

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, February 4, 2025**  
**City Council Chambers, 2nd Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

**One or more members of the Planning Commission may attend the meeting by  
videoconference.**

**A quorum of the members of the Planning Commission will be physically present at the  
meeting location.**

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes
  - A. December 3, 2024 – Regular Meeting

Documents:

[12-03-2024 PC MINUTES.PDF](#)

- B. January 7, 2025 – Regular Meeting

Documents:

[01-07-2025 PC MINUTES.PDF](#)

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. Public Hearings

- A. DUNE MITIGATION

1. 24BF-016 (415 East Beach Drive) Notice Of Mitigation For Disturbance Of Dunes And Dune Vegetation. Property Is Legally Described As Islander East Condo, A Subdivision In The City And County Of Galveston, Texas. Applicant: John Weldon – J.A. Weldon Construction Property Owner: Islander East Association

Documents:

[24BF-016 - PC MEMO PKT.PDF](#)

7. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 24BF-132 (11345 Beachside Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction Of A Large-Scale Single-Family Residence With Unreinforced Fibercrete Paving Beneath The Footprint Of The Structure And An Unreinforced Fibercrete Driveway. Property Is Legally Described As Lot 909, Beachside Village Section 9 (2024), Beachside Village, A Subdivision In The City And County Of Galveston, Texas. Applicant: Alejandra Lorenzo Property Owner: Debbie Ann Walcott

Documents:

[STAFF PACKET 24BF-132.PDF](#)

B. CHANGE OF ZONING

1. 25P-004 (2712-2928 11 Mile Road) Request For A Change Of Zoning In Order To Designate The Sea Breeze Subdivision As A Restricted Residential, Single-Family (R-0) Zoning District. Properties Are Legally Described As Abstract 121 Page 48 Lots 1 Through 11 Sea Breeze And Abstract 121 Page 48 North 75 Feet Of Lot 12 (12-1) Sea Breeze, In The City And County Of Galveston, Texas. Applicant: Development Services Department

Documents:

[25P-004 STF PKT.PDF](#)

C. LICENSE TO USE

1. 25P-003 (Adjacent To 312 17th Street) Request For A License To Use In Order To Construct Stairs. Adjacent Property Is Legally Described As M.B. Menard Survey, South 35-1 Feet Of Lot 1(1-3), Block 556, In The City And County Of Galveston, Texas. Applicant: Jeremy Slade, Stonewater Inc. Adjacent Property Owner: Linda Jonjock Easement Holder: City Of Galveston

Documents:

[25P-003 STF PKT.PDF](#)

D. PLANNED UNIT DEVELOPMENT

1. 25P-001 (13722-14000 San Luis Pass Road/FM 3005) Request For A Planned Unit Development (PUD) Overlay District For A "Auto Fueling Station". Property Is Legally Described As Part Of Lots 32 And 45 (45-5), And Adjacent Abandoned Street, Trimble And Lindsey Survey, Section 3, In The City And County Of Galveston, Texas. Applicant: Nasser Zia Property Owner: Beach Three LLC Series 5

Documents:

[25P-001 - STF PKT.PDF](#)

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on January 31, 2025 at 3:00 P.M.

Prepared by: Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TX 77550 (409-797-3510)

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**