

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, August 2, 2022**  
**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 meeting in person at the above address.
2. Submit public comment in advance of the meeting:  
<https://forms.galvestontx.gov/Forms/PublicComment>

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes
  - A. July 19, 2022

Documents:

[07-19-2022 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. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 22P-047 (43 Grand Beach) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction Of A Single-Family Dwelling With Paver Driveway And Fibercrete Footer And Notice Of Mitigation For Disturbance Of Dunes And Dune Vegetation. Property Is Legally Described As The Preserve At Grand Beach (2014), Abstract 628, Block 2, Lot 10, Acres 0.452 Applicant: Steve Ramirez Property Owner: Gilbert & Mary Ann Markarian

Documents:

[22P-047 - STF PKT 43 GRAND BEACH.PDF](#)

B. CHANGE OF ZONING

1. 22P-053 (10010, 10012, 10014, 10016, 10020, 10022, 10026, 10030, 10102, 10128, 10202, 10206, 10210, 10214, 10220, 10304 And 10308 Cloud LN; 1002, 1006, 1010, 1014, 1022, 1120, 1200, 1204 And 1208 Darcy; 10210 And 10224 Hall; 10220, 10223 And 10224 Bryan; 1112, 1114, 1118, 1120, 1122, 1204, 1212, 1214, 1218, 1220, 1222, 1224, 1228, 1408, 1410, 1414, 1416, 1502, 1504, 1508, 1510, 1512, 1516, 1518,

1522 And 1526 103rd St.; 1210, 1212, 1214, 1216, 1218, 1222, 1224, 1226, 1234, 1308, 1312, 1314, 1316 And 1318 Skipper; And Adjacent Vacant Parcels) Request For A Change Of Zoning In Order To Designate A Portion Of The Crash Boat Basin Neighborhood As A Restricted Residential, Single-Family (R-0) Zoning District. Properties Are Legally Described As Lots 1 Schmidt's Place Replat Of Lot 11 & N

Documents:

[22P-053 STF PKT - SIGNED.PDF](#)

#### C. PLANNED UNIT DEVELOPMENT

1. 22P-048 (West Isle - Approximately 100.79 Acres Adjacent To Pointe West Subdivision) Request To Revoke A Planned Unit Development (PUD) Overlay District Approved Under Ordinance 21-012. Property Is Legally Described As 100.79 Acres Of Land Out Of Abstract 121 Hall & Jones Survey Tr 1-7 Acres 219.885, A Subdivision In The City And County Of Galveston, Texas. Applicant: Development Services Department Property Owner: CRVI HPW TRS, Inc.

Documents:

[22P-048 - STF PKT.PDF](#)

2. 22P-054 (12212 San Luis Pass Road/FM 3005) Request To Revoke A Planned Unit Development (PUD) Overlay District Approved Under Ordinance 20-013. Property Is Legally Described As The West 311.7 Feet Of Lot 1, Resort Subdivision, In The City And County Of Galveston, Texas. Applicant: Development Services Department Property Owner: Prida Construction LTD.

Documents:

[22P-054 - STF PKT.PDF](#)

#### D. PLATS

1. 22P-049 (12240 Jenkins Road) Request For A Preliminary Plat For A New Subdivision Including Nine Lots And A New Street. Property Is Legally Described As Abstract 121 Page 52, Part Of Lots 303, 304, 293, And 294 (303-1), Trimble And Lindsey Section Two; In The City And County Of Galveston, Texas. Applicant: Jennifer Grant, High Tide Land Surveying Property Owner: Desert Willow Fund Series Of Houston Gulf Coast Investments, LLC

Documents:

[22P-049 - PKT-072622.PDF](#)

2. 22P-050 (12102 Stewart Road) Request For A Preliminary Plat For A New Subdivision Including Fourteen Lots, Two Reserves, And A New Street. Properties Are Legally Described As Abstract 121 Hall And Jones Survey Part Of Lot 270 (270-2), Trimble And Lindsey Section 2 And Adjacent Right-Of-Way; In The City And County Of Galveston, Texas. Applicant: Jennifer Grant, High Tide Land Surveying Property Owner: Chad Griffin, Reveille Enterprises Protected Series Of Houston Gulf Coast Investments, LLC.

Documents:

[22P-050 - PKT.PDF](#)

3. 22P-051 (11123-A Stewart Road And Adjacent Vacant Parcels) Request For A

Preliminary Plat For A New Subdivision With Five Lots, A Reserve, And A New Street. Properties Are Legally Described As Abstract 121 Page 75 Part Of Lot 460 (460-15), Trimble And Lindsey Section 1; Abstract 121 Page 75 Part Of Lot 460 (460-2), Trimble And Lindsey Section 1; And Abstract 121 Page 75 Part Of Lot 443 And 460 (443-15), Trimble And Lindsey Section 1; In The City And County Of Galveston, Texas. Applicant: Jennifer Grant, High Tide Land Surveying Property Owner: Chad Griffin, High Tide Isle A Protected Series Of River Bend Development, LLC

Documents:

[22P-051 - PKT.PDF](#)

4. 22P-052 (23500 FM 3005) Request For A Final Plat. Property Is Legally Described As Lot 2R (2-18), 10.3127 Acres, Galveston Island RV Resort Replat (2021), In The City And County Of Galveston Texas. Applicant: Russel Walla Property Owner: Bungalow Beach, LLC

Documents:

[22P-052 - STF PKT.PDF](#)

7. Discussion And Action Items

- A. Discussion Of 2022 Planning Commission Awards (Staff)

8. 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 27, 2022 at 5 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**