

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JUNE 3, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**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 **April 22, 2025 – Regular Meeting**

4.B **May 6, 2025 – Workshop**

4.C **May 6, 2025 – Regular Meeting**

4.D **May 20, 2025 – 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. Public Hearing

6.A **PLATS**

6.A.1 **25P-021 (11123 Stewart Road)** Request for a minor plat to reconfigure one

lot into two. Property is legally described as Part of Lots 443 and 460 (443-13), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Rosemarie Hernandez

7. Old Business and Associated Public Hearings

7.A **ABANDONMENT**

- 7.A.2 **25P-015 (Adjacent to 303 31st Street)** Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.
Applicant: Christopher Lankford and Marc Hill
Adjacent Property Owner: CHL & RAL Holdings, LLC
Easement Holder: City of Galveston

8. New Business and Associated Public Hearings

8.A **GALVESTON LANDMARK**

3. **25P-020 (1211 21st Street)** Request for designation as a Galveston Landmark. The property is legally described Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.
Applicant: Mona Purgeson, Galveston Housing Authority
Property Owner: Galveston Housing Authority

8.B **LICENSE TO USE**

4. **25P-022 (Adjacent to 2402 Market / Avenue D)** Request for a License to Use to place an ADA ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.
Applicant: Katherine S. Hughes
Adjacent Property Owners: CNMC Property Holdings
Easement Holder: City of Galveston

9. 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 05/30/2025 at 10:30 AM

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 – April 22, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present: Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla

Members Absent: Rejone Edwards, Stan Humphrey, Ex-Officio CM Beau Rawlins

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

See attached list of presentations made to the commission.

APPROVAL OF MINUTES

The April 8, 2025, regular meeting minutes were accepted as presented.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

24BF-033 (4215 Buccaneer Blvd) Request for Beachfront Construction Certificate and Dune Protection Permit as well as an exemption to construct a single-family dwelling with gravel/limestone slab and driveway. Property is legally described as Abstract 121, Page 45, Lot 11, Block 6, Pirates Beach Section 2, a subdivision in the City and County of Galveston, Texas.

Applicant: Mike Murray

Property Owner: Brad and Jenney Burkholder

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The property owner, Brad Burkholder, gave a presentation to the commission. 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 Rios seconded.

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

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

The motion passed.

GALVESTON LANDMARK

25P-012 (1623 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 2 Block 136, in the City and County of Galveston, Texas.

Applicant: Tianna Hall

Property Owner: Donna Alexander

Staff presented the staff report and noted that 15 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.

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

The motion passed.

LICENSE TO USE

25P-013 (Adjacent to 711 14th Street) Request for a License to Use in order to retain existing encroachments. The property is legally described as M.B. Menard Survey, South 52 Feet of Lot 7 (7-2), Block 314, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Scott Rice, Sandbar Properties LLC.

Staff presented the staff report and noted that 26 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

25P-014 (1802, 1902 and 1920 Harborside) Request for a Planned Unit Development (PUD) Overlay District for a “Parking Lot, Commercial Surface Parking Area. Property is legally described as M.B. Menard Survey; Lots 8-11, Block 738; Lots 12-14 (12-0), Block 738 and Lots 8-10, Block 739, and Portion of Adjacent 19th Street; and Lots 11-14, Block 739; in the City and County of Galveston, Texas.

Applicant: Shae Jobe

Property Owner: Harbor Properties, Inc.

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.

Chairperson Walla made a motion for deferral of this request to the May 6, 2025 meeting in order for the applicant to provide additional information.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of Alley Access Lots (Staff)” item.

Staff opened the “Discussion of May 6, 2025, Workshop (Staff)” item.

The commission requested to schedule a workshop on May 6, 2025, to discuss Alley Access Lots.

THE MEETING ADJOURNED AT 4:05 PM



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON WORKSHOP MEETING – May 6, 2025

CALL MEETING TO ORDER

The meeting was called to order at 2:32 p.m.

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Councilmember Beau Rawlins
Members Absent:	Rejone Edwards, Tom Singleton, Rusty Walla,
Staff Present:	Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

DISCUSSION ITEMS

Staff opened the “Alley Access Lots” discussion item.

***Donna Fairweather arrives at 2:40pm

***Chris Harrison leaves at 3:00pm

THE WORKSHOP MEETING ADJOURNED AT 3:27 PM





City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 6, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:34 p.m.

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Ex-Officio CM Beau Rawlins
Members Absent:	Rejone Edwards, Tom Singleton, Rusty Walla
Staff Present:	Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

Please see the attached list of presentations made to the commission.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

25P-014 (1802, 1902 and 1920 Harborside) Request for a Planned Unit Development (PUD) Overlay District for a "Parking Lot, Commercial Surface Parking Area. Property is legally described as M.B. Menard Survey; Lots 8-11, Block 738; Lots 12-14 (12-0), Block 738 and Lots 8-10, Block 739, and Portion of Adjacent 19th Street; and Lots 11-14, Block 739; in the City and County of Galveston, Texas.

Applicant: Shae Jobe

Property Owner: Harbor Properties, Inc.

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

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Shae Jobe, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Humphrey made a motion to recommend approval of the request with the conditions listed in the staff report.

Vice-Chairperson Lantz seconded.

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

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

The motion failed due to a lack of four affirmative votes.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

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

Vice-Chairperson Lantz opened the public hearing on the case. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Humphrey made a motion for deferral of this request to the May 20, 2025, meeting in order for the applicant to provide additional information and respond to Staff's comments.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

LICENSE TO USE

25P-016 (Adjacent to 10 Compass Circle) Request for a License to Use for the placement of a retaining wall in the right of way. Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas.

Applicant: Mark Coyle

Adjacent Property Owners: Shawn Cloonan

Easement Holder: City of Galveston

Staff presented the staff report and noted that 22 public hearing notices were sent, and four returned in favor.

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Mark Coyle, gave a presentation to the commission. 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.

Vice-Chairperson Lantz seconded.

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

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

The motion passed.

25P-017 (Adjacent to 3312 Sealy / Avenue I) Request for a License to Use to retain a construction dumpster in the right of way. Adjacent property is legally described as M.B. Menard Survey Lots 9, 10 & West One-Half of Lot 8 (10-1), Block 273, Galveston Aka Lot A Richardson Resubdivision, in the City and County of Galveston, Texas.

Applicant: Raevonne Walker, JRE Construction

Adjacent Property Owner: JNJ Family Properties

Easement Holder: City of Galveston

Staff notified the commission that the case was withdrawn by the applicant.

25P-018 (Adjacent to 2209 Market / Avenue D) Request for a License to Use to retain construction items in the right of ways. Adjacent property is legally described as M.B. Menard Survey, Lots 4 and 5 Block 502, in the City and County of Galveston, Texas.

Applicant: Brian Yates, Cabella Investments, LLC.

Adjacent Property Owner: Cabella Investments, LLC.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 67 public hearing notices were sent, two returned in favor, and one returned in opposition.

Vice-Chairperson Lantz opened the public hearing on the case. The applicant, Brian Yates, gave a presentation 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.

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
Opposed:	None
Absent:	Edwards, Singleton, Walla
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

TEXT AMENDMENT

25ZA-002 Request for a text amendment to the Galveston Land Development Regulations, Article 3 to include 2102 Ursuline/Avenue N in the list of Corner Store locations in the San Jacinto Neighborhood.

Applicant: Victor Turner and D'Ann Forman

Staff presented the staff report.

Vice-Chairperson Lantz opened the public hearing on the case. The applicants, Victor Turner and D'Ann Forman, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to recommend approval of the request.

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
Opposed:	None
Absent:	Edwards, Singleton, Walla
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

THE MEETING ADJOURNED AT 4:40 PM



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 20, 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, Anthony Rios, Tom Singleton, Rusty Walla

Members Absent: John Lightfoot, Ex-Officio CM Beau Rawlins

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

25P-015 (Adjacent to 303 31st Street) Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.

Applicant: Christopher Lankford and Marc Hill

Adjacent Property Owner: CHL & RAL Holdings, LLC

Easement Holder: City of Galveston

Staff presented the staff report and noted that nine public hearing notices were sent, and one returned in favor. The Property Owner at 3106 Market had previously voted in opposition of the request and is now in favor of the request.

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 for deferral of this request to the June 3, 2025, meeting in order for the applicant to provide additional information and respond to Staff's comments.

