

**NOTICE OF MEETING  
PLANNING COMMISSION  
OF THE CITY OF GALVESTON  
TUESDAY, JULY 8, 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 17, 2025 – Workshop**

4.B **June 17, 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. Old Business and Associated Public Hearings

6.A **LICENSE TO USE**

6.A.1 **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. New Business and Associated Public Hearings

**7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

2. **25BF-035 (25611 Snowy Egret Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a deck addition and a new staircase. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Block 1, Lot 35, Acres 0.186, a subdivision in the City and County of Galveston, Texas.  
Applicant: Reid Linde  
Property Owner: YA-HEE RANCH LP – Arielle Lawson

**7.B TEXT AMENDMENT**

3. **25ZA-004** Request for a text amendment to the Galveston Land Development Regulations, Article 2: Uses and Supplemental Standards to modify the Limited Standards for the “Passenger Motor Vehicle Sales or Rental” land use and Article 9: Landscaping to exempt the “Passenger Motor Vehicle Sales or Rental” land use from interior landscaping requirements.  
Applicant: Development Services Department

8. Discussion Items

8.A Dune Conservation Area

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 07/02/2025 at 4:30PM

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 WORKSHOP MEETING – June 17, 2025

### CALL MEETING TO ORDER

The meeting was called to order at 2:06 p.m. Commissioner Humphrey called the meeting to order due to the absence of the Chairperson and Vice-Chairperson as the most senior member present.

### ATTENDANCE

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

Members Absent: Anthony Rios, Ex-Officio CM Beau Rawlins

Staff Present: Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Robert Winiecke, Director of Infrastructure & Engineering; Donna Fairweather, Sr. Assistant City Attorney; Tate Burchfield, Office of the City Attorney Intern; Karina Rosales, Planning Technician;

### CONFLICT OF INTEREST

None

### DISCUSSION ITEMS

Staff opened the “Alley Access Lots” discussion item.

- \*\*\* Teresa Evans arrives at 2:12pm
- \*\*\* Tate Burchfield arrives at 2:22pm
- \*\*\* Vice-Chairperson Lantz arrives at 2:23pm
- \*\*\* Donna Fairweather arrives at 2:32pm
- \*\*\* Chairperson Walla arrives at 2:32pm
- \*\*\* Robert Winiecke leaves at 2:53pm

Staff opened the “2025 Planning Commission Awards” discussion item.

### THE WORKSHOP MEETING ADJOURNED AT 3:22 PM





# City of Galveston

## MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 17, 2025

### CALL MEETING TO ORDER

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

### ATTENDANCE

|                  |                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present: | Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Rusty Walla                                                                                                                                                                                                                                                                                 |
| Members Absent:  | Anthony Rios, Ex-Officio CM Beau Rawlins                                                                                                                                                                                                                                                                                                                                  |
| Staff Present:   | Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Tate Burchfield, Office of the City Attorney Intern; Karina Rosales, Planning Technician; |

### CONFLICT OF INTEREST

Rejone Edwards declared Conflict of Interest on case 25P-023.

### APPROVAL OF MINUTES

The June 3, 2025, regular meeting minutes were accepted as presented.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### ABANDONMENT

**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

Staff presented the staff report and noted that 10 public hearing notices were sent, and one returned in favor.

\*\*\* Donna Fairweather, Sr. Assistant City Attorney, arrives at 3:39 p.m.

Chairperson Walla opened the public hearing on the case. The applicant, Betty Massey, 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 Humphrey made a motion for deferral of the request to the July 8, 2025, meeting to allow the issues to be worked out between the applicant and neighboring property owner.

**The motion failed due to a lack of second.**

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

Commissioner Singleton seconded.

Chairperson Walla tabled the motion.

Chairperson Walla re-opened the public hearing on the case. The applicant, Betty Massey, gave a presentation to the commission and withdrew the 10 ft. side of the alley adjacent to the neighboring property. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to amend his motion to recommend approval of the request with Staff's Recommendations, omitting the 10 ft. portion of the alley adjacent to the neighboring property.

Commissioner Humphrey seconded.

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

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

**The motion passed.**

#### **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

**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

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Juanita Garcia, 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 Humphrey seconded.

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

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

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

**LICENSE TO USE**

**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

Staff presented the staff report and noted that 22 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 approve 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:               | Edwards, Humphrey, Lantz, Lightfoot, Singleton, Walla |
| Opposed:                | None                                                  |
| Absent:                 | Rios, Councilmember Beau Rawlins                      |
| Non-voting participant: | None                                                  |

**The motion passed.**

**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 presented the staff report and noted that 59 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 July 8, 2025, meeting in order for the applicant to provide additional information.

Commissioner Humphrey seconded.

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

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

**The motion passed.**

**DISCUSSION ITEMS**

Staff opened the "2025 Planning Commission Planning and Design Awards (Staff)" item. The Beacon of Hope Isle Market was omitted from the list due to a conflict of interest with Commissioner Tom Singleton.

Staff opened the "Discussion of Dune Hardening (Walla)" item.

\*\*\*Commissioner Humphrey steps away at 4:54 p.m. and returns at 4:56 p.m.

\*\*\*Commissioner Edwards steps away at 5:04 p.m. and returns at 5:06 p.m.

The commission requested to add a discussion item to the July 8, 2025, agenda to discuss the dune conservation area.

**THE MEETING ADJOURNED AT 5:12 PM**



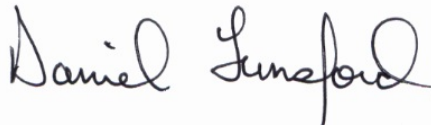
## STAFF REPORT



|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Background</b>               | At the June 17, 2025 Planning Commission regular meeting, staff recommended deferral of this request in order for the applicant to provide a more representative site plan. This revised site plan is included in Exhibit A of the staff report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Executive Summary</b>        | <p>The applicant is requesting a License to Use (LTU) the public right of way for construction fencing, materials, and equipment associated with ongoing renovations to the building. The Temporary License to Use (TLTU) associated with the project expired on October 20, 2024.</p> <p>The construction fencing to protect and contain the equipment and materials will be installed along the south façade of the building (Market Street) and along the east façade (24th Street). This will include two metered parking spaces along Market Street and three metered parking spaces along 24th Street.</p> <p>The applicant requests that the construction fencing and scaffolding remain in place approximately three months (until November 2025).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Physical Characteristics</b> | The area included in the LTU encompasses the sidewalk directly in front of the building's south façade and along the building's east façade. It will also include five metered parking spaces as described previously. The structure itself is currently undergoing interior renovations and occupies the entirety of the parcel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Paid Parking</b>             | The applicant will be required to pay for the use of the paid parking spaces. The cost of one parking space is \$141.75 per week. The parking fee will be paid quarterly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>License to Use</b>           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Other Reviews</b>            | There were no concerns or objections from outside utilities or other City departments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Staff Recommendation</b>     | <p>Staff recommends Case 25P-023, request for a License to Use the public right-of-way be approved, subject to the following conditions:</p> <p><i>Specific Conditions:</i></p> <ol style="list-style-type: none"> <li>1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction items requested;</li> <li>2. The LTU shall expire on November 1, 2025, and all items shall be removed from the right of way at that time;</li> <li>3. The Licensee shall pay for the use of the paid parking spaces at the rate of \$141.75 per week per space. This parking fee will be paid quarterly;</li> </ol> <p><i>Standard Conditions:</i></p> <ol style="list-style-type: none"> <li>4. 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;</li> <li>5. 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;</li> <li>6. The cleaning of the debris from the site shall be the responsibility of the Licensee;</li> </ol> |

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.

