

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, JUNE 16, 2025 - 4:00 PM
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS
REGULAR MEETING**

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

**A quorum of the members of the Landmark 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 June 2, 2025 – Regular Meeting

5. Public Comment
Members of the public may address the Committee. Speakers will be limited to three minutes.
6. New Business and Associated Public Hearings

6.A APPEAL OF STAFF'S DETERMINATION

1. **25LC-027 (2218 Avenue O)** Request to appeal Staff's determination regarding front setbacks in the San Jacinto Neighborhood Conservation District (NCD). The property is legally described as Abstract 628 M.B. Menard Survey, Lot A, Eunett Enterprises Replat (2004), in the City and County of Galveston, Texas.
Applicant: Brax Easterwood
Property Owner: Toby Wilson

6.B LICENSE TO USE

2. **25LC-020 (Adjacent to 2102 Mechanic / Avenue C)** Request for a Recommendation regarding a License to Use in order to retain construction fencing. Adjacent property is legally described as M.B. Menard Survey, Lot 8 And East 28-6 Feet of Lot 9, Block 621, in the City and County of Galveston, Texas.
Applicant: Jonathan Aronin
Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC.
Easement Holder: City of Galveston

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 06/11/2025 at 2:05 PM

Karina Rosales, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 days of the rendition of the Commission's decision.

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 LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 2, 2025

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Ex Officio CM Lewis

Members Absent: Chastain, Thierry

Staff Present: Tim Tietjens, Development Services Executive Director; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 21, 2025, Regular Meeting, May 5, 2025, Regular Meeting, and May 19, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

CONSENT AGENDA

CERTIFICATE OF APPROPRIATENESS

25LC-026 (1811 Avenue K) Request for a Certificate of Appropriateness for alterations to the structure including door replacement. Property is legally described as M.B. Menard Survey, Lot 5, Block 78, in the City and County of Galveston Texas.

Applicant: Tim Riley, The Neher Group

Property Owner: Jeffrey and Michelle Robinson

The consent agenda was approved.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-021 (1515 24th Street) Request for a Certificate of Appropriateness for alterations to the structure including front porch railings. Property is legally described as the Abst 628, M. B. Menard Survey, Lot 6 and North Half of Lot 7, Northwest Block 42, Galveston Outlots, Special Subdivision, in the City and County of Galveston, Texas.

Applicant: Laurie M. Winslow

Property Owner: Laurie M. Winslow

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

Chairperson Click opened the public hearing on the case. The applicant, Laurie M. Winslow, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to deny the request with Staff's Recommendations.

Commissioner Langdale seconded.

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

In favor:	Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Opposed:	Allen (Alternate)
Absent:	Chastain, Thierry
Non-voting participant:	Ex Officio Lewis

The motion passed.

25LC-022 (212 Kempner / 22nd Street) Request for a Certificate of Appropriateness for modifications to the structure including a new canopy and a third floor addition. The property is legally described as Abstract 628 M.B. Menard Survey, Part of Lots 1 & 2 (1-1) Block 621, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA

Property Owner: Catherine Buergler, Saint Buergler Property Management, LLC.

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

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, AIA, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with Staff's Recommendations and omitting special conditions 1.a. and 1.b.

Commissioner Stetzel-Thompson seconded.

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

In favor:	Click
Opposed:	Allen (Alternate), Bourgeois, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Absent:	Chastain, Thierry
Non-voting participant:	Ex Officio Lewis

The motion failed.

Commissioner Stetzel-Thompson made a motion for deferral of this request to the July 7, 2025, meeting in order for the applicant to provide additional information.

Commissioner Allen seconded.

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

In favor: Allen (Alternate), Bourgeois, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Opposed: Click
Absent: Chastain, Thierry
Non-voting participant: Ex Officio Lewis

The motion passed.

25LC-024 (2424 Avenue L) Request for a Certificate of Appropriateness for modifications to the structure including enclosing a rear porch. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 13 Block 84, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA

Property Owner: Kevin and Laura Scott

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

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, AIA, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations and omitting special condition 1.a.

Vice-Chairperson Bourgeois seconded.

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

In favor: Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Opposed: None
Absent: Chastain, Thierry
Non-voting participant: Ex Officio Lewis

The motion passed.

25LC-025 (1411 24th Street) Request for a Certificate of Appropriateness for modifications to the structure including the addition of Hardie siding and removing existing chimneys. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 12 Southwest Block 17 Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA

Property Owner: Harold and Debra McCracken

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

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, AIA, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with Staff's Recommendations and omitting special condition 1.a.

Commissioner Fitz seconded.

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

In favor: Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Opposed: None
Absent: Chastain, Thierry
Non-voting participant: Ex Officio Lewis

The motion passed.

LANDMARK DESIGNATION

25LC-023 (1211 21st Street) Request for designation as a Galveston Landmark. 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 Owner: Galveston Housing Authority

Staff presented the report and noted that 33 public hearing notices were sent, and none returned.

Chairperson Click 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 Chairperson called for a motion.

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

Commissioner Stetzel-Thompson seconded.

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

In favor:	Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson
Opposed:	None
Absent:	Chastain, Thierry
Non-voting participant:	Ex Officio Lewis

The motion passed.

DISCUSSION & ACTION ITEMS

Staff opened the "Direct Staff to develop a Window Policy for New Construction (Staff)" discussion and action item.

Commissioner Allen made a motion to approve the request.

Commissioner Fitz seconded.

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

In favor:	Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson,
Opposed:	None
Absent:	Chastain, Thierry
Non-voting participant:	Ex Officio Lewis

The motion passed.

THE MEETING ADJOURNED AT 5:09 PM



25LC-027

STAFF REPORT

ADDRESS:

2218 Avenue O

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot A, Eunett Enterprises Replat (2004), in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNER:

Toby Wilson

ZONING:

Commercial, Neighborhood Conservation District, One (C-NCD-1)

APPEAL REQUEST:

Staff's Determination

NEIGHBORHOOD CONSERVATION DISTRICT:

San Jacinto

ATTACHMENTS:

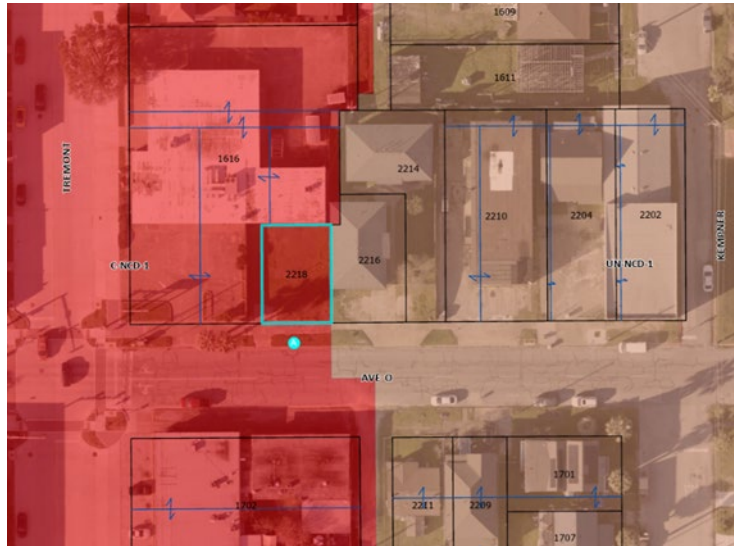
- A – Applicant's Submittal
- B – San Jacinto NCD Standards, Page 26
- C – Motion Guide

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
23				



Background:

The San Jacinto Neighborhood Conservation District (NCD) is a design overlay district adopted in 2010. Generally located south of Broadway, north of Seawall, west of 23rd Street and east of 8th Street, the purpose of the NCD is to regulate new construction to ensure appropriate new development. The regulations are administered by Staff and the Landmark Commission is the appeal body for Staff's determinations.

Executive Summary

The applicant is proposing construction of a new, single family house at the subject address. Due to the small size of the lot, the applicant proposes to build the structure closer to the street than normally permitted based on the surrounding structures and as outlined on page 26 of the San Jacinto NCD standards for new construction (included as Exhibit B). The applicant’s complete submittal, including the analysis of adjacent structures, is included as Exhibit A.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial, Neighborhood Conservation District, One (C-NCD-1)	Vacant
North	Commercial, Neighborhood Conservation District, One (C-NCD-1)	Civic
South	Commercial, Neighborhood Conservation District, One (C-NCD-1)	Commercial
East	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential
West	Commercial, Neighborhood Conservation District, One (C-NCD-1)	Civic

**San Jacinto
Neighborhood
Conservation District
(NCD) Standards**

Front Setbacks for New Construction:
The front setback for new or relocated construction in San Jacinto should reflect the placement of other structures in order to maintain the character of the streetscape. After removing the two extremes from the sampling, the front setback from the property line allows for construction within 10% from the full range of setbacks on a block face. For front setback purposes, corner stores are also not included in samplings and are encouraged to be sited as close to the corner property lines as possible.

**Conformance with the
Design Standards**

Based on the above stated criteria, staff found that the proposed front setback does not conform to the San Jacinto Neighborhood Conservation Plan. The allowable range of front setbacks for new construction along this block face based on the above is between 20.2 feet (minimum) and 24.75 feet (maximum). The applicant’s proposed front setback is only 1’-7”. An analysis of the surrounding neighborhood is provided in Exhibit A.

Applicant's Justification

Please accept this request to appeal the applicability and intent of the San Jacinto Neighborhood Conservation District at 2218 Avenue O. Specifically, the requirements for residential front setbacks. The 2Yd Street commercial corridor was not addressed in the adoption of the NCD document. The subject property is included in the Commercial Zoning district on 23rd Street, and has other Commercial building's frontage on the block face with 0 setback. It is our opinion that the intent of the required setback is not properly applied to this specific property.

