

**Property Owner Notifications
 Cases 20P-027 and 20P-028**

Case 20P-027				
Property Owner Notices				
In Favor	Opposed	Comments	Associated Attachments	Within 200' Notification Area?
	X	Earl & George Lyman (11219 N. Gafftoppers): We have families with children at our facilities. It would be dangerous	A	Yes
	X	Kenneth Graves (Lot 49, Gafftoppers Sub): N/A	B	Yes
	X	Matthew Mouton (Lot 50, Gafftoppers Sub): N/A	C	Yes
	X	Larry and Kenetha Isles (Lot 7, Gafftoppers Sub): See attached	D	Yes
	X	Robert Moody (11260 Stewart): Hello my name is Robert Moody Jr and I own treasure oaks LLC which is across the road . My understanding that their is a zoning request for 8 mile and Stewart rd to allow a drug and alcohol rehab center . I'm totally not in favor of this request as I think it could create big problems with theft and destruction of my property . I've had major issues before at a nother property that I owned as it relates to that subject matter.please consider the issue and think if that was next to your home and kids ? Thanks for your consideration.	E	Yes

Case 20P-028				
Property Owner Notices				
In Favor	Opposed	Comments	Associated Attachments	Within 200' Notification Area?
	X	Earl & George Lyman (11219 N Gafftoppers): This area should stay residential this area is a family subdivision	F	Yes
	X	Kenneth Graves (Lot 49, Gafftoppers Sub): N/A	G	Yes
	X	Larry Domingue (Lot 48, Gafftoppers Sub): This is a residential environment want to avoid drug [infestation]	H	Yes
	X	Matthew Mouton (Lot 50, Gafftoppers Sub): N/A	I	Yes
	X	Larry and Kenetha Isles (Lot 7, Gafftoppers Sub): I am opposed to this request as well. I see this as run around to get back to the first Substance Abuse Facility issue. If approved this property owner will be back 2-5 years from now. They will be stating the next time that the property has already been zoned for commercial use, thereby making it easy to transition to the Substance Abuse Facility again.	J	Yes

		PLEASE VOTE NO to this request as well. This would not be progress.		
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Totals

20P-027

Notices returned: 5/23
In favor: 0/5
Opposed: 5/5
No comment: 0/5

20P-028

Notices returned: 5/23
In favor: 0/5
Opposed: 5/5
No comment: 0/5

DRAFT

Public Comment
Cases 20P-027 and 20P-028

Cases 20P-027 and 20P-028 Public Comment				
Public Comment				
In Favor	Opposed	Comments	Associated Attachments	Within 200' Notification Area?
	X	Sandra & Ed Boughal (11205 Beard): I own a home in Sunny Beach and learned of a re-zoning meeting tomorrow at 3:30 PM to rezone this property from residential to commercial. As a property owner within a close proximity to that property I would have expected to receive a letter from the city concerning this re-zoning. I never received a letter from the city. If my information is correct, it seems that the applicant wants to turn this church property into a drug rehabilitation center. With Sunny Beach being a very popular beach access area as well as an extremely heavily frequented short-term rental area for families with many small children, under NO circumstances do we support the placement of a drug rehabilitation center in such close proximity to our area where so many families with young children spend time. Moreover, most of the homes in Sunny Beach are vacant through the off-season and are susceptible to burglary and vandalism during that time. We do not support this move to re-zone the property and hope the request will be rejected. At a minimum, we request that the city postpone this vote until more information is made available to us, the nearby homeowners. Please keep us updated on this matter.	K	No
	X	Eric Quinnell (11212 Bernice): Please postpone tomorrow's vote to rezone the church property. I have just been informed today about the plans for this rezoning to enable the building of a drug rehab center amongst our homes and I have grave concerns about having a drug rehab center in this area. As a homeowner and professional, I would like time to look at data regarding the size and type of patient population that would be served as well as the plans for increased traffic on our small roads. I would like to have a chance to see pertinent information. At this time, I do not see that the neighborhoods in this area or the city would benefit in any way by having a drug rehab center located amongst our family homes. I urge	L	No

		the committee to deny the rezoning if the vote is brought up again.		
	X	<p>Leslie Quinnell (11212 Bernice): I am a homeowner in the Sunny Beach Residential neighborhood and I would like to ask that you postpone your vote on the zoning of the nearby church property so that we can provide you with more information regarding the impact that this rezoning will have on our neighborhood. We do not want to have a drug rehabilitation center with potentially relapsing drug addicts so close to our home where our children play outside and walk to the beach. In addition, my home also provides significant rental revenue to the city and my renters are attracted to my property primarily due to its quiet and safe residential status. We do not want this to change. Please consider that recovering addicts in a drug rehab center and family homes just do not mix safely. Furthermore, increased foot and car traffic will result in our area if rezoning takes place because recovering addicts need frequent public transportation which is not available in our area. We do not want dangerous loitering and hitchhiking to and from a rehab center. Thank you for your consideration--we firmly believe rezoning should not occur and that this owner can easily find a more suitable location to serve the drug rehab population.</p>	M	No
	X	<p>James Pitre (Lot 36, Gafftoppers Sub): I feel this project would further hamper the development of the Gafftopper subdivision of which I'm a land owner in said subdivision</p>	N	No
	X	<p>Janet King (11216 Bernice): I am a resident and homeowner in Sunny Beach and I am strongly against this redesignation of the church property near our neighborhood into a drug rehabilitation center and I ask that you postpone your vote tomorrow. As a retired, certified Clinical Nurse Specialist in Psychiatric and Mental Health with drug rehabilitation experience, I would like to attest that a drug rehabilitation center is not suitable for this residential neighborhood. Outpatients and clients undergoing drug rehab are often our most difficult patients in regards to high risk for relapse as well as anger management issues and other serious mental health illnesses. It is my personal experience that many of these patients will linger in and around the center and tend to mingle with nearby teenagers and children--- a vulnerable population to mix with recovering addicts.</p>	O	No

City Council
 Planning & Development Division
 City of Galveston
 September 24, 2020

		<p>Furthermore, the church location is near beach home rentals which are often empty--again in my professional experience, this presents an attractive opportunity to the client who is relapsing and tempted to resort to burglary to fund his relapse. And the church property is just not rural, as I understand the owners are seeking. It is in a high pedestrian area where families with small children are often seen walking to and from the nearby beach. For these reasons, and others, the church property location is not in the best interest of the city, the nearby subdivision, or the Sunny Beach subdivision for a drug rehabilitation center with recovering and relapsing addicts. Please postpone your vote to rezone so that we can study this issue further and provide more information to you regarding safety and the loss of rental revenue due to the easily anticipated increase in neighborhood crime. We appreciate all of your time and work and I want to thank you in advance for taking our concerns under consideration.</p>		
	X	<p>Jesse Meason (11227 Bernice): I own a home in Sunny Beach. Today, I was made aware of a re-zoning meeting tomorrow at 3:30 PM to rezone this property from residential to commercial. I thought that all property owners within a close proximity to that property should have received a letter from the city concerning this re-zoning. I never received a letter from the city. I understand the applicant wants to turn this church property into a drug rehabilitation center. This is <u>NOT</u> favorable to the homeowners in Sunny Beach. The majority of the homes in Sunny Beach are owned by non-residents. The majority of these properties are short term rentals that rent to families with a lot with small children. These same homes are vacant through the off-season and are susceptible to burglary and vandalism during that time. I realize that some of my facts may be wrong because I have just heard about this today from a phone call from a neighbor that does not live in Sunny Beach. This is reason enough to at least POSTPONE your vote and to provide more specific information about the re-zoning to all Sunny Beach homeowners. Please.....provide more information to us before you vote!</p>	P	No
	X	<p>Lester Lee (11225 N Gafftoppers/3621 W Gafftoppers): This is a residential environment. On 61st where this type of facility is drug infested transients everywhere</p>	Q	No

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	X	Linda Martell (11212 S Gafftoppers): I did not receive notice from the city of the change to the said property to a commercial substance abuse facility. I OPPOSE the change and would like to be notified in the future of any proposed changes to any properties surrounding the property	R	No
	X	Logan Beene (11221 Bernice): As the owner of 11221 Bernice in Sunny Beach, I am adamantly opposed to any rezoning from residential to commercial the area referred to in the subject line. The Sunny Beach area is our escape, as well as our investment property. We have it managed as a rental property for vacationers. The values of our homes in the area will undoubtedly lower, our investment will be lost, and no one will want to take their children for a family week at the beach across the street from a drug rehab center. Do not ruin the property values and degrade the safety of our area.	S	No
	X	Mary Mabry (11227 Beard): I am a homeowner in Sunny Beach subdivision, a residential neighborhood at 3005 and 8 Mile Road. I understand that property at 3005 and Stewart Road, a former church, is under consideration for commercial zoning. I received notification of this today, from a neighbor, the day before the planning department is to consider this change, as I understand it. If I am in error, I apologize. Residents in Sunny Beach would almost certainly have the right to input on this important decision, but have been denied that by a lack of notification. I request a postponement of this matter, followed by a notification to all homeowners in the vicinity of the proposed change, and a mode and time period for input. This seems more fair and transparent.	T	No
	X	Nancy Magoto (Sunny Beach): I OWN A HOME IN Sunny Beach and highly oppose this being zoned for commercial property. A rehab would be detrimental to the surrounding residential areas. Please vote NO or at least postpone this meeting till all surrounding areas are informed	U	No
	X	André Morgan (Lot 35, Gafftoppers Sub): Please find attached my documentation as a response to the letter that was sent out in regards to proposed changes to the address mentioned above. I am associated with the Gafftoppers association and a property lot/land owner. Please vote "NO" to the rezoning request and "NO" to allow the construction of a Substance Abuse Facility.	V	No

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	X	Marilyn Murph (2803 Mayapan): I feel like that there was not enough neighborhood input regarding the proposed zoning change for the abandoned church building usage at 8 Mile Rd. This building is not even accessible by public transportation, therefore the Stewart Rd (added) traffic that filters down to a racetrack at that point will become even more dangerous. Also, I think the surrounding neighborhoods need more time to learn and discuss the potential effects of having a substance abuse center next door and safety concerns.	W	No
		Julia Cox (7519 Beaudelaire): Will this facility have drop in methadone treatment? How will the clients travel to and from the facility? Any security at this facility? Will clients be released without transportation?	X	No
	X	Diane Schlegel (12825 E Conquistador): The West End of Galveston does not need to house the criminals forced into rehab by the court system. This will increase crime in our area and allow access to those that do not live on the West End. Currently the West End has the lowest crime rate which will increase if such a facility is placed in our area. If Galveston Courts wish to create an Abuse Facility, let them place it in their own neighborhoods – do not create problems where none currently exist	Y	No
X		Gail Peterson (1814 Bayou Shore): I whole heartedly support the addition of a rehab facility to our Island. Even if I lived next door to it I would have no concerns. People there are sick. People there are trying to be well. People there want to go home. Hopefully it will be supported and welcomed.	Z	No
X		Judith Flisram (1628 Ave N ½): This is great news. Galveston needs facilities like these. People need to look at all the facilities in Florida. Good for people needing treatment and provides jobs. Thank you Hello , not sure if my opinion matters as I do not live in the west area this is being proposed, however; Galveston needs a substance use disorder program desperately. State funded and privately owned. Just look at the people on the streets at night! People move to the west end because they dont want to see it, however; it could be their lived one next who needs it. Facilities are in the richest and nicest neighborhoods in CA, FL, it's time for the gulf and Galveston to become a recovery Mecca	AA	No

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X		Georgia Nelson (4728 Crockett): I'm writing to expres my support of the proposed Substance Abuse Facility on Stewart Rd. There is a tremendous need for such a facility in Galveston. When people ask for help normally all of the beds in the area are full and they are placed on a waiting list. Adding additional beds to an overcrowded system, will allow more people to receive help. I've seen comments on social media expressing concern about increased crime because of the facility. These concerns are not supported by research.	AB	No
	X	Carolyn Gaido & Jon Eversberg (Address unknown): It has come to our attention that an application has been submitted to change the use of a certain property located at the corner of Eight Mile Road and Stewart Road. As property owners nearby we are interested in learning more about the proposed new use. We understand the proposal for the change of use is coming before City Planning today. We are requesting that a decision as to the change of use of this property be postponed to a future date so that the proposal can be properly presented to the neighboring property owners. It is an usually difficult time for all of us with tropical storm Beta as well as a worldwide Covid-19 pandemic currently in effect.	AC	No
	X	Liz Rogers Alvarado (10213 Stewart): I would like to submit a public comment for today's Planning Commission meeting regarding agenda items 20P-027 and 20P-028 for the property located at 11279 Stewart Road . As a homeowner on adjacent property located at 10213 Stewart Road, we do not support the requested change of zoning from Residential to Commercial. This entire area is residential with homes, kids, runners, dog-walkers and we sit across from Campeche Cove - this zoning change would set a precedence for other changes to occur and would open the door for any commercial entity to sit on this property - which would affect not only property values, but the community as a whole.	AD	
	X	Emily Cooke (Address unknown): I am a resident very close to the request for rezoning to commercial to put a drug rehab facility next to our home where a church currently is. I am completely NOT in support of this as the high volume traffic is a disruption to our family life and has been an issue with noise ordinance in the past. Putting a rehab facility next to our homes would increase the risk of crime and invasions of privacy.	AE	No

