



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – September 17, 2019

### CALL MEETING TO ORDER

The meeting was called to order at 3:29 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; Dustin Henry, AICP, Coastal Resource Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

### APPROVAL OF MINUTES

The August 20, 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

#### LICENSE TO USE

**19P-048 (Adjacent to 3327 Avenue P 1/2)** Request for a License to Use in order to retain the placement of a garage in the city right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 1, Southeast Block 87, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Sarah Cheong

Adjacent Property Owner: 3327 Avenue P ½, 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-048. Applicant Sarah Cheong 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-048 with staff's recommendations. Jeff Antonelli 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

**The motion passed.**

## **OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

### **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT**

**19P-038 (West Isle - Approximately 100.79 Acres Adjacent to Pointe West Subdivision)** Request to amend Ordinance 18-011 regarding a Planned Unit Development (PUD) Overlay District. Property is legally described as 100.79 Acres of land out of Abstract 121 Hall & Jones Survey Tr 1-7 Acres 219.885, a subdivision in the City and County of Galveston, Texas.

Applicant: Jones and Carter, Lindsay Reyes

Property Owner: CRVI HPW TRS, Inc.

Staff presented the staff report.

Chairperson Carol Hollaway opened the public hearing on case 19P-038. 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-038 with staff's recommendations. Bruce Reinhart 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

**The motion passed.**

## **NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

### **BEACHFRONT**

**19P-034 (11743 FM 3005)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to reconstruct a parking lot and access path to the beach. Property is legally described as Reserve C, Escapes to the Gulf at Galveston (2005), a subdivision in the City and County of Galveston, Texas.

Applicant: Amani Engineering c/o Brian Ross

Property Owner: Galveston County

Staff presented the staff report.

Chairperson Carol Hollaway opened the public hearing on case 19P-034. Applicant Brian Ross 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-034 with staff's recommendations. Lisa Blair seconded the motion. Jeffrey Hill proposed a friendly amendment to exclude the third paragraph of the analysis section on page two (2) of the staff report.

Chairperson Carol Hollaway proposed a friendly amendment to exclude the graphic on page twenty-eight (28) of the staff report.

Bruce Reinhart accepted the first friendly amendment and rejected the second friendly amendment, and the following votes were cast:

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

**The motion passed.**

**19P-040 (21924 Kennedy)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family residence, driveway, and dune walkover. Property is legally described as Lot 86 and S40 of Lot 43, Sea Isle, a Subdivision in the City and County of Galveston, Texas.

Applicant: Sheldon Homes, Charles Shaw  
Property Owners: Beachology LLC

Staff presented the staff report.

Chairperson Carol Hollaway opened the public hearing on case 19P-040. Applicant Charles Shaw of Sheldon Homes presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Carol Hollaway made a motion to approve case 19P-040 with the following change:

Specific Condition 5) A mitigation plan will be prepared by staff and included in the staff report.

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

**The motion passed.**

#### **LANDMARK DESIGNATION**

**19P-049 (2201 Market/Avenue D)** Request for designation as a Galveston Landmark. Property is legally described as M. B. Menard Survey, Lots 6 and 7, Block 502, in the City and County of Galveston, Texas.

Applicant: Brent Farley, Kennedy Sutherland, LLP

Property Owner: 3302 Market Ltd.

Staff presented the staff report and noted that of sixty-one (61) notices of public hearing sent, five (5) had been returned in favor.

Chairperson Carol Hollaway opened the public hearing on case 19P-049. Applicant Brent Farley of Kennedy Sutherland, LLP, 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-049 with staff's recommendations. Chairperson Carol Hollaway 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

**The motion passed.**

#### **FINAL PLAT**

**19P-050 (Lot 366 Section 1 Trimble and Lindsey)** Request for a Final Plat in order to develop a 10-acre tract of land into 14 Single Family lots. Property is legally described as Lot 366, Trimble and Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Michael Neumann, C.F.O.

Property Owner: Neumann Investments, LLC.

Staff presented the staff report and noted that of twenty-seven (27) notices of public hearing sent, five (5) had been returned in opposition.

Chairperson Carol Hollaway opened the public hearing on case 19P-050. Applicant Michael Neumann presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Carol Hollaway made a motion to approve case 19P-050 with staff's recommendations. Vice-Chairperson Cate Black 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

**The motion passed.**

**REPLAT**

**19P-051 (4628 Avenue S)** Request for a replat in order to increase the number of lots from one (1) to two (2). Property is legally described as Lot 14, Southwest Block 131, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Larry Thompson

Property Owner: Elnita G. Brown

Staff presented the staff report and noted that of twenty-eight (28) notices of public hearing sent, two (2) had been returned in favor and one (1) had been returned in opposition.

