

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, OCTOBER 7, 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. Welcome New Member
5. Election of Chairperson and Vice-Chairperson
6. 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)
7. New Business and Associated Public Hearings

7.A ABANDONMENT

1. **25P-041 (Adjacent to 11254 and 11314 Sportsman Road)** Request for an Abandonment of approximately 18,134 square feet of street right of way between West Bay and Sportsman Road. Adjacent properties are legally described as Abstract 121 Page 57 West 1/2 of Lot 92 (92-1) Trimble & Lindsey Section 2 and Abstract 121 Hall & Jones Survey Lot 110 (110-3) Trimble & Lindsey Section 2, in the City and County of Galveston, Texas.
Applicant: Andco Investments, Joseph Andrews
Adjacent Property Owners: Jack Torregrossa, Joseph Torregrossa, Mary Lee McCaffree, and Andco Investments
Easement Holder: City of Galveston

7.B PLANNED UNIT DEVELOPMENT

2. **25P-035 (3203 Cove View Blvd)** Request for a Planned Unit Development (PUD) Overlay District for “RV Park” land use. The property is legally described as Abstract 121 Hall & Jones Survey, Part of Tract 8 (8-1) Campeche Cove Phase 2 Subdivision, in the City and County of Galveston, Texas.
Applicant: Matthew Dilick, Commerce Cove View Properties, LLC.
Property Owner: Cove View Town Homes Land Acquisition.

8. Discussion Items

8.A Discussion of joint meetings with City Council beginning January 2026 (Staff)

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 10/01/2025 at 4:00 PM

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



25P-041

STAFF REPORT

ADDRESS:

Adjacent to 11254 and 11314 Sportsman Road

LEGAL DESCRIPTION:

Adjacent properties are legally described as Abstract 121 Page 57 West 1/2 of Lot 92 (92-1) Trimble & Lindsey Section 2 and Abstract 121 Hall & Jones Survey Lot 110 (110-3) Trimble & Lindsey Section 2, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Andco Investments, Joseph Andrews

ADJACENT PROPERTY OWNERS:

Jack Torregrossa, Joseph Torregrossa, Mary Lee McCaffree, and Andco Investments

EASMENT OWNER:

City of Galveston

ZONING:

Residential, Single Family (R-1)

REQUEST:

Abandonment – Request to sell City of Galveston right-of-way

APPLICABLE REGULATIONS:

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

EXHIBITS:

- A – Aerial Map
- B – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

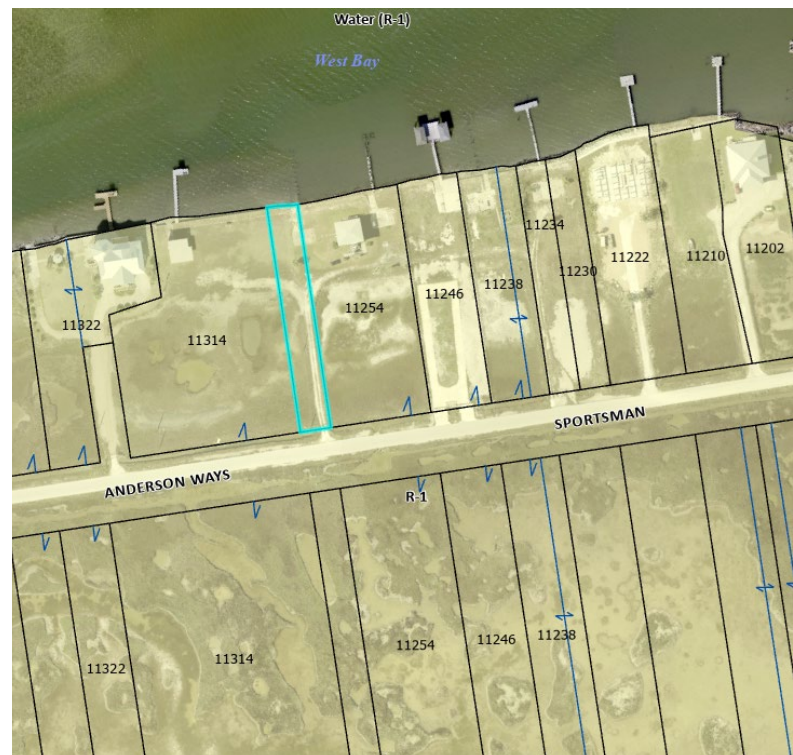
Sent	Returned	In Favor	Opposed	No Comment
11				

City Department/Private Utility 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: 20' wide drainage easement required

Private Utilities Notification Responses:

AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: Street and Alley closure application required prior to replat
Texas Gas Service: No Objection



Executive Summary

The applicants are requesting an abandonment of approximately 18,134 square feet of street right-of-way abutting their properties. The subject right of way is an unimproved right-of-way 50 feet in width, accessed from Sportsman Road and terminates at Galveston Bay.

The applicant’s justification for the request states:

“We are requesting to purchase the abandoned easement that is connected to our property. Our intention is to improve the driveway that is currently on the abandoned easement and use it as a permanent driveway.”

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Unimproved Right-of-Way
North	Residential, Single Family (R-1)	West Bay
South	Residential, Single Family (R-1)	Unimproved Right-of-Way
East	Residential, Single Family (R-1)	Residential
West	Residential, Single Family (R-1)	Residential

Impact on Transportation System

Staff finds that the abandonment will not impact the transportation system. This subject right-of-way is not an improved roadway and all adjacent lots are served by improved roadways.

Impact on Public Utilities and Services

The City Engineer has requested that the City retain a 20-foot wide drainage easement between Sportsman Road and the Bay, centered on the proposed common property line. Centerpoint Energy notes that an easement will need to be obtained through their Street and Alley Closure application process prior to replatting.

Permanent Street Closures

The Land Development Regulations (LDR) states the following regarding permanent street closures:

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:
1. There is a demonstrated community benefit;
 2. The street segment is not a part of a historic district or a potentially eligible historic district;
 3. No structure shall be erected within the original right-of-way; and
 4. 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:
 - 1. Maintain existing view corridors and breezeways along the original right-of-way;
 - 2. Maintain pedestrian access through the development along the original right-of-way; and
 - 3. Provide additional landscaping including decorative paving in the closed area.
- C. Closure of an alley after the adoption of these regulations may be considered when the closure considers the following criteria, including but not limited to:
 - 1. 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;
 - 2. The alley segment is not part of a historic district or a potentially eligible historic district;
 - 3. Closing the alley would not cause a loss of service access to other properties;
 - 4. Utility service lines can be feasibly relocated, by the developer or applicant following review and approval by the Public Works Department; and
 - 5. The closure does not negatively impact public safety or traffic.