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	X	Steve Voinis (11322 Sportsman): I am adamantly opposed to locating the proposed Substance Abuse Facility on the former church site on 8 Mile Road. My home is nearby on Sportsman Road which is a special place and joy for me and my wife, 5 children and 9 grandchildren. I fear that this proposed facility, located at the entrance of our peaceful Sportsman Road Community, would introduce risk and safety concerns to our family neighborhood. The damaging impact to Sportsman and other neighboring communities will be severe	AF	No
	X	Matt & Sara Hawkes (11516 Sportsman): We are not happy with the proposed location for the substance abuse facility off 8 mile road. We live off of 8 mile road off of Sportsman Road. We are full time residents, but there are many that are not full time residents on our road. I think having this facility here will lead to people walking or driving through our neighborhoods that normally wouldn't be over here. I feel this facility so close to residents will lead to increased crime.	AG	No
	X	Mary Ann Loweth (31 E Briar Hollow Ln, Houston, TX): Along with my siblings, we own a home on Sportsman Road. My father bought the property close to 60 years ago and we re-built a home after lke destroyed the original home. We've just learned that a rehab facility is proposed at an abandoned church located at 8 Mike Road & Stewart Road. We want to voice STRONG OPPOSITION to this facility. Our children and grandchildren visit often and we do NOT want the facility near us.	AH	No
	X	Krissi Reid (11042 Sportsman): I own a home at Sportsman& 8 mile road for 15 years, our property tax has increased at an alarming rate, it's ok w clean up of our area as it continues to improve. Adding a commercial facility that serves as a drug rehab center a few miles from my home is not an improvement. I do no agree for many reasons I am against Change in zoning I am against the Drug Rehab facility	AI	No
	X	James Pozzi (11802 Sportsman): My wife and I are opposed to this zoning change. It is also not a good location due to the flooding that occurs in our area as seen hte last several days with Beta.	AJ	No
	X	Keith McFatridge Jr (11822 Sportsman): I am opposed to this permit use change. I did not receive notice. I am opposed to both of the following 1. Change in zoning request and	AK	No

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		2. Approval of the drug rehab facility 11822 sportsman Road is my property.		
	X	Denise Campbell (11706 Sportsman): We are not in favor of changing zoning on 8 mile road and we are not in favor of a drug rehab facility on 8 mile road. We are opposed to changing zoning for an 8 mile road drug rehab.	AL	No
	X	Wade Kilpatrick (1704 S Congress Ave, Ste K, Austin, TX): We oppose the application for issuance of a Specific Use Permit to operate a "Substance Abuse Facility" at 11279 Stewart Road. The adjacent land is zoned RES/REC or TN. The Sweetwater Cove development and the ongoing expansion of Beachside Village area indicative of the quality of development occurring in this growth corridor. The proposed use would negatively impact these developments and deter similar high-quality developments in the future. Furthermore, it conflicts with COG's zoning plan.	AM	No
	X	Tracy Lovoi (900 Hogan, Houston, TX): This area is far to residential and tourist heavy for a facility of this nature. That building is very delapidated and would need millions of dollars of renovations. Surely there is a more remote area this facility could be built for less cost. We are opposed to any such facility at that location.	AN	No
	X	Rocky Sullivan (11131 Homrighaus): See attached	AO	No
	X	Richard Krumholz (Address unknown): I have been a Resident and property owner on Sportsman Road for the past thirty years. I am strongly against the proposed Drug Rehab center on 8 Mile Road. This residential area is not the place for this type of facility. As we have recently (today) experienced this area and building is Highly susceptible to Flooding both by rain and storm surge. I watched this structure being built with portions being "underground" and have heard that it has structural issues due to being "underground" as well as health issues. This is not an exceptible location for this type of Facility!! Thank you in advance for declining a permit for such use.	AP	No

Totals

Public Comment

Received: 32
 In favor: 3/32
 Opposed: 28/32
 No comment: 1/32



City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcounter@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on September 22, 2020, at 3:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on October 22, 2020, at 1:15 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

20P-027 (11279 Stewart Road) Request for a Specific Use Permit to operate a "Substance Abuse Facility." Property is legally described as the Northeast part of Lot 39 (39-1), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.
Applicant: Edward Jackson
Property Owner: Veco V. Delagardie

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. The public may view the meeting on Channel 16, online on GTV at galvestontx.gov, or Facebook Live.

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meetings and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planningcounter@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted. Public Comment can also be submitted on-line: <https://forms.galvestontx.gov/Forms/PublicComment>.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.gov/agendacenter> and selecting the meeting date under "Landmark Commission."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3645.

Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

20P-027
September 22, 2020/October 22, 2020

COMMENTS:

WE HAVE families with children at our facilities. It would be dangerous

Earl C. Lyman Jr.
Signature of Property Owner

Earl C. Lyman Jr.
Printed Name

11219 N. Galtoppers
Address of property within notification area

[REDACTED]
*Contact Phone Number

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





City of Galveston

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Applicant: Edward Jackson

Property Owner: Veco V. Delagardie

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**Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan**

- I am in favor
- I am opposed
- I have no comment

**20P-027
September 22, 2020/October 22, 2020**

COMMENTS:

Kenneth Graves
Signature of Property Owner

Kenneth Graves
Printed Name

121 Hall & Jones Sur Lot 49
GAFF Tappers SUB
Address of property within notification area

[REDACTED]
*Contact Phone Number

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Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

20P-027
September 22, 2020/October 22, 2020

COMMENTS:

Matthew Monton
Signature of Property Owner

ABST 121 Page 64 Lot 50 Geff Tappers Sub.
Address of property within notification area

Matthew Monton
Printed Name

[REDACTED]
*Contact Phone Number

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Karen White

From: Janelle Williams
Sent: Tuesday, September 22, 2020 8:14 AM
To: Catherine Gorman; Karen White
Subject: FW: Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)

Forwarding this message that was sent to Dr. Cole.

Thanks,
 Janelle

From: Jackie Cole <JackieCole@GalvestonTX.Gov>
Sent: Monday, September 21, 2020 5:04 PM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Subject: Fwd: Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)

Please forward this to planning commission- not sure if he is in 200 ft notice area.

Begin forwarded message:

From: Kenni <[REDACTED]>
Subject: [EXTERNAL] Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)
Date: September 21, 2020 at 4:45:01 PM CDT
To: "JackieCole@galvestontx.gov" <JackieCole@galvestontx.gov>
Reply-To: Kenni <[REDACTED]>

Dear Council Woman Cole,

20P-027

I just wanted to send you an email to express my 100% opposition to a proposed Substance Abuse Facility being located a fence hop away from my property in the Gafftopper's Residential Sub-Division. My Family (Wife and Grand Kids) currently enjoy the our property the way it was intended to be along with other property owners. Our families run and play freely and we have never had to worry about safety issues until now.

If this is approved we will have to watch very closely all of the activities on the other side of the fence. If this facility is placed in our neighborhood it will place at my door steps Drug addicts and other undesirable elements.

I value my family's safety and peace of mind. I am sure that you would not like to have a facility such as this adjacent to you house. Your children and maybe grandchildren would no longer be able to enjoy your place like they are accustom.

PLEASE VOTE NO to this request. I really don't want my family to be part of an experiment that could end up hurting our quiet and peaceful family community.

20P-028

I am opposed to this request as well. I see this as run around to get back to the first Substance Abuse Facility issue. If approved this property owner will be back 2-5 years from now. They will be stating the next time that the property has already been zoned for commercial use, thereby making it easy to transition to the Substance Abuse Facility again.

PLEASE VOTE NO to this request as well. This would not be progress.

