



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 7, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:32 p.m.

ATTENDANCE

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

Members Absent: None

Staff Present: Teresa Evans, 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 March 3, 2026, regular meeting minutes were approved as presented.

***Chairperson Walla announced that he will move agenda item “OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS| PLANNED UNIT DEVELOPMENT|26P-009(17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels)” to the end of the agenda.

PUBLIC COMMENT

None

PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

24BF-034 (23305 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 1, Bay Harbor, Addition #3, in the City and County of Galveston, Texas.
Applicant: A&D Home Repair – Darian Beafneaux
Property Owner: Thomas Cooke

26BF-004 (24023 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 5, Half Moon Beach Subdivision Replat in the City and County of Galveston, Texas.
Applicant: Paul Bieniawski
Property Owner: Paul Bieniawski

26BF-011 (4230 Ghost Crab) Public Notice for fortification to Fiddler Crab Lane, Ghost Crab Lane, and Sand Crab Lane. The City of Galveston seeks to install a concrete canvas both above and below grade to protect the end of street from future wave action. The city will also be making repairs to the end of streets where the concrete canvas will be installed.

Applicant: City of Galveston

Property Owner: City of Galveston

A public hearing was held.

PLATS

26P-014 (24050 San Luis Pass Rd) Public Hearing for a minor plat to reconfigure one lot into three lots. Property is legally described as Abstract 121 Hall & Jones Survey, Tract 16 16 38.110 Acres, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owners: George Sims

A public hearing was held.

See the attached list of presentations made to the Commission.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

26P-013 (Adjacent to 2201 Avenue L) Request for an abandonment of approximately 2,570 square feet of alley right of way. Adjacent properties are legally described as M.B. Menard Survey Lots 6, 7, & East 28-8 Feet of Lot 5 (6-1) Block 22 Galveston and Adjacent West 1/2 of 22nd Street; M.B. Menard Survey Lots 8 & 9 Block 22 Galveston & Part of Adjacent West 1/2 of 22nd Street; and M.B. Menard Survey North 45 Feet of Lot 10 (10-2) Block 22; in the City and County of Galveston, Texas.

Applicant: Marc Hill

Adjacent Property Owner: Bryan Educational Institute

Staff presented the staff report and noted that 16 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Marc Hill, the applicant, 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.

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

The motion passed.

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

26BF-008 (11395 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed stairs and footpath to rear of residence. Property is legally described as Beachside Village, Section 4, (2016), Abstract 121, Lot 430, Acres 0.3488, within the City and County of Galveston, Texas.

Applicant: Egret Bay Builders, LLC / Dana Lee

Property Owner: Ignacio and Camila Cubero

Staff presented the staff report.

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.

Commissioner Humphrey seconded.

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

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

The motion passed.

GALVESTON LANDMARK

26P-012 (1813 24th Street) Request for designation as a Galveston Landmark. The property is legally described as Eanes Subdivision (2013), Lot 5, Acres 0.256, in the City and County of Galveston, Texas.

Applicant: John Zempter Eanes

Property Owner: John Zempter Eanes

Staff presented the staff report and noted that 25 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Julie Baker, a representative for the applicant and property owner, 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.

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

Chairperson Walla seconded.

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

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

The motion passed.

PLATS

26P-015 (10415 Wern Road) Request for a Minor Plat to reconfigure one lot into three. The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying

Property Owner: Jim Sommerfield

Staff presented the staff report and noted that 21 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.

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

Chairperson Walla seconded.

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

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla, Walpole

Opposed: None

Absent: None

Non-voting participant: Councilmember Beau Rawlins

The motion passed.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

26P-009 (17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels)

Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Properties are legally described Abstract 121 Hall & Jones Survey; Tract 70, 67.093 Acres; Tract 71, 72.960 Acres; Tract 72, 10.700 Acres; Tract 72-2-1, 1.660 Acres; Tract 72-4, 4.000 Acres; Tract 72-5, 15.580 Acres; Tract 73, 24.641 Acres; Part of Tract 73, 58.359 Acres; Tract 74, 4.5643 Acres; Tract 76 40.000 Acres; Tract 77, 4.725 Acres; and Gustafson Sub (2008) Abst 121, Lot 2, Acres 8.521; in the City and County of Galveston, Texas.

