

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, March 22, 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:

Attend the meeting in person at the above address.

Public Comment can be submitted on-line: <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. March 8, 2022

Documents:

[03-08-2022 PC MINUTES.PDF](#)

5. Meeting Format (Staff)
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. Old Business And Associated Public Hearings

- A. 22P-007 (Adjacent To 828 Postoffice / Avenue E) Request For A Permanent License To Place Landscape Planter Walls, ADA Ramp/Egress Stair, Light Fixtures, And Parking Garage Foundation In The City Street Right-Of-Way. Adjacent Properties Are Legally Described As Lots 9 – 13, And Part Of Lot 9 And South Half Of Adjacent Alley, Block 488; And The North 95 Feet Of Lot 1 (1-1), South 25 Feet Of Lot 1 (1-2), And Lots 2 Through 7, Block 428, In The City And County Of Galveston, Texas. Adjacent Property Owner: Shriners Hospital For Children Applicant: Kirksey Architecture, C/O Rick De La Cruz Easement Holder: City Of Galveston

Documents:

[22P-007 - MEMO - 3RD DEFERRAL REQUEST.PDF](#)

- B. 22P-013 (1502, 1504, 1505, 1506, 1507, 1510, 1512, 1514, 1515, 1521, 1602, 1606,

1608, 1609, 1611, 1613, 1615, 1616, 1619, 1620, 1621, 1624, 1628, 1701, 6802, 6807, 6808, 6809, 6814, 6815, 6827, 6828, 6901, 6915 Driftwood Ln, 1501, 1504 Bayou Homes Dr, 6500, 6510, 6520 Bayou Front Dr, 6902, 6902, 6912, And 6920 Ave O.) Request For A Change Of Zoning In Order To Designate A Portion Of The Driftwood Neighborhood As A Restricted Residential, Single-Family (R-0) Zoning District. Lots 18 Thru 20, 21 & 22, 25 & 26, Block 1, Pabsts Bayview Addition, East ½ Of Lots 7 And 8 (7-3), West ½ Of Lots 7 & 8 & North-West Part Of Lot 9 (7-2), West ½ Of Lots 24 Thru 26 (24-1), Part Of Lot 96 (96-2), Trimble & Lindsey, Section 1, Lots 3 & Part Of 2 & 4, Sproule Addition, Part Of Lot 96 (96-5), Trimble & Lind

Documents:

[22P-013 - MEMO - 2ND DEFERRAL REQUEST.PDF](#)

- C. 21P-074 (1128 Seawall) Request For A Planned Unit Development (PUD) Overlay District To Establish A Mixed-Use Development Consisting Of Multi-Family Dwellings, Retail-Commercial, And Accessory Parking Structure Land Uses. Properties Are Legally Described As: M. B. Menard Survey, North Part Of Lot 8, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, Lots 11 Through 14 And Part Of Lots 9 And 10, Southeast Block 23, Galveston Outlots, And North ½ Of Adjacent Avenue N; M. B. Menard Survey, Lot 7, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, Lot 6 And East 1/2 Of Lot 5, Southeast Block 23, Galveston Outlots; M. B. Menard Survey, West 1/2 Of Lot 5 (3005-1), Southeast Block 23, Galveston Outlots; M. B. Menard Survey, East 1/2 Of Lot 4 (3004-2), Southeast Block 23, Galves

Documents:

[21P-074 - MEMO - DEFERRAL REQUEST\\_040422.PDF](#)

8. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 22BF-025 (24125 FM 3005) Request For Beachfront Construction Certificate And Dune Protection Permit 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 Abstract 121 Hall & Jones Survey, Public Beach Access (0-9) The Dunes Of West Beach Replat, A Subdivision In The City And County Of Galveston, Texas. Applicant: Joe Trum, Dunes Of West Beach Community Association Property Owner: City Of Galveston

Documents:

[22BF-025 PC MEMO PKT DUNES OF WEST BEACH PBA  
2\\_REDACTED.PDF](#)

2. 22P-008 (24125 FM 3005) Request For Beachfront Construction Certificate And Dune Protection Permit For Proposed Construction Of An Uncovered Deck Addition And Staircase To An Existing Habitable Structure. Property Is Legally Described Abstract 121 Hall & Jones Survey, Tract 23, Acres 0.47, AKA Lot 1, San Luis Pass Road Subdivision, In The City And County Of Galveston, Texas. Applicant: Scott Williams Property Owner: Same

Documents:

[22P-008 - STF PKT\\_RFS.PDF](#)

B. CHANGE OF ZONING

1. 22P-016 (1201 And 1228 Harborside Drive) Request For A Change Of Zoning From Commercial (C) To Heavy Industrial (HI) Zoning District. Properties Are Legally Described As Lots 8 – 14, Southeast Block 732, And Part Of Adjacent 12th Street, In The City And County Of Galveston Texas. Applicant: Gregory Lewis, AIA, Lewis Deign Group, PLLC Property Owners: Robert And Mary Jones

Documents:

[22P-016 - STF PKT.PDF](#)

#### C. PLANNED UNIT DEVELOPMENT

1. 22P-015 (1402 Harborside) Request For A Planned Unit Development (PUD) Overlay District To Install A Larger Wall Sign Than Prescribed By Article 5 Of The Land Development Regulations (LDR). Property Is Legally Described As The M Menard Survey, Abstract 628, Page 95B, 96, 103, 101, 111, 117, 118, 123, 124, And 125, Tract 65, 236.112 Acres, In The City And County Of Galveston Texas. Applicant: Ulises D. Torres Property Owner: City Of Galveston Wharves, Port Of Galveston

Documents:

[22P-015 - STF 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 March 17, 2022.

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**