

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, OCTOBER 21, 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 **September 16, 2025 – Workshop**
 - 4.B **September 16, 2025 – Regular Meeting**
 - 4.C **October 7, 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. Public Hearing
 - 6.A **DUNE MITIGATION**
 - 6.A.1 **25BF-061 (13241 Oceanna Way)** Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as The Preserve At West Beach, Sec 8 (2010), ABST 121, Acres 39.6264, a subdivision in the City and County of Galveston, Texas.
Applicant: Bruce Reinhart
Property Owner: Green East Realty, Inc.
7. New Business and Associated Public Hearings
 - 7.A **LICENSE TO USE**
 2. **25P-042 (Adjacent to 302 21st Street/Moody)** Request for a License to Use to retain construction fencing and scaffolding. Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.
Applicant: Dylan DeVito, The ITEX Group, LLC.
Adjacent Property Owner: Galveston 302 21st Street, LLC.

Easement Holder: City of Galveston

7.B TEXT AMENDMENT

3. **25PA-004** Text Amendment to Chapter 29 “Planning – Beach Access Dune Protection and Beach Front Construction” of the Code of the City of Galveston to modify regulations to Beach Access.

8. Discussion Items

- 8.A Discussion of joint meetings with City Council beginning January 2026 (Staff)

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 10/15/2025 at 04:30 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