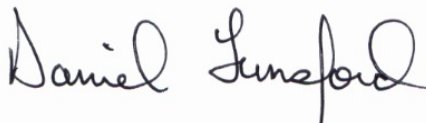
Procedure

The appeal is filed pursuant to the San Jacinto Neighborhood Conservation District Plan, Land Development Regulations Sections 10.205 (B) and 13.900 Administrative Appeals (see attachment B). If the applicant disagrees with staff's determination of compliance with the Design Standards, then the applicant can appeal staff's determination to the Landmark Commission. The person requesting the appeal must submit a written request for appeal to the Development Services Department not later than the 10th day following the date of the decision.

In exercising the power to decide an appeal, the decision-maker may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made and to that end shall have all the powers of the officer or body from whom the appeal is taken.

Should the applicant or City be aggrieved by or dissatisfied with the decision of the Landmark Commission, the applicant may appeal the decision of the Landmark Commission to the Zoning Board of Adjustment.

Respectfully Submitted,



Daniel Lunsford, Planning Manager

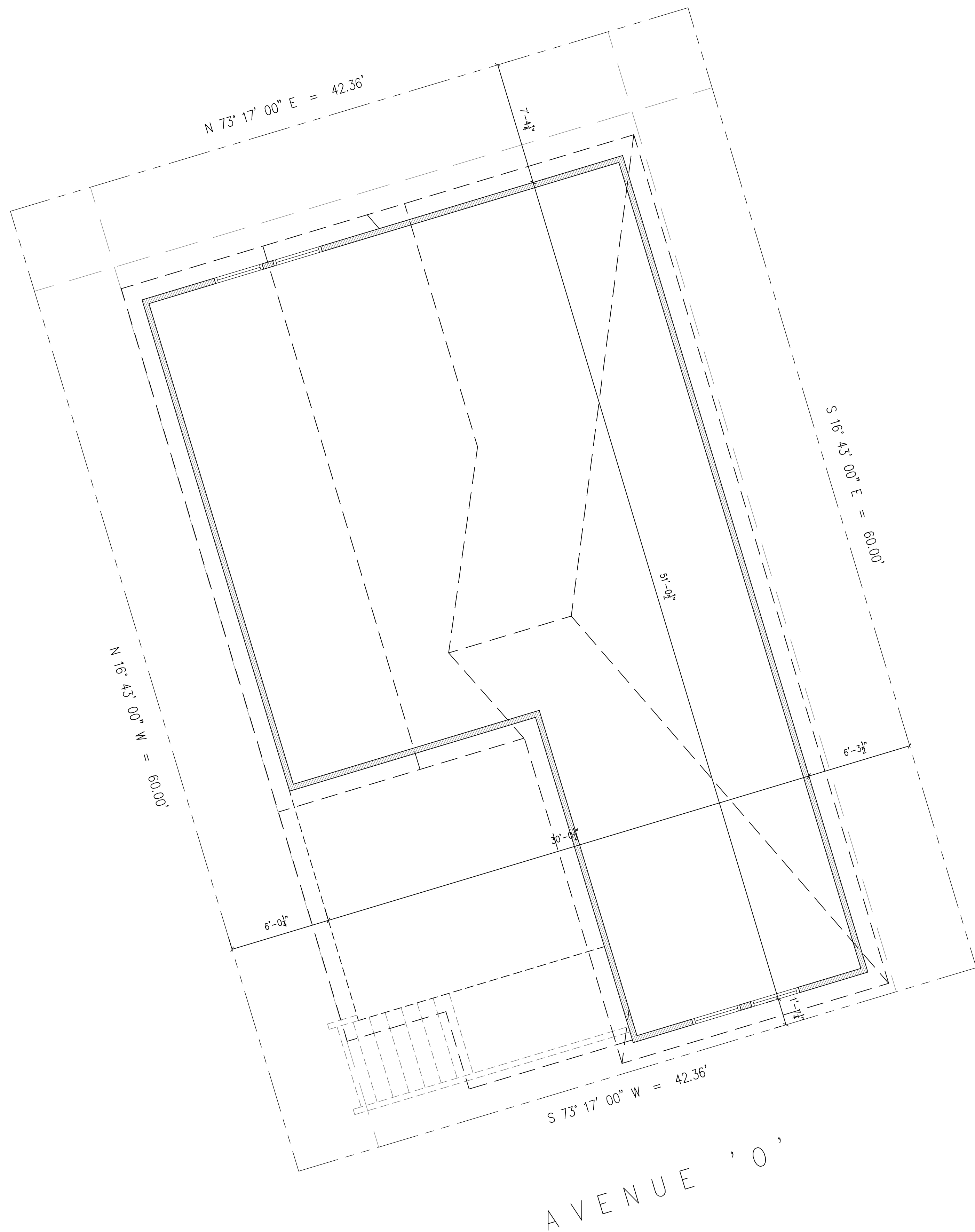
June 5, 2025

Date



A New House for Toby Wilson

2218 Avenue 'O'
Galveston, Texas



1 SITE PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2021 AND ALL REGULATIONS FOR THE CITY OF X, TEXAS.

LEGAL DESCRIPTION:
LOT A OF EUNETT ENTERPRISES REPLAT, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003B, PAGE 13 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
FLOOD ZONE: AE BASE FLOOD ELEVATION (BFE): 11.00'
LOWEST ADJACENT GRADE (LAG): 9.3'
ELEVATION TO TOP OF BOTTOM FLOOR: 14.00'

SITE NOTES:
CONTRACTOR SHALL SET FINISH FLOOR OF HOUSE AT NO LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM.
IF MANHOLE DOES NOT EXIST THE FINISH FLOOR SHALL NOT BE LESS THAN 18 INCHES ABOVE CROWN OF THE STREET.

SQUARE FOOTAGE

SLAB ON GRADE:	
GARAGE	= 450 SQFT
LEVEL 1:	
HOUSE	= 921 SQFT
FRONT PORCH & STEPS	= 95 SQFT
REAR PORCH & STEPS	= 70 SQFT
LEVEL 2:	
HOUSE	= 450 SQFT

DISCLAIMER:

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER CONSTRUCTION DRAWINGS ARE DELIVERED WILL BE DONE AT THE OWNER AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.

CONTRACTOR AND/OR HOMEOWNER TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

C2Q DRAFTING SERVICES, INC., IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR.

LIMITATION OF LIABILITY:
C2Q DRAFTING SERVICES, INC., IS NOT LIABLE TO CLIENT FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. C2Q DRAFTING SERVICES, INC., MAXIMUM LIABILITY IS LIMITED TO TOTAL PRICE OF CONTRACT FOR DESIGN/DRAFTING SERVICES.

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT OF C2Q DRAFTING SERVICES, INC. & HOMEOWNER, TOBY WILSON. USE OF THESE DRAWINGS AND CONCEPTS THEREIN WITHOUT THE WRITTEN PERMISSION FROM CINDY QUINTELA & TOBY WILSON IS PROHIBITED AND MAY BE SUBJECT TO A CLAIM FOR DAMAGES.

C2Q Drafting Services, Inc.
8715 POWER ROAD
SANTA FE, TEXAS
409-927-4054

A New House for Toby Wilson
2218 Avenue 'O', Galveston, Texas

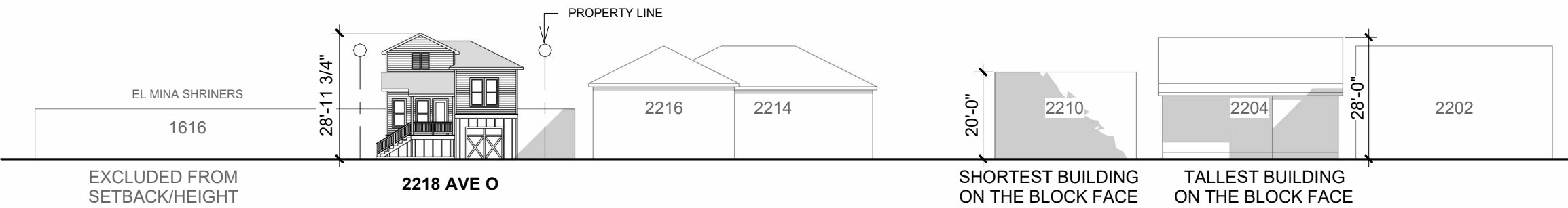
DATE: 02 JANUARY, 2025

REVISIONS:

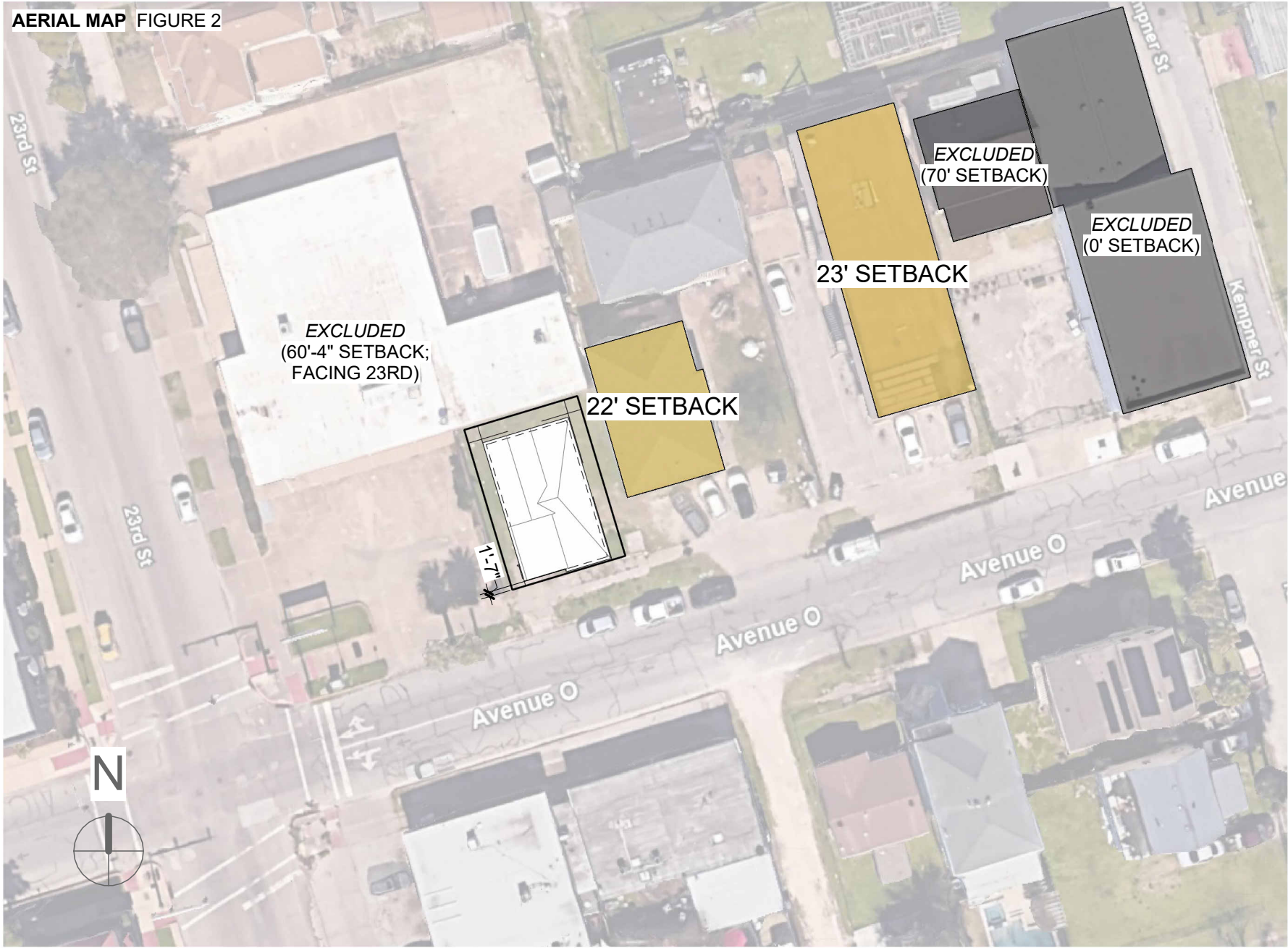
SHEET NO.

A0.0

AVENUE O STREET NORTH ELEVATION FIGURE 1



AERIAL MAP FIGURE 2



HEIGHT = 28'-11 3/4"

GREATEST - 28'
LEAST - 11'-6"

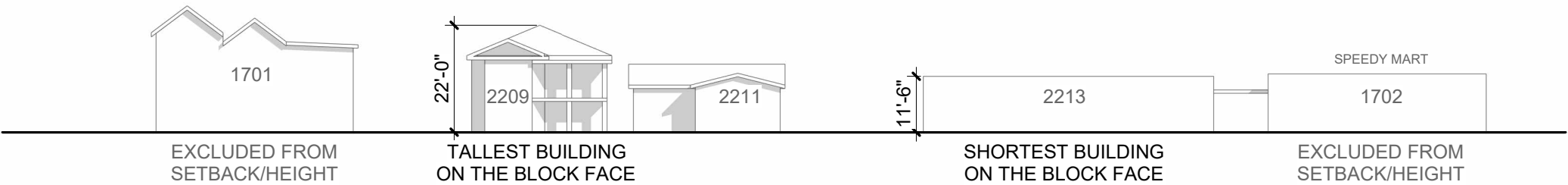
MAY BE PLACED WITHIN
20% OF FULL RANGE =
9'-2" TO 33'-7"

PROPOSED SETBACK =
1'-7"

GREATEST - 23'
LEAST - 22'

