



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – April 4, 2023

CALL MEETING TO ORDER

The meeting was called to order at 3:34 p.m.

ATTENDANCE

Members Present: Rejone Edwards, David Finklea, Jeffrey Hill, Stan Humphrey, Mary Jan Lantz, Steven Peña

Members Absent: Rusty Walla, Councilmember John Paul Listowski

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Daniel Lunsford, Senior Planner, Kyle Clark, Coastal Resources Manager; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 21, 2023 minutes were accepted as presented.

PUBLIC COMMENT

See attached list for presentations to the Commission.

NEW BUSSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION AND DUNE PROTECTION PERMIT

23P-020 (17529 Bristow) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family residence with unreinforced fibercrete under the habitable structure and an unreinforced fibercrete driveway. Property is legally described as ABST 121 Hall & Jones Sur Lot 28A Gulf Palms Amnd Plt
Applicant: Antonio Rubio - ARM Enterprises
Property Owner: Antonio Rubio - ARM Enterprises

Staff presented the staff report

Chairperson David Finklea opened the public hearing on the case. Antonio Rubio, the applicant, signed in. The public hearing was closed and the Chairperson called for a motion.

Vice-Chairperson Peña made a motion to approve the request with Staff's Recommendations. Commissioner Edwards seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Edwards, Finklea, Hill, Humphrey, Lantz, Peña
Opposed: None
Absent: Walla, Councilmember John Paul Listowski
Non-voting participant: None

The motion passed.

GALVESTON LANDMARK DESIGNATION

23P-024 (2222 Bernardo de Galvez/Avenue P) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Portion of Lots 12 & 13 (2012-1), Southwest Block 68, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant and Property Owner: Joe Torres and Jennifer Gaw

Staff presented the staff report and noted that of twenty-nine notices of public hearing sent, one returned in favor.

Chairperson David Finklea opened the public hearing on the case. Joe Torres, the applicant, gave a presentation to the commission. The public hearing was closed and the Chairperson called for a motion.

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations to City Council. Chairperson David Finklea seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Edwards, Finklea, Hill, Humphrey, Lantz, Peña
Opposed: None
Absent: Walla, Councilmember John Paul Listowski
Non-voting participant: None

The motion passed.

LICENSE TO USE

23P-025 (Adjacent to 1811 20th) Request for a Permanent License to Use for a structure that encroaches into a City alley right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Lindsey Polk, Tricon Land Surveying LLC.
Adjacent Property Owner: David Maxwell
Easement Holder: City of Galveston

Staff presented the staff report and noted that of twenty-six notices of public hearing sent, none were returned.

Chairperson David Finklea opened the public hearing on the case. See attached list for presentations to the Commission. The public hearing was closed and the Chairperson called for a motion.

Vice-Chairperson Steven Peña made a motion to approve the request with Staff's Recommendations. Commissioner Hill seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Edwards, Finklea, Hill, Humphrey, Lantz, Peña
Opposed: None
Absent: Walla, Councilmember John Paul Listowski
Non-voting participant: None

The motion passed.

PLANNED UNIT DEVELOPMENT

23P-026 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G) Request to amend Ordinance 20-044 regarding a Planned Unit Development (PUD) Overlay District to construct a “Multi-Family Residential” complex in order to extend the deadline for completion. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas.

Applicant: Michael Saunders, McCormack Baron Salazar, Inc.

Property Owner: Galveston Housing Authority

Staff presented the staff report and noted that of thirty-three notices of public hearing sent, one returned in favor, and one in opposition.

Chairperson David Finklea opened the public hearing on the case. The public hearing was closed and the Chairperson called for a motion.

Commissioner Lantz made a motion to recommend approval of the request with Staff’s Recommendations and an amendment to specific condition number 5: The construction of the project shall begin within eight months from July 23, 2020, the date of approval, and must be completed no later than December 31, 2023. Vice-Chairperson Peña seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Finklea, Hill, Humphrey, Lantz, Peña
Opposed:	None
Absent:	Walla, Councilmember John Paul Listowski
Non-voting participant:	None

The motion passed.

DISCUSSION AND ACTION ITEMS

The Chairperson David Finklea opened the Plat Application Requirements (Finklea) discussion.

The Chairperson David Finklea requested a Development Process Review (Finklea) discussion be added to the next Planning Commission meeting.

THE MEETING ADJOURNED AT 4:35 PM

