

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JUNE 17, 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 June 3, 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. New Business and Associated Public Hearings

6.A **ABANDONMENT**

1. **24P-043 (Adjacent to 2504-2528 Broadway / Avenue J and 2529 Sealy / Avenue I)** Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston,

Texas.

Applicant: Betty Massey

Adjacent Property Owner: Broadway Monument LLC

Easement Holder: City of Galveston

6.B BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

2. **23P-054 (21204 Gulf Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. An exemption request has been made to build a portion of the structure and deck within and over the Dune Conservation Area. Property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

Applicant: Annie S. Basu

Property Owner: Annie S. Basu

6.C LICENSE TO USE

3. **25P-019 (Adjacent to 2102 Mechanic / Avenue C)** Request for 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

4. **25P-023 (Adjacent to 2402 Market / Avenue D)** Request for a License to Use to place construction fencing and equipment 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

7. Discussion Items

7.A 2025 Planning Commission Planning and Design Awards (Staff)

7.B Discussion of Dune Hardening (Walla)

8. 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 06/12/2025 at 10:50 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 – June 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

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

Staff Present: 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; Karina Rosales, Planning Technician; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 22, 2025 – regular meeting, May 6, 2025 – workshop, May 6, 2025 – regular meeting, and May 20, 2025 – regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

PLATS

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

A public hearing was held.

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.

*** Chris Harrison, Fire Marshal, arrives at 3:36 p.m.

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

***Vice-Chairperson Lantz stepped away at 4:13 p.m. and returned at 4:17 p.m.

Vice-Chairperson Lantz made a motion to recommend denial of the request as recommended by Staff, and including a comment that the applicant and Fire Marshal continue to work together.

Chairperson Walla seconded.

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

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

GALVESTON LANDMARK

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

Staff presented the staff report and noted that 33 public hearing notices were sent, and one returned in favor.

***Commissioner Humphrey steps away at 4:32 p.m. and returns at 4:34 p.m.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Brax Easterwood, 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 recommend approval of the request with Staff's Recommendations.

Commissioner Singleton seconded.

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

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

The motion passed.

LICENSE TO USE

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

Staff presented the staff report and noted that 60 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Katherine S. Hughes, 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 Humphrey seconded.

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

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

The motion passed.

The commission requested to add a discussion item to the June 17, 2025, agenda to discuss dune hardening.

THE MEETING ADJOURNED AT 5:06 PM



24P-043

STAFF REPORT

ADDRESS:

Adjacent to 2504-2528 Broadway / Avenue J
and 2529 Sealy / Avenue I

LEGAL DESCRIPTION:

Request for an Abandonment of approximately 4,726 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey; Lots 1 – 4 and Lots 8 – 14, Block 205, in the City and County Galveston, Texas

APPLICANT/REPRESENTATIVE:

Betty Massey

ADJACENT PROPERTY OWNERS:

Broadway Monument LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Commercial (C) and Central Business (CB)

REQUEST:

Abandonment

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval

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
10				

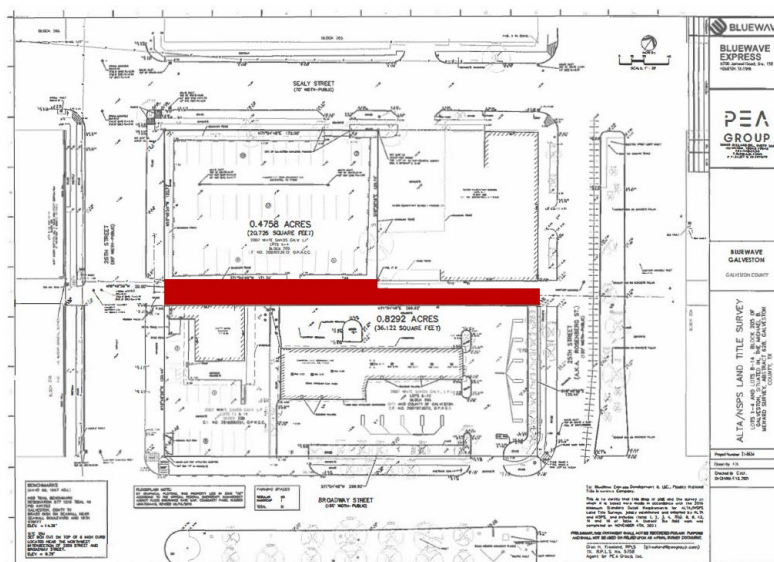
Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection with comment: *The City has both an active potable waterline and sanitary sewer located in the alley being requested for abandonment under this application. Access to these facilities needs to be preserved for the effective operation of these systems as well as facilitating access for the City's crews to maintain these facilities today and in the future. If abandonment of this alley is granted, a Utility Easement should be retained across this land that preserves the City's ability to access and maintain these components of the City's infrastructure.*

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 the abandonment of approximately 4,726 square feet of alley right-of-way within the block bordered by Rosenberg/25th Street, Broadway, 26th Street, and Sealy. The applicant owns both tracts on either side of the alley’s western portion and is seeking abandonment of the full alley width in that area. However, the owner of the remaining tracts north of the alley has not joined in the application. On the eastern portion, the applicant is requesting abandonment of 10 feet of the alley, as shown on the attached site plan.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial (C) and Central Business (CB)	Vacant
North	Commercial (C) and Central Business (CB)	Institutional and Commercial
South	Commercial (C)	Commercial
East	Commercial, Galveston Landmark (C-H)	Institutional
West	Commercial (C)	Institutional

Impact on Transportation System

Staff finds that the abandonment will not have an adverse impact on the transportation system. The adjacent property are primarily vacant. The development pattern in the immediate vicinity include blocks without alleys. The adjacent blocks to the north, east, and west do not have alleys and include large scaled institution uses.

Impact on Public Utilities and Services

No objection were received from the Public or Private Utilities. However, the Public Works Department has submitted a comment regarding public utilities that are located within the alley right-of-way. If the abandonment is granted, then the applicant will need to provide a Utility Easement to preserve the City’s ability to access and maintain the public infrastructure.

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.
- c. Closure of an alley after the adoption of these regulations (March 2015) may be considered when the closure considers the following criteria, including but not limited to:
 - i. Closing the alley is necessary to build a parking structure or orient a mid-rise building as recommended by the Height and Density Development Plan and Design Guidelines;
 - ii. The alley segment is not part of a historic district or a potentially eligible historic district;
 - iii. Closing the alley would not cause a loss of service access to other properties;
 - iv. Utility service lines can be feasibly relocated, by the developer or applicant following review and approval by the Public Works Department; and
 - v. The closure does not negatively impact public safety or traffic.

**Conformance with
Criteria for Permanent
Street Closure**

Staff finds that the request generally conform to the above stated criteria. This area of Broadway has been identified as an eligible historic district, however the subject block does not contain any historic resources. The closure of the alley has been reviewed by the Director of the City's Sanitation Department. The Director has determined that the requested closure would not cause a loss of service to the properties at 901 25th Street, 2507 Sealy, and 2515 Sealy.

Other Hearings

City Council has the final decision regarding requests for abandonment. Council will hear this request on July 24, 2025.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

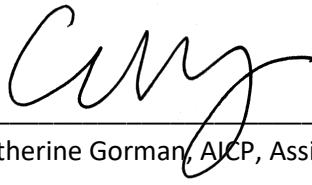
Specific Conditions:

1. The applicant shall replat the abandoned right-of-way no later than July 24, 2026;
2. The applicant shall provide a Utility Easement during the platting process to preserve the City's ability to access and maintain the public infrastructure in the subject alley;

Standard conditions for an abandonment:

3. 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;
4. 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;
5. 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;
6. If the payment is not remitted to the City within six (6) months, the abandonment is subject to revocation by the city;
7. 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, AICP, Assistant Director/HPO

06/11/2025

Date

Alley Abandonment Application-Block 205, Lots 1-4 and 8-14 also identified as 2504-2528 Broadway and 2509 Sealy Galveston

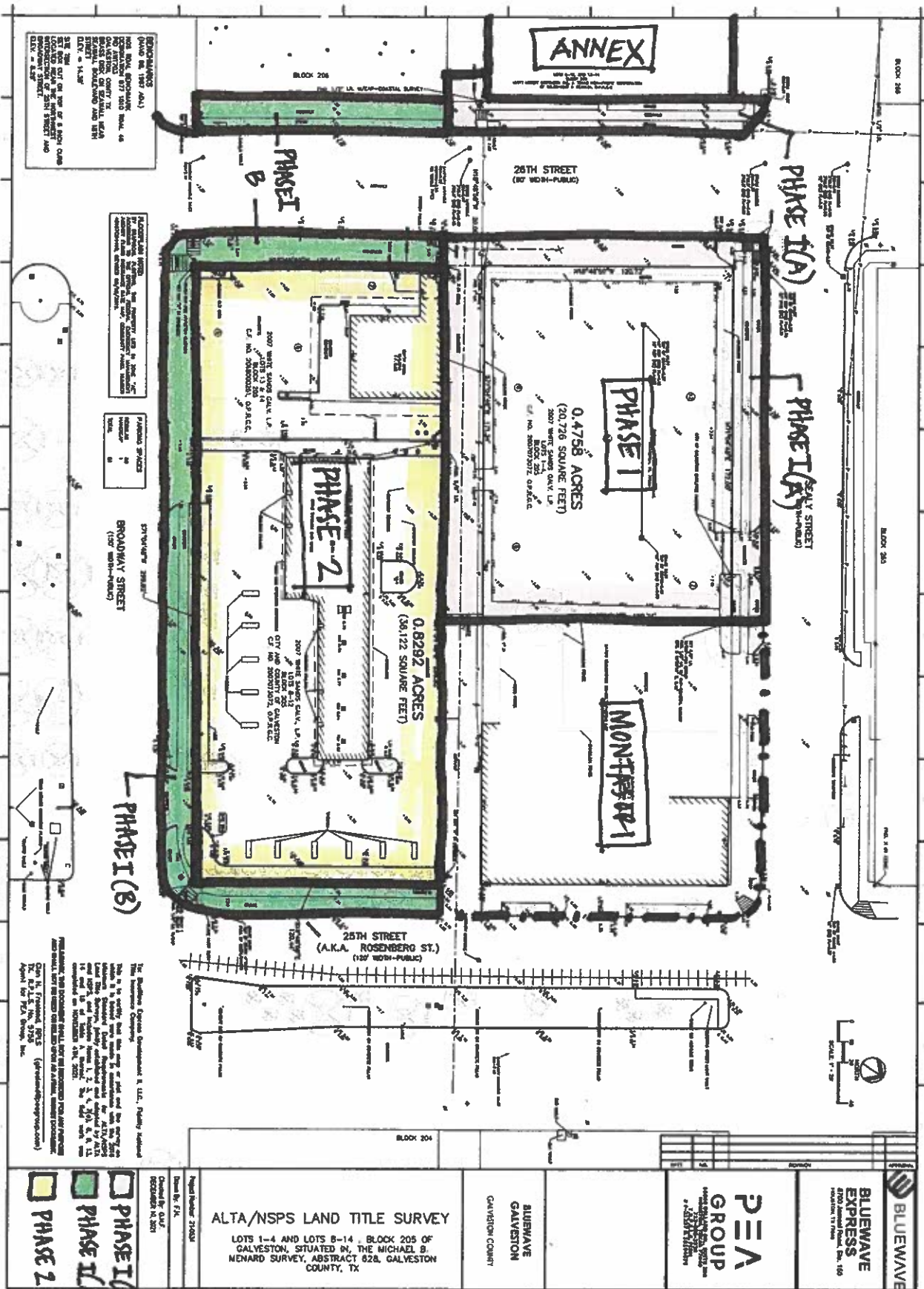
Broadway Monument LLC purchased this property in October 2024; the sole member of BM LLC is the Mary Moody Northen Endowment, which owns the block immediately to the west of this newly acquired vacant land.

Broadway Monument intends to develop the property in phases illustrated on the attached color coded survey. The area shaded in pink and identified as Phase 1A will include a second surface parking lot for visitors to Moody Mansion, the Galveston Children's Museum and Oleander Garden Park, all located to the west of this portion of the recently purchased land. This additional designated parking will relieve on street parking congestion and create a second entrance to the Moody Mansion campus complete with landscaping and irrigation, fencing, a new parking surface, and lighting.

