

# City of Galveston



## Department of Planning and Community Development

P. O. Box 779 / Galveston, Texas 77553-0779 / Ph (409) 797-3660 / Fax (409) 797-3661

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**3:30 p.m. Tuesday, April 9, 2013**  
**City Council Chambers, 2<sup>nd</sup> Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

- A. Call to Order
- B. Conflict of Interest
- C. Minutes: March 19, 2013
- D. New Business Action Items:

### **BEACHFRONT**

**13P-28 (18101 San Luis Pass Road)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Property is legally described as Hall and Jones Survey Tract 61-1, 12.562 Acres, in the City and County of Galveston, Texas.

Applicant and Property Owner: Ken Boyles, President/Texas Campgrounds Club of Galveston, Inc.

**13P-30 (19320 San Luis Pass Road – Silverleaf Resort)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Property is legally described as Hall & Jones Survey Common Area (0-7), Silverleaf's Seaside Resort, Section 2 Replat (2002), a Subdivision, in the City and County of Galveston, Texas.

Applicant and Property Owner: Silverleaf Resorts, Inc. % Andrea S. Madison,  
Director of Planning

**13P-32 (19122-19174 Kahala Drive, Kahala Beach Estates)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Property is legally described as Lots 2-12, Block 12, and Tract 1 (0-1), Kahala Beach Estates, a Subdivision in the City and County of Galveston, Texas.

Applicant: Beachside Environmental % Hernan Botero  
Property Owners: Kahala Beach Home Owners Association

**13P-34 (Playa San Luis Subdivision - 25006 Intrepid to 25342 Intrepid)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Properties are legally described as Lots 23-26, 49-52, 71-74, 89-92, Beach Area (0-2), Common Open Space (0-3), and Dunes Area (0-4), Playa San Luis, a Subdivision in the City and County of Galveston, Texas.

Applicant: CKM Property Management c/o Susan Gonzales  
Property Owner: Pointe San Luis Property Owners Association

**13P-35 (19003-19079 Kahala Drive East, Kahala Beach Estates, Addition #1)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Property is legally described as Lots 1-20, Block 1, Kahala Beach Estates Addition #1, a Subdivision in the City and County of Galveston, Texas.

Applicant and Property Owners: Kahala Beach Estates Home Owners Association % Brad Larkin

**13P-38 (24023 San Luis Pass Road)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Property is legally described as Lot 5, Half Moon Beach Subdivision Replat, a subdivision, in the City and County of Galveston, Texas.

Applicant: Beachside Environmental c/o Hernan D. Botero

Property Owner: Rose Marie Towle Rev Trust

**13P-39 (Pirates Beach Subdivision - 4215 Sea Eagle to 4222 Swashbuckle)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Properties are legally described as Lots 1, 21, and Common Court (0-1), Block 3 of Section 2, Lots 1, 18, and Common Court (0-1), Block 4 of Section 2, Lots 1, 16, and Common Court (0-1), Block 5 of Section 2, Lots 1, 14, and Common Court (0-1), Block 6 of Section 2, Lots 1&2 (1-1), 14, and Common Court (0-1), Block 7 of Section 2; Lot 1, South 1/2 of Lot 2, Lot 14, and Common Court (0-1), Block 11 of Section 3, Lots 1 & 2 (2-0), 16, and Common Court (0-1), Block 12 of Section 3; Lots 59, 60, 77, 78, 94, 95, 103 & 104 of Section 6; Lots 8, 9, 24, 25, 38, and 39, Block 1 of Section 7; Lots 4 & 5, Block 1 of Section 9; and Lots 6, 7, 14-17, 24, 25, 31-33, Block 1 of Section 10 of Pirates Beach, a Subdivision, in the City and County of Galveston, Texas.

Applicant: CKM Property Management c/o Susan Gonzales

Property Owner: Pirates Property Owners Association

**13P-40 (Indian Beach Subdivision - 18915 W. De Vaca to 18217 E. De Vaca)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to obtain an Annual Beach Maintenance Permit to clean beach of debris and seaweed. Properties are legally described as Lots 9-24, 46-59, Lot 60 (60-1) and Lot 61 (61-2) of Indian Beach Section 4, and Tracts 1 & 2 of East De Vaca Replat, Subdivisions in the City and County of Galveston, Texas.

Applicant: CKM Property Management c/o Susan Gonzales

Property Owner: Indian Beach Property Owners Association

E. New Business and associated Public Hearing:

**CHANGE OF ZONING**

**13P-29(0.889 Acre tract of land located South of FM 3005 and East of 11 Mile Road)** Request for a Change of Zoning from One-Family Two Dwelling District, Height and Density Development Zone, Zone 6 (1F-2-HDDZ-6) to Planned Development, Height and Density Development Zone, Zone 6 (PD-HDDZ-6) zoning districts. Property is legally described as the Northwest Portion of Lot 470 (470-2), Trimble and Lindsey Survey, Section 2, in the City and County of Galveston, Texas.