Comprehensive Plan

The Comprehensive Plan states the following regarding abandonment requests:

T-4.2 Ensure Appropriate Use of Public Rights-of-Way

The City is the steward of our public rights-of-way, which include streets and sidewalks. The Planning Commission serves as the review body for requests from the public to purchase (called abandonment) or use the right-of-way through a lease agreement called License to Use (LTU). The City Council has final decision-making authority for abandonment requests. Often these requests are driven by a desire to use the right-of-way for personal gain. The City has a duty to balance the desires of private individuals with the protection of the public land.

For abandonment requests in the Urban Core, the Planning Commission and City Council should consider the importance of retaining Galveston's grid pattern. The grid pattern was established in 1838 by the Galveston City Company and has been the most important factor in shaping the City's physical appearance. Due to the importance of the grid, the Landmark Commission should explore protection of the grid through the Galveston Landmark program. The ITC has passed a Resolution recognizing the importance of the grid as a component of the City's transportation system. The grid provides views and access to Gulf breezes for Urban Core residents. Continued public access to bodies of water should be a consideration in the abandonment process. No rights-of-way that provide public access to bodies of water should be abandoned.

Other Hearings

City Council has the final decision regarding the request for abandonment. Council will hear this request on October 23, 2025.

Standards for Approval

Should the request be approved, the following conditions shall apply:

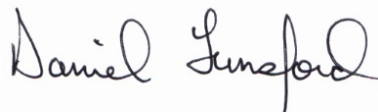
Specific Conditions:

1. Upon payment of the property and execution of the Deed without Warranty, a replat of the properties shall be completed within six months of the approval of the abandonment request (April 23, 2026);
 - a. The replat shall dedicate a 20-foot wide drainage easement to the City between Sportsman Road and the Bay, centered on the proposed common property line between the two parcels with 10 feet on both sides of the newly created common property line;
 - b. The applicants shall apply for a Street and Alley Closure application through Centerpoint Energy prior to platting, and any required easements shall be included on the plat(s).

Standard conditions for an abandonment:

2. The applicant shall pay for an opinion letter by an appraiser, regarding the market value of the subject property. The appraiser shall be appointed by the City;
3. The applicant shall pay the value of the right-of-way, as determined by an appraiser, after it is reviewed and approved by the City Manager; and
4. The applicant shall adhere to all comments/conditions received from City departments and private utilities. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval.

Respectfully submitted,



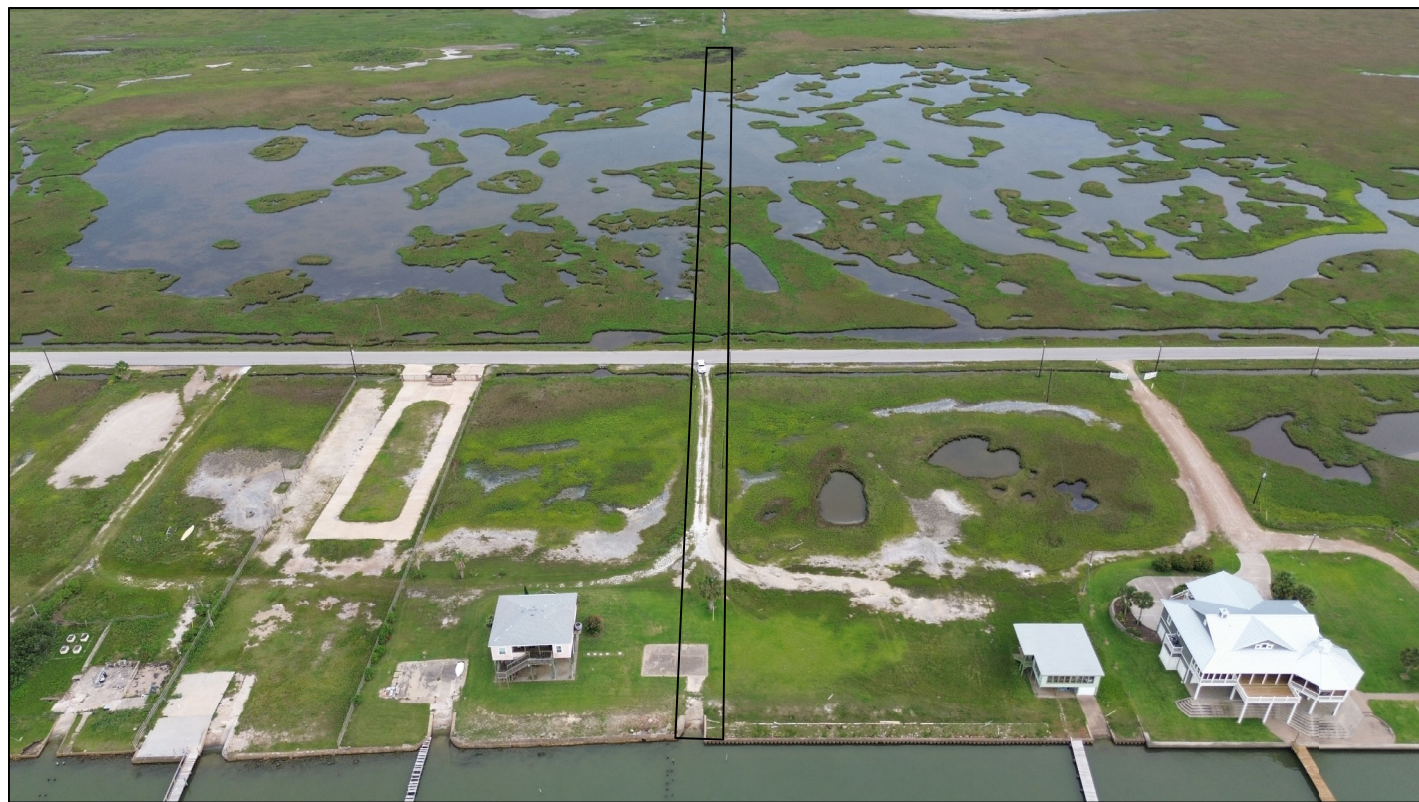
Daniel Lunsford
Planning Manager

September 25, 2025

Date

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°00'00" E	50.00'
L2	S 65°00'00" W	50.00'
L3	N 65°00'00" E	50.00'
L4	S 65°00'00" W	50.00'

AREA TABLE		
TRACT	ACRES	SQ. FT.
Tract 1	0.416	18,135
Tract 2	1.263	54,993



Tract 1:

Being that part of a 50 foot road lying between Lot One Hundred Ten (110) and Lot Ninety-Two (92), of Trimble and Lindsey, Section Two (2), of Galveston Island, Galveston County, Texas, said part of right-of-way lying North of Sportsman Road (100' right-of-way) as described in Volume 509, Page 236 in the Deed Records of Galveston County, Texas, and said part of 50 foot road being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the North right-of-say line of said Sportsman Road and the West right-of-way line of a 50 foot Roadway Easement and being the Southeast corner of that certain tract or parcel of land called Tract 1 as conveyed to Andco Investments, LLC as recorded in Galveston County Clerk's File No. (GCCFN) 2025007783 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), a found 1/2 inch rod;

THENCE North 25° 00' 00" West, along the West right-of-way line of said 50 foot Roadway Easement and the East line of said Andco Investments LLC tract, a distance of 362.69 feet to the South Shoreline of West Galveston Bay and the Northwest corner of the herein described tract, a found 'X' in concrete bulkhead;

THENCE North 65° 00' 00" East, along a concrete bulkhead at the shoreline of said West Galveston Bay, a distance of 50.00 feet to the Northeast corner of the herein described tract, and being the Northwest corner of that certain tract or parcel of land conveyed to Jack Torregrossa, et al, as recorded in GCCFN 2021085277 in the OPRRPGCTX,

THENCE South 25° 00' 00" East, along the East right-of-way line of said 50 foot Roadway Easement and teh West line of said Torregrossa tract, at a distance of 2.73 feet pass a found 1 inch pipe and continuing for a total a distance of 362.69 feet to the North right-of-way line of said Sportsman Road and being the Southeast corner of the herein described tract, a found 5/8 inch rod, bearing N 75° W a distance of 0.3 feet;

THENCE South 65° 00' 00" West, along the North right-of-way line of said Sportsman Road, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 0.416 acres (18,135 square feet) of land, more or less.

Tract 2:

Being that part of that 50' road lying between Lot One Hundred Ten (110) and Lot Ninety-Two (92), of Trimble and Lindsey, Section Two (2), of Galveston Island, Galveston County, Texas, said part of right-of-way lying South of Sportsman Road (100' right-of-way) as described in Volume 509, Page 236 in the Deed Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows;

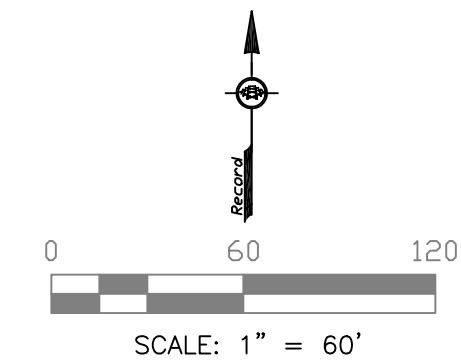
BEGINNING at the intersection of the South right-of-say line of said Sportsman Road and the West right-of-way line of a 50 foot Roadway Easement and being the Northeast corner of that certain tract or parcel of land called Tract 2 as conveyed to Andco Investments, LLC as recorded in Galveston County Clerk's File No. (GCCFN) 2025007783 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), a found 1/2 inch rod;

THENCE North 65° 00' 00" East, along the South right-of-way line of said Sportsman Road, a distance of 50.00 feet to the Northeast corner of the herein described tract, and being the Northwest corner of that certain tract or parce lof land conveyed to Joseph Torregrossa as recorded in GCCFN 8504743 in the OPRRPGCTX, a set 1/2 inch rod;

THENCE South 25° 00' 00" East, along the East right-of-way line of said 50 foot Road and the West line of said Torregrossa tract, a distance of 1099.86 feet to the Southeast corner of the herein described tract, same being the Southwest corner of said Lot 92 and the Southwest corner of said Torregrossa tract, a set 1/2 inch rod;

THENCE South 65° 00' 00" West, a distance of 50.00 feet to the Southwest corner of the herein described tract, same being the Southeast corner of said Lot 110 and the Southeast corner of said Andco Investments Tract 2, a found 1/2 inch rod;

THENCE North 25° 00' 00" West, along the West right-of-way line of said 50.00 foot Road and the East line of said Andco Investments Tract 2, a distance of 1099.83 feet to the PLACE OF BEGINNING and containing 1.263 acres (54,993 square feet) of land, more or less.



I hereby certify that on the above 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.

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 (GL 14) as established by the FEMA Flood Insurance Rate Map No. 481670420S, 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 ISMA and/or the local power company.
4) Bearings are record based on the monumentation of the North right-of-way line of Sportsman Road.
5) The property surveyed and depicted hereon adjoins and shares common boundary with the submerged lands of the State of Texas, and does not purport to determine the actual boundary line(s) between private and public lands.

Legend:
Overhead Power
Chain Link Fence
Concrete
Asphalt
Gravel
Power Pole
Telecomm. Box
Barb Wire Fence

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd, #251
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T&F LLS Firm No. 10184309

Drafting: JA

Surveyed For:
Perla Morales

Page 7 of 25



EXHIBIT B



Printed on: 09/22/2025
By: gis



0 1:1,200 0.04
Approximate Scale

Coordinate System: NAD 1983 StatePlane
Texas South Central FIPS 4204 Feet
Units: Foot US

Source Credits:

City of Galveston, USGS, et al. - Basemap; Galveston Central Appraisal District (GCAD) - Street Centerlines, Municipal Boundaries, Lot Lines, Parcels; City of Galveston - Community Base Layers, Planned Unit Development, Visual Clues, Lot Standards, MHW 1000 FT Buffer, Galveston Landmarks, Historic District, Zoning

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.

Zoning Districts

- Commercial (C)
- Central Business (CB)
- Industrial, Heavy (HI)
- Industrial, Light (LI)
- Multifamily (MF)
- Res, Single-Fam Detached (R-0)
- Residential, Single-Family (R-1)
- Res, Duplex - Eightplex (R-2)
- Single-Family, Hist District (R-3)
- Resort/Recreation (RES/REC)
- Traditional Neighborhood (TN)
- Urban Neighborhood (UN)

Water (R-1)

- Beach
- Colleges
- Galveston Landmarks
- Local Historic Districts
- Height and Density Development
- Neighborhood Conservation Dist
- Specific Use Permit
- Planned Unit Development

Community Base Layers

- Religious Facilities
- Child Care Facilities
- Hospitals
- Schools
- Park

Mean High Water 1000 FT Buffer

- End of Seawall to East Beach
- Jamaica Beach to San Luis Pass
- State Park to End of Seawall
- UN Modified
- R-1 Modified
- 14th Street Cor Land Use
- Commercial Land Use
- Lot Standards
- UN-Modified Corner Stores

Planned Unit Development

- PUD
- Daycare Permitted
- Height Allowance of 70'
- No Bars Permitted

- Special Setbacks
- Design Standards
- Auto Repair Permitted
- No Wireless Fac Permitted
- Townhouses Permitted
- UN Modified
- R-1 Modified
- 14th Street Cor Land Use
- Commercial Land Use
- Lot Standards
- UN-Modified Corner Stores



25P-035

STAFF REPORT

ADDRESS:

3203 Cove View Boulevard

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Hall & Jones Survey, Part of Tract 8 (8-1) Campeche Cove Phase 2 Subdivision, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Matthew Dilick, Commerce Cove View Properties, LLC.

PROPERTY OWNER:

Cove View Town Homes Land Acquisition

ZONING:

Multifamily, Height and Density Development Zone, Zone 5 (MF-HDDZ-5)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE LAND USE REGULATIONS:

Article 4 of the Land Development Regulations

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Applicant's Submittal
- B – Limited Use Standards for RV Park land use
- C – Zoning Map

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
14				

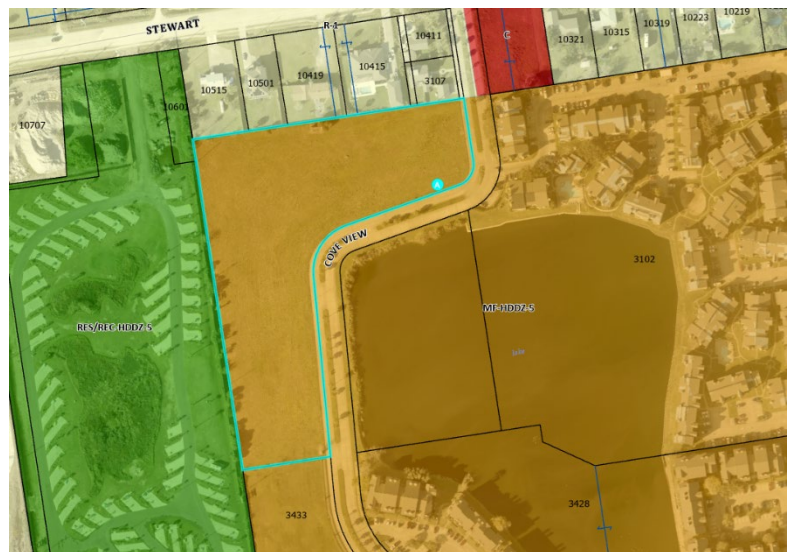
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection with Comment: Fire Code review will be conducted during permitting
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection with Comment: See comments below

Private Utilities Notification Responses:

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



Executive Summary

This is a request for a Planned Unit Development (PUD) Overlay District to establish the “RV Park” land uses in a Multifamily (MF) zoning district.

The purpose of the PUD is:

- to develop a 127 space Resort/Recreation RV Park compliant with all the rules, regulations, and standards of the City of Galveston Land Development Regulations.

Site Details

The subject site consists of one 5.92 acre lot located on the west side of Cove View Boulevard approximately 200 feet south of Stewart Road (see Exhibit A). The site is currently undeveloped with direct access to Cove View Boulevard and the existing 10 inch water and 12 inch sanitary sewer lines in the Cove View Boulevard right of way.

Compatibility with Base and Surrounding Zoning and Land Uses

The subject site is zoned Multifamily, Height and Density Development Zone, Zone 5 (MF-HDDZ-5) . The properties to the east and south are also zoned Multifamily, Height and Density Development Zone, Zone 5 (MF-HDDZ-5) ; these both contain existing multifamily dwellings. The properties to the north are zoned Residential, Single Family (R-1), consisting of approximately five single-family homes. The property to the west is zoned Resort-Recreation, Height and Density Development Zone, Zone 5 (RES/REC-HDDZ-5) and contains an existing RV Park.

The subject site consists of a base zoning district – Multifamily (MF) – and a zoning overlay district – Height and Density Development Zone, Zone 5 (HDDZ-5). The base zones regulate the allowable land uses while the HDDZ overlay regulates the design and placement of new construction.

The proposed development is compatible with the property to the west; however, the land uses in all other directions are significantly different than the proposed land use. The Multifamily (MF) district is intended to provide for multifamily housing developments representing a variety of housing options including rental apartments, condominiums, and a range of institutional and residential uses.

Ability of the Property to be used under Current Zoning

The subject site has a base zone of Multifamily (MF). The proposed land use (RV Park) is not permitted in this zoning district; thus the applicant proposes a PUD overlay zone to permit the land use at the subject site.

PUD Details /Development Plan

The purpose or intent of the PUD	The purpose or intent of the PUD is: • To deviate from the permitted land uses in the Multifamily (MF) zoning district provided in Table 2.201 of the Land Development Regulations to allow for “RV Park” (normally prohibited in Multifamily (MF) zoning).
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PUD Land Uses	RV Park
Density	Eighty-Eight (88), 20x40 (Width by Length) Spaces & Thirty-Nine (39), 21x75 (Width by Length) Spaces totaling 127 spaces.
Building Height	See exhibits. A single raised, one-story office and amenities building is proposed.
Building Setbacks	Refer to exhibits. The typical setbacks in Multifamily (MF) zoning are: 20' front, 3' side (or 10' adjacent to R-1 zoning or single-family detached land use), 10' rear.
Limits of Construction	Construction activities shall be confined to the property boundaries except as needed to connect to city infrastructure.
Building Elevations	See exhibits. A raised, single one-story office and amenities building is proposed.
Vehicular Parking	Provided for all 127 RV spaces.
Pedestrian Access	Proposed pedestrian sidewalks from Site Plan totaling 3,270 square feet of sidewalk.
Streets and Circulation	Two points of ingress and three points of egress as well as 49,470 square feet of interior concrete pavement.
Screening and Landscape	Refer to Site Plan. Proposing palm and oleander trees along perimeter fence and throughout site.
Environmental Protection	There are no known environmentally sensitive areas located on the property.
Signage	Cove View RV Park does not anticipate signage that is not currently applicable with City of Galveston Sign Code Regulations (note that monument signage is permitted in Multifamily Zoning per LDR 5.110 and Definitions, 5.200).
Lighting	Solar light poles with security cameras.
Phasing or Scheduling	All improvements will be constructed in a single phase.
Unique characteristics	See Exhibit A for the Applicant's Submittal.

Review Comments

The following summarizes comments submitted by the following reviewers.

Fire Marshal

The development shall conform to all Fire Code requirements including but not limited to water availability (hydrant locations and flow/duration testing), fire department access, imposed load road design, and turning radius.

Public Works, Engineering

This proposed development will need to provide the following information during permitting:

1. Traffic Impact Analysis

2. Sidewalk placement and inclusion along Cove View Boulevard
3. The main entrance on the site plan is shown at the end of a horizontal curve for northbound traffic on Cove View Blvd. This is a bad location to have vehicles pulling trailers merge with the existing traffic stream. Access to the site should be revisited.
4. It appears that the area in question was designed to drain to the lake. However, the design storm for drainage at the time this development was undertaken is different than it is today. When this area was developed, the detention basin was designed for a 2-year, 24-hour rainfall event. The City's Current Drainage Desing Criteria calls for drainage designs to accommodate the rainfall generated by a 25-year, 24-hour rainfall event, so detention will be required; however, credit will be granted for the existing storm infrastructure.

