

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, May 3, 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. April 19, 2022

Documents:

[04-19-2022 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. Public Hearings

- A. 22BF-049 (Gulf Palms City Road Easement Adjacent To 17401 Bristow Rear And 16 Mile Road) Notice Of Mitigation For Disturbance Of Dunes And Vegetation. Property Is Legally Described As Gulf Palms Right-Of-Way, Gulf Palms, A Subdivision In The City And County Of Galveston, Texas.

Documents:

[22BF-049 - MEMO PKT TO PC.PDF](#)

- B. 22P-024 (2328 Strand / Avenue B And 2309 Harborside Drive) Request For A Replat In Order To Decrease The Number Of Lots From Eleven To Three. The Properties Are Legally Described As: M.B. Menard Survey, Lots 4 Through 8 And Adjacent North ½ Of Alley, Block 683; And M.B. Menard Survey, Lots 1 Through 3 And 18 Through 20 And Alley, Block 683, In The City And County Of Galveston, Texas. Applicant: Gerry Weiser, Ellis Surveying. Property Owner: Joseph Rozier, Mitchell Historic Properties, Inc.

Documents:

[22P-024 - PKT.PDF](#)

7. Old Business And Associated Public Hearings

A. CHANGE OF ZONING

1. 22P-021 (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 Driftwood Ln; 1501, 1504 Bayou Homes Dr; And 6500, 6510, 6520 Bayou Front Dr) 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. Properties Are Legally Described As 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 & Lindsey, Section 1 & Part Of Lot 5 All Of Lot 6, Sproule Addition, Part Of Lot

Documents:

[22P-021 STF RPT PKT.PDF](#)

B. LICENSE TO USE

1. 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 - 4TH DEFERRAL REQUEST.PDF](#)

8. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 22P-025 (22427 Kennedy Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Retroactive Approval For Replacement Of A Staircase And Exemption For Construction Activities Within The Dune Conservation Area For Repairs To An Elevated Deck. Property Is Legally Described As Lot 36, Sea Isle Section 23, In The City And County Of Galveston, Texas. Applicant: Jaziel Lozano Property Owner: Tracy Calabrese

Documents:

[22P-025 - STF PKT 22427 KENNEDY.PDF](#)

2. 22P-027 (11363 Beachside Drive) Request For Beachfront Construction Certificate And Dune Protection Permit To Include Proposed Construction Of A Single-Family Dwelling With A Fibercrete Driveway And Footer. Property Is Legally Described As Lot 635 Beachside Village, Section 6, 0.26 Acres, In The City And County Of Galveston, Texas. Applicant: Kevin Peterson Property Owner: Debbie Walcott

Documents:

B. LICENSE TO USE

1. 22P-023 (2300 Mechanic/Avenue D) Request For A License To Use To Place A Construction Dumpster. Adjacent Property Is Legally Described As M. B. Menard Survey, Lots 11 Through 14 And Part Of Lots 9 And 10, Block 623, In The City And County Of Galveston, Texas. Applicant: Eduardo Trevino Adjacent Property Owner: HAF Hospitality Tremont Realty LLC Easement Holder: City Of Galveston

Documents:

[22P-023 STF PKT.PDF](#)

9. Discussion Items

- A. Update To Beach Maintenance Permit Protocol (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 April 27, 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**