

**NOTICE OF MEETING  
PLANNING COMMISSION  
OF THE CITY OF GALVESTON  
TUESDAY, APRIL 8, 2025 - 3:30 PM  
REGULAR MEETING  
City Council Chambers, 2nd Floor of City Hall  
823 Rosenberg, Galveston, Texas**

**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 4, 2025– Regular Meeting

4.B March 18, 2025 – Workshop 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 **25BF-016 (Bermuda Beach Drive)** Public Notice for fortification to Bermuda Beach Drive. The City of Galveston seeks to install a bulkhead on the seaward side of the road. The City will also be elevating the road and installing articulated matting for the road.

Applicant: City of Galveston

Property Owner: City of Galveston

6.B **25P-010 (1916 26th Street)** Public Hearing for a minor plat to reconfigure one lot into three. Property is legally described as Abstract 628, M.B. Menard Survey, Lot 14, Northeast Block 91, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Rich Spethman

Property Owners: William Patrick Collins and Richard J. Spethman, Jr.

## 7. New Business and Associated Public Hearings

### 7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

1. **25BF-001 (4235 Las Palmas Blvd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with fibercrete driveway and slab. An exemption request has been made to build a cantilevered deck over the Dune Conservation Area. Property is legally described as Abstract 121 Page 41, Lot 81, Block 1, Palm Beach, a subdivision in the City and County of Galveston, Texas.  
Applicant: John Listowski/Lux Custom Homes  
Property Owner: Bendel Rushing
2. **25BF-009 (22206 Kennedy Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit for a relocated staircase. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 217, Sea Isle 10th Extension, a subdivision in the City and County of Galveston, Texas.  
Applicant: Son Nguyen  
Property Owner: MOD Homes, LLC

### 7.B GALVESTON LANDMARK

3. **25P-008 (2528 Postoffice / Avenue E)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 14, Block 505, in the City and County of Galveston, Texas.  
Applicant: Laura Carrera, 2528 Postoffice, LLC.  
Property Owner: 2528 Postoffice, LLC.
4. **25P-009 (2116 Postoffice / Avenue E)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, West 28 feet of Lot 11 (11-1), Block 501, in the City and County of Galveston, Texas.  
Applicant: Julie K. Baker  
Property Owner: Clyde and Kimberley Wood, Two Woods Investments, LLC

### 7.C PLATS

5. **25P-011 (819 Avenue K)** Request for a minor plat to subdivide one lot into two lots. Property is legally described as M.B. Menard Survey, Lot 3 Block 68, in the City and County of Galveston, Texas. Applicant: Brax Easterwood, AIA  
Property Owners: Felix Serrata

## 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 04/03/2025 at 11:00 AM

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**