

**MINUTES OF THE SHORT TERM RENTAL AD HOC COMMITTEE
OF THE CITY OF GALVESTON
REGULAR MEETING - SEPTEMBER 19, 2025**

9/19/2025 - Short Term Rental Ad Hoc Committee Minutes

1. Declaration of a quorum and call meeting to order

Chair Claire Reiswerg declared a quorum and called the meeting to order at 9:00 a.m.

2. Roll Call

Present: Committee Members Dominique Brown, Debra Burkley, Sheila Lidstone, David Bloom, Joseph Spencer, Ted Shook, and Claire Reiswerg; Stakeholder Members Liz Overton, and Chris Wren; Tim Tietjens (City Staff); and Bob Brown (City Council).

Absent: Stakeholder Members Christine Bryant and Robert Zahn.

3. Consider Approval Of Meeting Minutes

3.A Draft Minutes - September 12, 2025

4. Public Comment

Members of the public may address the Committee. Speakers will be limited to three minutes.

Priscilla Smith recommended that Galveston to adopt STR rules like San Antonio and Austin to protect neighborhoods from safety issues, overcrowding, and rising costs.

Carlson Bruner, owner-occupier of a 4-unit building at 1811 Winnie, suggests involving the city attorney to clarify Texas short-term rental laws. He highlights parking regulation issues and says no one has exclusive street parking rights. He recommends focusing on fire code and occupancy limits instead of parking rules.

Committee Member Ted Shook submitted a letter to the committee stating his objections to the new proposed regulations.

5. Discuss and consider parking recommendations to City Council

Claire Reiswerg reported that the committee is preparing for a community forum and City Council presentation, emphasizing that compromise is necessary. A final decision will come after community input and Council review. She advised that an additional meeting is needed due to a delay in the density presentation.

The committee reviewed parking regulations for Short-Term Rentals (STRs) to improve enforcement and balance neighborhood impacts with property rights.

Key Points:

- New STR registrations must provide 1 parking space per bedroom, with up to 2 spaces allowed on-street; additional parking must be off-street or documented.
- Existing STRs renewing their licenses are generally grandfathered in under previous rules, except in restricted parking zones.
- STR licenses are not transferable upon property sale; new owners must reapply and meet current parking standards.

Joseph Spencer made a motion to advance the parking regulations to City Council as proposed by Staff, with Claire Reiswerg seconding the motion.

In favor: Joseph Spencer, Claire Reiswerg, and Sheila Lidstone.

In opposition: Dominique Brown, Debra Burkley, David Bloom, and Ted Shook.

The motion failed.

David Bloom made a motion to allow two unreserved on-street parking permits for each single-family residential STR that has an issued GBR number, regardless of the number of bedrooms. Joseph Spencer seconded the motion.

In favor: Claire Reiswerg, Joseph Spencer, David Bloom, Dominique Brown, Debra Burkley, and Sheila Lidstone.

In opposition: Ted Shook.

The motion carried.

The committee discussed implementing parking permits for short-term rentals (STRs), mainly in restricted parking areas. The city won't proactively distribute passes; operators can request them as needed.

6. Discuss and consider survey questions

Claire Reiswerg reported that she and others including Christine, Liz, and Marissa have been working on drafting questions for a survey they need to finalize. She recommended that everyone quietly review the draft questions, mark their approval or suggest changes, and put their names on the feedback so they can be contacted for clarification. She emphasized the importance of wrapping up the survey soon.

Plans for an upcoming community forum are also discussed. The forum will have tables with graphics and experts to answer questions on various topics like parking and registration. Committee members will be assigned to tables or can choose where they want to help.

7. Discuss and consider possible actions on best practices, compliance and enforcement measures for STR operators/owners including registration and HOT compliance for recommendations to City Council

8. Suggested future agenda items by Committee Members

9. Date and Time of Next Meeting

The next meeting will be held on September 25th at 1:00 p.m.

10. Adjournment

The meeting was adjourned at 10:50 a.m.

A handwritten signature in blue ink that reads "Janelle Williams". The signature is written in a cursive style with a large, looping initial "J".

Janelle Williams, City Secretary

Date Approved: September 25, 2025