, Lots 3 & Part of 2 & 4, Sproule Addition, Part of Lot 96 (96-5), Trimble & Lindsey, Section 1 & Part of Lot 5 All of Lot 6, Sproule Addition, Part of Lot 96, Trimble & Lindsey, Section 1 & Part of Lots 4 & 5, Sproule Addition (96-6), Part of Lots 94 & 95 (94-1), 94 & 95 (94-2) Trimble & Lindsey, Section 1; Part of Lots 94 & 95 (94-3), Lots 94 & 95 (94-1), Lots 94 & 95 (94-2), Trimble and Lindsey; Lots 1 & Adj Road, 2, 3, 4, 5, 6, 7, 8, South 32.50 feet of Lot 12 and North 45 feet of Lot 13 (12-1), North 95 feet of Lot 9 (9-1), 14, South 12.5 feet of Lot 13 & North Part of Lot 15, West Part of Lot 18 & East 25 feet of Lot 19 (18-1), 105 & North 10 feet of Lot 104, West 25 feet of Lot 20 & East 45 feet of Lot 21 (20-1), West 35 feet of Lot 19 & East 35 feet of Lot 20 (19-1), 23 & West 5 feet of Lot 22, West 15 feet of Lot 21 & East 55 feet of Lot 22 (22-1), South 47.50 feet of Lot 11 & North 27.50 of Lot 12 (11-1), 17, Part of Lots 16 & 18, Part of Lots 15 & 16 (15-3), and Lot 10, South 5 feet of Lot 9 & North 12.50 feet of Lot 11, Driftwood Subdivision; Lots 1 & 2, 3A Replat (3-0), 5,6 & 7, 8 & 10 (8-1), and Lots 9, 11, & North 20 feet of Lot 13, Bayou Homes Subdivision; Lots 1, 2 & East 20 feet of Lot 3 & Adj ½ st, Block 1, Pabsts Bayview Addition & Part of Lots 96 & 107, Trimble and Lindsey, Section 1, Lot 1, West 21.25 feet of Lot 2 & part of Adj road, Sproule Addition & part of Lot 96, Trimble and Lindsey Section 1, Lots 4 thru 9 & West 5 feet of Lot 3, block 1, Pabsts Bayview Addition & Adj Part of Lot 1 & Adj Part of Lot 107 of T & L, Section 1, Hall and Jones Survey, in the City and County of Galveston, Texas
Applicant: Development Services Department

Staff presented a memo requesting deferral of the request.

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

Steven Peña made a motion to defer the request to the March 22 Planning Commission Meeting. Stan Humphrey seconded.

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

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

The motion passed.

LICENSE TO USE

22P-009 (Adjacent to 1414 19th Street) Request for a License to Use to place a covered porch in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, North 40 Feet of Lot 14 (2014-0), Southwest Block 20, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Loree Tillman
Adjacent Property Owners: Loree Tillman and Susan Storzum
Easement Holder: City of Galveston

Staff presented the staff report and noted that of 29 notices of public hearing sent, none were returned.

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

Vice-Chairperson Bob Brown made a motion to approve the request. David Finklea seconded.

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

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

The motion passed.

PLATS

22P-011 (23500 FM 3005) Request for a Preliminary Plat. 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: Gerry Weiser, Ellis Surveying Services, Inc.

Property Owner: Galveston Island RV Resort, LP

Staff presented the staff report and noted that of 30 notices of public hearing sent, none were returned.

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

Steven Peña made a motion to approve the request. Vice-Chairperson Bob Brown seconded.

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

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

The motion passed.

TEXT AMENDMENT

22ZA-002 Request for a text amendment to the Galveston Land Development Regulations, Article 2, Article 3, and Article 14 to clarify regulations regarding Golf Carts.

Applicant: City of Galveston, Development Services Department

Staff presented the staff report.

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

Vice-Chairperson Bob Brown made a motion to recommend approval of the request. Chairperson Jeffrey Hill seconded.

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

In favor:	Brown, Edwards, Finklea, Hill, Humphrey, Peña
Opposed:	None

Abstain: Walla
Absent: Listowski
Non-voting participant: None

The motion passed.

22ZA-001 Request for a text amendment to the Galveston Land Development Regulations, Article 5, Table 5.110, to modify signage allotment for churches in the Residential, Single-Family (R-1) zoning district.
Applicant: City of Galveston, Development Services Department

Staff presented the staff report.

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

Bob Brown made a motion to recommend approval of the request. Rejone Edwards seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:54 PM



