



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 19, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton

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, Sr. Assistant City Attorney (via Video Conference); Trevor Fanning, Assistant City Attorney; Chris Harrison, Fire Marshal; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The August 5, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

***Commissioner Edwards arrives at 3:33 p.m.

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

23P-054 (21204 Gulf Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

Applicant: Annie S. Basu

Property Owner: Annie S. Basu

Staff presented the staff report.

Vice-Chairperson Lantz opened the public hearing on the case. A representative for the applicant and property owner, Juanita Guiar, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Singleton seconded.

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

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

The motion passed

LICENSE TO USE

25P-032 (Adjacent to 4115 Avenue O) Request for a Permanent License to Use to encroach a street right-of-way with a pedestrian skybridge. Adjacent property is legally described as Abstract 628 M.B. Menard Survey (0-1) Northwest, Northeast, Southwest, and Southeast Blocks 58 Galveston Outlots and Part of Adjacent Avenue O 1/2, in the City and County of Galveston, Texas.

Adjacent Property Owner: Galveston ISD

Applicant: James Grant, Galveston ISD

Easement Holder: City of Galveston

Staff presented the staff report and noted 66 public hearing notices were sent, and one returned in favor.

Vice-Chairperson Lantz opened the public hearing on the case. A representative for the applicant, Zach Johnson, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Edwards seconded.

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

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

The motion passed

PLANNED UNIT DEVELOPMENT

25P-030 (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: Steven L. Biegel, AIA

Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

Staff presented a memo.

Vice-Chairperson Lantz opened the public hearing on the case. See the attached list of presentations made to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Singleton made a motion for deferral of this request to the September 16, 2025, meeting in order for the applicant to respond to staff's comments.

Commissioner Humphrey seconded.

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

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

The motion passed

25P-034 (5703 Stewart Road) Request for a Planned Unit Development (PUD) Overlay District for an "Auto Service Station" development. Property is legally described as Hall and Jones Survey, Lot 5, Part of Lots 2, 3, 4 and Adjacent North 1/2 of Alley (5-0), Block 1, Johnston Addition, in the City and County of Galveston, Texas.

Applicant: Michael Gaertner, Sr., Architect

Property Owner: Albert Khajianpour

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

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Michael Gaertner, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

The motion passed

PLATS

25P-029 (Adjacent to 0 Seabird Drive) Request for a replat to vacate a previously established subdivision. Properties are legally described as Abstract 121 Hall & Jones Survey Lots 1-19 Elisabeth Estates Section 2 and Abstract 121 Hall & Jones Survey Private Streets (0-1) Elisabeth Estates Section 2, in the City and County of Galveston, Texas.

Applicant: Jordan Alcocer, Tricon Land Surveying, LLC.

Property Owners: KSL Development, LLC.

Staff presented the staff report.

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Jordan Alcocer, 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 approve the request with Staff's Recommendations.

Vice-Chairperson Lantz seconded.

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

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

The motion passed

DISCUSSION ITEMS

Staff opened the “2025 Planning Commission Planning and Design Awards (Staff)” discussion item.

THE MEETING ADJOURNED AT 4:19 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: August 19, 2025, 3:30 PM

EDWARDS, REJONE

HUMPHREY, STAN

LANTZ, MARY JAN

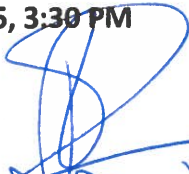
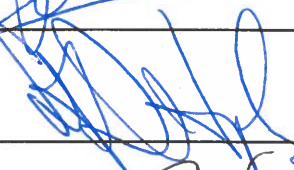
LIGHTFOOT, JOHN

RIOS, ANTHONY

SINGLETON, TOM

WALLA, RUSTY

RAWLINS, BEAU EX-OFFICIO


Absent

Absent
Absent

Meeting Date: August 19, 2025

