

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, OCTOBER 21, 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 **September 16, 2025 – Workshop**
 - 4.B **September 16, 2025 – Regular Meeting**
 - 4.C **October 7, 2025 – Regular Meeting**
5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)
6. Public Hearing
 - 6.A **DUNE MITIGATION**
 - 6.A.1 **25BF-061 (13241 Oceanna Way)** Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as The Preserve At West Beach, Sec 8 (2010), ABST 121, Acres 39.6264, a subdivision in the City and County of Galveston, Texas.
Applicant: Bruce Reinhart
Property Owner: Green East Realty, Inc.
7. New Business and Associated Public Hearings
 - 7.A **LICENSE TO USE**
 2. **25P-042 (Adjacent to 302 21st Street/Moody)** Request for a License to Use to retain construction fencing and scaffolding. Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.
Applicant: Dylan DeVito, The ITEX Group, LLC.
Adjacent Property Owner: Galveston 302 21st Street, LLC.

7.B TEXT AMENDMENT

3. **25PA-004** Text Amendment to Chapter 29 “Planning – Beach Access Dune Protection and Beach Front Construction” of the Code of the City of Galveston to modify regulations to Beach Access.

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 10/15/2025 at 04:30 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



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON WORKSHOP MEETING – September 16, 2025

CALL MEETING TO ORDER

The meeting was called to order at 2:30 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: Stan Humphrey, John Lightfoot, Anthony Rios, Tom Singleton,

Members Absent: Rejone Edwards, Mary Jan Lantz, Rusty Walla, Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Karina Rosales, Planning Technician;

CONFLICT OF INTEREST

None

DISCUSSION ITEMS

Staff opened the “Annual Planning Commission Awards - Planning Commission review and finalize recipients” discussion item and finalized recommendations on nominees.

THE WORKSHOP MEETING ADJOURNED AT 3:02 PM



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City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – September 16, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:33 p.m.

ATTENDANCE

Members Present: Rejone Edwards, Stan Humphrey, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Ex-Officio CM Beau Rawlins

Members Absent: Mary Jan Lantz

Staff Present: Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Mike Shahan, Airport Director; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The August 19, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

25BF-029 (23623 FM 3005) Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as Abstract 121 Miramar, Lot 14, Acres .521, a subdivision in the City and County of Galveston, Texas.

Applicant: James Robert Baker, Jacquelyn O. Baker

Property Owner: James Robert Baker, Jacquelyn O. Baker

A public hearing was held.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

25P-030 (10302 Seawall Boulevard) Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Steven L. Biegel, AIA

Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

Staff presented the staff report and noted that 215 public hearing notices were sent, and four returned in opposition and one in favor.

Mike Shahan, Airport Director, gave a presentation to the commission.

The applicant, Steven Biegel, AIA, gave a presentation to the commission.

***Commissioner Singleton steps away from the dais at 4:33 p.m. and returns at 4:34 p.m.

***Commissioner Humphrey steps away from the dais at 4:39 p.m. and returns at 4:41 p.m.

***Commissioner Rios steps away from the dais at 5:07 p.m. and returns at 5:08 p.m.

Chairperson Walla opened the public hearing on the case.

See the attached list of presentations made to the commission.

The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

Commissioner Rios made a motion to amend the main motion to recommend approval of the request with Staff's Recommendations including a condition that the applicant restrict the height to 135' height.

Commissioner Humphrey seconded.

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

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

The motion failed.

Chairperson Walla made a motion to amend the main motion to recommend approval of the request with Staff's Recommendations including a condition requiring that the housing as specified by the developer in their narrative be specifically included within the PUD. In addition, include a deed restriction whereas any purchasers of the property would be required to execute a full disclosure statement to potential purchasers acknowledging excessive noise potential.

Commissioner Edwards seconded.

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

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

The motion passed.

***Donna Fairweather, Interim City attorney, steps away at 5:42 p.m. and returns at 6 p.m.

The property owner, Mohamed Eldawy, Royal Crown Enterprise LLC, gave a closing statement to the commission.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-036 (12716 Bermuda Beach Drive) Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with a crushed rock driveway apron. Property is legally described as Abstract 121 Hall & Jones Survey, Lot 15, Bermuda Beach Section 5, a subdivision in the City and County of Galveston, Texas.

Applicant: Anthony Torusoglu

Property Owner: Anthony Torusoglu

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The applicant and property owner, Anthony Torusoglu, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Rios seconded.

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

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

The motion passed

GALVESTON LANDMARK

25P-036 (1201 Postoffice / Avenue E) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, North 60 feet of Lot 7 (7-1), Block 432, in the City and County of Galveston, Texas.

Applicant: Stephen Wade Roberts and Sigita Sulaityte

Property Owner: Stephen Wade Roberts and Sigita Sulaityte

***Commissioner Humphrey steps away from the dais at 6:00 p.m. and returns at 6:02 p.m.

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

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Lightfoot made a motion to recommend approval of the request with Staff's Recommendations.

Chairperson Walla seconded.

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

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

The motion passed

PLANNED UNIT DEVELOPMENT

25P-031 (17009 San Luis Pass Road/FM 3005) Request for a Planned Unit Development (PUD) Overlay District for “Place of Private Assembly” and “Private Club” land uses. Property is legally described as Sandy Shores (2003) Abstract 121, Lot 2, Acres 2.310, in the City and County of Galveston, Texas.

Applicant: Nathan Gustafson

Property Owner: AP Trust / Ronald Gustafson

Staff presented the staff report and noted that 10 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Nathan Gustafson, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Rios made a motion to recommend approval of the request with Staff’s Recommendations.

Commissioner Humphrey seconded.

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

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

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

Chairperson Walla made a motion to recommend denial of the request.

Commissioner Lightfoot seconded.

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

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

The motion passed.

PLATS

25P-037 (2924 Ursuline/Avenue N) Request for a minor plat from one lot to two lots. Property is legally described as M.B. Menard Survey, Lot 13, Southeast Block 14, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying

Property Owners: Jonathan Jackson

***Commissioner Rios steps away from the dais at 6:37 p.m. and returns at 6:39 p.m.

Staff presented the staff report and noted that 34 public hearing notices were sent, and none returned.

***Commissioner Singleton leaves the meeting at 6:39 p.m.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Walla seconded.

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

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

The motion passed

25P-038 (2501 – 2558 Sunset Passage) Request for a Minor Plat to combine 26 lots into 15 lots and two reserves. The properties are legally described as Beachtown Galveston East Village (2007) Abstract 628, Block 13, Lots 1-10 and Beachtown Galveston East Village (2007) Abstract 628, Block 14, Lots 1-15, In the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Surveying

Property Owners: Tofigh Shirazi, Beachtown Galveston Residential I, LLC.

Staff presented the staff report and noted that 67 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. A representative for the applicant, Nadar Shirazi, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Rios seconded.

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

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

The motion passed

25P-039 (Five Acres Located East of Travel Air Road, North of Co Pilot Lane, West of Pilot Lane, and South of Airway Lane) Request for a Preliminary Plat to establish a new subdivision. Properties are legally described as: 2.0466 acres situated in the Edward Hall and Levi Jones Survey, Abstract 121; and 3.5274 acres situated in the Edward Hall and Levi Jones Survey, Abstract 121; in the City and County of Galveston Texas.

