

**NOTICE OF MEETING
COMPREHENSIVE PLAN STEERING AD HOC COMMITTEE
OF THE CITY OF GALVESTON
FRIDAY, SEPTEMBER 18, 2026 - 9:00 AM
to 11:30 AM
Room 204, 2nd Floor of City Hall
823 Rosenberg St.
Galveston, Texas 77550
AGENDA**

One or more members of the Comprehensive Plan Steering Committee may attend the meeting by videoconference.

A quorum of the members of the Comprehensive Plan Steering Committee will be physically present at the meeting location.

1. Call to Order
 - 1.A Roll Call
 - 1.B Declaration of Quorum
2. Approval of Meeting Minutes
 - 2.A August 14, 2026, Comprehensive Plan Steering Committee Minutes
 - 2.B Steering Committee Meeting #2 Summary
3. Community Workshop #1 and Ongoing Engagement Recap (45 min.)
 - 3.A Review Initial Feedback
 - 3.B Discussion: “How Galveston Grows” priorities
 - 3.C Next Steps for Future Land Use
4. Break (5 min.)
5. Plan Recommendations Update Process (45 min.)
 - 5.A Review of 2011 Plan Organization
 - 5.B Discuss Drafting and Review Process for 2027 Plan
6. Information & Discussion: Engagement Process Updates (10 min.)
 - 6.A Engagement Overview (Updates to Infographic)
 - i. Overview of all public engagement methods
 - ii. Discussion: Committee participation and feedback

6.B Overview of upcoming October 15, 2026, Community Workshop

7. Public Comment (10 min.)

The public shall be allowed to address the Steering Committee on matters related to the Comprehensive Planning process. Each public comment is limited to three (3) minutes per guest.

8. New Business and Adjournment (10 min.)

8.A Agenda Items & Feedback for Future Meetings

- i. Provide immediate feedback to project team on this Steering Committee meeting.
- ii. Preview next Steering Committee Meeting: reviewing feedback from the first Community Workshop, refining the plan's vision, and providing guidance on future land use development.

8.B Upcoming Steering Committee Meeting Dates

- i. Friday, November 6, 9:00 am-11:30 am.

8.C Closing Remarks (Chair)

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 09/11/2026 at 02:35 PM

Meeting Official: 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 COMPREHENSIVE PLAN STEERING COMMITTEE OF THE CITY OF GALVESTON REGULAR MEETING – August 14, 2026

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m. by the Chairperson, Gina Spagnola.

a. Roll Call

Elected Officials:	Bob Brown, Council Member; John Listowski, Mayor; Jeff Taylor, Council Member
Members Present:	Laura Addison, Mary Branum, Christine Bryant, Sheila Lidstone, Sandra Metoyer, Marty Miles, Janae Pulliam, Ashley Ross, Gina Spagnola, Jonathan Zende Del
Members Absent:	Darryl Davis, Erica Farmer, Raymond Lewis, William Schuster
Consultants:	Eileen Raese, Andrew Knuppel
Staff Present:	Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Pete Millburn, Senior Project Manager; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Michele Hay, Economic Development Coordinator; Antoinette Lynch, Arts & Culture Coordinator; Kyle Clark, Coastal Resources Manager; Karina Rosales, Planning Technician.

b. Declaration of Quorum

The Chairperson declared a quorum was present.

2. APPROVAL OF MEETING MINUTES

- The “May 15, 2026, Comprehensive Plan Steering Committee Minutes – Amended” were accepted as presented.
- The “Steering Committee Meeting #1 Summary” was accepted as presented.

*** Sheila Lidstone arrives at 9:11 a.m.

3. ROLE OF THE STEERING COMMITTEE (5 MIN.)

Mayor John Listowski; Council Member Bob Brown; and Council Member Jeff Taylor, made presentations to the Committee.

