

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, September 20, 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> or by calling 409-797-3665.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes

A. August 2, 2022

Documents:

[08-02-2022 PC MINUTES.PDF](#)

B. August 16, 2022

Documents:

[08-16-2022 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-060 (17528 Bristow Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction Of A Cargo-Lift. Property Is Legally Described As Abstract 121, Hall And Jones Survey Lot 48, Gulf Palms. Applicant: Nancy Liebel Property Owner: Salvatore & Antonietta Costanza

Documents:

[22P-060 - STF PKT 17528 BRISTOW.PDF](#)

## B. CHANGE OF ZONING

1. 22P-059 (Vacant Parcels Located South Of Seawall Boulevard, East And West Of Boddeker Drive, And East And West Of Apffel Park Drive; And A Vacant Tract Located South Of Seawall Boulevard, East Of 9001 Seawall, West Of A Vacant Parcel, And North Of The Gulf Of Mexico) Request For A Change Of Zoning From Residential, Single-Family (R-1) To Commercial (C) Zoning District. Properties Are Legally Described As M.B. Menard Survey, Tract 1555, Seawall Corridor, East Beach To 53rd Street, 73.862 Acres; And A Vacant Tract Adjacent To The West Of A Property Legally Described As: Part Of Lot 311 (311-5), Trimble & Lindsey Section 1, Part Of Lot 312 And Half Of Adjacent Road (312-1), Trimble & Lindsey Section 1; In The City And County Of Galveston Texas. Applicant: City Of Galveston, Development Serv

Documents:

[22P-059 - STF.PDF](#)

2. 22P-061 (1901 23rd Street / Tremont) Request For A Change Of Zoning From Commercial, Height And Density Development Zone Three (C-HDDZ-3), To Urban Neighborhood (UN) Zoning District. Property Is Legally Described As M.B. Menard Survey North 89-5.5 Feet Of Lots 6 And 7 (1006-1), Northeast Block 92 Galveston Outlots, In The City And County Of Galveston Texas. Applicant: Tricon Land Surveying, LLC. Property Owners: Ted Shook And Al Fichera

Documents:

[22P-061 - STF PKT.PDF](#)

## C. PLATS

1. 22P-055 (Vacant Tracts Located East Of Ohana, South Of San Luis Pas Road/FM 3005, And West Of 8 Mile Road) Request For A Preliminary Plat To Incorporate 39.79 Acres Of The Subject Tract As Part Of Beachside Village, Section 9, And Extend Starfish And Beachside Drive. Properties Are Legally Described As The Preserve At West Beach, Section 1 (2010), Abstract 121, East 39.79 Acres (0-0-0), In The City And County Of Galveston, Texas. Applicant: Kahala Development, LP C/O Debbie Reinhart Property Owners: Kahala Development, LP And Marquette Galveston INV.

Documents:

[22P-055 - STF PKT.PDF](#)

## D. TEXT AMENDMENT

1. 22ZA-005 Request For A Text Amendment To The Galveston Land Development Regulations, Article 2 To Provide Additional Standards For The Arena/Stadium Land Use. Applicant: Development Services Department

Documents:

[22ZA-005 STF PKT.PDF](#)

## 7. Discussion And Action Items

- A. Planning Commission Awards 2022 – Approval Of Recipients (Staff)
- B. Recognition Of Vice-Chairperson Bob Brown's Service (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 September 15, 2022.

Prepared by:

A handwritten signature in black ink that reads "Patrick Collins". The signature is written in a cursive, flowing style.

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**