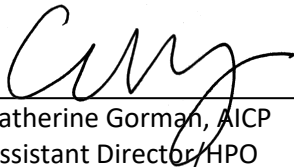
Respectfully Submitted,



Daniel Lunsford, Planning Manager

July 1, 2025

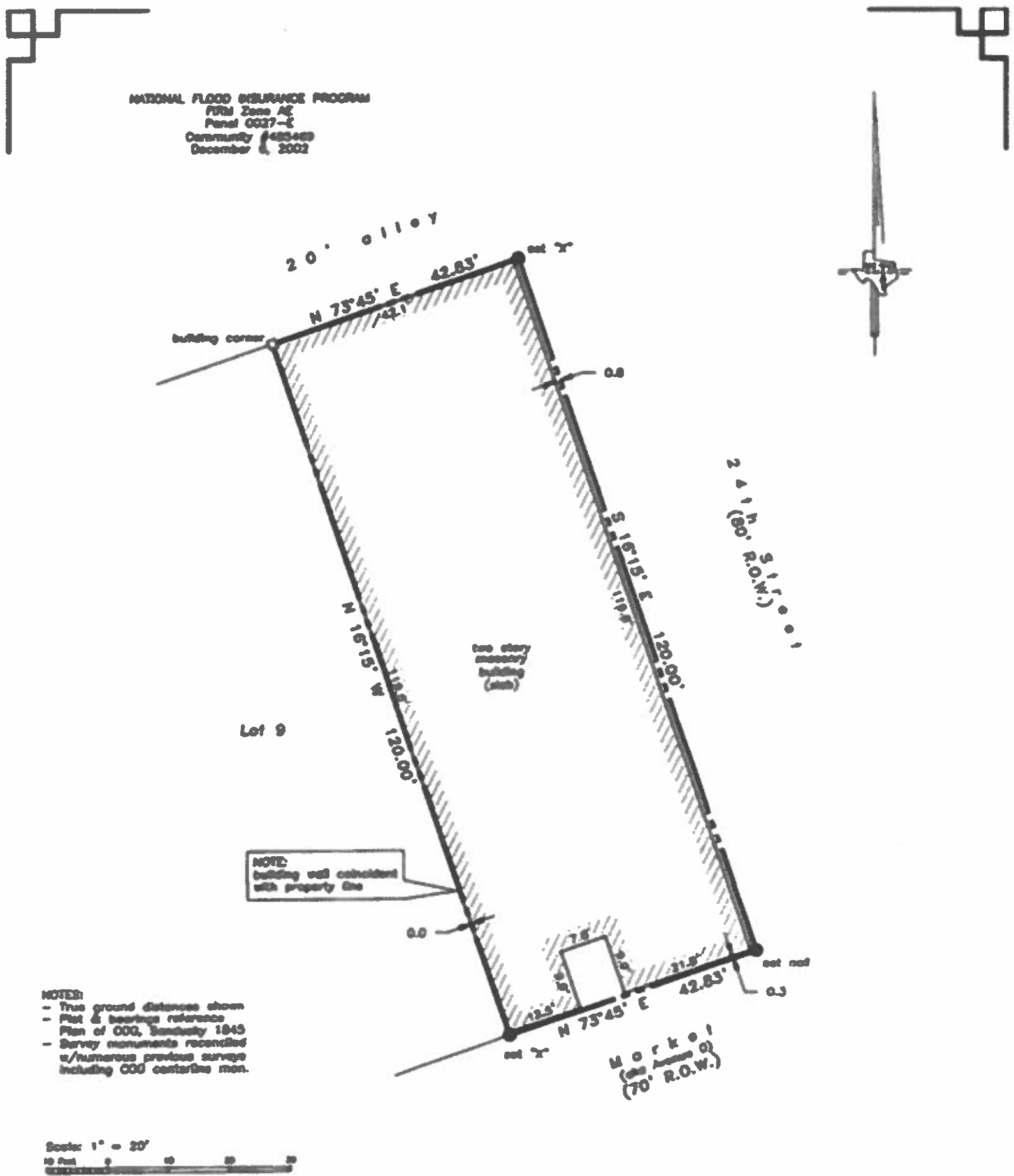
Date



Catherine Gorman, AICP  
Assistant Director/HPO

July 1, 2025

Date

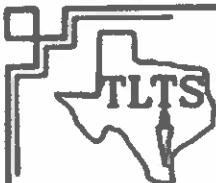


LAND TITLE SURVEY OF A TRACT OF LAND  
being Lot 8, in Block 564, in the City and  
County of Galveston, Texas.

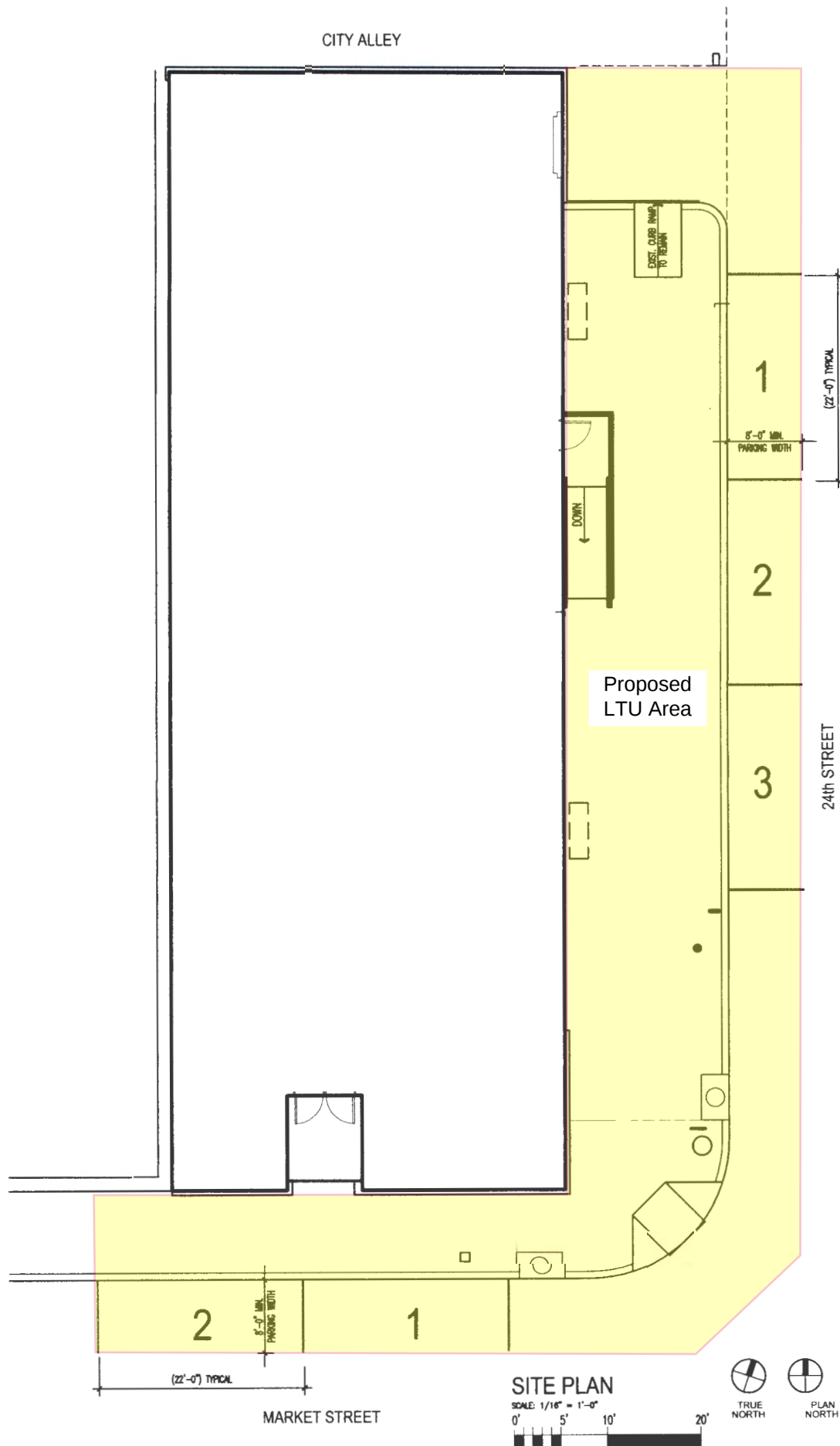
Subject property: 2402 Market  
Galveston County, Texas  
This survey is certified for this transaction only and may  
only be relied on by Christopher S. Cahill and Alicia F.  
Cahill. This survey is only valid if print has original seal and  
signature of surveyor.  
I hereby certify that this survey was made on the ground  
under my direct supervision and that this plot correctly  
represents the facts found at the time of the survey.



