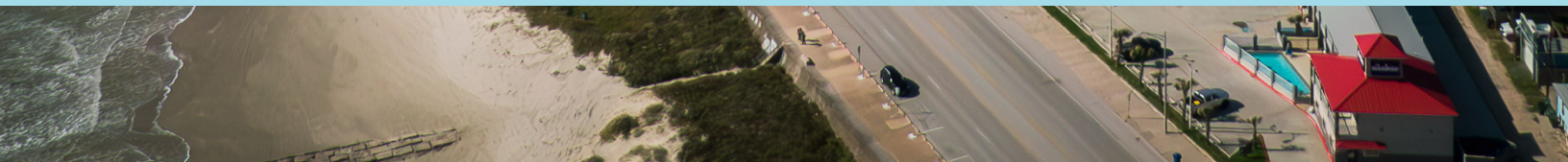




YEAR-END REPORT 2023

PLANNING COMMISSION, LANDMARK COMMISSION,
AND ZONING BOARD OF ADJUSTMENT





PLANNING COMMISSION

This report contains data from the Planning Commission throughout the 2021 calendar year. It is an opportunity to review the actions, workload and accomplishments of the commission. Established by the City Charter, the Planning Commission is tasked with making recommendations to city council regarding the comprehensive plan and zoning issues. The Planning Commission is also responsible for the approval of new subdivisions, use of the right-of-way, and some beachfront construction and dune protection permits. The Commission consists of seven members appointed by City Council.

MEMBERS

Rejone Edwards

Stan Humphrey

Mary Jan Lantz

John Lightfoot

Steven Peña, Vice-Chairperson

Anthony Rios

Rusty Walla, Chairperson

CM John Paul Listowski, Ex Officio



Meetings

Regular meetings	19
Special meetings	0
Joint meetings	0
Workshops	6
Meeting and workshop total	25

Meeting time

Average	1h26m
Longest	3h51m
Shortest	5m
Total	31h37m
Workshop total	6h

Cases

Abandonment	4, 4%
Beachfront	17, 17%
Beachfront-public hearing	5, 5%
Change of zoning	4, 4%
Landmark designation	12, 12%
License to use	17, 17%
Planning administration	1, 1%
Planned unit development	14, 14%
Plat - replat	18, 17%
Plat - preliminary	4, 4%
Plat - final	2, 2%
Specific use permit	0, 0%
Zoning text amendments	5, 5%
Total	103

Fees collected

Abandonment	\$4,000
Beachfront	\$16,150
Beachfront-public hearing	-
Change of zoning	\$4,000
Landmark designation	-
License to use	\$2,125
Planning administration	-
Planned unit development	\$16,800
Plat - replat	\$4,500
Plat - preliminary	\$3,000
Plat - final	\$1,500
Specific use permit	-
Zoning text amendments	\$2,000
Total	\$54,075

Outcomes - PC Review Only

Approval with Staff's Recommendations	41
Approval with Changes	2
Disapproval w/o Prejudice	1
Denial	1
Withdrawn	1
Pending	2
Public hearing held	16

Planning Commission Rec

Approval with Staff's Recommendations	21
Approval with Changes	0
Denial	6
Withdrawn	4
Pending	2

City Council

Approval with Staff's Recommendations	20
Approval with Changes	0
Approval when the PC rec denial	2
Denial	1
Withdrawn	2
Pending	1

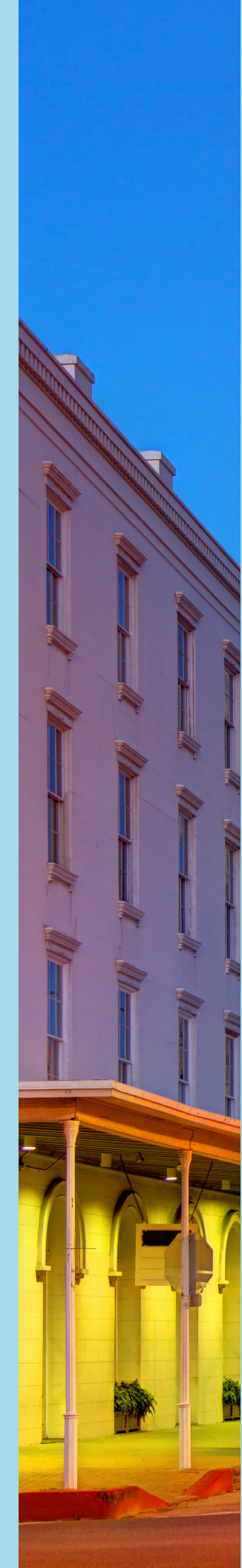
Public Notices Sent **2,346**

Admin Approvals

Admin Plats	36
Beachfronts	56
Certificate of zoning compliance	25
Credit access business certification	0
License to use	13
Misc permits	185
Total	315

Absences

Edwards	4
Finklea	0
Hill	1
Humphrey	4
Lantz	4
Lightfoot	1
Pena	2
Walla	1
Listowski	6



