



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 20, 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, Anthony Rios, Tom Singleton, Rusty Walla

Members Absent: John Lightfoot, Ex-Officio CM Beau Rawlins

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

OLD 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 favor. The Property Owner at 3106 Market had previously voted in opposition of the request and is now in favor of the request.

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 June 3, 2025, meeting in order for the applicant to provide additional information and respond to Staff's comments.

Vice-Chairperson Lantz seconded.

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

In favor:	Edwards, Humphrey, Lantz, Rios, Singleton, Walla
Opposed:	None

Absent:	Lightfoot, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

25BF-012 (11347 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a large-scale single-family dwelling with fibercrete driveway and footer. Property is legally described as Lot 908, Beachside Village, Section 9, (2024) a subdivision in the City and County of Galveston, Texas.

Applicant: Kevin Peterson

Property Owner: Karen Sanford

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. A representative for the property owner, Rick Sanford, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Edwards seconded.

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

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

The motion passed.

25BF-015 (21316 Gulf Drive) Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with crushed concrete parking area within the Dune Conservation Area. Property is legally described as Abstract 121, Page 19, Lot 38, Sea Isle, Section 21, a subdivision in the City and County of Galveston, Texas.

Applicant: Darel Seymour

Property Owner: Darel Seymour

Staff presented the staff report.

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

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

Commissioner Humphrey seconded.

Chairperson Walla made a motion to amend the main motion to include a condition to require the property owner to maintain the dune for no less than three years.

Commissioner Humphrey seconded.

Chairperson Walla withdrew his motion to amend the main motion.

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

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

The motion passed.

Commissioner Rios provided an update on the Citizen Planner classes he's attending.

THE MEETING ADJOURNED AT 4:39 PM



PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: MAY 20, 2025, 3:30 PM

EDWARDS, REJONE

HUMPHREY, STAN

LANTZ, MARY JAN

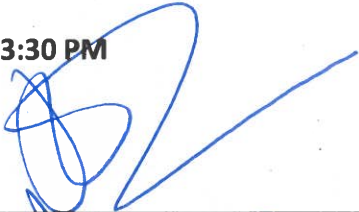
LIGHTFOOT, JOHN

RIOS, ANTHONY

SINGLETON, TOM

WALLA, RUSTY

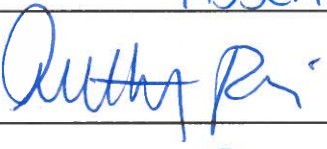
RAWLINS, BEAU EX-OFFICIO

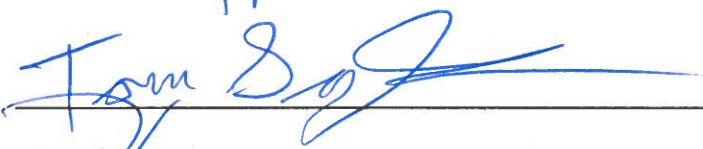






Absent







Absent

Meeting Date: May 20, 2025



Planning Commission

Development Services Department

City of Galveston

May 20, 2025

Property Owner Notices & Public Comment

Old 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

Notices Sent: 9

Returned: 1

In Favor: 1

In Opposition: 0

Please note that the Property Owner at 3106 Market had previously voted in opposition of the request and is now in favor of the request.

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				- 3106 Market



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 Cuidad 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:

[Redacted Signature]

Signature of Property Owner

[Redacted Printed Name]

Printed Name

3106 market
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.



BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-012 (11347 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a large-scale single-family dwelling with fibercrete driveway and footer. Property is legally described as Lot 908, Beachside Village, Section 9, (2024) a subdivision in the City and County of Galveston, Texas.

Applicant: Kevin Peterson

Property Owner: Karen Sanford

Notices Sent: **0**

Returned: 0

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

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-015 (21316 Gulf Drive) Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with crushed concrete parking area within the Dune Conservation Area. Property is legally described as Abstract 121, Page 19, Lot 38, Sea Isle, Section 21, a subdivision in the City and County of Galveston, Texas.

Applicant: Darel Seymour

Property Owner: Darel Seymour

Notices Sent: **0**

Returned: 0

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