Laurence C. Wall  
RPLS #4814  
May 15, 2017



TLTS, Inc.  
TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-6583



PROJECT:  
**2402 Market Street**  
 GALVESTON, TX 77550

***K S HUGHES DESIGN***  
[KATHERINE@KSHUGHESDESIGN.COM](mailto:KATHERINE@KSHUGHESDESIGN.COM)  
 (713) 382-8780



## 25BF-035

## STAFF REPORT

### ADDRESS:

25611 SNOWY EGRET DR  
GALVESTON, TX 77554

### LEGAL DESCRIPTION:

The property is legally described as Pointe West Section 1 (2005), Abstract 121, Block 1, Lot 35, Acres 0.186, a subdivision in the City and County of Galveston, Texas.

### APPLICANT/REPRESENTATIVE:

Third Coast Renovation  
and Repair LLC – Reid  
Linde

### PROPERTY OWNER:

YA-HEE RANCH LP – Arielle  
Lawson

### REQUEST:

Beachfront Construction  
Certificate/Dune Protection  
Permit in order to construct  
a deck addition and a new  
staircase.

### 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](mailto: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 approval to construct a deck addition and a new staircase. The proposed construction of the deck and stairs is approximately 59 feet from the North Toe of the Critical Dune Area and 549.6 feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, mitigation activities are not proposed.

**Site and Surrounding Area:**

The subject site is located in the Pointe West Subdivision. Single-family dwellings are located to the North, East 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            | 59              |
| ...the Line of Vegetation           | 549.6           |

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.

**Staff Recommendation:**

Staff recommends approval of 25BF-035 with the following conditions:

***Conditions for Case 25BF-035:***

1. 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.
2. 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.
3. 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.
4. 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.

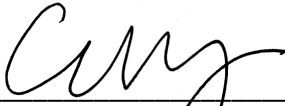
Respectfully Submitted,



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Kyle Clark  
Coastal Resources Manager

6/26/2025



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Catherine Gorman, AICP  
Assistant Planning Director / HPO

07/01/2025

Date

## **A – Aerial Map**

# 25611 Snowy Egret Drive Case #25BF-035

## 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 20 40 80 120 160 200 240 280 320 360 Feet

1:2,718

#### 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.

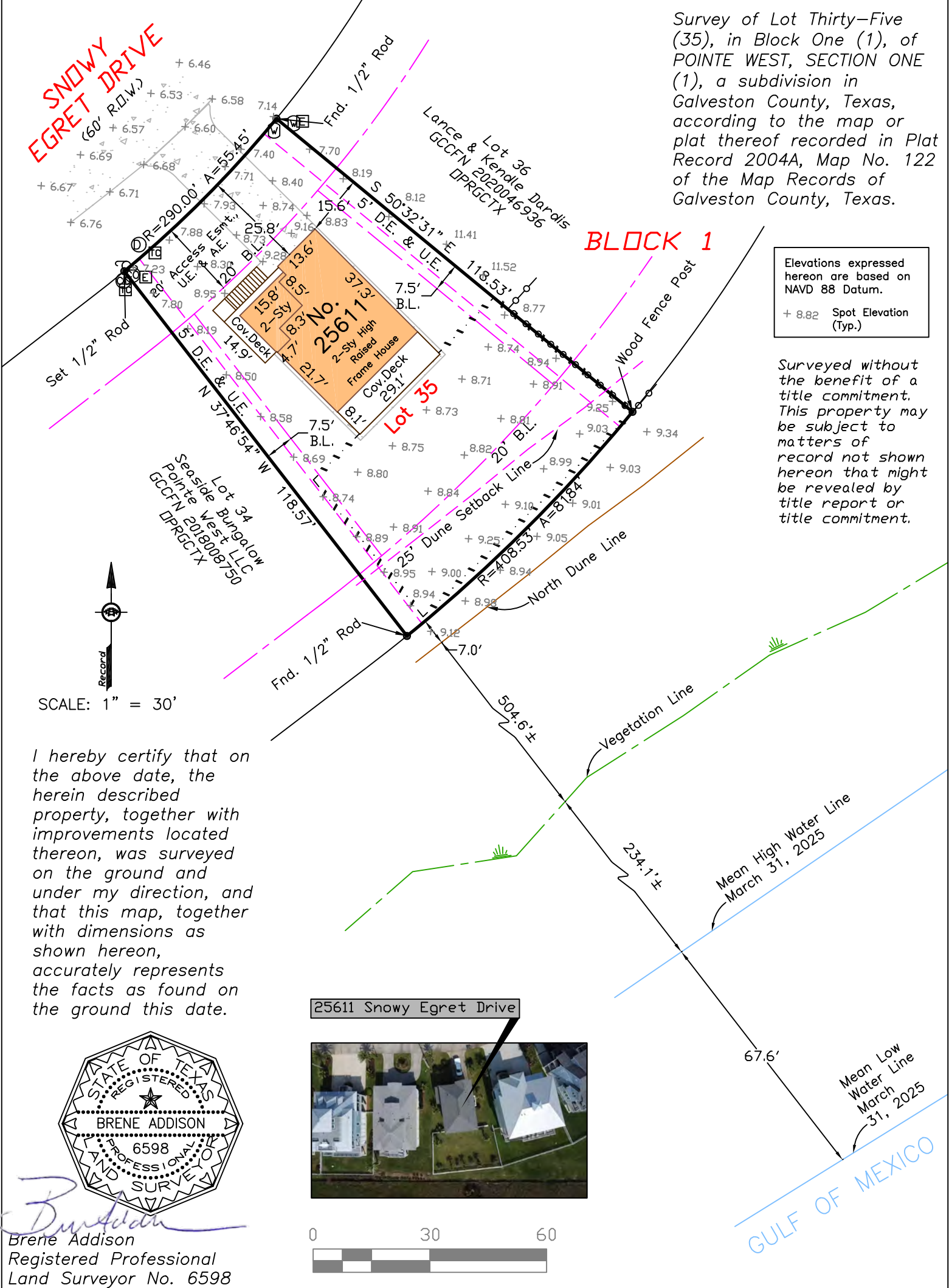
Map prepared by the City of Galveston Development  
Services Department, Coastal Resources Division  
(HCummings) - 5/20/2025

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.



## **B – Topographic Surveys**



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 16') as established by the FEMA Flood Insurance Rate Map No. 48167C0577G, 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.

