



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – December 3, 2019

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Jeff Antonelli, Cate Black, Lisa Blair, Jeffrey Hill, Carol Hollaway, CM John Paul Listowski

Members Absent: Bob Brown, Eugene Cook

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Janice Norman, Planning Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

APPROVAL OF MINUTES

The November 19, 2019 minutes were approved as presented.

CONFLICT OF INTEREST

None

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

19P-053 (Lot 16 Pirates Retreat Subdivision) Request for a Planned Unit Development (PUD) Overlay District to allow "Outdoor Storage" in a Residential Single Family (R-1) zoning district. Property is legally described Part of Lot 16, Pirates Retreat, a subdivision, in the City and County of Galveston, Texas.

Applicant: Daniel F. Walsh

Property Owner: Spanish Grant Civic Association

Staff presented the staff report and noted that of ten (10) notices public hearing sent, two (2) had been returned in favor and two (2) had been returned in opposition.

Chairperson Cate Black opened the public hearing on case 19P-053. Applicant Dan Walsh presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed, and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Jeffrey Hill made a motion to recommend approval of case 19P-053 with staff's recommendations. Chairperson Cate Black seconded.

Chairperson Cate Black proposed that the motion be amended to specify that the fence shall be limited to five (5) feet tall and made of wood. Carol Hollaway proposed that the motion be amended to require screening on the north, east, and south sides of the property.

The public hearing was reopened at 4:25. The public hearing was closed.

Chairperson Cate Black proposed that the motion be amended to state that the north, east, and south sides of the property shall be screened by either a five (5) foot tall wood fence or landscaping. Vice-Chairperson Jeffrey Hill amended her motion to add a condition to require wheel stops to ensure orderly parking. Chairperson Cate Black made a motion to include a condition that work will begin in a timely manner.

Vice-Chairperson Jeffrey Hill amended her motion to include the following conditions:

- Change Specific Condition #8 to include wheel stops: The drive and the area where the boat trailers are stored shall be paved with 6-inches of crushed stone compressed to meet the Land Development Regulations and each parking space shall have a wheel stop;
- The construction of the project shall begin within six months from December 12, 2019, City Council meeting and must be completed no later than 18 months. The applicant will either have completed the demolition or construction of the new pavilion within the 18 months (approx. June 2021). If the project has not begun within six months or is not completed within 18 months, the City Council will have discretion to extend the time period if sufficient cause is determined.
- A 5-foot tall wood fence or landscaping along the east, north and south sides of the property. The Spanish Grant POA has the discretion to determine if the naturally occurring vegetation is sufficient to screen the parked trailers.

Chairperson Cate Black seconded, and the following votes were cast:

In favor:	Antonelli, Black, Blair, Hill, Hollaway
Opposed:	None
Absent:	Brown, Cook
Non-voting participant:	CM Listowski

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

19P-059 (3912 Fourth Street) Request for a replat in order to increase the number of lots from one to two. The property is legally described as Hall & Jones Survey, Lot 107, Bay Harbor Unrecorded Subdivision, in the City and County of Galveston, Texas.

Applicants: Thuc Le and Lan Nguyen

Property Owners: Same

Staff presented the staff report and noted that of seventeen (17) notices of public hearing sent, six (6) had been returned in opposition.

Chairperson Cate Black opened the public hearing on case 19P-059. For presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Cate Black made a motion to approve case 19P-059 with staff's recommendations. Lisa Blair seconded, and the following votes were cast:

In favor:	Antonelli, Black, Blair
Opposed:	None
Abstain:	Hill, Hollaway
Absent:	Brown, Cook
Non-voting participant:	CM Listowski

No action was taken due to a lack of four (4) affirmative votes.

19P-060 (4007 Fourth Street) Request for a replat in order to increase the number of lots from one to two. The property is legally described as Hall & Jones Survey, Lot 71, Bay Harbor Unrecorded Subdivision, in the City and County of Galveston, Texas.

Applicants: Thuc Le and Lan Nguyen

Property Owners: Same

Staff presented the staff report and noted that of twenty (20) notices of public hearing sent, one (1) had been returned in favor and three (3) had been returned in opposition.

Chairperson Cate Black opened the public hearing on case 19P-060. For presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Cate Black made a motion to approve case 19P-060 with staff's recommendations. Jeff Antonelli seconded, and the following votes were cast:

In favor:	Antonelli, Black, Blair
Opposed:	None
Abstain:	Hill, Hollaway
Absent:	Brown, Cook
Non-voting participant:	CM Listowski

No action was taken due to a lack of four (4) affirmative votes.

DISCUSSION AND ACTION ITEMS

- Email Addresses for Government Communications (Cook/Black)

Lisa Blair stepped away from the dais.

Chairperson Cate Black made a motion to terminate the discussion regarding City of Galveston email addresses for Commissioners. Vice-Chairperson Jeffrey Hill seconded, and the following votes were cast:

In favor:	Antonelli, Black, Hill, Hollaway
Opposed:	None
Absent:	Blair, Brown, Cook
Non-voting participant:	CM Listowski

The motion passed.

- Update on Beach Access Plan review (Hollaway/Black)
- Park Board Beach Maintenance Practices (Hill/Black)

THE MEETING ADJOURNED AT 5:44 PM