

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, AUGUST 19, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**One or more members of the Planning Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Planning Commission will be physically present
at the meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A August 5, 2025 – Regular Meeting

5. 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)
6. New Business and Associated Public Hearings

6.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

1. **23P-054 (21204 Gulf Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.
Applicant: Annie S. Basu
Property Owner: Annie S. Basu

6.B LICENSE TO USE

2. **25P-032 (Adjacent to 4115 Avenue O)** Request for a Permanent License to Use to encroach a street right-of-way with a pedestrian skybridge. Adjacent property is legally described as Abstract 628 M.B. Menard Survey (0-1) Northwest, Northeast, Southwest, and Southeast Blocks 58 Galveston Outlots and Part of Adjacent Avenue O 1/2, in the City and County of Galveston, Texas.
Adjacent Property Owner: Galveston ISD
Applicant: James Grant, Galveston ISD
Easement Holder: City of Galveston

6.C PLANNED UNIT DEVELOPMENT

3. **25P-030 (10302 Seawall Boulevard)** Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.
Applicant: Steven L. Biegel, AIA
Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC
4. **25P-034 (5703 Stewart Road)** Request for a Planned Unit Development (PUD) Overlay District for an "Auto Service Station" development. Property is legally described as Hall and Jones Survey, Lot 5, Part of Lots 2, 3, 4 and Adjacent North 1/2 of Alley (5-0), Block 1, Johnston Addition, in the City and County of Galveston, Texas.
Applicant: Michael Gaertner, Sr., Architect
Property Owner: Albert Khajianpour

6.D PLATS

5. **25P-029 (Adjacent to 0 Seabird Drive)** Request for a replat to vacate a previously established subdivision. Properties are legally described as Abstract 121 Hall & Jones Survey Lots 1-19 Elisabeth Estates Section 2 and Abstract 121 Hall & Jones Survey Private Streets (0-1) Elisabeth Estates Section 2, in the City and County of Galveston, Texas.
Applicant: Jordan Alcocer, Tricon Land Surveying, LLC.
Property Owners: KSL Development, LLC.

7. Discussion Items
2025 Planning Commission Planning and Design Awards (Staff)
8. 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 08/14/2025 at 04:00 PM

Karina Rosales, 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, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING