

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**3:30 p.m. Tuesday, March 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. February 22, 2022

Documents:

[02-22-2022 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 - 2ND DEFERRAL REQUEST.PDF](#)

- B. 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, Galve

Documents:

[21P-074 - MEMO - DEFERRAL REQUEST 2\\_032222.PDF](#)

8. New Business And Associated Public Hearings

A. CHANGE OF ZONING

1. 22P-012 (17130 FM 3005 And Adjacent Vacant Parcel) Request For A Change Of Zoning From Residential, Single-Family (R-1) And Residential, Townhouse (R-2) To Resort-Recreation (RES/REC). Properties Are Legally Described As Abstract 121, Page 30 & 31, Hall And Jones Survey, Tract 71, 72.960 Acres And Abstract 121, Page 30 & 31, Hall And Jones Survey, Tract 73, 80.000 Acres, In The City And County Of Galveston, Texas. Applicant: Ronald Gustafson Property Owners: Gustafson, Inc. And Ronald And Dora Gustafson

Documents:

[22P-012 - PKT.PDF](#)

2. 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 - DEFERRAL REQUEST.PDF](#)

B. LICENSE TO USE

1. 22P-009 (Adjacent To 1414 19th Street) Request For A License To Use To Place A Covered Porch In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, North 40 Feet Of Lot 14 (2014-0), Southwest Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Loree Tillman Adjacent Property Owners: Loree Tillman And Susan Storzum Easement Holder: City Of Galveston

Documents:

[22P-009 - PKT.PDF](#)

C. PLATS

1. 22P-011 (23500 FM 3005) Request For A Preliminary Plat. Property Is Legally Described As Lot 2R (2-18), 10.3127 Acres, Galveston Island RV Resort Replat (2021), In The City And County Of Galveston Texas. Applicant: Gerry Weiser, Ellis Surveying Services, Inc. Property Owner: Galveston Island RV Resort, LP

Documents:

[22P-011 - STF PKT.PDF](#)

D. TEXT AMENDMENT

1. 22ZA-001 Request For A Text Amendment To The Galveston Land Development Regulations, Article 5, Table 5.110, To Modify Signage Allotment For Churches In The Residential, Single-Family (R-1) Zoning District. Applicant: City Of Galveston, Development Services Department

Documents:

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

2. 22ZA-002 Request For A Text Amendment To The Galveston Land Development Regulations, Article 2, Article 3, And Article 14 To Clarify Regulations Regarding Golf Carts. Applicant: City Of Galveston, Development Services Department

Documents:

[22ZA-002 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 2, 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**