



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – December 2, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m. due to technical issues. Vice-Chairperson Singleton ran the meeting due to the fact that Chairperson Walla was present via videoconference.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla (Via video conference), Herb Walpole, Ex-Officio CM Beau Rawlins

Members Absent: None

Staff Present: Tim Tietjens, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Mike Shahan, Airport Director

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 18, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

24BF-133 (1923 Boddeker Rd) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 628 M Menard Survey Tract 62, 230.840 Acres, in the City and County of Galveston, Texas.

Applicant: The Park Board of Trustees of the City of Galveston

Property Owner: The City of Galveston

*** Chairperson Walla leaves at 3:44 p.m. due to technical difficulties***

A public hearing was held.

PLAT

25P-050 (3919 Nueces) Request for a minor plat to increase the number of lots from one to two. The property is legally described as the Abstract 121, Hall & Jones Survey, Lot 1935-A (1934-0), Sea Isle 8th Extension Replat, in the City and County of Galveston,

Texas.
Applicant: Angel Wall, TLTS Inc
Property Owner: Terry and Lynn Day

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CHANGE OF ZONING

25P-046 (11243 Stewart Road) Request for a change of zoning from Residential

Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. The property is legally described as Abstract 121 Page 64, Part of Lots 19 and 22 (19-6) and Part of Right of Way, Trimble & Lindsey Section 2, in the City and County of Galveston Texas.

Applicant: Gregory W. Hayes
Property Owner: Gregory W. Hayes

Staff presented the staff report and noted that 32 public hearing notices were sent, and none returned.

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

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

Commissioner Humphrey seconded.

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

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

The motion passed.

GALVESTON LANDMARK

25P-048 (3427 Sealy / Avenue I) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas.

Applicant: James and Pearlie Josey
Property Owner: James and Pearlie Josey

Staff presented the staff report and noted that 30 public hearing notices were sent, and none returned.

Vice-Chairperson Singleton opened the public hearing on the case. The applicant, James Josey, 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 recommend approval of 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:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walpole
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Opposed: None
Absent: Walla
Non-voting participant: Ex-Officio CM Beau Rawlins

The motion passed.

PLATS

25P-049 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G)

Request for a Final Plat. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas.

Applicant: Mona Purgason, Galveston Housing Authority

Property Owner: Galveston Housing Authority

Staff presented the staff report and noted that 32 public hearing notices were sent, and none returned.

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

Vice-Chairperson Singleton made a motion to approve the request with Staff's Recommendations.

Commissioner Walpole seconded.

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

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

The motion passed.

DISCUSSION ITEMS AND ACTION ITEMS

ACTION ITEM

Staff opened the "Representation of Planning Commission at the January 15, 2026, City Council Meeting (Staff)" action item.

The Vice-Chairperson called for a motion.

Commissioner Lantz made a motion to approve joint open forum with City Council for all Planning Commissioners who can attend (no quorum required).

Commissioner Humphrey seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Review of topics selected for discussion at the January 15, 2026, City Council Meeting (Staff)” discussion item.

The Commission requested the item “Action Item – Finalization of topics for discussion at the January 15, 2026, City Council Meeting (Staff)” be added to the next scheduled meeting.

THE MEETING ADJOURNED AT 4:32 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: DECEMBER 2, 2025, 3:30 PM

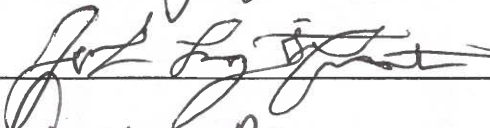
HUMPHREY, STAN



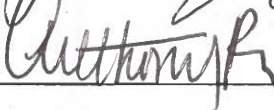
LANTZ, MARY JAN



LIGHTFOOT, JOHN



RIOS, ANTHONY



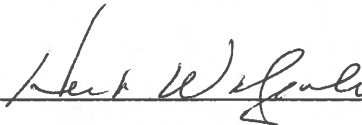
SINGLETON, TOM



WALLA, RUSTY

Via Teams

WALPOLE, HERB



RAWLINS, BEAU EX-OFFICIO