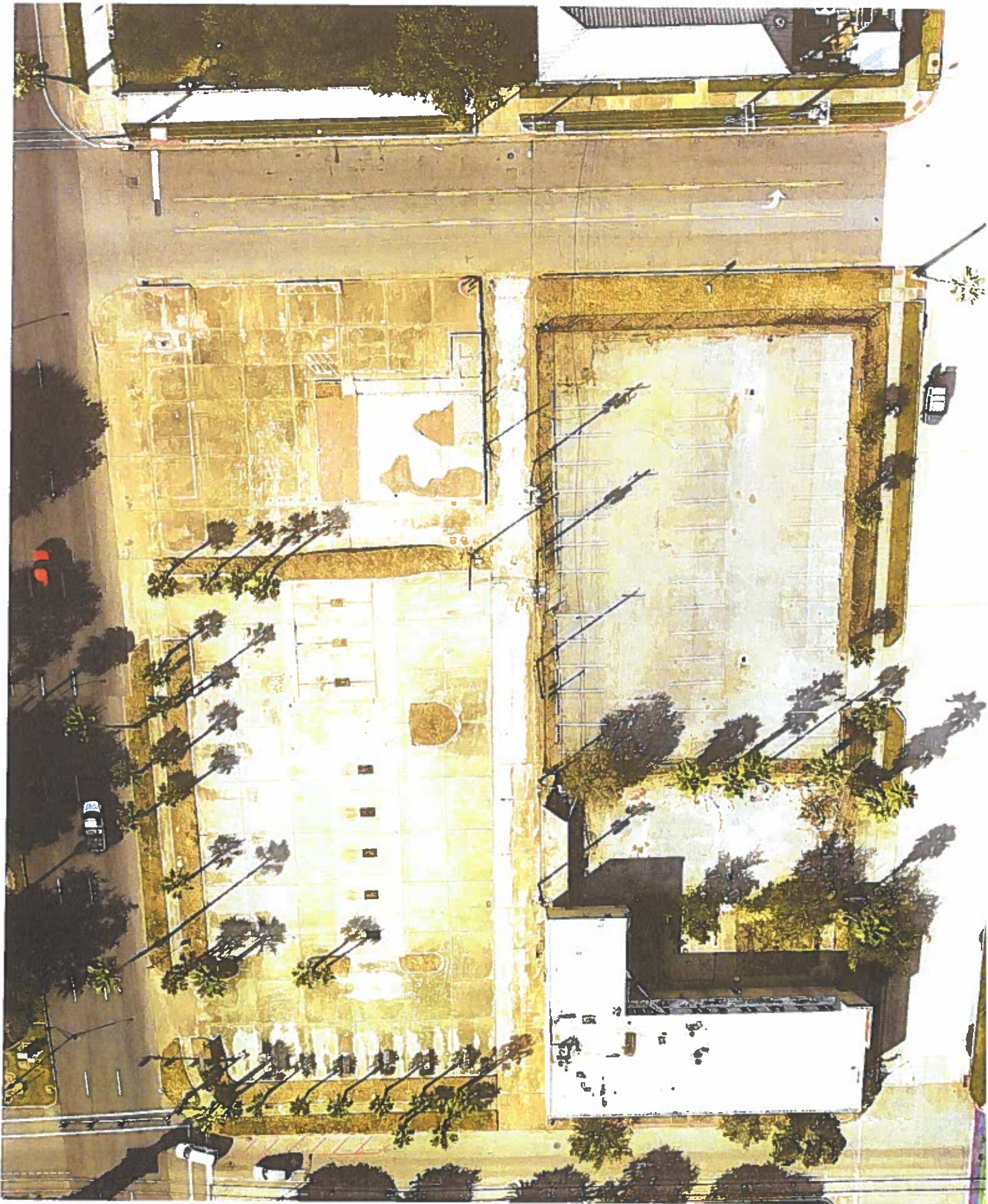
The area shaded in green and identified as Phase 1B will include new sidewalks and curbs, closing the vehicular entrances to the property off of Broadway. This phase will include landscaping, irrigation and lighting.

The final phase of the project shaded in yellow involves the redevelopment of 2504-2528 Broadway, formerly a Dairy Queen, gas station and car wash. At this point, the Endowment is seeking community input on the redevelopment of this highly visible block of Broadway and over the course of the next 6-8 months will develop a plan for the land...suggestions thus far have included a public green space, a Texas or Galveston history park, a Galveston visitors' center...and we are only starting to gather input. (see attached sample flyer)

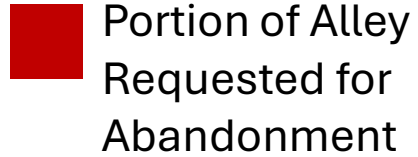
The alley connects Phase 1A to Phase 2 in the shaded pink area making development of that adjacent portion of the Broadway facing property seamless. It is not clear whether the owner of the former Satori building will join the request for abandonment of the white portion of the alley, but Broadway Monument is seeking abandonment of at least the 10 feet of the alley that is not shaded but is defined in the accompanying site plan.







±1.305 AC HARD CORNER SITE | BROADWAY AVE & 25TH ST, GALVESTON TX





23P-054

STAFF REPORT

ADDRESS:

21204 GULF DR GALVESTON, TX
77554

LEGAL DESCRIPTION:

The property is legally described as Abstract 121, Page 19 12, Lot 40, Sea Isle, Section 22, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Annie S. Basu

PROPERTY OWNER:

Annie S. Basu

REQUEST:

Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway.

APPLICABLE LAND USE

REGULATIONS:

Chapter 29, Article 2, Beach Access Dune Protection and Beachfront Construction Regulation.

STAFF RECOMMENDATION:

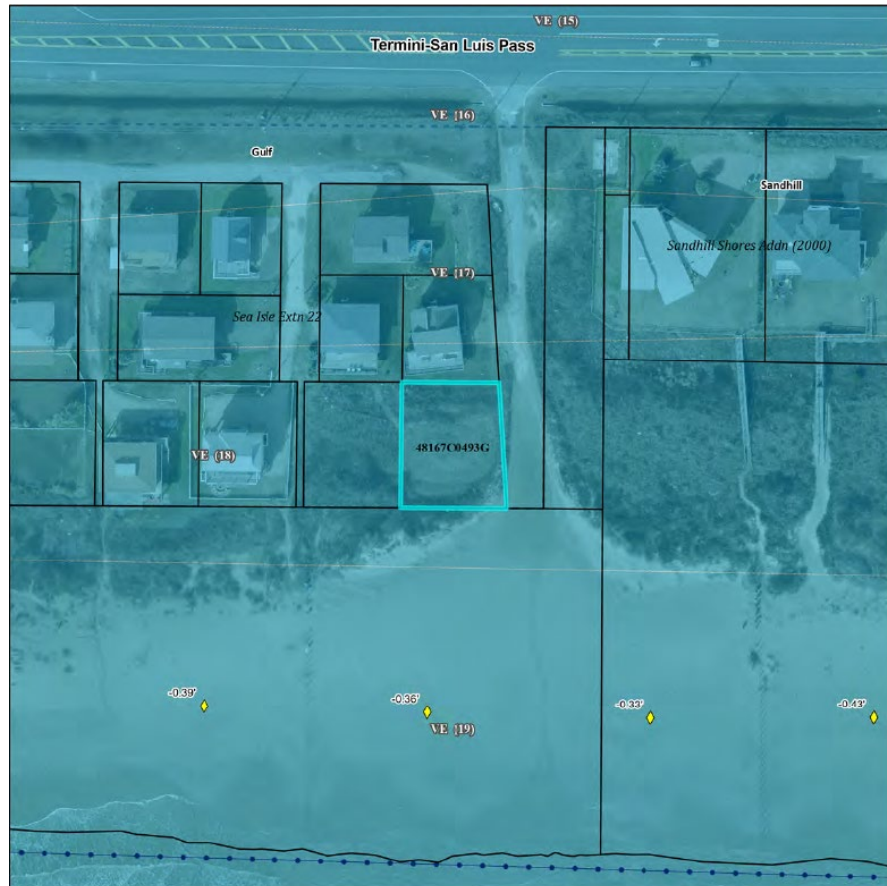
Approval with Conditions

EXHIBITS:

- A – Aerial Map
- B – Topographic Survey
- C – Site Plan & Drawings
- D – Site Photos
- E – GLO Comment Letter

STAFF:

Kyle Clark
Coastal Resources Manager
KClark@GalvestonTX.gov



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

Executive Summary:

The City of Galveston's Dune Protection and Beach Access Plan designates the Planning Commission as the authority to review and consider for approval applications for a Beachfront Construction Certificate/Dune Protection Permit when proposed construction activities occur in areas within or seaward of the Dune Conservation Area or up to 50 feet landward of the Dune Protection Line. The Dune Protection Line is the area within 25 feet landward of the North Toe of the Critical Dune Area or within 200 feet landward of the Line of Vegetation for those beach areas where no dunes exist west of the terminus of the Seawall.

The applicant is requesting an exemption and approval to construct a single-family dwelling with an elevated wooden deck beneath the structure and a gravel driveway. Proposed construction of the single-family dwelling is greater than and less than 25 feet from the North Toe of the Critical Dune Area and roughly 56 feet from the Line of Vegetation. This is both landward and seaward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities are landward of dunes and dune vegetation. Therefore, mitigation activities are not proposed.

Site and Surrounding Area:

The subject site is located in the Sea Isle Subdivision. Single-family dwellings are located to the North and West; a beach and dune system are located to the South of the subject property. According to the Bureau of Economic Geology, this area is stable.

Analysis:

The table below summarizes the applicant survey and site plan (Attachments B and C). The attachments indicate the proposed new construction and the location of proposed construction in relation to on-site conditions:

Proposed Structure's Distance from:	Distance (Feet)
...North Toe of the Dune	$\geq \leq 25$
...the Line of Vegetation	56

In accordance with Chapter 29: Planning – Beach Access Dune Protection & Beach Front Construction, before issuing a permit, the Planning Commission must find that the proposed construction conforms with the Beachfront Construction Certificate and Dune Protection Permit standards.

- ☒ The proposed activity is not a prohibited activity as defined in these standards.
- ☒ The proposed activity will not materially weaken dunes or materially damage dune vegetation seaward of the Dune Protection Line based on substantive findings as defined in "Technical Standards" of these standards.
- ☒ There are no practicable alternatives to the proposed activity that is located seaward of the Dune Protection Line and adverse effects cannot be avoided as provided in the Mitigation sequence as outlined in these Standards.
- ☒ The applicant's mitigation plan, for an activity seaward of the Dune Protection Line, which is not required, will adequately minimize, rectify, and/or compensate for any unavoidable adverse effects.
- ☒ The proposed activity complies with any applicable requirements of: Requirements for Beachfront Construction Certificate and Dune Protection Permits and Management of the Public Beach of this Section; and
- ☒ The structure is located as far landward as practicable.

Consideration for Exemption:

Staff finds the request for the exemption on the prohibition of construction in the Dune Conservation Area (DCA) meets the criteria provided within the Dune Protection and Beach Access Plan as well as the Erosion Response Plan. The required criteria and considerations are listed below:

- No practicable alternative to construction within or seaward of the Dune Conservation Area. In determining what is practicable, the City shall consider whether an action, technology, or technique is commercially available and capable of being done after taking into consideration existing building practices, effectiveness, scientific feasibility, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot and considering the overall development plan for the property. The City shall also consider the cost of the technology or technique.
 - The residence cannot be moved further North due to building lines. The owner/applicant requested a variance to the North setbacks from the subdivision POA and was denied. Thus the structure could not be moved any further North than where proposed.

- The applicant has modified submissions to eliminate as many ground impacts as able. A traditional slab was replaced with a semi-elevated ground deck in place of a slab. This modification eliminates any grading within or seaward of the Dune Conservation Area.
- Reduction of structure over and within the Dune Conservation Area. The original proposal consisted of 157 square feet of home/deck over the Dune Conservation Area and 5 12x12 pilings and 4 6x6 pilings for stairs within the Dune Conservation Area. Working with the Coastal Resources Division the impacts were reduced to only 38 square feet of home/deck over the Dune Conservation Area and 3 12x12 pilings within the Dune Conservation Area.
- A driveway to the East was replaced with a driveway to the North to eliminate impacts to dune and dune vegetation.
- All modifications were made to not have any mitigation and to reduce as many impacts over and within the Dune Conservation Area as practicable.

Staff Recommendation:

Staff recommends approval of 23P-054 with the following conditions:

Conditions for Case 23P-054:

1. As provided in the Erosion Responses Plan, an exemption is granted to allow for construction within the Dune Conservation Area.
2. The applicant must adhere to all aspects of Chapter 29: Planning-Beach Access Dune Protection & Beachfront Construction of the City of Galveston Code of Ordinances.
3. The applicant must adhere to all aspects of the Texas Administrative Code Title 31. Natural Resources and Conservation, Part 1. General Land Office, Chapter §15. Coastal Area Planning, including but not limited to those outlined in the GLO Comment Letter associated with this Beachfront Construction Certificate and Dune Protection Permit.
4. The construction activities must minimize impacts on natural hydrology and must not cause erosion of adjacent properties. The applicant shall direct all stormwater inland away from the critical dune area, public beach, and adjacent properties.
5. Where applicable, the proposed construction must be consistent with FEMA minimum requirements or with the FEMA approved local ordinance.

ERP PRACTICABLE DEFINITION

Practicable means available and capable of being done after taking into consideration existing building practices, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot, and considering the overall development plan for the property.

TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)

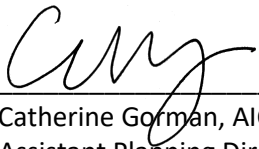
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

6/6/2025



Catherine Gorman, AICP
Assistant Planning Director / HPO

06/09/2025
Date

A – Aerial Map

**Address 21204 Gulf Drive
Case #23P-054**

**BEG and FIRM Coastal Map
Legend**

**BEG Shoreline Change Rates
1950s-2019 - End Point Rate (ft/yr)**

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- FIRM Panels
- 0.2% Annual Chance
- Zone A
- Zone AE, Zone AO
- Zone VE
- Zone X
- Open Water
- Subdivisions
- 1000ft from MHT
- Lot Lines
- Parcels