4. PRESENTATION: RECAP OF UNDERSTAND PHASE (CONSULTANT TEAM) (45 MIN.)

*** Janae Pulliam steps away at 9:54 a.m. and returns at 9:57 a.m.

The Consultants opened and covered the following items:

- a. Themes and Feedback from Steering Committee Meeting #1
- b. 2011 Comprehensive Plan Retrospective & Progress
- c. Data Collection and Base Studies

5. DISCUSSION: RECAP OF UNDERSTAND PHASE (45 MIN.)

- a. The Chair/Vice Chair opened the “Recap of Understand Phase” and covered the following items:
 - i. Are there data points or statistics that surprise you?
 - ii. What is missing from the 2011 plan that needs to be added to the new plan?
 - iii. What are the “big questions” we need to bring out to the community?

*** Janae Pulliam steps away at 10:20 a.m. and returns at 10:22 a.m.

6. BREAK (5 MIN.)

The Committee recessed between 10:48 a.m. and 10:54 a.m.

7. INFORMATION & DISCUSSION: ENGAGEMENT PROCESS UPDATES (30 MIN.)

- a. The Chairperson opened the discussion item “Updates to the Engagement Schedule”.
- b. The Chairperson opened the discussion item “Overview of upcoming August 29, 2026, Community Workshop”.

8. PUBLIC COMMENT (10 MIN.)

The Chairperson, Gina Spagnola, opened Public Comment. Please see the attached list of comments made to the Committee.

9. NEW BUSINESS AND ADJOURNMENT (10 MIN.)

The Chairperson opened the “New Business and Adjournment” section and discussed the following items:

- a. Agenda Items & Feedback for Future Meetings
 - i. Provide immediate feedback to project team on this Steering Committee meeting.
 - ii. Preview next Steering Committee Meeting: reviewing feedback from the first Community Workshop, refining the plan’s vision, and providing guidance on future land use development.
- b. Upcoming Steering Committee Meeting Dates
 - i. Friday, September 18, 9:00 am-11:30am.
 - ii. Friday, November 6, 9:00 am-11:30 am.
- c. The Chairperson, Gina Spagnola, gave closing remarks.

THE WORKSHOP MEETING ADJOURNED AT 11:37 AM





City of Galveston Comprehensive Plan Steering Committee Meeting #2 Summary

Friday, August 14, 2026 | 9:00-11:30 A.M. City Hall, Room 204

This summary was prepared by Asakura Robinson from notes and participation, not a recording, and accordingly is not exhaustive.

Call to Order

Chair Gina Spagnola called the meeting to order at 9:00 a.m. and called the roll and determined there was a quorum.

Members present included **Laura Addison, Mary Branum, Sandra Metoyer, Jonathan Zen Deh Del, Gina Spagnola, Ashley Ross, Marty Miles, Janea Pulliam, and Christine Bryant.**

Members absent: Darryl Davis, Erica Farmer, Raymond Lewis, William Schuster.

Members of the public present: Susan Califa, Jessica Randle, Joanie Steinhaus, Shefali Venkatramani.

Consultant team: Eileen Raese (Asakura Robinson); Andrew Knuppel (Goodman Corporation).

City of Galveston: John Listowski (Mayor), Bob Brown (Councilmember), Jeff Taylor (Councilmember), Teresa Evans, Pete Milburn, Catherine Gorman, Antoinette Lynch, Daniel Lunsford, Jeanne Le, Kyle Clark, Michele Hay, Karina Rosales.

Approval of Meeting Minutes

Mary Branum moved to approve the meeting minutes from the May 15 Steering Committee meeting. Christine Bryant seconded the motion and the motion passed unanimously.

Role of the Steering Committee

Mayor John Listowski spoke to the role of the Steering Committee and discussed the General Land Office (GLO) requirements first. He said the Steering Committee's role was to come prepared and

provide high-level strategic direction, review feedback, attend engagement events, promote those events in their own communities, and recognize that the grant has 24 months remaining. In that time, the City must complete the Comprehensive Plan, including updating the Land Development Regulations (LDRs), and City Council must approve the plan.

Councilmembers Jeff Taylor and Bob Brown also addressed the Steering Committee regarding their role, reiterating what Mayor Listowski stated.

Presentation: Recap of Understand Phase

Andrew Knuppel provided a presentation that first discussed what was heard at the first steering committee meeting. He then discussed the 2011 Comprehensive Plan and its primary elements. He then discussed the Existing Conditions report that the consultant team has been working on in depth. The presentation had maps and charts and ranged from natural resources to flood risk, to transportation conditions.

Discussion: Recap of Understand Phase

Chair Spagnola led the discussion of three questions. A summary of what was heard follows:

Are there data points or statistics that surprise you?

- Texas City population.
- Percentage of cost-burdened renters.

What is missing from the 2011 plan that needs to be added to the new plan?

- School data—heart of the community.
- Infrastructure performance should be considered alongside flood risk, i.e., drainage.
- Brownfields.
- National Flood Insurance Program participation as it relates to insurance costs.
- Mapping insurance costs including a regional look (wind, flood and homeowners).
- Impact of the Ike Dike and other major infrastructure projects.
- Consider commute times relative to region.
- Compare Galveston to relevant “sister cities,” similar in population and coastal orientation and focus on tourism such as Key West, Savannah, South Padre, for example instead of simply the region and Houston MSA.
- Occupancy rates—vacancy rates of residential and commercial structures.

What are the “big questions” we need to bring out to the community?

- Process must demonstrate the City is listening or folks won’t answer any questions.
- What does Galveston want to be? It has been a beach town, and a tourist destination, what now?
- How does Galveston balance the tourist-based economy and resident quality of life?

Other suggestions and comments

- These items (like the percentage of cost-burdened renters) should be contextualized because this is a national problem.
- Review the 21st Century ROAD to Housing Act, and pick best practices and elevate those.
- We cannot solve nationwide problems.
- Focus on having schools for workers to send their children—schools build community.
- Workforce should be considered in a regional discussion.
- High insurance costs should be considered.

The Committee took a 5-minute break.

Information & Discussion: Engagement Process Updates

Eileen Raese shared updates to the Public Engagement schedule included scheduled Steering Committee meetings, and the upcoming 8/29 workshop. She shared an overview of the plans for the workshop and went over the particular activities planned. Steering Committee members offered feedback and suggestions for workshop boards.

Specifically, members suggested:

- Simplify the language away from professional planner language.
- Include infographics and more visuals.
- Provide Spanish-language materials.

Public Comment

- Susan Califa spoke on behalf of the Ghost Wolf Team.
- Jessica Randle read a list from the Galveston Housing Finance Authority related to housing, concepts to include, and noted leaders and planned policy should focus on the supply side.
- Shefali Venkatramani from Texas A&M University Galveston spoke regarding her research on the challenges of the 2011 Comprehensive Plan—namely that its goals lack measurable outcomes, does not prioritize actions, lacks naming the responsible entity among other issues.
- Councilmember Bob Brown noted the tenth element [after the nine listed in the 2011 Plan] is implementation.

New Business and Adjournment

When asked for feedback, Steering Committee members noted they appreciated the meeting format and content.

The next meeting dates will be Friday, September 18, 9:00 a.m.- 11:30 a.m. and Friday, November 6, 9:00 a.m.-11:30 a.m. Chair Spagnola then provided closing remarks and emphasized that the committee needed to believe in the process and encourage one another throughout the process. The meeting was then adjourned.

To: City of Galveston Comprehensive Plan Steering Committee
From: Andrew Knuppel, AICP, CFM
Date: September 11, 2026
Re: Galveston Comprehensive Plan – Plan Recommendations Update Process

As planners, our goal is always to honor the intent and aspiration of the community’s vision while applying our professional judgment and expertise to recommend actionable strategies to achieve this vision. When we are updating an existing plan, especially one with text developed through extensive community involvement, we want to approach the text update process with sensitivity and recognize this prior effort.

A comprehensive plan’s text includes aspirational statements such as vision, goals, and objective statements, as well as recommended policies and action items to implement the vision. While the vision and goals are often addressed in earlier stages of the planning process, the recommendation writing often takes place towards the end of the process. Yet, the quality and organization of the plan’s text has a considerable impact on its ability to communicate its implementation strategy.

Recommendation

The consultant team recommends reorganizing and rewriting the 2011 Plan to incorporate emerging topics, ensure consistent voice and style across the document, and improve its readability and use by the community, City officials, and implementation partners.

The consultant team would lead this rewrite and work with staff to:

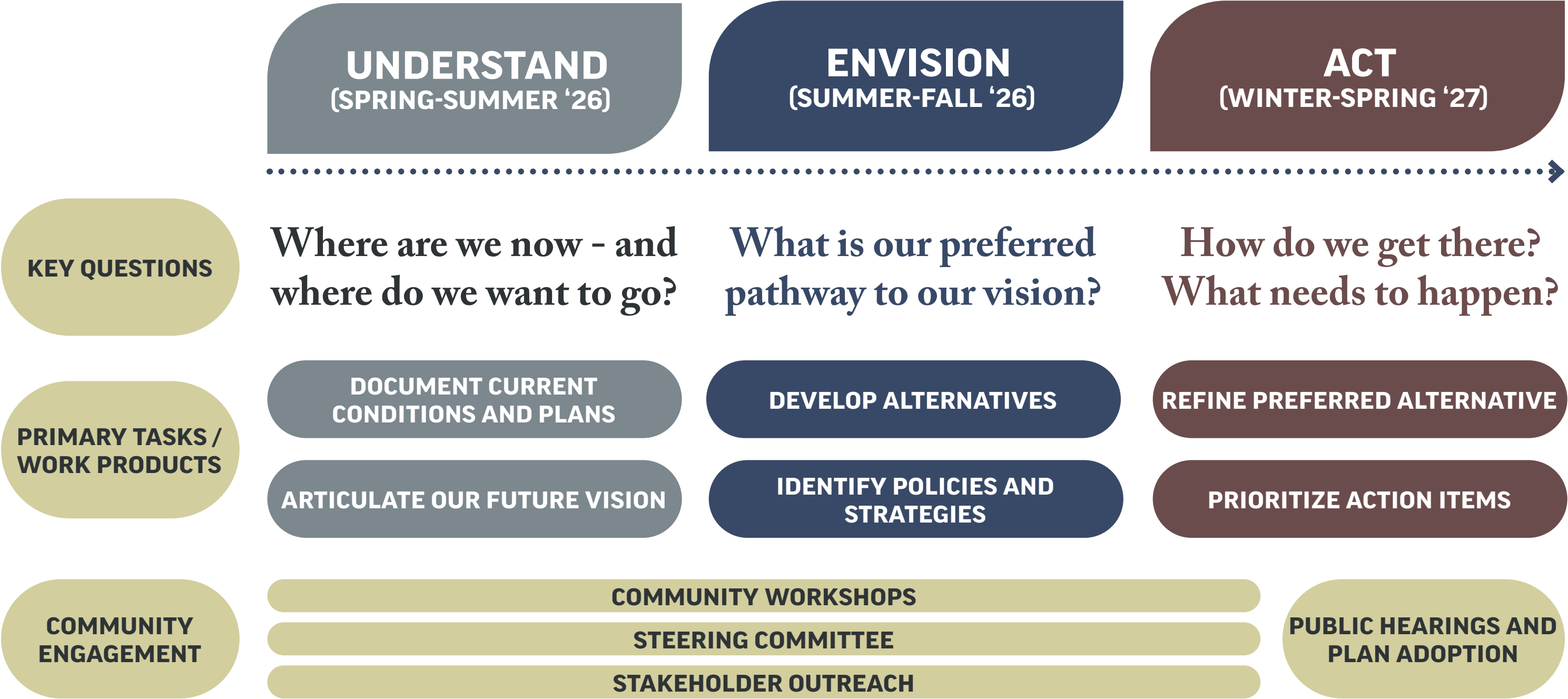
- Develop a refined outline for the plan, including action plan elements;
- Identify emerging topics and suggest changes to strengthen existing recommendations;
- Provide redlined/marked up documents to allow the Steering Committee to review and comment on specific changes.

