



City of Galveston

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

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: David Finklea, Jeffrey Hill, Stan Humphrey, Steven Peña, Rusty Walla

Members Absent: Rejone Edwards, Mary Jan Lantz, Councilmember John Paul Listowski

Staff Present: Tim Tietjens, Executive Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Donna Fairweather, Assistant City Attorney; Adriel Montalvan, Planning Manager; Russell Cole, Interim Coastal Resources Manager; Daniel Lunsford, Planning Manager; Patrick Collins, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The October 18, 2022 minutes were accepted as written.

PUBLIC COMMENT

None

PUBLIC HEARINGS

22P-076 (3707 El Lago) Request for a replat to increase the number of lots from three to four. The properties are legally described as Abstract 121 Hall & Jones Survey Lots 3 and 4 Block 1 and Lot 14 (1-3-3) Block 2 Palm Beach, in the City and County of Galveston, Texas.

Applicant: Ron Kent, 3R Builders, LLC.

Property Owner: 3R Builders, LLC.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT

22P-062 (4233 Pirates Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed addition to a single-family dwelling including a fibercrete footer. Property is legally described as Abstract 121, Page 46, Lot 102, Pirates Beach Section 6.

Applicant: Vairon Ponce

Property Owner: Mathew Osterhaus

Staff presented the staff report.

Chairperson David Finklea opened the public hearing on the case. Vairon Ponce, applicant, gave a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

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

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

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

The motion passed.

22P-074 – note that the case was withdrawn by staff

22P-077 (33 Grand Beach Blvd.) Exemption request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with fibercrete driveway and footer. Property is legally described as Abstract 628 M B Menard Survey Lot 5A Block 2 Replat Preserve at Grand Beach.

Applicant: Brice E. Johnson

Property Owner: Goran and Orpha Haag

Staff presented the staff report.

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

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

- omit Specific Condition #1; and
- addition of Specific Condition #6 that states, "The applicant will move the footprint of the structure outside of the Dune Conservation Area".

Stan Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The motion was withdrawn.

Stan Humphrey made a motion to deny the request. Vice-Chairperson Steven Peña seconded.

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

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

The motion passed.

22P-078 (11367 Beachside Drive) Request for Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling including a fibercrete footer. Property is legally described as Lot 633 Beachside Village Sec 6 (2022) Abstract 121, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Joel and Catia Aronson

Staff presented the staff report.

Chairperson David Finklea opened the public hearing on the case. Shelby Gonzales and Genaveva Vazquez, representatives for the applicant, gave a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Vice-Chairperson Steven Peña made a motion to approve the request with Staff's Recommendations. Chairperson David Finklea seconded.

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

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

The motion passed.

LANDMARK DESIGNATION

22P-073 (3827 Avenue L) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Lot Portion of Lot 1 (1-0), Block 38, in the City and County of Galveston, Texas.

Applicant: Michael Cordray

Property Owner: Save 1900 Realty LLC

Staff presented the staff report and noted that of 30 notices of public hearing sent, one was returned in favor.

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

Jeffrey Hill made a motion to recommend approval of the request. Stan Humphrey seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

22P-067 (0 San Luis Pass Road / FM 3005) Request for a Planned Unit Development (PUD) Overlay District to construct a new single-family residential development. Properties are legally described as Part of Lot 1 (1-3), Lots 2 and 3 of Seabird Acres, in the City and County of Galveston Texas.

Applicant: Matthew Sigmon

Property Owner: Coastal Cottages, LLC and ARM2 Enterprises, LLC

Staff presented the staff report and noted that of 34 notices of public hearing sent, one was returned with no comment.

Chairperson David Finklea opened the public hearing on the case. Dennie Teer, applicant, gave 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. Stan Humphrey seconded.

Jeffrey Hill made a motion to add an amendment to the original motion to add a specific condition that states, "All public access areas not including public streets shall be in compliance with Dark Sky lighting standards and Audubon Lights Out Program guidelines, not including public streets". Chairperson David Finklea seconded

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

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

The motion passed.

REPLAT

22P-075 (3307 Avenue M) Request for a replat of two lots into two. The properties are legally described as: M.B. Menard Survey, East 23-4 Feet of Lot 5 and West 35-8 of Lot 6 (1006-1), Northeast Block 12, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant and Property Owner: Adolphus Pressley

Staff presented the staff report and noted that of 30 notices of public hearing sent, two were returned in opposition.

Chairperson David Finklea opened the public hearing on the case. Adolphus Pressley, applicant and property owner, gave a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

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

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

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

The motion passed.

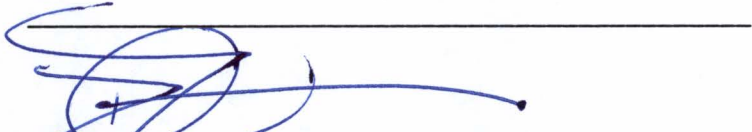
THE MEETING ADJOURNED AT 5:08 PM



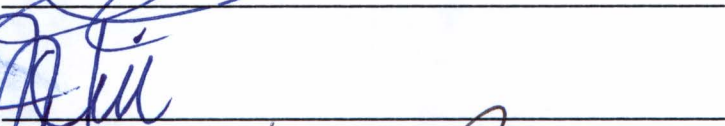
PLANNING COMMISSION
COMMISSIONER SIGN-IN SHEET

MEETING DATE: **November 8, 2022**

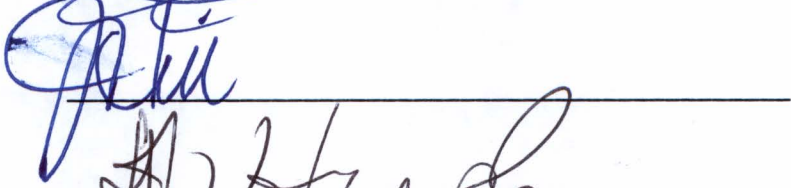
EDWARDS, REJONE



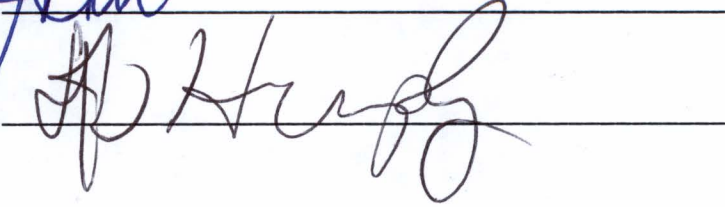
FINKLEA, DAVID



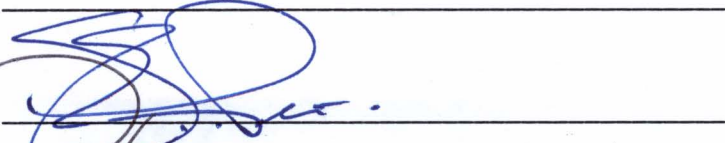
HILL, JEFFREY




HUMPHREY, STAN



LANTZ, MARY JAN



PEÑA, STEVEN



WALLA, RUSTY



LISTOWSKI, JOHN PAUL
EX-OFFICIO