Applicant: G. Kevin Dingman

Property Owners: B-Centre Entrepreneurs, LLC; Bridgeview Multifamily, LLC; BV Galveston Land, LLC; Ronald W. and Dora L. Gustafson, Co-Trustees; and Mayco Reality, LLC

Staff presented the staff report and noted that 25 public hearing notices were sent, and one returned in favor.

Chairperson Walla opened the public hearing on the case. Jeff Blackard, a representative of the owner, and Kevin Dingman, the applicant, gave a presentation to the Commission.

*** The Commission recessed from 5:12 p.m. to 5:19 p.m.

***Daniel Lunsford leaves at 5:12 p.m.

*** Commissioner Humphrey leaves at 5:20 p.m.

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 the Planning Commission's Recommendations and additional conditions.

Commissioner Walpole seconded.

The Chairperson called for questions or comments from the Commission.

The Chairperson tabled the motion.

The public hearing was reopened at 6:18 p.m. in order for the Commission to ask questions of the applicant.

The public hearing was closed at 6:25 p.m., and the Chairperson called for additional questions or comments from the Commission.

Chairperson Walla made a motion to amend his main motion to recommend approval of the request with the Planning Commission's Recommendations including to recommend a conservation area be established, recommend that the City Council accept the applicant's offer of 15 workforce housing units, recommend that the sewer plant area be no less than five acres, recommend that the minimum lot size for Zone Three be the same as the requirements for lot size in Zone R2 of the Land Development Regulations.

Vice-Chairperson Singleton seconded.

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

In favor:	Lantz, Lightfoot, Rios, Walla, Walpole
Opposed:	Singleton
Absent:	Humphrey
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

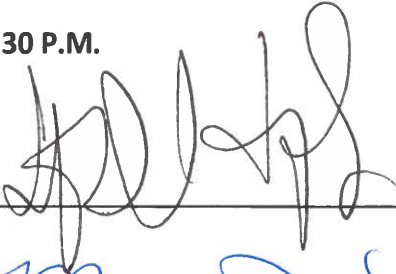
Chairperson Rusty Walla announced his resignation with his last meeting being April 21, 2026.

THE MEETING ADJOURNED AT 6:43 PM

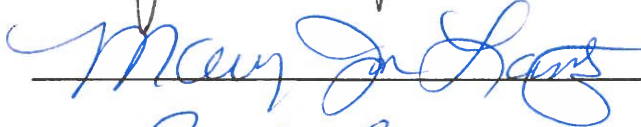
PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: APRIL 7, 2026, 3:30 P.M.

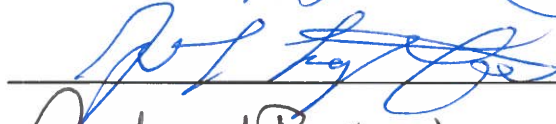
HUMPHREY, STAN



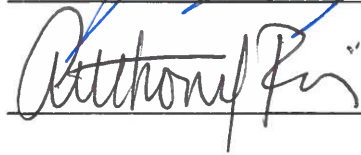
LANTZ, MARY JAN



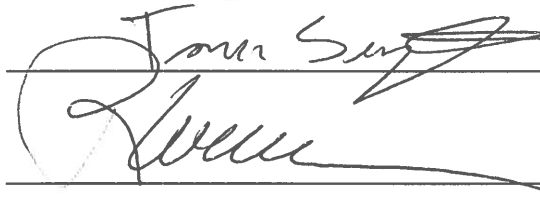
LIGHTFOOT, JOHN



RIOS, ANTHONY



SINGLETON, TOM



WALLA, RUSTY



WALPOLE, HERB



RAWLINS, BEAU EX-OFFICIO



**PLANNING COMMISSION
PUBLIC SIGN-IN SHEET**
PLEASE INDICATE CASE NO., PRINT NAME, AND ADDRESS

Meeting Date: April 7, 2026

CASE NO.	PRINTED NAME	CITY OF RESIDENCE
Public Hearing	Kevin McDuff	4226 FIDLER CREEK
26P-013	Marie HMM	2816 Church Galveston
"	JACKI STEWART	2214 AVE M
26P-012	Julie Baker	
"	Lynn Eams	1813 24th St
26P-009	Jeff Blackford	
↓	Kevin Dugman	
	Shareen Quintero	Jamaica Beach
	Melissa Joseph	Jamaica Beach
	Heather Owens	Jamaica Beach
	Marc Kutz Hoffman	Jamaica Beach
	Jacob Hupp	Galveston Bay Foursome
	Alan May	J.B. Residence
	Emily Evans	J.B.
	Richard Winters	J.B.
	JIM HEYWOOD	J.B.
	Deborah Heywood	JB
	RUSSELL SCHWARTZ	JB
	7496	JB
	Kyle Vardegraff	JB
	Mary St. John	JB / 6 Ad
	Jeffrey Chitt	Galveston, TX

Planning Commission

Development Services Department

City of Galveston

April 7, 2026

Property Owner Notices & Public Comment

Additional comments received for case 26P-009.

