

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, February 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. Submit public comment in advance of the meeting: <https://forms.galvestontx.gov/Forms/PublicComment>
2. Attend the meeting in person at the above address.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes
  - A. January 4, 2022

Documents:

[01-04-2022 PC MINUTES.DOC](#)

5. Public Comment

Members of the public may submit a public comment to the email address below. All comments submitted prior to the meeting will be provided to the Landmark Commission.

[PLANNING@GALVESTONTX.GOV](mailto:PLANNING@GALVESTONTX.GOV)

- a. Agenda Items
- b. Non-Agenda Items

6. Public Hearings

A. PLATS

1. 22P-001 (0 Marina Blvd.) Request For A Preliminary Plat. Property Is Legally Described As Hall And Jones Survey, Portion Of Abandoned Right-Of-Way Marina Boulevard, South Portion Of Res B; Pirates Beach Section 1 (0-5), And Portion Of Lots 67, 70, And 77; Trimble And Lindsey Section 3; In The City And County Of Galveston Texas.  
Applicant: Matthew Sigmon Property Owner: ARM2 Enterprises, LLC

Documents:

[22P-001 - STF PKT.PDF](#)

2. 22P-003 (801 - 827 Postoffice / Avenue E And 512 9th Street) Request For A Replat To Decrease The Number Of Lots From Ten To One. The Properties Are Legally Described As The M B Menard Survey 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.

Applicant: Karen Rogers, M2L Associates, Inc. Property Owner: Shriners Hospital For Children

Documents:

[22P-003 - STF PKT - SIGNED.PDF](#)

3. 22P-004 (413 8th Street, 828 Postoffice / Avenue E, And 422 9th Street) Request For A Replat To Decrease The Number Of Lots From Eight To One. The Properties Are Legally Described As The M B Menard Survey Lot 8 And South Half Of Adjacent Alley (8-1), Lots 9 Through 13 And Part Of Lot 8 And South Half Of Adjacent Alley, Lot 14 And South Half Of Adjacent Alley, Block 488, In The City And County Of Galveston, Texas. Applicant: Karen Rogers, M2L Associates, Inc. Property Owner: Shriners Hospital For Children

Documents:

[22P-004 - STF PKT - SIGNED.PDF](#)

4. 22P-005 (3417 81st Street) Request For A Replat To Increase The Number Of Lots From Four To Seventeen. The Properties Are Legally Described As Part Of Lot 184 (184-1), Part Of Lot 184 (184-3), Part Of Lot 197 (197-1), And Part Of Lot 197 (197-2), Trimble And Lindsey Section One, In The City And County Of Galveston, Texas. Applicant And Property Owner: James D. Yarbrough, Jr.

Documents:

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

## 7. New Business And Associated Public Hearings

### A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 21P-073 (4243 Spoonbill) Request For Beachfront Construction Certificate And Dune Protection Permit For The Removal And Replacement Of Pilings. Property Is Legally Described Abstract 121 Hall & Jones Survey, Lot 94, Pirates Beach Section 6, In The City And County Of Galveston, Texas. Applicant: Cody Osgood Property Owner: Cottonwood Trail Investments LLC

Documents:

[STF\\_PKT 21P-073 - 4243 SPOONBILL\\_FINAL.PDF](#)

### B. TEXT AMENDMENT

1. 21ZA-004 Request For A Text Amendment To The Galveston Land Development Regulations, Article 2, Uses And Supplemental Standards, In Order To Add A New And Unlisted Land Use Of "Recreation, Outdoor - Private" And For A Text Amendment To The Galveston Land Development Regulations, Article 14, Definitions, In Order To Add "Boathouse" Definition. Applicant: City Of Galveston

Documents:

[21ZA-004 PKT.PDF](#)

## 8. Discussion And Action Items

- A. 2021 Year-End Report (Staff)

Documents:

[YEAR-END 2021.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 February 3, 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**