

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, AUGUST 4, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

**One or more members of the Planning Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Planning Commission will be physically present at the
meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A July 21, 2026 - Regular Meeting

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

6.A PLANNED UNIT DEVELOPMENT

1. **26P-036 (7402 Stewart Road)** Request for a Planned Unit Development. The property is legally described as Abstract 121 Hall & Jones Survey, Part of Lot 139 (139-6) Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Neel Shah, Pari Banquet LLC.
Property Owner: Pari Banquet, LLC.

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 08/04/2026 at 02:35 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – July 21, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Herb Walpole, Ex-Officio CM Jeff Taylor

Members Absent: Stan Humphrey

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Kyle Clark, Coastal Resources Manager; Marley Montgomery, Coastal Resources Intern; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The May 19, 2026, June 2, 2026, June 16, 2026, and July 7, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

26BF-035 (22831 Gulf Drive) Request for after-the-fact authorization for a Beachfront Construction Certificate and Dune Protection Permit for an already installed cargo-lift. Property is legally described as Abstract 121, Hall & Jones Survey, Section 13, Tract A, 22831 Gulf Drive, FKA, Lot 11, Block 1 & 1/4, Undivided Interest of Reserve C, Block 1, Terramar Beach Section 1, located in the City and County of Galveston, Texas.

Applicant: Lee Overstreet

Property Owner: Thomas Madigan

Staff presented the staff report.

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 approve the request with Staff's Recommendations.

Commissioner Lantz seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

LICENSE TO USE

26P-033 (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 17 public hearing notices were sent, and none returned.

Vice-Chairperson Singleton opened the public hearing on the case. Laura Bourgeois, a representative for the property owner, 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 and an extension from August 7, 2026, to September 1, 2026.

Commissioner Walpole seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

PLATS

26P-034 (4011 11 ½ Mile Road) Request for a Minor Plat to divide one lot into two. The property is legally described as Abstract 121, Page 55, Lot 48 Nottingham Campsite, in the City and County of Galveston, Texas.

Applicant: Kristie Stein

Property Owner: Kristie Stein

Staff presented the staff report and noted that 18 public hearing notices were sent, and none returned.

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

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

Vice-Chairperson Singleton seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

THE MEETING ADJOURNED AT 3:58 PM



26P-036

STAFF REPORT

ADDRESS:

7402 Stewart Road

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Hall & Jones Survey, Part of Lot 139 (139-6) Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Nell Shah, Pari Banquet, LLC.

PROPERTY OWNER:

Pari Banquet, LLC.

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 4 of the Land Development Regulations (LDR); Article 12 of the Land Development Regulations (LDR)

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Narrative / PUD Plan
- B – Zoning Map

STAFF:

Daniel Lunsford
Planning Manager
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
176				

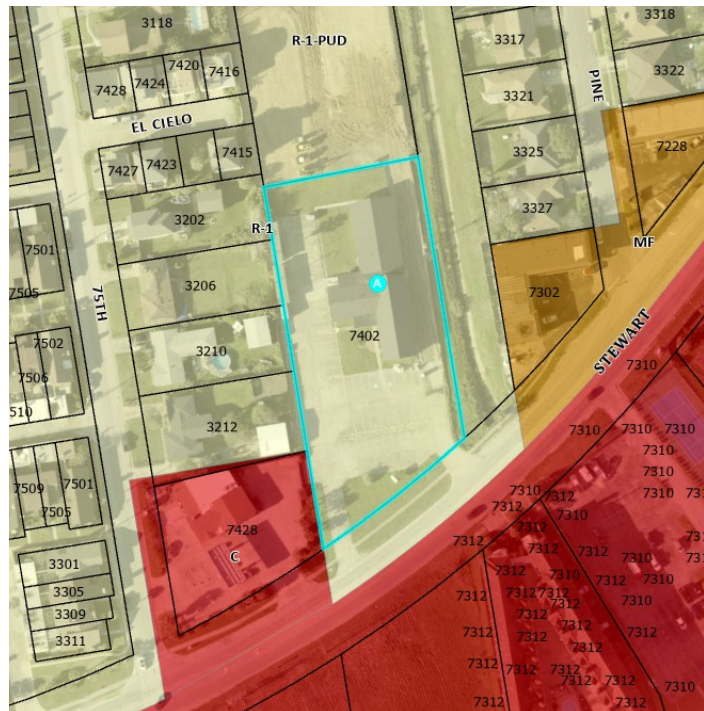
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection with comment: Fire apparatus access roads of more than 150' require turnaround per International Fire Code.
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection



Executive Summary

The request is for a Planned Unit Development in order to use the property as a “Place of Private Assembly” land use. Previously, the property was used as a “Place of Public Assembly”,. In the Land Development Regulations, “Place of Public Assembly” is defined as:

“an indoor place where people assemble for civic or cultural purposes. This use includes places of worship, meeting facilities and conference centers.”

“Place of Private Assembly” is defined as:

“a structure, or part of a structure, that can be temporarily rented for private gatherings (e.g., receptions, private parties, reunions, meetings/conferences).”

Note that while “Place of Public Assembly” includes meeting places, it is as an accessory use to the primary use of “place of worship”. In contrast, “Place of Public Assembly” primarily exist as for-profit rental spaces.

The requested deviation from the Land Development Regulations (LDR) is as follows:

- a) deviate from Table 2.201 of the Land Development Regulations, which prohibits “Place of Private Assembly” land use;

Site Details

The site consists of one parcel containing a single building and associated parking spaces. According to Galveston Central Appraisal District (GCAD) records, the structure is approximately 8,300 square feet and was built in 1970. It was known as Galveston Lighthouse Church until around 2024, and GCAD records indicate it served as a “Place of Public Assembly” going back at least to 2013. Prior to adopting the Land Development Regulations, the property was zoned 1F-3, which at that time allowed for “church or rectory” land use.

Ability of the Property to be used under Current Zoning

The “Place of Private Assembly” land use is prohibited in the Residential, Single-Family (R-1) zoning district. The PUD request is to deviate from Table 2.201 of the Land Development Regulations to allow for “Place of Private Assembly” land use.

Compatibility with Base and Surrounding Zoning and Land Uses

Staff finds the request is broadly compatible with the base zone or surrounding zoning and land uses. The properties to the north, east, and west are primarily zoned, Residential, Single-Family (R-1), although there is Commercial (C) zoning to the west and south across Stewart Road. The property to the south is undeveloped although The Palms condominiums are also adjacent.

Per Division 1.300 of the LDR, R-1 zoning districts are intended to provide for single-family detached dwellings with complementary civic, recreational, and institutional uses. At this time the applicant does not propose any changes to the existing structure or site. Any proposed changes will require permits and a thorough review by various city departments.

**PUD Details
/Development Plan**

The purpose or intent of the PUD	The purpose of the PUD is to allow for use of the property as a "Place of Private Assembly"
Building Height	The existing structure has existed since 1970. No changes to building height or footprint are proposed.
Building Setbacks	The applicant is not proposing to deviate from setback requirements.
Limits of Construction	There are no proposed changes to the existing structure at this time.
Vehicular Parking	One off-site space per 300 square feet is required for commercial land uses in the Residential, Single-Family (R-1) zoning district. The structure is 8,300 square feet with a parking requirement of 28 spaces. The existing parking lot contains about 50 spaces.
Pedestrian Access	Existing sidewalks are located along Stewart Road. No changes to pedestrian access are proposed.
Streets and Circulation	Existing off-street parking is provided, with parking access from Stewart Road via existing aprons.
Screening and Landscape	There are no required landscaping requirements associated with this request. Existing landscaping is to remain unchanged.
Signage	No changes to signage allowances are proposed.
Lighting	Site lighting shall conform to Article 7 of the Land Development Regulations. No changes to site lighting are proposed.
Phasing or Scheduling	The structure is existing and no changes are proposed at this time.
Unique characteristics or exceptional circumstances	Please see Exhibit B for the Applicant's Narrative.

