



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – November 4, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Herb Walpole

Members Absent: Anthony Rios, Rusty Walla, Ex-Officio CM Beau Rawlins

Staff Present: 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, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The October 21, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

25BF-061 (13241 Oceanna Way) Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as The Preserve At West Beach, Sec 8 (2010), ABST 121, Acres 39.6264, a subdivision in the City and County of Galveston, Texas.

Applicant: Bruce Reinhart

Property Owner: Green East Realty, Inc.

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

25P-043 (Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005) Request for a Planned Unit Development for Private Streets. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and

Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.

Applicant: CARBO Landscape Architecture

Property Owner: Green East Realty

Staff presented the staff report and noted that 114 public hearing notices were sent, and four returned in opposition.

Vice-Chairperson Singleton opened the public hearing on the case. A representative for the applicant, Manny Mehos, gave a presentation to the commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Lightfoot made a motion to recommend approval of the request with Staff's Recommendations.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

PLATS

25P-044 (4220 Avenue O, 4224 Avenue O, 4228 Avenue O, 4116 Avenue N ½, 4200 Avenue N ½, 4209 Avenue N ½, 4221 Avenue N ½, 4215 Avenue N ½, 4200 Avenue M ½, 1602 43rd Street, 1610 43rd Street, 1614 43rd Street) Request for a minor plat from 14 lots to one lot and to incorporate adjacent abandoned rights-of-way. Properties are legally described as: M. B. Menard Survey, West 7 Feet of Lot 11 & East 35-10 Feet of Lot 12 (2011-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, West 7 Feet of Lot 12 & East 35-10 Feet of Lot 13 (2012-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 85 Feet of Lot 14 & Part of Lot 13 (2014-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 5 thru 10 & East 1-6 Feet of Lots 4 & 11 (1004-0), Northeast Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1, 2, 3 & 12, 13, 14 & West 41-4 Feet of Lots 4 & 11 (1001-0), Northeast Block 33 Galveston Outlots & Adjacent 42nd Street; M. B. Menard Survey, Lots 1 thru 14 (1-0), Northwest Block 33, Galveston Outlots & adjacent Avenue N; M. B. Menard Survey, East 30 Feet of Lot 5 (2005-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, East 25-10 Feet of Lot 2 & West 8-6 Feet of Lot 3 (2002-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lot 4 & East 34-4 Feet of Lot 3 & West 12-10 Feet of Lot 5, Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1 thru 14 & adjacent Alley, Southwest Block 8, Galveston Outlots; M. B. Menard Survey, North 60 Feet of Lot 1 & Part of Lot 2 (2001-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 60 Feet of Lot 1 & Part of Lot 2 (2001-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, North 35 Feet of Lot 14 & Part of Lot 13 (2014-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 6 through 10 & East 35-10 Feet of Lot 11 (2006-1) Southwest Block 33 & Lots 1 thru 14 Southeast Block 33, Adjacent 42nd Street Replat.

Applicant: Tricon Land Surveying

Property Owner: Galveston Independent School District

Staff presented the staff report and noted that 29 public hearing notices were sent.

Vice-Chairperson Singleton opened the public hearing on the case. A representative for the Property Owner, Zachary Johnson, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “2026 Meeting Schedule (Staff)” discussion item.

THE MEETING ADJOURNED AT 4:22 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: NOVEMBER 4, 2025, 3:30 PM

HUMPHREY, STAN

S.H. (K.R.)

LANTZ, MARY JAN

Mary Jan Lantz

LIGHTFOOT, JOHN

John Lightfoot

RIOS, ANTHONY

Absent

SINGLETON, TOM

Tom Singleton

WALLA, RUSTY

ABSENT

WALPOLE, HERB

Herb Walpole

RAWLINS, BEAU EX-OFFICIO

B.R. (K.R.)

Meeting Date: November 4, 2025

[illegible]

Planning Commission

Development Services Department

City of Galveston

November 4, 2025

Property Owner Notices & Public Comment

Public Hearing

DUNE MITIGATION

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Applicant: Bruce Reinhart

Property Owner: Green East Realty, Inc.