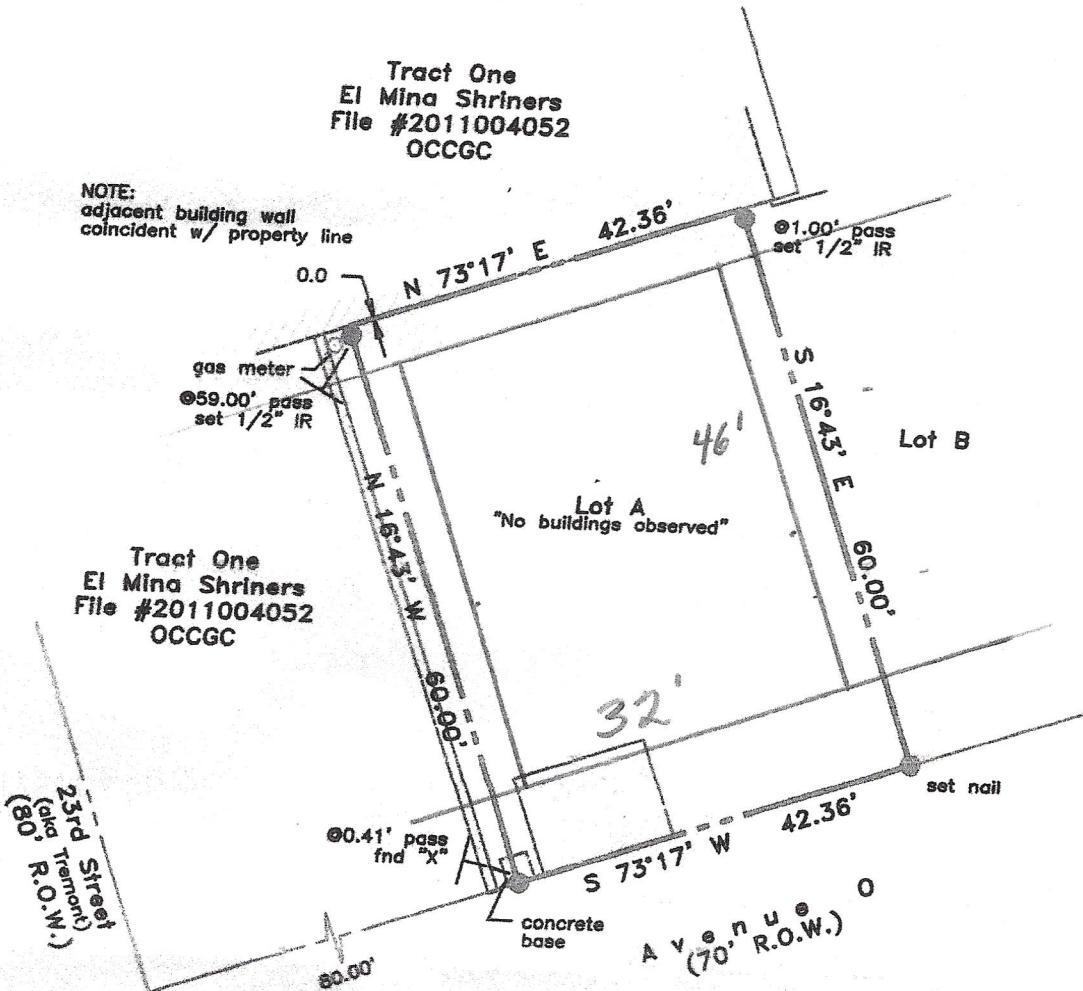
MAY BE PLACED WITHIN
10% OF FULL RANGE =
19'-10" TO 25'-4"

AVENUE O STREET SOUTH ELEVATION FIGURE 3



04/09/25

Michael Menard Survey
Abstract 628
Galveston County, Texas

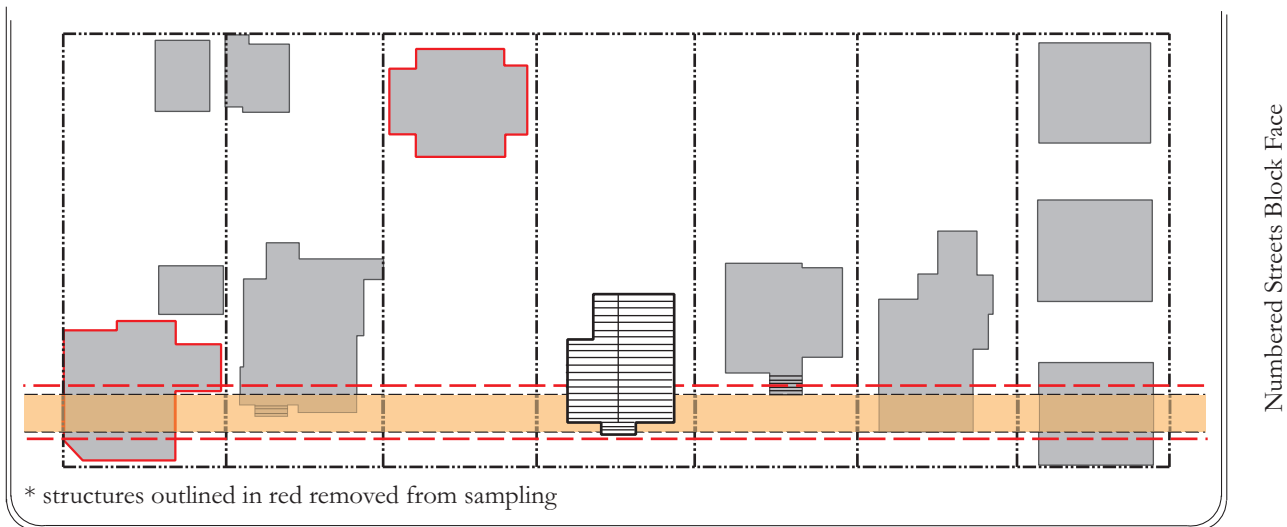


LAND TITLE SURVEY OF A TRACT OF LAND being Lot A, of
EUNETT ENTERPRISES REPLAT, a subdivision in Galveston
County, Texas, according to the plat thereof recorded in
Volume 2003B, Page 13, in the Office of the County Clerk
of Galveston County, Texas.