Criteria for Approval

According to Division 13.601 (C) of the Land Development Regulations, the Planning Commission may recommend approval, and City Council may grant the approval of a rezoning request if it is demonstrated that:

1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the City of Galveston 2011 Comprehensive Plan and other adopted neighborhood plans, special area plans, redevelopment plans, or other plans applicable to the area;
2. The proposed zoning is consistent with the future land use map of the City of Galveston 2011 Comprehensive Plan (a future land use map amendment may be processed concurrently with the rezoning);
3. The proposed change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other utilities, and the delivery of public services to the area in which the parcel proposed for rezoning is located;

4. The range of uses and the character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for rezoning, and the parcel proposed for rezoning has sufficient dimensions to accommodate reasonable development that complies with the requirements of these Regulations including parking and buffering requirements; and

5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.

Conformance

Staff finds that the request conforms to the criteria for Planned Unit Developments (PUDs) in the City of Galveston. A PUD is designed to be used in conjunction with a designated base zoning district, and the sole requirement for a PUD is that the land area be at least 10,000 square feet. Use standards and requirements of the specified base district shall apply unless specifically superseded by the standards and requirements of the PUD Development Plan.

In the case of this PUD, the proposed land use of “Place of Private Assembly” can be considered a complimentary civic use in a Residential, Single-Family (R-1) zoning district. This land use does have some potential of impacting the adjacent residential land uses. For this reason, staff recommends approval of the request with additional standards which apply to similar Limited Uses in other zoning districts. These are included in Staff Recommendations, below.

Other Reviews

City Council has the final decision regarding the request for a Planned Unit Development. The request will be heard at the regular meeting of August 27, 2026.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance.

Relief provided by this PUD plan includes:

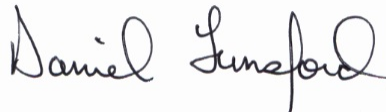
- a. to allow a “Place of Private Assembly” land use in a base Single-Family Residential (R-1) zoning district;
2. The hours of operation shall be restricted to 8:00 am to 12:00 midnight;
 3. The use shall include the presence of an on-site event supervisor and/or on-site security during events in order to minimize potential nuisance;
 4. All buildings that will involve amplification of music or voices shall be fully enclosed and soundproofed to ensure compliance with City noise regulations at all common property lines. No outdoor speakers shall be used in association with any outdoor activities;
 5. Screening consisting of a solid wood or masonry fence shall be provided along the common property lines between residential zoning districts or land uses. This fence shall be at least six (6) feet tall;

6. The development must conform to the PUD application and ordinance in all aspects;
7. Any required building permit(s) and/or Certificate of Occupancy for the project shall be issued no later than 24-months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
8. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties;

Standard Conditions of a Planned Unit Development (PUD):

9. The applicant shall conform to all comments/conditions received from City departments;
10. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department; and,
11. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

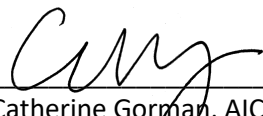
Respectfully Submitted,



Daniel Lunsford
Planning Manager

July 22, 2026

Date



Catherine Gorman, AICP
Assistant Director/HPO

07/22/2026

Date

July 06, 2026

Planning Commission
City of Galveston, Texas

RE: Statement in support of a request for Planned Unit Development Approval
for 7402 Stewart Road, Galveston, Texas 77551

A Planned Unit Development is proposed for the change of use of the existing property identified as 7402 Stewart Road in Galveston, Texas.