Applicant: Beau Yarbrough

Property Owner: Offats Estates, LLC

Staff presented the staff report and noted that 32 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Beau Yarbrough, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to approve the request with Staff's Recommendations.

Commissioner Rios seconded.

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

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

The motion passed

DISCUSSION ITEMS AND ACTION ITEMS

Staff presented the “Adopt 2025 Planning Commission Award Recipients (Staff)” item.

Chairperson Walla made a motion to adopt the slate.

Commissioner Humphrey seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 7:04 PM



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – October 7, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present:	John Lightfoot, Tom Singleton, Rusty Walla, Herb Walpole,
Members Absent:	Stan Humphrey, Mary Jan Lantz, 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; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

WELCOME NEW MEMBER

The Commission welcomed new Planning Commissioner Herb Walpole.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

John Lightfoot nominated Rusty Walla as Chairperson. No other nominations were made. Rusty Walla accepted the nomination and closed the nominations.

The Chairperson called for a vote on the nomination of Rusty Walla and the following votes were cast:

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

The motion passed.

Rusty Walla nominated Tom Singleton as Vice-Chairperson. No other nominations were made. Tom Singleton accepted the nomination, and Rusty Walla closed the nominations.

The Chairperson called for a vote on the nomination of Tom Singleton and the following votes were cast:

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

The motion passed.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

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

Staff presented the staff report and noted that 11 public hearing notices were sent, and two returned in opposition.

Chairperson Walla opened the public hearing on the case. The applicant, Joseph Andrews, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

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

PLANNED UNIT DEVELOPMENT

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.

Staff presented the staff report and noted that 14 public hearing notices were sent, and one returned in opposition.

Chairperson Walla opened the public hearing on the case. The applicant, Matthew Dilick, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to recommend denial of the request.

Commissioner Walpole seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of joint meetings with City Council beginning January 2026 (Staff)” discussion item.

THE MEETING ADJOURNED AT 4:44 PM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

CoastalResources@GalvestonTX.Gov | 409-797-3660 | www.galvestontx.gov

To: Rusty Walla, Planning Commission Chairperson, City of Galveston Planning Commission
From: Kyle Clark, Coastal Resources Manager
Date: Tuesday, October 21, 2025
Re: **25BF-061 (13241 Oceanna Way)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as The Preserve at West Beach, Sec. 8 (2010), Abstract 121, Acres 39.6264, in the City and County of Galveston, Texas.
Applicant: Bruce Reinhart
Property Owner: Green East Realty, LLC

Summary:

The City of Galveston Dune Protection and Beach Access Plan designates staff as the authority to review and issue Beachfront Construction Certificates/Dune Protection Permits for the following projects: new driveways, slabs, ground level enclosures, pedestrian access dune walkovers, sand fences, perimeter fencing, fill projects, dune restoration projects, and other construction activities located 50-feet landward of the Dune Protection Line¹.

Ordinarily projects such as these are administratively reviewed and approved by staff and do not require a public hearing with the Planning Commission. However, the Dune Protection Act² requires the applicant notify property owners immediately adjacent to the construction site that a public hearing will be held when a proposed construction activity will result in adverse effects to dunes or dune vegetation and mitigation is required.

Description

The applicant is requesting approval to conduct dune enhancement. The dune enhancement is in a 63,065 square foot area (1.45 acres) and will include bringing in approximately 4,493 cubic yards of beach quality material. The existing dune will be enhanced to a height of twelve (12) feet.

Mitigation is proposed for the adverse impacts to dune vegetation during the movement of material and the enhancement process. The project area accounts for 63,065 square feet with an average 50% vegetative coverage. The mitigation calls for natural accrual to 75% vegetative coverage. An assessment will occur before the end of the first year to determine if planting must occur to achieve success criteria. If the assessment determines no planting is needed, then no planting will occur.

¹ City of Galveston Dune Protection and Beach Access Plan, Section D(5)

² Texas Natural Resources Code § 63.056



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

CoastalResources@GalvestonTX.Gov | 409-797-3660 | www.galvestontx.gov

Public notice of the October 21, 2025, Planning Commission meeting was sent to eight (8) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

No action from the Planning Commission is needed at the public hearing. Before issuance of a Beachfront Construction / Dune Protection Permit, Staff will ensure the proposed construction activities conform to the City's Dune Protection and Beach Access Plan and comments provided by the Texas General Land Office (GLO). A copy of the GLO comment letter is attached.

A – Aerial Map

**13241 Oceana Way
Case #25BF-061**

**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 2550 100 150 200 250 300 350 400 450 Feet

1:3,236

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) - 8/1/2025**

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°50'02" W	30.80
L2	S 62°53'19" W	203.40
L3	S 58°50'08" W	13.11
L4	N 28°44'42" E	18.67
L5	S 36°52'57" W	6.47
L6	N 61°15'18" W	65.78
L7	N 36°52'57" E	6.52
L8	N 71°45'04" E	48.64
L9	N 26°42'44" W	26.24
L10	N 31°04'02" E	14.37

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5829.65	398.94	N 60°47'39" E	398.86
C2	15.00	23.56	S 76°09'52" E	21.21
C3	15.00	23.56	S 13°50'08" W	21.21
C4	61.00	92.84	S 12°26'07" W	84.13
C5	61.00	98.80	N 77°53'53" W	88.35
C6	15.00	22.20	N 73°33'50" W	20.23
C7	977.00	136.44	N 60°02'09" E	136.33
C8	137.00	65.25	N 42°23'24" E	64.64
C9	183.00	96.11	N 43°47'25" E	95.01
C10	15.00	23.56	N 13°50'08" E	21.21
C11	137.00	71.95	N 43°47'25" E	71.13
C12	15.00	23.56	S 76°09'52" E	21.21
C13	15.00	23.56	S 13°50'08" W	21.21
C14	127.00	48.66	S 47°51'33" W	48.36
C15	15.00	21.43	S 77°48'49" W	19.65
C16	15.00	23.56	N 16°15'18" W	21.21
C17	95.00	36.40	N 47°51'33" E	36.18
C18	15.00	23.56	S 76°09'52" E	21.21
C19	15.00	22.83	S 12°26'07" W	20.69
C20	15.00	24.30	N 77°53'53" W	21.73
C21	173.00	37.63	N 37°23'43" W	37.55
C22	15.00	21.08	N 03°22'19" W	19.39
C23	1023.00	68.96	N 57°57'59" E	68.94
C24	183.00	87.16	N 42°23'24" E	86.34
C25	15.00	23.56	N 73°44'42" E	21.21
C26	127.00	66.70	S 46°12'35" E	65.93
C27	15.00	22.83	S 12°26'07" W	20.69
C28	15.00	24.30	N 77°53'53" W	21.73
C29	15.00	23.84	N 14°21'59" E	21.41
C30	877.00	36.95	N 57°14'32" E	36.95

LEGEND

A.E.	Overhead Aerial Easement
B.L.	Building Setback Line
G.C.C.F.	Galveston County Clerk's File
PR	Plat Record
R.O.W.	Right-Of-Way
U.E.	Utility Easement
####	Street Address

The Mean High Water Line and the Mean Low Water Line depicted hereon were located on November 13, 2024, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

Survey of Section One (1), of ROSEATE BEACH, SECTION ONE (1), being a replat of part of THE PRESERVE AT WEST BEACH, SECTION EIGHT (8) a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map No. 86, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



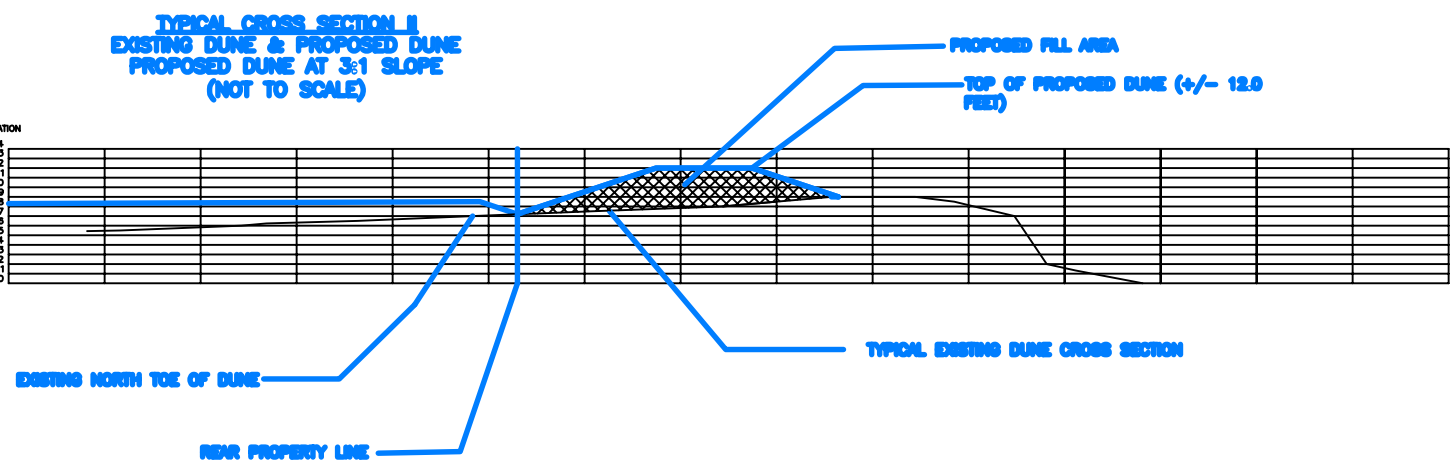
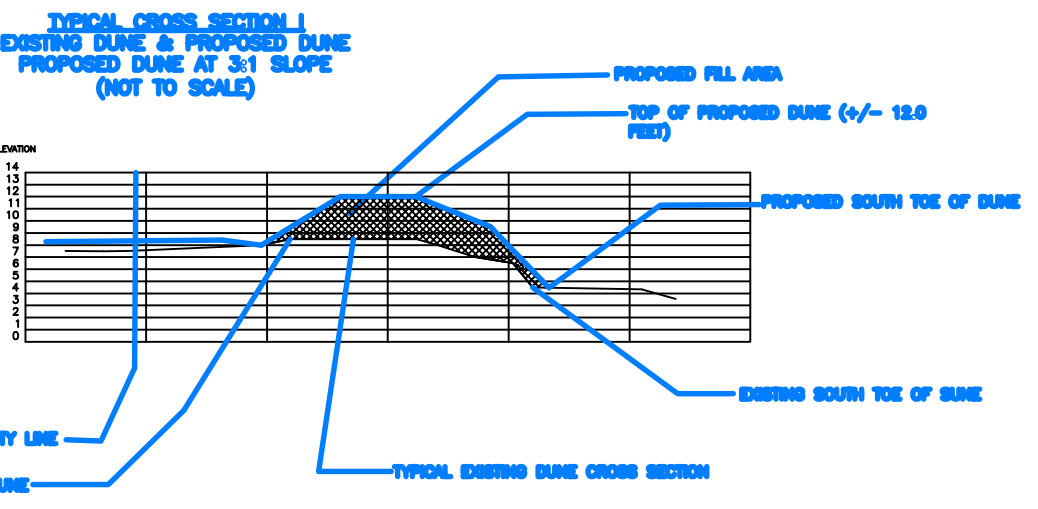
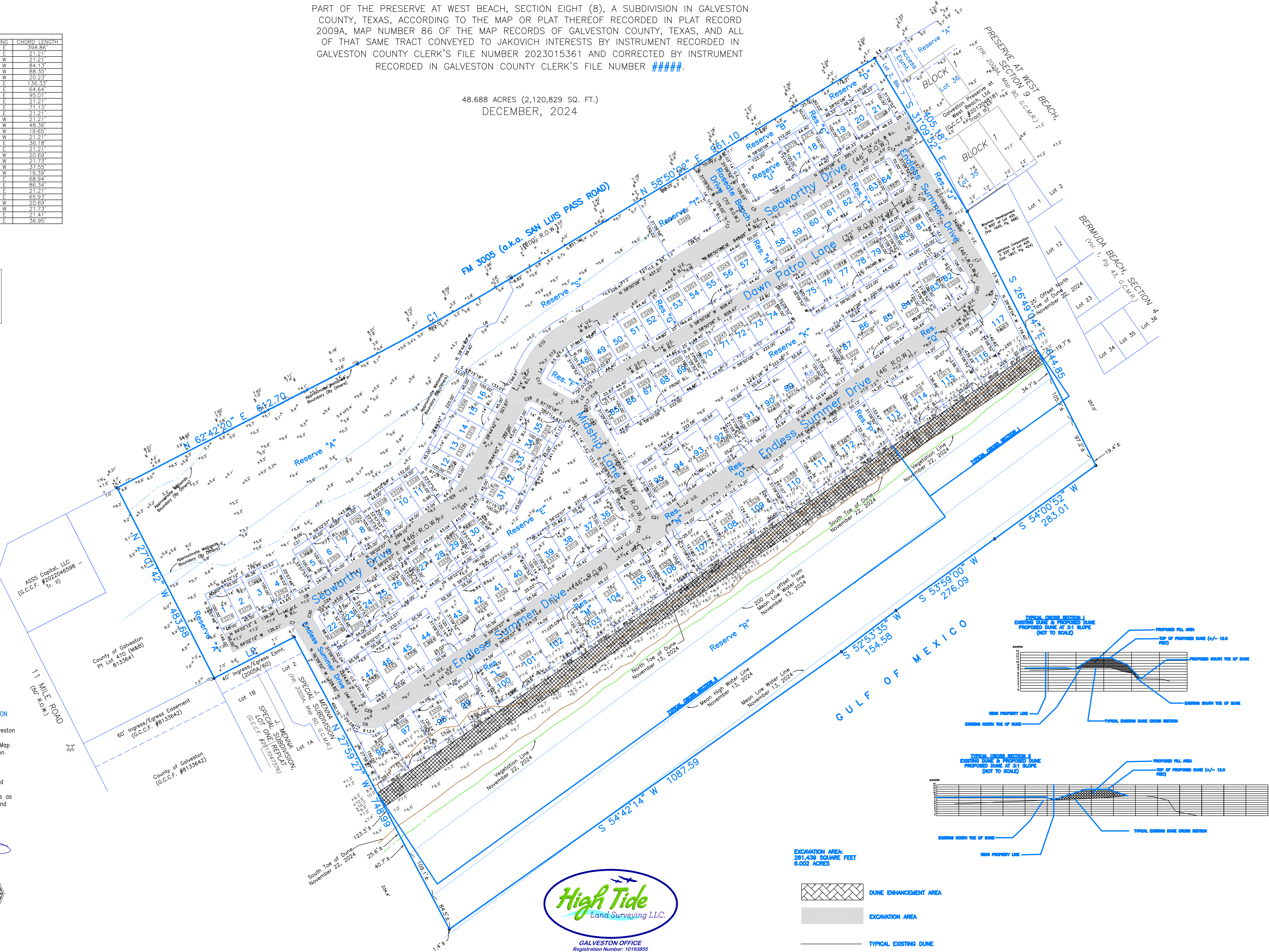
REVISED:	JUNE 18, 2025
SURVEY DATE:	NOVEMBER 22, 2024
FILE No.:	5983-0000-0000-000
DRAFTING:	AM/RGW/B/JH
UOB No.:	25-0125

