

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, July 20, 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\\_YJhfGZcOTfyjKv2\\_sjoQOw](https://us02web.zoom.us/webinar/register/WN_YJhfGZcOTfyjKv2_sjoQOw)

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. 06-22-2021 PC Minutes

Documents:

[06-22-2021 PC MINUTES.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

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 - STF PKT.PDF](#)

- B. 21BF-032 (Easement Between 19307 And 19315 Shores Drive) Request For A Mobile Wood Mat For Pedestrian Public Beach Access, And A Plan To Mitigate The Vegetation That Will Be Disturbed. Property Is Legally Described As: Hall & Jones Survey, Public Beach Access (0-8), The Dune Of West Beach, A Subdivision In The City And County Of Galveston, Texas. Applicant: Rapp Management Property Owner: Dunes Of West Beach Community Association, Inc.

Documents:

[12BF-032 PC MEMO PKT.PDF](#)

#### 8. New Business And Associated Public Hearings

##### A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 21P-015 (21227 Gulf Dr.) 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 17, Sea Isle, Section 22, A Subdivision In The City And County Of Galveston, Texas. Applicant: Coastal Cottages - Dennie Teer Property Owner: Denver Roopchand

Documents:

[21P-015 - STAFF REPORT PKT.PDF](#)

2. 21P-016 (23305 San Luis Pass Rd.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling And Driveway. The Legal Description Of The Property Is Lot 1, Bay Harbor, Addition #3, A Subdivision In The City And County Of Galveston, Texas. Applicant: Coastal Cottages - Dennie Teer Property Owner: Thomas Cooke & Rebecca Little

Documents:

[21P-016 - STAFF REPORT PKT.PDF](#)

##### B. GALVESTON LANDMARK

1. 21P-032 (3125 Avenue O) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey Part Of Lots 1, 2, 12, 13 & Adjacent Alley (1001-1), Northeast Block 63, Galveston Outlots, In The City And County Of Galveston, Texas. Applicants And Property Owners: Richard And Blair Curra

Documents:

[21P-032\\_PKT.PDF](#)

2. 21P-034 (510 15th Street) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, Part Of Lots 1 & 2 (1-2), Block 434, In The City And County Of Galveston, Texas. Applicant And Property Owners: Vince And

Ana Draa

Documents:

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

3. 21P-036 (1610 Winnie / Avenue G) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, Lot 10, Block 376, In The City And County Of Galveston, Texas. Applicants And Property Owners: Richard And Tracy Rennison

Documents:

[21P-036 - PKT.PDF](#)

#### C. LICENSE TO USE

1. 21P-033 (59 Island Passage) Request For A License To Use To Place Entry Stairs In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As Evia Phase One (2005), Abstract 121, Lot 72, 0.106 Acres, In The City And County Of Galveston, Texas. Applicant: Charles J. Poirier Adjacent Property Owner: Charles J. And Jeannie W. Poirier Easement Holder: City Of Galveston

Documents:

[21P-033 STF PKT.PDF](#)

2. 21P-035 (2002 Postoffice/Avenue E) Request For A License To Use To Place A Fire Escape In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, Lot 8, Block 500, In The City And County Of Galveston, Texas. Applicant And Adjacent Property Owner: Don And Elizabeth Kenney Easement Holder: City Of Galveston

Documents:

[21P-035 STF PKT.PDF](#)

3. 21P-038 (1813 24th Street) Request For A License To Use To Place Storage Container In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As Eanes Sub (2013), Abstract 628, Lot 5, 0.256 Acres, In The City And County Of Galveston, Texas. Applicant And Adjacent Property Owner: John Eanes Easement Holder: City Of Galveston

Documents:

[21P-038 STF PKT.PDF](#)

#### D. PLANNED UNIT DEVELOPMENT

1. 21P-037 (10327 San Luis Pass Road / FM 3005) Request For A Planned Unit Development (PUD) Overlay District For A High-Rise Condominium Development In The Resort/Recreation, Height And Density Development Zone, Zone-5 (RES/REC-HDDZ-5) Zoning District. Property Is Legally Described As Diamond Beach Condos (2010), Future Phase 2 (0-2), 2.865 Acres, In The City And County Of Galveston, Texas. Applicant: Steve Biegel, Place Designers, Inc. Property Owner: DB Project, Ltd.

Documents:

9. Discussion And Action Items

- A. Update On The Status Of: 20P-046 (Alley Adjacent To 1102 Seawall; 1128 Seawall; 1101, 1111, 1113, And 1115 Avenue M ½; And 1410 12th Street) Request For An Abandonment Of Approximately 6,000 Square-Feet Of Mid-Block Alley. Applicant: Mary Villareal, The Interfield Group Adjacent Property Owners: Robert T. Eramian, Executor Of The Estates Of Reena Candis (Deceased), And As Substitute Independent Executor Of The Estate Of Thomie E. Candis (Deceased), Margo Miller, And Athene Caravageli. Easement Holder: City Of Galveston (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 July 13, 2021 at 4:15 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**