

AGENDA
PLANNING COMMISSION
REGULAR MEETING
3:30 p.m. Tuesday, December 8, 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 videoconference 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 409-797-3660.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of The December 8, 2020 Minutes

Documents:

[2020-12-08 PC MINUTES.PDF](#)

5. Meeting Format (Staff)
6. 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

7. New Business And Associated Public Hearings

A. BEACHFRONT CONSTRUCTION CERTIFICATE/DUNE PROTECTION PERMITS

1. 20P-043 (25903 Flamingo Drive) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling. The Property Is Legally Described As Lot 15, Block 1, Pointe West Section 1 (2005), A Subdivision In The City And County Of Galveston, Texas. Applicant: Cate Black, Architect Property Owner: Peter Timothy O’Heeron & Dorothy Angela O’Heeron

Documents:

[20P-043 - STF PKT.PDF](#)

2. 20P-047 (26011 Flamingo Drive) Request For A Beachfront Construction

Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling And Driveway. Property Is Legally Described As Lot 6, Block 1, Pointe West – Section One (2005), A Subdivision In The City And County Of Galveston, Texas. Applicant: Justin Talasek Property Owner: J Talasek Homes LLC

Documents:

[20P-047 - STF PKT.PDF](#)

B. ABANDONMENT

1. 20P-046 (Alley Adjacent To 1102 Seawall; 1128 Seawall; 1101, 1111, 1113, And 1115 Avenue M ½; And 1410 12th Street)

Request for an Abandonment of approximately 6,000 square-feet of mid-block alley. Adjacent 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, Galveston Outlots; M. B. Menard Survey, West 1/2 of Lot 4 (3004-1), Southeast Block 23, Galveston Outlots; and M. B. Menard Survey, Lots 1, 2, and 3, Southeast Block 23; Galveston Outlots.

Applicant: Mary Villareal, The Interfield Group

Adjacent Property Owners: Robert T. Eramian, Executor of the estates of Reena Candis (Deceased), and as Substitute Independent Executor of the estate of Thomie E. Candis (Deceased), Margo Miller, and Athene Caravageli.

Easement Holder: City of Galveston

Documents:

[20P-046 STF PKT.PDF](#)

C. LICENSE TO USE

1. 20P-044 (Adjacent To 613 15th Street) Request For A Permanent License To Use For A Structure That Encroaches A City Alley And A Portion Of 15th Street Right-Of-Way. Adjacent Property Is Legally Described As Lots 8 And 9 (8-4), AKA Lot 4 And North 4 Feet Of Lot 3, Block 375, In The City And County Of Galveston, Texas. Adjacent Property Owner: Save 1900 Realty, LLC Applicant: Michael Cordray Easement Holder: City Of Galveston

Documents:

[20P-044 - STF PKT.PDF](#)

8. Discussion Items

- A. Discussion Of Accessory Dwelling Units And Definition Of "Subordinate" In The Land Development Regulations (Listowski/Hill)
- B. Update On Concession Regulations (Hill)

C. Update On The Status Of 13P-098, General Land Use Plan For 23700 San Luis Pass Road (Hill)

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 December 31, 2020 at 9:30 A.M.

Prepared by: Catherine Gorman, Assistant Director

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