

**AGENDA**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**1:30 p.m. Tuesday, April 21, 2020**  
**City Council Chambers, 2nd Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), the meeting will be held by video conference and there will be no public access to the location described above.

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 The March 3, 2020 Minutes

Documents:

[2020-03-03 PC MINUTES.PDF](#)

5. COVID-19 Update (Staff)
6. Meeting Format (Staff)
7. Public Comment

Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Planning Commission.

<HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT>

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

8. Consent Items

- A. 19BF-085 - (R.A. Apffel East Beach Park, 1923 Boddeker Rd.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. Property Is Legally Described As Follows: Abst 628 M Menard Sur Tr 62 230.840 Acres, A Subdivision In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees C/O Rueben Trevino Property Owner: City Of Galveston

Documents:

[19BF-085 - STAFF REPORT WITH ATTACHMENTS.PDF](#)

- B. 19BF-086 - (Stewart Beach, 201 Seawall Blvd.)

Request for a Beachfront Construction Certificate/Dune Protection Permit in order to conduct annual beach maintenance and to redistribute stockpiled sand. Property is legally described as follows: Abst 628 Page 141 & 142 M Menard Sur TR 59 7.909 Acrs; Abst 628 M B Menard Sur (241-0-0) Blk 241 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (183-0-0) Blk 183 Galveston; Abst 628 M B Menard Sur (182-0-0) Blk 182 Galveston; Abst 628 M B Menard Sur (181-0-0) Blk 181 Galveston; Abst 628 M B Menard Sur (121-0-0) Blk 121 Galveston; Abst 628 M B Menard Sur (122-0-0) Blk 122 Galveston; Abst 628 M B Menard Sur (123-0-0) Blk 123 Galveston, a subdivision in the City and County of Galveston, Texas.  
Applicant: Galveston Park Board of Trustees c/o Rueben Trevino  
Property Owner: City of Galveston

Documents:

[19BF-086 - STAFF REPORT WITH ATTACHMENTS.PDF](#)

- C. 19BF-087 - (Seawall Urban Park, 1400 Seawall Blvd – 8900 Seawall Blvd.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. Property Is Legally Described As Follows: Seawall Urban Park, In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees C/O Rueben Trevino Property Owner: City Of Galveston

Documents:

[19BF-087 - STAFF REPORT WITH ATTACHMENTS.PDF](#)

- D. 19BF-088 - (Dellanera Park, 10901 San Luis Pass Rd.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. Property Is Legally Described As Follows: Abst 121 Page 75 PT Of Lots 441, 442 & Adj Road (442-1), Trimble & Lindsey Sec 1; Abst 121 Page 75 Pt Of Lot 441 (441-1), Trimble & Lindsey Sec 1; And Abst 121 Page 75 Pt Of Lot 422 (422-1), Trimble & Lindsey Sec 1, A Subdivision In The City And County Of Galveston, Texas. Applicant: Galveston Park Board Of Trustees C/O Rueben Trevino Property Owner: City Of Galveston

Documents:

[19BF-088 - STAFF REPORT WITH ATTACHMENTS.PDF](#)

- E. 20BF-006 - (Pirates Beach & Pirates Beach West) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Properties Are Legally Described As Follows: ABST 121 Page 45 & 46 S PT Of Lots 1,14,15,30,31,46,47,58,59,68,69 & 78 (1-2), Trimble & Lindsey Sec 3; ABST 121 Page 41 PT Of Lots 98,99,108 & 109 (98-1) & ABND STS, Trimble & Lindsey Sec 3, Subdivisions In The City And County Of Galveston, Texas. Applicant: Susan L. Gonzalez, Manger & Managing Agent For Pirates POA Property Owner: Pirates Property Owners Association, C/O CKM Management, Inc.

Documents:

[20BF-006 - STAFF REPORT - FINAL.PDF](#)

- F. 20BF-017 - (Riviera I, Riviera II, West Beach Grand Condos) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Tracts A And C, And Lot 1, West Beach Grand Condo And Interest In Common Elements, A Subdivision In The

City And County Of Galveston, Texas. Applicant: Brittni Gualandri / Peggy Rapp  
Property Owner: Riviera I, Riviera II, West Beach Grand Council Of Co-Owners

Documents:

[20BF-017 - STAFF REPORT - FINAL.PDF](#)

- G. 20BF-019 - (Kahala Beach Estates) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Lot 1, Blk 1, Kahala Beach Estates Through Lot 20, Blk 1, Kahala Beach Estates Addn, A Subdivision In The City And County Of Galveston, Texas. Applicant: Rapp Management Co., C/O Brittni Gualandri Property Owner: Kahala Beach Estates Home Owners Association, Inc. C/O Rapp Management Co., Inc.

Documents:

[20BF-019 - STAFF REPORT - FINAL.PDF](#)

- H. 20BF-021 - (Spanish Grant Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Lots 1-11 And Reserve 2 (0-2), Section 11 And Lots 1-10 And 18, 19, 42, 43, And Reserve 2 (0-2), Of Spanish Grant A Subdivision In The City And County Of Galveston, Texas. Applicant: Peggy Zahler & Carolyn Bilski Property Owner: Spanish Grant Civic Assoc C/O Peggy Zahler

Documents:

[20BF-021 - STAFF REPORT - FINAL.PDF](#)

- I. 20BF-022 - (Terramar Beach Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: Lots 1-17, Section 5, And Lots 1-25, Section 1, Of Terramar Beach A Subdivision In The City And County Of Galveston, Texas. Applicant: Terramar Beach Community Improvement Association (TBCIA), C/O Craig Vance Property Owner: Terramar Beach Community Improvement Assn

Documents:

[20BF-022 - STAFF REPORT - FINAL.PDF](#)

- J. 20BF-003 - (Palisade Palms Condominiums, 801 E. Beach Drive) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. The Property Is Legally Described As Follows: Abst 628 M Menard Sur Lot 3 (5-0), Palisade Palms Replat (2008), A Subdivision In The City And County Of Galveston, Texas. Applicant: Ron Gwin Property Owner: East Beach Project Phase 1, Ltd.