Criteria for Approval

Per Section 13.601.C of the Land Development Regulations, the Planning Commission may recommend approval and City Council may grant the approval of a rezoning request if it is demonstrated that:

1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the City of Galveston 2011 Comprehensive Plan and other adopted neighborhood plans, special area plans, redevelopment plans, or other plans applicable to the area;
2. The proposed zoning is consistent with the future land use map of the City of Galveston 2011 Comprehensive Plan (a future land use map amendment may be processed concurrently with the rezoning);
3. The proposed change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other utilities, and the delivery of public services to the area in which the parcel proposed for rezoning is located;
4. The range of uses and the character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for rezoning, and the parcel proposed for rezoning has sufficient dimensions to accommodate reasonable development that complies with the requirements of these Regulations including parking and buffering requirements;
5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.

Staff Analysis

The proposed zoning is an overlay zoning; this does not change the base zoning which still includes significant restrictions on land uses per Land Development Regulations Article 2.

While the proposed development is compatible with the land use to the west, it is not compatible with the residential land uses to the north, east, or south; these are all predominantly multifamily with some single-family detached properties adjacent to the north. An enhanced setback is recommended to help isolate the properties to the north

and south from noise and light overspill, in addition to the screening and fencing typically required for RV parks. The properties to the west are isolated by Cove View Boulevard.

In addition, the proposed development is relatively low-impact, consisting of a single modestly sized office building, flatwork, and underground utilities. These items are relatively easy and inexpensive to remove should a future developer desire a change in land use. As previously mentioned, Planned Unit Developments are overlay zones which do not change base zoning and can be removed as future development necessitates.

Finally, the applicant proposes to conform to all Limited Uses typically applicable to the RV Park land use except as are necessary for the RV Park itself; this intends to mitigate any possible nuisance to adjacent properties and are included in Exhibit B of the staff report for reference.

Should Planning Commission determine that the proposed PUD Plan conforms to Section 13.601.C of the Land Development Regulations, the following conditions may be appropriate:

Specific Conditions:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. To deviate from the permitted land uses in the Residential, Single-Family (R-1) provided in Table 2.201 of the Land Development Regulations to allow for "RV Park" (normally prohibited in Multifamily zoning);
2. All Limited Use Standards for the RV Park land use as described in Section 2.365 of the Land Development Regulations and included as Exhibit B of this staff report shall apply to the Planned Unit Development excepting Limited Use standards A(1)(a) to allow for restroom and shower facilities on site and A(10) to allow for RV Park improvements within 300 feet of a lot zoned Single-Family, Residential (R-1);
 - a. RV pads shall maintain a min. 20' setback along north and south sides of the property;

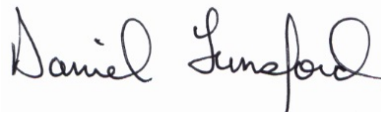
Standard Conditions of a Planned Unit Development (PUD):

3. The use shall conform to the attached PUD plan and other applicable ordinances;
4. A building permit(s) for the project shall be issued no later than 24 months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
5. The applicant shall conform to all comments/conditions received from City departments and private utilities;

6. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department;
7. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties; and,
8. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

City Council has the final decision regarding this PUD request. Council will consider this request on October 23, 2025.

Respectfully Submitted,



Daniel Lunsford
Planning Manager

September 30, 2025

Date

**Planned Unit Development (PUD)
Development Plan**

**Cove View RV Park
Galveston, TX**

**By:
Commerce Equities, Inc.**

Address: 3203 Cove View Blvd., Galveston, TX 77554

Legal Description: ABST 121 HALL & JONES SUR PT OF TRACT 8
(8-1) CAMPECHE COVE PHASE 2 SUB

Owner/Developer: Commerce Equities, Inc.

Zoning: Multifamily (MF)

Request: Planned Unit Development (PUD)

Purpose and Intent of PUD	The purpose of this application is to comply with the requirements of the City of Galveston. The intent is to develop a 127 space Resort/Recreation RV Park compliant with all the rules, regulations, and standards of the City of Galveston Land Development Regulations.
PUD Land Uses	First Class Recreational Vehicle Resort Park for Short Term or Long Term Rentals.
Density	Eighty-Eight (88), 20x40 (Width by Length) spaces & Thirty-Nine (39), 21x75 (Width by Length) Spaces totaling 127 spaces.
Building Setbacks	Refer to <i>Site Plan</i> .
Limits of Construction	No structure may be constructed on any lot within any building setback line or nearer than three (3) feet from any designated area of purported wetland as shown on <i>Site Plan</i> .
Vehicular Parking	Private Access Parking for all 127 spaces.
Pedestrian Access	Proposed pedestrian sidewalks from <i>Site Plan</i> totaling 3,270 Square Feet of sidewalk.
Streets and Circulation	Two points of Ingress and Three points of Egress as well as 49,470 Square Feet of concrete pavement.
Screening and Landscaping	Refer to <i>Site Plan</i> . Proposing Palm and Oleander Trees along Perimeter Fence and throughout Site.
Lighting	Solar Light Poles with Security Cameras.
Unique Characteristics	Plastic Crete & Grass Crete, Cantilever Covers, Electric Charging Hookups
Existing Natural Features	Existing Palm Trees around Perimeter Fence
Building Height	Unlimited, Not Applicable
Limits of Construction	No structure may be constructed on any lot within any building setbacks line or nearer than 3 feet from any designated area.

Vehicular Access	All lots shall take driveway access from Private Access Way. Refer to <i>Site Plan</i> .
Environmentally Sensitive Areas	There are no Environmentally Sensitive Areas located at the Property.
Beach Access	Via use of Cove View Blvd

1. **LDR 4.102(D)(1)(g):** Please see attached conceptual elevation drawing of Cove View RV Park RV Office/Vending/Laundry Building.
2. **LDR 4.102(D)(1)(l):** The description in brief of the Environmental Protections will be in place relevant to the start of the Project, with storm water pollution prevention, silt fencing, sandbags at the street gutters, and construction dumpsters located on the Property for debris removal.
3. **LDR 4.102(D)(1)(o):** The phasing and scheduling of the PUD Development will be continuous from start to completion without stoppage.
4. **LDR 4.102(D)(1)(m):** Please see attached examples of Monument & Directional Signs.
5. **LDR 4.102(D)(3)(b):** See attached Survey with 2-foot contours noted on generally a flat terrain.
6. **LDR 4.102(D)(3)(e):** The Floor Area Ratio of the total above-grade floor area to the total square footage of the total Lot is 0.012 and is qualified to be the interior A/C space of the RV Office, Vending and Laundry Structure is estimated approximately 640 SF, and the Storage Units estimated 2,600 SF, total 3,040 SF for the undivided Lot of 257,875 SF.
7. **LDR 4.102(D)(3)(f):** Cove View RV Park professional civil engineering design drawings and its drainage will consist of underground pipe drainage and sloping to Internal Catch Basins designed by licensed Civil Engineer, P.E., with proper grades and drainage in accordance with the City of Galveston code standards.
8. **LDR 4.102(D)(3)(g), ((h), (k):** Cove View RV Park confirms No Public Parks, Public Facilities, Schools, Fire Stations, Public Replat of ways, are proposed on the PUD Plan.
9. **LDR 4.102(D)(3)(m):** There are no environmentally sensitive areas identified or located at Cove View RV Park.
10. **LDR 4.102(D)(3)(n):** There are no proposed transit stops on the PUD Plan. There are no current transit stops adjacent to Cove View RV Park.
11. **LDR 2.365:** To clarify intent of PUD Land Uses, short-term rentals are permitted by right of MF Zoning and we reserve that right for site-built structures. The individual RV rental period paid is sixty (60) days per individual RV pad site and we reserve that right for its rental period.

Property Management Company will handle maintenance. The Property has full 911 access. Property Management shall be responsible to maintain common areas, private streets, recreation. And community amenities, that are not otherwise dedicated to the public, except garbage collection shall be contracted with the City. This RV Park shall Private Access road way that has not been dedicated to or accepted by the City of Galveston or any other governmental agency as public right-of-way. The City of Galveston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any street with the RV Park, which obligation shall be the sole responsibility of the owner of the Property in this RV Park. The installation of security gates across the Private Access shall have an approved means emergency operation. The security gates and the emergency operation shall be maintained by the Property Management and shall remain operational at all times, or it shall be secured in the open position.

The PUD approved is to be constructed, developed, and maintained in compliance with this application and other applicable ordinances of the City of Galveston.

PROJECT NARRATIVE

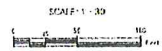
A Resort Style 1st Class RV Park Community of approximately 127 lots. The Property is located in an upscale residential market community in Galveston, Texas on Cove View Boulevard. The Project site is located in the Campeche Bay area of Galveston, a highly convenient and walkable location benefitting from close proximity to the Gulf of Mexico Galveston beach front, surrounding country club, grocery stores, Moody Garden's Amusement Park, drug stores, and numerous restaurants. Additionally, the Project is less than one-quarter mile from the beach and less than a 15 minute drive from (1) the University of Texas Medical Branch Galveston, (2) The Shriners Hospital for Children, (3) The University of Texas Medical Branch Health Dermatology, (4) the University of Texas Health John Sealy Hospital, (5) Cruise Line Terminals, (6) Texas A&M University at Galveston, (7) the heart of Downtown Galveston's Central Business District known as "The Strand", (8) Galveston's Scholes International Airport.

The RV Park Resort Recreation community will have E-Volt charging stations, Pole Parking Street Lights with Solar Panels for usage, concrete drives and lanes with pads, park style benches, and multiple dog parks that will allow the RV community to enjoy the beaty and friendly atmosphere of Galveston, Texas.



PRELIMINARY LAYOUT
OF
COVE VIEW RV PARK

127 SPACES
3203 COVE VIEW BLVD, GALVESTON, TX 77554

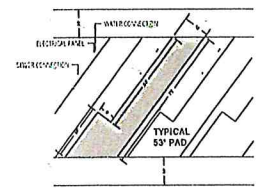


LEGEND

45' RV PAD WITH PARKING & PATIO
88 SPACES



75' PULL-THRU RV PAD WITH PARKING & PATIO
30 SPACES



- | | |
|---------------------------------|---------------------------------------|
| CONCRETE | ENTRY PEDESTAL MACHINE |
| GRASS CRETE | SOLAR LIGHT POLE WITH SECURITY CAMERA |
| PLASTIC CRETE | CURVED IRON FENCE |
| WOOD FENCE (EXISTING TO REMAIN) | DUMPROYER ENCLOSURE |
| GATE | |
| CANTILEVER COVER (PAD 40) | EV CHARGER |

OWNER/DEVELOPER
Commerce Equities, Inc.
11144 Fuqua Street, Suite 200
Houston, Texas 77089
P: 281.922.6700
F: 281.922.6701

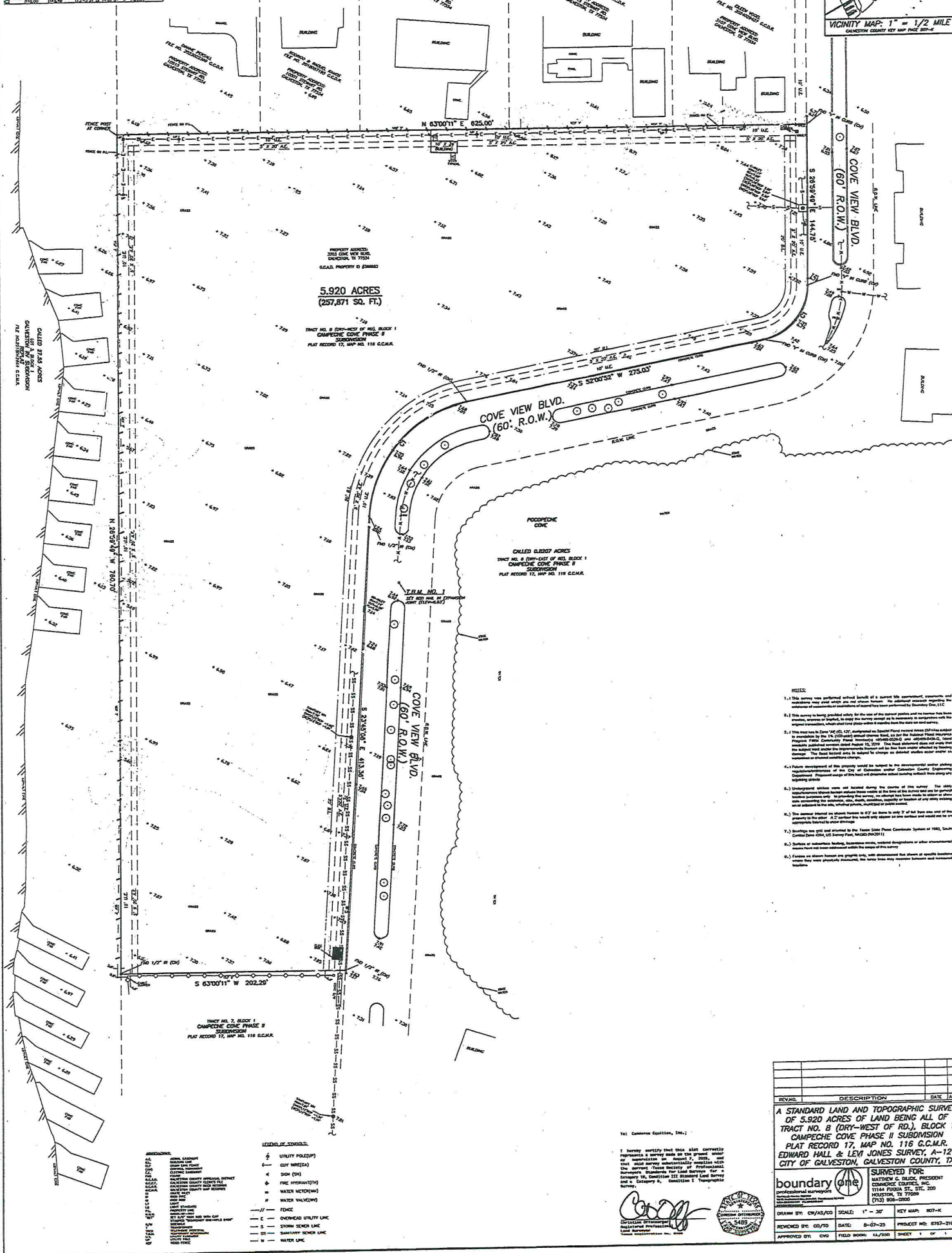
CONSULTANT
COASTAL HEND Engineering
Sergeant Corp., P.E.
Texas Registered Professional Engineer No. 81816
145181100, Houston, TX 77058
P: 281.922.6700

