

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, June 20, 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. June 6, 2023

Documents:

[06-06-2023 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. Public Hearings

A. DUNE MITIGATION

1. 22BF-107 (22601 Kennedy Dr) Notice Of Mitigation For Disturbance Of Dunes And Vegetation. Property Is Legally Described As Abstract 121 Hall & Jones Survey, Lot 42A, Sea Isle Sec 23 Replat, A Subdivision In The City And County Of Galveston, Texas. Applicant: Bruce Fortin, Seahouse Construction Property Owner: Rhonda Porter

Documents:

[22BF-107 PC MEMO PKT.PDF](#)

7. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 23P-032 (11523 Beachside Dr) Request For A Beachfront Construction/Dune Protection Permit For A New Single-Family Dwelling. Property Is Legally Described As Beachside Village (2004) Abstract 121, Lot 143, Acres 0.378, In The City And County Of Galveston, Texas. Applicant: MFR 78 LLC, Mike & Matt Roll Property Owner: MFR 78 LLC, Mike & Matt Roll

Documents:

B. LICENSE TO USE

1. 23P-038 (Adjacent To 2102 Mechanic / Avenue C) Request For A License To Use In Order To Retain Construction Fencing. Adjacent Property Is Legally Described As M.B. Menard Survey, Lot 8 And East 28-6 Feet Of Lot 9, Block 621, In The City And County Of Galveston, Texas. Applicant: Richard Bustamante III, Werner Construction Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC. Easement Holder: City Of Galveston

Documents:

[23P-038 - PKT.PDF](#)

2. 23P-039 (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-039 - PKT.PDF](#)

C. PLANNED UNIT DEVELOPMENT

1. 23P-042 (10525 San Luis Pass Road / FM 3005) Request To Amend Ordinance 21-044 Regarding A Planned Unit Development (PUD) Overlay District. Property Is Legally Described As The Trimble And Lindsey Survey, Section 1, 2.86 Acres Of Lots 382 And 401, In The City And County Of Galveston, Texas. Applicant: Steve Biegel, Place Designers, Inc. Property Owner: DB Project, Ltd.

Documents:

[23P-042 - STF PKT.PDF](#)

2. 23P-043 (Vacant Tract Located North Of 7402 Stewart Road) Request For A Planned Unit Development (PUD) Overlay District For A Single-Family Residential Development. Property Is Legally Described As The Hall And Jones Survey, Portion Of Lot 139 (139-12), Trimble And Lindsey, Section 1, In The City And County Of Galveston, Texas. Applicant: John Listowski Property Owners: John Listowski And James D. Yarbrough Jr.

Documents:

[23P-043 MEMO.PDF](#)

D. TEXT AMENDMENT

1. 23ZA-003 Request For A Text Amendment To The Galveston Land Development Regulations, Article 12, Administrative Bodies To Modify The Powers Of The Planning Commission. Applicant: Development Services Department

Documents:

[23ZA-003 - STF.PDF](#)

8. Discussion And Action Items

A. Open Space Requirements (Walla)

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 June 14, 2023, at 3:31 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