

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, June 8, 2021
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

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_xdMuxGbkSW2Ou3ldt0sMhg
2. Submit public comment in advance of the meeting:
<https://forms.galvestontx.gov/Forms/PublicComment>
3. Attend the meeting in person at the above address.

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

A. May 18, 2021

Documents:

[05-18-2021 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>

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

7. Public Hearings

A. 21BF-030 (Galveston County Pocket Park #4, Access Point 32)

Request for proposed mitigation due to adverse impacts to 600 square feet of dune vegetation. The applicant anticipates an additional 90 square feet of impacts to dune vegetation from pedestrian foot traffic. The applicant proposes to compensate for those impacts by transplanting dune vegetation to a 1,550 square foot on-site compensation area. The applicant also proposes to install bollards between the ground-level wooden pathway and the line of vegetation to delineate a pathway for pedestrian traffic. The property is legally described as Hall & Jones Tract 24-1, 9.230 Acres, in the City and County of Galveston, Texas.

Applicant: Galveston County c/o City of Galveston Department of Parks and Recreation – Cesar Garcia

Property Owner: Galveston County

Documents:

[21BF-030A - PC MEMO PKT.PDF](#)

8. Consent Items

- A. 21BF-074 - (Pointe West Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Beach Maintenance Activities For The Purpose Of Relocating Seaweed. The Property Is Legally Described As Follows: Pointe West Section 1 (2005), Beach Area (0-11); Pointe West Sec 2-A (2007), Common Area J (0-10); Pointe West Section 2-A, Phase 3 (2007), Common Area, A (0-1), A Subdivision In The City And County Of Galveston, Texas. Applicant: Surfside Services, Santiago Mejia Property Owner: Property Owners Association Of Pointe West, C/O Deborah Hassell

Documents:

[21BF-074 - STF_PKT.PDF](#)

- B. 21BF-076 - (Beachtown Galveston East Village, Center Village Reserves, Beachtown Galveston Village 1) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Beach Maintenance Activities For The Purpose Of Relocating Seaweed. The Property Is Legally Described As Follows: Beachtown Galveston East Village (2007), Reserve L (0-12); Center Village Reserves (2007), Part Of Reserve E6 (6-0); Beachtown Galveston Village 1 Replat (2005), Open Space Reserve O (0-15), A Subdivision In The City And County Of Galveston, Texas. Applicant: Surfside Services, Santiago Mejia Property Owner: Beachtown

Documents:

[21BF-076 - STF_PKT.PDF](#)

- C. 21BF-081- (Palisade Palms Condominiums, 801 E. Beach Drive) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Beach Maintenance Activities For The Purpose Of Relocating Seaweed. The Property Is Legally Described As Lot 3 (5-0) Palisade Palms Replat, A Subdivision In The City And County Of Galveston, Texas. Applicant: Surfside Services, Santiago Mejia Property Owner: Palisade Palms Master Association

Documents:

[21BF-084 - STF_PKT.PDF](#)

- D. 21BF-083 (Kahala Beach Estates, 19166 Kahala Drive - 19126 Kahala Drive) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Beach Maintenance Activities For The Purpose Of Relocating Seaweed. The Property Is Legally Described As Survey Tract 1 (0-1), Beach Area, Kahala Beach Estates), A Subdivision In The City And County Of Galveston, Texas. Applicant: Surfside Services, Santiago Mejia Property Owner: City Of Galveston

Documents:

[21BF-083 - STF_PKT.PDF](#)

9. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 21P-019 (31 Grand Beach Blvd) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling. The Legal Description Of The Property Is Lot 4, Block 2, The Preserve At Grand Beach (2014), A Subdivision In The City And County Of Galveston, Texas. Applicant: Michael Gaertner, Architect Property Owner: Jeffery Randall

Documents:

[21P-019 - STF_PKT.PDF](#)

2. 21P-021 (4227 Rageur) Request For An After-The-Fact Beachfront Construction Certificate/Dune Protection Permit For Unpermitted Construction Of An Addition To An Existing Single-Family Dwelling. The Legal Description Of The Property Is Lot 15, Block 12, Pirates Beach, Section 3, A Subdivision In The City And County Of Galveston, Texas. Applicant: Isle Fusion C/O Heidi Walker Property Owner: Shreekant & Dolar Patolia

Documents:

[21P-021 - STF_PKT.PDF](#)

B. PLATS

1. 21P-027 (20631 E. Sunset Bay Drive) Request For A Replat In Order To Divide One Lot Into Two. Property Is Legally Described As Sunset Cove (2005), Abstract 121, Lot 1 Block 1 Replat Of Lots 53 And 54 (53-0) Block B, Acres 0.6458, In The City And County Of Galveston, Texas. Applicant: Cathy Fontenot, Survey 1, Inc. Property Owners: Garrett And Katie Hart

Documents:

[21P-027 PKT - 060121.PDF](#)

2. 21P-028 (4123, 4125, 4127, 4129, And 4131 4th Street) Request For A Replat In Order To Combine Five Lots Into Four. Properties Are Legally Described As Lot 1 Sims Addition To Bay Harbor (2020) Abstract 121; Lot 2 Sims Addition To Bay Harbor (2020) Abstract 121; Lot 3 Sims Addition To Bay Harbor (2020) Abstract 121; Lot 4 Sims Addition To Bay Harbor (2020) Abstract 121; And Lot 5 Sims Addition To Bay Harbor (2020) Abstract 121, In The City And County Of Galveston, Texas. Applicant: George E. Sims, Jr. Property Owners: George E. Sims, Jr. And Ann L. Sims

Documents:

[21P-028 STF PKT.PDF](#)

10. Discussion And Action Items

- A. 2021 Planning Commission Awards (Staff)
- B. Concession Regulations (Hill)
- C. Discussion Of City Council Adopted Policy On In-Person Commission Meetings (Staff)

11. 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 June 2, 2021 at 9:45 A.M.

Prepared by: Patrick Collins, 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