



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 22, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

CONFLICT OF INTEREST

None

PUBLIC COMMENT

See attached list of presentations made to the commission.

APPROVAL OF MINUTES

The April 8, 2025, regular meeting minutes were accepted as presented.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

24BF-033 (4215 Buccaneer Blvd) Request for Beachfront Construction Certificate and Dune Protection Permit as well as an exemption to construct a single-family dwelling with gravel/limestone slab and driveway. Property is legally described as Abstract 121, Page 45, Lot 11, Block 6, Pirates Beach Section 2, a subdivision in the City and County of Galveston, Texas.

Applicant: Mike Murray

Property Owner: Brad and Jenney Burkholder

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The property owner, Brad Burkholder, gave a presentation to the commission. 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 Rios seconded.

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

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

The motion passed.

GALVESTON LANDMARK

25P-012 (1623 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 2 Block 136, in the City and County of Galveston, Texas.

Applicant: Tianna Hall

Property Owner: Donna Alexander

Staff presented the staff report and noted that 15 public hearing notices were sent, and none returned.

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

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

Chairperson Walla seconded.

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

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

The motion passed.

LICENSE TO USE

25P-013 (Adjacent to 711 14th Street) Request for a License to Use in order to retain existing encroachments. The property is legally described as M.B. Menard Survey, South 52 Feet of Lot 7 (7-2), Block 314, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Scott Rice, Sandbar Properties LLC.

Staff presented the staff report and noted that 26 public hearing notices were sent, and none returned.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

25P-014 (1802, 1902 and 1920 Harborside) Request for a Planned Unit Development (PUD) Overlay District for a “Parking Lot, Commercial Surface Parking Area. Property is legally described as M.B. Menard Survey; Lots 8-11, Block 738; Lots 12-14 (12-0), Block 738 and Lots 8-10, Block 739, and Portion of Adjacent 19th Street; and Lots 11-14, Block 739; in the City and County of Galveston, Texas.

Applicant: Shae Jobe

Property Owner: Harbor Properties, Inc.

Staff presented the staff report and noted that 25 public hearing notices were sent, and none returned.

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

Chairperson Walla made a motion for deferral of this request to the May 6, 2025 meeting in order for the applicant to provide additional information.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of Alley Access Lots (Staff)” item.

Staff opened the “Discussion of May 6, 2025, Workshop (Staff)” item.

The commission requested to schedule a workshop on May 6, 2025, to discuss Alley Access Lots.

THE MEETING ADJOURNED AT 4:05 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: APRIL 22, 2025, 3:30 PM

EDWARDS, REJONE

Absent

HUMPHREY, STAN

Absent

LANTZ, MARY JAN

Mary Jan Lantz

LIGHTFOOT, JOHN

John Lightfoot

RIOS, ANTHONY

Anthony Rios

SINGLETON, TOM

Tom Singleton

WALLA, RUSTY

Rusty Walla

RAWLINS, BEAU EX-OFFICIO

Absent

Meeting Date: April 22, 2025

x2.