The proposed change of use from Church to Banquet Facility is appropriate for the site for the reasons below and as reflected in the Site Plan AS-01 prepared in support of the application

1. Proposed Change of Use:

- a. Existing Use: Church/Religious Facility
- b. Proposed Use: Banquet Facility (Place of Private Assembly)
- c. Similar assembly character between church and banquet venue
- d. Existing parking availability
 - i. Propose re-striping the parking area to achieve 73 parking spaces
- e. Existing access drives and impervious parking area to remain
- f. Existing utility services
- g. Existing setbacks, massing, and architectural character will be maintained

2. Building Code Compliance:

- a. Existing building type and occupancy to remain
 - i. The existing construction is brick and stone veneer on wood frame within the allowable maximum area limits of buildings of its Type
 - 1. Gross Square Footage = 8,320 SF
 - 2. Maximum Allowed Area = 10,318 SF
(frontage area increases calculated in accordance with Section 506.3 of the IBC, 2021)

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Houston, Texas 77035

713-397-0117
jerry.tipps.arch@outlook.com

ii. There are no special requirements as the building is appropriately placed relative to the property and building lines

b. Proposed Occupant Load for the building will be 297 occupants derived in accordance with the building code.

3. Adaptive Reuse:

The proposed PUD facilitates adaptive reuse of an existing religious facility and preserves an established community structure without expansion of building area or increase in impervious coverage.

4. Continuity of Use:

The proposed use maintains an assembly-oriented occupancy similar to the historic use of the property and utilizes existing site infrastructure, thereby minimizing impacts on surrounding development patterns.

5. Traffic and Circulation:

The proposed PUD will convert an existing church use to a banquet and event facility. Both uses function as assembly occupancies characterized by concentrated attendance during scheduled events. Traffic patterns generated by the proposed use are expected to be generally comparable to those associated with the historic church use. Existing access from Stewart Road, together with the proposed increased parking and internal circulation system is expected to adequately serve the development without adverse impact to the surrounding area.

6. Community Benefits:

The proposed PUD offers these community benefits:

- a. Reuse of vacant property
- b. New economic activity
- c. Event space serving local residents
- d. Increased tax-generating commercial activity
- e. Reduced redevelopment pressure

7. Noise Impact:

- a. The facility, as proposed, will operate in accordance with the city of Galveston's noise ordinance
- b. No outdoor amplified music will be allowed



07/06/2026

Jerry Tipps AIA, LEED-AP

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713-397-0117



4 SITE PLAN
1" = 20'



4 SECTION 4.102(D)(3) COMPLIANCE NARRATIVE
NTS

Phasing and Scheduling::

The existing building will be refreshed and prepared for its new use immediately after any required building permits are obtained for any work requiring them. Restriping the parking lot will be a part of that work. The proposed development will be put in use immediately upon receipt of a Certificate of Occupancy from the City of Galveston and all other required licenses and permits.

Lighting:

The proposed use will utilize the existing lighting without change

Signage:

The proposed use will utilize the existing sign in front yard of the building with a change of graphics. The sign changes will be in accordance with City requirements, and performed by a licensed sign contractor.

Environmental Protection:

No construction is required for the proposed use. The proposed development will comply with all City of Galveston stormwater, drainage, floodplain, and environmental regulations. Existing drainage patterns will be maintained or improved. Landscaping will be provided in accordance with City requirements, and construction activities will employ best management practices to minimize erosion, sedimentation, and impacts to adjacent properties.

1. Site Area: 1.304 acres (56,802 SF)
2. Building Area: 8,320 SF
3. Building Coverage: 14.6%
4. Floor Area Ratio (FAR): 0.15
5. Residential Density: 0 DU/acre
6. Building Height: ~26' (9' at the soffit, 26' at the ridge, 8:12 roof pitch)

Landscape:

The existing landscaping and buffer fences shall remain.