Documents:

[20BF-003 - STAFF REPORT - FINAL.PDF](#)

- K. 20BF-010 - (The Galvestonian) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Perform Annual Beach Maintenance. The Property Is Legally Described As Follows: ABST 628 M Menard Sur Unit #301 Galveston Condo & .5449 % Common Element Galvez East, A Subdivision In The City And County Of Galveston, Texas. Applicant: Sunrise Beach Cleaning, Santiago Mejia Property Owner: The Galvestonian, C/O Silvia Aguirre

Documents:

[20BF-010 - STAFF REPORT - FINAL.PDF](#)

- L. 20BF-011 - (Sandhill Shores Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. Properties Are Legally Described As Follows: ABST 121 Page 18, 19 & 22, Hall & Jones Sur TR 37-1, 41.982 Acres, A Subdivision In The City And County Of Galveston, Texas. Applicant: Sunrise Beach Cleaning, Santiago Mejia Property Owner: Sandhill Shores Property Owners Association Inc.

Documents:

[20BF-011 - STAFF REPORT - FINAL.PDF](#)

- M. 20BF-012 - (Pointe West Subdivision) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Conduct Annual Beach Maintenance. The Property Is Legally Described As Follows: Pointe West Sec 1 (2005), Beach Area (0-11), Pointe West Sec 2-A (2007), Common Area J (0-10), A Subdivision In The City And County Of Galveston, Texas. Applicant: Sunrise Beach Cleaning, Santiago Mejia Property Owner: Property Owners Association Of Pointe West, C/O Deborah Hassell

Documents:

[20BF-012- STAFF REPORT - FINAL.PDF](#)

9. New Business And Associated Public Hearings

- A. 20P-006 (12618 W Buena Vista Dr.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling And Driveway. The Property Is Legally Described As Reserve 2 (0-2) Spanish Grant, Sec 11, A Subdivision In The City And County Of Galveston, Texas. Applicant: Sandcastle Construction, Ronnie Hansen Property Owner: Mike & Sandra Chambers

Documents:

[20P-006 - STAFF REPORT - FINAL - REVISED.PDF](#)

- B. 20P-008 (11 Grand Beach Blvd) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling, Driveway, And Perimeter Fence. Property Is Legally Described As Lot 17, Block 1, The Preserve At Grand Beach (2014), A Subdivision In The City And County Of Galveston, Texas. Applicant: Galveston Custom Homes, Tom Tran Property Owner: John & Ann Nguyen

Documents:

[20P-008 - STAFF REPORT.PDF](#)

- C. 20P-011 (11205 Bernice) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling And Driveway. The Property Is Legally Described As Lot 12R (12-0) Replat Of Lots 12 & 17, Block 5, Sunny Beach Extension, A Subdivision In The City And County Of Galveston, Texas. Applicant: Curtis Meritt Property Owner: Lee Nicholas

Documents:

[20P-011 - STAFF REPORT - FINAL.PDF](#)

- D. 20P-014 (24313 San Luis Road/FM 3005) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling And Driveway. The Property Is Legally Described As Lot 2, Kristiansand Beach (2012), A Subdivision In The City And County Of Galveston, Texas. Applicant: DE Custom Homes Inc., Doug Ender Property Owner: Richard And Karen Killmartin

Documents:

[20P-014 - STAFF REPORT - FINAL.PDF](#)

- E. 20P-009 (1521 Broadway/Avenue J) Request For Designation As A Galveston Landmark. Property Is Legally Described As The East 25 Feet And 10 Inches Of Lot 2 And West 28 Feet And Seven Inches Of Lot 3 (2-1), Block 135, In The City And County Of Galveston, Texas. Applicant: Susan Cutaia Property Owners: Louis And Susan Cutaia, 1521 Broadway, LLC.

Documents:

[20P-009 STF PKT.PDF](#)

- F. 20P-007 (Adjacent To 2 Hammock Trail) Request For A License To Use For One Front Stair And Part Of A Retaining Wall Constructed In The Right Of Way. Adjacent Property Is Legally Described As Lot 134, Evia Phase One (2005), A Subdivision, In The City And County Of Galveston, Texas. Applicant: Ted Shook Adjacent Property Owners: Karen Flowers And Ted Shook Easement Holder: City Of Galveston

Documents:

[20P-007 PKT.PDF](#)

- G. 20P-012 (Adjacent To 1602 16th Street) Request For A License To Use In Order To Place An Elevated Deck In The Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, North One-Half Of Lot 1 (3001-1), Southeast Block 46, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: James Pope Adjacent Property Owner: James Pope Easement Holder: City Of Galveston

Documents:

[20P-012 PKT.PDF](#)  
[ATTACHMENT B-2.PDF](#)

- H. 20P-013 (Adjacent To 1928 Avenue K) Request For A License To Use In Order To Place HVAC Equipment And A Screening Fence In The Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, South 80 Feet Of Lot 14 (14-1), Block 139, In The City And County Of Galveston, Texas. Applicant: Brian Broesche Adjacent Property Owner: Brian Broesche Easement Holder: City Of Galveston

Documents:

[20P-013 STF PKT.PDF](#)

10. Discussion And Action Items

11. 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 15, 2020 at 5:00 P.M.



Prepared by: Karen White, 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**