Thanks for considering my wife and I thoughts on this matter,

Sincerely,

Larry Isles and Kenetha Isles
Property owners in the Gafftopper's Sub-Division
ABST 121 Hall & Jones Sur Lot 7 Gafftoppers SUB

DRAFT

Karen White

From: Bobby Moody <bobbym@moodygroup.com>
Sent: Tuesday, September 22, 2020 9:41 AM
To: Planning Counter
Subject: [EXTERNAL] Rehab center on 8 mile and Stewart rd

Hello my name is Robert Moody Jr and I own treasure oaks LLC which is across the road . My understanding that their is a zoning request for 8 mile and Stewart rd to allow a drug and alcohol rehab center . I'm totally not in favor of this request as I think it could create big problems with theft and destruction of my property . I've had major issues before at another property that I owned as it relates to that subject matter.please consider the issue and think if that was next to your home and kids ? Thanks for your consideration. Robert Moody Jr

Sent from my iPhone

DRAFT



City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcounter@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on September 22, 2020, at 3:30 p.m., a Public Hearing will be held by the PLANNING COMMISSION on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on October 22, 2020, at 1:15 p.m., a Public Hearing will be held by CITY COUNCIL, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

20P-028 (11279 Stewart Road) Request for a partial change of zoning from Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. Property is legally described as the Northeast part of Lot 39 (39-1), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.

Applicant: Edward Jackson

Property Owner: Veco V. Delagardie

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. The public may view the meeting on Channel 16, online on GTV at galvestontx.gov, or Facebook Live.

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meetings and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planningcounter@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted. Public Comment can also be submitted on-line: <https://forms.galvestontx.gov/Forms/PublicComment>.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.gov/agendacenter> and selecting the meeting date under "Landmark Commission."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3645.

Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

20P-028
September 22, 2020/October 22, 2020

COMMENTS:

This area should stay residential this area is a family subdivision

Earl C. Lyman Jr.
Signature of Property Owner

Earl C. Lyman Jr.
Printed Name

11219 N. Gattoppers.
Address of property within notification area

[Redacted]
*Contact Phone Number

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcounter@galvestontx.gov | 409-797-3660

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Applicant: Edward Jackson

Property Owner: Veco V. Delagardie

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**Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan**

- I am in favor
- I am opposed
- I have no comment

**20P-028
September 22, 2020/October 22, 2020**

COMMENTS:

Kenneth Graves
Signature of Property Owner

Kenneth Graves
Printed Name

121 Hall & Jones Sur Lot 49
G A F Toppers SUB
Address of property within notification area

[REDACTED]
*Contact Phone Number

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City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcounter@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on September 22, 2020, at 8:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

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20P-028 (11279 Stewart Road) Request for a partial change of zoning from Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. Property is legally described as the Northeast part of Lot 39 (39-1), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.
Applicant: Edward Jackson
Property Owner: Veco V. Delagardie

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Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

20P-028
September 22, 2020/October 22, 2020

COMMENTS:

This is a residential environment want to avoid drug infect

Larry J. Domingue
Signature of Property Owner
Larry J Domingue
Printed Name

11219 N. Gafftopper Galveston TX
Address of property within notification area
77554
*Contact Phone Number

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City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcenter@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

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Z0P-028 (11279 Stewart Road) Request for a partial change of zoning from Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. Property is legally described as the Northeast part of Lot 39 (39-1), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.

Requester: Robert Jackson
Attorney: Ernest J. DeBuzard

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Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

Z0P-028
September 22, 2020/October 22, 2020

COMMENTS:

Matthew Mouton
Signature of Property Owner

Matthew Mouton
Printed Name

ABST 121 Page 64 Lot 50 *Goff Toppers sub*
Address of property within notification area

*Contact Phone Number

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Karen White

From: Janelle Williams
Sent: Tuesday, September 22, 2020 8:14 AM
To: Catherine Gorman; Karen White
Subject: FW: Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)

Forwarding this message that was sent to Dr. Cole.

Thanks,
 Janelle

From: Jackie Cole <JackieCole@GalvestonTX.Gov>
Sent: Monday, September 21, 2020 5:04 PM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Subject: Fwd: Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)

Please forward this to planning commission- not sure if he is in 200 ft notice area.

Begin forwarded message:

From: Kenni <[REDACTED].com>
Subject: [EXTERNAL] Substance Abuse Center: Notice : 20P-027 (11279 Stewart Road) and Commercial Property Designation 20P-028 (11279 Stewart Road)
Date: September 21, 2020 at 4:45:01 PM CDT
To: "JackieCole@galvestontx.gov" <JackieCole@galvestontx.gov>
Reply-To: Kenni <[REDACTED]>

Dear Council Woman Cole,

20P-027

I just wanted to send you an email to express my 100% opposition to a proposed Substance Abuse Facility being located a fence hop away from my property in the Gafftopper's Residential Sub-Division. My Family (Wife and Grand Kids) currently enjoy the our property the way it was intended to be along with other property owners. Our families run and play freely and we have never had to worry about safety issues until now.

If this is approved we will have to watch very closely all of the activities on the other side of the fence. If this facility is placed in our neighborhood it will place at my door steps Drug addicts and other undesirable elements.

I value my family's safety and peace of mind. I am sure that you would not like to have a facility such as this adjacent to you house. Your children and maybe grandchildren would no longer be able to enjoy your place like they are accustom.

PLEASE VOTE NO to this request. I really don't want my family to be part of an experiment that could end up hurting our quiet and peaceful family community.

20P-028

I am opposed to this request as well. I see this as run around to get back to the first Substance Abuse Facility issue. If approved this property owner will be back 2-5 years from now. They will be stating the next time that the property has already been zoned for commercial use, thereby making it easy to transition to the Substance Abuse Facility again.

PLEASE VOTE NO to this request as well. This would not be progress.

Thanks for considering my wife and I thoughts on this matter,

Sincerely,

Larry Isles and Kenetha Isles
Property owners in the Gafftopper's Sub-Division
ABST 121 Hall & Jones Sur Lot 7 Gafftoppers SUB

DRAFT

Karen White

From: Boughal Home [REDACTED] com>
Sent: Monday, September 21, 2020 2:22 PM
To: Planning Counter
Subject: [EXTERNAL] 20P-028 (11279 Stewart Road)

Dear Planning Department:

I own a home in Sunny Beach and learned of a re-zoning meeting tomorrow at 3:30 PM to rezone this property from residential to commercial. As a property owner within a close proximity to that property I would have expected to receive a letter from the city concerning this re-zoning. I never received a letter from the city.

If my information is correct, it seems that the applicant wants to turn this church property into a drug rehabilitation center. With Sunny Beach being a very popular beach access area as well as an extremely heavily frequented short-term rental area for families with many small children, under NO circumstances do we support the placement of a drug rehabilitation center in such close proximity to our area where so many families with young children spend time.

Moreover, most of the homes in Sunny Beach are vacant through the off-season and are susceptible to burglary and vandalism during that time. We do not support this move to re-zone the property and hope the request will be rejected.

At a minimum, we request that the city postpone this vote until more information is made available to us, the nearby homeowners.

Please keep us updated on this matter.

Sandra & Ed Boughal
Sunny Beach Homeowners

Karen White

From: Leslie Quinnell [REDACTED] >
Sent: Monday, September 21, 2020 6:00 PM
To: Planning Counter
Subject: Re: the rezoning of the church property near Sunny Beach

To whom it may concern,

Please postpone tomorrow's vote to rezone the church property. I have just been informed today about the plans for this rezoning to enable the building of a drug rehab center amongst our homes and I have grave concerns about having a drug rehab center in this area.