3 SECTION 4.102(D)(1) COMPLIANCE STATEMENTS
NTS

GROSS SQ. FT.	PARKING BASIS (SF)	PARKING REQUIRED
8,320 SF	200	42 SPACES
EXISTING SPACES		60 SPACES
PROPOSED SPACES		73 SPACES
REQUIRED SPACES		42 SPACES
COMPLIANCE:		175%

2 PARKING SUMMARY
NTS

The Purpose of the PUD (No Deviations Requested):

a. Proposed Land Uses Including Uses to be Prohibited per Base District

Proposed use is a Banquet Facility within the existing building. No additional uses are proposed. All other uses shall be governed by the requirements of the underlying zoning district unless otherwise approved by this PUD.

b. Existing Natural Features

The site is fully developed with no identified drainage ways, wetlands, or other significant natural features. The property is subject to applicable FEMA floodplain regulations and all development shall comply with City floodplain requirements. Existing drainage patterns will be maintained.

c. Location of Proposed Buildings, Building Envelopes or Building Setbacks

No new buildings are proposed. The existing building location and existing setbacks are illustrated on the PUD Site Plan and shall remain unchanged.

d. Tabulation of Proposed Dwelling Unit Density

Not applicable. No residential uses or dwelling units are proposed.

e. Tabulation of Proposed FAR and Maximum Building Height

Existing Building Area: 8,320 SF
Site Area: 1.304 Acres (56,802 SF)
Floor Area Ratio (FAR): 0.15
Maximum Building Height: 26 feet to roof ridge.

f. Proposed Circulation Systems

Existing vehicular access, parking, and circulation patterns shall remain unchanged. No public street modifications are proposed. [§ 4.102, G., x.laws.us]

g. Proposed Public Parks, Greenbelts, and Other Open Space

No public parks, greenbelts, or open space areas are proposed as part of this PUD. Existing site conditions will remain substantially unchanged.

h. Proposed Public Facilities

No public facilities are proposed or required in conjunction with this development.

i. Location and Type of Proposed Landscaping Including Existing Landscaping

Existing landscaping is generally retained. No significant modifications to landscaping are proposed except for routine maintenance and replacement as may be necessary.

j. Public Access

Access to the site is provided by existing public streets and driveways. No changes to public access are proposed.

k. Proposed Easements

No new easements are proposed. Existing utility and access easements, if any, shall remain in effect.

l. Proposed Trail Networks

Not applicable. No trail facilities are proposed.

m. Identification of Environmentally Sensitive Areas

No environmentally sensitive areas have been identified on the property. Development will comply with all applicable City, State, and Federal environmental regulations.

n. Transit Network and/or Stops

No transit improvements or transit stops are proposed. Existing public transportation services in the vicinity of the site will remain available without modification.

1 SECTION 4.102(D)(2) PUD NARRATIVE
NTS

Pari Baquet LLC

6302 Seawall Blvd.
Galveston, Texas 77551

A	DATE	ISSUE
	07/06/2026	PLANNING REVIEW
	07/06/2026	INITIAL REVIEW COMMENTS



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Architect

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PLANNED UNIT
DEVELOPMENT
7402 STEWART ROAD,
GALVESTON, TEXAS

7402 Stewart Rd., Galveston
Texas, 77551

Project Number: 06-06-01	Sheet Size: 24 x 36
Date / Time Plotted: July 06, 2026	Drawn By: DRW
	Checked By: JT
	Project Phase: Regulatory Review

