



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – February 17, 2026

CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Ex-Officio CM Beau Rawlins

Members Absent: Herb Walpole

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Hunter Cummings, Deputy Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 2, 2025, and February 3, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

A public hearing was held.

PLATS

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

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

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

Staff presented the staff report and noted that 16 public hearing notices were sent, and two returned in favor.

Chairperson Walla opened the public hearing on the case. Howie Bently, the applicant, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to recommend approval of the request with Staff's Recommendations.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Walpole
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

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

Staff presented the staff report and noted that eight public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Beau Yarbrough, a representative for the applicant, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Rios made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed: None
Absent: Walpole
Non-voting participant: Councilmember Beau Rawlins

The motion passed.

PLATS

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.

Staff presented the staff report and noted that 46 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Julie Glass, a representative for the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lantz made a motion to approve the request with Staff's Recommendations.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed: None
Absent: Walpole
Non-voting participant: Councilmember Beau Rawlins

The motion passed.

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

Staff presented the staff report and noted that 22 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Titus Harris, the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lantz made a motion to approve the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla

Opposed: None
Absent: Walpole
Non-voting participant: Councilmember Beau Rawlins

The motion passed.

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

Staff presented the staff report and noted that 13 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Manny Mehos, the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to approve the request with Staff's Recommendations.

Commissioner Rios seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed: None
Absent: Walpole
Non-voting participant: Councilmember Beau Rawlins

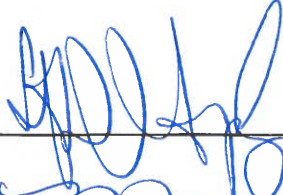
The motion passed.

THE MEETING ADJOURNED AT 9:54 AM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: FEBRUARY 17, 2026, 9 AM

HUMPHREY, STAN



LANTZ, MARY JAN



LIGHTFOOT, JOHN



RIOS, ANTHONY



SINGLETON, TOM



WALLA, RUSTY



WALPOLE, HERB

Absent

RAWLINS, BEAU EX-OFFICIO



Meeting Date: February 17, 2026

Planning Commission

Development Services Department

City of Galveston

February 17, 2026

Property Owner Notices & Public Comment

Public Hearings

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

Notices Sent: **109**

Returned: 11

In Favor: 11

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Cherie Plouff - [REDACTED]
X				William Powell - [REDACTED]
X				Lisa Spinks - [REDACTED]
X				David Dwyer - [REDACTED]
X				Frederick and Donna Wilson - [REDACTED]
X				Susan Wedelich - [REDACTED]
X				Mark J. Welch - [REDACTED]
X				Laura Ignatiev - [REDACTED]
x				Barbara Hyman and Robert Smithers - [REDACTED]
X				Doug & Charlotte Dobson - [REDACTED]
X				Susan & Randy Palmer - [REDACTED]

PLATS

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

Notices Sent: **20**

Returned: 0

In Favor: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:42 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.



Tina Molina, Permit Technician

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550

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From: Cherie Plouff [REDACTED]
Sent: Sunday, February 15, 2026 7:34 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: RE: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Cherie Plouff

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:52 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.



Tina Molina, Permit Technician

Development Services Department

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From: WILLIAM POWELL [REDACTED]
Sent: Monday, February 16, 2026 7:47 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

William Powell

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 12:14 PM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: Project 24BF-016



Tina Molina, Permit Technician

Development Services Department

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From: lspinnt@aol.com <lspinnt@aol.com>
Sent: Monday, February 16, 2026 11:08 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Project 24BF-016

Good Morning,

Regarding the invitation for comment on Project 24BF-016 at 415 East Beach Drive:

I am a condo owner at Islander East Condominiums. I am in favor of the project.

Thank you for the opportunity to comment.

Lisa Spinks

[REDACTED]
Galveston, TX. 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 1:54 PM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: Walkover at Islander East



Tina Molina, Permit Technician

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From: David Dwyer [REDACTED]
Sent: Monday, February 16, 2026 1:52 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Walkover at Islander East

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

David Dwyer

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:42 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor: Dune Walkover



Tina Molina, Permit Technician

Development Services Department

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From: DONNA WILSON [REDACTED]
Sent: Monday, February 16, 2026 6:22 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: In Favor: Dune Walkover

Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Frederick and Donna Wilson

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 1:54 PM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 E. Beach Drive



Tina Molina, Permit Technician

Development Services Department

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From: Wedelich, Susan [REDACTED]
Sent: Monday, February 16, 2026 1:48 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: [REDACTED]

Subject: In Favor - Public Comment for project 24BF-016 at 415 E. Beach Drive

Planning and Development Division,

Thank you for the thorough staff report and the summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I have reviewed the plans and the comprehensive mitigation plan prepared by the qualified environmental science consultants and fully support the project.

