



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 3, 2022

### CALL MEETING TO ORDER

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

### ATTENDANCE

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

Members Absent: Stan Humphrey, Steven Peña

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Donna Fairweather, Assistant City Attorney; Brandon Hill, Coastal Resources Manager; Russell Cole, Assistant Coastal Resources Manager; Pete Milburn, Special Project Coordinator; Patrick Collins, Planning Technician

### CONFLICT OF INTEREST

Commissioner Edwards declared a conflict of interest with Case 22P-021

### APPROVAL OF MINUTES

The April 19, 2022 minutes were accepted as written.

### PUBLIC COMMENT

None

### PUBLIC HEARINGS

**22BF-049 (Gulf Palms City Road Easement adjacent to 17401 Bristow Rear and 16 Mile Road)**  
Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as Gulf Palms Right-of-Way, Gulf Palms, a subdivision in the City and County of Galveston, Texas.  
Applicant: James Holmes  
Property Owner: City of Galveston

Staff presented the staff report.

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

**22P-024 (2328 Strand / Avenue B and 2309 Harborside Drive)** Request for a replat in order to decrease the number of lots from eleven to three. The properties are legally described as: M.B. Menard Survey, Lots 4 Through 8 and Adjacent North ½ of Alley, Block 683; and M.B. Menard Survey, Lots 1 Through 3 and 18 Through 20 and Alley, Block 683, in the City and County of Galveston, Texas.  
Applicant: Gerry Weiser, Ellis Surveying.  
Property Owner: Joseph Rozier, Mitchell Historic Properties, Inc.

Staff presented the staff report.

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

## **OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

\*Commissioner Edwards left the dais\*

### **CHANGE OF ZONING**

**22P-021 (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 Driftwood Ln; 1501, 1504 Bayou Homes Dr; and 6500, 6510, 6520 Bayou Front Dr)** 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. Properties are legally described as 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; Lot 1, West 21.25 feet of Lot 2 & part of Adj road, Sproule Addition & part of Lot 96, Trimble and Lindsey Section 1, Hall and Jones Survey, in the City and County of Galveston, Texas  
Applicant: Development Services Department

Staff presented the staff report and noted that of 113 notices of public hearing sent, 18 were returned in favor and four were returned in opposition.

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.

Chairperson Jeffrey Hill made a motion to recommend approval of 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, Finklea, Hill, Walla
Opposed:	None
Abstain:	Edwards
Absent:	Humphrey
Non-voting participant:	Listowski

**The motion passed.**

\*Commissioner Edwards returned to the dais\*

### **LICENSE TO USE**

**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  
Easement Holder: City of Galveston

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.

Rusty Walla made a motion to defer the request to the May 17, 2022 Planning Commission meeting in order for the applicant to revise the LTU narrative and supporting documents. David Finklea seconded.

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

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

**The motion passed.**

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

### **BEACHFRONT**

**22P-025 (22427 Kennedy Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include retroactive approval for replacement of a staircase and exemption for construction activities within the Dune Conservation Area for repairs to an elevated deck. Property is legally described as Lot 36, Sea Isle Section 23, in the City and County of Galveston, Texas.

Applicant: Jaziel Lozano

Property Owner: Tracy Calabrese

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on the case. Kaitlin Lozano, representative for the applicant, 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 approve the request with the amendment that Condition #4 read "the applicant shall remove the ground-level deck within 30 days of issuance of the beachfront construction permit". 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, Walla
Opposed:	None
Absent:	Humphrey, Peña
Non-voting participant:	Listowski

**The motion passed.**

**22P-027 (11363 Beachside Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with a fibercrete driveway and footer. Property is legally described as Lot 635 Beachside Village, Section 6, 0.26 Acres, in the City and County of Galveston, Texas.

Applicant: Kevin Peterson

Property Owner: Debbie Walcott

Staff presented the staff report.

Chairperson Jeffrey Hill opened the public hearing on the case. Robert Jefferson, representative for the property owner, 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 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, Walla  
Opposed: None  
Absent: Humphrey, Peña  
Non-voting participant: Listowski

**The motion passed.**

**LICENSE TO USE**

**22P-023 (Adjacent to 2300 Mechanic/Avenue C)** Request for a License to Use to place a construction dumpster. Adjacent property is legally described as M. B. Menard Survey, Lots 11 through 14 and Part of Lots 9 and 10, Block 623, in the City and County of Galveston, Texas.

Applicant: Eduardo Trevino

Adjacent Property Owner: HAF Hospitality Tremont Realty LLC

Easement Holder: City of Galveston

Staff presented the staff report and noted that of 68 notices of public hearing sent, three were returned in favor.

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 approve the request with Staff's Recommendations. Rusty Walla seconded.

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

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

**The motion passed.**

**DISCUSSION ITEMS:**

- Update to Beach Maintenance Permit Protocol (Staff)

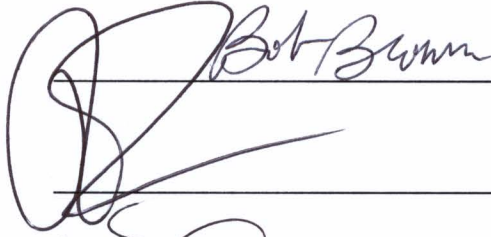
**THE MEETING ADJOURNED AT 5:10 PM**



PLANNING COMMISSION  
COMMISSIONER SIGN-IN SHEET

MEETING DATE: May 3, 2022

BROWN, BOB



Bob Brown

EDWARDS, REJONE



FINKLEA, DAVID



HILL, JEFFREY



HUMPHREY, STAN



PEÑA, STEVEN



WALLA, RUSTY



LISTOWSKI, JOHN PAUL  
EX-OFFICIO