Public Hearing

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

24BF-034 (23305 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 1, Bay Harbor, Addition #3, in the City and County of Galveston, Texas.

Applicant: A&D Home Repair – Darian Beafneaux

Property Owner: Thomas Cooke

Notices Sent: **3**

Returned: **0**

26BF-004 (24023 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 5, Half Moon Beach Subdivision Replat in the City and County of Galveston, Texas.

Applicant: Paul Bieniawski

Property Owner: Paul Bieniawski

Notices Sent: **2**

Returned: **0**

26BF-011 (4230 Ghost Crab) Public Notice for fortification to Fiddler Crab Lane, Ghost Crab Lane, and Sand Crab Lane. The City of Galveston seeks to install a concrete canvas both above and below grade to protect the end of street from future wave action. The city will also be making repairs to the end of streets where the concrete canvas will be installed.

Applicant: City of Galveston

Property Owner: City of Galveston

Notices Sent: **12**

Returned: **0**

PLATS

26P-014 (24050 San Luis Pass Rd) Public Hearing for a minor plat to reconfigure one lot into three lots. Property is legally described as Abstract 121 Hall & Jones Survey, Tract 16 16 38.110 Acres, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owners: George Sims

Notices Sent: **25**

Returned: **0**

Old Business and Associated Public Hearings

26P-009 (17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels) Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Properties are legally described Abstract 121 Hall & Jones Survey; Tract 70, 67.093 Acres; Tract 71, 72.960 Acres; Tract 72, 10.700 Acres; Tract 72-2-1, 1.660 Acres; Tract 72-4, 4.000 Acres; Tract 72-5, 15.580 Acres; Tract 73, 24.641 Acres; Part of Tract 73, 58.359 Acres; Tract 74, 4.5643 Acres; Tract 76 40.000 Acres; Tract 77, 4.725 Acres; and Gustafson Sub (2008) Abst 121, Lot 2, Acres 8.521; in the City and County of Galveston, Texas. Applicant: G. Kevin Dingman

Property Owners: B-Centre Entrepreneurs, LLC; Bridgeview Multifamily, LLC; BV Galveston Land, LLC; Ronald W. and Dora L. Gustafson, Co-Trustees; and Mayco Reality, LLC

Notices Sent – Subject Properties: **25**

Returned: **58**

In Opposition – Subject Properties: **1**

In Opposition – Outside 200 ft. Notification Area: **36**

In Opposition – To City Council: **17**

In Opposition – Unknown Address: **4**

Received after the 3/3/2026 PC Meeting

In Opposition – Subject Properties: **0**

In Opposition – Outside 200 ft. Notification Area: **31**

In Opposition – To City Council: **29**

In Opposition – Unknown Address: **0**

New Total

Notices Sent – Subject Properties: **25**

Returned: **118**

In Opposition – Subject Properties: **1**

In Opposition – Outside 200 ft. Notification Area: **67**

In Opposition – To City Council: **46**

In Opposition – Unknown Address: **4**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
PON – Subject Properties - INSIDE				
	X			Glenn H. Ring
Outside 200 ft. Notification Area				
	X			City of Jamaica Beach
	X			Jonathon Tromm
	X			Amanda Marcotulli
	X			Amedeo Marcotulli
	X			Angela Guthrie
	X			Barb Winge
	X			Carol Hollaway
	X			Charles Gay
	X			Christine Roath
	X			Dale Roath
	X			Elizabeth Lorenzo – Additional comment received.
	X			Heather Charron
	X			Heather Owens
	X			Jackie Cole
	X			Jeri Kinnear
	X			Jim Knebel
	X			Jo Williams
	X			John Story
	X			Justin Bossert
	X			Karen Willey
	X			Kevin Jensen
	X			Margaret Canavan
	X			Mary S Miller
	X			Michael Niebuhr
	X			Michelle Thompson
	X			Pam Diamont
	X			Paula Pesce
	X			Phil Kurtz
	X			Rebecca Naseman
	X			Richard White
	X			Sally
	X			Terri Bahun
	X			Theresa Elliott
	X			Rhonda Hamlin
	X			Brandon McDermott
	X			Peter Deichmann
	X			Brad Swearer
	X			- Brandon McDermott
	X			- Brendan Neumann
	X			- Dana Eubanks
	X			- Dominique Moran

