

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JULY 21, 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 **May 19, 2026 – Regular Meeting**
 - 4.B **June 2, 2026 - Regular Meeting**
 - 4.C **June 16, 2026 - Regular Meeting**
 - 4.D **July 7, 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. New Business and Associated Public Hearings
 - 6.A **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**
 1. **26BF-035 (22831 Gulf Drive)** Request for after-the-fact authorization for a Beachfront Construction Certificate and Dune Protection Permit for an already installed cargo-lift. Property is legally described as Abstract 121, Hall & Jones Survey, Section 13, Tract A, 22831 Gulf Drive, FKA, Lot 11, Block 1 & 1/4, Undivided Interest of Reserve C, Block 1, Terramar Beach Section 1, located in the City and County of Galveston, Texas.
Applicant: Lee Overstreet
Property Owner: Thomas Madigan
 - 6.B **LICENSE TO USE**
 2. **26P-033 (1402 Broadway / Avenue J)** Request for a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

6.C **PLATS**

3. **26P-034 (4011 11 ½ Mile Road)** Request for a Minor Plat to divide one lot into two. The property is legally described as Abstract 121, Page 55, Lot 48 Nottingham Campsite, in the City and County of Galveston, Texas.
Applicant: Kristie Stein
Property Owner: Kristie Stein

7. 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 07/15/2026 at 2:50 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