Vice-Chairperson Lantz seconded.

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

In favor: Edwards, Humphrey, Lantz, Rios, Singleton, Walla
Opposed: None

Absent:	Lightfoot, Councilmember Beau Rawlins
Non-voting participant:	None

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

25BF-012 (11347 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a large-scale single-family dwelling with fibercrete driveway and footer. Property is legally described as Lot 908, Beachside Village, Section 9, (2024) a subdivision in the City and County of Galveston, Texas.

Applicant: Kevin Peterson

Property Owner: Karen Sanford

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. A representative for the property owner, Rick Sanford, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Edwards seconded.

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

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

The motion passed.

25BF-015 (21316 Gulf Drive) Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with crushed concrete parking area within the Dune Conservation Area. Property is legally described as Abstract 121, Page 19, Lot 38, Sea Isle, Section 21, a subdivision in the City and County of Galveston, Texas.

Applicant: Darel Seymour

Property Owner: Darel Seymour

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The applicant, Darel Seymour, gave a presentation to the commission. 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.

Commissioner Humphrey seconded.

Chairperson Walla made a motion to amend the main motion to include a condition to require the property owner to maintain the dune for no less than three years.

Commissioner Humphrey seconded.

Chairperson Walla withdrew his motion to amend the main motion.

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

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

The motion passed.

Commissioner Rios provided an update on the Citizen Planner classes he's attending.

THE MEETING ADJOURNED AT 4:39 PM





25P-021 STAFF REPORT

ADDRESS:

11123 Stewart Road

LEGAL DESCRIPTION:

Property is legally described as Part of Lots 443 and 460 (443-13), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNERS:

Rosemarie Hernandez

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

PUBLIC HEARING:

Public Hearing only. No action required by Planning Commission.

EXHIBITS:

- A – Survey Site Plan
- B – Proposed replat

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment: 19

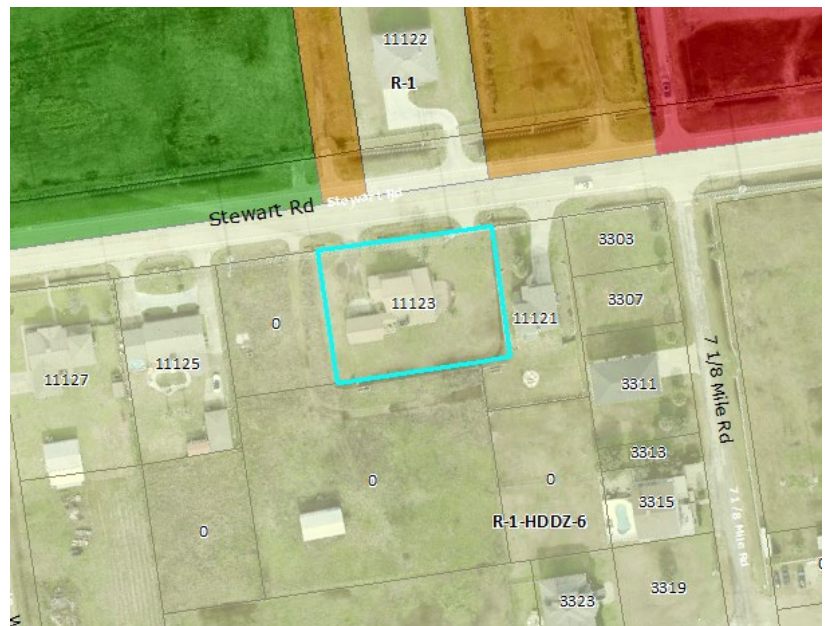
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Fire Marshal: No Objection
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 applicant is requesting a minor plat in order to subdivide one parcel into two in Residential, Single-Family (R-1) zoning.

The Texas Local Government Code, Chapter 212.015, requires a public hearing for minor plats increasing lot density in a single-family zoning district.

Site and Surrounding Area:

The existing parcel consists of a .502 acre tract located south of Stewart Road and north of FM-3005, with frontage on Stewart Road; it contains a single-family residence and a garage. According to the survey provided, the existing parcel has a lot width of 170.74 feet and a lot depth of 130 feet.

The subject parcel and parcels to the south, east, and west are zoned Residential, Single Family (R-1); the parcels to the north are zoned Residential, Single Family (R-1), Multi-Family Residential (MF), and Resort/Recreation (RES/REC). The land uses in immediate area are mostly single-family detached houses.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Residential
North	Residential, Single Family (R-1), Multi-Family Residential (MF), and Resort/Recreation (RES/REC)	Residential and Vacant
South	Residential, Single Family (R-1)	Vacant
East	Residential, Single Family (R-1)	Residential
West	Residential, Single Family (R-1)	Vacant

Lot and Block Configuration, Conformance with Residential, Single Family (R-1) Standards:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Residential (R-1) zoning district in this geographic area:

Zoning	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Set Back	Side Set Back	Rear Set Back
Residential, Single Family (R-1)	5,000 square feet	50 feet	100 feet	20 feet	3 feet	10 feet

The applicant proposed to create two new lots that both exceed city minimum requirements for Residential, Single-Family (R-1) zoning:

Lot 1:

Lot Area: 14,710 square feet
Lot Width: 113.74 feet
Lot Depth: 130 feet

Lot 2:

Lot Area: 7,315 square feet
Lot Width: 57 feet
Lot Depth: 128.01 feet

Plat Approval Criteria:

According to Section 13.502 of the Land Development Regulations, the following are the approval criteria for plats:

A. Generally. Preliminary plats, final plats, and development plats shall be approved if, following review by City staff, it is determined that the plat meets all applicable regulations. The staff report may include "standard conditions" that serve as a checklist of ordinary regulatory requirements, but which are not corrections or changes necessary to conform to applicable regulations.

1. If a plat is submitted to the Planning Commission with only the "standard conditions" in the staff report and no other conditions are required, then the plat will be considered to meet all applicable regulations, approval will be recommended, and the item may be placed on a consent agenda of the Planning Commission.

2. If a plat does not meet all applicable regulations, the plat will be denied, except that readily verifiable conditions may be attached to preliminary approval, the satisfaction of which becomes a prerequisite for final approval.

Staff Approval:

The case will be approved with the following conditions:

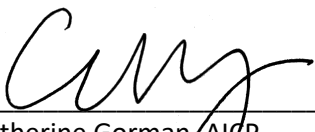
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by December 3, 2025;

Standard Conditions:

2. The applicant shall conform to all comments/conditions received from City Departments and private utilities. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this plat; and
3. The applicant shall comply with all recordation requirements; and, shall provide the Development Services Department with Galveston County filing fees by certified check or money order.