	X			- Greg Kurmadas
	X			- Gregory Kurmadas
	X			- Heather Owens
	X			- Heidy Henke
	X			- Holly Henderson
	X			- James Goodwin
	X			- Janet Bales
	X			- Jo Hewett
	X			- Joanie Steinhaus
	X			- John Kotara
	X			- John Rivas
	X			- Karen Givilancz
	X			- Kenneth Pape
	X			- Lainey Kurmadas
	X			- Leann Mckinley
	X			- Martha Norris
	X			- Maryanne Welford
	X			- Michelle Brecker
	X			- Michelle Thompson
	X			- Nick Stout
	X			- Patty Griffin
	X			- Sarah Flouroy
	X			- Suzanne Rigby
	X			- The Croasdailes
	X			- The Houston Audubon
	X			- Wendy Majewski
To City Council				
	X			Barb Winge
	X			Becca Naseman
	X			Becky Giles
	X			David Dillman
	X			Janet Bales
	X			Kimberlee Marza
	X			Larry Byars
	X			Mark Morley
	X			Michele Piazza
	X			Michelle Thompson
	X			Pamela Bailey
	X			Paula McMillan
	X			Paula Pesce
	X			Polly Goodner
	X			Rebecca Schillaci
	X			Susie Calvin
	X			Traci Rushton
	X			- Angelina Dratler
	X			- Ben DiCecco
	X			- Claire Brynestad
	X			- Deborah Heywood
	X			- Doris Mendiola

	X			- Gigi Komars
	X			- Gregory Lind
	X			- Heath Richards
	X			- Jack Dilullo
	X			- James Gay
	X			- James Knebel
	X			- Jessica Rivas
	X			- Karen Voorhies
	X			- Kathleen Mandelstein
	X			- Kenneth Brand
	X			- Larry Benthall
	X			- Melanie Dubendorff
	X			- Neil M Nesmith
	X			- Oland Ruff
	X			- Patty Griffin
	X			- Polly Goodner
	X			- Roy Hendershot
	X			- Samantha Lee
	X			- Shannon Morrison
	X			- Susanne Kaboord
	X			- Tammy Childress
	X			- Tara Tennant
	X			- Yvette Mathews
	X			- Yvonne Compean
Unknown Address				
	X			Ashley Hill
	X			Heather Charron
	X			Joseph Marshall
	X			Lauren Stroope

ABANDONMENT

26P-013 (Adjacent to 2201 Avenue L) Request for an abandonment of approximately 2,570 square feet of alley right of way. Adjacent properties are legally described as M.B. Menard Survey Lots 6, 7, & East 28-8 Feet of Lot 5 (6-1) Block 22 Galveston and Adjacent West 1/2 of 22nd Street; M.B. Menard Survey Lots 8 & 9 Block 22 Galveston & Part of Adjacent West 1/2 of 22nd Street; and M.B. Menard Survey North 45 Feet of Lot 10 (10-2) Block 22; in the City and County of Galveston, Texas.

Applicant: Marc Hill

Adjacent Property Owner: Bryan Educational Institute

Notices Sent: **16**

Returned: 0

In Opposition: 0

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

26BF-008 (11395 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed stairs and footpath to rear of residence. Property is legally described as Beachside Village, Section 4, (2016), Abstract 121, Lot 430, Acres 0.3488, within the City and County of Galveston, Texas.

Applicant: Egret Bay Builders, LLC / Dana Lee

Property Owner: Ignacio and Camila Cubero

Notices Sent: **0**

Returned: 0

In Favor: 0

GALVESTON LANDMARK

26P-012 (1813 24th Street) Request for designation as a Galveston Landmark. The property is legally described as Eanes Subdivision (2013), Lot 5, Acres 0.256, in the City and County of Galveston, Texas.

Applicant: John Zempter Eanes

Property Owner: John Zempter Eanes

Notices Sent: **25**

Returned: 0

In Favor: 0

PLATS

26P-015 (10415 Wern Road) Request for a Minor Plat to reconfigure one lot into three. The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying

Property Owner: Jim Sommerfield

Notices Sent: **20**

Returned: 0

In Favor: 0