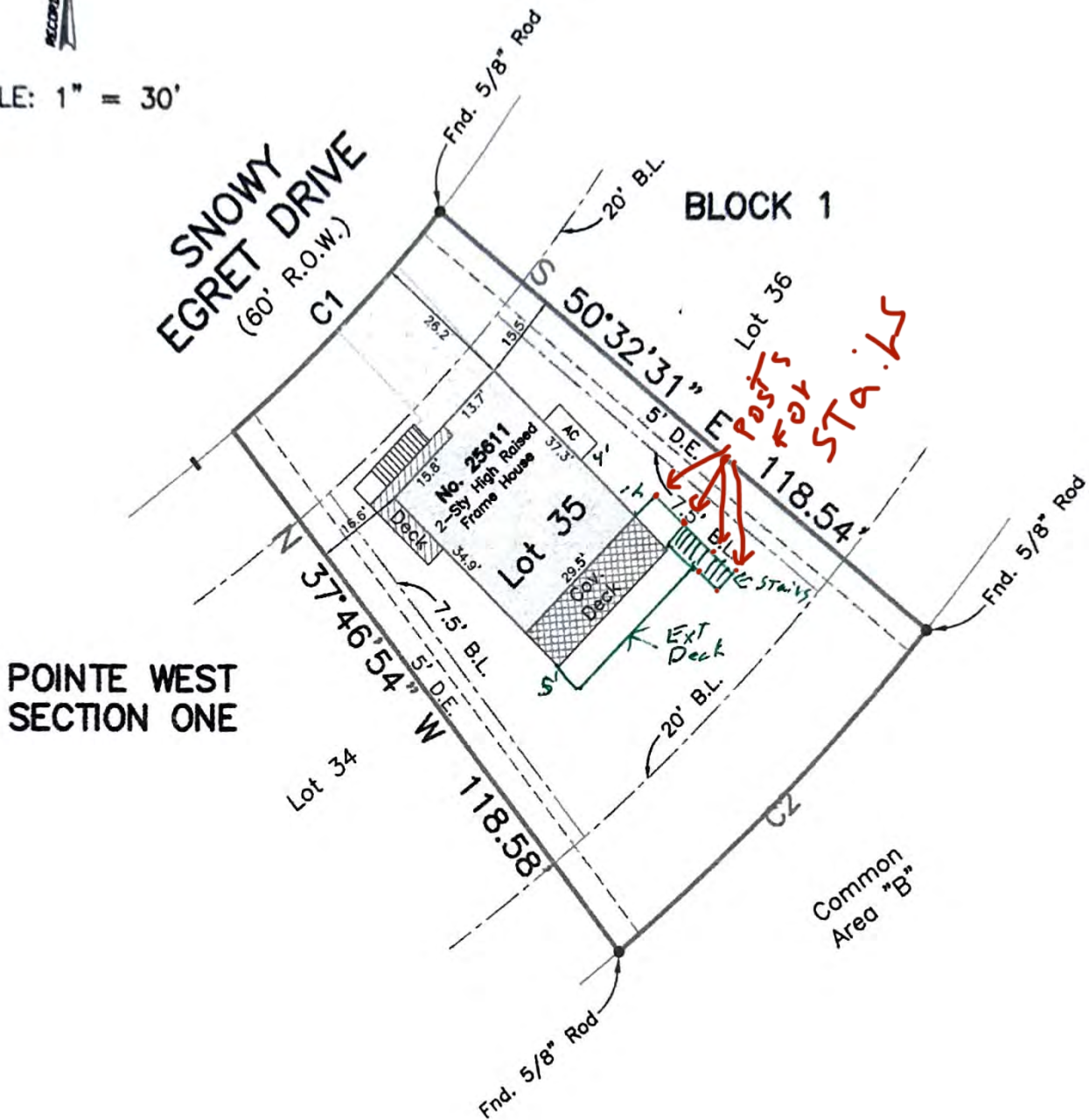
4) Bearings are record, as shown on plat of Pointe West, Section 1, based on the monumentation of the South right-of-way line of Snoey Egret Drive, being a found 5/8 inch rod at the Northeast corner of Lot 37 and a found 5/8 inch rod at the Northeast corner of Lot 30.

## **C – Site Plans and Drawings**



| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 290.00' | 55.45'     | 55.37'       | S 44°56'05" W |
| C2    | 408.53' | 81.85'     | 81.71'       | S 45°11'47" W |

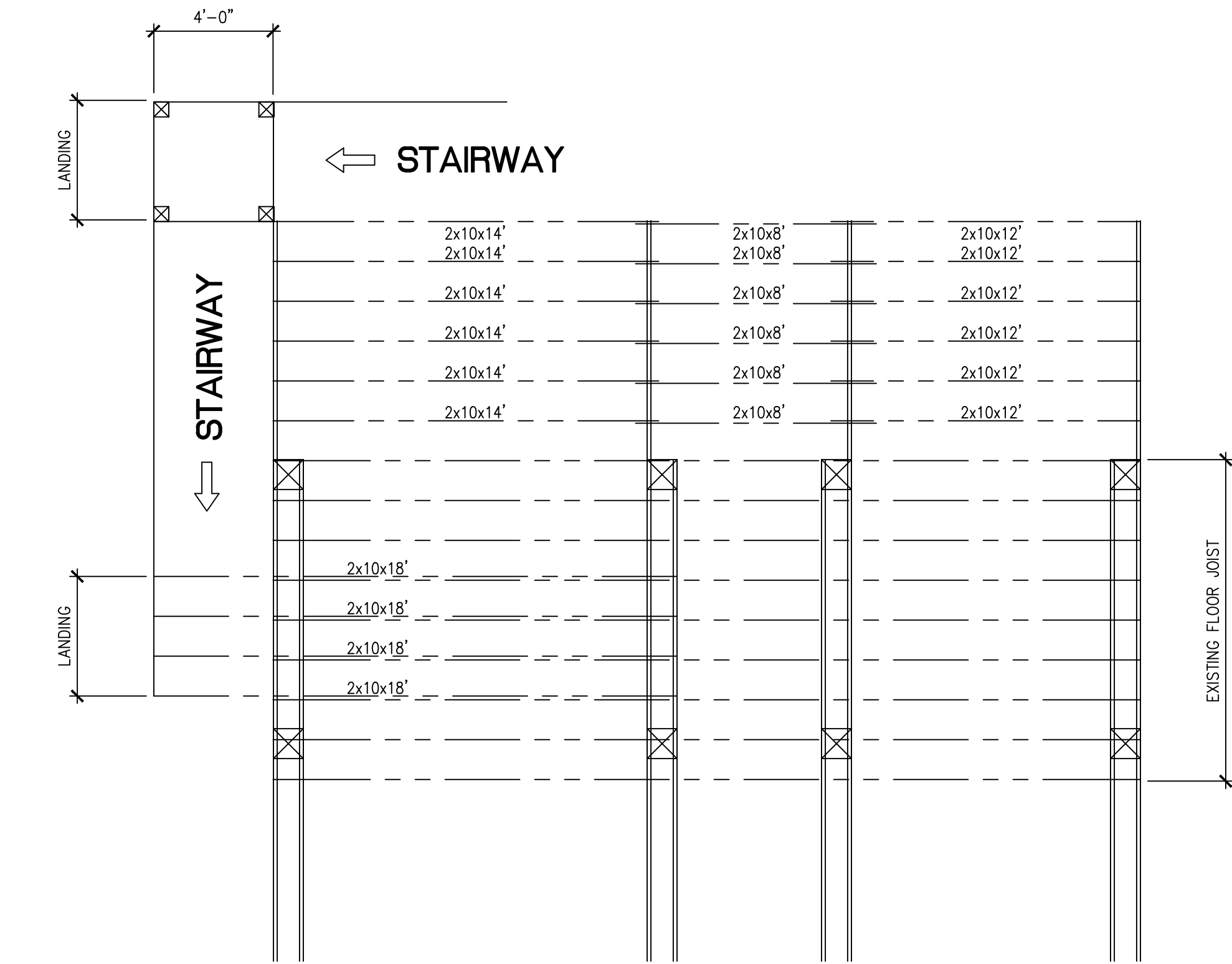
SCALE: 1" = 30'



Survey of Lot Thirty-five (35) of Block One (1), of POINTE WEST, Section One (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map No. 122, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