There are practical reasons behind this proposed approach:

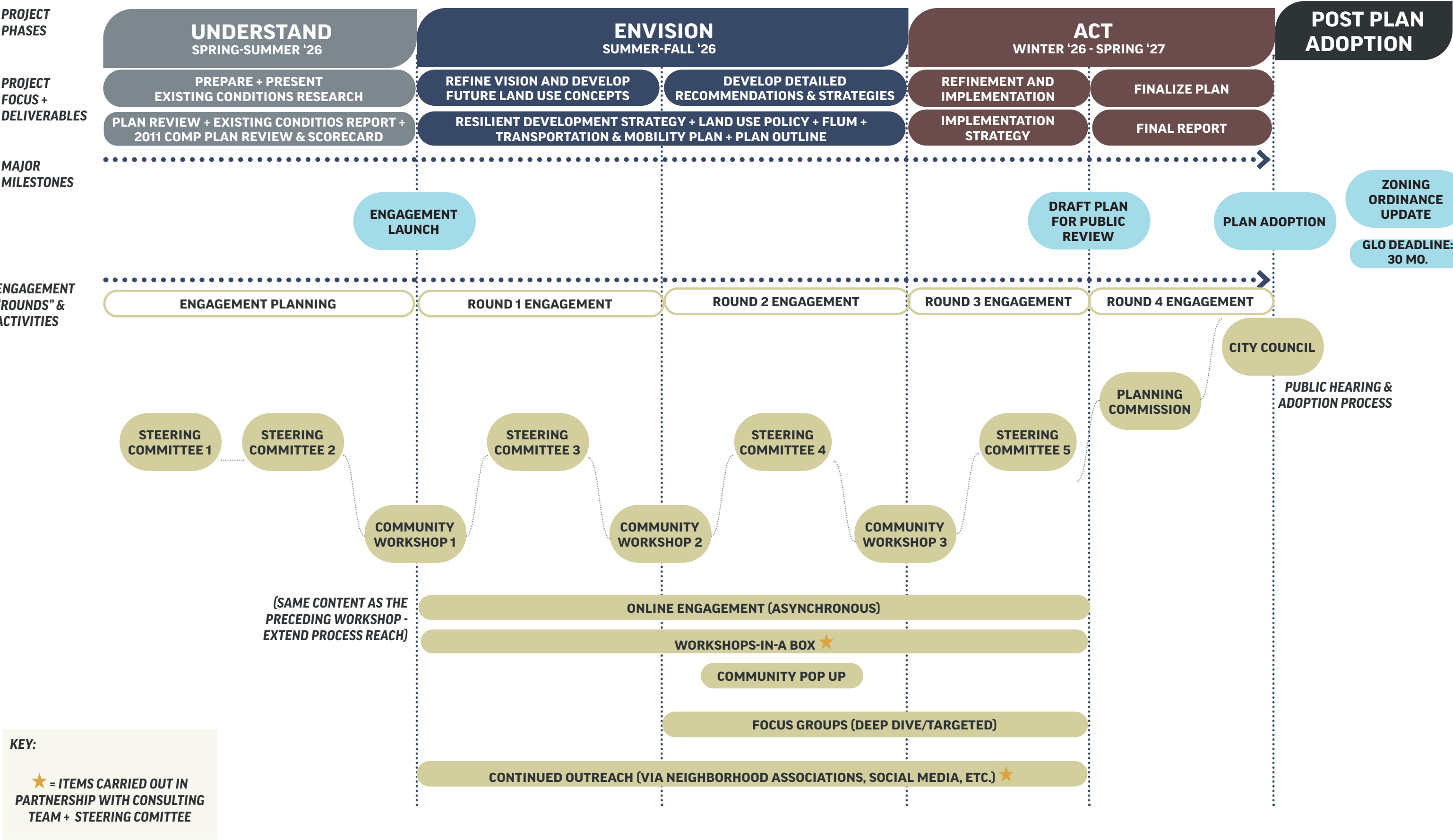
- This plan’s funding source requires the delivery of draft recommendations at earlier stages to demonstrate progress towards the grant’s required deliverable.
- Unlike the 2011 plan, this process does not include community working groups, and the Steering Committee has a compressed meeting schedule. Given this timeline, we anticipate that “writing by committee” may not be the best use of your time, and a process that weakens writing quality and clarity.

