



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING –June 6, 2023

CALL MEETING TO ORDER

The meeting was called to order at 3:36 p.m.

ATTENDANCE

Members Present: Rejone Edwards, Jeffrey Hill, Mary Jan Lantz, Steven Peña, Rusty Walla

Members Absent: Stan Humphrey, Councilmember John Paul Listowski

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Adriel Montalvan, Planning Manager; Daniel Lunsford, Senior Planner; Karina Rosales, Planning Technician; Kyle Clark, Coastal Resources Manager; Hunter Cummings, Deputy Coastal Resources Manager; Donna Fairweather, Assistant City Attorney

Vice-Chairperson Steven Peña attended the meeting via video conference from the following location:

**11 Avalon Ct
Avon, CT 06001**

Commissioner Hill opened the Planning Commission meeting as Chairperson due to being the longest-serving Commissioner. The City's policy on remote meeting attendance requires that the person running the meeting be in person. With the Chairperson vacant and Vice-Chairperson Steven Peña attending remotely, that honor fell to the longest-serving member – Commissioner Jeffrey Hill. The previous Chairperson, David Finklea, was elected to City Council on May 17, 2023, and the Vice Chairperson attended the meeting via video conference.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The May 16, 2023 minutes were accepted as presented.

PUBLIC COMMENT

See attached list for presentations to the Commission.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Commissioner Hill opened nominations for the election for Vice-Chairperson election and called for nominations.

Vice-Chairperson Peña nominated Rusty Walla for the Chairperson position.

Commissioner Walla accepted the nomination.

Commissioner Hill called for other nominations.

Commissioner Lantz made a motion to elect Commissioner Rusty Walla as Chairperson.

Commissioner Edwards seconded.

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

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

The motion passed.

Rusty Walla was elected as the Planning Commission Chairperson.

The Vice-Chairperson Position remains filled by Steven Peña.

PUBLIC HEARING

PLAT

23P-040 (4014 Curlew) Request for a minor plat to increase the number of lots from one to three. The property is legally described as Estates of Sunset Cove Phase 2 (2016), Abstract 121, Lot 1 Reserve 3-A Replat (3-100), Acres 2.533, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying

Property Owner: Estates of Sunset Cove, LP

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The public hearing was closed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

23P-022 (21618 Kennedy Dr) Request for Beachfront Construction Certificate and Dune Protection Permit for installation of a cargo lift. Property is legally described as Abstract 121, Hall & Jones Survey, South 70 feet of Lot 60 and Adjacent 30 feet of Tract (60-1), Sea Isle, a subdivision in the City and County of Galveston, Texas.

Applicant: Nancy Liebel

Property Owner: Sonny McCurry

Staff presented the staff report.

Chairperson Rusty Walla opened the public hearing on the case. The applicant, Nancy Liebel, gave a presentation to the commission. See the attached list for presentations to the commission. The public hearing was closed and the Chairperson called for a motion.

Commissioner Lantz made a motion to approve the request with Staff's Recommendations.

Chairperson Walla seconded.

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

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

The motion failed due to a lack of 4 affirmative votes.

LANDMARK DESIGNATION

23P-034 (2214 31st Street) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey South, 30 Feet of Lots 1 & 2 (2001-4), Southwest Block 114, Galveston Outlots , in the City and County of Galveston, Texas.

Applicant: Tinsley Alexander, Geaux Home, LLC.

Property Owner: Geaux Home, LLC.

Staff presented the staff report and noted that 32 public hearing notices were sent and zero returned.

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

Vice-Chairperson Peña made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Lantz seconded.

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

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

The motion passed.

LICENSE TO USE

23P-037 (Adjacent to 804 and 825 Postoffice / Avenue E) Request for a License to Use to temporarily close Postoffice/Avenue E between 8th and 9th Street; place construction fencing, no parking signs, and close sidewalks on 8th and 9th Street rights-of-way adjacent to Shriners Hospital properties. Adjacent properties are legally described as Shiners Hospital for Children, Blocks 428 and 488 (2022), Abstract 628, Block 1, Reserve A, in the City and County of Galveston, Texas.

Adjacent Property Owner: Shriners Hospital for Children

Applicant: Paul Keating, Forney Construction

Easement Holder: City of Galveston

Staff presented the staff report and noted that of 29 public hearing notices sent, one was returned in opposition.

Chairperson Walla 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 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, Hill, Lantz, Peña, Walla
Opposed: None
Absent: Humphrey, Councilmember John Paul Listowski

Non-voting participant: None

The motion passed.

PLAT

23P-041 (17200 FM 3005) Request for a minor plat to increase the number of lots from one to two. The property is legally described as Abstract 121 Hall & Jones Survey Tract 72-5 15.580 Acres, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Ronald and Dora Gustafson

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

Chairperson Walla opened the public hearing on the case. The property owner, Ronald Gustafson, gave a presentation to the commission..

The Commission recessed for 5 minutes at 4:56.

The Chairperson asked for the presentation of the “2023 Planning Commission Awards (Staff)” and will then return to case 23P-041.

DISCUSSION AND ACTION ITEMS

The Chairperson Rusty Walla opened the “2023 Planning Commission Awards (Staff)” discussion.

The Chairperson Rusty Walla requested to add an Open Space Requirements Discussion item at the following Planning Commission meeting.

The Commission recessed for 5 minutes at 5:17pm and resumed at 5:21pm.

The Chairperson Rusty Walla reopened the public hearing for case 23P-041 at 5:22 pm.

PLAT

23P-041 (17200 FM 3005) Request for a minor plat to increase the number of lots from one to two. The property is legally described as Abstract 121 Hall & Jones Survey Tract 72-5 15.580 Acres, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Ronald and Dora Gustafson

The public hearing was closed and the Chairperson called for a motion.

Commissioner Hill made a motion to disapprove the request due to the request not meeting the standards for a replat.

Chairperson Walla seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 5:32 PM