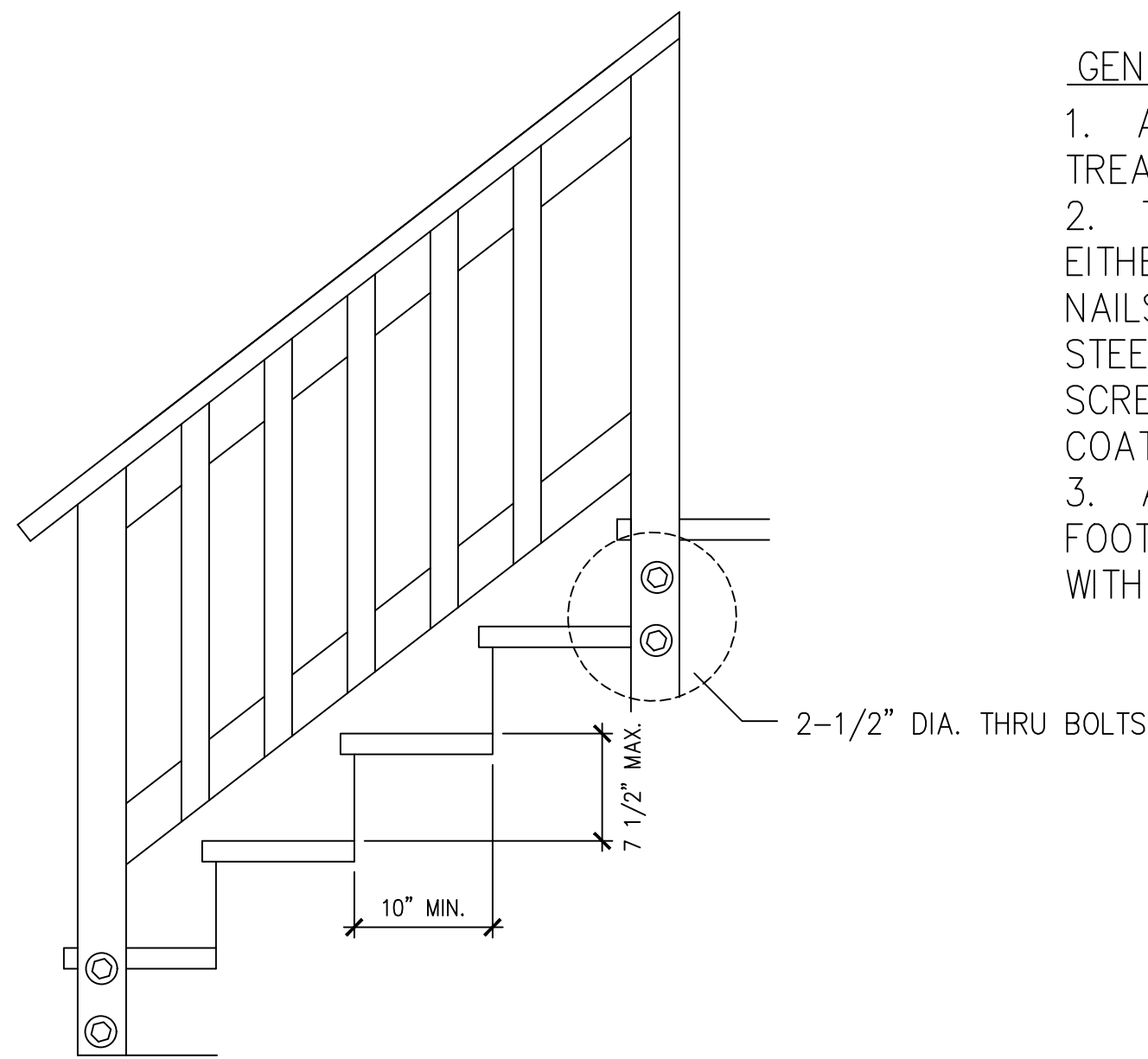
I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

*Stephen C. Blum*



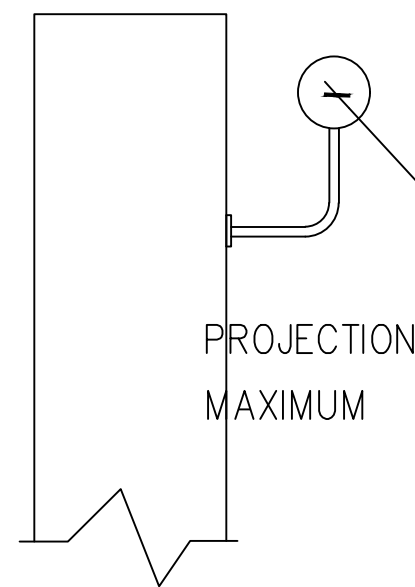
#### ALT. STAIRWAY DETAIL

SCALE: 1/4" = 1'-0" FOR 24x36 SHEET  
1/8" = 1'-0" FOR 11x17 SHEET



#### GENERAL NOTES:

1. ALL WOOD MEMBERS SHALL BE TREATED LUMBER.
2. THE WOOD STRUCTURE MAY BE EITHER SCREWED OR NAILED. ALL NAILS & SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED. WOOD DECK SCREWS MAY ALSO BE APPROVED COATED WOOD DECK SCREWS.
3. ALL 4x4 WOOD POST ABOVE 3 FOOT IN HEIGHT SHALL BE X-BRACED WITH 2x4 BRACING.



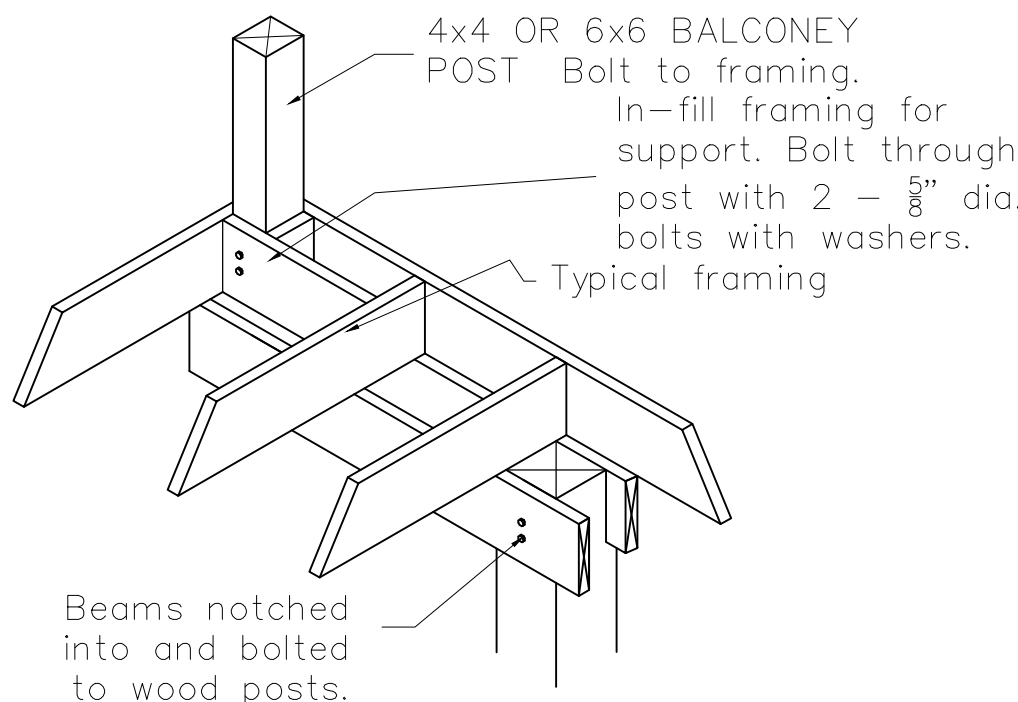
#### HANDRAIL DETAIL

HANDRAIL HEIGHT OPEN STAIRS - 34" TO 38"

THIS STRUCTURE HAS BEEN DESIGNED TO RESIST A 3 SECOND WIND GUST SPEED OF 150 MPH, EXPOSURE "C" AND IN ACCORDANCE WITH THE 2021 IRC, THE CITY OF GALVESTON BUILDING STANDARDS AND TEXAS WINDSTORM BUILDING STANDARDS (2018 IRC).

