

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, May 18, 2021
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), the meeting will be held by videoconference and there will be no public access to the location described above.

Members of the public may participate in the meeting in the following ways:

1. Attend the Zoom meeting by registering in advance. Click here to register:

https://us02web.zoom.us/webinar/register/WN_TkVKAnSAQiqahhM_s6kD4Q

2. Submit public comment in advance of the meeting:
<https://forms.galvestontx.gov/Forms/PublicComment>

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Meeting Format (Staff)
5. Approval Of Minutes
 - A. May 4, 2021

Documents:

[05-04-2021 PC MINUTES WITH PUBLIC COMMENT.PDF](#)

6. Public Comment

Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Planning Commission.

[HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT](https://forms.galvestontx.gov/forms/publiccomment)

- a. Agenda Items
- b. Non-Agenda Items

7. Consent Items

- A. BEACH MAINTENANCE – PARTICIPANTS IN THE PARK BOARD’S EXTREME INUNDATION OF SEAWEED PROGRAM ONLY:

1. 21BF-044 (Pirates Beach & Pirates Beach West) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. The Legal Description Of The Property Is Lots 1, 14, 15, 30, 31, 46, 47, 58, 59, 68, 69 & 78 (1-2), Sec 3; Lots 98, 99, 108 & 109 (98-1) & ABND STS, Sec 3, A Subdivision Located In The City And County Of Galveston, Texas. Applicant: Susan L. Gonzales - Manager & Managing Agent For Pirates POA Property Owner: Pirates Property Owners Association C/O CKM Management, Inc.

Documents:

[21BF-044 - STF PKT.PDF](#)

2. 21BF-049 (Kahala Beach Estates, 19003 - 19097 Kahala Beach Drive) Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. The Legal Description Of The Property Is Lot 1-20, Blk 1, Kahala Beach Estates Addn, A Subdivision Located In The City And County Of Galveston, Texas. Applicant: Rapp Management Co., C/O Brittni Gualandri Property Owner: Kahala Beach Estates Home Owners Association, Inc. C/O Rapp Management Co., Inc.

Documents:

[21BF-049 - STF PKT.PDF](#)

3. 21BF-050 (Riviera I, Riviera II, And West Beach Condominiums, 11945-11949 FM-3005) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. The Legal Description Of The Property Is Tracts A & C And Lot 1, Block 1, West Beach Grand Condo And Interest In Common Elements, A Subdivision Located In The City And County Of Galveston, Texas. Applicant: Rapp Management Co., C/O Brittni Gualandri Property Owner: Riviera I/Riviera II/West Beach Grand Joint Committee C/O Rapp Management Co., Inc

Documents:

[21BF-050 - STF PKT.PDF](#)

B. BEACH MAINTENANCE – PARK BOARD APPLICATIONS - EXTREME INUNDATION OF SEAWEED PROGRAM AND AS NEEDED CLEANING:

1. 21BF-051 (R.A. Apffel East Beach Park, 1923 Boddeker Rd.) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. The Legal Description Of The Property Is M Menard Survey, Tr 60 (221.679 Acres), Tr 62 (230.84 Acres), Tr 63 (45.000 Acres), Located In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees, C/O Kimberly Danesi Property Owner: City Of Galveston

Documents:

[21BF-051 - STF PKT.PDF](#)

2. 21BF-052 (Stewart Beach, 201 Seawall Blvd.) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. Property Is Legally Described As Abst 628 Page 141 & 142 M Menard Sur Tr 59 7.909 Acrs; Abst 628 M B Menard Sur (241-0-0) Blk 241; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt Of 243; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt Of 243; Abst 628 M B Menard Sur (183-0-0) Blk 183; Abst 628 M B Menard Sur (182-0-0) Blk 182; Abst 628 M B Menard Sur (181-0-0) Blk 181; Abst 628 M B Menard Sur (121-0-0) Blk 121; Abst 628 M B Menard Sur (122-0-0) Blk 122; Abst 628 M B Menard Sur (123-0-0)

Blk 123; A Subdivision In The City And County Of Galveston, Texas. Applicant:
Galveston Park Board Of Trustees, C/O Kimberly Danesi Property Owner:

Documents:

[21BF-052 - STF PKT.PDF](#)

3. 21BF-053 (Seawall Urban Park, 1400 – 8900 Seawall Blvd) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. Property Is Legally Described As The Beach Area Seaward Of Seawall Boulevard, Landward Of The Gulf Of Mexico, West Of The 10th Street Rock Groin And East Of The Fishing Pier At 89th Street; In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees, C/O Kimberly Danesi Property Owner: City Of Galveston

Documents:

[21BF-053 - STF PKT.PDF](#)

4. 21BF-054 (Dellanera RV Park, 10901 San Luis Pass Rd.) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. Property Is Legally Described As Abst 121 Page 75 PT Of Lots 441, 442 & Adj Road (442-1), Trimble & Lindsey Sec 1; Abst 121 Page 75 Pt Of Lot 441 (441-1), Trimble & Lindsey Sec 1; And Abst 121 Page 75 Pt Of Lot 422 (422-1), Trimble & Lindsey Sec 1; In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees, C/O Kimberly Danesi Property Owner: City Of Galveston

Documents:

[21BF-054 - STF PKT.PDF](#)

C. BEACH MAINTENANCE – SCHEDULED MECHANIZED BEACH MAINTENANCE:

1. 21BF-056 (Beachside Village Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit For Proposed Beach Maintenance Activities. Property Is Legally Described As Beachside Village (2004) Beach (0-16) Abd Beachside Village Sec 4 (2016), Open Beach Access (0-3), A Subdivision In The City And County Of Galveston. Applicant: Beachside Village HOA, Inc., C/O Debbie Reinhart Property Owner: Beachside Village HOA, Inc.

Documents:

[21BF-056 - STF PKT.PDF](#)

8. New Business And Associated Public Hearings

A. LICENSE TO USE

1. 21P-024 (1728 Seawall) Request For A License To Use Of Approximately 860 Square-Foot Of Mid-Block Alley To Store Surreys And Golf Carts. Adjacent Properties Are Legally Described As: M. B. Menard Survey, North Part Of Lot 14 (3014-1) Southeast Block 70, Galveston Outlots; And M. B. Menard Survey, Lot 1, Fred E Wyant Subdivision Replat; In The City And County Of Galveston, Texas. Applicant: Alex Montemayor Adjacent Property Owners: Alejandro Montemayor And 17th Street Properties LLC Easement Holder: City Of Galveston

Documents:

B. PLATS

1. 21P-025 (Vacant Tracts Located East Of Sea Breeze, South Of San Luis Pas Road/FM 3005, And West Of 8 Mile Road) Request For A Final Plat To Incorporate 4.59 Acres Of The Subject Tract As Part Of Beachside Village, Section 6; Extend Starfish Drive And Develop The Beachside Village Residential Reserve. Properties Are Legally Described As The Preserve At West Beach, Section 1 (2010), Abstract 121, 4.59 Acres (5972-0-0-3), And Beachside Village, Section 5 (2019), Abstract 121 Residential Reserve, In The City And County Of Galveston, Texas. Applicant: Kahala Development, LLC C/O Debbie Reinhart Property Owners: Kahala Development, LLC

Documents:

[21P-025 - STF PKT.PDF](#)

9. Discussion And Action Items

- A. Discussion Of City Council Adopted Policy On In-Person Commission Meetings (Staff)

Documents:

[IN PERSON MEETING GUIDELINES.PDF](#)

10. 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 May 12, 2021 at 12:00 p.m.

Prepared by: Catherine Gorman, Assistant Director

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