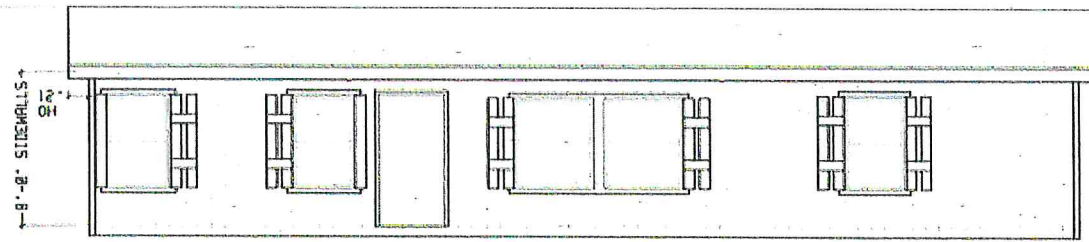


BONCHOMARK
NCS BONCHOMARK "T18" LOCATED 114 +/- YARDS
SOUTHWEST OF THE JUNCTION OF SEAWALL BOULEVARD AND
23RD STREET NORTH, ACROSS THE BOULEVARD FROM PLAT
LAND MAR, IN THE TOP OF THE CENTER OF THE
CONCRETE SEAWALL, IN LINE WITH THE CENTER OF A ROCK
BINDER, 17.8 FEET SOUTHWEST OF THE SOUTHEAST CORNER
OF THE BOND. (ELEVATION=1464' (MAY 1986, 2012 ADJ.)

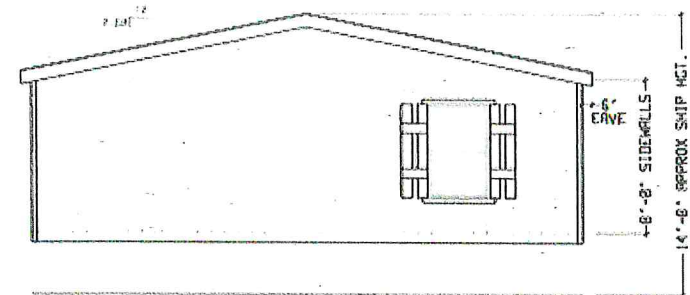
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA A	CHORD BEARING	CHORD LENGTH
1	1000	100.00	90.00	N 60.00 E	100.00