As a homeowner and professional, I would like time to look at data regarding the size and type of patient population that would be served as well as the plans for increased traffic on our small roads. I would like to have a chance to see pertinent information.

At this time, I do not see that the neighborhoods in this area or the city would benefit in any way by having a drug rehab center located amongst our family homes. I urge the committee to deny the rezoning if the vote is brought up again.

Thank you.

Sincerely,

Dr. Eric Quinnell
11212 Bernice Drive
Galveston, Texas 77554

DRAFT

Karen White

From: Leslie Quinnell <[REDACTED]>
Sent: Monday, September 21, 2020 3:29 PM
To: Planning Counter
Subject: [EXTERNAL] Urgent: Sunny beach rezoning meeting

Dear committee:

I am a homeowner in the Sunny Beach Residential neighborhood and I would like to ask that you postpone your vote on the zoning of the nearby church property so that we can provide you with more information regarding the impact that this rezoning will have on our neighborhood.

We do not want to have a drug rehabilitation center with potentially relapsing drug addicts so close to our home where our children play outside and walk to the beach. In addition, my home also provides significant rental revenue to the city and my renters are attracted to my property primarily due to its quiet and safe residential status. We do not want this to change.

Please consider that recovering addicts in a drug rehab center and family homes just do not mix safely. Furthermore, increased foot and car traffic will result in our area if rezoning takes place because recovering addicts need frequent public transportation which is not available in our area. We do not want dangerous loitering and hitchhiking to and from a rehab center.

Thank you for your consideration--we firmly believe rezoning should not occur and that this owner can easily find a more suitable location to serve the drug rehab population.

Sincerely,
Leslie Quinnell
11212 Bernice Drive
Galveston, Texas 77554

Karen White

From: [REDACTED]
Sent: Monday, September 21, 2020 12:31 PM
To: Planning Counter
Subject: [EXTERNAL] 2OP-028 (11279 Stewart Road)
Attachments: 20200921_092613.jpg

To whom it may concern:

I'm writing to acknowledge my position on the proposed zoning change and the building of a Rehabilitation facility. I was not able to print and sign. I hope this email is suffice to acknowledge my position.

I am opposed:

Comments:

I feel this project would further hamper the development of the Gafftopper subdivision of which I'm a land owner in said subdivision.

Signature of Property Owner: James L. Pitre

Address of property within notification area: ABST 121 HALL & JONES SUT LOT 36 GAFFTOPPERS SUB

Contact Phone Number:
713-256-3838

Thank you,
James L. Pitre

DRAFT

Karen White

From: Janet King <[REDACTED]>
Sent: Monday, September 21, 2020 2:44 PM
To: Planning Counter
Subject: [EXTERNAL] Re-zoning meeting tomorrow

Dear Sir/Madam,

I am a resident and homeowner in Sunny Beach and I am strongly against this redesignation of the church property near our neighborhood into a drug rehabilitation center and I ask that you postpone your vote tomorrow.

As a retired, certified Clinical Nurse Specialist in Psychiatric and Mental Health with drug rehabilitation experience, I would like to attest that a drug rehabilitation center is not suitable for this residential neighborhood. Outpatients and clients undergoing drug rehab are often our most difficult patients in regards to high risk for relapse as well as anger management issues and other serious mental health illnesses. It is my personal experience that many of these patients will linger in and around the center and tend to mingle with nearby teenagers and children--- a vulnerable population to mix with recovering addicts. Furthermore, the church location is near beach home rentals which are often empty--again in my professional experience, this presents an attractive opportunity to the client who is relapsing and tempted to resort to burglary to fund his relapse. And the church property is just not rural, as I understand the owners are seeking. It is in a high pedestrian area where families with small children are often seen walking to and from the nearby beach. For these reasons, and others, the church property location is not in the best interest of the city, the nearby subdivision, or the Sunny Beach subdivision for a drug rehabilitation center with recovering and relapsing addicts.

Please postpone your vote to rezone so that we can study this issue further and provide more information to you regarding safety and the loss of rental revenue due to the easily anticipated increase in neighborhood crime. We appreciate all of your time and work and I want to thank you in advance for taking our concerns under consideration.

Sincerely,
Janet King, RN, MA
11216 Bernice Drive
Galveston, Texas 77554
713-480-7703

Karen White

From: Jesse Meason <[REDACTED]>
Sent: Monday, September 21, 2020 6:06 PM
To: Planning Counter
Subject: 20P-028 (11279 Stewart Road Rezoning).docx
Attachments: 20P-028 (11279 Stewart Road Rezoning).docx

Dear Planning Department:

I own a home in Sunny Beach. Today, I was made aware of a re-zoning meeting tomorrow at 3:30 PM to rezone this property from residential to commercial. I thought that all property owners within a close proximity to that property should have received a letter from the city concerning this re-zoning. I never received a letter from the city.

I understand the applicant wants to turn this church property into a drug rehabilitation center. This is NOT favorable to the homeowners in Sunny Beach. The majority of the homes in Sunny Beach are owned by non-residents. The majority of these properties are short term rentals that rent to families with a lot with small children. These same homes are vacant through the off-season and are susceptible to burglary and vandalism during that time.

I realize that some of my facts may be wrong because I have just heard about this today from a phone call from a neighbor that does not live in Sunny Beach. This is reason enough to at least POSTPONE your vote and to provide more specific information about the re-zoning to all Sunny Beach homeowners.

Please.....provide more information to us before you vote!

Regards,

Jesse Meason
11227 Bernice Drive
Galveston, TX 77554
214-477-6373



City of Galveston

DEVELOPMENT SERVICES
823 Rosenberg, Rm 401 | Galveston, TX 77550
planningcounter@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

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Applicant: Edward Jackson

Property Owner: Veco V. Delagardie

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Planning and Development Division
PO Box 779 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Adriel Montalvan

- I am in favor
- I am opposed
- I have no comment

20P-028
September 22, 2020/October 22, 2020

COMMENTS: This is a residential environment. On 61st where this type of facility is. Drug infested transients everywhere

Lester M. Lee
Signature of Property Owner

Lester M. Lee
Printed Name

11225 N. Gofftoppers, 3621 W. Gofftopper
Address of property within notification area

[Redacted]
*Contact Phone Number

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.



Karen White

From: Linda M <[REDACTED]>
Sent: Monday, September 21, 2020 5:36 PM
To: Planning Counter
Subject: [EXTERNAL] 20P-028 (11279 Stewart Rd)

I live at 11212 S Gafftoppers, Galveston, TX 77554. I did not receive notice from the city of the change to the said property to a commercial substance abuse facility.

I OPPOSE the change and would like to be notified in the future of any proposed changes to any properties surrounding the property.

Thank you,

Linda Martell
832-640-6422

DRAFT

Karen White

From: D. Logan Beene DVM <[REDACTED]>
Sent: Monday, September 21, 2020 7:41 PM
To: Planning Counter
Subject: [EXTERNAL] 20P-028 (11279 Stewart Road).

To whom it may concern,

As the owner of 11221 Bernice in Sunny Beach, I am adamantly opposed to any rezoning from residential to commercial the area referred to in the subject line.

