

West Galveston Island Property Owners Association
September 15, 2012

Peggy Zahler, Vice President, called the WGIPOA Board meeting to order at 9:00 a.m. A quorum of Directors was present. Susan Gonzales, CKM Property Mgt, Secretary for WGIPOA was also in attendance.

Peggy Zahler recognized Corporate Sponsors Johnson Space Center and Operations Integrity.

The minutes were emailed and reviewed. The minutes of August were approved as presented.

The Treasurers report was reviewed. Motion by Clay Lewis and seconded by Tom Boothe, treasurers report was approved.

Community Policing – Lt. David Torres works the west end from 103rd street. Lt. Torres LT David Torres 409-370-2604(cell) is responsible for the entire west end and the Officers who patrol the west end. His hours are 6:00 am – 2:00 pm.

Peggy Zahler – Westender – will begin publishing around holidays. The website for the magazine is www.galvestonwestender.com.

Website for the WGIPOA is www.wgipoa.com.

Lori Schwartz, City of Galveston and Gary Mitchell made a presentation on the Galveston Planning and Development Regulations. LDR timeline, August – October - additional community outreach, November 8, 2012 to submit the plan to the City Council.

Original zoning goes back to late 1960's. Items have been added to ordinances, streamlined the procedures.

During the interim adoption, includes consolidation procedures includes application, notice, discussion, criteria and appeals. Updates subdivision regulations, alternate standard compliance.

The zoning list was updated to a condensed use list.

The objectives are to include more administrative approvals, fewer specific use permits, reduced burden on small sites and flexibility.

Parking standards – current LDR directive, 115% of minimum required space, include motorcycles, scooters, bikes and golf carts.

Landscape irrigation – not required, emphasis planting of Texas Gulf Coast vegetation, low water, and drought & salt tolerant species.

“Dark Sky” Protection – cut off fixtures regulations for site lighting, recreation lighting and canopy lighting fully recessed.

The west end zoning gives some challenges includes:

- *Existing regulations & standards
- *Previous platting & land ownership pattern
- *Need for large projects with rooftop to support retail
- *Policing uncertainty

Ranges of Uses:

PB is IF-2 with minimum of 4000 sq.ft. Lots

Blackard land between 3005 and Stewart is PD, the Galveston Country Club and Waterman’s is PD.

PD = min. 2000 sf lot = 21.8 units/ac

IF-2 = min 4000 sf lot = 10.9 units/ac

IF-1 = min 6000 sf lot = 7.3 units/ac

IF-1 is also land between 12 Mile Road and Cove Lane

Challenges: typical cluster densities – able to build in bonus, desire for lower site areas, and adequate rooftop for retail.

These may not be the same once the plan is completed.

Type	Min. AC	Max. Density	Open Space
Non-planned Residential Development	None	4	30%
Conventional Planned Development	25	6	20%
Traditional Neighborhoods	50	6	20%
Neighborhood Center	10	8	10%
Traditional Village Development	200	6	20%
Village Center	20	12	10%

West end zoning possibilities: Site capacity (units tied to development area), Incorporate into existing zoning districts, resource protection provisions (wetlands, west bay shoreline, and open space), and bonuses for neighborhood retail/services.

Anyone can ask for changes to the zoning but they have to pass certain requirements – need for justification.

Members attending the meeting wanted a longer period of time to respond to the plan and what we want. Especially since this plan by the Planning Department is on the fast track to get to the City of Galveston by November 8, 2012.

Peggy Zahler asked for a preliminary plan to review if not the final before November and asked for a workshop with Lori & Marie Robb (District 6 Council Representative). It was recommended that the final plan be presented for public comment within 30 days.

Prior to November 8th we need an outline of the plan. Lori stated go to planningcounter@cityofgalveston.org and ask to be placed on the departments distribution list.

The survey of the beach that the WGIPOA & Other Associations paid for, it needs to be updated annually. There are plans for the cost to be included in the City of Galveston's budget. Please contact Marie Robb at Marierobb@cityofgalveston.org or call her at 409-256-4518.

Erosion Response Plan, received Galveston's' Plan and if will be accepted by the GLO. Sabine Pass & Galveston Bay Study – working with corp. of engineers, 6 counties most hit by Ike bonded together, looking a regional solutions, have a list of projects, Corp of Engineer came with new procedures – 3 Million, 3 areas in 3 years.

Issues along Texas coast has been divided into 4 areas, GLO will examine the coast to determine the issues. They will be studying the recreational, industrial, etc special marine planning. To look for needs and conflicts.

BP Oil Spill: NERDA process, tied to actual damages to be paid by BP of oil damages to the gulf and ecosystem. The Restore Act requires that 80% will go towards coastal improvements, tourism, and economic development. EPA website.

Adjourned at 11:45 a.m.

Susan Gonzales, Recording Secretary