

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, July 18, 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 20, 2023

Documents:

[06-20-2023 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. PLANNED UNIT DEVELOPMENT

1. 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 - STF PKT - AM.PDF](#)

7. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 22P-082 (12827 John Reynolds Circle) Request For Beachfront Construction Certificate/Dune Protection Permit For A New Single-Family Residence. Property Is Legally Described As Abstract 121, Hall & Jones Survey, Lot 11, Bermuda Beach Section 2, In The City And County Of Galveston, Texas. Applicant And Property Owner: Irene Croat

Documents:

[STF_PKT STAFF PACKET 22P-082 - 12827 JOHN REYNOLDS CIRCLE.PDF](#)

2. 23P-046 (11379 Beachside Drive) Request For Beachfront Construction Certificate/Dune Protection Permit For A New Single-Family Residence. Property Is Legally Described As Lot 514, Beachside Village Section 5 (2019) Abstract 121, In The City And County Of Galveston, Texas. Applicant: Jeff Ehrich, Seaside Construction Property Owner: Herman Walter Wolff III

Documents:

[STF_PKT STAFF PACKET 23P-046 - 11379 BEACHSIDE DRIVE.PDF](#)

B. LANDMARK DESIGNATION

1. 23P-044 (1620 Winnie/Avenue G) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, Lots 12 & 13, Block 376, In The City And County Of Galveston, Texas. Applicant: Tracy Rennison Property Owner: Richard Rennison

Documents:

[23P-044_PKT.PDF](#)

2. 23P-048 (3205 Ursuline / Avenue N) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, Lot 6, Northwest Block 38 Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Sara Salzman Property Owner: Charles Tucker And Sara Salzman

Documents:

[23P-048 - PKT.PDF](#)

C. LICENSE TO USE

1. 23P-047 (2402 45th Street) Request For A License To Use In Order To Retain Construction Fencing. Adjacent Property Is Legally Described As M.B. Menard Survey (2000-0), Southwest Block 132, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Kelly Riley, Catamount Constructors Incorporated Adjacent Property Owner: Texas Retail Stores, LLC Easement Holder: City Of Galveston

Documents:

[23P-047 - STF PKT.PDF](#)

2. 23P-052 (Adjacent To 1828 Strand / Avenue B) Request For A Permanent License To Retain A Portion Of A Building And Various Building Elements That Encroach The City Rights-Of-Way. Adjacent Property Is Legally Described As The M B Menard Survey, Lot 14 (14-1), Block 678, In The City And County Of Galveston, Texas. Applicants: Richard And Tracy Rennison Adjacent Property Owner: NIB Holdings, LLC Easement Holder: City Of Galveston

Documents:

[23P-052 - STF PKT.PDF](#)

D. PLANNED UNIT DEVELOPMENT

1. 23P-049 (12223 San Luis Pass Road / FM 3005) Request For A Planned Unit

Development (PUD) Overlay District To Construct A New Single-Family Residential Development. Properties Are Legally Described As Part Of Lots Part 308, 325 And 326 (325-2), Trimble And Lindsey, Section 2, In The City And County Of Galveston Texas. Applicant: Matthew Sigmon Property Owner: Talasek Development Galveston, LLC

Documents:

[23P-049 - STF PKT.PDF](#)

E. PLAT

1. 23P-050 (7228 Jones Road, 7224 Jones Road, 2315 72nd Street, And Adjacent Parcel) Request For A Minor Plat To Decrease The Number Of Lots From Seven To One. The Properties Are Legally Described As Lots 7-12, Block 4, Magnolia Park Subdivision; Part Of Lot 122 (122-8), Trimble And Lindsey Section 1, In The City And County Of Galveston, Texas. Applicant: Surinder Aulakh, Cobalt Engineering Property Owner: Ricky Morales

Documents:

[23P-050 - PKT.PDF](#)

8. Discussion And Action Items

- A. Pre-2015 Open Space Requirements Discussion (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 July 13, 2023, at 9:57 A.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