Applicant: Michael L. Thornton

Property Owner: Welling Galveston Limited Partnership

**LICENSE TO USE**

**13P-31 (Adjacent to 2409 Market Street)** Request for a Permanent License to Use for the placement of a dumpster in the alley. Adjacent Property is legally described as, Lot 6 and East 42.33 Feet of Lot 5, Block 504, in the City and County of Galveston, Texas.

Applicant: Joey Buck % Ricky Morales

Property Owner: City of Galveston

### **SPECIFIC USE PERMIT**

**13P-33 (5316 Broadway)** Request for a Specific Use Permit in order to operate a “Bail Bonds Office” in a Light Industrial Gateway Development Zone, Zone 1 (LI-GDZ-1) zoning district. Property is legally described as the west half of Block 233 (233-0-1), in the City and County of Galveston, Texas.

Property Owner and Applicant: Galveston Four S Investments, Inc., % John J Saracco

#### F. Old Business and associated Public Hearing:

**13P-21 (230 East Beach Drive)** Request for a Preliminary Plat for a Hotel/Motel and One-Family Dwelling, Detached development. Property is legally described as a Portion of Reserve I (9-1) and a Portion of Reserve I (9-2), Grand Beach, a subdivision in the City and County of Galveston, Texas.

Applicant: Giles-Jordan c/o Don Jordan and Michael Gaertner

Property Owners: Galveston Shores LP

**13P-22 (230 East Beach Drive)** Request for a Beachfront Construction and Dune Protection Permit for infrastructure installation and new construction related to a Hotel/Motel and One-Family Dwelling, Detached development. Property is legally described as a Portion of Reserve I (9-1) and a Portion of Reserve I (9-2), Grand Beach, a subdivision in the City and County of Galveston, Texas.

Applicant: Giles-Jordan c/o Don Jordan and Michael Gaertner

Property Owners: Galveston Shores LP

**13P-36 (43.5 acre tract of land west of Pabst Road, east of 11 Mile Road, north of the Gulf of Mexico and south of FM 3005)** Request for an extension to effective date of a Specific Use Permit in order to construct two (2), sixteen (16) story “High-rise” structures, in conjunction with a “Hotel/Motel” and “One-family, dwelling, Attached” with amenities development in a Recreation (REC) zoning district. Property is legally described as land being all or a portion of Lots 427, 442, 443, 456, 457, and 470 also known as part of Tract 4B of the Trimble and Lindsey Survey, Section 2 (32.26 acres); and, land called to be all of Lots 72, 73, 78 and a portion of Lots 79 and 83 of Nottingham, a subdivision recorded in Volume 92, Page 526 in the Office of the County Clerk of Galveston County, being a portion of Lots 443 and 456 of Trimble and Lindsey Survey, Section 2 (11.24 acres); in the City and County of Galveston, Texas.

Applicant: Stephen G. Schulz

Property Owner: Galveston Preserve at West Beach Ltd.

**13P-37 (549.72 acre tract of land west of 8 Mile Road, east of 11 Mile Road, north of the FM 3005 and south of Stewart Road)** Request for an extension to the effective date of a Specific Use Permit granted pursuant to Ordinance # 07-091 in order to operate a “Amusement, Commercial, (Outdoor)”, in conjunction with the development of a golf course and amenities in a Recreation (REC) zoning district. Property is legally described as land being all or a portion of Lots 381, 382, 394, 395, 398, 399, 410, 411, 414, 415, 424, 425, 428, 429, 440, 441, 444, 455, 458, 469, and 472 also known as Tract 5 of Trimble and Lindsey Survey Section 2 (147.95 acres); and, all or a portion of Lots 42, 59, 62, 79, 81, 82, 99, 100, 102, 120, 121, 124, 125, 142, 143, 146, 147, 165, 168, 169, 186, 187, 190, 208, 209, 212, 213, 230-235, 250-255, 270, 271, 274, 275, 288, 291, 306, 308, 309, 324-327, 342-345, 361-364, 378, 379 in Section 2 of Trimble and Lindsey (401.76 acres), in the City and County of Galveston, Texas.

Applicant: Stephen G. Schulz

Property Owner: Galveston Preserve at West Beach Ltd.

#### G. Discussion and Action Items

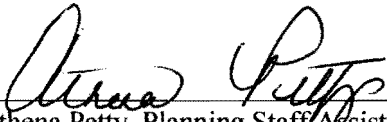
1. Possible amendment to Planning Commission By-laws to incorporate procedures for governing public & elected official participation in Planning Commission policy deliberations.

G. Discussion and Action Items

1. Possible amendment to Planning Commission By-laws to incorporate procedures for governing public & elected official participation in Planning Commission policy deliberations.

H. Adjournment

Prepared By:

  
Athena Petty, Planning Staff Assistant  
Date Prepared: April 1, 2013

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, TEXAS 77550 (409 797-3510).

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**

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POSTED  
APR 04 2013

CITY SECRETARY'S  
OFFICE

RB  
12 noon