



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 6, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:34 p.m.

ATTENDANCE

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

CONFLICT OF INTEREST

None

PUBLIC COMMENT

Please see the attached list of presentations made to the commission.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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.

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Shae Jobe, gave a presentation to the commission. Please see the attached list of presentations made 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 the conditions listed in the staff report.

Vice-Chairperson Lantz seconded.

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

In favor:	Humphrey, Lantz, Lightfoot
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Opposed:	Rios
Absent:	Edwards, Singleton, Walla
Non-voting participant:	Councilmember Beau Rawlins

The motion failed due to a lack of four affirmative votes.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

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

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

Commissioner Humphrey made a motion for deferral of this request to the May 20, 2025, meeting in order for the applicant to provide additional information and respond to Staff's comments.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

LICENSE TO USE

25P-016 (Adjacent to 10 Compass Circle) Request for a License to Use for the placement of a retaining wall in the right of way. Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas.

Applicant: Mark Coyle

Adjacent Property Owners: Shawn Cloonan

Easement Holder: City of Galveston

Staff presented the staff report and noted that 22 public hearing notices were sent, and four returned in favor.

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Mark Coyle, gave a presentation 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:	Humphrey, Lantz, Lightfoot, Rios
Opposed:	None
Absent:	Edwards, Singleton, Walla
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

25P-017 (Adjacent to 3312 Sealy / Avenue I) Request for a License to Use to retain a construction dumpster in the right of way. Adjacent property is legally described as M.B. Menard Survey Lots 9, 10 & West One-Half of Lot 8 (10-1), Block 273, Galveston Aka Lot A Richardson Resubdivision, in the City and County of Galveston, Texas.

Applicant: Raevonne Walker, JRE Construction

Adjacent Property Owner: JNJ Family Properties

Easement Holder: City of Galveston

Staff notified the commission that the case was withdrawn by the applicant.

25P-018 (Adjacent to 2209 Market / Avenue D) Request for a License to Use to retain construction items in the right of ways. Adjacent property is legally described as M.B. Menard Survey, Lots 4 and 5 Block 502, in the City and County of Galveston, Texas.

Applicant: Brian Yates, Cabella Investments, LLC.

Adjacent Property Owner: Cabella Investments, LLC.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 67 public hearing notices were sent, two returned in favor, and one returned in opposition.

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

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

Commissioner Humphrey seconded.

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

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

The motion passed.

TEXT AMENDMENT

25ZA-002 Request for a text amendment to the Galveston Land Development Regulations, Article 3 to include 2102 Ursuline/Avenue N in the list of Corner Store locations in the San Jacinto Neighborhood.

Applicant: Victor Turner and D'Ann Forman

Staff presented the staff report.

Vice-Chairperson Lantz opened the public hearing on the case. The applicants, Victor Turner and D'Ann Forman, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to recommend approval of the request.

Commissioner Humphrey seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:40 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: May 6, 2025, 3:30 PM

EDWARDS, REJONE

Absent

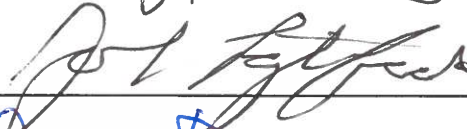
HUMPHREY, STAN



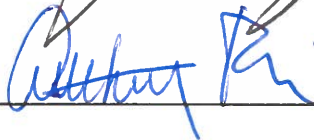
LANTZ, MARY JAN



LIGHTFOOT, JOHN



RIOS, ANTHONY



SINGLETON, TOM

Absent

WALLA, RUSTY

Absent

RAWLINS, BEAU EX-OFFICIO



Meeting Date: May 6, 2025



Property Owner Notices & Public Comment

Old Business and Associated Public Hearings

PLANNED UNIT DEVELOPMENT

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Applicant: Shae Jobe

Property Owner: Harbor Properties, Inc.

Notices Sent: **25**

Returned: 0

In Favor: 0

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

ABANDONMENT

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Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

Notices Sent: 9

Returned: 1

In Favor: 0

In Opposition: 1

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
	X			Rosalyn Jackson - [REDACTED]

LICENSE TO USE

25P-016 (Adjacent to 10 Compass Circle) Request for a License to Use for the placement of a retaining wall in the right of way. Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas.