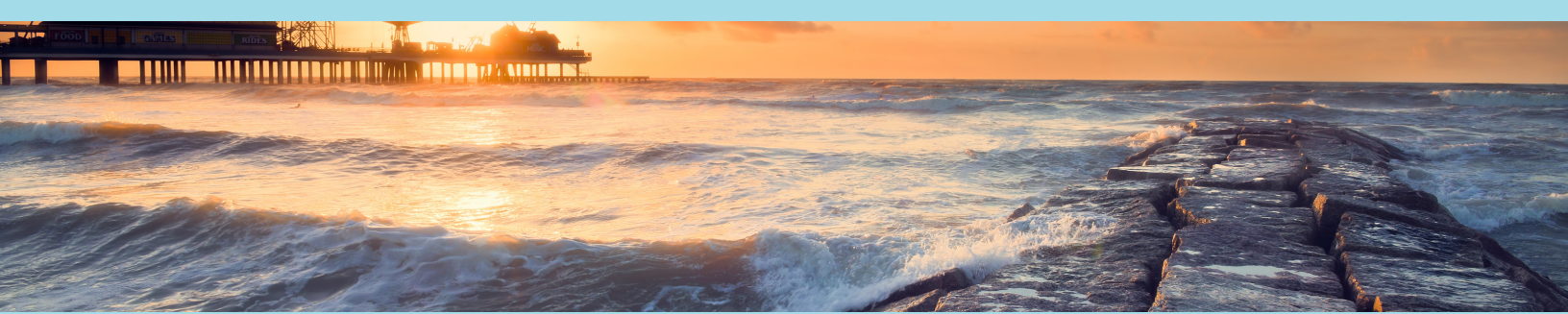


LANDMARK COMMISSION

The Landmark Commission works to protect, enhance, and promote landmarks and districts of historical importance in the city. The Commission's main duty is to review exterior modifications proposed for historically designated buildings. The Commission consists of seven members and two alternates appointed by City Council. By ordinance, the membership must consist of, at least, four owners of historically designated buildings, a design professional, and two at-large members. A member of the City Council serves in the Ex-Officio position.

MEMBERS

Connie Patterson, Chairperson
Milton Alberstadt
Julie Baker
Jane Fitz
Nancy Flint-Budde
Sarah Moore Click, Vice-chair
Sharon Stetzel-Thompson
Christian Bourgeois, Alternate
Terry Johnson, Alternate
CM David Collins, Ex Officio



Meetings

Regular meetings	19
Special meetings	0
Workshops	0
Meeting and workshop total	19

Meeting time

Average	24m
Longest	1h
Shortest	4m
Total	8h57m
Workshop total	0

Cases

Abandonment	0, 0%
Appeal of staff determination	0, 0%
Certificate of zoning recommendation	32, 54%
Change of zoning	0, 0%
Demolition	0, 0%
Landmark designation	12, 20%
License to use	5, 8%
New construction	4, 7%
Planning administration	2, 3%
Specific use permit recommendation	0, 0%
Tax verification	4, 7%
Zoning text amendment	0, 0%
Total	59

Outcomes

Approval with Staff's Recommendations	23
Approval with Changes	8
Denial	5
Recommendation to other bodies	21
Recommendation of denial to other bodies	0
Pending	0
Withdrawn	2

Distribution

Cedar Lawn NCD	0
East End	26
Galveston Landmark	6
Lost Bayou	7
Other	1
San Jacinto NCD	0
Silk Stocking	9
Strand/Mechanic	8

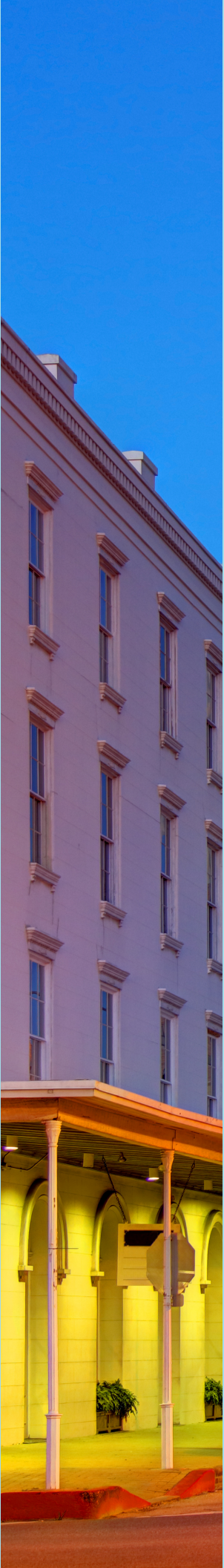
Public Notices Sent **801**

Admin Approvals

Commercial	10
Demolition	0
Fences	35
House Move	0
License to Use	8
Residential	78
Right-of-Way	4
Roofs	31
Signs	6
Swimming Pool	2
Tax Eligibility	2
Total	176

Absences

Alberstadt	7
Baker	3
Bourgeois	1
Click	0
Flint-Budde	3
Johnson	4
Patterson	2
Stetzel-Thompson	3
Swanson	3
Collins	2





ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment is a quasi-judicial board with the authority to grant variances from the Land Development Regulations, which are the City's zoning regulations. The Zoning Board of Adjustment also hears appeals from the decisions of the Landmark Commission and the Development Services Department staff. The Board consists of five member and two alternates appointed by City Council.

MEMBERS

Lidija Bikova
Vacant, Vice-chairperson
Robert Girndt, Chairperson
Carol Hollaway
Barbara Railey
Susan Syler
James Fagan, Alternate
Becca Scoville, Alternate
CM David Finklea, Ex-officio



Meetings

Regular meetings	7
Special meetings	0
Workshops	0
Meeting and workshop total	7

Meeting time

Average	38m
Longest	1h15m
Shortest	13m
Total	4h27m
Workshop total	0

Cases

Variance	5
Special Exception	3
Appeal of LC decision	0
Appeal of staff determination	1
Total	9

Fees collected

\$1,875
\$1,125
-
\$350
\$3,350

Outcomes

Approval	6
Denial	1
No action due to lack of votes	0
Remanded appeal to LC	0
Reversed LC decision	0
Upheld LC decision	0
Reversed staff determination	0
Upheld staff determination	1
Withdrawn	1

Public Notices Sent

179

Absences

Bikova	0
Clement	0
Fagan	0
Finklea	1
Galletti	0
Girndt	0
Hollaway	2
Railey	1
Schuster	1

