



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – February 19, 2019

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Cate Black, Lisa Blair, Eugene Cook, Jeffrey Hill, Carol Hollaway, Bruce Reinhart, CM John Paul Listowski

Members Absent: Jeff Antonelli

Staff Present: Tim Tietjens, Development Services Director; Janice Norman, Planning Manager; Daniel Lunsford, Planner; Dustin Henry, AICP, Coastal Resource Manager; Virginia Greb, Assistant Coastal Resource Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

APPROVAL OF MINUTES

The February 5, 2019 minutes were approved as presented.

CONFLICT OF INTEREST

Cate Black – 19P-014

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

None

PUBLIC HEARINGS

19BF-001 (12908 Bermuda Beach Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit for construction of a driveway. Property is legally described as Lot 14, Section 1, Bermuda Beach, a subdivision in the City and County of Galveston.

Applicant: Tricon Land Surveying/Brene Anderson

Property Owner: Kenneth and Donna Conly

Staff presented the Memorandum and noted that of seven (7) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19BF-001. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT

19P-013 (25715 Snowy Egret) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a new single-family dwelling. Property is legally described as Lot 26, Block 1, Pointe West Section 1, a subdivision located in the City and County of Galveston, Texas.

Applicant: Egret Bay Builders/Dana Lee

Property Owners: Steve and Melissa Cone

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19P-013. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeffrey Hill made a motion to approve case 19P-013 with Staff's Recommendations with the exception of Specific Condition 3.B. Vice-Chairperson Cate Black seconded, and the following votes were cast:

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

The motion passed.

19P-014 (25623 Snowy Egret) Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a new single-family dwelling. Property is legally described as Lot 32, Block 1, Pointe West Section 1, a subdivision located in the City and County of Galveston, Texas.

Applicant: Rise Architecture & Design/Cate Black

Property Owners: Trisha and Eric English

Cate Black recused herself citing a conflict of interest.

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19P-014. Applicant Cate Black presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Jeffrey Hill made a motion to approve case 19P-014 with Staff's Recommendations with the exception of Specific Condition 3.B. Bruce Reinhart seconded. The motion was amended to include Specific Condition 3.B., and the following votes were cast:

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

The motion passed.

LANDMARK DESIGNATION

19P-009 (2427 Market/Avenue D) Request for designation as a Galveston Landmark. Property is legally described as Lot 1, Block 504, in the City and County of Galveston, Texas.

Applicant: C.J. Spencer

Property Owner: Market Street Management, LLC

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

Chairperson Carol Hollaway opened the public hearing on case 19P-009. Applicant C.J. Spencer presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Cate Black made a motion to recommend approval of case 19P-009 with Staff's Recommendations. Chairperson Carol Hollaway seconded, and the following votes were cast:

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

The motion passed.

LICENSE TO USE

19P-015 (Adjacent to 808 27th Street) Request for a License to Use in order to retain the placement of a house in the city right-of-way. Adjacent property is legally described as South 19.5 Feet of Lot 1 (1-1), Block 266, in the City and County of Galveston, Texas.

Applicant: Paul Church

Adjacent Property Owner: RNC Real Estate Holdings, LLC

Easement Holder: City of Galveston

Staff presented the Staff Report and noted that of twenty (20) notices of public hearing sent, zero (0) had been returned.

Chairperson Carol Hollaway opened the public hearing on case 19P-015. Applicant Paul Church presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Bruce Reinhart made a motion to approve case 19P-015 with Staff's Recommendations. Vice-Chairperson Cate Black seconded, and the following votes were cast:

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

The motion passed.

REPLAT

19P-012 (21203 Scissor Tail Drive) Request for a replat in order to increase the number of lots from one to two. The property is legally described as Estates of Sunset Cove Phase 2 (2016), Abstract 121, Reserve 3-A (3-100), Acres 8.302, in the City and County of Galveston, Texas.

Applicant: Ross Novelli, Jr.

Property Owners: Estates of Sunset Cove, L.P.

Staff presented the Staff Report and noted that of thirty-seven (37) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19P-012. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Cate Black made a motion to approve case 19P-012 with Staff's Recommendations. Jeffrey Hill seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION ITEMS

- Discussion of Beachfront regulations pertaining to accreting beaches versus eroding beaches and determinations of habitable space (Black/Reinhart)
- Reminder of Changed Meeting Time on Tuesday, March 5, 2019 (Staff)

THE MEETING ADJOURNED AT 4:50 PM



