

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, APRIL 7, 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 March 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 Hearings

6.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 6.A.1 **24BF-034 (23305 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 1, Bay Harbor, Addition #3, in the City and County of Galveston, Texas.
Applicant: A&D Home Repair – Darian Beafneaux
Property Owner: Thomas Cooke
- 6.A.2 **26BF-004 (24023 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 5, Half Moon Beach Subdivision Replat in the City and County of Galveston, Texas.
Applicant: Paul Bieniawski
Property Owner: Paul Bieniawski
- 6.A.3 **26BF-011 (4230 Ghost Crab)** Public Notice for fortification to Fiddler Crab Lane, Ghost Crab Lane, and Sand Crab Lane. The City of Galveston seeks to install a concrete canvas both above and below grade to protect the end of street from future wave action. The city will also be making repairs to the end of streets where the concrete canvas will be installed.
Applicant: City of Galveston

Property Owner: City of Galveston

6.B **PLATS**

- 6.B.4 **26P-014 (24050 San Luis Pass Rd)** Public Hearing for a minor plat to reconfigure one lot into three lots. Property is legally described as Abstract 121 Hall & Jones Survey, Tract 16 16 38.110 Acres, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owners: George Sims

7. Old Business and Associated Public Hearings

7.A **PLANNED UNIT DEVELOPMENT**

- 7.A.5 **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. New Business and Associated Public Hearings

8.A **ABANDONMENT**

6. **26P-013 (Adjacent to 2201 Avenue L)** Request for an abandonment of approximately 2,570 square feet of alley right of way. Adjacent properties are legally described as M.B. Menard Survey Lots 6, 7, & East 28-8 Feet of Lot 5 (6-1) Block 22 Galveston and Adjacent West 1/2 of 22nd Street; M.B. Menard Survey Lots 8 & 9 Block 22 Galveston & Part of Adjacent West 1/2 of 22nd Street; and M.B. Menard Survey North 45 Feet of Lot 10 (10-2) Block 22; in the City and County of Galveston, Texas.

Applicant: Marc Hill

Adjacent Property Owner: Bryan Educational Institute

8.B **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

7. **26BF-008 (11395 Beachside Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed stairs and footpath to rear of residence. Property is legally described as Beachside Village, Section 4, (2016), Abstract 121, Lot 430, Acres 0.3488, within the City and County of Galveston, Texas.

Applicant: Egret Bay Builders, LLC / Dana Lee

Property Owner: Ignacio and Camila Cubero

8.C **GALVESTON LANDMARK**

8. **26P-012 (1813 24th Street)** Request for designation as a Galveston Landmark. The property is legally described as Eanes Subdivision (2013), Lot 5, Acres 0.256, in the City and County of

Galveston, Texas.
Applicant: John Zempter Eanes
Property Owner: John Zempter Eanes

8.D **PLATS**

9. **26P-015 (10415 Wern Road)** Request for a Minor Plat to reconfigure one lot into three. The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Jim Sommerfield

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 03/30/2026 at 3:30 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