The Sunny Beach area is our escape, as well as our investment property. We have it managed as a rental property for vacationers.

The values of our homes in the area will undoubtedly lower, our investment will be lost, and no one will want to take their children for a family week at the beach across the street from a drug rehab center.

Do not ruin the property values and degrade the safety of our area.

D. Logan Beene DVM
Owner, Crossroads Veterinary Hospital
1101 S. FM 116
Copperas Cove, TX 76522
O: 254 542-8700
C: 254 289-3791
Crossroadsvethospital.com

DRAFT

Karen White

From: Mary Mabry <[REDACTED]>
Sent: Monday, September 21, 2020 6:26 PM
To: Planning Counter
Subject: [EXTERNAL] 20P-028 (11279 Stewart Road)

To the Planning Department:

I am a homeowner in Sunny Beach subdivision, a residential neighborhood at 3005 and 8 Mile Road. I understand that property at 3005 and Stewart Road, a former church, is under consideration for commercial zoning. I received notification of this today, from a neighbor, the day before the planning department is to consider this change, as I understand it.
If I am in error, I apologize.

Residents in Sunny Beach would almost certainly have the right to input on this important decision, but have been denied that by a lack of notification.
I request a postponement of this matter, followed by a notification to all homeowners in the vicinity of the proposed change, and a mode and time period for input.
This seems more fair and transparent.

Most sincerely,

Woodrow and Mary Mabry
11227 Beard
Sunny Beach, Galveston

DRAFT

Karen White

From: Nancy Magoto <nancy@marbletilecollection.com>
Sent: Monday, September 21, 2020 2:33 PM
To: Planning Counter
Subject: [EXTERNAL] 2OP-028 (11279 STEWART ROAD)

I OWN A HOME IN Sunny Beach and highly oppose this being zoned for commercial property. A rehab would be detrimental to the surrounding residential areas. Please vote NO or at least postpone this meeting till all surrounding areas are informed.

Thank you

Nancy C. Magoto

President
Poolside Tile/ Marble & Tile Collection
7051 Portwest Drive Ste 180
Houston, Texas 77024
Showroom/Warehouse 713 8509595
Cell 281-3303707

“For that something different yet timeless look”

DRAFT

Karen White

From: Janelle Williams
Sent: Tuesday, September 22, 2020 8:14 AM
To: Catherine Gorman; Karen White
Subject: FW: Changing Zonng (11279 Stewart Road) 20P-028
Attachments: scan.pdf

Another message sent to Dr. Cole.

We have also received some public comments through the electronic form.

From: Jackie Cole <JackieCole@GalvestonTX.Gov>
Sent: Monday, September 21, 2020 5:10 PM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Subject: Fwd: Changing Zonng (11279 Stewart Road) 20P-028

Again- please forward to planning- I don't know if they are sending it in or just contacting me. Thanks,Jackie

Begin forwarded message:

From: APC Morgan <[REDACTED]@[REDACTED].com>
Subject: [EXTERNAL] Changing Zonng (11279 Stewart Road) 20P-028
Date: September 21, 2020 at 4:39:16 PM CDT
To: <jackiecole@galvestontx.gov>

Council Member Cole,

Please find attached my documentation as a response to the letter that was sent out in regards to proposed changes to the address mentioned above. I am associated with the Gafftoppers association and a property lot/land owner.

Please vote "NO" to the rezoning request and "NO" to allow the construction of a Substance Abuse Facility.

The letter reflects my vote as well. I am including my contact information because my scanned copy didn't come through as clearly as possible.

Thank you in advance for your attention to this matter.

Andre' Morgan
713-443-6369



City of Galveston

Public Comment Form

First Name *

Marilyn

Last Name *

Murph

Email *

[REDACTED]

Phone *

5127627062

Meeting Body

CC-City Council

Street Address *

2803 Mayapan Ct

City *

Galveston

State *

Tx

ZIP *

77554

Subject *

Use of abandoned church near 8 Mile Rd

Comments * (?)

500 character maximum

I feel like that there was not enough neighborhood input regarding the proposed zoning change for the abandoned church building usage at 8 Mile Rd. This building is not even accessible by public transportation, therefore the Stewart Rd (added) traffic that filters down to a racetrack at that point will become even more dangerous. Also, I think the surrounding neighborhoods need more time to learn and discuss the potential effects of having a substance abuse center next door and safety concerns.

Checkbox

- choice 1
- choice 2
- choice 3



City of Galveston

Public Comment Form

First Name *

Julia

Last Name *

Cox

Email *

[REDACTED]

Phone *

7134708023

Meeting Body

CC-City Council

Street Address *

7519 Beaudelaire circle

City *

Galveston

State *

TX

ZIP *

77551

Subject *

Drug rehab Stewart rd and 8 mile

Comments * (?)

500 character maximum

Will this facility have drop in methadone treatment? How will the clients travel to and from the facility ? Any security at this facility ? Will clients be released without transportation ?

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Diane

Last Name *

Schlegel

Email *

████████████████████
██████████

Phone *

7133027734

Meeting Body

CC-City Council

Street Address *

12825 E.. Conquistador

City *

Galveston

State *

TX

ZIP *

77554

Subject *

Substance Abuse Facility

Comments * (?)

500 character maximum

The West End of Galveston does not need to house the criminals forced into rehab by the court system. This will increase crime in our area and allow access to those that do not live on the West End. Currently the West End has the lowest crime rate which will increase if such a facility is placed in our area. If Galveston Courts wish to create an Abuse Facility, let them place it in their own neighborhoods - do not create problems where none currently exist!!!

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Gail

Last Name *

Peterson

Email *

[REDACTED]

Phone *

4097711217

Meeting Body

CC-City Council

Street Address *

1814 Bayou Shore Drive

City *

Galveston

State *

Texas

ZIP *

77551

Subject *

Rehab Facility

Comments * (?)

500 character maximum

I whole heartedly support the addition of a rehab facility to our Island. Even if I lived next door to it I would have no concerns. People there are sick. People there are trying to be well. People there want to go home. Hopefully it will be supported and welcomed.

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Judith

Last Name *

Flisram

Email *

[REDACTED]

Phone *

2062405321

Meeting Body

CC-City Council

Street Address *

1628 Avenue N1/2

City *

Galveston

State *

TX

ZIP *

77550

Subject *

Substance abuse facility

Comments * (?)

500 character maximum

This is great news. Galveston needs facilities like these. People need to look at all the facilities in Florida. Good for people needing treatment and provides jobs.

Thank you

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Jude

Last Name *

Flisram

Email *

[REDACTED]

Phone *

2062405321

Meeting Body

CC-City Council

Street Address *

1628 Ave N 1/2

City *

Galveston

State *

Texas

ZIP *

77550

Subject *

Substance abuse program

Comments * (?)

500 character maximum

Hello , not sure if my opinion matters as I do not live in the west area this is being proposed, however; Galveston needs a substance use disorder program desperately. State funded and privately owned. Just look at the people on the streets at night! People move to the west end because they dont want to see it, however; it could be their lived one next who needs it. Facilities are in the richest and nicest neighborhoods in CA, FL, it's time for the gulf and Galveston to become a recovery Mecca

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Georgia

Last Name *

Nelson

Email *

[REDACTED]

Phone *

4097401028

Meeting Body

CC-City Council

Street Address *

4728 Crockett Blvd

City *

Galveston

State *

Tx

ZIP *

77551

Subject *

Substance Abuse Facility

Comments * (?)