Respectfully Submitted,

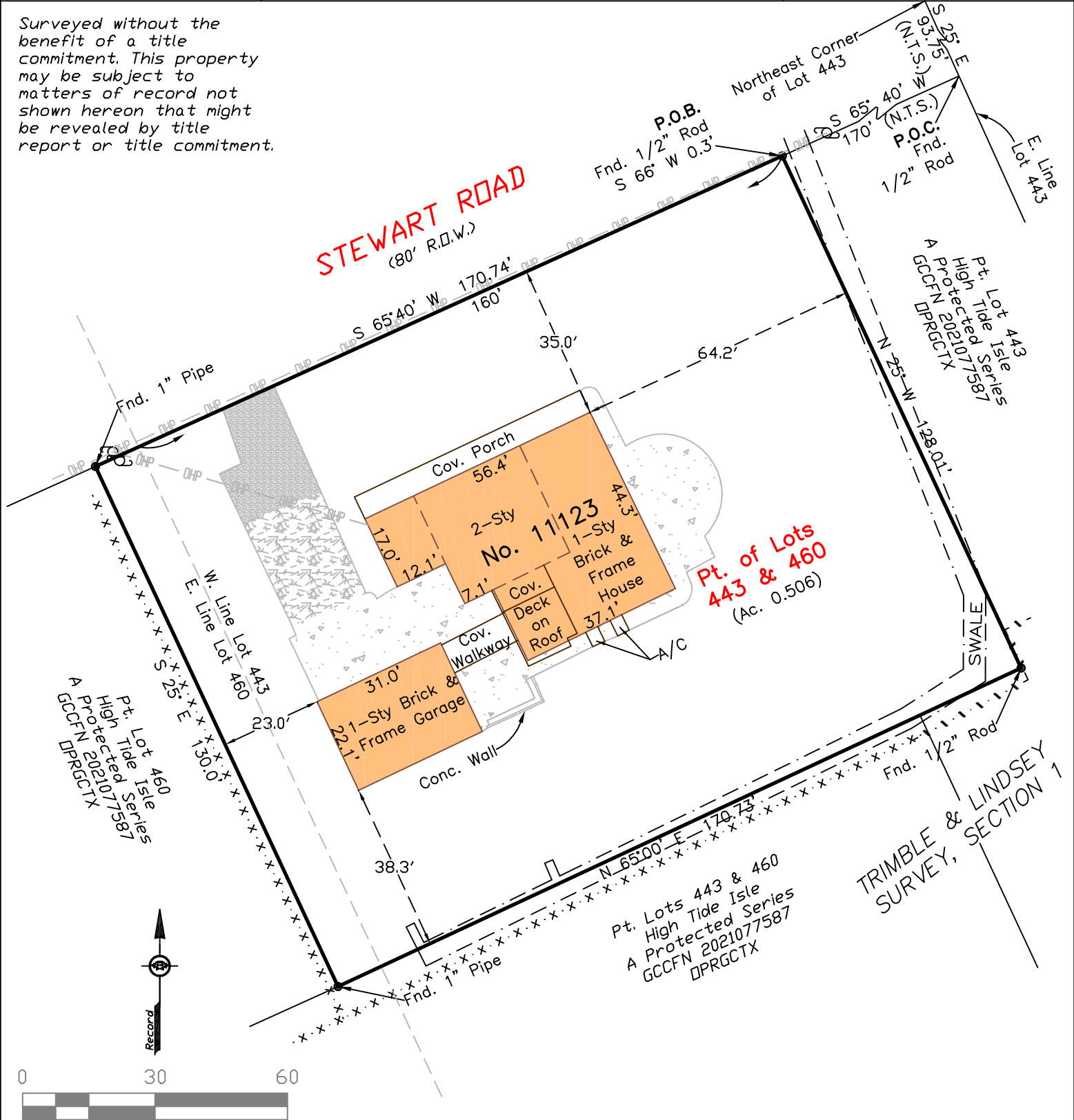


Catherine Gorman, AICP
Assistant Planning Director / HPO

05/20/2025
Date

TLS Job No 25-0159	11123 Stewart Road, Galveston, TX 77554	Survey Date: March 6, 2025
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Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



Survey of a 0.506 acre tract of land out of Lot Four Hundred Forty-Three (443) and Four Hundred Sixty (460) in Section One (1) of the Trimble & Lindsey Survey, of Galveston Island and being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
LAND SURVEYOR
AND PROFESSIONAL
SURVEYOR

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone VE (EL 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0507G, dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
4) Bearings are record, based on the monumentation of the South right-of-way line of Stewart Road, being a found 1/2 inch road at the intersection of the East line of Lot 443 and the South right-of-way line of Stewart Road, and a found 1 inch pipe at the Northwest corner of the subject property..

Legend:
— OHP — Overhead Power
- X - X - X - Wire Fence
- - - - - Wood Fence
Concrete
Asphalt
Gravel
Power Pole

TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: JA Parcel No. 380687

Surveyed for: Rosemarie Hernandez

Exhibit "A"

Being a 0.506 acre tract of land out of Lot Four Hundred Forty-Three (443) and Four Hundred Sixty (460) in Section One (1) of the Trimble & Lindsey Survey, of Galveston Island and being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the South line of Stewart Road with the East line of said Lot 443, said point being South 25 deg. East, 93.75 feet from the Northeast corner of said Lot 443;

THENCE South 65 deg. 40 min. West, along the South line of Stewart Road, a distance of 170 feet to the POINT OF BEGINNING of the herein described tract, a found 1/2 inch rod, bearing S 66° W a distance of 0.3 feet;

THENCE continuing South 65 deg. 40 min. West, along the South line of Stewart Road, at 160 feet passing the West line of Lot 443 and the East line of Lot 460 and continuing a total distance of 170.74 feet to the Northeast corner of a tract of land described in Deed of Trust to Charles T. Doyle, Trustee, recorded in County Clerk's File No. 003-69-2470, and being the Northwest corner of the herein described tract, a found 1 inch pipe;

THENCE South 25 deg. East, along and with the East line of said Doyle, Trustee tract, a distance of 130.00 feet to the Southwest corner of the herein described tract, a found 1 inch pipe;

THENCE North 65 deg. East, a distance of 170.73 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod;

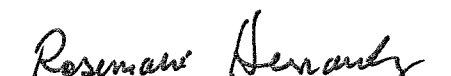
THENCE North 25 deg. West, a distance of 128.01 feet to the PLACE OF BEGINNING, and containing 0.506 acres (20,025 square feet) of land, more or less.

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

That We, Carlos R. Hernandez and Rosemarie L. Hernandez, being the owner(s) of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "HERNANDEZ SUBDIVISION", in the City and County of Galveston, Texas.


Carlos R. Hernandez

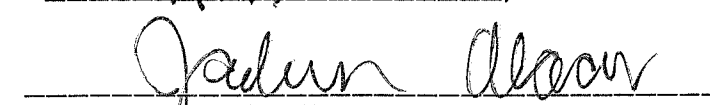

Rosemarie L. Hernandez

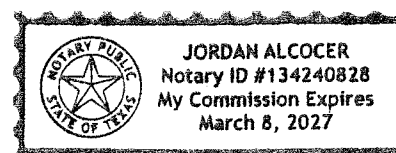
THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Carlos R. Hernandez and Rosemarie L. Hernandez, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 30 day of April, 2025.


Notary Public for the
State of Texas
My Commission Expires March 8, 2027

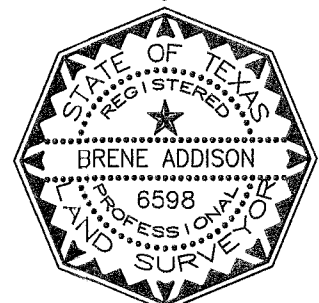


NOTES:

