**NOTICE OF MEETING**
**PLANNING COMMISSION**
**OF THE CITY OF GALVESTON**
**TUESDAY, NOVEMBER 4, 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 **October 21, 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 **PLANNED UNIT DEVELOPMENT**

   2. **25P-043 (Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005)** Request for a Planned Unit Development for Private Streets. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
   Applicant: CARBO Landscape Architecture
   Property Owner: Green East Realty

7.B **PLATS**

3. **25P-044 (4220 Avenue O, 4224 Avenue O, 4228 Avenue O, 4116 Avenue N ½, 4200 Avenue N ½, 4209 Avenue N ½, 4221 Avenue N ½, 4215 Avenue N ½, 4200 Avenue M ½, 1602 43rd Street, 1610 43rd Street, 1614 43rd Street)** Request for a minor plat from 14 lots to one lot and to incorporate adjacent abandoned rights-of-way. Properties are legally described as: M. B. Menard Survey, West 7 Feet of Lot 11 & East 35-10 Feet of Lot 12 (2011-1), Southwest Block 33, Galveston Outlots; M. B .Menard Survey, West 7 Feet of Lot 12 & East 35-10 Feet of Lot 13 (2012-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 85 Feet of Lot 14 & Part of Lot 13 (2014-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 5 thru 10 & East 1-6 Feet of Lots 4 & 11 (1004-0), Northeast Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1, 2, 3 & 12, 13, 14 & West 41-4 Feet of Lots 4 & 11 (1001-0), Northeast Block 33 Galveston Outlots & Adjacent 42nd Street; M. B. Menard Survey, Lots 1 thru 14 (1-0), Northwest Block 33, Galveston Outlots & adjacent Avenue N; M. B. Menard Survey, East 30 Feet of Lot 5 (2005-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, East 25-10 Feet of Lot 2 & West 8-6 Feet of Lot 3 (2002-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lot 4 & East 34-4 Feet of Lot 3 & West 12-10 Feet of Lot 5, Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1 thru 14 & adjacent Alley, Southwest Block 8, Galveston Outlots; M. B. Menard Survey, North 60 Feet of Lot 1 & Part of Lot 2 (2001-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 60 Feet of Lot 1 & Part of Lot 2 (2001-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, North 35 Feet of Lot 14 & Part of Lot 13 (2014-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 6 through 10 & East 35-10 Feet of Lot 11 (2006-1) Southwest Block 33 & Lots 1 thru 14 Southeast Block 33, Adjacent 42nd Street Replat.
Applicant: Tricon Land Surveying
Property Owner: Galveston Independent School District

8. Discussion Items

8.A 2026 Meeting Schedule (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 10/29/2025 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**

# City of Galveston

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON**
**REGULAR MEETING – October 21, 2025**

**CALL MEETING TO ORDER**

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

**ATTENDANCE**

| | |
|---|---|
| Members Present: | Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole, Ex-Officio CM Beau Rawlins |
| Members Absent: | Stan Humphrey, Mary Jan Lantz, John Lightfoot, |
| Staff Present: | Catherine Gorman, AICP, Assistant Director/HPO; Rebekah Annan, Planner; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician |

**CONFLICT OF INTEREST**

None

**APPROVAL OF MINUTES**

The September 16, 2025 – workshop, September 16, 2025 – regular meeting, and October 7, 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

Staff announced deferral of this request to the November 4, 2025, meeting.

**NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

**LICENSE TO USE**

**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.

Easement Holder: City of Galveston

Staff presented the staff report and noted that 12 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Dylan DeVito, gave a presentation 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.

Vice-Chairperson Singleton seconded.

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

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

**The motion passed.**

**TEXT AMENDEMENT**

**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.

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. 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.

Chairperson Walla seconded.

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

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

**The motion passed.**

**DISCUSSION ITEMS**

Staff opened the "Discussion of joint meetings with City Council beginning January 2026 (Staff)" item. The commission requested a discussion item be added to the December 2, 2025, meeting agenda to discuss topics for the joint meetings.

**THE MEETING ADJOURNED AT 4:19 PM**

# City of Galveston

## DEVELOPMENT SERVICES

Coastal Resources Division

CoastalResoures@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: Friday, October 17, 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

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**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 Line[1].

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 Act[2] 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.

