



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – February 4, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla,

Members Absent: Councilmember Beau Rawlins

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Pete Milburn, Senior Project Manager; Hunter Cummings, Deputy Coastal Resources Manager; Peyton Schott, Coastal Resources Intern; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 3, 2024, and January 7, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

24BF-016 (415 East Beach Drive) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Islander East Condo, a subdivision in the City and County of Galveston, Texas.

Applicant: John Weldon – J.A. Weldon Construction

Property Owner: Islander East Association

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

24BF-132 (11345 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a large-scale single-family residence with unreinforced fibercrete paving beneath the footprint of the structure and an unreinforced fibercrete driveway.

Property is legally described as Lot 909, Beachside Village Section 9 (2024), Beachside Village, a subdivision in the City and County of Galveston, Texas.

Applicant: Alejandra Lorenzo

Property Owner: Debbie Ann Walcott

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

The motion passed.

*** Donna Fairweather, Sr. Assistant City Attorney, arrives at 3:44 p.m.

CHANGE OF ZONING

25P-004 (2712-2928 11 Mile Road) Request for a Change of Zoning in order to designate the Sea Breeze subdivision as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as Abstract 121 Page 48 Lots 1 through 11 Sea Breeze and Abstract 121 Page 48 North 75 Feet of Lot 12 (12-1) Sea Breeze, in the City and County of Galveston, Texas.

Applicant: Development Services Department

Staff presented the staff report and noted that 19 public hearing notices were sent, and three returned in favor.

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

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

The motion passed.

LICENSE TO USE

25P-003 (Adjacent to 312 17th Street) Request for a License to Use in order to construct stairs. Adjacent property is legally described as M.B. Menard Survey, South 35-1 feet of Lot 1(1-3), Block 556, in the City and County of Galveston, Texas.

Applicant: Jeremy Slade, Stonewater Inc.

Adjacent Property Owner: Linda Jonjock

Easement Holder: City of Galveston

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. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot 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:	Edwards, Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

PLANNED UNIT DEVELOPMENT

25P-001 (13722-14000 San Luis Pass Road/FM 3005) Request for a Planned Unit Development (PUD) Overlay District for a "Auto Fueling Station". Property is legally described as Part of Lots 32 and 45 (45-5), and Adjacent Abandoned Street, Trimble and Lindsey Survey, Section 3, in the City and County of Galveston, Texas.

Applicant: Nasser Zia

Property Owner: Beach Three LLC Series 5

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

Chairperson Walla opened the public hearing on the case. The applicant, Nasser Zia, gave a presentation to the commission. See attached list for presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission.

Chairperson Walla made a motion to amend the original motion to recommend approval of the request with Staff's Recommendations and to exclude landscaping for the South and East side from specific condition number four in the staff report.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:31 PM