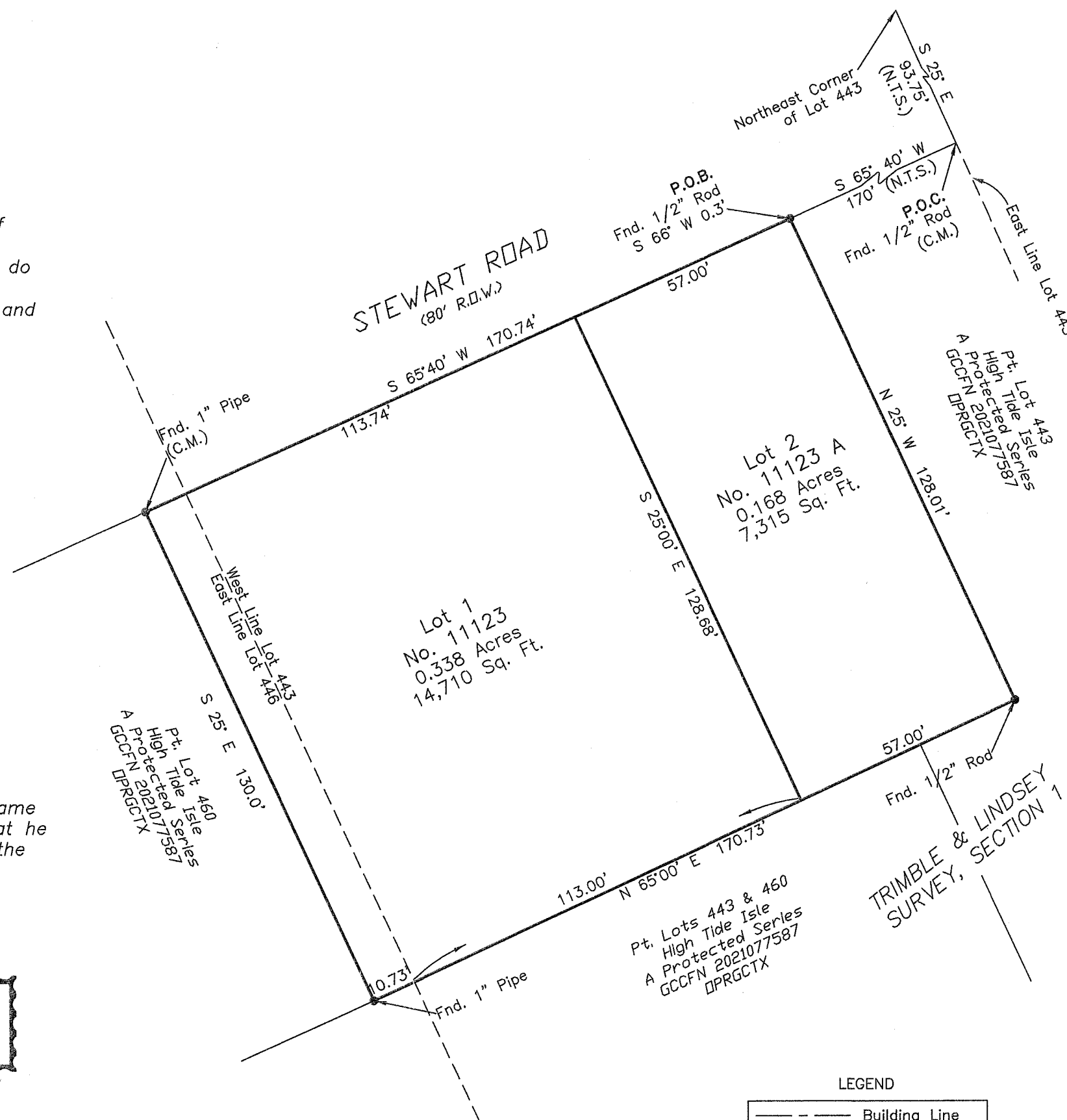
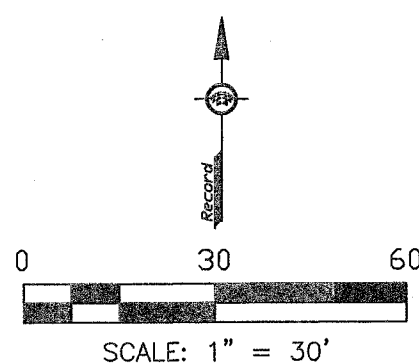
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
- 2) This property lies within Zone VE (EL 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0507G, Dated August 15, 2019.
- 3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston, Texas.
- 4) This property is subject to any restrictions of record.
- 5) All utilities shall be relocated as needed to avoid crossing platted property lines.
- 6) Bearings are record, based on the monumentation of the South right-of-way line of Stewart Road, being a found 1/2 inch rod at the intersection of the East line of Lot 443 and the South right-of-way line of Stewart Road, and a found 1 inch pipe at the Northwest corner of the subject property.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.


Brene Addison
Registered Professional
Land Surveyor No. 6598



TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS 25-0159



AREA TABLE		
Lot	Sq. Feet	Acres
Lot 1	14,710	0.338
Lot 2	7,315	0.168

LEGEND	
---	Building Line
---	Easement Line
B.L.	Building Line
U.E.	Utility Easement
A.E.	Aerial Easement
C.M.	Control Monument
G.C.C.F.N.	Galveston County Clerk's File Number
OPRRPGCTX	Official Public Records of Real Property Galveston County Texas

PROPERTY DESCRIPTION:

Being a 0.506 acre tract of land out of Lot Four Hundred Forty-Three (443) and Four Hundred Sixty (460) in Section One (1) of the Trimble & Lindsey Survey, of Galveston Island and being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the South line of Stewart Road with the East line of said Lot 443, said point being South 25 deg. East, 93.75 feet from the Northeast corner of said Lot 443;

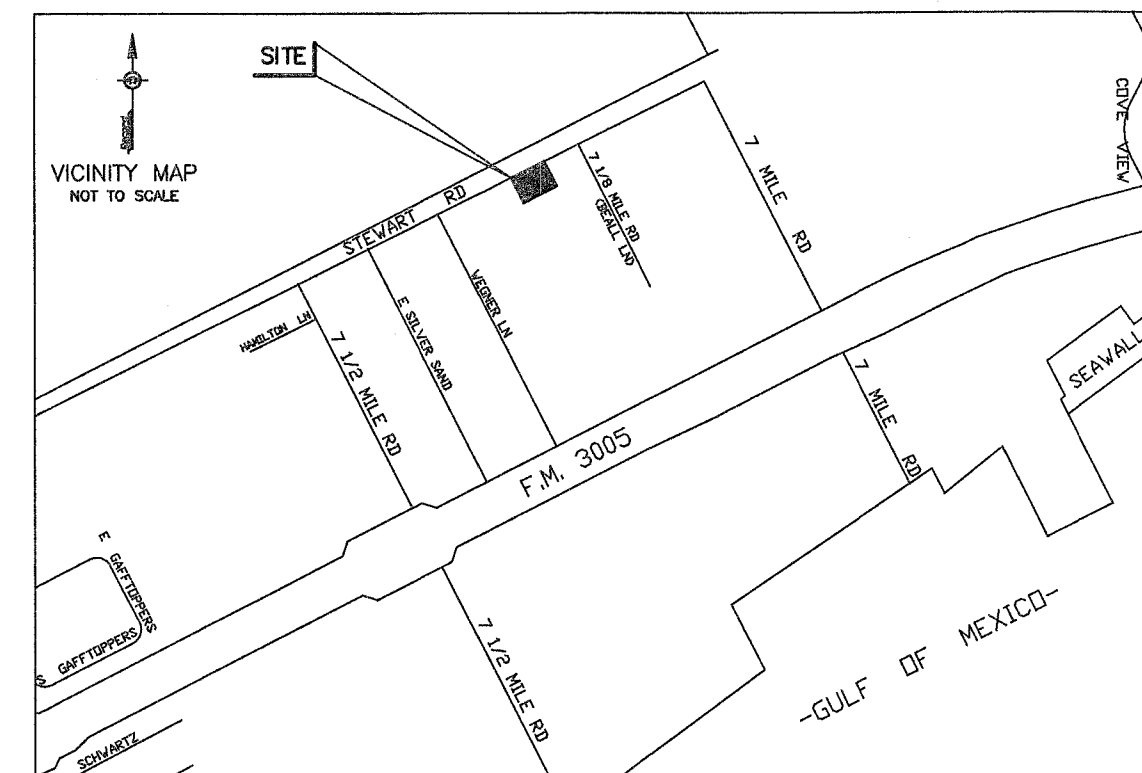
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THENCE North 25 deg. West, a distance of 128.01 feet to the PLACE OF BEGINNING, and containing 0.506 acres (20,025 square feet) of land, more or less.



This Subdivision plat in the City of Galveston, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commission on this _____ day of _____, 2025.

Secretary
Galveston Planning Commission

Chairperson
Galveston Planning Commission

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2025, at _____ O'clock, _____m, and duly recorded on _____, 2025, at _____ O'clock, _____m, Instrument # _____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

HERNANDEZ SUBDIVISION

A REPLAT OF PART OF LOTS 443 AND 460,
TRIMBLE AND LINDSEY SURVEY
CITY AND COUNTY OF GALVESTON, TEXAS

2 LOTS - 22,025 SQUARE FEET

April 22, 2025

Owner:
Carlos R. Hernandez and
Rosemarie L. Hernandez

Surveyor: Brene Addison
Registered Professional Land
Surveyor No. 6598



25P-015

STAFF REPORT

ADDRESS:

Adjacent to 303 31st Street

LEGAL DESCRIPTION:

Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas

APPLICANT/REPRESENTATIVE:

Christopher Lankford and Marc Hill

ADJACENT PROPERTY OWNERS:

CHL & RAL Holdings, LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Commercial (C)

REQUEST:

Abandonment

APPLICABLE REGULATIONS:

Texas Local Government Code, Chapter 272.001 and Sec. 6.302 (B)(3) of the LDR

STAFF RECOMMENDATION:

Denial

EXHIBITS:

A – Applicant's Submittal

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
9				

Per Section 13.308 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: Objection - Abandonment of the Mechanic and 31st street rights of way would create a dead-end access without turnaround, as required by Appendix D of the Fire Code.

Fire Chief: No Objection

Police Chief: No Objection

Public Works: Comments – Utilities exist within all three areas requested to be abandoned. Utility and/or Drainage Easement must be retained by the city for future access and maintenance of these facilities. Removal of on-street parking will result in increased parking congestion in the area.

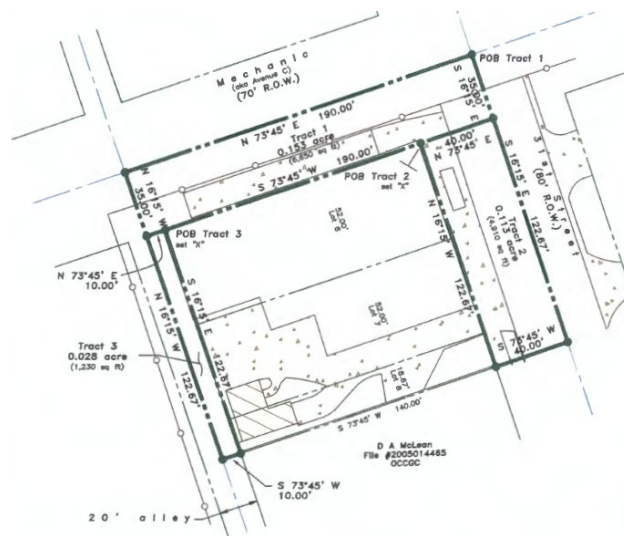
Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary

The applicant is requesting an abandonment of three portions of right-of-way adjacent to 303 31st Street:

- Tract 1 – 6,650 square feet of Mechanic/Avenue C
- Tract 2 – 4,910 square feet of 31st Street
- Tract 3 – 1,230 square feet of the alley

As the adjacent property owner is not included in this application, the request is for half of the rights-of-way and not the full width.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial (C)	Vacant
North	Light Industry (LI)	Parking
South	Commercial (C)	Commercial
East	Light Industry (LI)	Parking
West	Commercial (C)	Parking

Impact on Transportation System

Staff finds that the abandonment will have an adverse impact on the transportation system. The Fire Marshal has indicated that the creation of a dead-end roadway is a violation of Appendix D of the Fire Code. The Public Works Department has expressed concerns that removal of on-street parking will increase congestion in the immediate area.

Impact on Public Utilities and Services

The Public Works Department has noted that there are utilities within the requested area to be abandoned. Utility and/or Drainage Easement must be retained by the city for future access and maintenance of these facilities. Additionally, CenterPoint typically requests that a Street/Alley closure application be submitted for abandonment requests. Staff recommends that the applicant contact CenterPoint Energy to confirm if a street/alley closure application will be necessary.

Criteria for Permanent Street Closure

Section 6.302(B)(3) of the Land Development Regulations provides the following criteria for a Permanent Street Closure (Abandonment):

When a single development includes multiple blocks, it may be beneficial to close public rights-of-way. A permanent street closure may only be considered on a case-by-case basis where the closures do not significantly impact traffic flow, and where it will provide a high-quality development that contributes positively to the overall neighborhood character and pedestrian circulation system.

- a. Closure of a public rights-of-way after the adoption of these regulations may be considered when the following criteria are considered:
 - i. There is a demonstrated community benefit;
 - ii. The street segment is not a part of a historic district or a potentially eligible historic district;
 - iii. No structure shall be erected within the original right-of-way; and
 - iv. The closure does not negatively impact public safety or traffic.
- b. When closing a public right-of-way, the applicant's proposal shall attempt to:
 - i. Maintain existing view corridors and breezeways along the original right-of-way;

- ii. Maintain pedestrian access through the development along the original right-of-way; and
- iii. Provide additional landscaping including decorative paving in the closed area.

**Conformance with
Criteria for Permanent
Street Closure**

Staff finds that the request does not conform to the above stated criteria. The Fire Marshal has indicated that there will be a negative impact to public safety by creating a dead-end roadway without a turn around, which is a violation of Appendix D of the Fire Code. Additionally, the criteria states that an abandonment may be considered when “it will provide a high-quality development that contributes positively to the overall neighborhood character and pedestrian circulation system.” According to the applicant’s submittal, the proposed use is for a commercial parking lot. The land use of “Parking Lot, Commercial Surface Parking Area” is not permitted in the Commercial (C) zoning district. The Land Development Regulations reflect a clear policy direction that new commercial surface parking lots should be limited in scope and carefully integrated into the urban environment

Other Hearings

City Council has the final decision regarding requests for abandonment. Council will hear this request on June 26, 2025.

Staff Recommendation

Due to the objection of the Fire Marshal and non-conformance with the Criteria for Permanent Street Closures, Staff recommends the request be denied.

If the Planning Commission finds that the request conforms to the Criteria for Permanent Street Closures the following conditions may be appropriate:

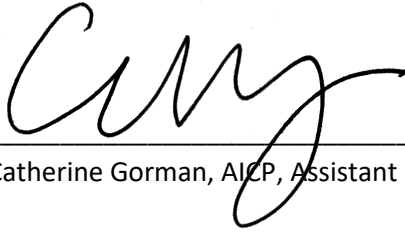
Specific Conditions:

1. The applicant shall replat the abandoned right-of-way no later than June 26, 2026;

Standard conditions for an abandonment:

2. The market value of the subject property as determined by an appraiser shall be reviewed and approved by the City Manager. The applicant shall pay the appraiser’s fee. The appraiser shall be appointed by the City;
3. The applicant shall pay the value of the right-of-way, as determined by the appraisal and as approved by the City Manager, within sixty (60) days of receiving the notice of the determined value;
4. The Applicant shall pay a late fee of \$500.00 if the determined value is not remitted to the city within the sixty (60) days after notification;
5. If the payment is not remitted to the City within six (6) months, the abandonment is subject to revocation by the city;
6. The applicant shall adhere to all comments/conditions received from City departments. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Gorman', written over a horizontal line.

Catherine Gorman, ALCP, Assistant Director/HPO

05/28/2025

Date

IV. DETAILED NARRATIVE AND APPLICANT'S JUSTIFICATION FOR THE REQUEST

The purpose of this Abandonment request is to further Economic Development. Specifically, to convert vacant land into a parking lot to accommodate cruise ship passengers, city workers from the nearby Public Works Building, and customers for nearby business. We believe the highest and best use of this land is for parking because it is now surrounded by Port of Galveston parking lots on 3 of 4 sides.

We understand this land may not currently be zoned for paid parking. If necessary, we will seek a zoning change either before or after this abandonment package is processed.

Please see attached Survey for the Right of Ways (ROW) that we are requesting to be abandoned. They are as follows:

- 1) **Tract 1 – Mechanic Street ROW (.153 acre or 6,650 SF)**
 - a. This tract spans the entire length of the property from 31st Street to the Alley.
 - b. The adjacent property owner is the Port of Galveston (Cruise Ship Parking Lot B). They cannot forfeit their half of the ROW.
- 2) **Tract 2 – 31st Street ROW (.113 acre or 4,910 SF)**
 - a. This tract spans the entire width of the property, from its intersection at Mechanic Street south to the edge of the southernmost property line.
 - b. The adjacent property owner is the Port of Galveston (Cruise Ship Parking Lot B). They cannot forfeit their half of the ROW.
- 3) **Tract 3 – Alley ROW (.028 acre or 1,230 SF)**
 - a. This tract spans the entire width of the property, from its intersection with Mechanic Street south to the edge of the southernmost property line.
 - b. The adjacent property owner is the Port of Galveston (Cruise Ship Parking Lot). They cannot forfeit their half of the ROW.

Note: This property used to have a ~10,000 SF warehouse and office building that was the primary business location for Tour de Tents, a small event rentals business with a variety of inventory items such as tents, table, chairs, linens, dance floors, etc. Tour de Tents was owned and operated by husband and wife (Chris and Rachel Lankford), who also owned the physical property at 303 31st Street under the legal entity CHL & RAL Holdings.

Unfortunately, in February 2022, a catastrophic fire destroyed both the building and the inventory of Tour de Tents resulting in a complete loss of all assets. Now, the only thing left on the land are some of the original "piers" that supported the buildings framing, the front stairs, concrete loading dock situated along Mechanic Street, and a small garage that was not destroyed by the fire that is situated on the southwest corner of the property.

We appreciate your consideration in processing this abandonment application. Should you have any questions or concerns please contact myself or my attorney using the contact information provided with the application. Thank you.

THREE TRACTS OF LAND adjacent to Lots 6, 7 and the North 18 2/3 feet (18.67 feet) of Lot 8, in Block 571 in the City and County of Galveston, Texas, being the 1/2 of the rights-of-way of Mechanic (aka Avenue C, 70 foot width), 31st Street (80 foot width) and a 20 foot alley, containing 0.293 acre (12,780 square feet) of land and being further described in the Field Notes attached.

Michael Menard Survey
Abstract 628
Galveston County, Texas

PRELIMINARY SURVEY regarding
the abandonment of adjoining rights-of-way

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING
LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE
ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

- True ground distances shown
- Plat and bearings reference
"Plan of COG, Sandusky 1845"
- Survey monuments reconciled
w/numerous previous surveys
including COG & monuments

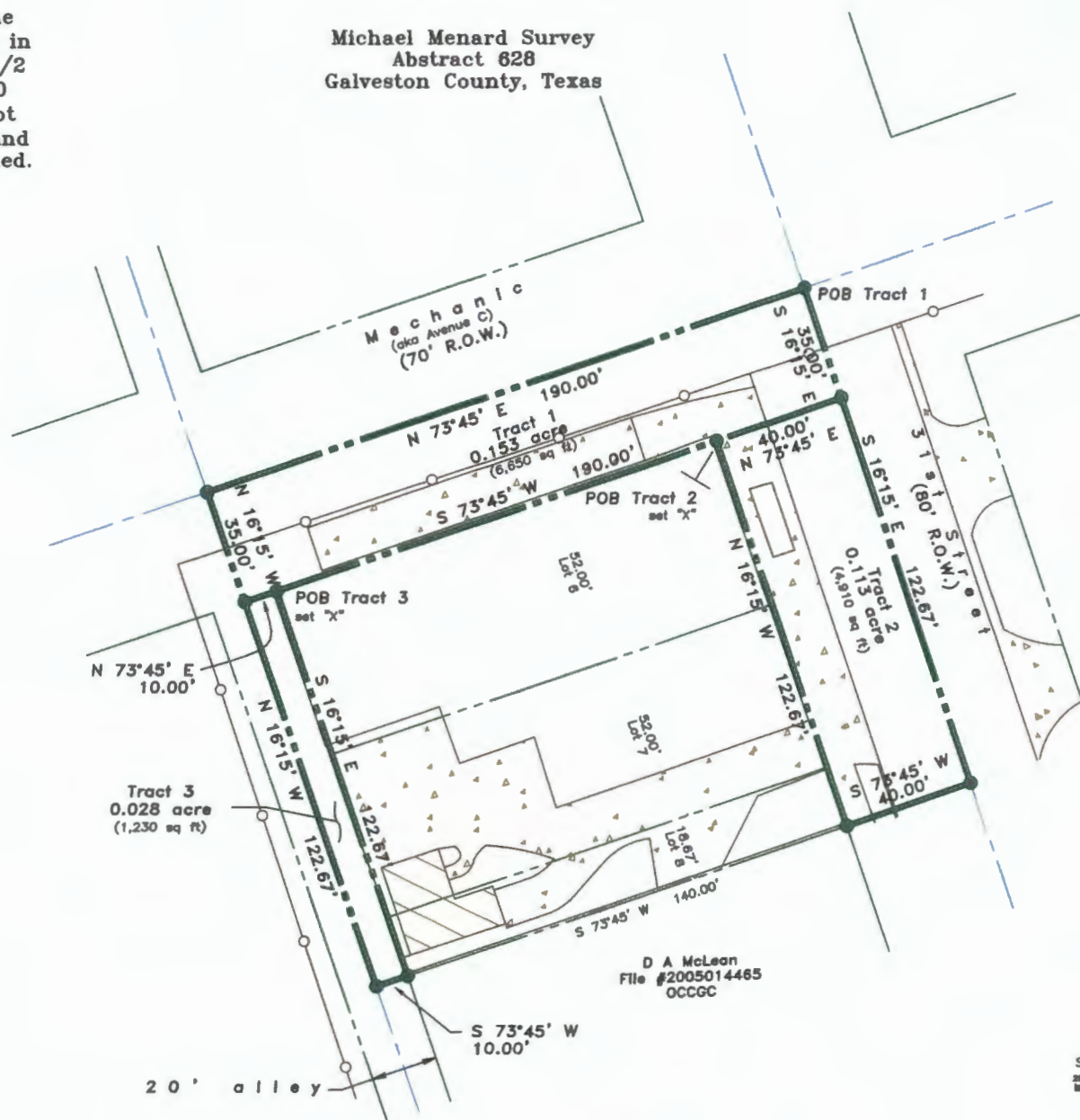
- NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485489
:Map 48167C0441G
:August 15, 2019

Subject property: 303 31st Street
Galveston County, Texas

This survey is certified for this transaction only and may
only be relied on by CHL & RAL Holdings, LLC.. This
survey is only valid if print has original seal and
signature of surveyor.
I hereby certify that this survey was made on the
ground under my direct supervision and that this plat
correctly represents the facts found at the time of the
survey.

Laurence C. Wall

Laurence C. Wall
RPLS #4814
April 15, 2024



TEXAS LAND TITLE SURVEYORS

1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200



25P-020

STAFF REPORT

ADDRESS:

1211 21st Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant:

Mona Purgeson, Galveston Housing Authority

Property Owners:

Galveston Housing Authority

ZONING DISTRICT:

Multifamily, Neighborhood Conservation District 1 (MF-NCD-1)

HISTORIC DISTRICT:

San Jacinto Neighborhood Conservation District

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

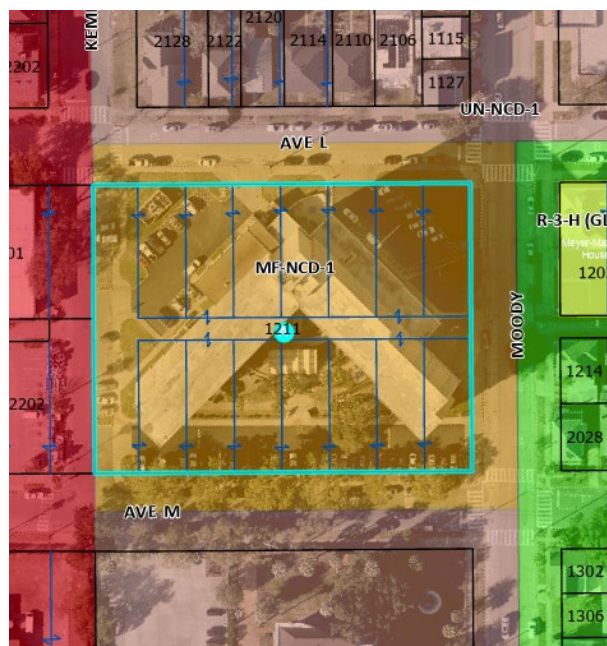
A – Applicant's Submittal

STAFF:

Daniel Lunsford
 Senior Planner
 409-797-3659
 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
33				



Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark (the Gulf Breeze Apartments).

Zoning

Location	Zoning	Land Use
Subject Site	Multifamily, Neighborhood Conservation District 1 (MF-NCD-1)	Multifamily
North	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Museum
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Commercial

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

- 1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.**

Constructed in 1969 by the Galveston Housing Authority, this 11 story, 200 unit public housing structure marks a pivotal moment in the city's approach to public housing.

- 2. Properties that are associated importantly with the lives of persons historically significant in the history of the United States, the State of Texas, or the City of Galveston.**

Inspired by San Antonio's Victoria Plaza, the Gulf Breeze apartments was designed by architect Raymond R. Rapp, Jr. According to the applicant's narrative, Rapp was born in 1920, the year before his family moved to Galveston; his father was a graduate of the University of Louisville who was trained as an architect and served in the U.S. Army in World War I. In 1947, Rapp, Jr. joined his father's architecture firm as an apprentice and became office manager in 1959 on his father's death. In 1960 Rapp earned his architecture license and became the firm's sole owner. In addition to designing the Gulf Breeze apartments and his own home at 1009 Harbor View Drive, by 1982 he was involved in over a thousand projects across the Houston area. Rapp passed away in 2004 at the age of 84.

3. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.

