



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – October 21, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole, Ex-Officio CM Beau Rawlins

Members Absent: Stan Humphrey, Mary Jan Lantz, John Lightfoot,

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The September 16, 2025 – workshop, September 16, 2025 – regular meeting, and October 7, 2025 – regular meeting minutes, were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

25BF-029 (23623 FM 3005) Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as Abstract 121 Miramar, Lot 14, Acres .521, a subdivision in the City and County of Galveston, Texas.

Applicant: James Robert Baker, Jacquelyn O. Baker

Property Owner: James Robert Baker, Jacquelyn O. Baker

Staff announced deferral of this request to the November 4, 2025, meeting.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LICENSE TO USE

25P-042 (Adjacent to 302 21st Street/Moody) Request for a License to Use to retain construction fencing and scaffolding. Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.

Applicant: Dylan DeVito, The ITEX Group, LLC.

Adjacent Property Owner: Galveston 302 21st Street, LLC.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 12 public hearing notices were sent, and none returned.

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

Chairperson Walla made a motion to approve the request with Staff's Recommendations.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

TEXT AMENDMENT

25PA-004 Text Amendment to Chapter 29 "Planning – Beach Access Dune Protection and Beach Front Construction" of the Code of the City of Galveston to modify regulations to Beach Access.

Staff presented the staff report.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the "Discussion of joint meetings with City Council beginning January 2026 (Staff)" item. The commission requested a discussion item be added to the December 2, 2025, meeting agenda to discuss topics for the joint meetings.

THE MEETING ADJOURNED AT 4:19 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: OCTOBER 21, 2025, 3:30 PM

HUMPHREY, STAN	ABSENT
LANTZ, MARY JAN	ABSENT
LIGHTFOOT, JOHN	Absent
RIOS, ANTHONY	Anthony R.
SINGLETON, TOM	Tom Singleton
WALLA, RUSTY	Rustyn
WALPOLE, HERB	HERB WALPOLE
RAWLINS, BEAU EX-OFFICIO	

Meeting Date: October 21, 2025



Planning Commission

Development Services Department

City of Galveston

October 7, 2025

Property Owner Notices & Public Comment

New Business and Associated Public Hearings

ABANDONMENT

25P-041 (Adjacent to 11254 and 11314 Sportsman Road) Request for an Abandonment of approximately 18,134 square feet of street right of way between West Bay and Sportsman Road. Adjacent properties are legally described as Abstract 121 Page 57 West 1/2 of Lot 92 (92-1) Trimble & Lindsey Section 2 and Abstract 121 Hall & Jones Survey Lot 110 (110-3) Trimble & Lindsey Section 2, in the City and County of Galveston, Texas.

Applicant: Andco Investments, Joseph Andrews

Adjacent Property Owners: Jack Torregrossa, Joseph Torregrossa, Mary Lee McCaffree, and Andco Investments

Easement Holder: City of Galveston

Notices Sent: **11**

Returned: 2

In Opposition: 2

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
	X			DIBRELL C G III - [REDACTED]
	X			DIBRELL C G III - [REDACTED]

PLANNED UNIT DEVELOPMENT

25P-035 (3203 Cove View Blvd) Request for a Planned Unit Development (PUD) Overlay District for "RV Park" land use. The property is legally described as Abstract 121 Hall & Jones Survey, Part of Tract 8 (8-1) Campeche Cove Phase 2 Subdivision, in the City and County of Galveston, Texas.

Applicant: Matthew Dilick, Commerce Cove View Properties, LLC.

Property Owner: Cove View Town Homes Land Acquisition.

Notices Sent: **14**

Returned: 1

In Favor: 0

In Opposition: 1

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