ROSEATE BEACH, SECTION ONE

BEING A REPLAT OF
PART OF THE PRESERVE AT WEST BEACH, SECTION EIGHT (8), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2009A, MAP NUMBER 86 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND ALL OF THAT SAME TRACT CONVEYED TO JAKOVICH INTERESTS BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2023015361 AND CORRECTED BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER #####.

48.688 ACRES (2,120,829 SQ. FT.)
DECEMBER, 2024

SCALE: 1" = 100'



	DUNE ENHANCEMENT AREA
	EXCAVATION AREA
	TYPICAL EXISTING DUNE

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Bearings based on recorded plat.
4) Elevations are shown in feet above Mean Sea Level NAD 83 Datum as tied to NGS Monument HSCSD 62.
5) Surveyed without benefit of a Title Report.



GALVESTON OFFICE
Registration Number: 10193865
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

C – Site Plans and Drawings

D – Mitigation Plan



Roseate Beach Section 1 Dune Enhancement Calculations

May 16, 2025

Greetings,

Having done the volume calculations for the proposed dune enhancement area for Roseate Beach Section 1 I have found the following:

Natural ground strip material volume in section 1 of Roseate Beach is 44,773 cubic yards approximately.

The volume of material to raise elevation of proposed dune area to 12.00 will require 4,493 cubic yards applied to existing area that varies irregularly from 7.0 to 8.7.

I have attached photos of some of the topsoil material which is proposed to be incorporated into the project.

Please feel free to contact me if you have any questions.

Patrick Perkins Consulting

2800 Wyoming

Dickinson TX 77539

281-802-3046

pperkins@dwcccltd.com

A handwritten signature in black ink, appearing to read 'Patrick Perkins', is written over a horizontal line.

Patrick Perkins

Dune Enhancement – Roseate Beach:

Green East Realty, LLC is the developer of Roseate Beach. It is the developer's intention to enhance the dune system along the beachfront lots in the neighborhood. The existing dune has an irregular height between 7'-8.7'. The dune system will be brought to a consistent height of 12'. The dune will be enhanced using beach quality sand that is onsite in several piles created from the natural ground scraping. Approximately 44,773 cy has been scraped per the city approved construction plans throughout the development. The sand piles will be mixed before being placed for dune enhancement as to dilute the silt and fines content observed in the sieve report.

Mitigation: The project area of dune enhancement is 63,065 square feet with an average vegetation coverage of 50%. The mitigation plan proposes that the dune enhancement area will have a 75% vegetative coverage within 1 year. The developer does not intend to transplant vegetation at this time. He believes that the site will achieve 75% coverage within that first year. He will assess the growth of the vegetation 6-8 months from the completion of the dune enhancement project. If during that assessment, it seems that the 75% coverage will be attained, no further work will be done. If during this assessment, it seems that the vegetation coverage will not be adequate, the developer will purchase and plant indigenous dune vegetation from a non-dune source at that time to achieve success. The developer will source the dune vegetation from a known provider of coastal and dune vegetation, such as Native American Seed Company, Green Star Wetland Plant Farm, Baber's Nursery, Coastal Transplants or F&M Vargas Nursery. The developer will source some combination of the following plants species, depending upon availability: seashore dropseed, seashore paspalum, bitter panicum, marshhay cordgrass, sea oats, beach morning glory or sea purslane.

SIEVE ANALYSIS

SAMPLE BY: Joseph T

TESTED BY: R.Garcia

CALCULATED BY: R.Garcia

CHECKED BY: R.Pena

PROJECT: Roseate Beach, Kahala Services

DATE: 5/2/2025

DRY LOOSE WEIGHT

DRY RODDED WEIGHT:

SPECIFIC GRAVITY:

TECHNICIAN:

LAB. NO.:

MATERIAL:

SUPPLIER:

LOCATION:29.2137110-94.9183378

FINENESS MODULUS:

ASTM DESIGNATION NO.:

Original WT **438.0**

Sieve Size	Individual Wt.	WT Retained Cumulative	% Retained Cumulative	% Passing
		0.00	0.0	100.0
		0.00	0.0	100.0
		0.00	0.0	100.0
		0.00	0.0	100.0
3/8"	0	0.00	0.0	100.0
# 4	0	0.00	0.0	100.0
#10	0	0.00	0.0	100.0
# 40	12.8	12.80	2.9	97.1
#100	190.3	203.10	46.4	53.6
# 200	223.8	426.90	97.5	2.5
PAN	10.0	436.90	99.7	0.3
Total WT	436.9			

