

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JULY 7, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

**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. 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)
5. Public Hearings

5.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 5.A.1 26BF-032 (Reserve 1-2 Beachside Village Sec 9)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Beachside Village Section 9 (2024), Beach Reserve & Pedestrian Access 1-4, in the City and County of Galveston, Texas.
Applicant: Debbie Reinhart
Property Owner: Ohana Development LLC

5.B PLATS

- 5.B.2 26P-031 (11246 Sportsman Road)** Public Hearing for a minor plat to reconfigure one lot into two. Property is legally described as Abstract 121, Page 57, Portion of Lot 92 (92-2), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owners: Mahmoud Mobarak, Asiyah Properties, LLC

6. New Business and Associated Public Hearings

6.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

3. **26BF-028 (4019 11 Mile Rd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with fibercrete slab and driveway. Property is legally described as Lot 45R, Nottingham Campsite Replat, Lots 45 & 47, (2025) Abstract 121, within a subdivision in the City and County of Galveston, Texas.

Applicant: Charles J Purcell & Wendy Allen
Property Owner: Charles J Purcell & Wendy Allen

6.B **LICENSE TO USE**

4. **26P-030 (Adjacent to 8001 Bayside Avenue)** Request for a License to Use in order to place angled parking in the public right-of-way. Adjacent property is legally described as Abstract 121 Hall & Jones Survey Lots 5 & 6 Port Industrial Sites, in the City and County of Galveston, Texas.
Applicant: Chris Rupert
Adjacent Property Owner: 8001 Bayside Avenue, LLC.
Property Owner: City of Galveston

6.C **PLATS**

5. **26P-032 (11908 Stewart Road and Unaddressed Parcels to the East)** Request for a Preliminary Plat to establish a new subdivision. The 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, and Abandoned Right of Way, in the City and County of Galveston, Texas.
Applicant: James D. Yarbrough, Jr, Delldotto Homes, LLC.
Property Owner: Delldotto Homes, LLC.

6.D **TEXT AMENDMENT**

6. **26PA-001** Text Amendment to Chapter 29 “Planning – Beach Access Dune Protection and Beach Front Construction” of the Code of the City of Galveston to modify regulations to Beach Access.

7. Discussion Items

7.A 2026 Planning Commission Planning and Design Awards (Staff)

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 06/29/2026 at 03:45 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