500 character maximum

I'm writing to express my support of the proposed Substance Abuse Facility on Stewart Rd. There is a tremendous need for such a facility in Galveston. When people ask for help normally all of the beds in the area are full and they are placed on a waiting list. Adding additional beds to an overcrowded system, will allow more people to receive help. I've seen comments on social media expressing concern about increased crime because of the facility. These concerns are not supported by research.

Checkbox

choice 1

choice 2

choice 3

September 22, 2020

Galveston City Planning

It has come to our attention that an application has been submitted to change the use of a certain property located at the corner of Eight Mile Road and Stewart Road. As property owners nearby we are interested in learning more about the proposed new use. We understand the proposal for the change of use is coming before City Planning today. We are requesting that a decision as to the change of use of this property be postponed to a future date so that the proposal can be properly presented to the neighboring property owners. It is an usually difficult time for all of us with tropical storm Beta as well as a worldwide Covid-19 pandemic currently in effect.

Yours truly,
Carolyn T. Gaido
Jon R. Eversberg

DRAFT

Karen White

From: Janelle Williams
Sent: Tuesday, September 22, 2020 1:19 PM
To: Karen White
Cc: Catherine Gorman
Subject: FW: Planning Commission - Public Comment

Below is a public comment for today's PC meeting.

Thank you,
Janelle

From: Elizabeth Rogers <liz@fiveandtwomarketing.com>
Sent: Tuesday, September 22, 2020 1:17 PM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Cc: C&J MOONWALKS RENTALS <[REDACTED]>; John Listowski <[REDACTED]>
Subject: [EXTERNAL] Planning Commission - Public Comment

Good afternoon Janelle (and JP),

I would like to submit a public comment for today's Planning Commission meeting regarding **agenda items 20P-027 and 20P-028 for the property located at 11279 Stewart Road**. As a homeowner on adjacent property located at 10213 Stewart Road, **we do not** support the requested change of zoning from Residential to Commercial.

This entire area is residential with homes, kids, runners, dog-walkers and we sit across from Campeche Cove - this zoning change would set a precedence for other changes to occur and would open the door for any commercial entity to sit on this property - which would affect not only property values, but the community as a whole.

Thank you for your time - please contact me with any additional questions at (409) 771-0051 or liz@fiveandtwomarketing.com.

Warmest,



Liz Rogers Alvarado
Five & Two Marketing

☎ 409.771.0051
✉ liz@fiveandtwomarketing.com
🌐 www.fiveandtwomarketing.com



Karen White

From: Janelle Williams
Sent: Tuesday, September 22, 2020 2:23 PM
To: Catherine Gorman
Cc: Karen White
Subject: FW: Planning Commission Agenda Item 20p-027 and 20p-028

[Here is another public comment for today's meeting.](#)

From: Emily Cooke <[REDACTED]>
Sent: Tuesday, September 22, 2020 2:22 PM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Subject: [EXTERNAL] Planning Commission Agenda Item 20p-027 and 20p-028

I am a resident very close to the request for rezoning to commercial to put a drug rehab facility next to our home where a church currently is. I am completely NOT in support of this as the high volume traffic is a disruption to our family life and has been an issue with noise ordinance in the past.

Putting a rehab facility next to our homes would increase the risk of crime and invasions of privacy.

Thank you,
Emily

DRAFT



City of Galveston

Public Comment Form

First Name *

Steve P

Last Name *

Voinis

Email *

[REDACTED]

Phone *

713-201-7498

Meeting Body

CC-City Council

Street Address *

11322 Sportsman Road

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

8 Mile Road Substance Abuse Facility

Comments * (?)

500 character maximum

I am adamantly opposed to locating the proposed Substance Abuse Facility on the former church site on 8 Mile Road. My home is nearby on Sportsman Road which is a special place and joy for me and my wife, 5 children and 9 grandchildren. I fear that this proposed facility, located at the entrance of our peaceful Sportsman Road Community, would introduce risk and safety concerns to our family neighborhood. The damaging impact to Sportsman and other neighboring communities will be severe

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Matt and Sara

Last Name *

Hawkes

Email *

[REDACTED]

Phone *

8329201976

Meeting Body

CC-City Council

Street Address *

11516 Sportsman Rd

City *

Galveston

State *

TX

ZIP *

77554

Subject *

8 mile road proposed Substance Abuse Facility

Comments * (?)

500 character maximum

We are not happy with the proposed location for the substance abuse facility off 8 mile road. We live off of 8 mile road off of Sportsman Road. We are full time residents, but there are many that are not full time residents on our road. I think having this facility here will lead to people walking or driving through our neighborhoods that normally wouldn't be over here. I feel this facility so close to residents will lead to increased crime.

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Mary Ann

Last Name *

Loweth

Email *

[REDACTED]

Phone *

7134464871

Meeting Body

CC-City Council

Street Address *

31 East Briar Hollow Lane

City *

Houston

State *

TX

ZIP *

77027

Subject *

Proposed rehab facility at 8 Mile Road and Stewart Road

Comments * (?)

500 character maximum

Along with my siblings, we own a home on Sportsman Road. My father bought the property close to 60 years ago and we re-built a home after Ike destroyed the original home. We've just learned that a rehab facility is proposed at an abandoned church located at 8 Mike Road & Stewart Road. We want to voice STRONG OPPOSITION to this facility. Our children and grandchildren visit often and we do NOT want the facility near us.
T

Checkbox

- choice 1
 choice 2
 choice 3



City of Galveston

Public Comment Form

First Name *

krissi

Last Name *

reid

Email *

[REDACTED]

Phone *

713-823-3365

Meeting Body

CC-City Council

Street Address *

11042 Sportsman Rd

City *

Galveston

State *

TX

ZIP *

77554

Subject *

proposed substance abuse "commercial property" at 8 mile and stewart rd

Comments * (?)

500 character maximum

I own a home at Sportsman & 8 mile road for 15 years, our property tax has increased at an alarming rate, it's ok w clean up of our area as it continues to improve. Adding a commercial facility that serves as a drug rehab center a few miles from my home is not an improvement. I do not agree for many reasons

I am against Change in zoning

I am against the Drug Rehab facility

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

James

Last Name *

Pozzi

Email *

jim.pozzi@anico.com

Phone *

4095999378

Meeting Body

CC-City Council

Street Address *

11802 SPORTSMAN RD

City *

GALVESTON

State *

TX

ZIP *

775549474

Subject *

Public hearing on zoning change on abandoned church property at Stewart Road and 8 Mile Road

Comments * (?)

500 character maximum

My wife and I are opposed to this zoning change. It is also not a good location due to the flooding that occurs in our area as seen hte last several days with Beta.

Checkbox

choice 1

choice 2

choice 3



City of Galveston

Public Comment Form

First Name *

Keith

Last Name *

McFatrige Jr

Email *

kmcfatrige@mbslawyer.com

Phone *

7132047172

Meeting Body

CC-City Council

Street Address *

11822 Sportsman Rd

City *

GALVESTON

State *

TX

ZIP *

77551

Subject *

20P-027 (11279 Stewart Road)

Comments * (?)

