



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 2, 2020

### CALL MEETING TO ORDER

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

### ATTENDANCE

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

Members Absent: None

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone: Dustin Henry, AICP, Coastal Resource Manager; Virginia Greb, Assistant Coastal Resource Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The May 19, 2020 minutes were approved as presented.

### COVID-19 UPDATE

Staff updated the Commission and the public on the City's steps to reduce the spread of COVID-19.

### MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

**20P-010 (21618 Kennedy Dr.)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling and driveway. The property is legally described as Lot 60 & Adj 30 Ft Tr (60-1), Sea Isle, a Subdivision in the City and County of Galveston, Texas.  
Applicant: Galveston Beach Houses, LLC, Gerald Meritt  
Property Owner: Lee and Kim McCurry

Staff presented a memorandum requesting that case 20P-010 be continued until the regular meeting of June 16, 2020 in order to allow the applicant more time to prepare revised drawings of the proposed single-family dwelling that encroaches into the Dune Conservation Area.

Chairperson Cate Black opened the public hearing on case 20P-010. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to continue case 20P-010 per the applicant's request. Jeff Antonelli seconded, and the following votes were cast:

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

**The motion passed.**

**20P-018 (11375 Beachside Dr.)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling, driveway, and perimeter fence. The legal description of the property is Lot 515, Beachside Village, Section 5, a Subdivision in the City and County of Galveston, Texas. Applicant: Beachside Village Builders, Debbie Reinhart  
Property Owner: Jamie and Melissa Spicer

Staff presented the staff report.

Chairperson Cate Black opened the public hearing on case 20P-018. Applicants Debbie and Bruce Reinhart 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 approve case 20P-018 with staff's recommendations, but with the addition of a condition to require a mitigation plan as required by the Beachfront Construction/Dune Protection permit. Carol Hollaway seconded.

Vice-Chairperson Jeffrey Hill made a motion to withdraw her motion. Carol Hollaway seconded.

Chairperson Cate Black reopened the public hearing on case 20P-018. Applicants Debbie and Bruce Reinhart addressed the Commission. The public hearing was closed.

Vice-Chairperson Jeffrey Hill made a motion to approve case 20P-018 with staff's conditions plus an additional condition to require a mitigation plan as required by the Beachfront Construction/Dune Protection permit. Chairperson Cate Black seconded.

Bob Brown proposed a friendly amendment to modify condition 1 as follows:

1. The applicant shall ~~submit a revised plan relocating the proposed construction~~ **construct** as far landward as practicable ~~prior to the issuance of the Beachfront Construction/Dune Protection permit~~ **as shown on site plan A2;**

Chairperson Cate Black suggested omitting condition 1.

Vice-Chairperson Jeffrey Hill accepted the friendly amendment to omit condition 1. Chairperson Cate Black seconded, and the following votes were cast:

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

**The motion passed.**

## **DISCUSSION AND ACTION ITEMS**

- Discussion of changes to Beachfront Construction and Dune Protection Permit staff reports (Staff)

**THE MEETING ADJOURNED AT 4:58 PM**