

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, AUGUST 18, 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. Approval of Minutes

4.A August 4, 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 PLATS

- 6.A.1 **26P-044 (9710 Teichman Road)** Public Hearing for a Minor Plat to reconfigure one lot into two. Property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Billy King

7. New Business and Associated Public Hearings

7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

2. **26BF-048 (18909 West De Vaca)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed installation of a cargo lift with a fibercrete slab and sidewalk. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 12, Block 1, Indian Beach Section 2, in the City and County of Galveston, Texas.
Applicant: Antero Aguilar
Property Owner: John and Sara Fenoglio

7.B GALVESTON LANDMARK

3. **26P-038 (1628 Avenue N 1/2)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey South 66 Feet of Lot 14 (14-2), Northwest Block 46 Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Donna Hansen
Property Owner: Donna Hansen
4. **26P-039 (1220 Avenue M 1/2)** Request for designation as a Galveston Landmark. The property is legally described as M B Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (12-1), Northwest Block 23, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Trisha Talbot
Property Owner: Theresa Talbot

7.C PLANNED UNIT DEVELOPMENT

5. **26P-035 (4002 Broadway / Avenue J)** Request for a Planned Unit Development (PUD) Overlay District to permit the “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses. Property is legally described as Abstract 628, M. B. Menard Survey, Lots 8 through 12, Block 220, in the City and County of Galveston Texas.
Applicant: Drew Fontaine
Property Owner: Ricky C. Morales
6. **26P-045 (10302 Seawall Boulevard)** Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. 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: Louis G. Renaud, Arcadis
Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC.

7.D PLATS

7. **26P-040 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot[CG1.1]. Property is legally described as The Preserve at West Beach Section 2 (2010), Abstract 121, Acres 40.238, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC
Property Owner: Ohana Development LLC
8. **26P-041 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 3 (2010), Abstract 121, Acres 66.8311, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC
Property Owner: Kahala Green LLC
9. **26P-042 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 4 (2010), Abstract 121, Acres 58.4127, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC

Property Owner: Kahala Green LLC

10. **26P-043 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 5 (2010), Abstract 121, Remaining Blocks and Reserves, Acres 39.8621, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RDLS, Ellis Surveying Services LLC
Property Owner: Kahala Green LLC

7.E TEXT AMENDMENT

11. **26ZA-002** Request for text amendments to: Galveston Municipal Code, Section 19.51-19.53, Land Development Regulations Articles 2, and Land Development Regulations Article 14.
Applicant: City of Galveston

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 08/12/2026 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