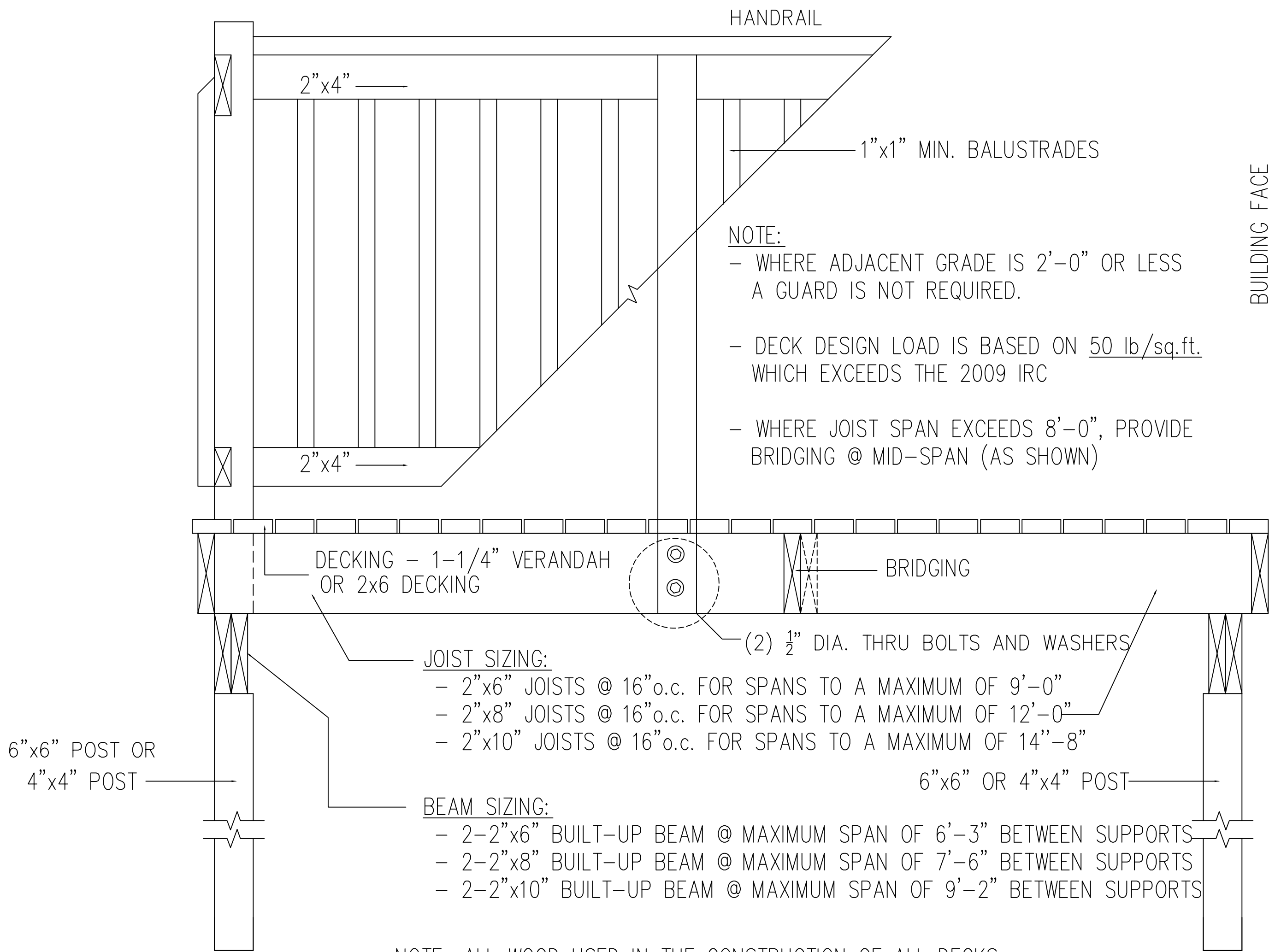
#### NOTES:

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GALVESTON DESIGN STANDARDS, THE 2009 I.R.C. AND THE TEXAS DEPARTMENT OF INSURANCE DESIGN STANDARDS AND REVISIONS TO THE I.R.C..
2. THIS STRUCTURE IS LOCATED IN A FEMA AE ZONE AND IT WAS DESIGNED FOR 2 FEET OF EROSION AND SCOUR.



#### 5A) ALT. POST CONNECTION DETAIL

SCALE: N.T.S.



NOTE: ALL WOOD USED IN THE CONSTRUCTION OF ALL DECKS & RAILINGS, ETC. TO BE PRESSURE TREATED. APPLY BUILDING PAPER BETWEEN DECKING & JOISTS.

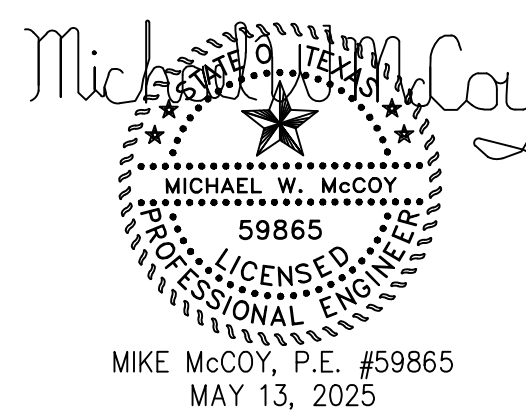
## STANDARD RESIDENTIAL DECK DETAIL

SCALE: 3/4" = 1'-0"

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS IRC TABLE R301.5 (IN POUNDS PER FOOT)

| USE                           | LIVE LOAD |
|-------------------------------|-----------|
| DECKS                         | 40 PSF    |
| EXTERIOR BALCONIES            | 60 PSF    |
| GUARDRAILS AND HANDRAILS      | 200 PSF   |
| GUARDRAILS IN-FILL COMPONENTS | 50 PSF    |
| STAIRS                        | 40 PSF    |

NOTE: INDIVIDUAL STAIR TREADS ARE ALSO DESIGNED TO CARRY A CONCENTRATED LOAD OF 300 LBS OVER AN AREA OF 4 SQUARE INCHES.



MIKE MCCOY, P.E. #59865  
MAY 13, 2025

|             |  |
|-------------|--|
| PROJECT NO: |  |
| DATE DRAWN: |  |
| DATE DATE:  |  |
| CONST:      |  |
| ISSUE:      |  |
| REVISIONS:  |  |

These plans are copyrighted and are subject to the provisions of the Copyright Act of 1976, Title 17, U.S.C. and the Texas Department of Insurance Design Standards and Revisions to the I.R.C.. No part of these plans may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McCoy Engineering and Inspection, L.L.C. The user of these plans agrees to indemnify and hold McCoy Engineering and Inspection, L.L.C. harmless from and against all claims, damages, costs, and expenses, including reasonable attorneys' fees, arising out of or from the use of these plans, whether or not such claims, damages, costs, and expenses are caused in whole or in part by the negligence of McCoy Engineering and Inspection, L.L.C. or its employees, agents, or subcontractors. This agreement shall survive the termination or expiration of the term of these plans.

|                          |
|--------------------------|
| NEW CUSTOM HOUSE         |
| XXXXXX                   |
| 25611 SNOWY EGRETE DRIVE |
| GALVESTON, TEXAS 77554   |

|                                                 |
|-------------------------------------------------|
| McCoy Engineering and Inspection, L.L.C.        |
| T. B. P. E. Firm No. 1 0 7 8 9                  |
| 3911 South Beechwood Court HOUSTON, TEXAS 77059 |
| 713-857-3525                                    |

|     |
|-----|
| S-2 |
|-----|

## **D – Site Photos**











## **E – GLO Comment Letter**



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

June 3, 2025

Via Electronic Mail

Hunter Cummings  
Deputy 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:** 25611 Snowy Egret Dr, Galveston  
**Legal Description:** Pointe West Sec 1 (2005), ABST 121, Block 1, Lot 35, Acres 0.186  
**Lot Applicant:** Reid Linde – Third Coast Renovation and Repair LLC c/o Arielle Lawson – YA-  
HEE Ranch LP  
**Case Number:** 25BF-035  
**GLO ID No.:** BDCOG-25-0098

Dear Mr. Cummings:

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 deck addition and a new staircase. The proposed construction is located more than 200 feet landward from the line of vegetation. According to the Bureau of Economic Geology, the area is stable.

