



# YEAR-END REPORT 2018

LANDMARK COMMISSION, PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT



# PLANNING COMMISSION OVERVIEW

THIS REPORT CONTAINS DATA FROM THE PLANNING COMMISSION THROUGHOUT THE 2018 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

## MEETINGS

Regular Meetings	20
Special Meetings	0
Joint Meetings	1
Workshops	0
Capital Improvement Committee	0
<b>Meeting and Workshop Total</b>	<b>21</b>

## MEETING TIME

Average	1 hour, 23 mins
Longest	2 hours, 9 mins
Shortest	26 mins
Total	28 hours, 53 mins
Workshop Total	0
Capital Improvement Committee	0
<b>Meeting and Workshop Total</b>	<b>28 hours, 53 mins</b>

## CASES

Abandonment	3	3%
Beachfront	12	13%
Beach Maintenance	23	25%
Change of Zoning	9	10%
General Land Use Plan	0	0%
Landmark Designation	5	5%
License to Use	14	15%
Planning Administration (PA)	0	0%
Planned Unit Development	4	4%
Plat – Replat	8	9%
Plat – Preliminary	3	3%
Plat – Final	3	3%
Specific Use Permit	1	1%
Zoning Text Amendments (ZA)	7	8%
<b>Total</b>	<b>92</b>	



## **OUTCOMES-PC REVIEW ONLY**

Approval with Staff's Recommendations	51	77%
Approval with Changes	0	0%
Disapproval w/o Prejudice	7	11%
Denial	3	5%
Withdrawn	4	6%
Pending	1	2%

## **OUTCOMES-CC REVIEW ALSO**

### **PLANNING COMMISSION REC**

Approval with Staff's Recommendations	23	88%
Approval with Changes	3	12%
Denial	0	0%
Withdrawn	0	0%
Pending	0	0%

### **CITY COUNCIL**

Approval with PC's Recommendations	20	77%
Approval with Changes	1	4%
Denial	1	4%
Withdrawn	1	4%
Pending	3	12%

### **ADMIN APPROVALS**

Admin Plats	52
Beachfronts	91
Certificate of Zoning Compliance	16
License to Use	34
Total	193

### **ABSENCES**

Antonelli	0
Black	3
Blair	1
Cook	3
Driess	1
Hill	0
Hollaway	0
Reinhart	2
Tarlton-Shannon	1
Listowski	1



# LANDMARK COMMISSION OVERVIEW



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.

## MEETINGS

Regular Meetings	19
Special Meetings	2
Workshops	2
Annual Project Work Session	0
<b>Meeting and Workshop Total</b>	<b>23</b>

## MEETING TIME

Average	1 hour, 8 mins
Longest	2 hours, 25 mins
Shortest	14 mins
Total	23 hours, 45 mins
Workshop Total	2 hours
<b>Meeting and Workshop Total</b>	<b>25 hours, 45 mins</b>

## CASES

Abandonment	0	0%
Appeal of Staff Determination, NCD	0	0%
Certificate of Appropriateness	53	71%
Demolition	0	0%
Landmark Designation	4	5%
License to Use Recommendation	5	7%
New Construction	0	0%
Planning Administration (PA)	2	3%
Specific Use Permit Recommendation	1	1%
Tax Certification	7	9%
Tax Verification	2	3%
Variance Recommendation	0	0%
Zoning Amendment	1	1%
<b>Total</b>	<b>75</b>	

## OUTCOMES

Approval with Staff's Recommendations	43	57%
Approval with Changes	10	13%
Denial	6	8%
Recommendation of Approval to other bodies (Planning Commission, ZBA, City Council)	12	16%
Recommendation of Denial to other bodies (Planning Commission, ZBA, City Council)	2	3%
Pending	0	0%
Withdrawn	2	3%

## APPROVED AS SUBMITTED

Yes	31	41%
No	23	31%
N/A	21	28%

## DISTRIBUTION

Cedar Lawn NCD	0	0%
East End	26	35%
Galveston Landmark	11	15%
Lost Bayou	12	16%
Other	1	1%
San Jacinto NCD	0	0%
Silk Stocking	14	19%
Strand/Mechanic	11	15%

## ADMIN APPROVALS

Commercial	10
Demolition	2
Electrical	66
Fences	39
House Move	0
License to Use	13
Mechanical	52
Plumbing	102
Residential	72
Roofs	75
Signs	21
Swimming Pool	4
TOTAL	456

## ABSENCES

Gonzalez	2
Griffin	2
Heatley	4
Huddleston	1
Lakin	4
McLean	3
Oelze	2
Patterson	2
Schwenk	5
Collins	1



# ZONING BOARD OF ADJUSTMENT OVERVIEW

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.

## MEETINGS

Regular Meetings	7
Special Meetings	1
Workshops	1
<b>Meeting and Workshop Total</b>	<b>9</b>

## MEETING TIME

Average	40 mins
Longest	1 hour, 3 mins
Shortest	17 mins
Total	5 hours, 5 mins
Workshop Total	1 hour
<b>Meeting and Workshop Total</b>	<b>6 hours, 5 mins</b>

## CASES

Variance	13	87%
Special Exception	1	7%
Appeal of LC Decision	1	7%
Appeal of Staff Determination	0	0%
<b>Total</b>	<b>15</b>	

## OUTCOMES

Approval	9	60%
Denial	3	20%
Remanded appeal to LC	0	0%
Reversed LC Decision	0	0%
Upheld LC Decision	1	7%
Reversed Staff Determination	0	0%
Upheld Staff Determination	0	0%
Withdrawn	2	13%

## ABSENCES

Bangle	4	Gregg-Hirsh	0
Collins	1	Patterson	0
Fuchs	1	Robbain	1
Galletti	0	Sasser	2
Girndt	0	Sunseri	0
Graham Reynolds	2		