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 & 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 #485469
Map 48167C0441G
August 15, 2019



Lettered Streets Block Face

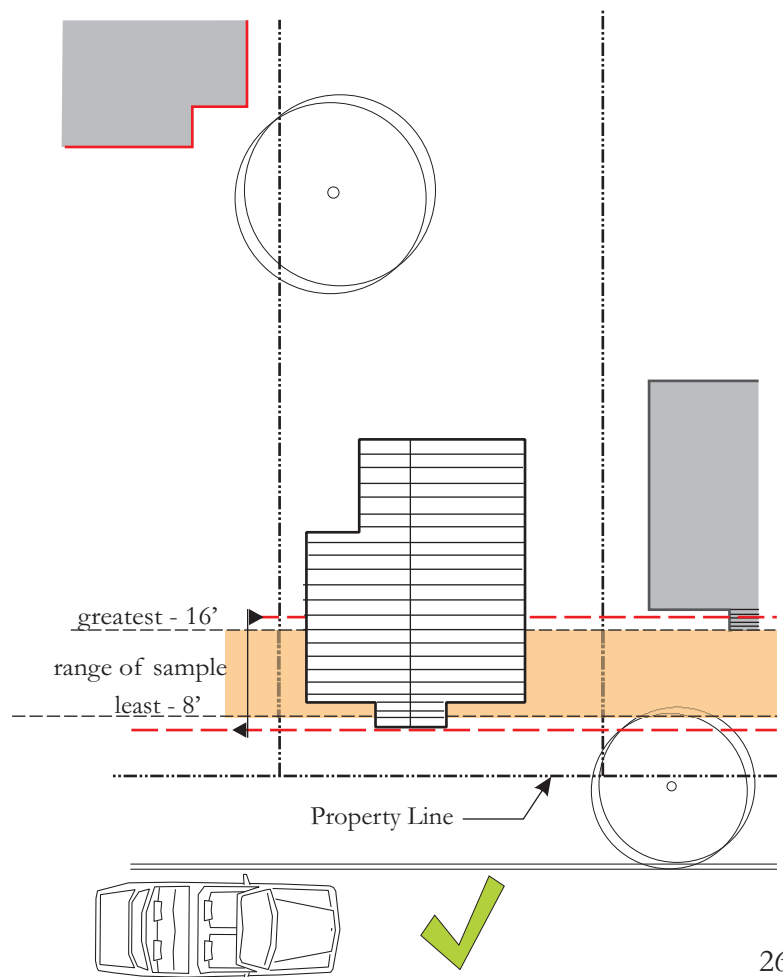
Building Setbacks

The front setback for new or relocated construction in San Jacinto should reflect the placement of other structures in order to maintain the character of the streetscape. After removing the two extremes from the sampling, the front setback from the property line allows for construction within 10% from the full range of setbacks on a block face. For front setback purposes, corner stores are also not included in samplings, and are encouraged to be sited as close to the corner property lines as possible.

In the example shown, the sample range of existing setbacks is between 8 and 16 feet. Therefore a new or relocated residential structure may be placed between 7'-2" and 17'-4" from the front property line.

Front stair projections are permitted to encroach setbacks to up to 5 feet from the front property line, in order to provide some flexibility in meeting FEMA flood plain requirements.

Side and rear setbacks are regulated by the base zoning district of the property.



LC Motion Guide – Staff Determination Appeal

I make a motion to **Affirm Staff's Determination** due to the following:

I make a motion to **Reverse Staff's Determination** due to the following:

I make a motion to **Modify Staff's Determination** due to the following (*state the modification*):



25LC-020

STAFF REPORT

ADDRESS:

Adjacent to 2102 Mechanic / Avenue C

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lot 8 And East 28-6 Feet of Lot 9, Block 621, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jonathan Aronin

ADJACENT PROPERTY OWNER(S):

Goldman Investments – The Cotton Exchange, LLC.

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business, Historic District (CB-H)

REQUEST:

Request for a Recommendation regarding a License to Use in order to retain construction fencing

APPLICABLE REGULATIONS:

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

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
22				

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

City Department Notification Responses:

Airport: No Objection
 Building Division: No Objection
 Coastal Resources: No Objection
 Fire Marshal: No Objection
 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