0 10 20 30 40 50 60 70 80 90 Feet

1:972

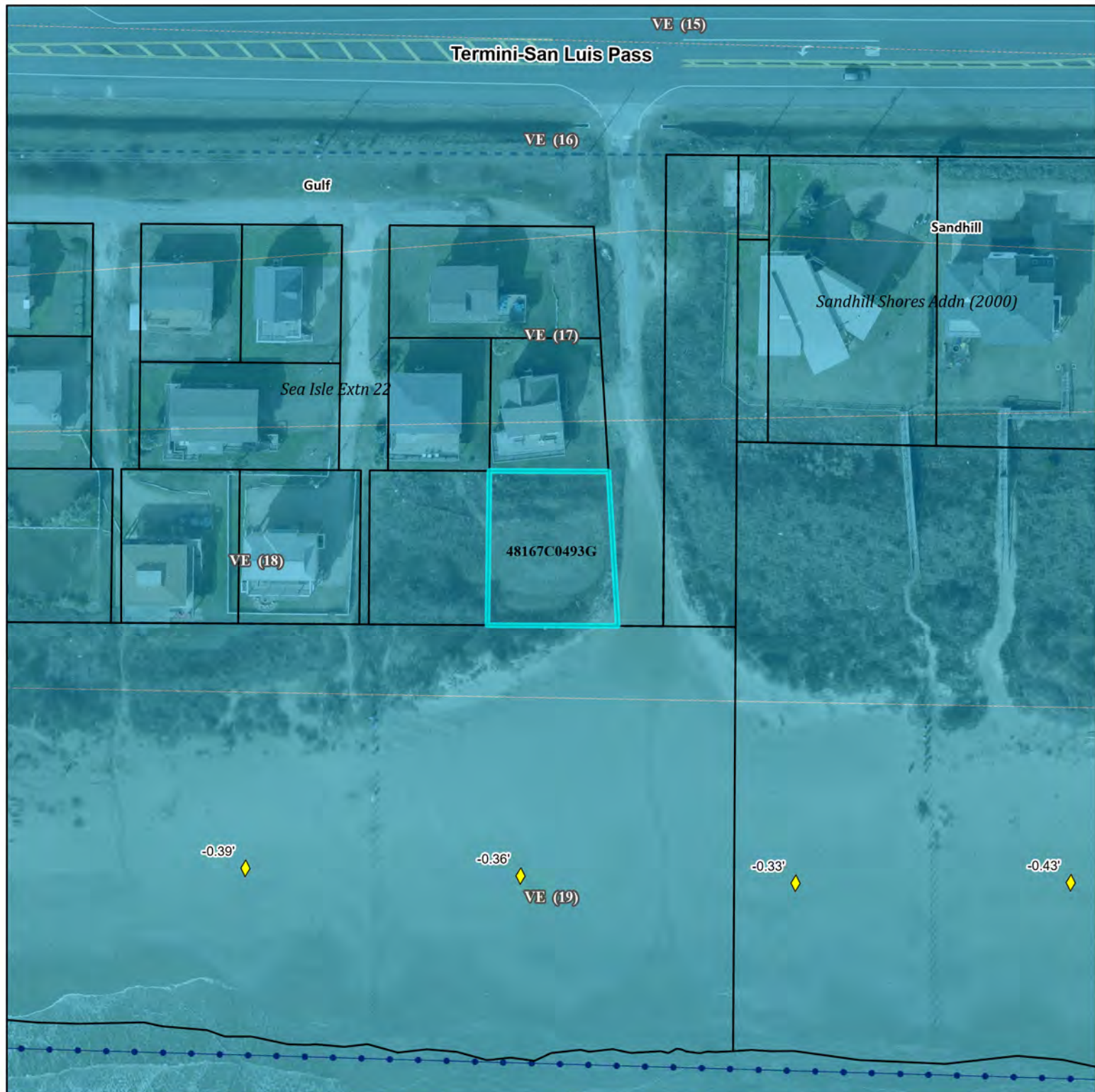
Data Sources:

Aerial Imagery and Parcel Data from Galveston CAD,
Shoreline Change Data from U.T. Bureau of Economic
Geology, Flood Insurance Rate Map from FEMA.

**Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(hcummings) - 6/18/2024**

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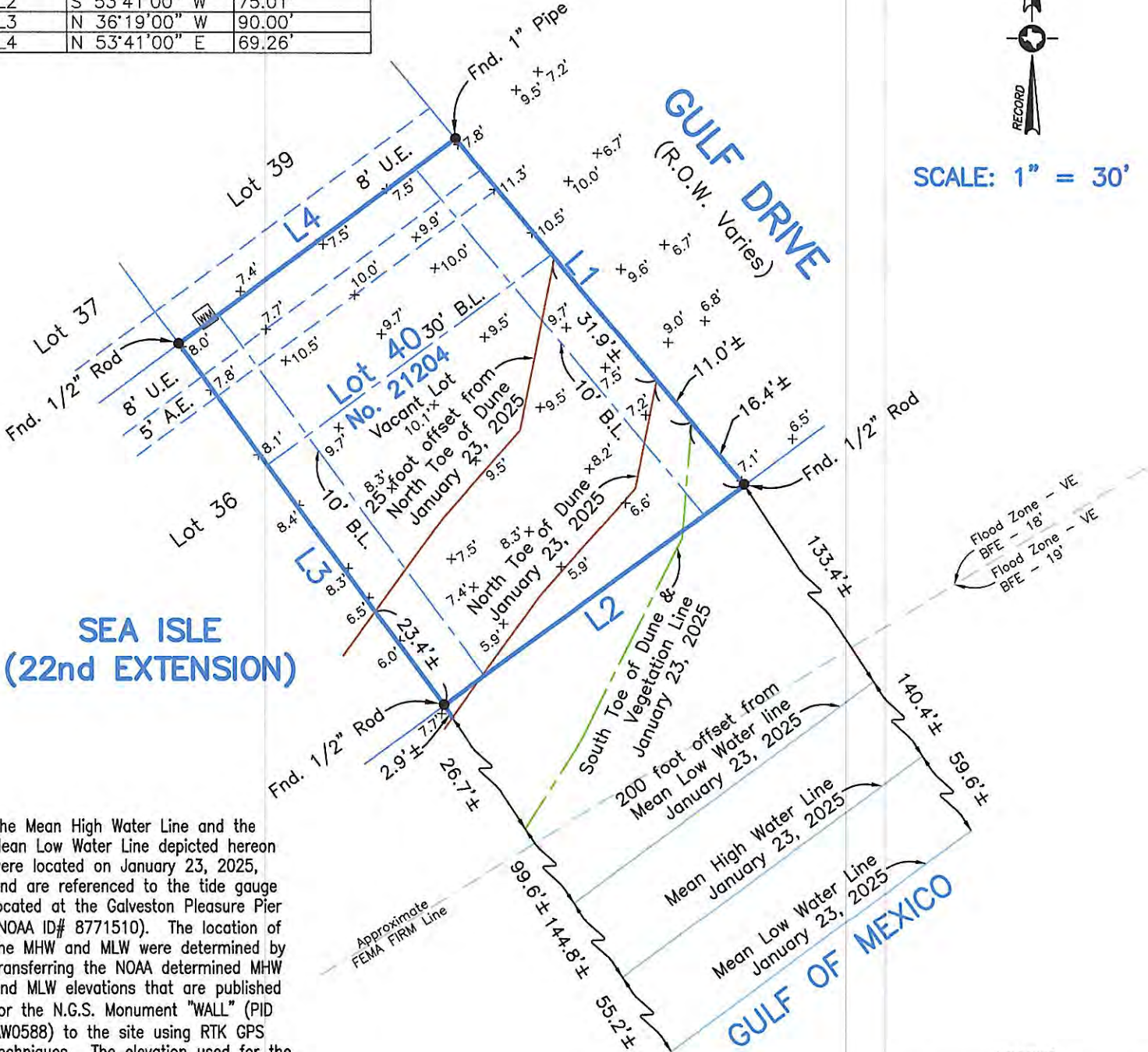


B – Topographic Surveys

LINE	BEARING	DISTANCE
L1	S 39°58'18" E	90.18'
L2	S 53°41'00" W	75.01'
L3	N 36°19'00" W	90.00'
L4	N 53°41'00" E	69.26'



SCALE: 1" = 30'



The Mean High Water Line and the Mean Low Water Line depicted hereon were located on January 23, 2025, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

LEGEND

B.L. Building Setback Line

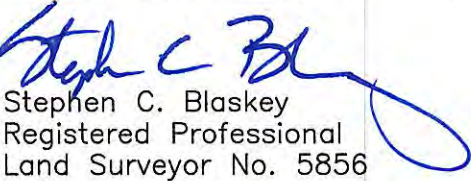
U.E. Utility Easement

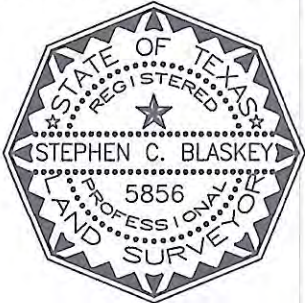
A.E. Overhead Aerial Easement

Water Meter

Survey of Lot Forty (40), of SEA ISLE, Section Twenty-two (22), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 172, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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.


Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

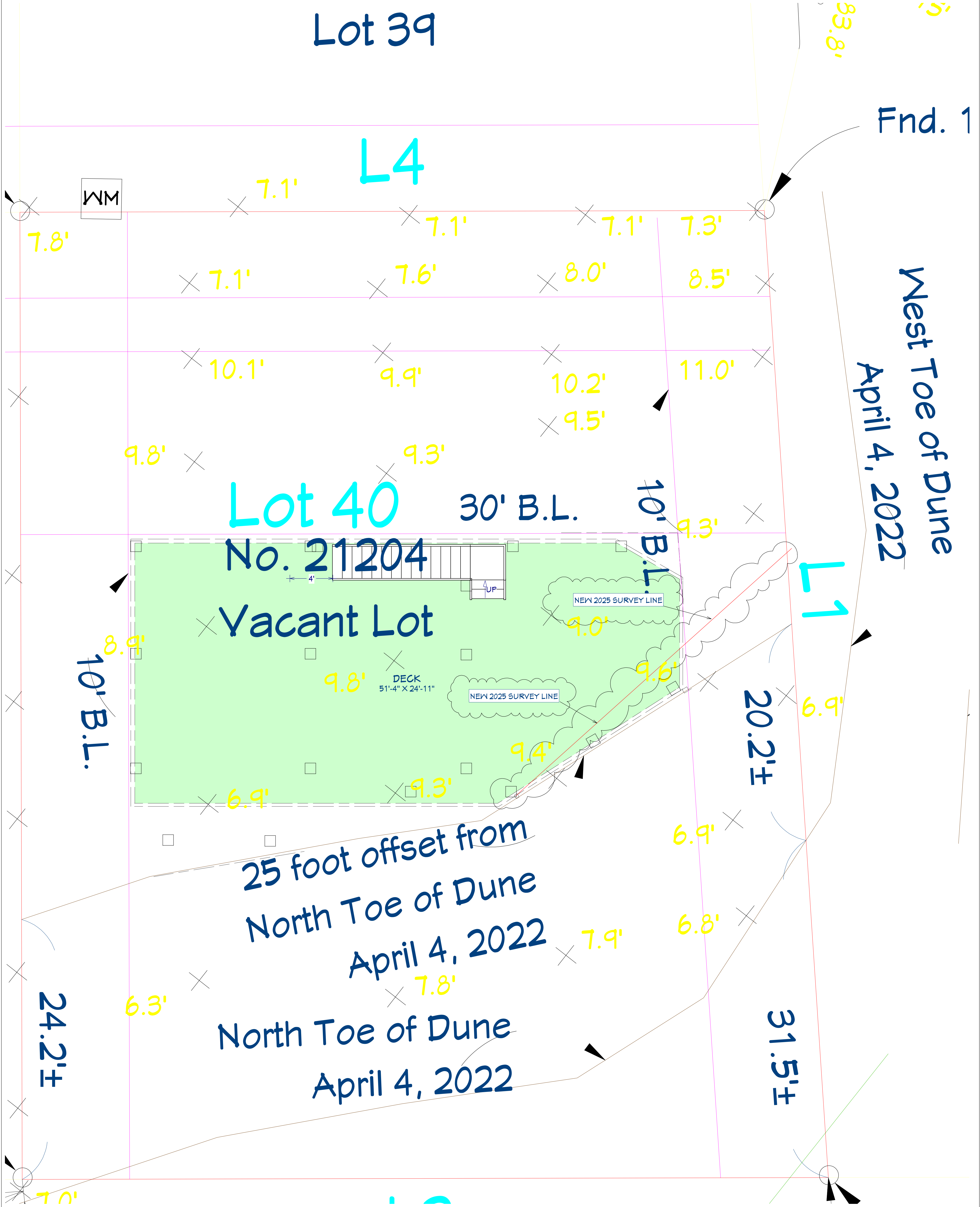


GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

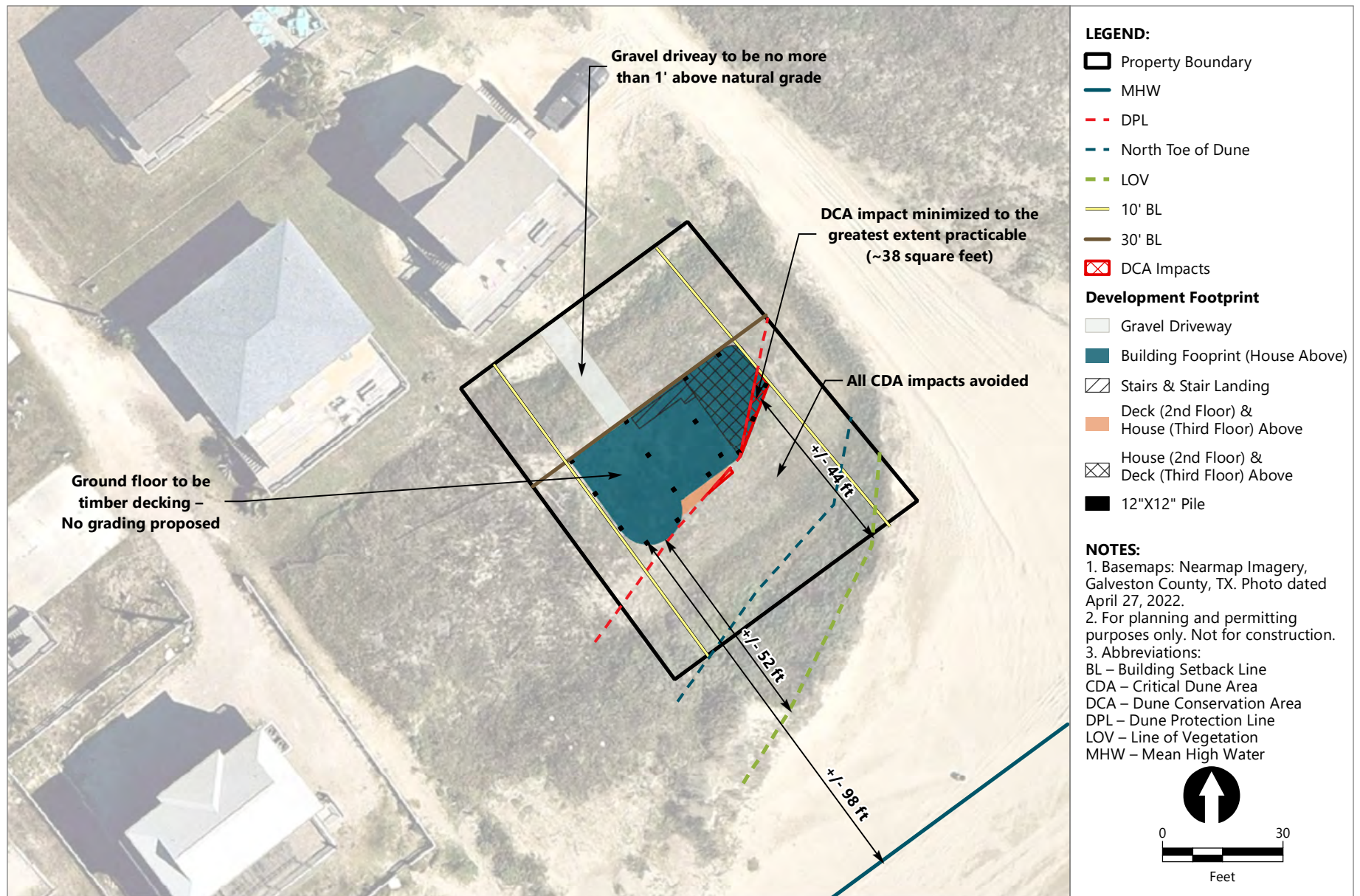
SURVEY DATE:	JANUARY 23, 2025
FILE No.:	6393-0000-0040-000
DRAFTING:	AM
JOB No.:	25-0034

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on Monumentation, being a found 3/8" rod at the SE corner of Lot 2 and a found 5/8" rod at the SW corner of Lot 12.
 - 4) Deed references shown hereon are not a statement of ownership.
 - 5) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCSO 62.
 - 6) Surveyed without benefit of a Title Report.