SITE PLAN

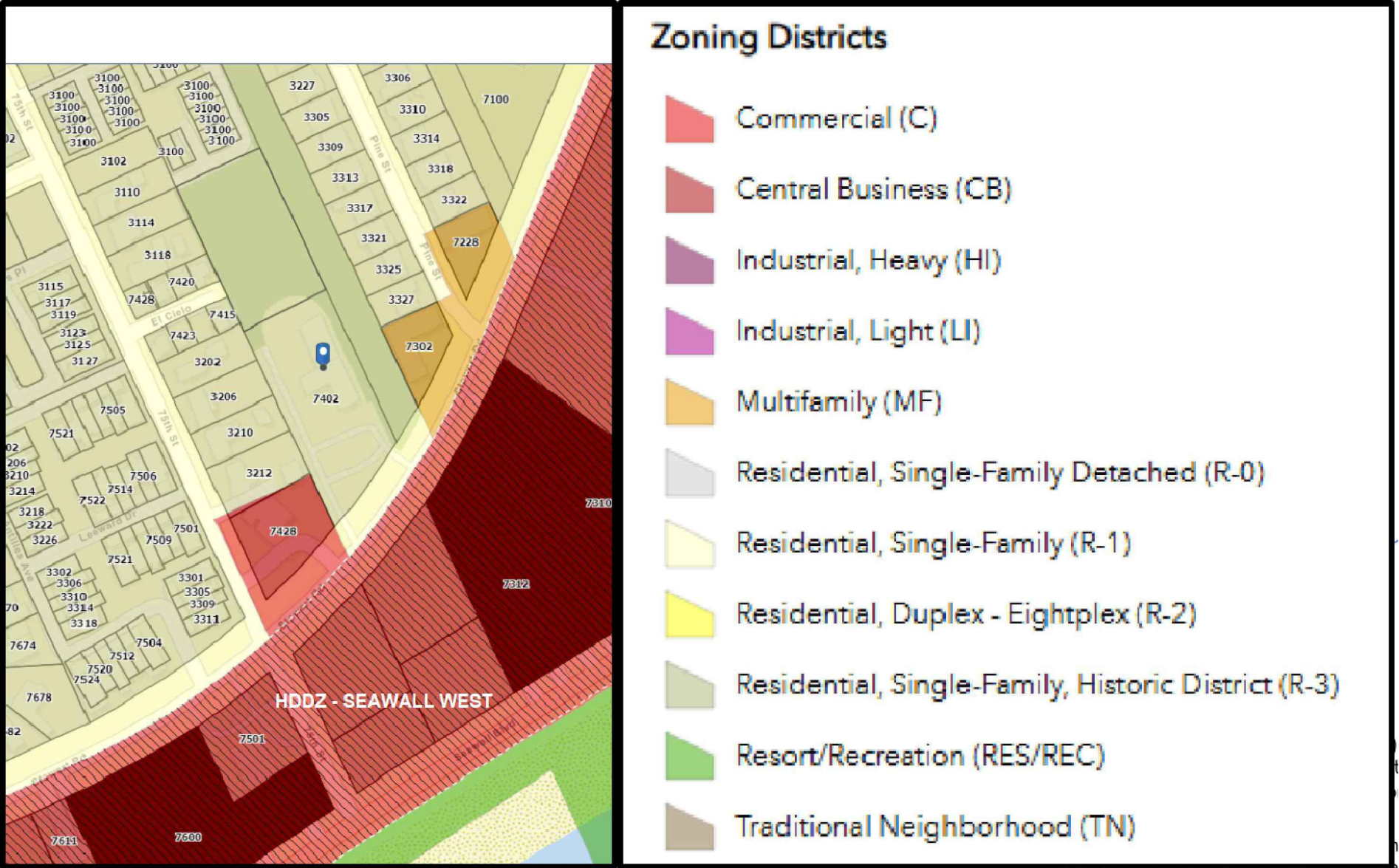
AS-01



3 EXISTING BUILDING ELEVATIONS TO REMAIN
NTS



2 CONTEXT AERIAL
1" = 200'



1 ZONING MAP
NTS

Pari Baquet LLC

6302 Seawall Blvd.
Galveston, Texas 77551

A	DATE	ISSUE
	07/06/2026	PLANNING REVIEW
	07/06/2026	INITIAL REVIEW COMMENTS



July 07, 2026

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Architect

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PLANNED UNIT
DEVELOPMENT
7402 STEWART ROAD,
GALVESTON, TEXAS

7402 Stewart Rd., Galveston
Texas, 77551

Project Number:	06-06-01	Sheet Size:	24 x 36
Date / Time Plotted:	July 06, 2026	Drawn By:	DRW
		Checked By:	JT
Project Phase:	Regulatory Review		