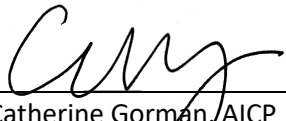


Executive Summary	The applicant is requesting a License to Use (LTU) the City right-of-way to retain construction fencing in the right-of-way associated with ongoing renovations. A Temporary License to Use the public right of way (TLTU) for construction fencing associated with renovations of the property at 2102 Mechanic/ Avenue C (the Cotton Exchange Building) has expired.
Physical Characteristics	The construction fencing in the right-of-way is installed along 21st (Moody) Street roughly parallel to the property's east property line and along Avenue C (Mechanic Street) roughly parallel to the property's south property line. The fencing encroaches approximately 16 feet into the right-of-way, blocking both the sidewalk. This placement is based on the scope of work, which primarily consists of façade improvements and construction materials staging, as there is no available space on the property itself. The applicant requests that the construction fencing and scaffolding remain long enough for the project (façade work and materials staging) to be completed; the applicant estimates that the project will be completed by August 1, 2025.
Paid Parking	The applicant is not requesting the use of the paid parking spaces. They are available for use by the public.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City right-of-ways 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.
Other Reviews	Planning Commission has final decision authority on requests for License to Use. The Planning Commission will consider the request at the June 17, 2025 meeting.
Landmark Commission Recommendation	<i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing; 2. The License to use shall be valid only until completion of the project, which is estimated to be August 1, 2025; <i>Standard Conditions:</i> 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; 4. The Licensee shall conform 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; 5. The cleaning of the debris from the site shall be the responsibility of the Licensee; 6. 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; 7. 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; 8. 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

9. 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.

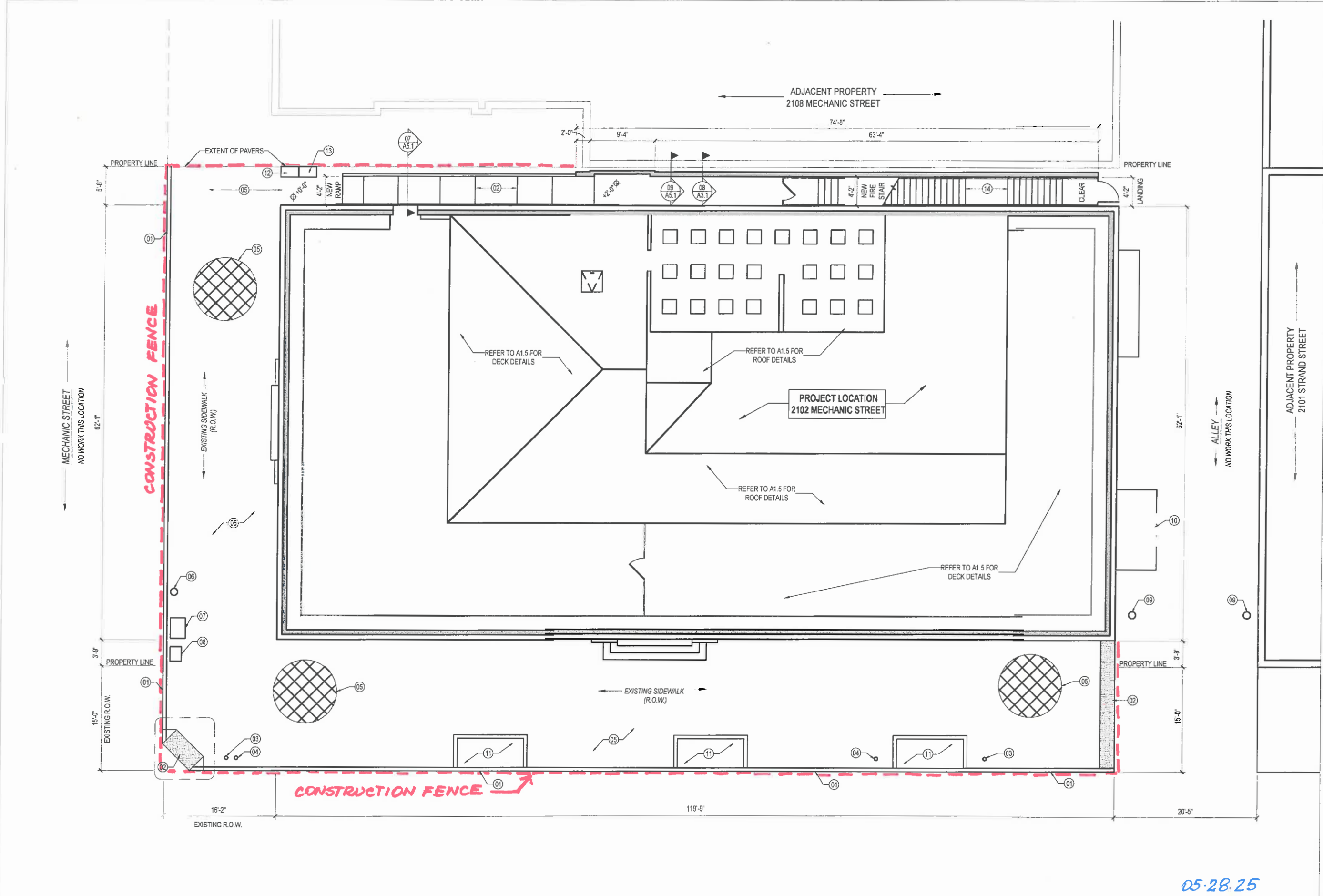
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

06/10/2025

Date



05.28.25