



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – February 4, 2020

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Virginia Greb, Assistant Coastal Resource Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

APPROVAL OF MINUTES

The January 7, 2020 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

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT

19P-061 (18407 E De Vaca) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a master suite, sunroom, and driveway addition. The property is legally described as Lot 54, Block 1, Indian Beach Section 2, a Subdivision in the City and County of Galveston, Texas.

Applicant: Ernie Weldon

Property Owners: Robert Edward Lordon and Josefina Lozano Lordon

Staff presented the staff report.

Chairperson Cate Black opened the public hearing on case 19P-061. Property owners Robert and Josefina Lordon presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to approve case 19P-061 with staff's recommendations. Carol Hollaway seconded, and the following votes were cast:

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

The motion passed.

19P-066 (7 Grand Beach Blvd) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling, driveway, and perimeter fence. Property is legally described as Lot 15, Block 1, The Preserve at Grand Beach (2014), a Subdivision in the City and County of Galveston, Texas.

Applicant: Galveston Custom Homes, Tom Tran

Property Owner: Soul of the Sea, LLC., Mai Dang and Tom Tran

Staff presented the staff report.

Chairperson Cate Black opened the public hearing on case 19P-066. Applicant and property owner Tom Tran presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to approve case 19P-066 with staff's recommendations. Eugene Cook seconded, and the following votes were cast:

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

The motion passed.

19P-069 (11391 Beachside Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling, driveway, and perimeter fence. The property is legally described as Lot 431, Beachside Village Section 4 (2016), a Subdivision in the City and County of Galveston, Texas.

Applicant: Beachside Village Builders, Debbie Reinhart

Property Owners: Samuel Dewayne Dowdy and Rhonda Islet Dowdy

Staff presented the staff report.

Chairperson Cate Black opened the public hearing on case 19P-069. Representative of the applicant Bruce Reinhart presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to approve case 19P-069 with staff's recommendations. Lisa Blair seconded. Chairperson Cate Black proposed a friendly amendment to separate out the approval of the fence. Jeff Antonelli and Lisa Blair accepted the amendment, and the following votes were cast:

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

The motion passed.

LICENSE TO USE

19P-070 (Adjacent to 121 Island Passage) Request for a License to Use for a landscaping wall located in the right of way. Adjacent property is legally described as Lot 253, Evia Phase Two (2007), a subdivision, in the City and County of Galveston, Texas.

Applicant: Al Fichera, Fichera Builders

Adjacent Property Owner: Robert Cianfrini

Easement Holder: City of Galveston

Staff presented the staff report and noted that of twelve (12) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Cate Black opened the public hearing on case 19P-070. Applicant Al Fichera presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeff Antonelli made a motion to approve case 19P-070 with staff's recommendations. Lisa Blair seconded, and the following votes were cast:

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

The motion passed.

20P-001 (Adjacent to 2028 Postoffice / Avenue E) Request for a License to Use in order to install public art in the City of Galveston sidewalk right-of-way. Adjacent property is legally described as M.B. Menard Survey, South Half of Lot 14 (14-3) Block 500, in the City and County of Galveston, Texas.

Applicant: Amy Owens
Adjacent Property Owners: Francisco Vargas
Easement Holder: City of Galveston

Staff presented the staff report and noted that of twenty-seven (27) notices of public hearing sent, three (3) had been returned in favor.

Chairperson Cate Black opened the public hearing on case 20P-001. Applicant Amy Owens presented to the Commission. 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 20P-001 with staff's recommendations. Vice-Chairperson Jeffrey Hill seconded, and the following votes were cast:

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

The motion passed.

PLANNED UNIT DEVELOPMENT

20P-002 (12212 San Luis Pass Road/FM 3005) Request for a Planned Unit Development (PUD) overlay district in order to construct a new high-rise development in the Commercial, Height and Density Development Zone, Zone-6 (C-HDDZ-6). Property is legally described as the West 311.7 Feet of Lot 1, Resort Subdivision, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA
Property Owner: Prida Construction LTD.

Assistant Director/Historic Preservation Officer Catherine Gorman, AICP recused herself.

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, zero (0) had been returned.

Chairperson Cate Black opened the public hearing on case 20P-002. Applicant Brax Easterwood, AIA and property owner Miguel Prida of Prida Construction LTD. presented to the Commission. 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 20P-002 with staff's recommendations. Chairperson Cate Black seconded, and the following votes were cast:

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

The motion passed.

TEXT AMENDMENT

20ZA-001 Request for a text amendment to the Galveston Land Development Regulations, Article 2 Uses

and Supplemental Standards to modify the Limited Standards for the "Self Storage" land use.
Applicant: David Watson

Chairperson Cate Black left at 5:18 p.m.

Staff presented the staff report.

Vice-Chairperson Jeffrey Hill opened the public hearing on case 20ZA-001. Applicant David Watson presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to recommend approval of case 20ZA-001 with staff's recommendations. Vice-Chairperson Jeffrey Hill seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

Council Member John Paul Listowski left at 5:28 p.m.

- Update on Beach Maintenance permits (Staff)

THE MEETING ADJOURNED AT 5:32 PM