

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, MARCH 3, 2026 - 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 February 17, 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 **25BF-086 (4151 Pointe West Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Beach Area and Pointe West Section 2-A (2007), Abstract 121, Common Area J, in the City and County of Galveston, Texas.

Applicant: Matt Chastain

Property Owner: Property Owners Association of Pointe West Inc

7. New Business and Associated Public Hearings

7.A ABANDONMENT

2. **26P-011 (Adjacent to 10302 Seawall Boulevard)** Request for an abandonment of approximately 11,265 square feet of city right of way. Adjacent 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: Mohamed Eldawy

Adjacent Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

7.B GALVESTON LANDMARK

3. **26P-008 (2116 Ursuline / Avenue N)** Request for designation as a Galveston Landmark. Property is legally described as Abstract 628 M.B. Menard Survey Lot 11 Southeast Block 18 Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Gregory Sendejas
Property Owner: Margie Sendejas

7.C **PLANNED UNIT DEVELOPMENT**

4. **26P-009 (17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels)** Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Properties are legally described Abstract 121 Hall & Jones Survey; Tract 70, 67.093 Acres; Tract 71, 72.960 Acres; Tract 72, 10.700 Acres; Tract 72-2-1, 1.660 Acres; Tract 72-4, 4.000 Acres; Tract 72-5, 15.580 Acres; Tract 73, 24.641 Acres; Part of Tract 73, 58.359 Acres; Tract 74, 4.5643 Acres; Tract 76 40.000 Acres; Tract 77, 4.725 Acres; and Gustafson Sub (2008) Abst 121, Lot 2, Acres 8.521; in the City and County of Galveston, Texas.
Applicant: G. Kevin Dingman
Property Owners: B-Centre Entrepreneurs, LLC; Bridgeview Multifamily, LLC; BV Galveston Land, LLC; Ronald W. and Dora L. Gustafson, Co-Trustees; and Mayco Reality, 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 02/24/2026 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