



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 21, 2019

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: None

Staff Present: Tim Tietjens, Development Services Director; Daniel Lunsford, Planner; Karen White, Planning Technician; Don Glywasky, City Attorney

APPROVAL OF MINUTES

The May 7, 2019 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

19P-025 (1701 Winnie/Avenue G) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, North 85 Feet of Lot 7 (7-1), Block 317, in the City and County of Galveston, Texas.

Applicant and Property Owners: Michael and Kathleen Wenzel

Staff presented the Staff Report.

Vice-Chairperson Cate Black arrived at 3:34.

Chairperson Carol Hollaway opened the public hearing on case 19P-025. Applicant and property owner Michael Wenzel 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-025 with Staff's Recommendations. Eugene Cook seconded, and the following votes were cast:

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

The motion passed.

19P-026 (Adjacent to 2102 Seawall Blvd.) 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: Abandoned Seawall right of way adjacent to Lot A (0-1) Beach Central Subdivision, Lot 1 Replat (2004), in the City and County of Galveston, Texas.

Applicant: Amy Owens

Adjacent Property Owners: Eighteen Seventy Strand Corp.

Easement Holder: City of Galveston

Staff presented the Staff Report, verbally amended to include an additional Specific Condition to read:

Specific Condition 4) The applicant shall also receive permission from Galveston County and the Army Corps of Engineers.

Staff noted that of nine (9) notices of public hearing sent, zero (0) had been returned.

Chairperson Carol Hollaway opened the public hearing on case 19P-026. Representative of the applicant Joanie Steinhaus 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 approve case 19P-026 with Staff's Recommendations. Jeffrey Hill seconded. Vice-Chairperson Cate Black amended her motion to include Specific Condition 4 as verbally amended. Jeffrey Hill seconded, and the following votes were cast:

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

The motion passed.

PUBLIC HEARINGS

19P-030 (Adjacent to One Moody Plaza/1902 Market/Avenue D) Presentation of concept regarding ANICO pedestrian plaza proposal and City Council directed public hearing (1 of 2).

Chairperson Carol Hollaway opened the public hearing on case 19P-030.

Jeff Antonelli arrived at 4:19.

Representatives of the applicant Scott Webb of American National Insurance Company, Blair Korndorffer of Diamond Development Group, and John English of Rekha Engineering presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

DISCUSSION ITEMS

- Vision Galveston Presentation (Staff)