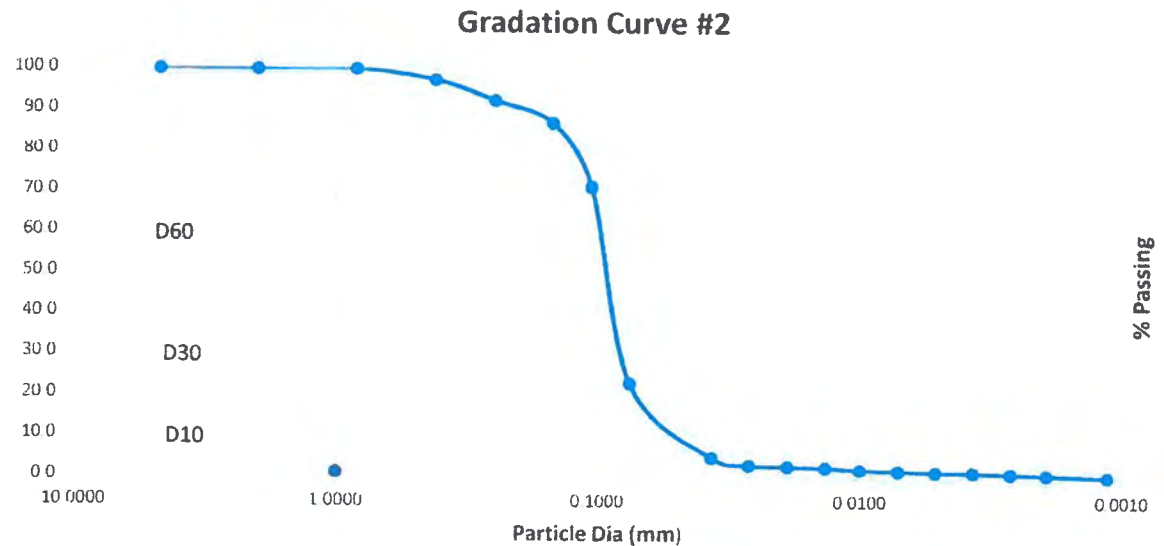
Project Name: Roseate Beach
 For: Green East Realty, LLC.
 Producer:
 Consigned To: Kahala Services LLC.
 This Material is: Onsite Materials for Sand Dunes

Report Number: 250425-51781
 Report Date: 6/3/2025
 Project Number: 25-556
 Sample Date: 04/25/2025
 Job/PO Number:

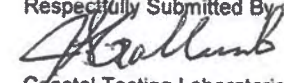
Sieve Analysis ASTM D6913/ Hydrometer Analysis ASTM D 7928

Particle Size Distribution Curve

Sieve Number	Diameter (mm)	% Passing
#4	4.7500	100.0
#10	2.0000	100.0
#20	0.8500	100.0
#40	0.4250	97.4
#60	0.2500	92.4
#100	0.1490	86.9
#140	0.1060	71.2
#200	0.0750	22.9
Hydro	0.0368	4.7
	0.0266	2.9
	0.0190	2.7
	0.0135	2.4
	0.0100	1.9
	0.0071	1.6
	0.0051	1.4
	0.0037	1.3
	0.0027	1.0
	0.0019	0.8
	0.0011	0.3



Sampled By: Joseph Trevino
 Tested By: Rigo Garcia
 Charges: 2 Hydrometer Sieve Analysis, See Daily

Respectfully Submitted By:

 Coastal Testing Laboratories, Inc.

THE ABOVE TEST RESULTS APPLY ONLY TO THE ITEMS ACTUALLY TESTED
 THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF THIS LABORATORY

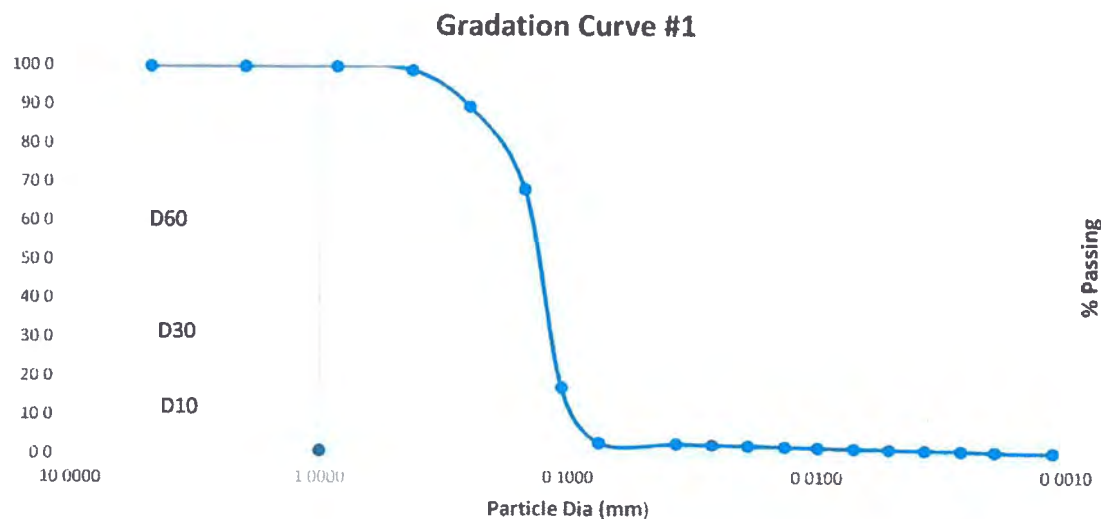
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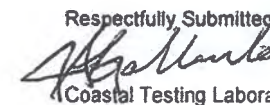
Sieve Analysis ASTM D6913/ Hydrometer Analysis ASTM D 7928

Particle Size Distribution Curve

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#10	2.0000	100.0
#20	0.8500	100.0
#40	0.4250	99.1
#60	0.2500	89.8
#100	0.1490	68.5
#140	0.1060	17.4
#200	0.0750	3.1
Hydro	0.0368	2.9
	0.0266	2.6
	0.0190	2.4
	0.0135	2.1
	0.0100	1.8
	0.0071	1.6
	0.0051	1.4
	0.0037	1.2
	0.0027	1.0
	0.0019	0.7
	0.0011	0.4



Sampled By: Joseph Trevino
 Tested By: Rigo Garcia
 Charges: 2 Hydrometer Sieve Analysis, See Daily

Respectfully Submitted By:

 Coastal Testing Laboratories, Inc.

THE ABOVE TEST RESULTS APPLY ONLY TO THE ITEMS ACTUALLY TESTED
 THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF THIS LABORATORY



E- Site Photos



































F- GLO
Comment Letter



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

September 25, 2025

Via Electronic Mail

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

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

Site Address: 13241 Oceanna Way, Galveston
Legal Description: The Preserve at West Beach Sec 8 (2010) ABST 121, Acres 39.6264
Lot Applicant: Bruce Reinhart c/o Green East Realty, LLC
Case Number: 25BF-061
GLO ID No.: BDCOG-25-0153

Dear Mr. Clark:

The General Land Office (GLO) has reviewed the large-scale application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to restore dunes to a height of 12 feet using approximately 4,493 cubic yards of sand. The applicant also proposes in-place mitigation for adverse impacts to 63,065 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of five to six feet per year.

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

- The applicant proposes to bury the existing dune vegetation on site and to plant vegetation if there is insufficient natural vegetative coverage 6-8 months following sand placement. Instead of burying the existing vegetation, the GLO recommends harvesting the vegetation within the impact area prior to sand placement and placing or planting the vegetation on top of the restored dunes. Using the existing established and mature vegetation will help stabilize the placed sand, help the applicant achieve the required mitigation square footage and vegetative cover within a shorter timeframe, and will reduce the likelihood of needing to purchase vegetation. When determining the appropriate mitigation method, the City shall consider recommendations of the GLO, federal and state natural resource agencies, and dune vegetation experts.¹
- The City shall not issue a permit allowing any adverse effects on dunes and dune vegetation located in critical dune areas or seaward of the dune protection line unless the applicant proves there is no practicable alternative to the proposed activity, proposed site or proposed methods for

¹ 31 Tex. Admin. Code § 15.4(f)(3).

conducting the activity, and shall require applicants to include information as to practicable alternatives in the permit application.² It appears that it may be practicable to locate the proposed restored dunes in the area 20 feet seaward of the line of vegetation, which would avoid and minimize the proposed adverse impacts to dune vegetation. The application materials do not include information on if this alternative site has been considered and if so, why it is not practicable.

