



# City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON  
REGULAR MEETING – July 19, 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, Stan Humphrey, Steven Peña, Rusty Walla

Members Absent: Jeffrey Hill, Councilmember John Paul Listowski

Staff Present: Tim Tietjens, Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Donna Fairweather, Assistant City Attorney; Brandon Hill, Coastal Resources Manager; Russell Cole, Assistant Coastal Resources Manager; Patrick Collins, Planning Technician

## CONFLICT OF INTEREST

Rejone Edwards declared a conflict of interest for Case 22ZA-004

## APPROVAL OF MINUTES

The June 21, 2022 minutes were accepted as written.

## PUBLIC COMMENT

None

## PUBLIC HEARINGS

### PLAT

**22P-045 (2402 45<sup>th</sup> Street)** Request for a replat to decrease the number of lots from fifteen (15) lots to one (1) reserve lot. The properties are legally described as the M B Menard Survey (2000-0), Southwest Block 132, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: John Camarillo, Miller Survey Group

Property Owner: Michael Martini and Joyce Warwick

Staff presented the staff report and noted that of 47 notices of public hearing sent, none were returned.

Vice Chairperson Bob Brown opened the public hearing on the case. The public hearing was closed.

## NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

### TEXT AMENDMENT

**22ZA-004** Request for a text amendment to the Galveston Land Development Regulations, Article 3, Commercial (C) Addendum, to modify the parking requirements.

Applicant: Galveston Historical Foundation, Inc.

Representative: Brax Easterwood, Easterwood Architects Studio

Staff presented the staff report.

Vice Chairperson Bob Brown opened the public hearing on the case. Brax Easterwood, applicant, made a presentation to the Commission. 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. David Finklea seconded.

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

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

**The motion passed.**

**BEACHFRONT**

**22BF-069 (25 Grand Beach Blvd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed filling and leveling of lot with beach quality sand. Property is legally described as The Preserve at Grand Beach (2014) Abstract 628, Block 2, Lot 1, Acres 0.243, in the City and County of Galveston, Texas.

Applicant: Michael Gaertner

Property Owner: Minh Voss

Staff presented the staff report.

Vice Chairperson Bob Brown opened the public hearing on the case. Michael Gaertner, 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 Vice Chairperson called for a motion.

Rusty Walla made a motion to approve the request with Staff's Recommendations. Stan Humphrey seconded.

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

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

**The motion passed.**

**22P-040 (4226 Pirates 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 Abstract 121 Hall & Jones Survey, Lot 5, Block 3, Pirates Beach Section 2, in the City and County of Galveston, Texas.

Applicant: Christopher Webb

Property Owner: Scott and Tara MacLaren

Staff presented the staff report.

Vice Chairperson Bob Brown opened the public hearing on the case. Gus Knebel, representative for 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 Vice Chairperson called for a motion.

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

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

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

**The motion passed.**

**22P-041 (37 Grand Beach Blvd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with a paver driveway and fibercrete footer. Property is legally described as Lot 7, Block 2, The Preserve at Grand Beach Subdivision, in the City and County of Galveston, Texas.

Applicant: Brice Johnson

Property Owner: Brian Striegold, Cabe Builders LLC

Staff presented the staff report and noted that of two notices of public hearing set, one was returned in favor.

Vice Chairperson Bob Brown opened the public hearing on the case. Michael Christley, representative for the applicant, made a presentation to the Commission. The public hearing was closed and the Vice Chairperson called for a motion.

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

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

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

**The motion passed.**

**22P-042 (11615 Beachside Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with paver driveway and fibercrete footer. Property is legally described as Beachside Village (2004) Abstract 121, Lot 139, Acres 0.378, in the City and County of Galveston, Texas.

Applicant: Mark and Delinda Dzeda

Property Owner: Mark and Delinda Dzeda

Staff presented the staff report.

Vice Chairperson Bob Brown opened the public hearing on the case. David Mulican, representative of the applicant, made a presentation to the Commission. The public hearing was closed and the Vice Chairperson called for a motion.

David Finklea made a motion to approve the request with Staff's Recommendations. Rusty Walla seconded.

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

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

Absent: Hill, Listowski  
Non-voting participant: None

**The motion passed.**

**22P-046 (11863 Sunbather Lane)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a floating deck beneath the habitable structure to replace collapsed fibercrete pavers. Property is legally described as Abstract 121 Hall & Jones Survey, The Sands of Kahala Beach Subdivision (97), Lot 1A 11863 Sunbather Replat, Acres 0.4375, in the City and County of Galveston, Texas.

Applicant: Blake Horton, Ellington Custom Homes

Property Owner: Morris and Linda Moore, Morris and Linda Moore Family LTD

Staff presented the staff report.

Vice Chairperson Bob Brown opened the public hearing on the case. Blake Horton, applicant, made a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Stan Humphrey made a motion to approve the request with Staff's Recommendations. Rusty Walla seconded.

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

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

**The motion passed.**

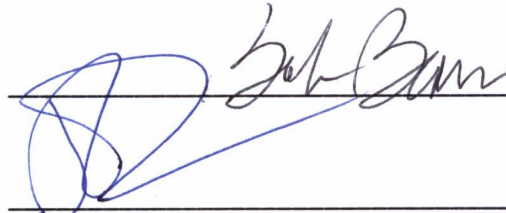
**THE MEETING ADJOURNED AT 5:45 PM**




PLANNING COMMISSION  
COMMISSIONER SIGN-IN SHEET

MEETING DATE: July 19, 2022

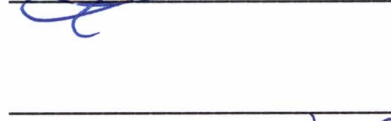
BROWN, BOB

\_\_\_\_\_

EDWARDS, REJONE

\_\_\_\_\_

FINKLEA, DAVID

\_\_\_\_\_


HILL, JEFFREY

\_\_\_\_\_

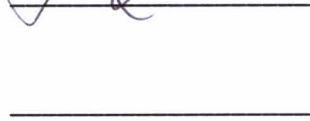
HUMPHREY, STAN

\_\_\_\_\_

PEÑA, STEVEN

\_\_\_\_\_

WALLA, RUSTY

\_\_\_\_\_

LISTOWSKI, JOHN PAUL  
EX-OFFICIO

\_\_\_\_\_

