



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – October 7, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present:	John Lightfoot, Tom Singleton, Rusty Walla, Herb Walpole,
Members Absent:	Stan Humphrey, Mary Jan Lantz, Anthony Rios, Ex-Officio CM Beau Rawlins
Staff Present:	Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

WELCOME NEW MEMBER

The Commission welcomed new Planning Commissioner Herb Walpole.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

John Lightfoot nominated Rusty Walla as Chairperson. No other nominations were made. Rusty Walla accepted the nomination and closed the nominations.

The Chairperson called for a vote on the nomination of Rusty Walla and the following votes were cast:

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

The motion passed.

Rusty Walla nominated Tom Singleton as Vice-Chairperson. No other nominations were made. Tom Singleton accepted the nomination, and Rusty Walla closed the nominations.

The Chairperson called for a vote on the nomination of Tom Singleton and the following votes were cast:

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

The motion passed.

PUBLIC COMMENT

None

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

Staff presented the staff report and noted that 11 public hearing notices were sent, and two returned in opposition.

Chairperson Walla opened the public hearing on the case. The applicant, Joseph Andrews, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to recommend approval of 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:	Lightfoot, Walla, Walpole
Opposed:	Singleton,
Absent:	Humphrey, Lantz, Rios, Councilmember Beau Rawlins
Non-voting participant:	None

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

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.

Staff presented the staff report and noted that 14 public hearing notices were sent, and one returned in opposition.

Chairperson Walla opened the public hearing on the case. The applicant, Matthew Dilick, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to recommend denial of the request.

Commissioner Walpole seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of joint meetings with City Council beginning January 2026 (Staff)” discussion item.

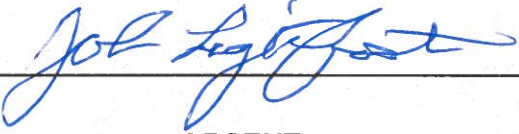
THE MEETING ADJOURNED AT 4:44 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

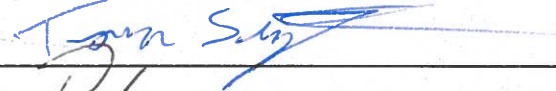
MEETING DATE: OCTOBER 7, 2025, 3:30 PM

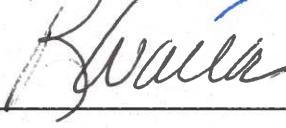
HUMPHREY, STAN ~~Via Videoconference~~ Absent

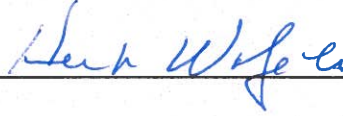
LANTZ, MARY JAN ~~Via Videoconference~~ Absent

LIGHTFOOT, JOHN

ABSENT

RIOS, ANTHONY

SINGLETON, TOM


WALLA, RUSTY


WALPOLE, HERB


RAWLINS, BEAU EX-OFFICIO Absent

Meeting Date: October 7, 2025



Planning Commission

Development Services Department

City of Galveston

October 7, 2025

Property Owner Notices & Public Comment

New Business and Associated Public Hearings

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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]

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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]



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **October 7, 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 **October 23, 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-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.

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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.portal.civicclerk.com/> 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)
Galveston, Texas 77553-0934
Attn: Daniel Lunsford, Planning Manager

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

25P-041
Planning Commission – October 7, 2025
City Council – October 23, 2025

COMMENTS:

The proposed closure would adversely limit access to my property, part of [REDACTED]

Signature of Property Owner

Address of property within notification area

Printed Name

*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.





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25P-041
Planning Commission – October 7, 2025
City Council – October 23, 2025

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Signature of Property Owner

C. G. Durrell, III

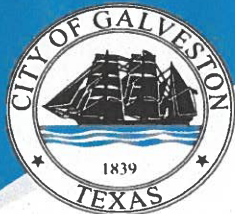
Printed Name

Address of property within notification area

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

25P-035
Planning Commission – October 7, 2025
City Council – October 23, 2025

COMMENTS: Such a beautiful residential area to have a
RV Park take away from this. who wants that in there
back
yard.

Signature of Property Owner: Wense Guzman

Address of property within notification area: [REDACTED]

Wense Guzman
Printed Name

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