Based on the information provided to our office for review, we have no comments on the proposed activities.

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.<sup>1</sup> If you have any questions, please contact me at (512) 463-1278 or at [michelle.leslie@glo.texas.gov](mailto:michelle.leslie@glo.texas.gov).

Sincerely,

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

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<sup>1</sup> 31 Tex. Admin. Code § 15.3(t)(5).



## 25ZA-004

## STAFF REPORT

### **APPLICANT:**

Development Services  
Department

### **REQUEST:**

Text Amendment

### **APPLICABLE ZONING LAND USE REGULATIONS:**

Article 2. Uses and Supplemental  
Standards and Article 9.  
Landscaping

### **PROPOSED TEXT AMENDMENT:**

Request for a text amendment to  
the Galveston Land Development  
Regulations, Article 2. Uses and  
Supplemental Standards and  
Article 9. Landscaping

### **EXHIBITS:**

A – Proposed Text Amendment –  
Strikeouts/Additions Version  
B– Proposed Text Amendment –  
Strikeouts/Additions Version

### **STAFF RECOMMENDATION:**

Approval

### **STAFF:**

Teresa Evans  
Special Assistant to Exec. Director  
409-797-3837  
tevens@galvestontx.gov

### **Background:**

At the June 26, 2025, City Council workshop, Staff presented two text amendments related to the “Passenger Motor Vehicle Sales and Rental” land use. City Council requested that Staff bring forward the changes as described below.

### **Executive Summary:**

The following changes are proposed:

#### **Passenger Motor Vehicle Sales or Rental (Sec. 2.351 A.11)**

- Current Regulation – the limited use standards for auto dealerships specify space parameters whereby every space for a vehicle for sale shall measure 10 feet by 24 feet.
- Proposed Change – The current regulation for auto dealerships is not consistent with the 9 feet by 20 feet spacing standard for general parking. Staff recommend eliminating the spacing criteria for auto dealership sales vehicles.
- Purpose – There is no identifiable public purpose for the current auto dealership spacing requirements in the Land Development Regulations. The Fire Code considers spacing requirements for emergency vehicle access on a case-by-case basis.

#### **Parking Lot Landscaping (Sec. 9.301 C)**

- Current Regulation – Interior landscaping is required for all parking lots with 10,000 square feet or more of surface area, and commercial surface parking not incidental to main use, irrespective of size.
- Proposed Change – Exempt auto dealership sales lots from the interior landscaping requirements denoted in Section 9.301.
- Purpose: There is no identifiable public benefit to restricting the public view of sales inventory.

### **Criteria for Text Amendments**

Per Section 13.700: Text Amendments of the Land Development Regulations: Recommendations and decisions regarding petitions for amendments to the text of these regulations are legislative in nature, but shall be based on consideration of all the following criteria:

**Criteria for Text Amendments  
Continued**

1. The proposed amendment will help to implement the adopted City of Galveston 2011 Comprehensive Plan or if it involves a topic that is not addressed or not fully developed in the City of Galveston 2011 Comprehensive Plan, the proposed amendment will not impair the implementation of the adopted City of Galveston 2011 Comprehensive Plan and other adopted special-area and special-topic plans when compared to the existing regulations.
2. The proposed amendment is consistent with the stated purposes of these regulations.
3. The proposed amendment will maintain or advance the public health, safety, or general welfare.
4. The proposed amendment will help to mitigate adverse impacts of the use and development of land on the natural or built environment, including, but not limited to mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation or will be neutral with respect to these issues.
5. The proposed amendment will advance the strategic objectives of the City Council such as fiscal responsibility, efficient use of infrastructure, public services, and other articulated City objectives.

Per Section 13.702: Text Amendments of the Land Development Regulations:

**Purposes:** Text amendment proposals shall serve the following purposes:

1. Advancing the goals, objectives and policies of the City's Comprehensive Plan and other adopted special-area and special-topic plans;
2. Securing adequate light, air, convenience of access, and safety from fire, flood and other danger;
3. Lessening or avoiding congestion in public ways;
4. Promoting the public health, safety, comfort, morals, convenience and general welfare; and
5. Otherwise accomplishing the purposes of Texas Local Government Code Chapter 211, Municipal Zoning Authority.

**Considerations:** In preparation and considering proposals for text amendments, the Planning Commission and City Council shall pay reasonable regard to:

1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

**Other Reviews**

City Council has final decision-making authority on this request. It will be reviewed at the July 24, 2025, meeting.

**Staff Recommendation**

Staff recommends approval of the proposed text amendments. The amendments will eliminate unnecessary criteria in the Land Development Regulations.

Respectfully Submitted,



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Teresa Evans, CEcD, EDFP  
Special Assistant to Executive Director

July 1, 2025

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Date

- d. Corner architectural elements shall be incorporated such as a corner entrance, signage, glazing, and/or visually exposed stairs when parking structures are located on street corners.
  - e. Buffering of the street edge with landscaping, berms, or landscaped planters. The screening shall consist of a landscaping strip at least four feet in width that provides a year-round visual barrier, and positioned directly adjacent to the adjoining property. Required screening type, characteristics, size at planting, and method shall be in accordance with the Planting Standards of Article 9, Table 9.302.
4. **Ground Floor Use and Design, Residential.** When a parking structure provides parking for residential uses or when the structure is integrated into a residential building, the applicant shall either:
- a. Follow the design standard for Commercial; or
  - b. Use the ground floor of the structure for parking, provided the ground-level façade of the structure (at least the first 12 vertical feet of the structure) includes the following features:
    - xi. Façade articulation and modulation through changes in vertical wall plane and/or a change in building material;
    - xii. Use of real windows with glazing that may be translucent, but shall not include black or mirrored glass or similar opaque glazing;
    - xiii. Use of false windows defined by frames or lintels and sills;
    - xiv. Integration of multiple building entrances; and
    - xv. Buffering of the street edge with landscaping, berms, or landscaped planters. The screening shall consist of a landscaping strip at least four feet in width that provides a year-round visual barrier, and positioned directly adjacent to the adjoining property. Required screening type, characteristics, size at planting, and method shall be in accordance with the Planting Standards of Article 9, Table 9.302.

#### **SEC. 2.351 PASSENGER MOTOR VEHICLE SALES OR RENTAL (ORD. 24-023) (ORD. 24-048)**

##### **A. Limited Use Standards.**

1. **Use Limitation in CB Districts.** The use shall involve only vehicle rental and not vehicle sales. No outside repair of vehicles or bodywork permitted.
2. **Seawall and Broadway.** Passenger Motor Vehicle Sales and Rental uses are prohibited on properties with frontage on Seawall Boulevard and on Broadway from 6<sup>th</sup> Street west to 59<sup>th</sup> Street.
3. **Parking.** No new or expanded surface parking permitted for this use on properties with frontage on Seawall Boulevard.
4. **Minimum Setback.** Except in the CB district:
  - a. Outdoor Vehicle Display/Sales and Other Outdoor Storage: 25 feet from any residential property line or zoning district boundary.
  - b. Vehicle Wash Facilities. Accessory vehicle wash facilities and their incidental functions, including vacuums and air compressors, shall be set back at least 50 feet

from the side or rear property line of any adjacent residential use or residential zoning district boundary.

