

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, June 22, 2021
Room 204, 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_KGzStucWQqO5XapULrrPcA

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. Approval Of Minutes

A. 06-08-2021 PC Minutes

Documents:

[06-08-2021 PC MINUTES.PDF](#)

5. Meeting Format (Staff)

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

A. 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)

7. Public Hearings

- A. 21P-007b (4235 Las Palmas Blvd) Request For An Application Amendment To Compensate For Adverse Impacts To 682 Square Feet Of Dune Vegetation Off-Site And To Not Include Proposed Construction Of A Single-Family Dwelling With A Driveway. Legal Description: Abst 121, Page 41, Lot 81, Blk 1, Palm Beach Applicant: A & M Wetland Consulting Services, LLC Property Owner: Bendel Seveil Rushing Jr And Lori Ann Rushing - Trustees Of The Bendel & Lori Rushing Revocable Trust

Documents:

[21P-007B - MEMO.PDF](#)

- B. 21BF-034 (25661 San Luis Pass Rd.) Request For Proposed Mitigation Due To Adverse Impacts To 986 Cubic Yards Of Dunes And 13,605 Square Feet Of Dune Vegetation On This Tract And The Adjacent Tract. The Applicant Is Requesting After-The-Fact Authorization To Compensate For Adverse Impacts To Dunes And Dune Vegetation By Constructing A Compensation Area With 1,003 Cubic Yards Of Dunes And 13,624 Square Feet Of Dune Vegetation. The Adverse Impacts To Dunes And Dune Vegetation Occurred Partially Within The Line Of Vegetation. Legal Description: Abst 121 Hall & Jones Survey TR 1-4 Acres 10.010 Applicant: CRVI HPW TRS, Inc. C/O Jones | Carter – Justin Au Property Owner: CRVI CDP Lend LP

Documents:

[21PBF-034 STF PKT.PDF](#)

8. New Business And Associated Public Hearings

- A. 21BF-063 (Spanish Grant Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Lots 1-11 And Reserve 2 (0-2), Section 11 And Lots 1-10 And 18, 19, 42, 43, And Reserve 2 (0-2), Of Spanish Grant A Subdivision In The City And County Of Galveston, Texas. Applicant: Peggy Zahler & Carolyn Bilski Property Owner: Spanish Grant Civic Assoc C/O Peggy Zahler

Documents:

[21BF-063 - STF PKT.PDF](#)

- B. 21BF-089 (Terramar Beach Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Lots 1-17, Section 5, And Lots 1-25, Section 1, Of Terramar Beach A Subdivision In The City And County Of Galveston, Texas. Applicant: Lisa Porter, Managing Agent & Craig Vance Property Owner: Terramar Beach Community Improvement Assn

Documents:

[21BF-089 - STF PKT.PDF](#)

- C. 21P-029 (2127 Avenue O 1/2) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, North 54-3 Feet Of Lot 1 (3001-1), Southeast Block 68, Galveston Outlots, In The City And County Of Galveston, Texas. Applicants And Property Owners: Brendan And Crystal Jacobs

Documents:

[21P-029 - PKT.PDF](#)

- D. 21P-031 (1825 23rd Street) Request For A Replat In Order To Increase The Number Of Lots From Four To Seven. The Properties Are Legally Described Lots 8 – 11, Southeast Block 67, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Tricon Land Surveying, LLC Property Owners: Ted Shook And Al Fichera

Documents:

[21P-031 - STF PKT.PDF](#)

9. Discussion And Action Items

- A. 2021 Planning Commission Awards (Staff)
- B. Replat Public Hearing Requirement (Hill)
- C. Review Of Beach Maintenance Permits (Antonelli/Hill)
- D. Presentation From The Directed Studies Program At Texas A&M Regarding Beach Access (Staff)

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 June 16, 2021 at 4 P.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