THE MEETING ADJOURNED AT 5:38 PM



1914 Mechanic
(front of building)

08/26/2017 10:21



8/26/17, 11:21 AM - Front Entry

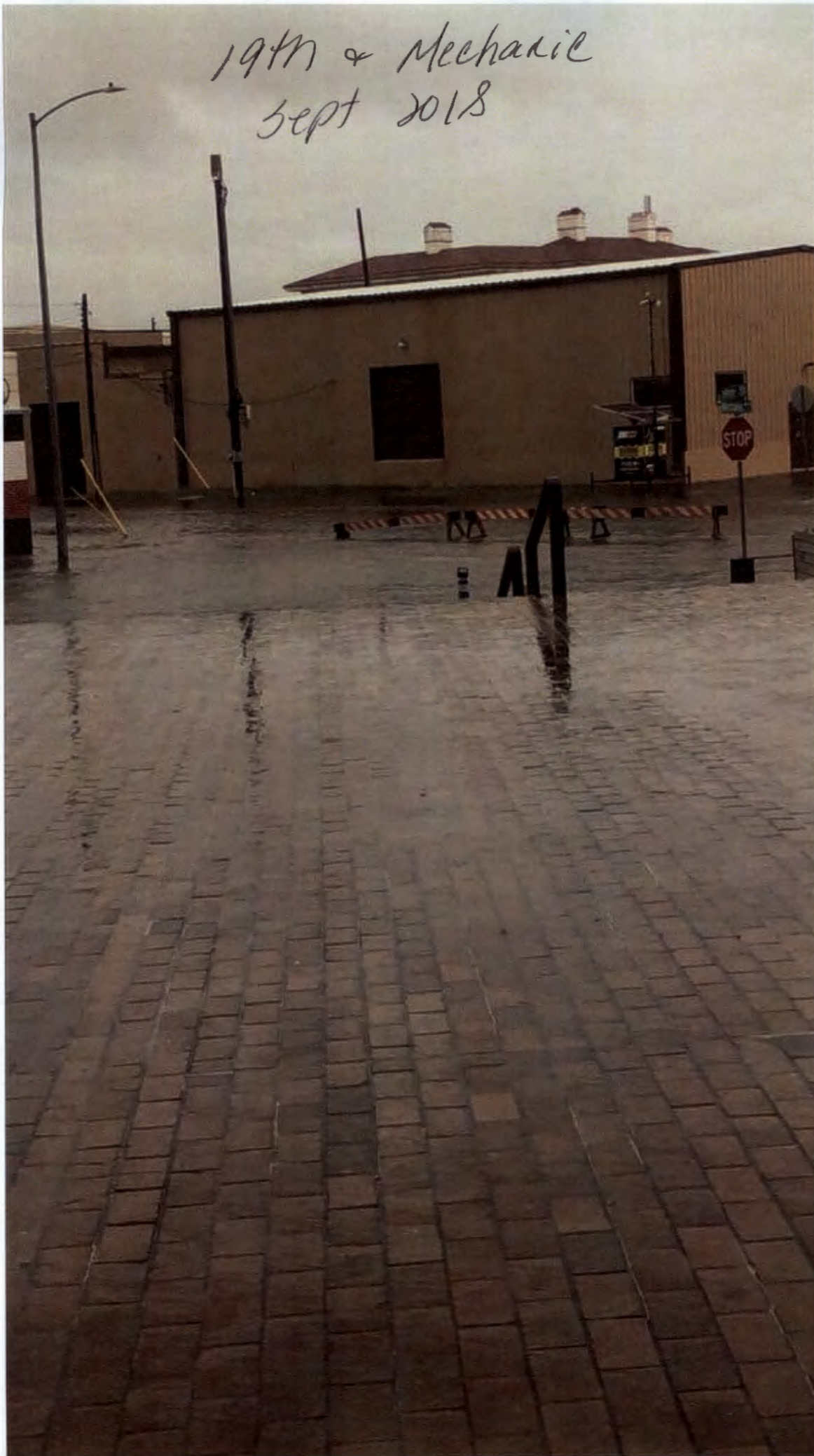


LEVEL of PROPOSED CURB

Zoth & Mechanic
Sept 2018



19th & Mecharic
Sept 2018



Market + 20th
Sept 2018

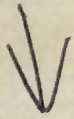


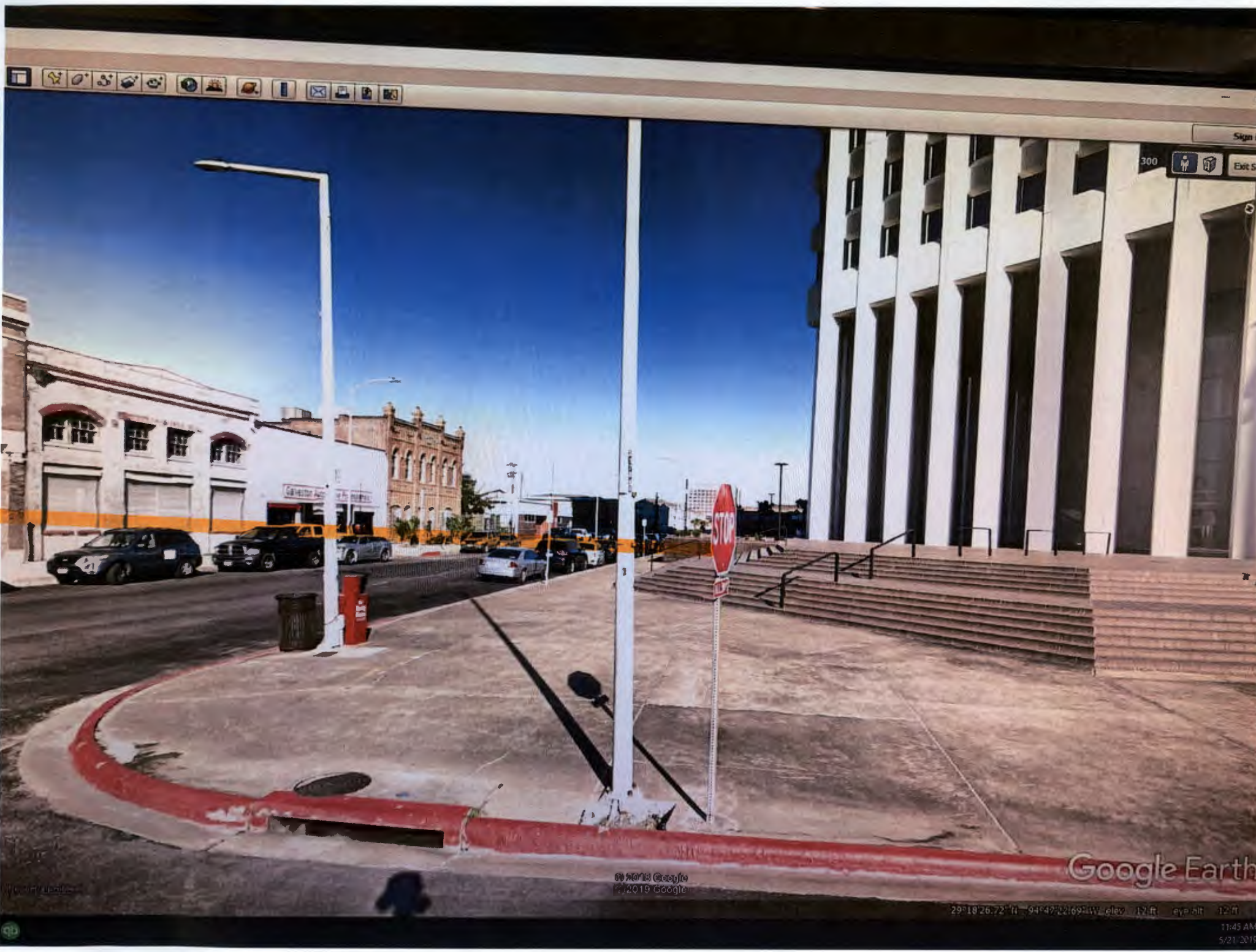
19th & Mechanic
Sept 2018



Hurricane Harvey

1914 Mechanic





Google Earth

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29°18'26.72"N -94°49'22.69"W elev. 12 ft. eye alt. 12 ft.

11:45 AM
5/21/2019

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name HTS Job# 13-0483 File# 3505-0619-0010-000		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1914 Mechanic		Company NAIC Number:
City Galveston	State TX	ZIP Code 77550
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 10, and 11 of Block 619 of the City of Galveston		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. N 29°18'27.4" Long. W 94°47'24.1" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 1A (ONE-A)		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) NA sq ft		a) Square footage of attached garage NA sq ft
b) No. of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade NA		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq in		c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Galveston - 485469		B2. County Name GALVESTON		B3. State TEXAS	
B4. Map/Panel Number 485469 0026	B5. Suffix E	B6. FIRM Index Date 05/26/1970	B7. FIRM Panel Effective/Revised Date 12/06/2002	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: HGCSD 62 (AW5708) Vertical Datum: NAVD 88 Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawspace, or enclosure floor) <u>5.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor <u>19.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N.A.</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) <u>N.A.</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>N.A.</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) <u>4.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) <u>5.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.			
Certifier's Name Stephen C. Blaskey		License Number 5856	
Title Registered Professional Land Surveyor	Company Name High Tide Land Surveying, LLC		
Address 8017 Harborside Dr.	City Galveston	State TX	ZIP Code 77554
Signature <i>Stephen C. Blaskey</i>	Date	Telephone (409) 740-1517	