Notices Sent: **8**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

New Business and Associated Public Hearings

PLANNED UNIT DEVELOPMENT

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Applicant: CARBO Landscape Architecture

Property Owner: Green East Realty

Notices Sent: **114**

Returned: 5

In Favor: 0

In Opposition: 5

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
	X			
	X			
	X			
	X			

PLATS

25P-044 (4220 Avenue O, 4224 Avenue O, 4228 Avenue O, 4116 Avenue N ½, 4200 Avenue N ½, 4209 Avenue N ½, 4221 Avenue N ½, 4215 Avenue N ½, 4200 Avenue M ½, 1602 43rd Street, 1610 43rd Street, 1614 43rd Street) Request for a minor plat from 14 lots to one lot and to incorporate adjacent abandoned rights-of-way. Properties are legally described as: M. B. Menard Survey, West 7 Feet of Lot 11 & East 35-10 Feet of Lot 12 (2011-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, West 7 Feet of Lot 12 & East 35-10 Feet of Lot 13 (2012-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 85 Feet of Lot 14 & Part of Lot 13 (2014-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 5 thru 10 & East 1-6 Feet of Lots 4 & 11 (1004-0), Northeast Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1, 2, 3 & 12, 13, 14 & West 41-4 Feet of Lots 4 & 11 (1001-0), Northeast Block 33 Galveston Outlots & Adjacent 42nd Street; M. B. Menard Survey, Lots 1 thru 14 (1-0), Northwest Block 33, Galveston Outlots & adjacent Avenue N; M. B. Menard Survey, East 30 Feet of Lot 5 (2005-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, East 25-10 Feet of Lot 2 & West 8-6 Feet of Lot 3 (2002-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lot 4 & East 34-4 Feet of Lot 3 & West 12-10 Feet of Lot 5, Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1 thru 14 & adjacent Alley, Southwest Block 8, Galveston Outlots; M. B. Menard Survey, North 60 Feet of Lot 1 & Part of Lot 2 (2001-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 60 Feet of Lot 1 & Part of Lot 2 (2001-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, North 35 Feet of Lot 14 & Part of Lot 13 (2014-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 6 through 10 & East 35-10 Feet of Lot 11 (2006-1) Southwest Block 33 & Lots 1 thru 14 Southeast Block 33, Adjacent 42nd Street Replat.

Applicant: Tricon Land Surveying

Property Owner: Galveston Independent School District

Notices Sent: **29**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **November 4, 2025**, at 3:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **December 11, 2025**, at 5:00 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25P-043 (Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005) Request for a Planned Unit Development for Private Streets. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
Applicant: CARBO Landscape Architecture
Property Owner: Green East Realty

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civiclerk.com/> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-043
Planning Commission – November 4, 2025
City Council – December 11, 2025

COMMENTS:

Island charm does not include apt. complexes.

June Boler
Signature of Property Owner

Address of property within notification area

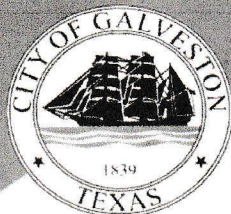
June Boler
Printed Name

Houses on that property is a better choice.

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Galveston, Texas 77553-0934

Attn: Catherine Gorman, AICP, HPO

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-043

Planning Commission – November 4, 2025

City Council – December 11, 2025

COMMENTS: We do not want to take on their beach access parking in our neighborhood.

Sindy Pfab
Signature of Property Owner

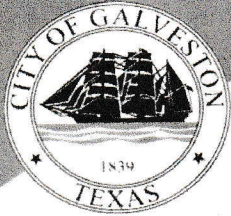
Sindy Pfab
Printed Name

[Redacted]
Address of property within notification area

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Planning and Development Division

PO Box 779 (3015 Market)

Galveston, Texas 77553-0934

Attn: Catherine Gorman, AICP, HPO

→ Kyle Clark
409-797-3563

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-043

Planning Commission – November 4, 2025

City Council – December 11, 2025

COMMENTS: See Comment on reverse

Rayellen Milburn
Signature of Property Owner

[Redacted]
Address of property within notification area

Rayellen Milburn
Printed Name (RM Waterview)

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Catherine Gorman
409-797-3665

I am opposed to Roseate privatizing their streets + gating their neighborhood as this will lead to the streets of Bermuck Beach being inundated, even more than they currently are, by the additional people wanting to access the beach. Even if Roseate cannot be compelled to provide public parking for beach access, building 200-300 additional houses will inevitably lead to more people wanting to access the beach. The cars have to go somewhere + the streets of Bermuck Beach are the only "available" place as the beach parking + Pocket Park 3 are full during peak times. Even if the current BB ^{beach} parking is relocated off the beach, unless additional spaces are added, this problem will persist. I, therefore, oppose Roseate privatizing their streets as this will surely mean gating their neighborhood + removing public access to their streets.



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Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-043
Planning Commission – November 4, 2025
City Council – December 11, 2025

COMMENTS: Too much development in the area.

Louis Lotito, member
Signature of Property Owner

[REDACTED]
Address of property within notification area

Louis Lotito, member
Printed Name

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