

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, November 8, 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. October 18, 2022

Documents:

[10-18-2022 PC MINUTES.PDF](#)

5. Special Recognition Of Ashley And Michael Cordray As Part Of The Planning Commission Annual Awards
6. 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)

7. Public Hearings
  - A. 22P-076 (3707 El Lago) Request For A Replat To Increase The Number Of Lots From Three To Four. The Properties Are Legally Described As Abstract 121 Hall & Jones Survey Lots 3 And 4 Block 1 And Lot 14 (1-3-3) Block 2 Palm Beach, In The City And County Of Galveston, Texas. Applicant: Ron Kent, 3R Builders, LLC. Property Owner: 3R Builders, LLC.

Documents:

[22P-076 - PKT.PDF](#)

8. New Business And Associated Public Hearings
  - A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS
    1. 22P-062 (4233 Pirates Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Addition To A Single-Family Dwelling Including A

Fibercrete Footer. Property Is Legally Described As Abstract 121, Page 46, Lot 102, Pirates Beach Section 6. Applicant: Vairon Ponce Property Owner: Mathew Osterhaus

Documents:

[22P-062 - PKT, 4233 PIRATES BEACH.PDF](#)

2. 22P-074 (19211 Shores Drive) Request For Beachfront Construction Certificate/Dune Protection Permit In Order To Construct An Expansion Of A Pre-Existing Structure Via An Enclosed Addition. Property Is Legally Described As Lot 38A Part R/P Of Dunes Of West Branch, In The City And County Of Galveston, Texas. Applicant: Ernie Weldon Property Owner: Donna And Wayne Tucker

Documents:

[STF\\_PKT STAFF PACKET 19211 SHORES DR.PDF](#)

3. 22P-077 (33 Grand Beach Blvd.) Exemption Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction Of A Single-Family Dwelling With Fibercrete Driveway And Footer. Property Is Legally Described As Abstract 628 M B Menard Survey Lot 5A Block 2 Replat Preserve At Grand Beach. Applicant: Brice E. Johnson Property Owner: Goran And Orpha Haag

Documents:

[22P-077 - 33 GRAND BEACH STF\\_PKT.PDF](#)

4. 22P-078 (11367 Beachside Drive) Request For Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling Including A Fibercrete Footer. Property Is Legally Described As Lot 633 Beachside Village Sec 6 (2022) Abstract 121, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood Property Owner: Joel And Catia Aronson

Documents:

[22P-078 - PKT, 11367 BEACHSIDE.PDF](#)

## B. GALVESTON LANDMARK

1. 22P-073 (3827 Avenue L) Request For Designation As A Galveston Landmark. Property Is Legally Described As M.B. Menard Survey, Lot Portion Of Lot 1 (1-0), Block 38, In The City And County Of Galveston, Texas. Applicant: Michael Cordray Property Owner: Save 1900 Realty LLC

Documents:

[22P-073 STF.PDF](#)

## C. PLANNED UNIT DEVELOPMENT

1. 22P-067 (0 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 Lot 1 (1-3), Lots 2 And 3 Of Seabird Acres, In The City And County Of Galveston Texas. Applicant: Matthew Sigmon Property Owner: Coastal Cottages, LLC And ARM2 Enterprises, LLC

Documents:

D. PLATS

1. 22P-075 (3307 Avenue M) Request For A Replat Of Two Lots Into Two. The Properties Are Legally Described As: M.B. Menard Survey, East 23-4 Feet Of Lot 5 And West 35-8 Of Lot 6 (1006-1), Northeast Block 12, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant And Property Owner: Adolphus Pressley

Documents:

22P-075 - PKT.PDF

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 November 2, 2022 at 2:15 P.M.

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**