C – Site Plans and Drawings



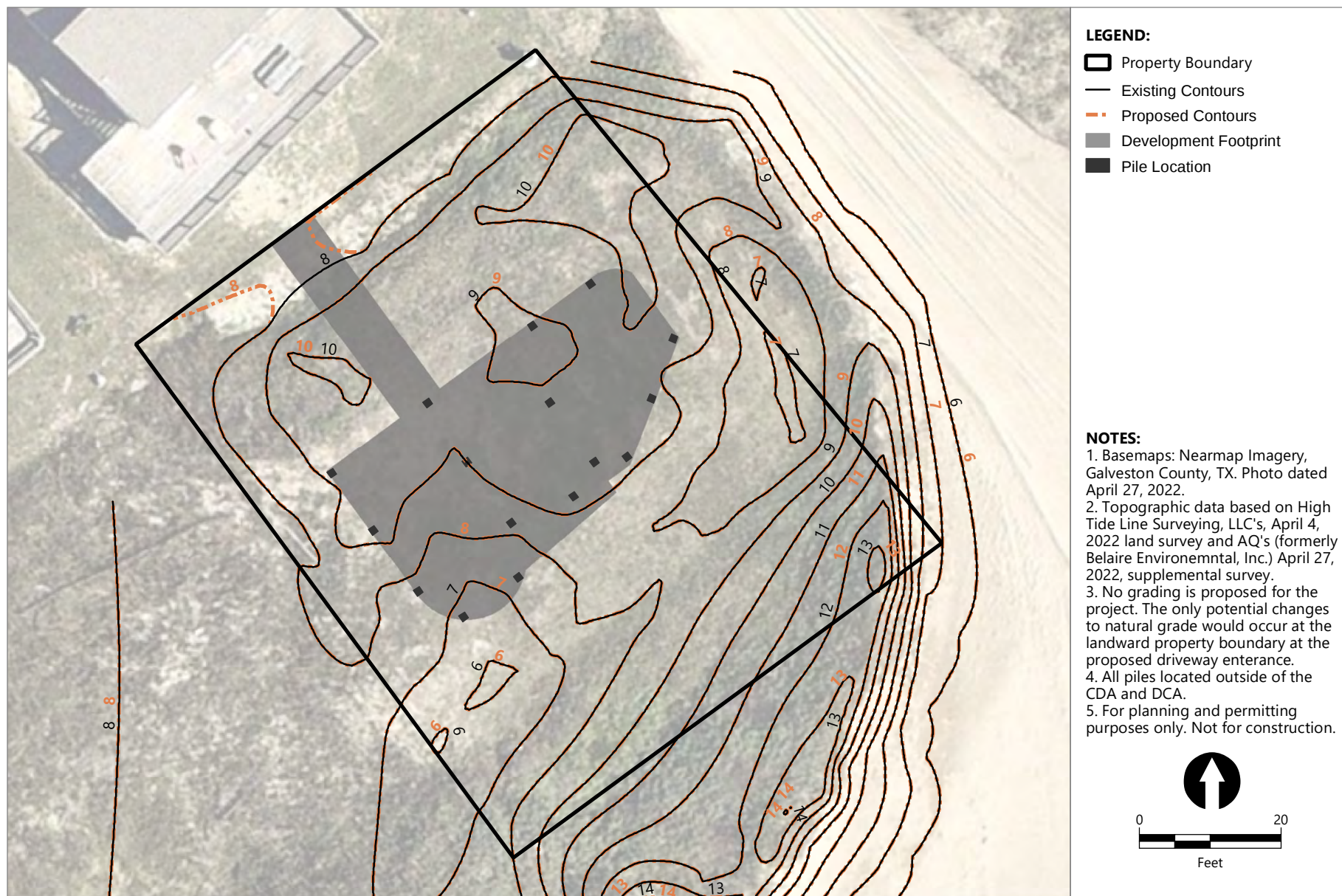
4/21/2025
THOMAS A. MALONEY
101820
PROFESSIONAL
ENGINEER
STATE OF TEXAS



Publish Date: 2025/04/25, 3:14 PM | User: cbelaire
 Filepath: \\GSTFile01\GIS\Jobs\Basu_2691\21204_Gulf_Drive\Maps\RevisedApplication_202404\AQ_BasuDunePermit_Fig4_ProjectPlanViewMap.mxd



Figure 4
Project Plan View Map (Top-Down View)
 Beachfront Construction Certificate/Dune Protection Permit Application
 Annie Basu - 21204 Gulf Drive

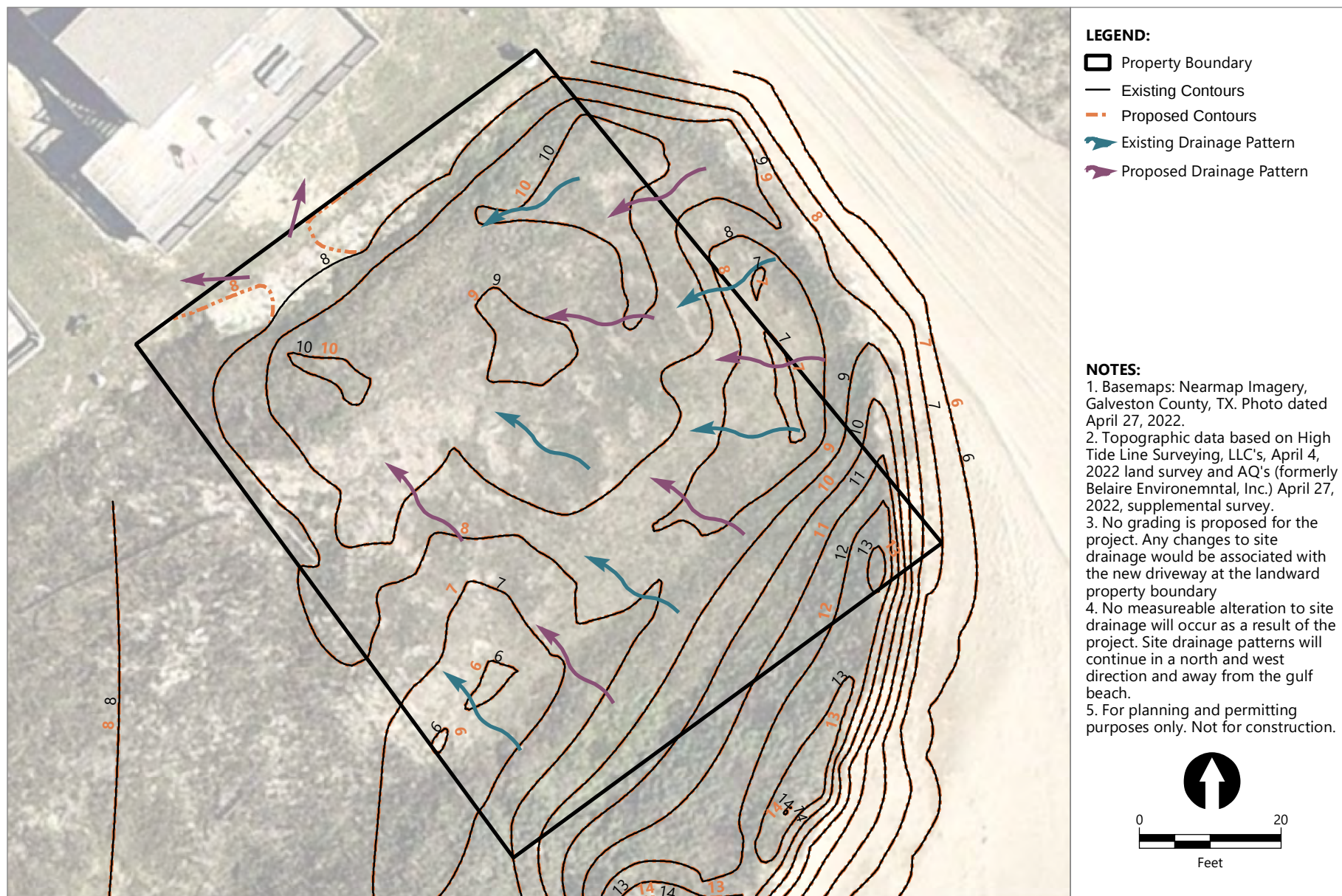


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Figure 5
Grading and Layout Plan

Beachfront Construction Certificate/Dune Protection Permit Application
 Annie Basu - 21204 Gulf Drive

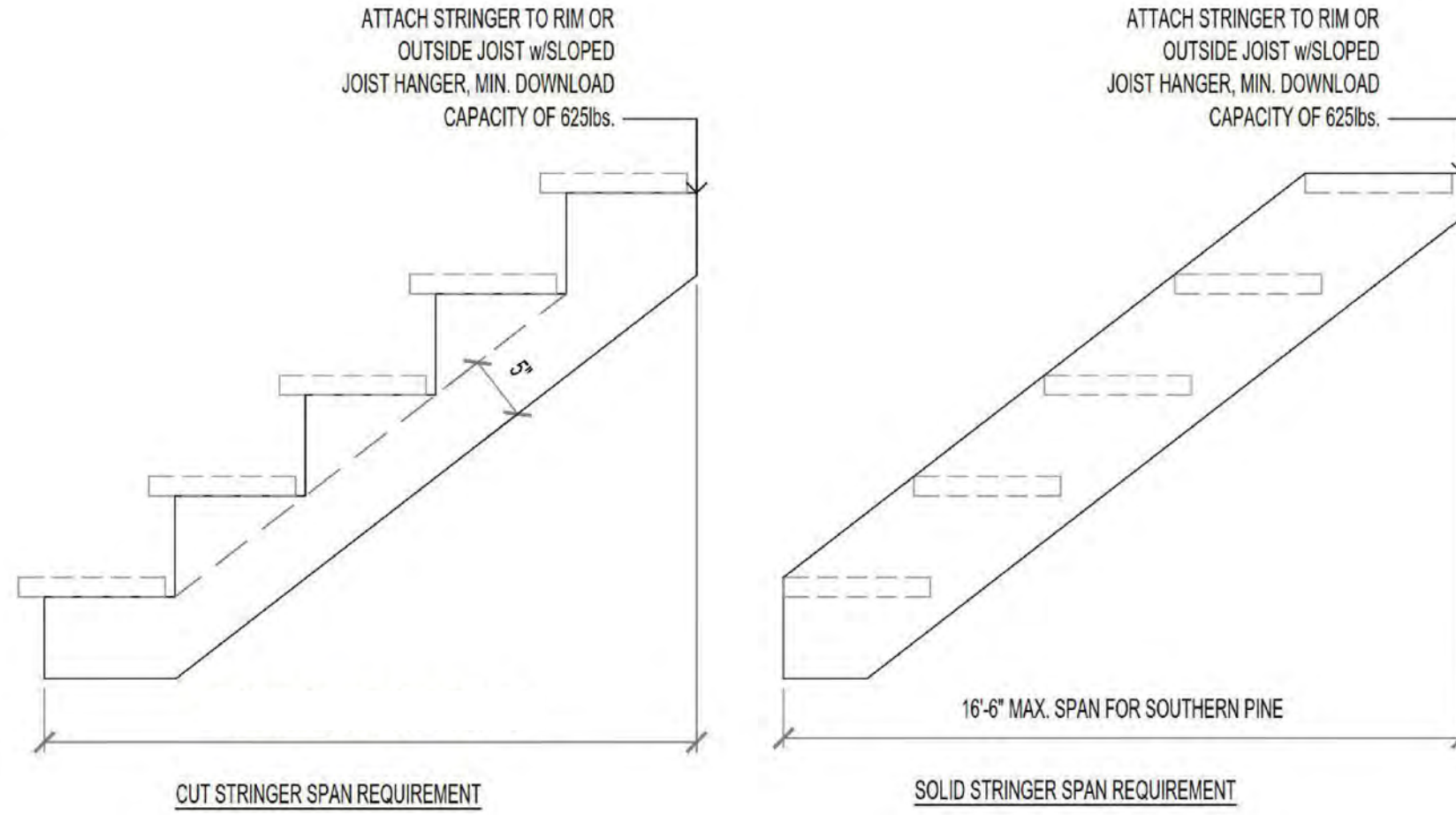
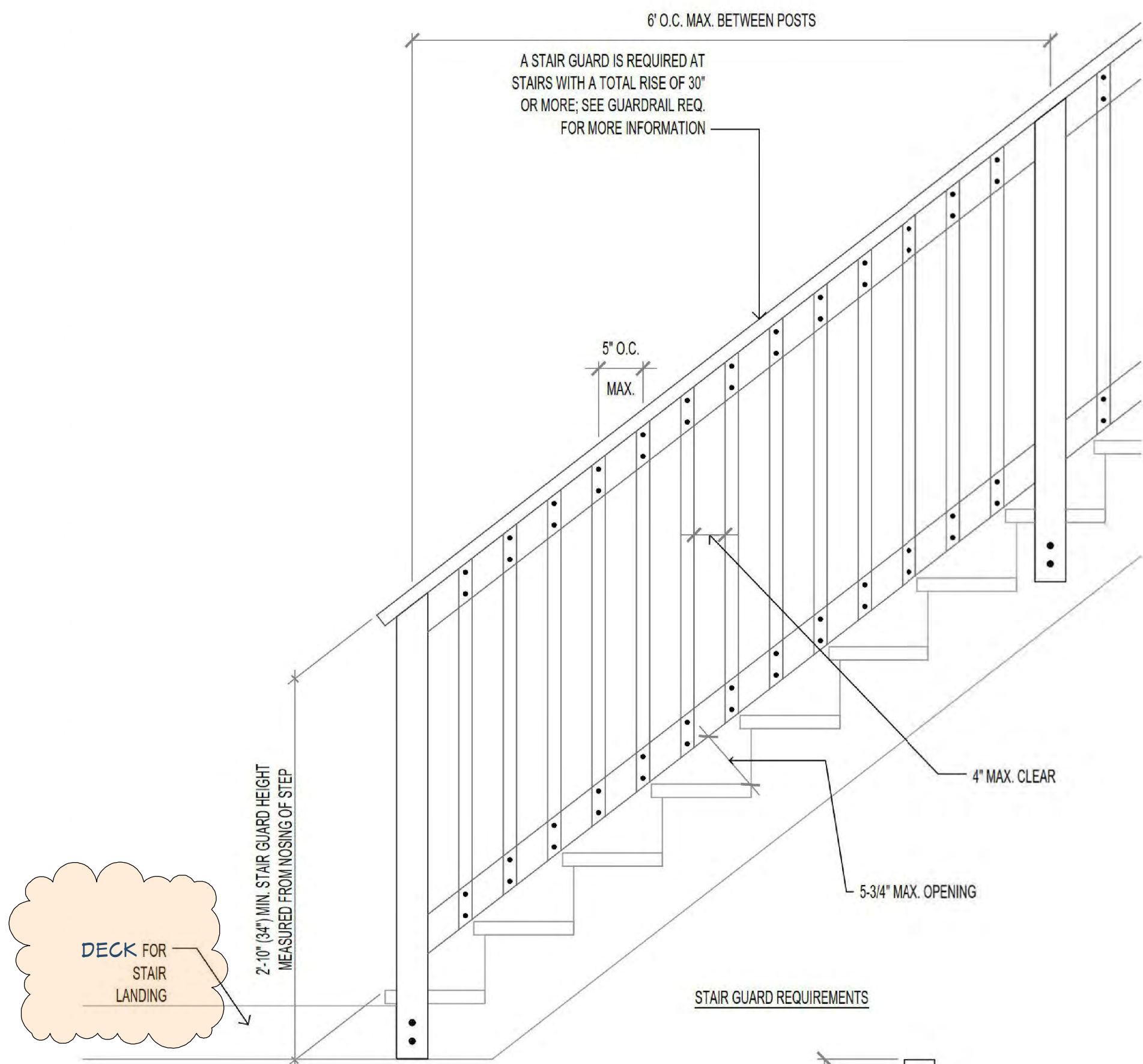


