

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, DECEMBER 2, 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 November 18, 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 24BF-133 (1923 Boddeker Rd)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 628 M Menard Survey Tract 62, 230.840 Acres, in the City and County of Galveston, Texas.
Applicant: The Park Board of Trustees of the City of Galveston
Property Owner: The City of Galveston

6.B PLAT

- 6.B.2 25P-050 (3919 Nueces)** Request for a minor plat to increase the number of lots from one to two. The property is legally described as the Abstract 121, Hall & Jones Survey, Lot 1935-A (1934-0), Sea Isle 8th Extension Replat, in the City and County of Galveston, Texas.
Applicant: Angel Wall, TLTS Inc
Property Owner: Terry and Lynn Day

7. New Business and Associated Public Hearings

7.A CHANGE OF ZONING

3. **25P-046 (11243 Stewart Road)** Request for a 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. The property is legally described as Abstract 121 Page 64, Part of Lots 19 and 22 (19-6) and Part of Right of Way, Trimble & Lindsey Section 2, in the City and County of Galveston Texas.

Applicant: Gregory W. Hayes

Property Owner: Gregory W. Hayes

7.B GALVESTON LANDMARK

4. **25P-048 (3427 Sealy / Avenue I)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas.

Applicant: James and Pearlie Josey

Property Owner: James and Pearlie Josey

7.C PLATS

5. **25P-049 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G)** Request for a Final Plat. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas.

Applicant: Mona Purgason, Galveston Housing Authority

Property Owner: Galveston Housing Authority

8. Discussion Items and Action Items

- 8.A Action Item – Representation of Planning Commission at the January 15, 2026, City Council Meeting (Staff)

- 8.B Discussion Item – Topics for discussion at the January 15, 2026, City Council Meeting (Walla)

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 11/21/2025 at 01:15 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

