

West Galveston Island Property Owners Association
December 15, 2012

Jerry Mohn, President, called the WGIPOA Board meeting to order at 9:00 a.m. A quorum of Directors was present by attendees Clay Lewis – Sportsman Road, Tom Boothe – Condo's, Peggy Zahler – Spanish Grant Bay, Lee Petros – Pointe West, Al Galli – Jamaica Beach, Bruce Reinhart – Beachside Village, Chris Casper – Spanish Grant Bayside, Kathy Callahan – Bermuda Beach, and Lee Slataper – Pirates Beach. Susan Gonzales, CKM Property Mgt, Secretary for WGIPOA was also in attendance.

Jerry Mohn recognized Marie Robb Galveston City Council. Jerry Mohn acknowledged Corporate Sponsors Lois Robinson – Better Homes & Garden Gary Greene Realty, Marie Robb – Coastal Solutions, Clay Lewis – Operations Integrity, and Peggy Zahler – JSC Federal Credit Union.

The minutes of the November 17, 2012, and the Treasurers Report were reviewed and approved at a special Board meeting prior to this meeting.

Newsletter: Peggy Zahler stated the WGIPOA newsletter The Westender is in its third year. – The next issue will be out in February 2013. Marty Bilek the editor was commended for the fantastic job she has done. Due date for articles is January 15, 2013. The website for the magazine is www.galvestonwestender.com.

Website for the WGIPOA is www.wgipoa.com.

District 6: Marie Robb – Galveston City Council for District 6 wished everyone a Merry Christmas, Happy Holiday and New Year. The City is working on the engineering of the beaches. 2011 FEMA regulations show that we can obtain renourishment funds. The Seawall parking has been approved. Texas Windstorm is being taken on as a statewide issue. The City of Galveston will involve lobbyists on this issue. The IKE Dyke is still in consideration. The construction on Stewart Road is a Galveston County project. Contact Marie Robb at Marie.robbs@cityofgalveston.org or 409-256-4518.

Land Use Regulations: Jerry Mohn introduced City of Galveston Acting Director of Planning Lori Schwartz, City of Galveston and Gary Mitchell. Both had previously made a presentation on the Galveston Planning and Development Regulations, Land Use Regulations. The timeline has been extended to allow more input, the schedule is March for completion.

Lori stated they have met with many groups, Associations, etc to gather input. The Planning Department covers the zoning, platting, and certain improvements on property, signs, and parking. They are not involved in the permitting. Beach and dune regulations have to factor into this plan because of the zoning. At this time Lori asked for comments from the attendees.

Bruce Reinhart stated that the 1000 feet or first road is the language used as the major marker, but the first road being used is FM3005 as the marker. This is not consistent for all subdivisions up and down the west end of Galveston Island. FM 3005 is not a fair marker because it is a curving road. The enhanced construction zone is what would be preferred.

What was recommended from the group was to use 200' from the four-foot (4') contour line. It was also suggested that the small bumps installed by property owners not be considered as a dune and measurement line.

Another recommendation was that in the event of a storm like IKE that homeowners should be allowed to repair the damage provided that they do not change the original home or footprint.

Lori stated it would make it easier for the owner and City if property owners kept a copy of their elevation certificate on file with the city. This would lessen the application process for repairs. Then you should be able to repair in kind without any problem.

After Ike many who wanted to replace their driveways were prevented from installing concrete. Driveway requirements will be changed based on emergency need to get a driveway installed, certain percentage of area will be allowed. Driveway requirements will be lessened as approved by the General Land Office.

No changes in the zoning are planned for the west end. There are some subdivisions that may want to change their zone. Some of the original zones have been renamed only – not changed. SF 1 is single family. SF 2 is general residents but still single family. The identifier “Urban Neighborhood” would not be, as restricted but still single family would not allow large apartments.

Existing facilities will be grand fathered.

Question asked. Were there any changes to the west end changing from single family to multiple? No Changes.

Short-term rentals will be included in the plan. Short-term rentals would have to be registered with the City of Galveston, limiting use provisions based on the affect on traffic and noise.

Beach & dune rules will be included in the plan.

In January and February Lori stated they would be taking comments on the plan. Planning maps will be on the website. Planningcounter@cityofgalveston.org.

A question was asked about why easements were needed for walkovers to be installed. If a pedestrian easement walkover that is not wide enough for an ADA (only one is required per subdivision) easements will need to be obtained from the owners on either side or the side, which is affected.

Jerry thanked Lori and Gary for their time in answering questions.

Easements – static type easement has been prepared by the attorney – this is one that various property owners associations can use and the beachfront owners will need to sign.

The meeting was adjourned at 10:22 a.m.
Recording Secretary Susan Gonzales.