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Figure 6
Site Drainage Plan

Beachfront Construction Certificate/Dune Protection Permit Application
 Annie Basu - 21204 Gulf Drive



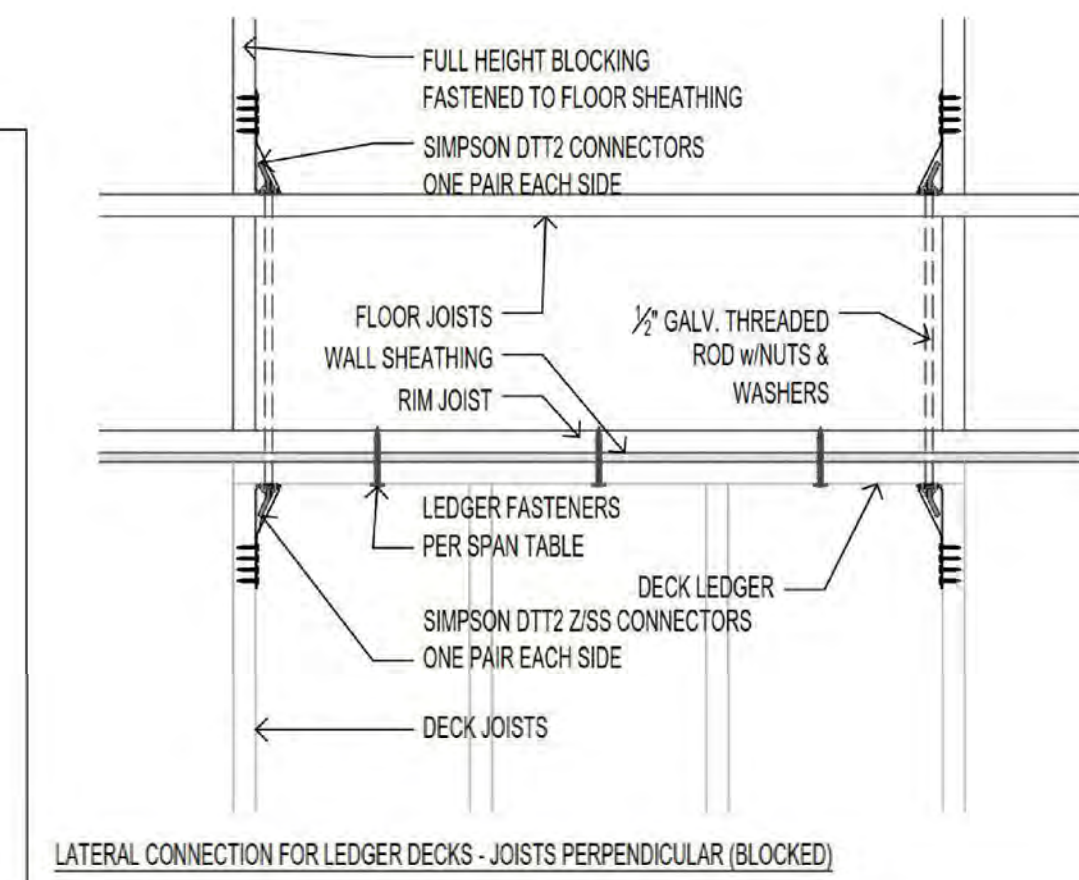
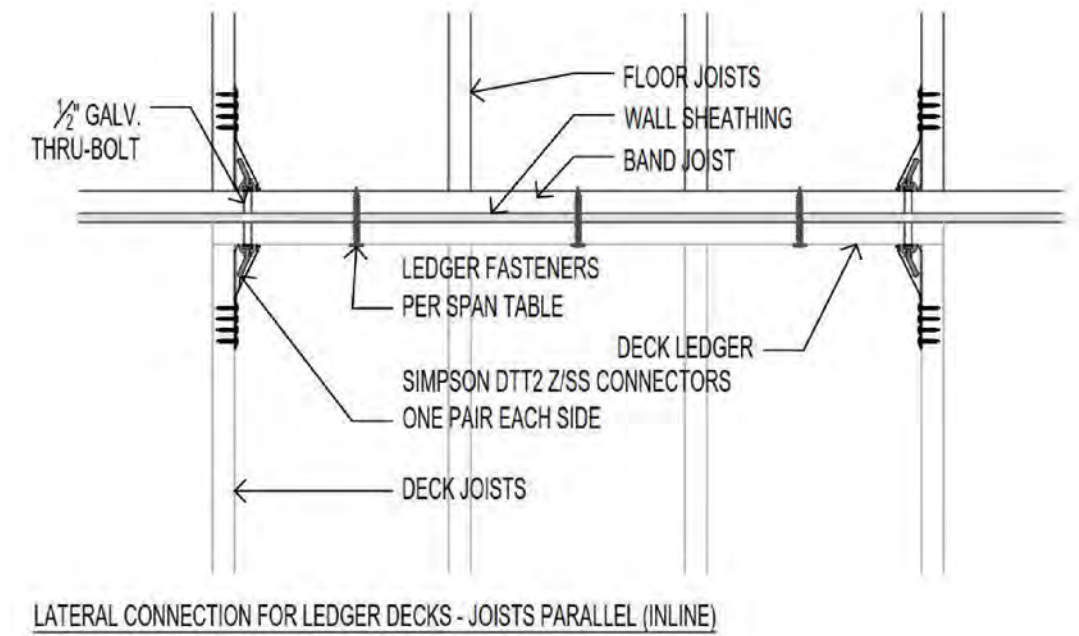
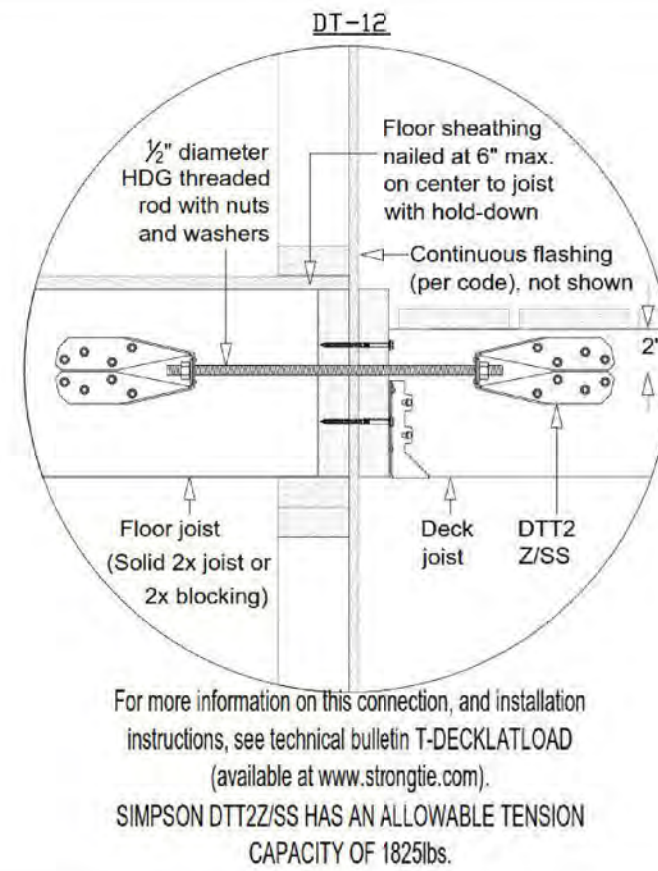
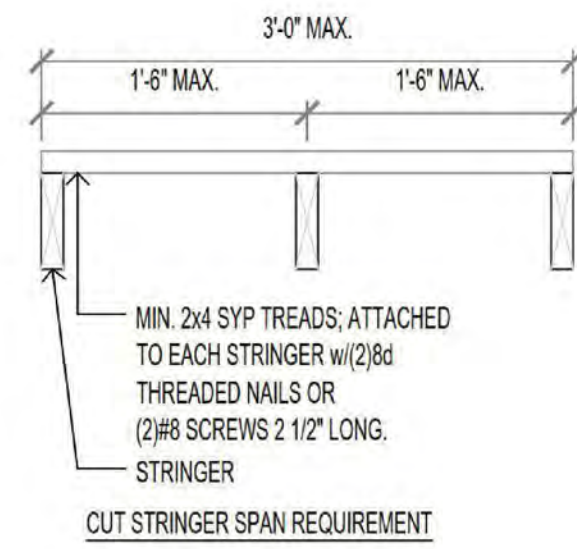
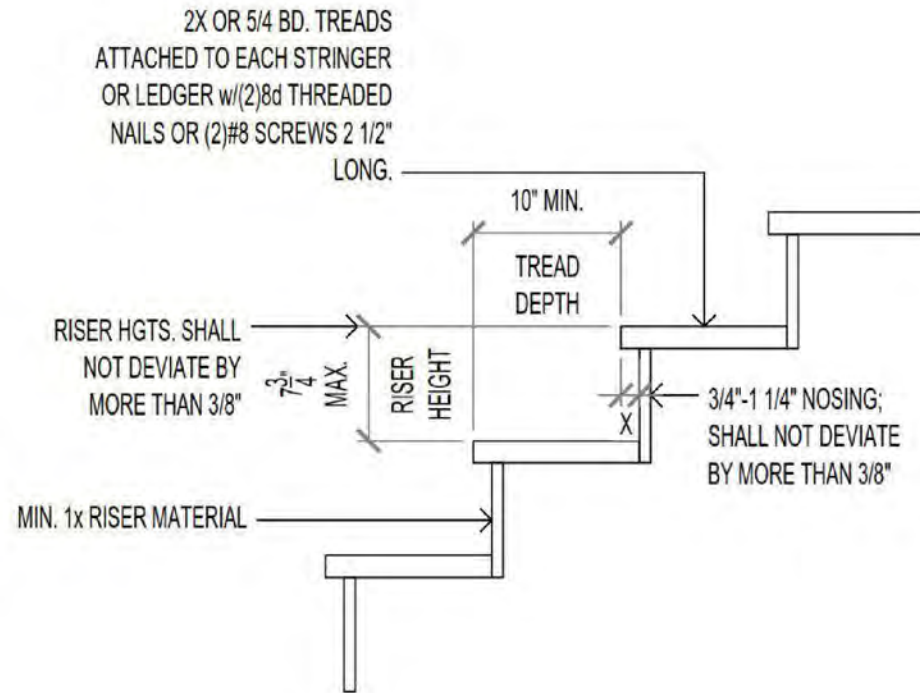
IRC2012
TABLE R507.2

FASTENER SPACING FOR SOUTHERN PINE OR HEM-FIR DECK LEDGER AND 2-INCH NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST

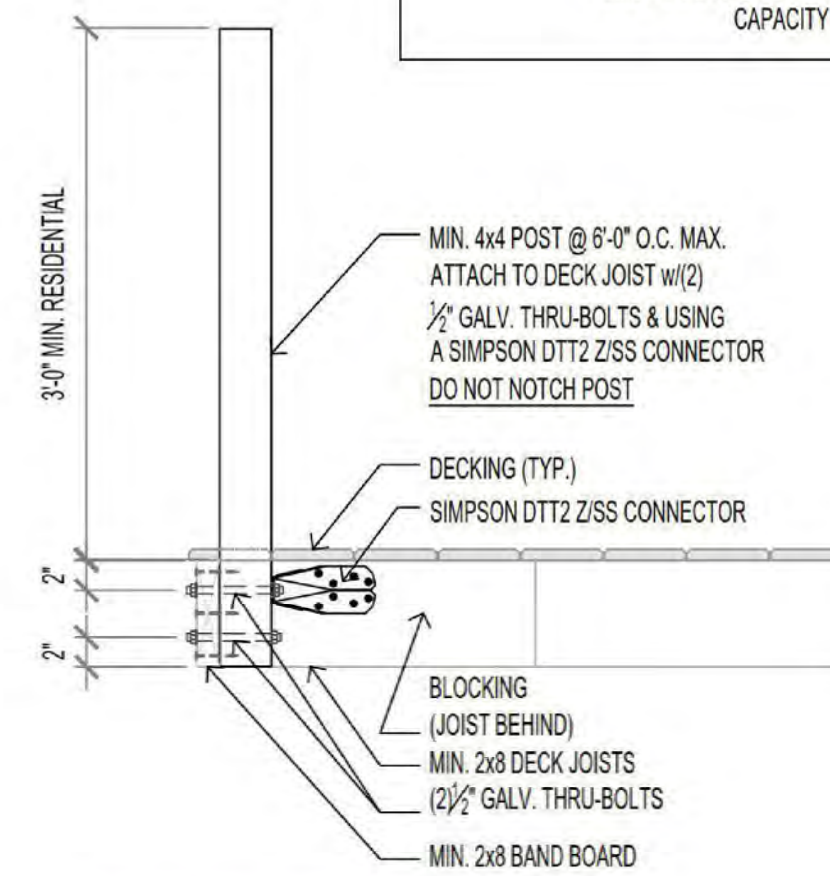
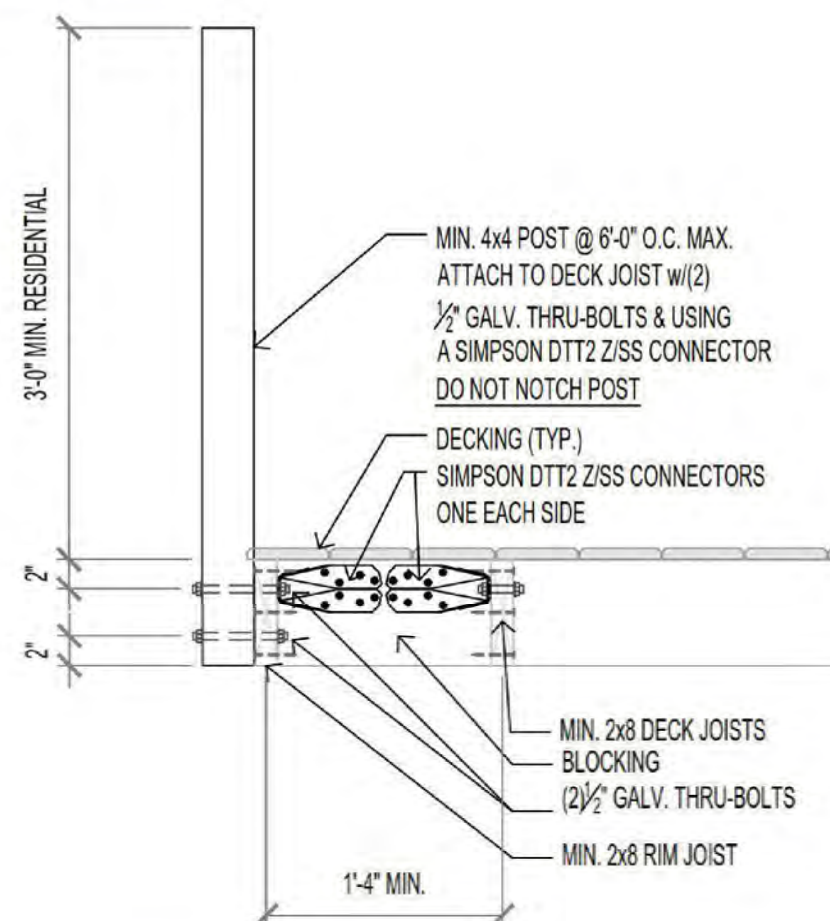
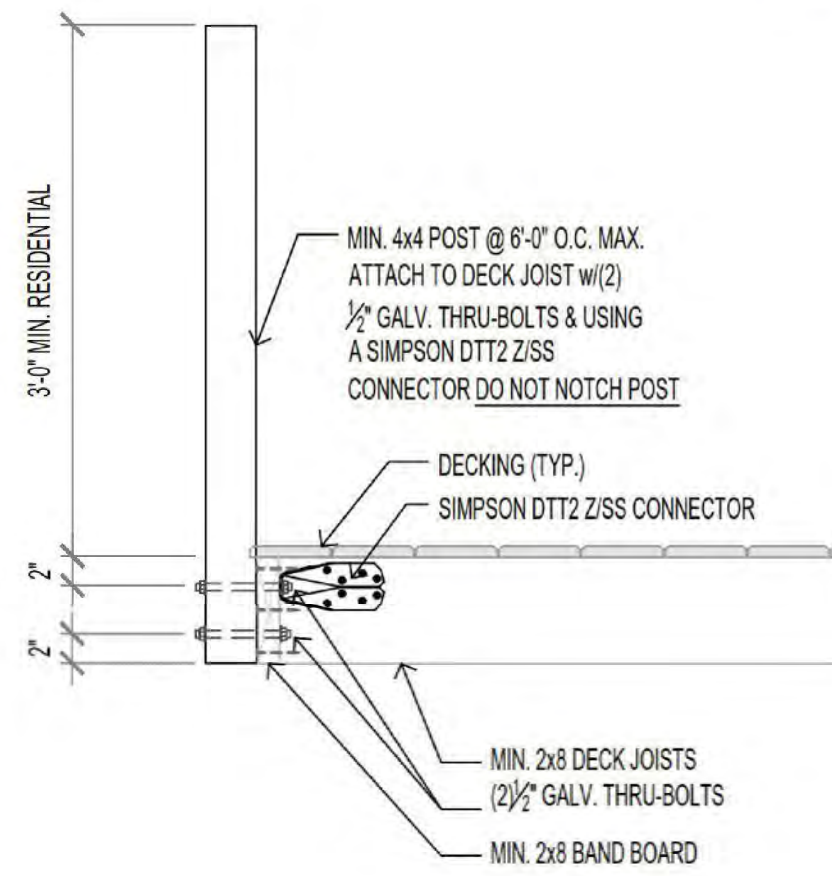
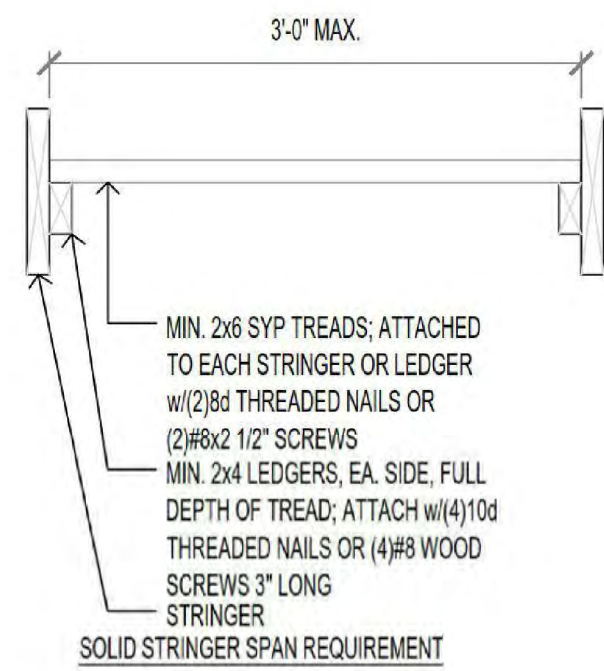
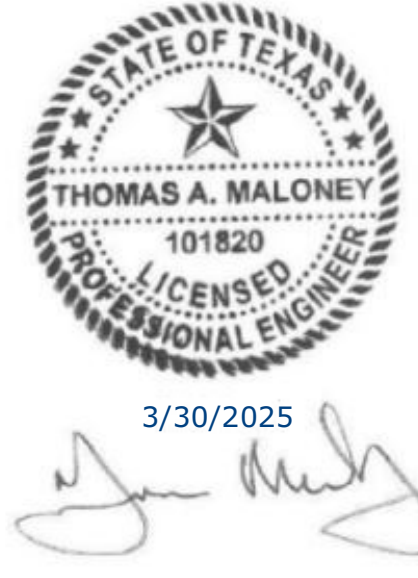
JOIST SPAN	≤ 6'-0"	6'-1" to ≤ 8'-0"	8'-1" to ≤ 10'-0"	10'-1" to ≤ 12'-0"	12'-1" to ≤ 14'-0"	14'-1" to ≤ 16'-0"	16'-1" to ≤ 18'-0"
Connection Details							
1/2" dia. Lag screw with 15/32" maximum sheathing ^a	30	23	18	15	13	11	10
1/2" dia. Thru-Bolt with 15/32" maximum sheathing	36	36	34	29	24	21	19
1/2" dia. Thru-Bolt with 15/32" maximum sheathing and 1/2" stacked washers ^{b, h}	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479kPa.

