

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**9:00 a.m. Tuesday, March 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. February 18, 2025– Regular Meeting

Documents:

[02-18-2025 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. 25BF-002 (801 East Beach Drive) Notice Of Mitigation For Disturbance Of Dunes And Dune Vegetation. Property Is Legally Described As Abstract 628 M Menard Survey Lot 3 (5-0) Palisade Palms Replat (2008), A Subdivision In The City And County Of Galveston, Texas. Applicant: Richard G. Anderson Property Owner: Palisade Palms Master Assoc / East Beach Project Phase 1

Documents:

[25BF-002 - PC MEMO PKT.PDF](#)

7. New Business And Associated Public Hearings
  - A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS
    1. 24BF-137 (11395 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 For Driveway And Slab. Property Is Legally Described As Beachside Village Section 4 (2016) Abstract 121, Lot 430, Acres 0.3488, A Subdivision In The City And County Of Galveston, Texas. Applicant: Dana Lee – Egret Bay Builders, LLC Property Owner: Ignacio And Camila Cubero

Documents:

[STF\\_PKT - 24BF-137.PDF](#)

B. TEXT AMENDMENT

1. 25ZA-001 Request For A Text Amendment To The Galveston Land Development Regulations, Article 13: Permits And Procedures To Establish A Fee For Galveston Landmark Designation And Replacement Galveston Landmark Plaques. Applicant: Development Services Department

Documents:

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

8. Discussion Items

- A. Discussion Of Topics For The March 18, 2025, Planning Commission Workshop (Staff)

9. 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 February 25, 2025 at 3:30 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**