Thank you for your service to the community, and for the opportunity to comment on this project.

Susan Wedelich
[REDACTED]

Galveston, TX 77550

[REDACTED]



Susan W. Wedelich

Senior Vice President – Private Wealth Advisor

Westwood Trust

10000 Memorial Drive, Ste. 650

Houston, TX 77024

Direct: 832.200.0326

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:44 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 E. Beach Drive, Applicant- Berg & Oliver Associates, Owner- Islander East Association



Tina Molina, Permit Technician

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From: mjlw6806@gmail.com [REDACTED]
Sent: Sunday, February 15, 2026 1:51 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: 'Welch, Mark' [REDACTED]
Subject: RE: In Favor - Public Comment for project 24BF-016 at 415 E. Beach Drive, Applicant- Berg & Oliver Associates, Owner- Islander East Association

Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Mark J. Welch

[REDACTED]
Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:44 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: Islander East Walkover



Tina Molina, Permit Technician

Development Services Department

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From: Laura Ignatiev [REDACTED]
Sent: Sunday, February 15, 2026 10:57 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Islander East Walkover

RE: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.
Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Your Name: [REDACTED]
[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 7:41 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.



Tina Molina, Permit Technician

Development Services Department

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From: Barbara Hyman [REDACTED]
Sent: Sunday, February 15, 2026 7:42 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: [REDACTED]
Subject: RE: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

To the Planning and Development Division:

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at 415 East Beach Drive.

We are homeowners at this location and we are in favor of the project. We appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Barbara Hyman and Robert Smithers

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 9:28 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.



Tina Molina, Permit Technician

Development Services Department

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From: Doug Dobson [REDACTED]
Sent: Monday, February 16, 2026 9:27 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

Planning and Development Division,

Thank you for the notice and summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I am in favor of the project and appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Doug & Charlotte Dobson

[REDACTED]

Galveston, TX 77550

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Monday, February 16, 2026 8:49 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.



Tina Molina, Permit Technician

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550

O: 409.797.3620 | D: 409.797.3620 | F: 409.877.1560 | tmolina@galvestontx.gov

Get social! Follow @cityofgalveston On Facebook, Twitter, & Instagram

From: Sue Palmer [REDACTED]
Sent: Monday, February 16, 2026 8:47 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Sue Palmer [REDACTED]
Subject: In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

In Favor - Public Comment for project 24BF-016 at 415 East Beach Dr.

To Whom It May Concern At The Planning and Development Division - Galveston,

Thank you for the notice and summary regarding the above-mentioned project involving the disturbances of dunes and dune vegetation at the location of 415 E. Beach Dr., Galveston.

We are in favor of this project and would appreciate the staff's review of the comprehensive mitigation plan prepared by the qualified environmental science consultants.

Thank you for your service to the community, and for the opportunity to comment on this project.

Sincerely,

Susan & Randy Palmer

[REDACTED]

Galveston, TX 77550

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ABANDONMENT

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

Notices Sent: **16**

Returned: 2

In Favor: 2

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Howard D. Bentley Jr. - [REDACTED]
X				Howard D. Bentley Jr. - [REDACTED]

ABANDONMENT

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

Notices Sent: **8**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **February 17, 2026**, at 9:00 a.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **March 26, 2026**, at 5:00 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

26P-002 (Adjacent to 2019 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

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

26P-002
Planning Commission – Feb. 17, 2026
City Council – March 26, 2026

COMMENTS: Address is 2910 NOT 2919

Signature of Property Owner

Howard D. Bentley Jr
Printed Name

 
Address of property within notification area

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

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Planning and Development Division
PO Box 779 (3015 Market)
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Attn: Catherine Gorman, AICP, HPO

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

26P-002
Planning Commission – Feb. 17, 2026
City Council – March 26, 2026

COMMENTS:

Signature of Property Owner

Printed Name



Address of property within notification area

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PLATS

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.

Notices Sent: **46**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

PLATS

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

Notices Sent: **22**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

PLATS

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

Notices Sent: **13**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None