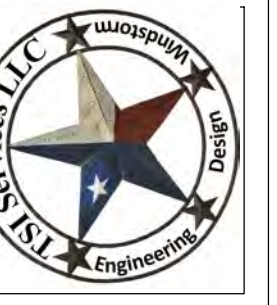
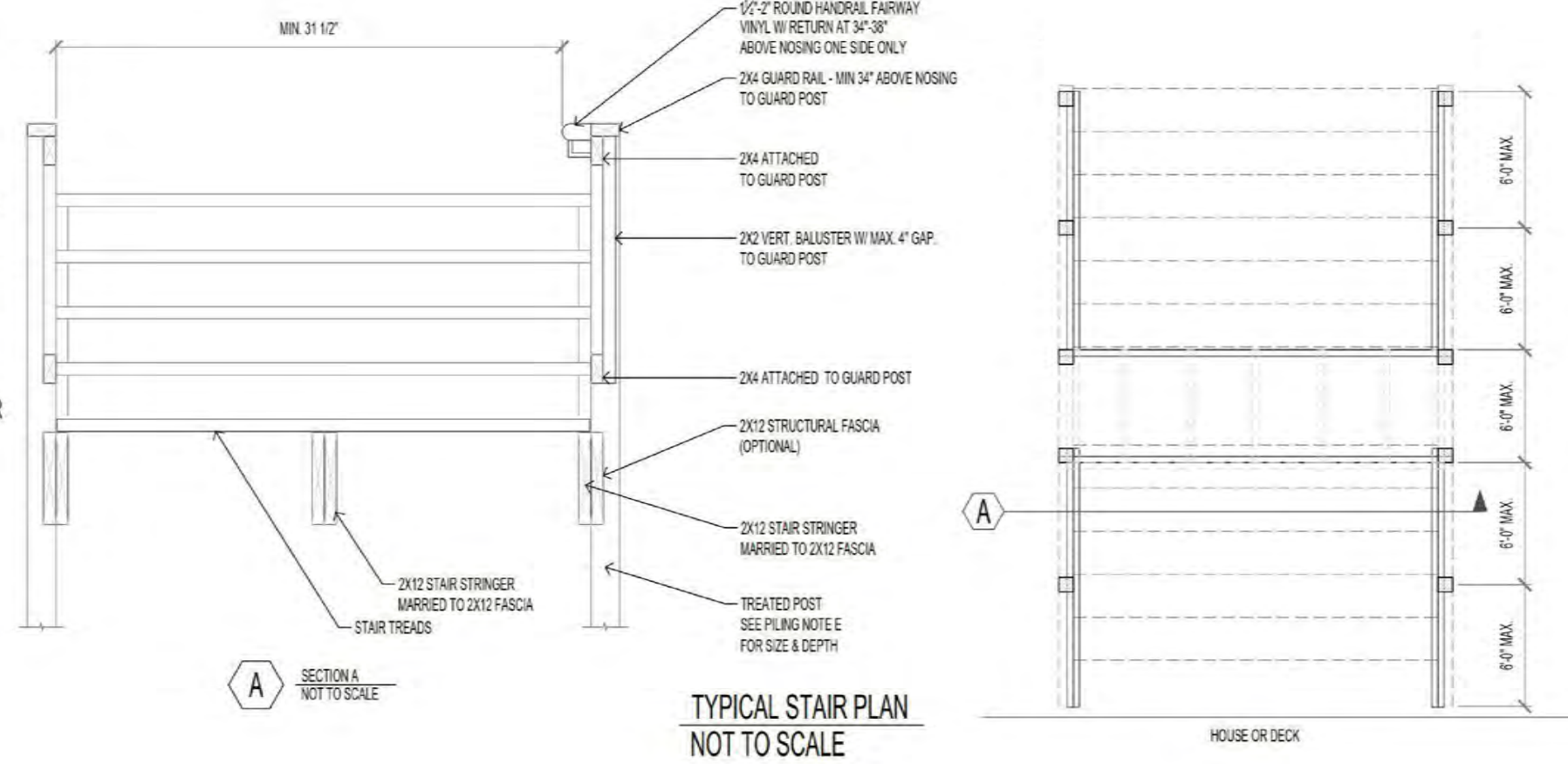
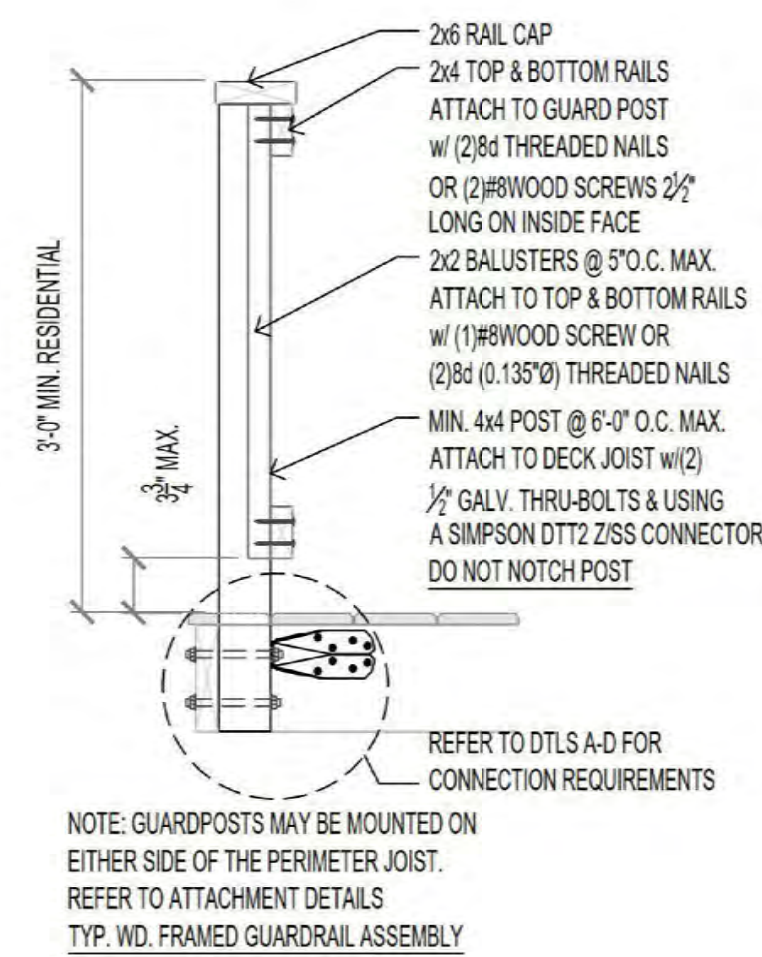
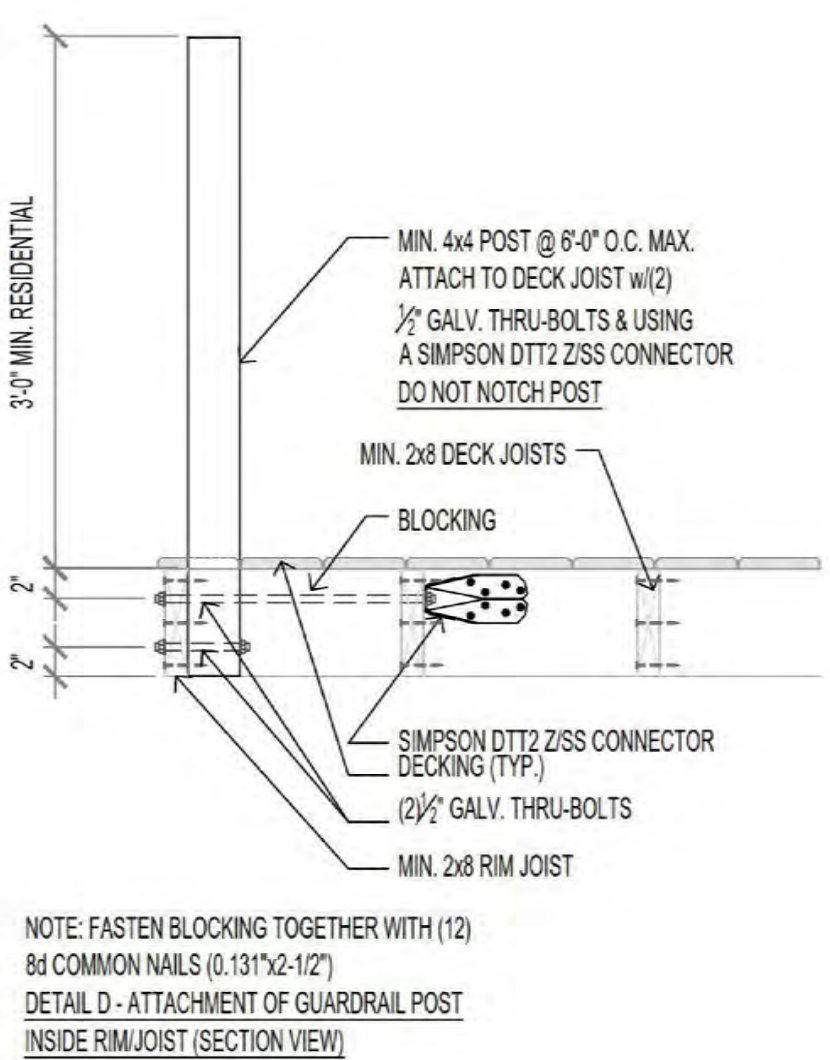
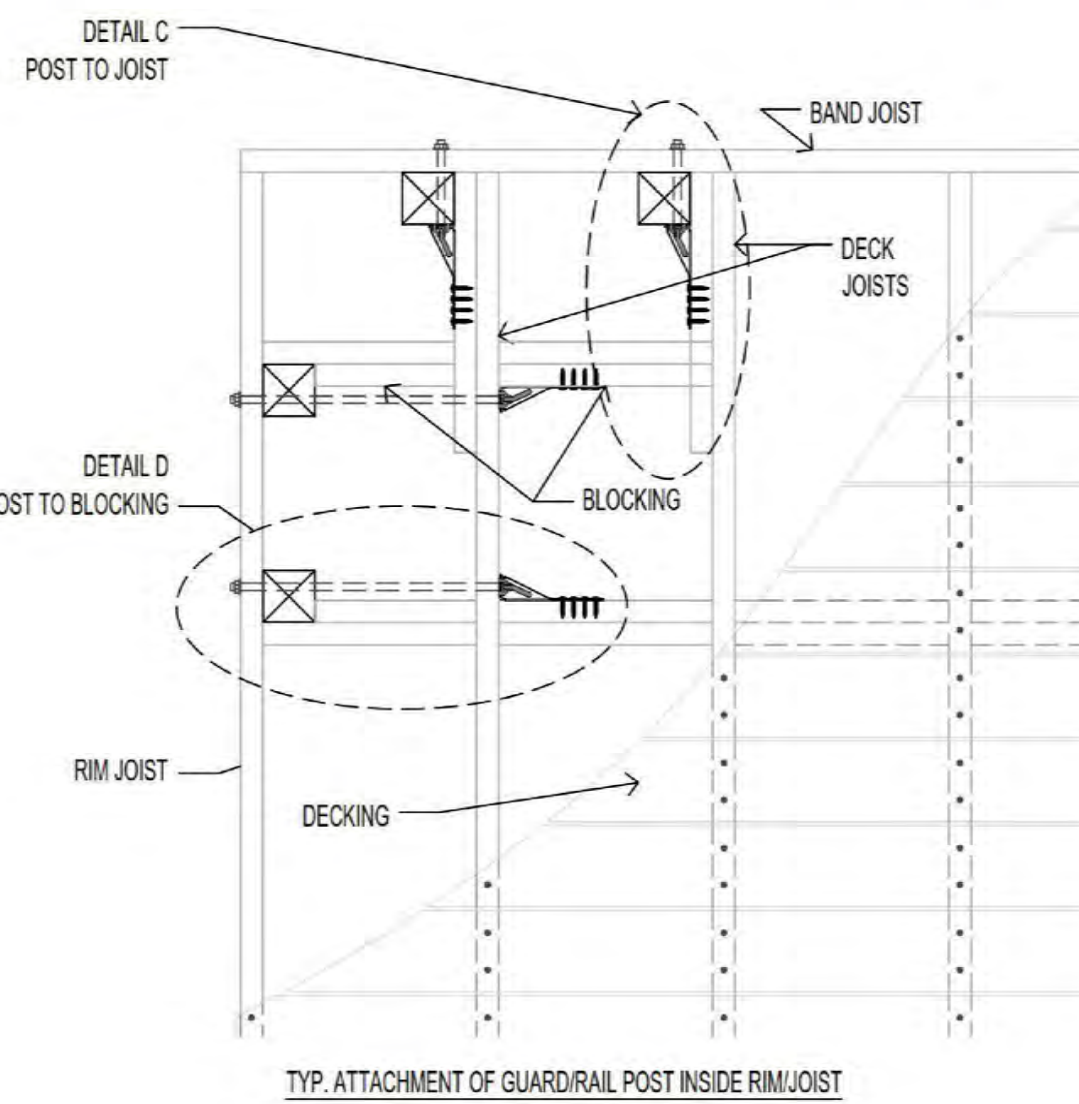
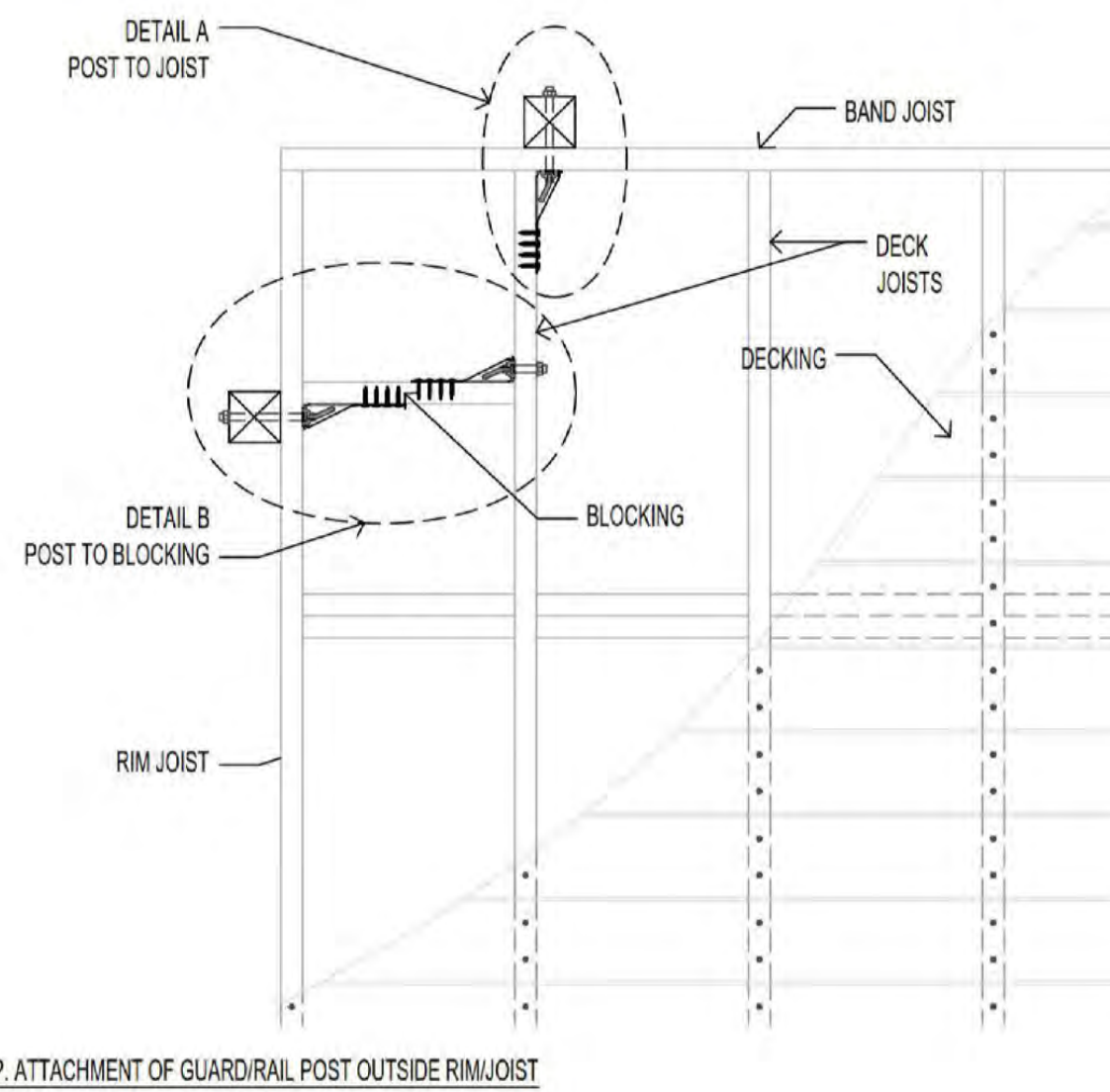
a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
b. The maximum gap between the face of the ledger board and the face of the wall sheathing shall be 1/2".
c. Ledgers shall be flashed to prevent water from contacting the house band joist.
d. Lag screws and bolts shall be staggered in accordance with Section R507.2.1.
e. Deck ledger shall be a minimum 2x8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
f. When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1" thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.
g. A minimum 1x9-1/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.
h. Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1" in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".



NOTE: VARIATIONS IN HAND/ GUARD RAIL CONSTRUCTION, SHOULD BE PRESENTED TO ENGINEER OR INSPECTOR, PRIOR TO INSTALLATION. VARIATIONS NOT PREVIOUSLY APPROVED BY ENGINEER, MAY BE INSUFFICIENT AND AND MAY REQUIRE REMEDY OR REMOVAL.



NOTE: FASTEN BLOCKING TO JOIST WITH (24) 8d COMMON NAILS (0.131x2-1/2")
DETAIL C - ATTACHMENT OF GUARDRAIL POST INSIDE RIMJOIST (SECTION VIEW)



21204 GULF DR
GALVESTON, TX

DETAILS

DRAWINGS PROVIDED BY:
TSI SERVICES LLC
STRUCTURAL / CIVIL / DESIGN
REG. NUM. F-13383
409-276-5838

DATE:

3/30/2025

SCALE:

1/4"=1'

SHEET:

D-4

ROOF PITCH TO BE 4/12
CONTRACTOR TO FIELD
VERIFY ALL DIMENSION PRIOR
TO CONSTRUCTION

FRONT ELEVATION



NOTE:
LOWEST HORIZONTAL MEMBER TO BE 18"
ABOVE BFE AS STATED IN THE ELEVATION
CERTIFICATE.