Raymond R. Rapp, Jr. designed primarily in Postwar Modern style, Contemporary Ranch, and Brutalism later in his career. The Gulf Breeze apartments take design cues not only from Postwar Modern style but also from the Victoria Plaza apartments. These structures marked a departure from previous low-rise housing projects by utilizing a more vertical form, and was designed with two wings set at a 90 degree angle to each other in order to provide all units with a view of the city and exposure to the natural world; again, a more dignified approach than most previous low-rise housing projects took. Over the years, Gulf Breeze became a cultural anchor for many of Galveston's working-class and African American residents, offering stability, community, and identity in the face of economic and environmental challenges.

Financial Incentives for Historic Properties

The property is not located in a historic district and is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks. However, the Galveston Housing Authority is a non-profit organization and does not pay property taxes and so cannot take advantage of the program.

Other Reviews

The Landmark Commission will hear this request at the June 2, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 26, 2025.

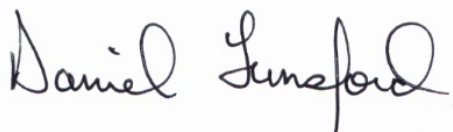
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

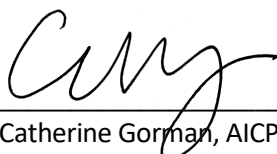
Respectfully Submitted:



Daniel Lunsford
Senior Planner

May 23, 2025

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Manager

May 23, 2025

Date

Gulf Breeze Apartments

1211 Moody

1969, Raymond R. Rapp & Associates

Statement of Historical and Cultural Significance

Constructed in 1969 by the Galveston Housing Authority, the Gulf Breeze Apartments marked a pivotal moment in the city's approach to public housing, reflecting broader trends in modernist urban design. This 11-story, 200-unit complex drew architectural inspiration from Victoria Plaza in San Antonio, a groundbreaking public housing development that broke from the traditional "project"-style layout in favor of a more vertical, mid-rise apartment configuration. Architect Rex Rapp adopted a similar approach in Gulf Breeze, designing the building with two wings set at an angle—effectively forming a hinge—that offered residents sweeping views across Galveston's rooftops toward both the Gulf and Galveston Bay. This thoughtful design not only provided dignified living spaces but also emphasized a connection to the surrounding landscape. Over the years, Gulf Breeze became a cultural anchor for many of Galveston's working-class and Black residents, offering stability, community, and identity in the face of economic and environmental challenges. Its survival of Hurricane Ike in 2008, when much of the city's public housing stock was destroyed, only deepened its symbolic and practical importance in the local housing landscape. Today, Gulf Breeze stands as a lasting testament to resilient architecture, progressive housing policy, and the enduring significance of community-centered design.

Statement of Architectural Significance

The Gulf Breeze was designed by the architectural firm of Raymond R. Rapp & Associates and is a highly visible representation of Raymond R. Rapp, Jr.'s legacy.

The following biography is excerpted from *City of Galveston Midcentury Modern Architecture Historic Resources Survey*. The survey indicates that the Gulf Breeze is eligible for listing as a Galveston Landmark and on the National Register of Historic Places due to its association with Raymond R. Rapp, Jr.

Raymond Rudolf Rapp, Junior, was born in 1920, a year before his family moved to Galveston. His father, Raymond R. Rapp, Senior (1896-1959) was educated at the University of Louisville, worked for various architecture firms

in Kentucky and Texas, and served in the U.S. Army during WWI, before moving to Galveston in 1921. Rapp Jr. attended two years of college prior to serving in WWII (Texas Architect 1982). In 1947, he joined his father's firm and worked as an apprentice. He took over as office manager when his father died in 1959, earned his architecture license (#2507) in 1960, and became the firm's sole owner that year. In 1964, he designed his own house at 1009 Harbor View Dr (Survey ID #R33). By the time he became a Fellow of the American Institute of Architects in 1982, he had been involved in approximately 1,400 projects in the Galveston-Houston area (Texas Architect 1982). He designed primarily in the Postwar Modern style with common materials from the era, including brick, stucco, and concrete. His religious designs often blended Modernism and Revivalism, and some of his residences were designed in the Contemporary Ranch style. Later in his career, he also designed in the Brutalist style. Rapp Jr. died at the age of 84 in 2004.

A retrospective on the Rapp architecture firm for its 50th anniversary in 1971 noted that "the history of Galveston can be traced by the record books of Rapp Tackett Fash" (Angerstein 1971). The firm, established in 1921, was renamed Raymond R. Rapp and Associates in 1963, following the death of Rapp Sr. By 1971, the firm had added Gerald Tackett and Ronald Fash as general partners and opened an office in Houston.

Examples of Rapp Jr.'s extant projects in Galveston include:

- David G. Burnet Elementary School, 5511 Avenue S, 1960
- St. Mary's Cathedral School, 2011 Church Street, 1962
- E. C. Northen Memorial Scout Service Center, 3020 53rd Street, 1963
- Rapp Jr.'s personal residence, 1009 Harbor View Drive, 1964
- Ursuline Academy, 2601 Avenue N, 1964
- Gulf Breeze Housing Development, 1211 Moody, 1969
- Engineering Building, TAMU-Galveston: Mitchell Campus, 1971

GALVESTON HOUSING AUTHORITY

RESOLUTION NO. 2994

APPROVAL TO INITIATE THE APPLICATION PROCESS TO DESIGNATE GULF BREEZE AS A GALVESTON HISTORIC LANDMARK

WHEREAS, the City of Galveston's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage; and

WHEREAS, Galveston is known nationwide for its historic architecture, cultural and historical traditions, and for the preservation of its historical, cultural, and architectural resources. Galveston's unique character has proven increasingly attractive to residents, business interests, and visitors to the City, positively affecting the community; and

WHEREAS, the property located at 1211 21st Street otherwise known as Gulf Breeze Apartments possesses significant historical and architectural value to the City of Galveston; and

WHEREAS, the Galveston Housing Authority Board seeks to initiate historic landmark designation of 1211 Moody/21st Street, Gulf Breeze Apartments, in accordance with Texas Government Code Chapter 21 and City of Galveston's Land Development Regulations; and

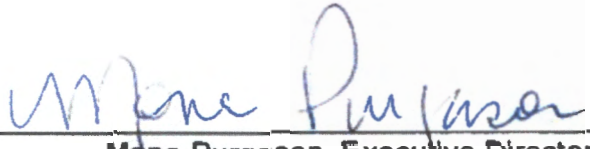
WHEREAS, the Board of Commissioners of the Galveston Housing Authority would like to initiate the process for Landmark Designation of this property.

NOW THEREFORE BE IT RESOLVED that the GHA Board of Commissioners directs GHA staff to initiate the process for an application to the City's historic preservation program for a Historic Landmark designation of the property located at 1211 21st Street, Galveston, Texas 77550.

Approved February 10, 2025

	AYES	NAYS	ABSTENTIONS	ABSENCES
Patricia Toliver	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Betty Massey	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brax Easterwood	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brenda Hall	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Belinda Davis	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Certified and signed by:



 Mona Purgason, Executive Director/Secretary
 For the Board







25P-022

STAFF REPORT

ADDRESS:

Adjacent to 2402 Market / Avenue D

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lot 8, Block 564, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Katherine S. Hughes

ADJACENT PROPERTY OWNER(S):

CNMC Property Holdings

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business (CB)

REQUEST:

License to Use for ADA Ramp

APPLICABLE REGULATIONS:

Section 13.202 of the LDR and
Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer
(409) 797-3365
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
61				

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

Fire Marshal: No Objection

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

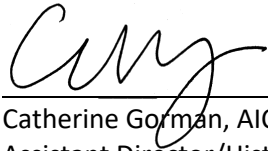
Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a Permanent License to Use (LTU) the City right-of-way in order to place an ADA accessible ramp in the 24 th Street sidewalk right-of-way, adjacent to the subject address. The building houses a commercial space and the applicant is seeking to gain conformance with ADA accessibility requirements.
Physical Characteristics	The proposed ADA ramp that will extend five feet into the right-of-way and run approximately 18 linear feet along the north side of the building. The building is a typical downtown commercial structure which is constructed at the property line. See the attached Applicant's Submittal for design details and specifications.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Staff Recommendation	Staff recommends approval with the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall adhere to the site plan in Exhibit A for the placement of the accessible ramp; 2. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the accessible ramp, and should the right-of-way be damaged in any way, the licensee shall repair the area; 3. The licensee shall maintain a minimum of five (5) feet of unobstructed pedestrian access within the subject city rights-of-way; 4. The licensee shall ensure that future construction or improvements do not increase the degree of encroachment in any way; <i>Standard Conditions:</i> 5. The Licensee shall adhere to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit; 6. The cleaning of the debris from the site shall be the responsibility of the Licensee; 7. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any; 8. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully; 9. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and 10. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all

