

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, FEBRUARY 17, 2026 - 9:00 AM
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 **December 2, 2025 – Regular Meeting**
 - 4.B **February 3, 2026 – 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 **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**
 - 6.A.1 **24BF-016 (415 East Beach Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Islander East Condo, in the City and County of Galveston, Texas.
Applicant: Ian McBride – Berg & Oliver Associates
Property Owner: Islander East Association
 - 6.B **PLATS**
 - 6.B.2 **26P-005 (4015 11 Mile Rd)** Public Hearing for a minor plat to reconfigure one lot into two.
Property is legally described as Lot 45R Nottingham Campsite Replat Lots 45 & 47 (2025)
Abstract 121 in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owners: Wendy Allen and Chuck Purcell
7. New Business and Associated Public Hearings
 - 7.A **ABANDONMENT**

3. **26P-002 (Adjacent to 2910 Mary Moody Northern Blvd/53rd Street and 3020 Mary Moody Northern Blvd/53rd Street)** Request for an Abandonment of approximately 4,796 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey, Tract 83, 0.501 Acres; and M. B. Menard Survey, Tract 84, 1.210 Acres; in the City and County Galveston, Texas.
Applicant: Howie Bently
Adjacent Property Owner: Bent on Healthy Living, LLC
Easement Holder: City of Galveston
4. **26P-006 (Adjacent to 11908 Stewart Road)** Request for an Abandonment of approximately 27,050 square feet of street right of way between the southernmost end of South Sonny Lane and Stewart Road. Adjacent properties are legally described as Abstract 121 Hall and Jones Survey, Northeast Part of Lot 235, Trimble and Lindsey Section 2 and Abstract 121 Hall and Jones Survey, North Part of Lot 230 (230-1), Trimble and Lindsey Section 2, in the City and County of Galveston, Texas.
Applicant: Cortland Tyler, Delldotto Homes, LLC.
Adjacent Property Owner: Delldotto Homes, LLC.
Easement Holder: City of Galveston

7.B **PLATS**

5. **26P-003 (2302 99th Street)** Request for a Minor Plat for a single-family residential development. The property is legally described as Evia Phase Two (2007) Abstract 121, Reserve N (0-14), Acres 4.159, in the City and County of Galveston, Texas.
Applicant: Robert Ellis, Ellis Surveying Services, LLC.
Property Owners: Evia Partners Ltd.
6. **26P-004 (14134 Grambo, 14142 Grambo, and Adjacent Vacant Parcels)** Request for a replat to decrease the number of lots from five to two. The properties are legally described as Abstract 121, Page 40, Lot 27 & East 1/2 of Lot 26, Block 4, Pirates Cove; Abstract 121, Page 40, Lot 28, Block 4, Pirates Cove; Abstract 121, Hall & Jones Survey, Lot 29, Block 4, Pirates Cove; and Abstract 121, Hall & Jones Survey, Southeast 35.5 Feet of Lot 30 (30-1), Block 4 Pirates Cove, in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Titus Harris, Emily Harris, Titus H. Harris Marital Trust
7. **26P-007 (13241 Oceana Way and Vacant Tracts located West of the Bermuda Beach Subdivision, North of the Beach, East of 11 Mile Road, and South of San Luis Pass Road/FM 3005)** Request for a Final Plat for Section One to establish a new subdivision. 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; Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Green East Realty, LLC and Jakovich Interests, LLC

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 02/11/2026 at 02:30 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