Applicant: Mark Coyle

Adjacent Property Owners: Shawn Cloonan

Easement Holder: City of Galveston

Notices Sent: 22

Returned: 4

In Favor: 4

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Kenneth C. Burns BREI TEXAS LLC - [REDACTED]
X				Hickl William J III & Michelle A - [REDACTED]
X				Hickl William J III & Michelle A - [REDACTED]
X				Choate Albert W & Janet L - [REDACTED]



City of Galveston

DEVELOPMENT SERVICES
PO Box 779 / 3015 Market St | Galveston, TX 77553
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **May 6, 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 **May 22, 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-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

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.gov/agendacenter> 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 Street)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

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

25P-015
May 6, 2025
May 22, 2025

COMMENTS: I need to have & keep access to my part of the alley.

Rosalyn Jackson
Signature of Property Owner

ROSALYN JACKSON
Printed Name

[REDACTED]
Address of property within notification area

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





City of Galveston

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25P-016 (Adjacent to 10 Compass Circle) Request for a License to Use for the placement of a retaining wall in the right of way. Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas.

Applicant: Mark Coyle

Adjacent Property Owners: Shawn Cloonan

Easement Holder: City of Galveston

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PO Box 779 (3015 Market Street)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

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

25P-016
May 6, 2025

COMMENTS: _____

Signature of Property Owner

Address of property within notification area

Kenneth C. Burns (BREI Texas LLC)
Printed Name

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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-016
May 6, 2025

COMMENTS:

Signature of Property Owner

Michelle A. Hickey

Printed Name

Address of property within notification area

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PO Box 779 (3015 Market Street)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

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

25P-016
May 6, 2025

COMMENTS:


Signature of Property Owner



Address of property within notification area


Printed Name

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LICENSE TO USE

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Applicant: Raevonne Walker, JRE Construction

Adjacent Property Owner: JNJ Family Properties

Easement Holder: City of Galveston

Notices Sent: **30**

Returned: 0

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

LICENSE TO USE

25P-018 (Adjacent to 2209 Market / Avenue D) Request for a License to Use to retain construction items in the right of ways. Adjacent property is legally described as M.B. Menard Survey, Lots 4 and 5 Block 502, in the City and County of Galveston, Texas.

Applicant: Brian Yates, Cabella Investments, LLC.

Adjacent Property Owner: Cabella Investments, LLC.

Easement Holder: City of Galveston

Notices Sent: **67**

Returned: 3

In Favor: 2

In Opposition: 1

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				MHP Inc. Joseph B Rozier - [REDACTED]
X				C.D. Moore - [REDACTED]
	X			Mehran Talabi - [REDACTED]



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Planning and Development Division
PO Box 779 (3015 Market Street)
Galveston, Texas 77553-0934
Attn: Daniel Lunsford, Senior Planner

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

25P-018
May 6, 2025

COMMENTS:


Signature of Property Owner



Address of property within notification area

MHP Inc. Joseph B. Rozier
Printed Name

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Planning and Development Division
PO Box 779 (3015 Market Street)
Galveston, Texas 77553-0934
Attn: Daniel Lunsford, Senior Planner

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

25P-018
May 6, 2025

COMMENTS:

C.D. Moore

Signature of Property Owner

C.D. Moore

Printed Name



Address of property within notification area

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Adjacent Property Owner: Cabella Investments, LLC.

Easement Holder: City of Galveston

Because you own property in the vicinity of the subject property, the Planning Commission 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 planningcounter@galvestontx.gov. The Commission 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.gov/agendacenter> and selecting the meeting date under "Planning Commission."

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 Street)
Galveston, Texas 77553-0934
Attn: Daniel Lunsford, Senior Planner

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

25P-018
May 6, 2025

COMMENTS:

Signature of Property Owner

Mehrran Takabi, So Samra, LLC

Printed Name

Address of property within notification area

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.



New Business and Associated Public Hearings

TEXT AMENDMENT

25ZA-002 Request for a text amendment to the Galveston Land Development Regulations, Article 3 to include 2102 Ursuline/Avenue N in the list of Corner Store locations in the San Jacinto Neighborhood.

Applicant: Victor Turner and D'Ann Forman

Notices Sent: **0**

Returned: 0

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