

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, March 21, 2023
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes

A. March 7, 2023

Documents:

[03-07-2023 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. Old Business And Associated Public Hearings

A. TEXT AMENDMENT

1. 23ZA-002 Request For A Text Amendment To The Galveston Land Development Regulations, Article 2, Uses And Supplemental Standards To Modify Requirements For The "Public Utility Facility, Neighborhood" Land Use. Applicant: Development Services Department

Documents:

[23ZA-002 MEMO PKT.PDF](#)

7. New Business And Associated Public Hearings

A. PUD

1. 23P-016 (2, 3, 504, 508, 590, 602, 604, 606, 612, 614, 618, 702, 706, And 710 Lennox Avenue; 425, 511, 519, 521, 603, 609, 617, 619, 701, And 709 59th Street; 828 60th Street; 702 And 724 61st Street; 6000 Broadway Rear; And Adjacent Vacant Parcels)

Request for a Planned Unit Development (PUD) Overlay District to restrict certain land uses. Properties are legally described as: Hall & Jones Survey, Lots 3, 8, 9, 10, 11, 12, Seibel Subdivision; Lots 1, 2 & Adjacent Right-of-Way, 4, 5, 6 & Adjacent West Half of Abandoned Right-of-Way, 7, 13, 14, 15, 16 & Adjacent West Half of

Abandoned Right-of-Way, 17, 18, 19, 20, 21 & Adjacent West Half of Abandoned Right-of-Way, 22, 23, 24, 25, 26 & Portion of Adjacent Right-of-Way, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & Adjacent East Half of Abandoned Right-of-Way, 43, 44 & Adjacent East Half of Abandoned Right-of-Way, 45, 46 & Adjacent East Half of Abandoned Right-of-Way, Seibel Subdivision; Hall & Jones Survey, Portion of Lots 8 (8-6), & 13 (13-1), Trimble & Lindsey Section 1; Portion of Lots 8 (8-3), 8 (8-4), 8 & Portion of Adjacent Road (8-5), 8 (8-7), 8 & Portion of Adjacent Road (8-10), 8 & 13 (8-12), 8 (8-13), 13 (13-2), 28 (28-2), 28 (28-3), 29 (29-1), Trimble & Lindsey Section 1; Recycle Center Commercial Subdivision (2022), Tracts 1 & 2; in the City and County of Galveston, Texas.

Applicant: Development Services Department

Property Owners: Sarah Alford, City of Galveston, John Evans, John Evans Jr., Kathy Maclean, Dana Miller, Tad Nelson, Lamson Nguyen, John Phelps, Milton Pines Sr., Southern Pacific Co. c/o Union Pacific Center, Steelecreek Galveston Storage LLC, James Yarbrough, Janis Yarbrough, and Zendeh Del Investments LLC

Documents:

[23P-016 STF PKT.PDF](#)

B. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 22P-074 (19211 Shores Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction For An Addition To An Existing Single-Family Residence With Fibercrete Under The Habitable Structure Extension. The Applicant Also Proposes To Extend The Existing Deck. Property Is Legally Described As Hall And Jones Survey, Lot 38A, The Dunes Of West Beach Replat, In The City And County Of Galveston, Texas. Applicant: Ernie Weldon Property Owner: Donna And Wayne Tucker

Documents:

[STF_PKT 22P-074, 19211 SHORES DR - SIGNED.PDF](#)

C. LICENSE TO USE

1. 23P-015 (Adjacent To 805 12th Street) Request For A License To Use In Order To Construct A Covered Porch And Stairs. Adjacent Property Is Legally Described As M.B. Menard Survey, Part Of Lot 7 (7-1), Block 252, In The City And County Of Galveston, Texas. Applicant: Joseph And Joan Lowe Adjacent Property Owner: Joseph And Joan Lowe Easement Holder: City Of Galveston

Documents:

[23P-015 - PKT.PDF](#)

2. 23P-017 (Adjacent To 2302 Mechanic / Avenue C). Request For A License To Use In Order To Place Construction Fencing And Scaffolding In The Public Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, Part Of Lots 8 And 9 (8-2), Block 623, In The City And County Of Galveston, Texas. Applicant: Taylor Barham, HAF Hospitality Tremont Realty, LLC. Adjacent Property Owner: HAF Hospitality Tremont Realty, LLC. Easement Holder: City Of Galveston

Documents:

[23P-017 - PKT.PDF](#)

3. 23P-018 (3827 Avenue L) Request For A License To Use To Place An ADA Ramp In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, Portion Of Lot 1 (1-1), Block 38, In The City And County Of Galveston, Texas. Applicant: Michael Cordray Adjacent Property Owners: Cordray Hospitality, LLC Easement Holder: City Of Galveston

Documents:

[23P-018 STF PKT.PDF](#)

D. PLATS

1. 23P-013 (0 San Luis Pass Road / FM 3005) Request For A Preliminary Plat. Properties Are Legally Described As Part Of Lot 1 (1-3), Lots 2 And 3 Of Seabird Acres, In The City And County Of Galveston Texas. Applicant: Matthew Sigmon, Texas Land Maps Property Owner: Coastal Cottage Homes, LLC And ARM2 Enterprises, LLC

Documents:

[23P-013 - STF PKT.PDF](#)

2. 23P-019 (14535 Cade Lane) Request For A Replat To Increase The Number Of Lots From One To Eighteen. The Property Is Legally Described As Redfish Drive Fish Camp Condos Unrecorded (S-6079), In The City And County Of Galveston, Texas. Applicant: Douglas Bramwell, Quiddity Engineering Property Owner: WB Galveston, LCC

Documents:

[23P-019 - STF PKT.PDF](#)

8. Discussion And Action Items

- A. Conflict Of Interest Procedures (Staff)
- B. Plat Application Requirements (Finklea)

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 March 16, 2023 at 4:45 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