The project team seeks direction from the Steering Committee regarding their expectations for involvement in the recommendation update process and any desired alternatives.

GALVESTON COMPREHENSIVE PLANNING PROCESS OVERVIEW - UPDATED 9/8/26



GALVESTON COMPREHENSIVE PLANNING PROCESS - UPDATED 9/8/26



GALVESTON COMPREHENSIVE PLAN MEETING DATES - UPDATED 9/8/26

STEERING COMMITTEE 2	Friday, August 14th
WORKSHOP 1	Saturday, August 29th
STEERING COMMITTEE 3	Friday, September 18th
WORKSHOP 2	Thursday, October 15th
STEERING COMMITTEE 4	Friday, November 6th
WORKSHOP 3	Saturday, January 23rd
STEERING COMMITTEE 5	Date TBD - Winter/Spring 2027



GOVERNMENT

DEPARTMENTS

SERVICES

BUSINESS

HOW DO I...

How can we help?



[Home](#) > [News Flash](#) > Unable to attend the first workshop for comprehensive plan? You can still participate.

Unable to attend the first workshop for comprehensive plan? You can still participate.

Community News

Posted on September 08, 2026

The City of Galveston is continuing to gather community input for its 2026 Comprehensive Plan update and residents who were unable to attend the first community workshop can still share their ideas.

Five online activities are now available through the project's Social Pinpoint website. The activities cover the same topics discussed during the workshop and ask participants to share their priorities, concerns and vision for Galveston's future. Complete the activities [online](#).

The City also offers free "meeting in a box" materials for neighborhood associations, churches, civic organizations and other community groups that would like to hold their own discussion. Materials may be downloaded from the [site](#) or picked up at City Hall. Feedback gathered through the online activities and community meetings will help shape the plan's goals, priorities and future land-use recommendations.

The Comprehensive Plan will serve as Galveston's long-range guide for land use, transportation, housing, infrastructure, resilience and future investment. Community participation is essential to ensuring the plan reflects the needs of the people living here.

Galveston is updating its **Comprehensive Plan**



Community Workshop #2

The City of Galveston is updating its Comprehensive Plan, which is the city's blueprint for the next 10 years and beyond.

This community-driven process will shape growth, development, and resilience and provide guidance to City decision-makers.

Come share your ideas, comments, and concerns at this second community workshop.

This workshop is family-friendly!

Come be a part of the process!

Thursday, October 15, 2026, 3:00 PM - 7:00 PM

*Historic Galveston Water & Electric Light
Community Center
715 30th Street*

Help guide the future of the City of Galveston at our second Community Workshop.

**All are welcome.
We want to hear from you!**

You can:

- See the results from the first Community Workshop.
- Share your priorities for Galveston's growth.
- Guide Galveston's resilience and help shape the comprehensive plan.

Can't make it?
Share your thoughts online!

Scan to learn more.



Galveston está actualizando su **Plan Integral!**



Taller Comunitario #2

La Ciudad de Galveston está actualizando el Plan Integral, un documento que ayuda a guiar el crecimiento, desarrollo y futuro de la ciudad durante los próximos 10 años y más allá. Las opiniones de los residentes ayudarán a orientar las decisiones importantes para nuestra comunidad.

Venga a compartir sus ideas, comentario y preocupaciones.

¡Habrán actividades para toda la familia!

¡Su participación es importante!

Jueves, 15 de Octubre, 2026, De 3:00 PM - 7:00 PM

*Historic Galveston Water & Electric Light
Community Center
715 30th Street*

Los invitamos a participar en nuestro segundo taller comunitario y compartir sus ideas sobre el futuro de Galveston.

**Todos son bienvenidos.
¡Queremos escuchar su
opinión!**

En este taller usted podrá:

- Ver los resultados del primer taller.
- Compartir sus prioridades para el crecimiento de Galveston.
- Orientar la resiliencia y ayudar a definir el Plan Integral.

No puede asistir?
Comparta sus ideas por internet!

Escanee el código QR para obtener más información.

