



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 20, 2019

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

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

Members Absent: Eugene Cook, Jeffrey Hill

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/HPO; Dustin Henry, AICP, Coastal Resource Manager; Karen White, Planning Technician

APPROVAL OF MINUTES

The August 6, 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)

Peggy Zahler of the Spanish Grant Beach Subdivision addressed the Commission regarding case 19BF-038.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LANDMARK DESIGNATION

19P-046 (1107 Church/Avenue F) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Lot 5, Block 371, in the City and County of Galveston, Texas.

Applicant and Property Owner: Randall P. Jones

Staff presented the Staff Report and noted that of thirty (30) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19P-046. 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-046 with staff's recommendations. Bruce Reinhart seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

- Request for an Extension to Expiration of Permits Issued in 2018 for Beach Maintenance (19PA-041) (Staff)

Staff presented the Memorandum.

Bruce Reinhart made a motion to grant an extension to the expiration of permits issued in 2018 until December 31, 2019. Jeff Antonelli seconded, and the following votes were cast:

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

The motion passed.

CONSENT ITEMS NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

Chairperson Carol Hollaway moved the Consent Items to New Business and Associated Public Hearings.

BEACHFRONT

19BF-038 (Spanish Grant Beach Subdivision – 12635 W. Ventura Drive to 12416 E. Ventura Drive)

Request for a Beachfront Construction Certificate/Dune Protection Permit for beach maintenance activities. Properties are legally described as Lots 1-11 and Reserve 2 (0-2), Section 11 and Lots 1-10 and 18, 19 42, 43, and Reserve 2 (0-2), Section 12, of Spanish Grant, a Subdivision, in the City and County of Galveston, Texas., a subdivision in the City and County of Galveston.

Applicant and Property Owner: Spanish Grant Beach Subdivision c/o Peggy Zahler

Applicant: Spanish Grant Beach Subdivision c/o Peggy Zahler

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19BF-038. Applicant and property owner Peggy Zahler of the Spanish Grant Beach Subdivision 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 19BF-038 with staff's recommendations and the following change:

- 1) Work approved under this permit is authorized until December 31, ~~2020~~ 2019;

Jeff Antonelli seconded the motion, and the following votes were cast:

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

The motion passed.

19BF-045 (Pocket Park #2 – 11743 San Luis Pass) Request for a Beachfront Construction Certificate/Dune Protection Permit for beach maintenance activities. Property is legally described as Reserve C, Escapes to the Gulf at Galveston, a subdivision in the City and County of Galveston.

Applicant: City of Galveston

Property Owner: Galveston County

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19BF-045. Representative of the applicant, Director of Parks and Recreation Mario Rabago, 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 19BF-045 with staff's recommendations and the following change:

- 1) Work approved under this permit is authorized until December 31, ~~2020~~ 2019;

Bruce Reinhart seconded the motion.

Chairperson Carol Hollaway proposed a friendly amendment to specify that beach maintenance activities at this location shall coincide with the Park Board of Trustee's beach maintenance schedule.

Vice-Chairperson Cate Black and Bruce Reinhart declined the friendly amendment.

Chairperson Carol Hollaway reopened the public hearing. Representative of the applicant, Director of Parks and Recreation Mario Rabago, addressed the Commission. The public hearing was closed, and the following votes were cast:

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

The motion passed.

19BF-037 (Pirates Beach & Pirates Beach West Subdivisions - 4214 Sea Eagle to 4251 Sandpiper, and 4219 Silverleaf to 4222 Swashbuckle) Request for a Beachfront Construction Certificate/Dune Protection Permit for beach maintenance activities. Property is legally described as, S Pt of Lots 1, 14, 15, 30, 31, 46, 47, 58, 59, 68, 69 & 78 (1-2) Trimble & Lindsey Sec 3, and Pt of Lots 98,99,108 & 109 (98-1) & Abandoned Streets Trimble & Lindsey Sec 3, a subdivision in the City and County of Galveston.
Applicant: Pirates Property Owners Association Inc. c/o CKM Property

19BF-039 (Palisade Palms Condominiums - 601 to 1201 E. Beach Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit for beach maintenance activities. Property is legally described as Lot 3 (5-0) Palisade Palms Replat, a subdivision located in the City and County of Galveston, Texas.
Applicant and Property Owner: Palisade Palms Master Association Inc. c/o Ron Gwin

19BF-040 (Beachtown Village One, Center Village, East Village Subdivisions – 1505 Seaside Drive to 2733 E. Seaside Drive) Request for a Beachfront Construction Certificate/Dune Protection Permit for beach maintenance activities. Properties are legally described as Reserve O (0-15), Beachtown Galveston Village Sec 1 Replat, Pt of Reserve E6 (6-0), and Pt of Reserve E6 (6-1), Center Village Reserves, and Reserve L (0-12) and Reserves I & J Tr J-1 (0-19), Beachtown Galveston East Village, a subdivision in the City and County of Galveston.
Applicant and Property Owner: Beachtown Galveston Corp. c/o Tofigh Shirazi

Chairperson Carol Hollaway made a motion to continue cases 19BF-037, 19BF-039, and 19BF-040 until the regular meeting of September 17, 2019 in order to allow staff to update the applicants on their next steps. Vice-Chairperson Cate Black seconded, and the following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

TEXT AMENDMENT

19ZA-004 Request for a text amendment to the Galveston Land Development Regulations, Article 5: Signage, to clarify requirements in the Urban Neighborhood zoning district and provide additional standards for nameplates.
Applicant: City of Galveston

Staff presented the Staff Report.

Chairperson Carol Hollaway opened the public hearing on case 19ZA-004. For presentations to the Commission, please refer to the attached sign-in sheet. The public hearing was closed and the

Chairperson called for questions or comments from the Commission.

Bruce Reinhart made a motion to recommend approval of case 19ZA-004. Lisa Blair seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

- Discussion on Requests for Exemption for Construction in the Dune Conservation Area (19PA-042) (Staff)
- Discussion Regarding Parking Garage Landscaping Requirements (Reinhart/Black)
- Discussion Regarding the Publication of Copyrighted Material (Staff)
- Planning Commission Awards (Staff)

THE MEETING ADJOURNED AT 5:26 PM