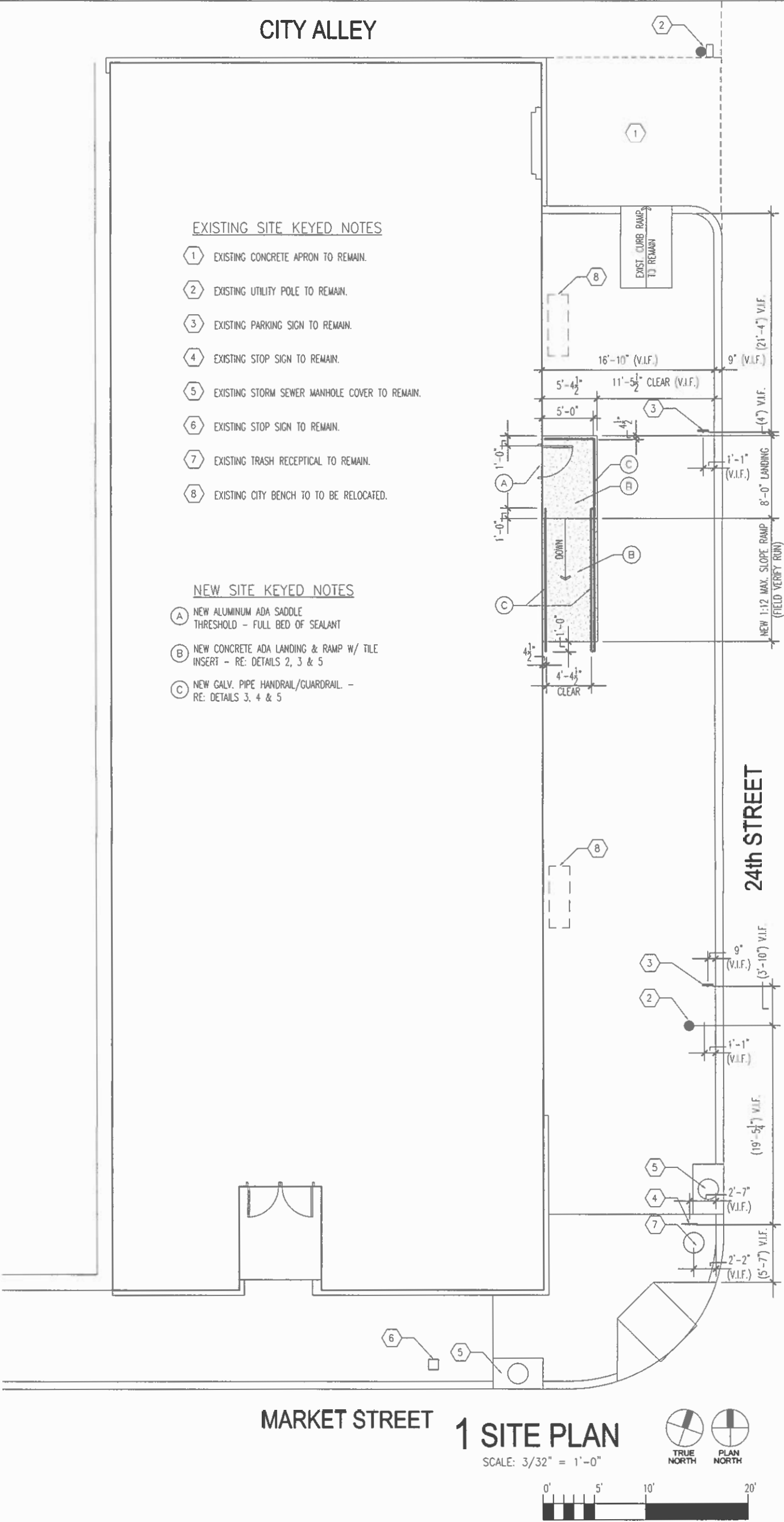
improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,



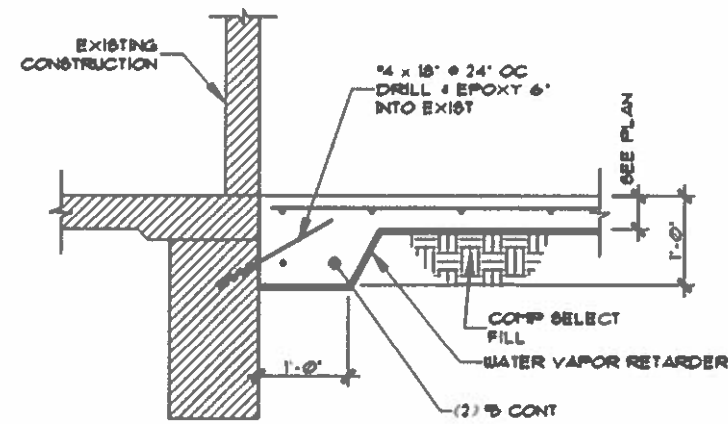
Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

05/21/2025
Date

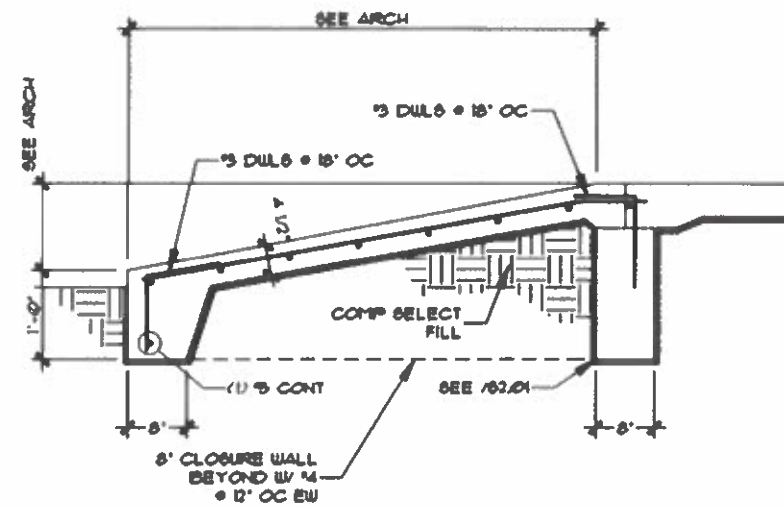


PROJECT:
2402 Market Street
GALVESTON, TX 77550

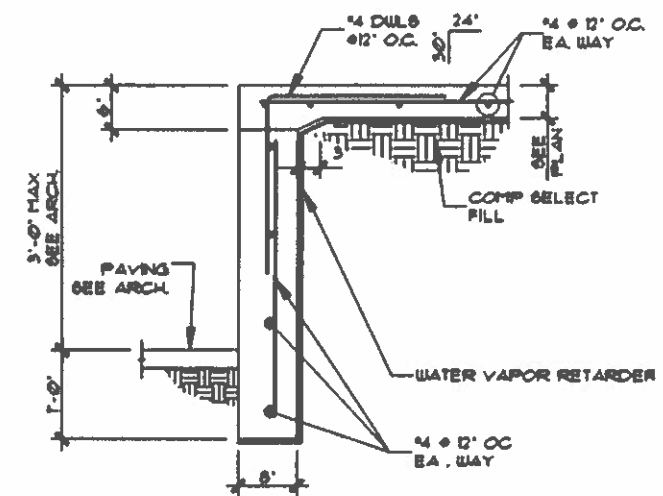
K S HUGHES DESIGN
KATHERINE@KSHUGHESDESIGN.COM
(713) 382-8780



3 TYPICAL
TURNDOWN AT EXISTING
SCALE 3/4" = 1'-0"



2 RAMP DETAIL
SCALE 3/4" = 1'-0"



1 EXTERIOR GRADE BEAM
SCALE 3/4" = 1'-0"



20 October 2023

STRUCTURAL RAMP DETAILS

PROJECT:
2402 Market Street
GALVESTON, TX 77550

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KATHERINE@KSHUGHESDESIGN.COM
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