



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – November 18, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole

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

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Pete Milburn, Senior Project Manager; Donna Fairweather, Interim City Attorney; Rebekah Annan, Planner, Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 4, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CHANGE OF ZONING

25P-047 (201, 202, 207, 208, 214, 215, 219, 220, 301, 302, 307, 308, 313, 314, 319, 325, 326 Barracuda Ave) Request for a Change of Zoning in order to designate the Barracuda Ave neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as ABST 628, Lots 1 – 15, Lot 16 & West 38ft of Lot 17 (16-1), Lyncrest Manor Section 4, UND ½ INT, Lots 17 - 20, Lyncrest Manor, Section 4, in the City and County of Galveston, Texas
Applicant: Development Services Department

Staff presented the staff report and noted that 53 public hearing notices were sent, and five returned in favor.

Donna Fairweather arrives at 3:34 p.m.

Chairperson Walla opened the public hearing on the case. See the attached list of presentations made to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Pete Milburn steps away at 3:51 p.m. and returns at 3:54 p.m.

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Rios seconded.

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

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

The motion passed.

LICENSE TO USE

25P-045 (1402 Broadway / Avenue J) Request for a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

Applicant: John Liles, R. B. Hash & Associates

Adjacent Property Owner: Galveston Historical Foundation

Easement Holder: City of Galveston

Staff presented the staff report and noted that 18 public hearing notices were sent, and one returned in favor.

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 to approve the request with Staff's Recommendations and extending the date in Specific Condition 2. to March 31, 2026.

Commissioner Humphrey seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:06 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: NOVEMBER 18, 2025, 3:30 PM

HUMPHREY, STAN

[Signature]

LANTZ, MARY JAN

[Signature]

LIGHTFOOT, JOHN

ABSENT

RIOS, ANTHONY

[Signature]

SINGLETON, TOM

[Signature]

WALLA, RUSTY

[Signature]

WALPOLE, HERB

[Signature]

RAWLINS, BEAU EX-OFFICIO

Absent

Meeting Date: November 18, 2025

[illegible]

Planning Commission

Development Services Department

City of Galveston

November 18, 2025

Property Owner Notices & Public Comment

New Business and Associated Public Hearings

PLANNED UNIT DEVELOPMENT

25P-047 (201, 202, 207, 208, 214, 215, 219, 220, 301, 302, 307, 308, 313, 314, 319, 325, 326 Barracuda Ave) Request for a Change of Zoning in order to designate the Barracuda Ave neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as ABST 628, Lots 1 – 15, Lot 16 & West 38ft of Lot 17 (16-1), Lyncrest Manor Section 4, UND ½ INT, Lots 17 - 20, Lyncrest Manor, Section 4, in the City and County of Galveston, Texas

Applicant: Development Services Department

Notices Sent – Subject Properties: **17**

Notices Sent – 200 Ft.: **36**

Returned: **5**

In Favor – Subject Properties: **5**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
PON -Subject Properties - INSIDE				
X				– Eugenia Thulcken
X				– Ruth Finkelstein
X				– Mary LeBlanc
X				– Mary Naschke
X				– Matt Woodward

LICENSE TO USE

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Applicant: John Liles, R. B. Hash & Associates

Adjacent Property Owner: Galveston Historical Foundation

Easement Holder: City of Galveston

Notices Sent: **18**

Returned: **1**

In Favor: **1**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				- Claire D. Johnson



City of Galveston

NOTICE OF PUBLIC HEARING REGULAR MEETING

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

Notice is hereby given that on **November 18, 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 **December 11, 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-047 (201, 202, 207, 208, 214, 215, 219, 220, 301, 302, 307, 308, 313, 314, 319, 325, 326 Barracuda Ave) Request for a Change of Zoning in order to designate the Barracuda Ave neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as ABST 628, Lots 1 – 15, Lot 16 & West 38ft of Lot 17 (16-1), Lyncrest Manor Section 4, UND ¼ INT, Lots 17 - 20, Lyncrest Manor, Section 4, in the City and County of Galveston, Texas
Applicant: Development Services Department

Because you own property within the boundaries of the proposed change, the City of Galveston invites you to share your opinion by returning this form. Prior to 11:00 a.m. on 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. Public Comment can also be submitted on-line: <https://forms.galvestontx.gov/Forms/PublicComment>.

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.

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: Pete Milburn, Senior Project Manager

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

25P-047
Planning Commission – November 18, 2025
City Council – December 11, 2025

COMMENTS: I am in favor of changing the zoning of ~~our place~~ Barracuda to R-0

Matt Woodward
Signature of Property Owner

MATT WOODWARD
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.

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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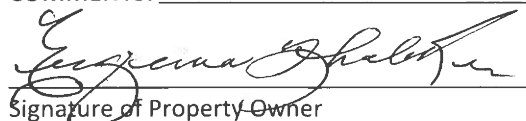
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Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Pete Milburn, Senior Project Manager

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

25P-047
Planning Commission – November 18, 2025
City Council – December 11, 2025

COMMENTS:


Signature of Property Owner

Eugenia Tholcken
Printed Name


Address of property within notification area

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PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Pete Milburn, Senior Project Manager

25P-047

Planning Commission – November 18, 2025

City Council – December 11, 2025

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

COMMENTS: WE have a great sense of neighborhood bc we know our neighbors; we look after each other. Short term rentals undermine the sense of a neighborhood. Unoccupied buildings

Ruth Finkelstein
Signature of Property Owner

[REDACTED]
Address of property within notification area

Ruth Finkelstein
Printed Name

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invite crime. STR's are often unoccupied. On a really dark note, there are NO BACKGROUND checks performed / required on the individuals who are renting and there are children in our neighborhood.



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PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Pete Milburn, Senior Project Manager

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

25P-047
Planning Commission – November 18, 2025
City Council – December 11, 2025

COMMENTS: I LIVE @ [REDACTED] & THE HOUSE NEXT DOOR ([REDACTED]) IS A

CURRENTLY USED AS A SHORT TERM RENTAL WHICH CAN BE DISTURBING -

Signature of Property Owner

Mary Blanc

Address of property within notification area

[REDACTED]

Printed Name GERTRUDE MARY BLANC

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Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Pete Milburn, Senior Project Manager

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

25P-047
Planning Commission – November 18, 2025
City Council – December 11, 2025

COMMENTS:



Signature of Property Owner



Printed Name


Address of property within notification area

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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 **November 17, 2025, at 4:00 p.m.**, a Public Hearing will be held by the **LANDMARK COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25LC-046 (1402 Broadway / Avenue J) Request for a recommendation regarding a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.
Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

Notice is hereby given that on **November 18, 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:

25P-045 (1402 Broadway / Avenue J) Request for a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.
Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

Because you own property in the vicinity of the subject property, the Landmark and 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 planning@galvestontx.gov. The Commission is 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 "Landmark Commission" and "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 (823 Rosenberg Room 401)
Galveston, Texas 77553-0934
Attn: Rebekah Annan, Planner

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

25LC-046 – November 17, 2025
25P-045 – November 18, 2025

COMMENTS:

Claire D. Johnson
Signature of Property Owner

CLAIRE D. JOHNSON
Printed Name

Address of property within notification area

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