



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 17, 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, John Lightfoot, Tom Singleton, Rusty Walla

Members Absent: 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; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Tate Burchfield, Office of the City Attorney Intern; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

Rejone Edwards declared a Conflict of Interest on case 25P-023.

APPROVAL OF MINUTES

The June 3, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

24P-043 (Adjacent to 2504-2528 Broadway / Avenue J and 2529 Sealy / Avenue I) Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston, Texas.

Applicant: Betty Massey

Adjacent Property Owner: Broadway Monument LLC

Easement Holder: City of Galveston

Staff presented the staff report and noted that 10 public hearing notices were sent, and one returned in favor.

*** Donna Fairweather, Sr. Assistant City Attorney, arrives at 3:39 p.m.

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

Commissioner Humphrey made a motion for deferral of the request to the July 8, 2025, meeting to allow the issues to be worked out between the applicant and neighboring property owner.

The motion failed due to a lack of second.

Chairperson Walla made a second motion to recommend approval of the request with Staff's Recommendations.

Commissioner Singleton seconded.

Chairperson Walla tabled the motion.

Chairperson Walla re-opened the public hearing on the case. The applicant, Betty Massey, gave a presentation to the commission and withdrew the 10 ft. side of the alley adjacent to the neighboring property. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to amend his motion to recommend approval of the request with Staff's Recommendations, omitting the 10 ft. portion of the alley adjacent to the neighboring property.

Commissioner Humphrey seconded.

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

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

The motion passed.

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

23P-054 (21204 Gulf Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. An exemption request has been made to build a portion of the structure and deck within and over the Dune Conservation Area. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

Applicant: Annie S. Basu

Property Owner: Annie S. Basu

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Juanita Garcia, 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 Humphrey seconded.

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

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

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

LICENSE TO USE

25P-019 (Adjacent to 2102 Mechanic / Avenue C) Request for a License to Use in order to retain construction fencing. Adjacent property is legally described as M.B. Menard Survey, Lot 8 And East 28-6 Feet of Lot 9, Block 621, in the City and County of Galveston, Texas.

Applicant: Jonathan Aronin

Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 22 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 approve the request with Staff's Recommendations.

Commissioner Singleton seconded.

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

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

The motion passed.

25P-023 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place construction fencing and equipment in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

Staff presented the staff report and noted that 59 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 July 8, 2025, meeting in order for the applicant to provide additional information.

Commissioner Humphrey seconded.

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

In favor:	Edwards , Humphrey, Lantz, Lightfoot, Singleton, Walla
Opposed:	None
Absent:	Rios, Councilmember Beau Rawlins
<u>Conflict of Interest:</u>	<u>Edwards</u>
Non-voting participant:	None

The motion passed.

DISCUSSION ITEMS

Staff opened the "2025 Planning Commission Planning and Design Awards (Staff)" item. The Beacon of Hope Isle Market was omitted from the list due to a conflict of interest with Commissioner Tom Singleton.

Staff opened the "Discussion of Dune Hardening (Walla)" item.

***Commissioner Humphrey steps away at 4:54 p.m. and returns at 4:56 p.m.

***Commissioner Edwards steps away at 5:04 p.m. and returns at 5:06 p.m.

The commission requested to add a discussion item to the July 8, 2025, agenda to discuss the dune conservation area.

THE MEETING ADJOURNED AT 5:12 PM



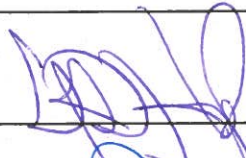
PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: JUNE 17, 2025, 3:30 PM

EDWARDS, REJONE



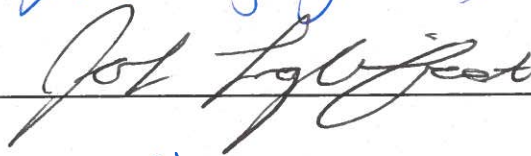
HUMPHREY, STAN



LANTZ, MARY JAN



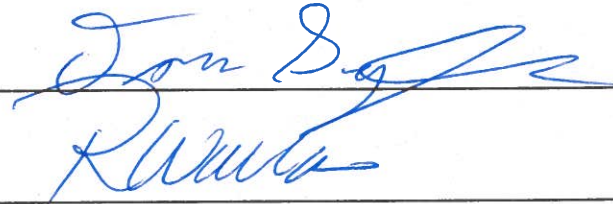
LIGHTFOOT, JOHN



RIOS, ANTHONY

Absent

SINGLETON, TOM



WALLA, RUSTY



RAWLINS, BEAU EX-OFFICIO

Absent

Meeting Date: June 17, 2025



Planning Commission

Development Services Department

City of Galveston

June 17, 2025

Property Owner Notices & Public Comment

New Business and Associated Public Hearings

ABANDONMENT

24P-043 (Adjacent to 2504-2528 Broadway / Avenue J and 2529 Sealy / Avenue I) Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston, Texas.

Applicant: Betty Massey

Adjacent Property Owner: Broadway Monument LLC

Easement Holder: City of Galveston

Notices Sent: **10**

Returned: 1

In Favor: 1

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				MARY MOODY NORTEN INC – [REDACTED]

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

23P-054 (21204 Gulf Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. An exemption request has been made to build a portion of the structure and deck within and over the Dune Conservation Area. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

Applicant: Annie S. Basu

Property Owner: Annie S. Basu

Notices Sent: **0**

Returned: 0

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



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 June 17, 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 July 24, 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:

24P-043 (Adjacent to 2504-2528 Broadway / Avenue J and 2529 Sealy / Avenue I) Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston, Texas.

Applicant: Betty Massey

Adjacent Property Owner: Broadway Monument 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 11 a.m. on March 3, 2025, 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" 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: Catherine Gorman, AICP, HPO

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

24P-043
June 17, 2025/ July 24, 2025

COMMENTS: 2524 Moody Northern Easement

Betty Massey
Signature of Property Owner

[Redacted]
Address of property within notification area

Betty Massey
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.



New Business and Associated Public Hearings

LICENSE TO USE

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Applicant: Jonathan Aronin

Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC.

Easement Holder: City of Galveston

Notices Sent: **22**

Returned: 0

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

LICENSE TO USE

25P-023 (Adjacent to 2402 Market / Avenue D) Request for a License to Use to place construction fencing and equipment in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

Applicant: Katherine S. Hughes

Adjacent Property Owners: CNMC Property Holdings

Easement Holder: City of Galveston

Notices Sent: **59**

Returned: 0

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