500 character maximum

I am opposed to this permit use change. I did not receive notice.

Checkbox

choice 1

choice 2

choice 3

Karen White

From: Keith McFatrige, Jr. <kmcfatrige@mbslawyer.com>
Sent: Tuesday, September 22, 2020 3:32 PM
To: Planning Counter
Subject: [EXTERNAL] 20P-027 (11279 Stewart Road)

I am opposed to both of the following

1. Change in zoning request and 2. Approval of the drug rehab facility.

11822 sportsman Road is my property.

Keith W. McFatrige, Jr. MBA, JD, LLM
McFatrige & Associates, P.C.
2228 Ship's Mechanic Row, Suite 200
Galveston, Texas 77550
Phone (409) 766-7966
Phone (713) 797-0694 (Houston)
Facsimile (409) 766-7955
Mobile (713) 204-7172

kmcfatrige@mbslawyer.com

DRAFT



City of Galveston

Public Comment Form

First Name *

Denise

Last Name *

Campbell

Email *

[REDACTED]

Phone *

7137258903

Meeting Body

CC-City Council

Street Address *

11706 Sportsman RD

City *

Galveston

State *

TX

ZIP *

77554

Subject *

Change in Zoning

Comments * (?)

500 character maximum

We are not in favor of changing zoning on 8 mile road and we are not in favor of a drug rehab facility on 8 mile road.

Checkbox

choice 1

choice 2

choice 3

Karen White

From: Denise Campbell <[REDACTED]>
Sent: Tuesday, September 22, 2020 4:01 PM
To: Planning Counter
Subject: [EXTERNAL] 8 mile road rehab facility

Hello Planning,

We are opposed to changing zoning for an 8 mile road drug rehab.

Denise and Bob Campbell
11706 Sportsman Rd
Galveston, TX 77554

Best,

Denise Campbell
713-725-8903

Typos compliments
of my iPhone

DRAFT



City of Galveston

Public Comment Form

First Name *

Wade

Last Name *

Kilpatrick

Email *

[REDACTED]

Phone *

5127015553

Meeting Body

CC-City Council

Street Address *

1704 S Congress Ave, Suite K

City *

Austin

State *

Texas

ZIP *

78704

Subject *

Agenda Item 7D; Comments from the developers of the Sweetwater Cove subdivision

Comments * (?)

500 character maximum

We oppose the application for issuance of a Specific Use Permit to operate a "Substance Abuse Facility" at 11279 Stewart Road. The adjacent land is zoned RES/REC or TN. The Sweetwater Cove development and the ongoing expansion of Beachside Village are indicative of the quality of development occurring in this growth corridor. The proposed use would negatively impact these developments and deter similar high-quality developments in the future. Furthermore, it conflicts with COG's zoning plan.

Checkbox

- choice 1
- choice 2
- choice 3

Karen White

From: Tracy Lovoi <TLovoi@cregroup.com>
Sent: Tuesday, September 22, 2020 4:16 PM
To: Adriel Montalvan
Subject: [EXTERNAL] Proposed Substance Abuse Facility at 8 Mile Road/ Steward Rd

This area is far to residential and tourist heavy for a facility of this nature.

That building is very delapidated and would need millions of dollars of renovations. Surely there is a more remote area this facility could be built for less cost.

We are opposed to any such facility at that location.

Tracy Lovoi
Partner
900 Hogan St., Houston, TX 77009
P: 713-225-0553 | F: 713-225-0554 |



DRAFT



September 22, 2020

City of Galveston Planning Commission
823 Rosenberg
Galveston, Texas 77550

Dear Commissioners:

I am writing you today to express my strong opposition to rezoning the parcel located at the corner of Stewart Road and 8 Mile Road for a drug rehabilitation facility. As a Galveston native, and multi-generation property owner in the vicinity, I feel that if this proposal were approved then it would have many negative impacts on the surrounding area. This would devalue properties a significant distance from the parcel in question, create logistical challenges and potentially pose a hazard to residents as well as customers of the facility itself. Further, I was very recently made aware of this proposal and know that many in the affected area are unaware of this re-zoning agenda item.

A drug rehabilitation facility will negatively impact property values a significant distance in all directions from the proposed site. It is fair to make the broad statement that nobody wants to own a house, vacation home, agricultural operation, wildlife preservation initiative or tourist oriented business in proximity to a drug rehab facility. Regardless of the "private" and "for-profit" status of the proposed operation, the mere existence of such an operation is incompatible with these exiting property utilizations and will erode current investments and the tax base. This loss in value would come in part from the real and/or perceived safety hazards that are inherent with an operation that solely caters to individuals with drug and substance addiction. Even though these customers would be seeking treatment, it is naïve to think that there would be no negative ramifications to the introduction of this element to the neighborhood. Serious drug use is almost always accompanied by other crimes and in many cases leads to homelessness. As the owner of a larger tract used for agricultural and wildlife habitat enhancement, I can tell you first hand that we have had dozens of issues related to trespassing and drug use over the years. Specifically, these trespassers were seeking an "open space" to engage in the utilization of illegal drugs or seeking to pick mushrooms from our private property to use as a drug.

The issues mentioned above could be further exacerbated by the lack of public transportation options and the fact that the property is not behind the seawall and surrounded by a flood-prone area during storm and high tide events. Should some of the patrons or individuals associated with the facility lack transportation options, then that could lead to some of the homeless issues and trespassing concerns mentioned above. Transportation of individuals in various stages of drug rehabilitation (i.e. cannot drive, should be in isolation, etc...) could create major problems during an attempted evacuation.



One has to question whether this concept will be successful given the fact that there is already a Salvation Army and Women's Crisis Center on Galveston Island. If this venture were to fail, that could open the door for the facility to become a state or federally subsidized drug rehabilitation facility for indigent care. This is a practical concern for nearby owners because it would bring disastrous implications to the neighborhood.

In closing, I am a proponent of business and private property rights. However, I believe in reasonable zoning restrictions and feel that it is prudent not to allow this proposed property utilization. I again strongly urge the commission to deny this re-zoning request and thank you for your consideration.

Respectfully,

John R. "Rocky" Sullivan
Sullivan Central Park Ltd. & TNI Investments Ltd.
11131 Homrighaus Road
Galveston, TX 77554

Karen White

From: R Krumholz <[REDACTED]>
Sent: Tuesday, September 22, 2020 12:59 PM
To: Adriel Montalvan
Subject: [EXTERNAL] Drug ReHab Center 8Mile road

I have been a Resident and property owner on Sportsman Road for the past thirty years. I am strongly against the proposed Drug Rehab center on 8 Mile Road. This residential area is not the place for this type of facility. As we have recently (today) experienced this area and building is Highly susceptible to Flooding both by rain and storm surge. I watched this structure being built with portions being "underground" and have heard that it has structural issues due to being "underground" as well as health issues. This is not an acceptable location for this type of Facility!!

Thank you in advance for declining a permit for such use.

Richard V Krumholz
Sent from my iPad

DRAFT