5. **Interior Space Only in CB District.** All vehicle display and showroom areas shall be within an enclosed building.
6. **Orientation of Service Bays.** Except in the CB district, any service or repair bays associated with the use shall be oriented away from adjacent public street rights-of-way or any adjacent residential use or residential zoning district boundary.
7. **Outdoor Vehicle Display.** Outdoor vehicle display shall occur only on paved areas of the site; the displayed vehicles shall not occupy or obstruct required parking spaces.
8. **Elevated Vehicle Display.** No more than one outdoor elevated display vehicle shall be permitted; the elevated display shall raise the vehicle no more than 3 feet off the ground.
9. **Screening.** Except in the CB district, when the site is located adjacent to a residential use or residential zoning district boundary, visual screening shall be provided along all common sides and rear property lines. The screening shall consist of a solid landscaping strip at least 4 feet in width that provides a year-round visual barrier, and positioned directly adjacent to the adjoining property. A solid masonry or concrete wall or a wood fence having a minimum height of five feet shall be installed immediately behind the landscaping strip.
10. **Surface treatment.** All surfaces for vehicle travel or storage are to be treated with a dustless surface and an adequate system of storm drainage.
- ~~11. **Space Parameters.** Every space for a vehicle for sale shall measure 10 feet by 24 feet.~~
- ~~12. **Sidewalks.** Sidewalks, curbs, and curb cuts shall be provided on all street frontages. All on-site sidewalks shall be a minimum of width of five feet.~~
- ~~13. **Property maintenance.** The property upon which any used car lot is located must be maintained in a neat and orderly manner with no accumulation of junk vehicles, tires, auto parts, garbage, refuse, or debris on the property.~~

#### **SEC. 2.352.5 PAWN SHOP (ORD. 24-023)**

##### **A. Limited Use Standards.**

1. **Minimum distance.** The use shall be located at least 100 feet from any residential use including Multi-Family Residential and Boarding House, Dormitory, Fraternity or Sorority, hospital, Commercial – Lodging (Hotel), church, or school measured as a radius from property lines of the limited use.

#### **SEC. 2.352 PERSONAL FITNESS**

##### **A. Limited Use Standards.**

1. **Scale of Use.** The floor area of this use shall not exceed 2,500 square feet.
2. **Occupancy in UN District.** The use shall not accommodate more than five customers and not more than two non-resident employees on the premises at any one time.

1. **Undesirable Species.** No proposed landscape material shall appear on the *Invasive and Noxious Weeds* list for the State of Texas promulgated by the United States Department of Agriculture or on the *Texas Noxious and Invasive Plants* list promulgated by the Texas Department of Agriculture.
2. **Viable Material.** All plant material to be installed shall have a habit of growth that is normal for the species and, when planted, shall be of sound health, vigorous growth, and free from insect pests, diseases, and injuries.
3. **Required Planting of Locally Appropriate Species.** At least 50 percent of the proposed plantings of shrubs, hedges, and trees shall be native Texas species and other types that are salt- and drought-resistant and resilient in a coastal environment.

## Division 9.300 Parking Screening and Landscaping (ORD. 18-037)

### SEC. 9.301 PARKING LOT LANDSCAPING

- A. **Applicability.** The provisions of this Section shall apply to parking lot areas providing unenclosed, off-street parking, and loading spaces for 10 or more vehicles for residential uses; two or more vehicles for nonresidential uses and mixed-use developments; and for all vehicle washes, fueling stations, and all drive-in or drive-through establishments.
  1. **Excluded Areas.** All parking or loading areas (not including Parking Lots, Commercial Surface Parking Areas) located within Light Industrial (LI) or Heavy Industrial (HI) Districts, which are not, in whole or in part, within 600 feet of the rights-of-way of Seawolf Parkway, Broadway Boulevard, Harborside Drive, or FM 3005 or within 300 feet of the property line of a residential use, a mixed-use development that includes residential use, or a residential zoning district boundary, measured as a radius from such a parking or loading area, shall not be required to install interior parking lot landscaping.
- B. **Rights-of-Way Screening.** Visual screening, adequate to screen parked vehicles, shall be provided between any parking or loading areas and any street rights-of-way abutting the site. Rights-of-way screening shall consist of:
  1. **Minimum width.** 4 feet.
  2. **Required Elements.** Shrubs, hedges and trees. See Table 9.302 for size and spacing requirements.
  3. **Fence location.** Any fencing shall be installed on the interior edge of the rights-of-way screening.
  4. **Planter Boxes.** The use of planter boxes shall constitute compliance with the Article only in cases of the provision of rights-of-way screening for existing parking lots.
- C. **Interior Landscaping.** The following interior landscaping is required for all parking lots with 10,000 square feet or more of surface area, and commercial surface parking lots not incidental to main use, irrespective of size:
  1. **Landscape Islands.** Interior parking lot landscaping shall be designed so that no parking space is located more than five spaces away from a landscape island that consists of:
    - a. Minimum width: 8 feet.
    - b. Minimum square footage: 200 square feet at a depth of 3 feet = 600 cubic feet.
    - c. Required Elements: Permeable surface of ground cover or grasses and minimum of one tree in accordance with SEC 9.201.
  2. **Parking "Rooms."** Any parking lot with more than 50 spaces shall be designed to create parking "rooms" separated by a landscaped median that consists of:
    - a. Minimum width: 8 feet
    - b. Minimum spaces per room: 10 spaces
    - c. Required Elements: Permeable surface of ground cover or grasses and trees. See Table 9.302 for size and spacing requirements.

**3. Exemptions.** Display areas for vehicles being offered for sale withing passenger motor vehicle sales lots are exempt from the interior landscaping requirements denoted in this section.

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D. **Visual Screening from Residential Uses or Districts.** When any non-residential lot, tract, or parcel of land is located adjacent to an area used or zoned for residential purposes, visual screening shall be installed and maintained between the parking or loading areas and driveways, and the residential use or zoning district. The visual screening landscape strip shall consist of:

1. **Visual Screening Landscape Strip.**

- Minimum width: 4 feet
- Required Elements: Solid fencing or hedges with a minimum fence height of 5 feet with hedges reaching the same height and providing a year-round visual obstruction within two years of planting.

E. **Protection of Landscaping Areas.** All landscaping areas shall be protected from vehicular encroachment by the use of curbing or wheel stops.

- Alternative Design for Drainage.** Curb lines may be interrupted to allow for storm water flows into biological treatment areas pursuant to an approved drainage plan, provided that the curb openings do not interfere with the curb's protective function.

## SEC. 9.302 PLANTING STANDARDS

A. **Planting Standards.** All plantings in satisfaction of this Article shall comply with the standards in Table 9.302, Planting Standards, and with the requirements of Section 9.403, Continuing Care, Maintenance and Nonconforming Landscapes.

| Table 9.302<br>Planting Standards |                                                                                     |                                                                                    |                                                                                                                                                                                                                                      |
|-----------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type                              | Characteristics                                                                     | Size – Upon Planting                                                               | Arrangement / Method                                                                                                                                                                                                                 |
| Shrubs and Hedges                 | Non-deciduous species for hedges, from among those on the City approved plant list. | 3 feet minimum prior to planting.                                                  | 4 feet on center maximum spacing for shrubs. Shrubs and hedges planted and maintained to form a continuous, unbroken, solid visual screen within one year of planting. Ornamental Grasses may be used if maintained in the same way. |
| Trees                             | From among tree species on a City of Galveston approved plant list.                 | 6 feet minimum and 30 gallon minimum container<br>OR<br>1.5 inches minimum caliper | One tree for each 25 linear feet or portion thereof for large tree species and 20 linear feet for small tree species as listed in the City approved plant list, or portion thereof.                                                  |
| Palms                             | May be used in lieu of trees                                                        | 6 feet of clear trunk height minimum                                               | One palm for each 15 linear feet or portion thereof. The closer spacing is required due to the limited shade provided by Palms.                                                                                                      |
| Lawn Grass                        | From among turf grass species on a City approved plant list.                        | n/a                                                                                | Grass areas may be plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion.                                                                                                      |