Chairperson Carol Hollaway opened the public hearing on case 19P-051. Applicant Larry Thompson 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-051 with staff's recommendations. Vice-Chairperson Cate Black 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

**The motion passed.**

**LICENSE TO USE**

**19P-052 (Rosenberg/25<sup>th</sup> Street Esplanade from Avenue K to Benardo de Galvez/Avenue P)** Request for a Permanent License to Use the City of Galveston right-of-way for installation of vertical banners on street light poles. Adjacent property is legally described as Lots 1 – 4, Lots 11 – 14, and the West 9.7 feet of Lots 5 and 10 and Adjacent Alley (1-0), Block 144, AKA Lot A Replat; Lots 8 – 9, Block 145; Lots 1, 2, 14, Block 84; Lots 5 – 11, Block 85; Lots 1, 13, 14, Block 24; Lots 6, 7, 8, 9, Block 25; Lots 1 – 6 and 9 – 16, Eaton Subdivision; Lots 7-R and 8-R, Canton's Replat of Lots 7 and 8 Easton Subdivision; Lots 18 – 24 and West 47.10 Feet of Lot 17 (2017-3), Southwest Block 17, Galveston Outlots Special Subdivision; Lots 25 – 30 and West Portion of Lots 31 and 32 (31-1), Northwest Block 17, Galveston Outlots Special Subdivision; Northwest Block 41, Northeast Block 41, North 110 feet of Southwest Block 41, Southeast Block 41, and Adjacent Streets, Galveston Outlots; Portion of Southwest Block 41, Galveston Outlots; Lots 9 – 15 and West 45.6 feet of Lots 15 and 16 (15-1), Northwest Block 42, Galveston Outlots Special Subdivision; Portion of Southwest Block 42 (42-2000-1) and South Half of Adjacent Avenue N ½, Portion of Southwest Block 42 (42-2000-8), Portion of Southwest Block 42 (42-2000-9), Galveston Outlots; Lots 8 – 11, Sealy Smith Special Subdivision; Lots 2 – 3, The Homes at Rosenberg (2005); South 33 feet of Lot 1 and Portion of Lot 2 (1-1), North 49 feet of Lot 1 and Portion of Lot 2 (1-2), Portion of Lots 1 – 2 (1-3), Lots 12 – 14 and West Half of Lot 11, Northwest Block 67, Galveston Outlots; Lots 6 – 9, Southeast Block 66, Galveston Outlots; Lots 1 – 14 (2001-0), Southwest Block 67, Galveston Outlots AKA Lots 1 – 3 and North 16.25 feet of Lot 4, Runges Subdivision; and Lots 1 – 14 (2005-0), Southwest Block 67, Galveston Outlots AKA Lots 5 – 7 and South 20.75 feet of Lot 4, Runges Subdivision

Applicant: Silk Stocking Neighborhood Association

Property Owner: City of Galveston

Staff presented the staff report and requested that case 19P-052 be continued until the regular meeting on October 22, 2019 in order for the applicant to submit additional information requested by planning staff.

Chairperson Carol Hollaway opened the public hearing on case 19P-052. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Cate Black made a motion to continue case 19P-052 until the regular meeting on October 22, 2019. Chairperson Carol Hollaway 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

**The motion passed.**

**PLANNED UNIT DEVELOPMENT (PUD)**

**19P-047 (11128 San Luis Pass Road)** Request for a Planned Unit Development (PUD) Overlay District to construct a new “Auto Service/Fueling or Charging Station” development. Property is legally described Part of Lot 460 (460-8) Trimble and Lindsey Section 1, in the City and County of Galveston, Texas.  
Applicant and Property Owner: Alfio Fichera and Ted Shook

Staff presented the staff report and requested that case 19P-047 be continued until the regular meeting on October 8, 2019 in order for the Texas General Land Office comments to be returned.

Chairperson Carol Hollaway opened the public hearing on case 19P-047. For a list of 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.

Vice-Chairperson Cate Black made a motion to continue case 19P-047 until the regular meeting on October 8, 2019. Jeffrey Hill seconded, and the following votes were cast:

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

**The motion passed.**

**DISCUSSION AND ACTION ITEMS**

- Discussion Regarding the Publication of Copyrighted Material (Staff)
- Adoption of Planning Commission Awards Nominations (Staff)

Staff presented the nominations.

Vice-Chairperson Cate Black made a motion to accept the following nominations:

- Beautification – Sun Ray Patio Shop
- Development – Sweetwater Cove
- Environmental – The Waterfront Luxury Apartments & Marina
- Historic Preservation – The Bryan Museum
- Private Investment – Jennie Sealy Hospital and the Resource & Crisis Center of Galveston County
- Planning – Gulf Coast Design Lab, Artist Boat, and Galveston Island State Park
- Redevelopment – Shop & Drive
- Public Investment – Lasker Park Community Pool

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

**The motion passed.**

**THE MEETING ADJOURNED AT 5:30 PM**