- The permittee must complete the dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.³ Dune vegetation must be planted within the mitigation area within one year of the start of sand placement activities.
- The City shall require the permittee to mitigate damage to dune vegetation so as to provide, when compared to the pre-existing dune vegetation, an equal or greater area of vegetative cover.⁴ The application materials include a narrative with no supporting information stating that the vegetative cover of the existing dune vegetation to be adversely impacted is 50%, but that is not supported by the photographs included in the application materials or the current aerial imagery of the site (Google Earth imagery dated 3/4/2025). The photographs and aerial imagery show sparse vegetation immediately along the vegetation line (approximately 50 %) and full (75% - 100%) vegetative coverage along the dune crest. The dune vegetation within the mitigation area is required to equal or exceed the vegetative cover of the pre-existing dune vegetation. The applicant's mitigation plan proposes 75% vegetative cover within the mitigation area, which would fulfill this requirement.
- Only piles of sand having similar grain size and mineralogy as the surrounding beach may be used to restore dunes.⁵ The use of fine, clayey, or silty sediments is prohibited.⁶ A sieve analysis of the material to be used to restore dunes is included in the application materials. Pages 1 and 3 of the sieve analysis show 2.5% and 3.1% fines, respectively, but page 2 shows 22.9% fines, which exceeds the percent fines of existing sand on typical Galveston beaches according to the GLO's Texas Coastal Sediments Geodatabase. Either the material shown on page 2 of the sieve analysis should not be used to restore dunes or should be adequately mixed with the other tested material to achieve an appropriate percent fines. The applicant proposes to mix the materials on site to dilute the silt and fines.
- Since the application involves large-scale impacts to dunes and dune vegetation, the GLO recommends a pre-construction meeting between the GLO, City, and applicant, as outlined in the GLO's Standard Procedures for Mitigation available on the GLO's website here: <https://www.glo.texas.gov/sites/default/files/2025-07/Mitigation%20SOP%20July%202025.pdf>. This meeting would allow the City and GLO to review the mitigation plan with the applicant and discuss mitigation deadline requirements, and would give the City and GLO the opportunity to capture pre-construction photographs and GPS points to later be used to determine project completeness.

² 31 Tex. Admin. Code § 15.4(f)(1).

³ 31 Tex. Admin. Code § 15.4(g)(5).

⁴ 31 Tex. Admin. Code § 15.4(f)(3).

⁵ 31 Tex. Admin. Code § 15.7(e)(6)(A).

⁶ 31 Tex. Admin. Code § 15.7(e)(5)(C).

- Only indigenous dune vegetation that will help achieve the same protective capability or greater capability as the vegetation on surrounding natural dunes may be used to restore or repair dunes.⁷
- The City must require the permittee to conduct mitigation and compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation.⁸ These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation and compensation.⁹
- The permittee shall be deemed to have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.¹⁰ The GLO requests that the City notify the GLO of the initiation of construction or otherwise note the initiation of construction to ensure compliance with this requirement.
- The City shall determine a mitigation and compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.¹¹
- The City shall provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.¹² If the City does not receive an objection from the GLO regarding the completion of the mitigation or compensation within 30 working days after the GLO is notified in writing, the City may certify that the mitigation or compensation is complete.¹³
- Where a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing at least 10 days prior to the hearing on the application.¹⁴
- The GLO acknowledges that the City has deemed the proposed activities consistent with the goals and policies of the Coastal Management Program.¹⁵

In the event of a material change to the site conditions or the proposed construction since the approval of the original application, the City shall require that an applicant or permittee amend an application for a permit or certificate, or obtain a new permit or certificate.¹⁶ Material changes are those additional or unanticipated changes which may have caused or may cause adverse effects on dunes, dune vegetation,

⁷ 31 Tex. Admin. Code § 15.4(f)(3)(A)(iv) & City of Galveston Dune Protection and Beach Access Plan § Q(3)(h).

⁸ 31 Tex. Admin. Code § 15.4(g)(2).

⁹ 31 Tex. Admin. Code § 15.4(g)(2).

¹⁰ 31 Tex. Admin. Code § 15.4(g)(5).

¹¹ 31 Tex. Admin. Code § 15.4(g)(3).

¹² 31 Tex. Admin. Code § 15.4(g)(4).

¹³ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁴ 31 Tex. Admin. Code § 15.4(b)(5).

¹⁵ 31 Tex. Admin. Code § 29.60.

¹⁶ 31 Tex. Admin. Code § 15.3(t)(5).

Mr. Clark
September 25, 2025
Page 4 of 4

or beach access and use, or exacerbation or erosion on or adjacent to the construction site, and are defined as changes in project design, construction materials, or construction methods or in the condition of the construction site which occur after an application is submitted to the local government of after the local government issues a permit or certificate.¹⁷

If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



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

¹⁷ 31 Tex. Admin. Code § 15.2(47).



25P-042

STAFF REPORT

ADDRESS:

Adjacent to 302 21st Street/Moody

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Dylan DeVito, The ITEX Group, LLC.

ADJACENT PROPERTY OWNER(S):

Galveston 302 21st Street, LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business, Galveston Landmark (CB-H)

REQUEST:

License to Use (LTU)

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

A - Applicant's Submittal

STAFF:

Rebekah Annan
Planner
(409) 797-3645
rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
12				

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

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection

Private Utilities Notification Responses:

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



Executive Summary	The applicant is requesting a License to Use (LTU) the public right of way to retain construction fencing and scaffolding associated with ongoing renovations to the building. In 2024, the applicant was granted a license to Use for 1 year regarding the placement of construction fencing and scaffolding, with conditions, terms, and reservations. The approval expired on September 30, 2025, and this application has been submitted to extend the approval until 2027.
Physical Characteristics	The construction fencing in the right-of-way is installed along the entire building frontage on 21st Street and Mechanic, and it obstructs the entire sidewalk area. The scaffolding is installed along the entire building frontage on 21st Street, but only up to halfway of the building's frontage on Mechanic, which is approximate 48 linear feet. Please see Exhibit A for details of the extents of the encroachment. The applicant requests that the construction fencing and scaffolding remain in its current place for two more years.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Other Reviews	There were no concerns or objections from outside utilities or other City departments. Due to the designation of this property as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Landmark Commission will consider this request at their October 20, 2025 meeting.
Staff Recommendation	Staff recommends Case 25P-042, request for a License to Use the public right-of-way be approved, subject to the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing and scaffolding; 2. The License to use shall be valid until October 21, 2027; 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; <i>Standard Conditions:</i> 4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as

approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;

