

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, NOVEMBER 4, 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 October 21, 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 PLANNED UNIT DEVELOPMENT

2. **25P-043 (Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005)**
Request for a Planned Unit Development for Private Streets. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
Applicant: CARBO Landscape Architecture
Property Owner: Green East Realty

7.B **PLATS**

3. **25P-044 (4220 Avenue O, 4224 Avenue O, 4228 Avenue O, 4116 Avenue N ½, 4200 Avenue N ½, 4209 Avenue N ½, 4221 Avenue N ½, 4215 Avenue N ½, 4200 Avenue M ½, 1602 43rd Street, 1610 43rd Street, 1614 43rd Street)** Request for a minor plat from 14 lots to one lot and to incorporate adjacent abandoned rights-of-way. Properties are legally described as: M. B. Menard Survey, West 7 Feet of Lot 11 & East 35-10 Feet of Lot 12 (2011-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, West 7 Feet of Lot 12 & East 35-10 Feet of Lot 13 (2012-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 85 Feet of Lot 14 & Part of Lot 13 (2014-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 5 thru 10 & East 1-6 Feet of Lots 4 & 11 (1004-0), Northeast Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1, 2, 3 & 12, 13, 14 & West 41-4 Feet of Lots 4 & 11 (1001-0), Northeast Block 33 Galveston Outlots & Adjacent 42nd Street; M. B. Menard Survey, Lots 1 thru 14 (1-0), Northwest Block 33, Galveston Outlots & adjacent Avenue N; M. B. Menard Survey, East 30 Feet of Lot 5 (2005-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, East 25-10 Feet of Lot 2 & West 8-6 Feet of Lot 3 (2002-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lot 4 & East 34-4 Feet of Lot 3 & West 12-10 Feet of Lot 5, Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1 thru 14 & adjacent Alley, Southwest Block 8, Galveston Outlots; M. B. Menard Survey, North 60 Feet of Lot 1 & Part of Lot 2 (2001-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 60 Feet of Lot 1 & Part of Lot 2 (2001-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, North 35 Feet of Lot 14 & Part of Lot 13 (2014-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 6 through 10 & East 35-10 Feet of Lot 11 (2006-1) Southwest Block 33 & Lots 1 thru 14 Southeast Block 33, Adjacent 42nd Street Replat.
Applicant: Tricon Land Surveying
Property Owner: Galveston Independent School District

8. Discussion Items

8.A 2026 Meeting Schedule (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 10/29/2025 at 4:00 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