SITE PLAN

AS-02

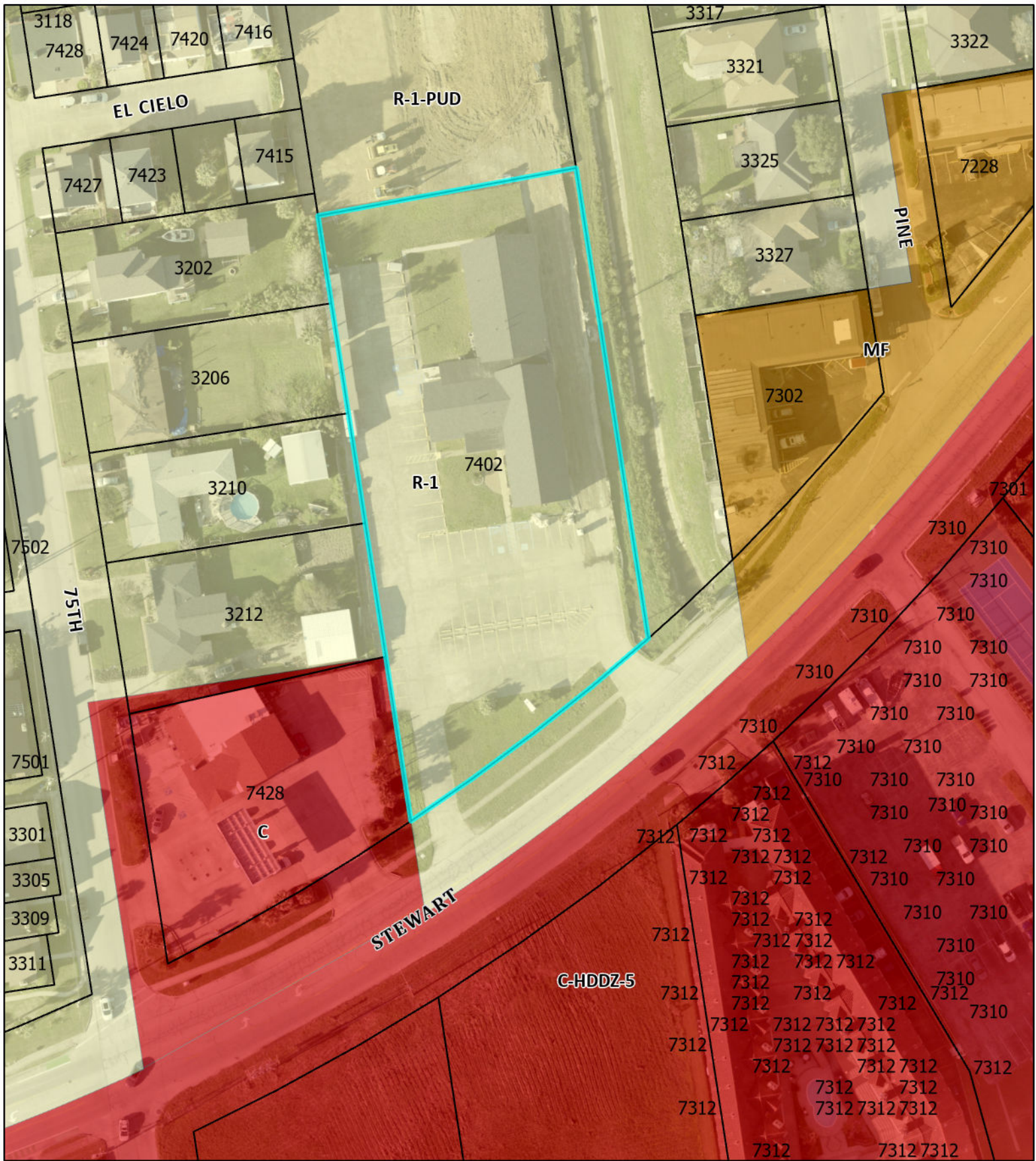


EXHIBIT B

80 40 0 80 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.