



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – July 8, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present:	Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Rusty Walla
Members Absent:	Anthony Rios, Ex-Officio CM Beau Rawlins
Staff Present:	Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

Rejone Edwards declared a Conflict of Interest on case 25P-023.

APPROVAL OF MINUTES

The June 17, 2025, regular meeting and workshop minutes were accepted as presented.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LICENSE TO USE

25P-023 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place construction fencing and equipment in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

***** Rejone Edwards steps away from the dais at 3:32pm**

Staff presented the staff report and noted that 59 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Katherine S. Hughes, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to approve the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Conflict of interest:	Edwards
Non-voting participant:	None

The motion passed.

***** Rejone Edwards returns to the dais at 3:42pm**

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-035 (25611 Snowy Egret Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a deck addition and a new staircase. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Block 1, Lot 35, Acres 0.186, a subdivision in the City and County of Galveston, Texas.

Applicant: Reid Linde

Property Owner: YA-HEE RANCH LP – Arielle Lawson

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

TEXT AMENDMENT

25ZA-004 Request for a text amendment to the Galveston Land Development Regulations, Article 2: Uses and Supplemental Standards to modify the Limited Standards for the "Passenger Motor Vehicle Sales or Rental" land use and Article 9: Landscaping to exempt the "Passenger Motor Vehicle Sales or Rental" land use from interior landscaping requirements.

Applicant: Development Services Department

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Singleton made a motion to recommend approval of the request.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

DISCUSSION ITEMS

Staff opened the “Dune Conservation Area” item.

THE MEETING ADJOURNED AT 4:21 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: JULY 8, 2025, 3:30 PM

EDWARDS, REJONE

HUMPHREY, STAN

LANTZ, MARY JAN

LIGHTFOOT, JOHN

RIOS, ANTHONY

SINGLETON, TOM

WALLA, RUSTY

RAWLINS, BEAU EX-OFFICIO

Absent

Absent

Meeting Date: July 8, 2025



Karina Rosales

From: Karina Rosales
Sent: Tuesday, July 8, 2025 11:53 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Tim Tietjens; Michele Hay; Donna Fairweather; Hunter Cummings; Kyle Clark
Subject: P.C. 07/08/25 - No Public Comment Report

Good morning, all,

There was no Public Comment received for today's P.C. meeting. Please let me know if you have any questions.

Thank you,

Karina Rosales



Karina Rosales, Planning Technician

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550

D:409.797.3508 | F: 409.356.4007 | krosales@galvestontx.gov

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