REAR ELEVATION



3/30/2025

John Maloney



21204 GULF DR
GALVESTON, TX

ELEVATIONS

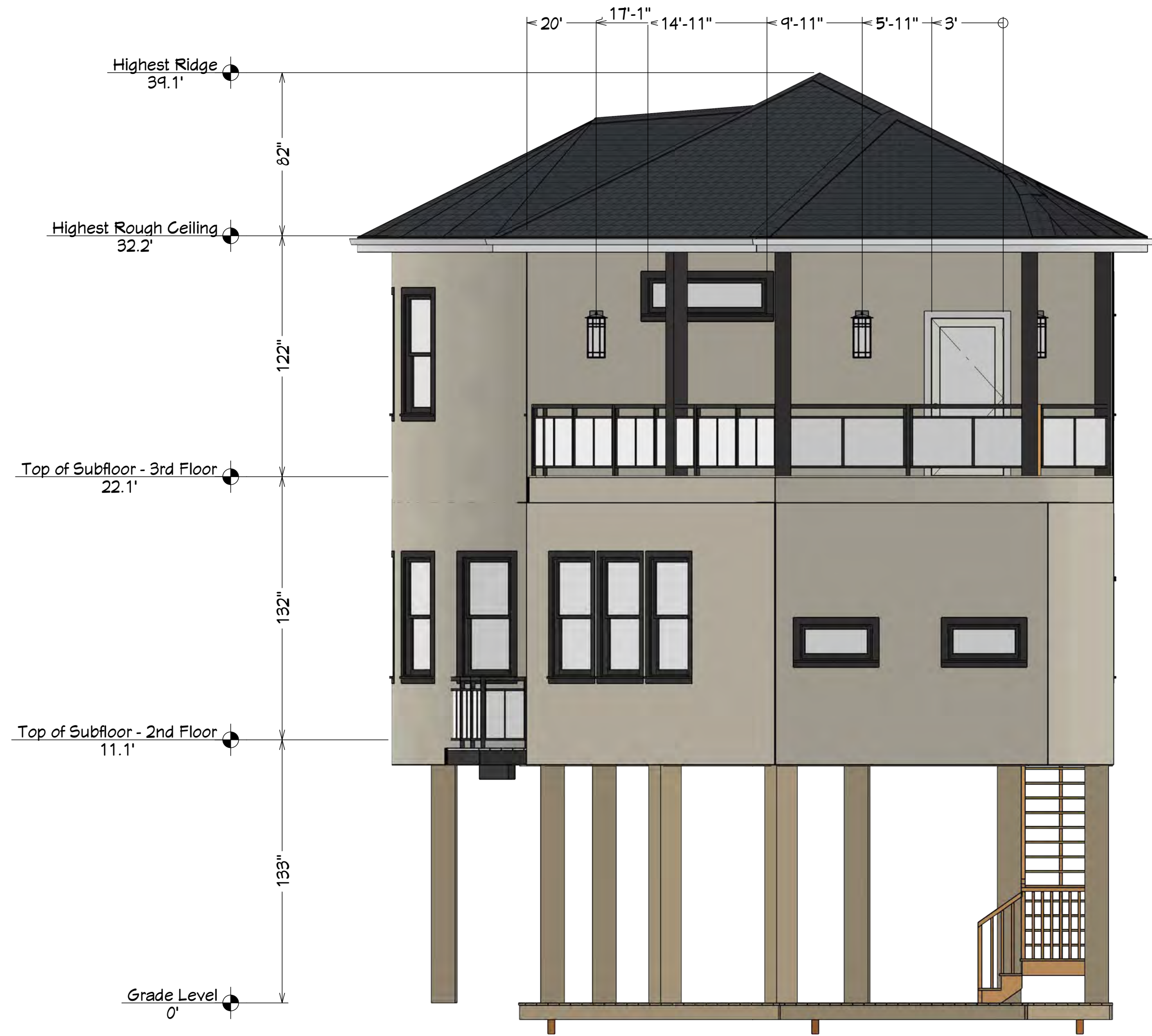
TSI SERVICES LLC
STRUCTURAL / CIVIL / DESIGN
REG NUM. F-13383
409-276-5838

DATE:
3/30/2025

SCALE:
1/4"=1'

SHEET:
D-9

RIGHT ELEVATION



LEFT ELEVATION



4/12/2024

Thomas A. Maloney



21204 GULF DR
GALVESTON, TX

SIDE
ELEVATIONS

DRAWINGS PROVIDED BY:
TSI SERVICES LLC
STRUCTURAL / CIVIL / DESIGN
REG NUM. F-13383
409-276-5838

DATE:

4/12/2024

SCALE:

1/4"=1'

SHEET:

D-10.1

D – Site Photos

















E – GLO Comment Letter



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

May 15, 2025

Via Electronic Mail

Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
3015 Market St.
Galveston, Texas 77550

Beachfront Construction Certificate and Dune Protection Permit in the City of Galveston

Site Address: 21204 Gulf Drive, Galveston
Legal Description: ABST 121 Page 19 12 Lot 40 Sea Isle Sec 22
Lot Applicant: Annie Basu
Case Number: 23P-054
GLO ID No.: BDCOG-25-0082

Dear Mr. Clark:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a single-family residence with an elevated wooden deck beneath the structure and a gravel driveway. The proposed construction is located within 200 feet landward of the line of vegetation and partially within the Dune Conservation Area. According to the Bureau of Economic Geology, the area is stable.

Based on the information provided to our office for review, we have the following comments:

- The proposed construction activities are located adjacent to the critical dune area. The applicant must take measures to avoid adversely impacting dunes and dune vegetation during construction, such as not placing equipment or construction materials on dunes and dune vegetation.¹ Any unpermitted damage to dunes and dune vegetation is in violation of the Dune Protection Act and the City of Galveston's Dune Protection and Beach Access Plan and is subject to enforcement action by the City of Galveston and the GLO. Enforcement action may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day.²

¹ 31 Tex. Admin. Code § 15.4(f)(1).

² 31 Tex. Admin. Code § 15.9(a)(1)(A).

- The proposed construction activities must not impact's the public's ability to use or access the public beach.³
- The applicant proposes construction activities within the Dune Conservation Area, which is prohibited unless the applicant qualifies for an exemption under Section 4.2 of the City's ERP and Section B of the City's Plan.⁴
- The construction standards in the City's ERP state that a dune enhancement or restoration project consistent with the definition for restored (man-made) dunes provided in the City of Galveston Dune Protection and Beach Access Plan shall be completed prior to the commencement of proposed construction.⁵ In cases where completion of an enhancement or restoration project is deemed infeasible due to site constraints as determined by the Department of Planning and Community Development, payment of a fee-in-lieu of satisfying the requirement shall be made to the City.⁶
- Section M(1)(i)(2) of the City's Plan prohibits paving or altering the ground below the lowest habitable floor within the Dune Conservation Area.⁷ The proposed deck beneath the habitable structure must not alter the ground.⁸
- According to 31 Tex. Admin. Code § 15.6(f)(5), gravel or crushed limestone may be used to construct driveways in the area 50 feet landward of the line of vegetation to the dune protection line.⁹
- The applicant should direct all stormwater inland away from the critical dune area, public beach and adjacent properties. Construction must be designed to minimize impacts to natural hydrology and provide for the gradual and dispersed drainage of storm water runoff, such that runoff within the lot approximates natural rates, volumes, and direction of flow to avoid erosion and dune damage.¹⁰
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA-approved local ordinance.¹¹ Decks constructed below the base flood elevation must be structurally independent of the habitable structure and must not cause an obstruction, per FEMA free-of-obstruction requirements.

Please be advised that structures may not encroach on the public beach. If the structure becomes located seaward of the line of vegetation because of loss of elevation, the structure may be allowed to remain in place if it does not significantly interfere with public access to the beach or present a public health and

³ Tex. Nat. Res. Code § 61.011(a).

⁴ City of Galveston Dune Protection and Beach Access Plan Appendix C § 4.1.

⁵ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.3(6).

⁶ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.3(6).

⁷ City of Galveston Dune Protection and Beach Access Plan § M(1)(i)(2).

⁸ 31 Tex. Admin. Code § 15.6(f)(3) & City of Galveston Dune Protection and Beach Access Plan § M(1)(i)(2).

⁹ 31 Tex. Admin. Code § 15.6(f)(5).

¹⁰ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.3(3).

¹¹ 31 Tex. Admin. Code § 15.6(e)(3).

Mr. Clark
May 15, 2025
Page 3 of 3

safety risk. Structures located seaward of the line of vegetation and landward of mean high tide may be allowed to make certain repairs under the Beach/Dune rules and local government plans.

If any part of a structure comes to be located seaward of the line of mean high tide, it becomes an unauthorized structure on state-owned land. Repairs are prohibited and the state may take action to remove the structure.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.¹² If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



Michelle Leslie
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

¹² 31 Tex. Admin. Code § 15.3(t)(5).



25P-019

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:

License to Use for 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
- B – GIS Map
- C – Site Photos

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:

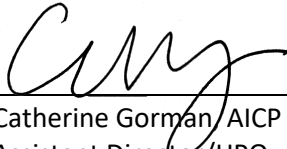
AT&T: No Objection
 Comcast: No Objection
 CenterPoint Energy: No Objection
 Texas Gas Service: No Objection



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	Because the subject property is in the Strand-Mechanic Historic District, the Landmark Commission may provide a recommendation regarding the request. Landmark Commission will consider the request at the June 16, 2025 meeting.
Planning Commission	<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.

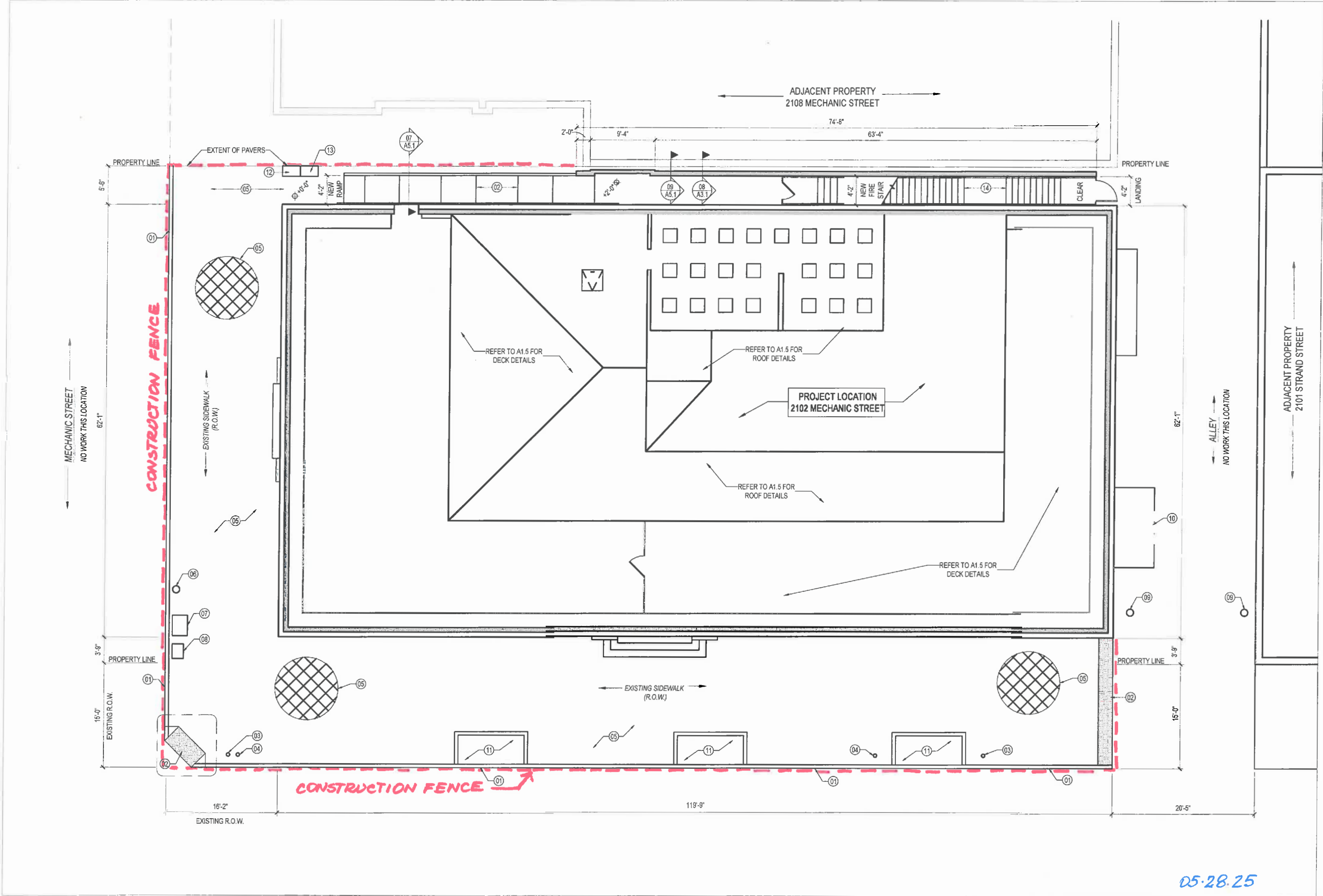
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

06/10/2025

Date





MEMORANDUM

TO: Rusty Walla, Planning Commission Chairperson and Planning Commissioners

FROM: Daniel Lunsford
Planning Manager
Development Services Department

DATE: June 12, 2025

RE: **25P-023 (Adjacent to 2402 Market / Avenue D)** Request for a License to Use to place construction fencing and equipment 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

Staff is requesting deferral of this request to the July 8, 2025 meeting in order for the applicant to provide additional information and respond to Staff's comments.

This is the first request for deferral and there were no costs associated with the request.