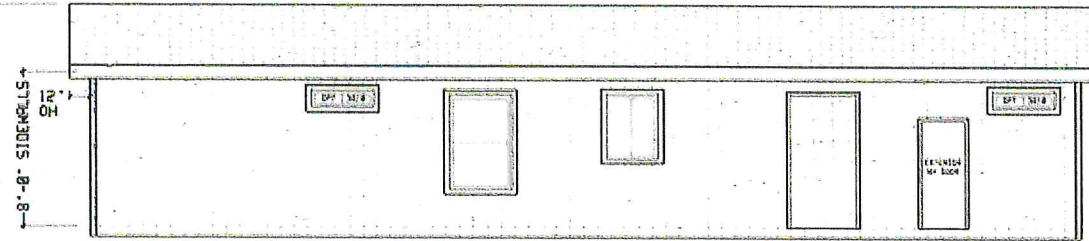




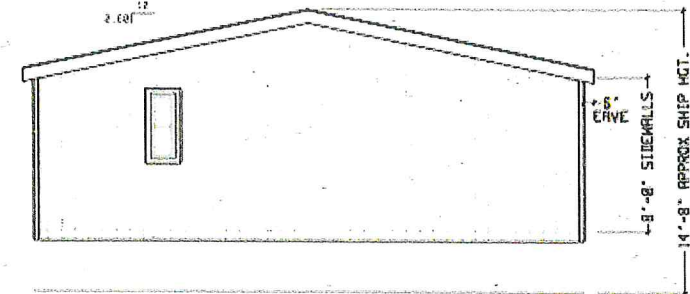
DOORSIDE ELEVATION



HITCH-END ELEVATION



OFF DOORSIDE ELEVATION

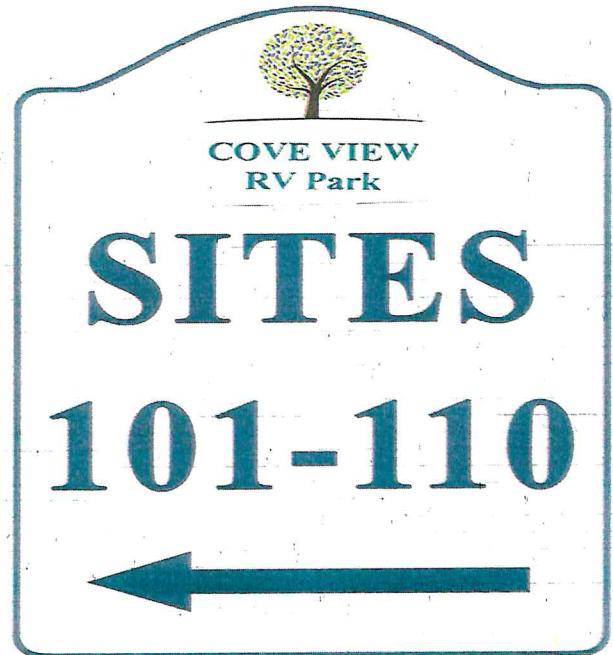
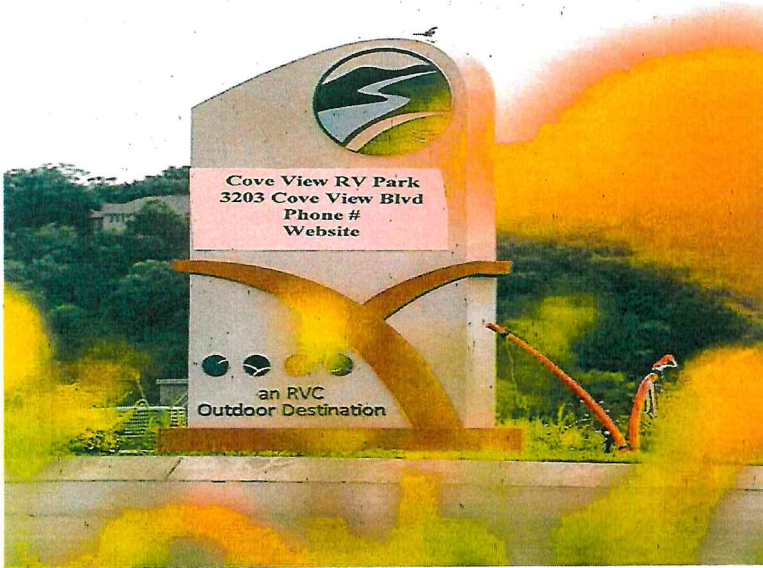


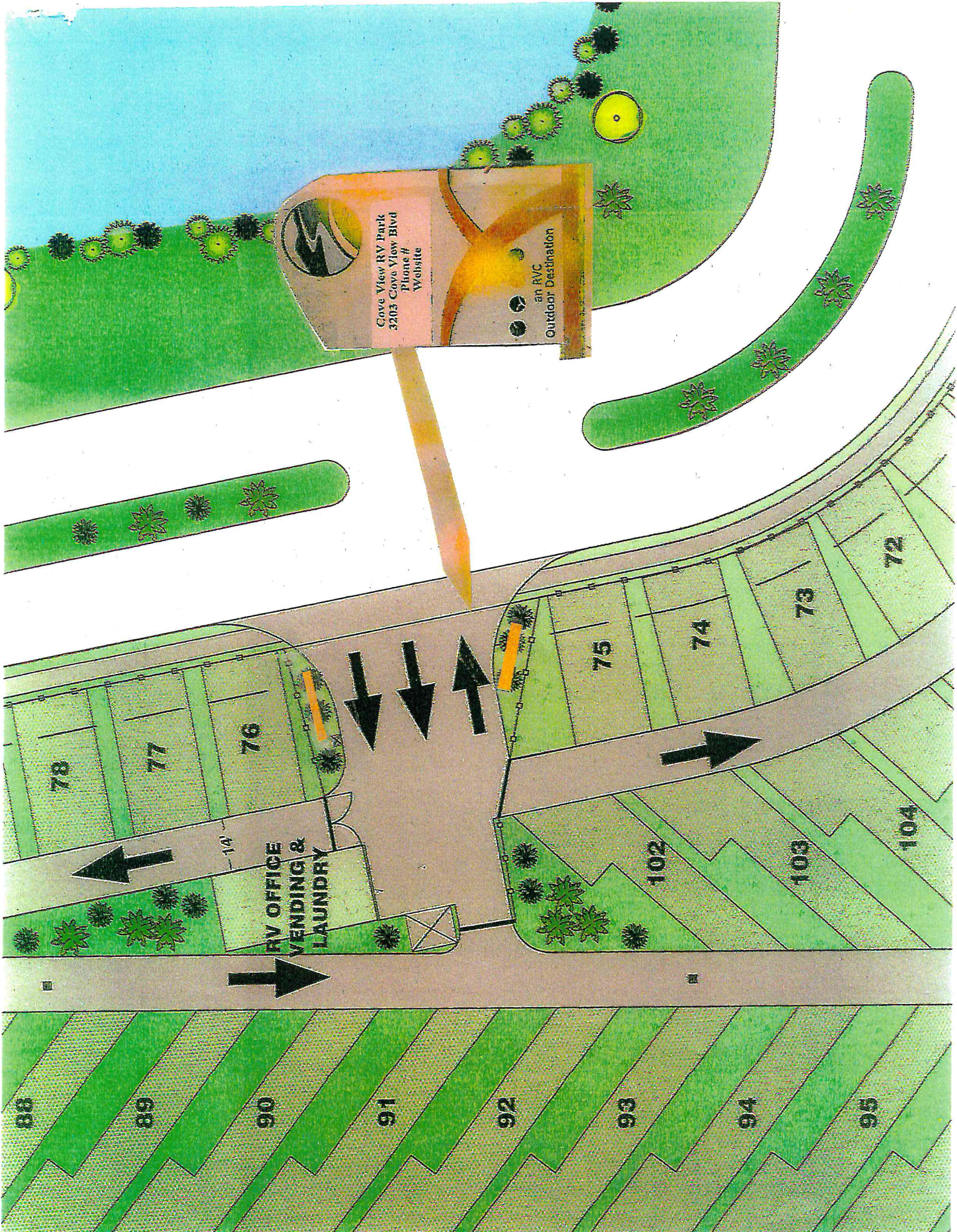
NON HITCH-END ELEVATION



Conceptual Elevation Drawings of Proposed RV Office

Cove View RV Park Sign Examples





Commerce Equities, Inc.

April 11, 2025

Ms. Lixi Alfaro
10411 Stewart Road (Property ID #115470)
Galveston, TX 77554

Re: Approval of Future Development @ 3203 Cove View Blvd, Galveston, TX 77554

Dear Ms. Alfaro:

I write to request your re-confirmation approval regarding our first-class RV Resort on our property to the south of your residence.

The attached Site Plan is for your insight and knowledge.

You may text a picture of the approved signed page herein to: 713.906.0800 or email it to mdilick@dilick.net, or kindly return the signed letter in the envelope enclosed.

Attached Company Information Awards: (1) Best Re-Use of Land Award; (2) Arbor Tree Award; (3) Project of the Year Award.

☒ I hereby confirm the approval of the Cove View RV Resort.

Signed: _____



Date: _____

04/14/2025

Respectfully Submitted,



Matt Dilick, President
Commerce Equities, Inc.
11144 Fuqua Street, Suite 200
Houston, TX 77089
W: 281.922.6700
C: 713.906.0800
Fx: 281.922.6701