



# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – January 6, 2026

### CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m. by Vice-Chairperson Singleton. Vice-Chairperson Singleton ran the meeting due to the fact that Chairperson Walla was present via videoconference.

### ATTENDANCE

Members Present: Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla (via videoconference), Herb Walpole

Members Absent: Stan Humphrey, Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The December 16, 2025 – regular meeting minutes, were accepted as presented.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

**25BF-082 (21309 Gulf Drive)** Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed installation of a cargo lift. Property is legally described as Abstract 121, Page 19, Lot 42, Sea Isle Section 21, Sea Isle a subdivision in the City and County of Galveston, Texas.

Applicant: DFW Texas Builders Inc

Property Owner: Gary Simpson - L Simpson Real Estate Holdings

Staff presented the staff report.

Vice-Chairperson Singleton opened the public hearing on the case. Herb Petticord, a representative for the applicant, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

**The motion passed.**

#### **LICENSE TO USE**

**25P-053 (Adjacent to 2310 Sealy / Avenue I)** Request for a License to Use to place electrical conduits and protective ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 8 - 14, Block 263, in the City and County of Galveston, Texas.

Applicant: Jay Sims, Rosenberg Library Association

Adjacent Property Owner: Rosenberg Library

Easement Holder: City of Galveston

Staff presented the staff report and noted that 21 public hearing notices were sent, and one returned in favor.

Vice-Chairperson Singleton opened the public hearing on the case. The applicant, Jay Sims, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Rios seconded.

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

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

**The motion passed.**

#### **DISCUSSION ITEMS AND ACTION ITEMS**

Staff opened the "Review of topics selected for discussion at the January 15, 2026, City Council Meeting (Staff)"

**THE MEETING ADJOURNED AT 3:47 PM**

PLANNING COMMISSION  
REGULAR MEETING  
COMMISSIONER SIGN-IN SHEET

MEETING DATE: JANUARY 6, 2026, 3:30 PM

|                          |                             |
|--------------------------|-----------------------------|
| HUMPHREY, STAN           | Absent                      |
| LANTZ, MARY JAN          | Mary Jan Lantz              |
| LIGHTFOOT, JOHN          | John Lightfoot              |
| RIOS, ANTHONY            | Anthony Rios                |
| SINGLETON, TOM           | Tom Singleton               |
| WALLA, RUSTY             | Present via-videoconference |
| WALPOLE, HERB            | Herb Walpole                |
| RAWLINS, BEAU EX-OFFICIO | Absent                      |

**Meeting Date: January 6, 2026**

[illegible]

## Planning Commission

Development Services Department

City of Galveston

January 6, 2026

### Property Owner Notices & Public Comment

New Business and Associated Public Hearings

#### **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

**25BF-082 (21309 Gulf Drive)** Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed installation of a cargo lift. Property is legally described as Abstract 121, Page 19, Lot 42, Sea Isle Section 21, Sea Isle a subdivision in the City and County of Galveston, Texas.

Applicant: DFW Texas Builders Inc

Property Owner: Gary Simpson - L Simpson Real Estate Holdings

Notices Sent: **0**

Returned: **0**

#### **LICENSE TO USE**

**25P-053 (Adjacent to 2310 Sealy / Avenue I)** Request for a License to Use to place electrical conduits and protective ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 8 - 14, Block 263, in the City and County of Galveston, Texas.

Applicant: Jay Sims, Rosenberg Library Association

Adjacent Property Owner: Rosenberg Library

Easement Holder: City of Galveston

Notices Sent: **21**

Returned: **1**

In Favor: **1**

| PROPERTY OWNER NOTICES |         |               |            |            |
|------------------------|---------|---------------|------------|------------|
| RESPONSE               |         |               |            | COMMENTS   |
| In Favor               | Opposed | Undeliverable | No Comment |            |
| X                      |         |               |            | – Jay Sims |



# City of Galveston

DEVELOPMENT SERVICES  
PO Box 779 / 3015 Market St | Galveston, TX 77553  
[planningcounter@galvestontx.gov](mailto:planningcounter@galvestontx.gov) | 409-797-3660

## NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **January 6, 2026**, 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-053 (Adjacent to 2310 Sealy / Avenue I)** Request for a License to Use to place electrical conduits and protective ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 8 - 14, Block 263, in the City and County of Galveston, Texas.

Applicant: Jay Sims, Rosenberg Library Association

Adjacent Property Owner: Rosenberg Library

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 the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to [planningcounter@galvestontx.gov](mailto: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.portal.civicclerk.com/> and selecting the meeting date under "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.*

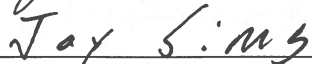
Planning and Development Division  
PO Box 779 (3015 Market Street)  
Galveston, Texas 77553-0934  
Attn: Daniel Lunsford, Planning Manager

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

**25P-053**  
**January 6, 2026**

COMMENTS: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Property Owner

  
\_\_\_\_\_  
Printed Name

 Galv. Tx 77553  
\_\_\_\_\_  
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.