5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

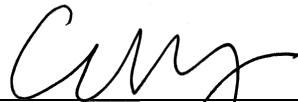
Respectfully Submitted,



Rebekah Annan, Planner

10/8/25

Date



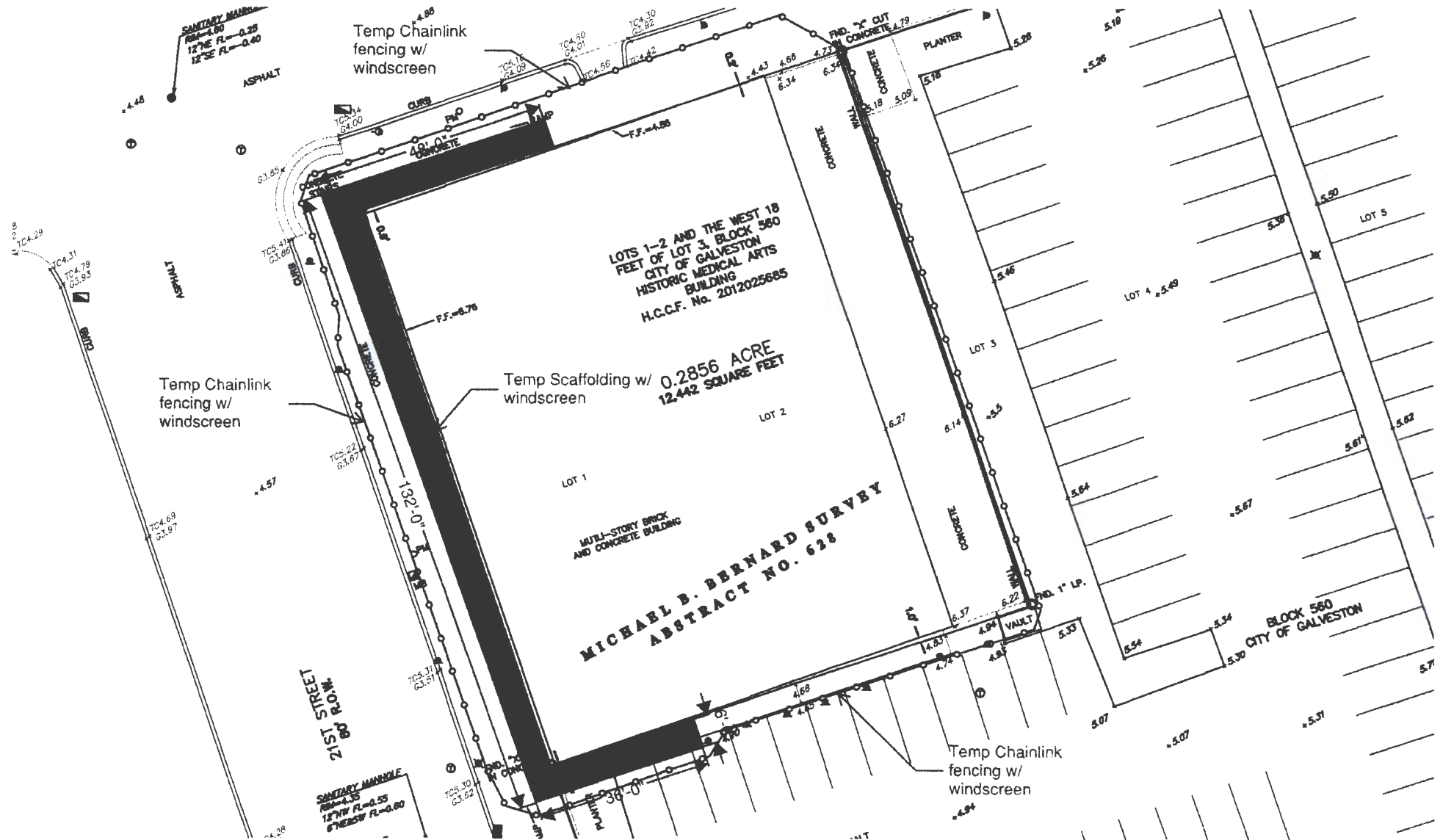
Catherine Gorman, AICP
Assistant Director/HPO

10/10/2025

Date

302 Moody Ave Temporary Scaffolding and fencing plan

Exhibit A



We have made tremendous progress in getting this project up and running. We anticipate receiving a building permit by the end of this year, which will allow construction of the Medical Arts Building to begin at the start of 2026. The total construction timeline is expected to be approximately 20 months.

Just this past week, we met with the City of Galveston Planning Department / Development Services, where we presented a rendering of the completed building, shared our near-term schedule, and addressed questions related to the NPS and any historical amendments. The Planning Department expressed strong enthusiasm for the project, and we share in that excitement.

Our team remains fully committed to delivering a high-quality project that supports the City's goals for economic growth, neighborhood activation, and long-term tax base expansion. We have invested considerable resources to date and are making steady progress; this extension ensures we can maintain momentum while working responsibly through the development process.

With these milestones in place, we respectfully request a two-year LTU renewal to carry us through the full construction phase and ensure the project is completed responsibly and in alignment with the City's goals.

Please let me know if any additional information is needed at this time. We appreciate your support throughout this process and look forward to continuing that partnership as we bring this project to completion.

Thank you,

Dylan DeVito

ITEX | Analyst - Real Estate Investment & Development (REID)

M: 818-645-5703

PO Box 22109, Houston, TX 77227

dylan.devito@itexgrp.com



25PA-004

STAFF REPORT

APPLICANT/REPRESENTATIVE:

City Staff

REQUEST:

Text Amendment to Chapter 29
"Planning – Beach Access Dune
Protection and Beach Front
Construction" of the Code of
the City of Galveston to modify
regulations to Beach Access.

APPLICABLE REGULATIONS:

Code of City of Galveston 2015,
Chapter 29, "Planning – Beach
Access Dune Protection and
Beach Front Construction"

STAFF RECOMMENDATION:

Recommend Approval

EXHIBITS:

A – Draft Ordinance
B – Maps

STAFF:

Kyle Clark
Coastal Resources Manager
409-797-3563
kclark@galvestontx.gov

Executive Summary:

Staff is requesting approval of a text amendment to the Code of the City of Galveston Chapter 29, "Planning – Beach Access Dune Protection and Beach Front Construction" to modify regulations related to Beach Access.

Background:

A request has been made to the City of Galveston's Coastal Resources Division for the expansion of the Restricted Use Area (RUA). The request for the expansion was made by the adjacent property owner. The expansion would increase the RUA by 1,050 linear feet. The RUA linear footage would increase from 2,640 to 3,690.

The Coastal Resources Division is also requesting to amend language for Access Point 13: Pocket Park #3 that is currently found in Chapter 29, "Planning – Beach Access Dune Protection and Beach Front Construction" Appendix A: Beach Access and Parking Plan. The requested change will update language in Chapter 29 to reflect on-beach and off-beach parking requirements that have been implemented at the access point since the last Dune Protection and Beach Access Plan amended update.

Analysis:

The amendment to the City of Galveston's Dune Protection and Beach Access Plan is proposed to read and provide for as follows:

APPENDIX A: BEACH ACCESS AND PARKING PLAN

Access Point 1(C): Area West of the Islander East to Eastern Boundary of Stewart Beach Park

Current Language:

Sec. 29 Appendix A – Beach Access and Parking Plan

AP 1(C): Area West of the Islander East to Eastern Boundary of Stewart Beach Park

On-beach: restricted use area, minimum width of 2,640 linear feet abutting to the eastern end of the park

Off-beach: one parking area providing a minimum of 143 spaces
1 dedicated pedestrian pathway for public use

Amenities: n/a

Proposed Language:

AP 1(C): Area West of the Islander East to Eastern Boundary of Stewart Beach Park

On-beach: restricted use area, minimum width of ~~2,640~~ 3,690 linear feet abutting to the eastern end of the park

Off-beach: one parking area providing a minimum of 143 spaces
1 dedicated pedestrian pathway for public use

Amenities: n/a

Access Point 13: Pocket Park #3

Current Language:

AP 13: Pocket Park #3

On-beach: parking via 11-Mile Road, minimum of 350 linear feet

Off-beach: parking lot, minimum of 273 parking spaces
Wheelchair accessible dune walkover for public use

Amenities: n/a

**Please note, on-beach parking will be provided while substantial physical improvements to the off-beach parking lot and pedestrian pathway occur.*

Proposed Language:

AP 13: Pocket Park #3

On-beach: parking via 11-Mile Road, minimum of 100 ~~350~~ linear feet

Off-beach: parking lot, minimum of 273 parking spaces

Wheelchair accessible ~~dune walkover~~ pedestrian pathway for public use

Amenities: n/a

*~~*Please note, on-beach parking will be provided while substantial physical improvements to the off-beach parking lot and pedestrian pathway occur.~~*

Implementation:

If approved by City Council, this ordinance will become effective after its adoption and publication in accordance with the Charter of the City of Galveston. Once the ordinance becomes effective, City of Galveston Staff will be able to move forward working with the Texas General Land Office (GLO) on updating this language in the City of Galveston's Dune Protection and Beach Access Plan.

The updated plan will be presented to GLO for review, issuance in the *Texas Register* for 30 days of public notification, and approval after addressing any comments received from the public notification.

Once GLO approves the updated Dune Protection and Beach Access Plan, this modification for beach access parking will go into effect.

Recommendation:

Staff recommends approval of the ordinance to amend Chapter 29 "Planning – Beach Access Dune Protection and Beach Front Construction" Ordinance.

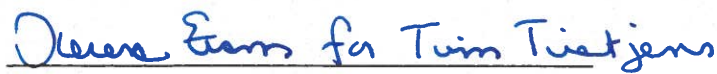
Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

10/15/2025

Date



Tim Tietjens
Executive Director, Development Services Department

10/15/2025

Date

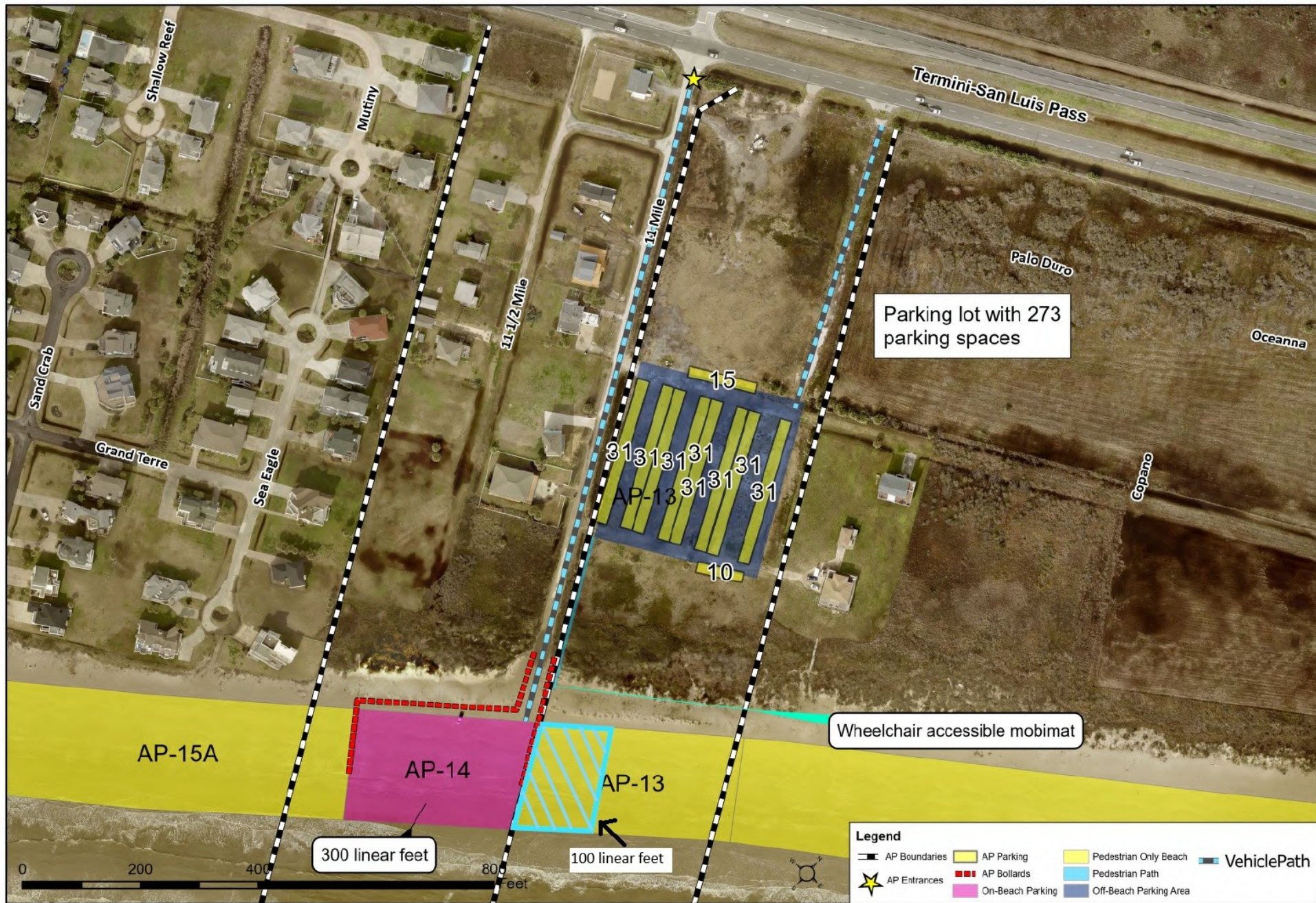


Legend			
	AP Boundaries		AP Parking
	On-Beach Parking		Off-Beach Parking Area
	AP Entrances		AP Bollards
	Restricted Use Area		Pedestrian Only Beach
	Pedestrian Path		

 **City of Galveston, Beach Access Point #01(C) area west of Islander East to eastern boundary of Stewart Beach Park** Map prepared by the City of Galveston Development Services Department (HCummings) - 9/25/2025
Data Sources: Aerial Imagery from ESRI, and Parcel Data from Galveston CAD.
Aerial imagery shown for informational purposes only.
Data shown hereon is for information purposes only and does not constitute a boundary survey.

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