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

[2] Texas Natural Resources Code § 63.056

Public notice of the November 4, 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 25 50 100 150 200 250 300 350 400 450 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

# 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'

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°43'04" E | 46.64' |
| 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' |
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| 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°33'53" W | 88.35' |
| C6 | 15.00' | 22.20' | N 73°33'50" W | 20.23' |
| C7 | 977.00' | 1.36.44' | N 60°02'09" E | 1.36.33' |
| C8 | 137.00' | 65.25' | N 42°23'24" E | 64.64' |
| C9 | 183.00' | 96.11' | N 43°47'25" E | 95.01' |
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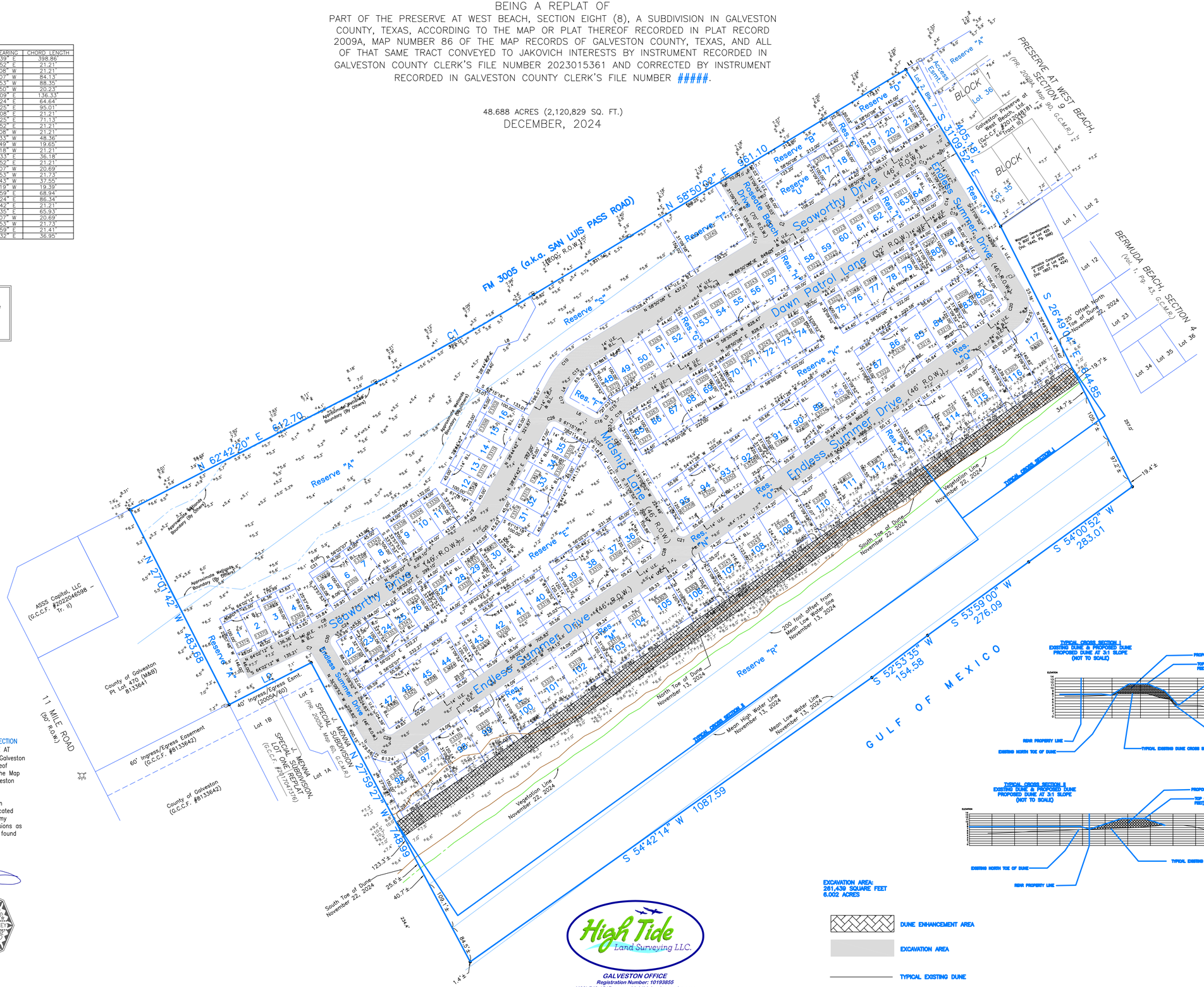
| C14 | 127.00' | 48.66' | S 47°51'33" W | 48.36' |
| C15 | 15.00' | 21.43' | S 77°48'49" W | 19.65' |
| C16 | 15.00' | 23.56' | N 16°15'18" W | 21.21' |
| C17 | 95.00' | 36.40' | N 47°51'33" E | 36.18' |
| C18 | 15.00' | 23.56' | S 76°09'52" E | 21.21' |
| C19 | 15.00' | 22.83' | S 12°26'07" W | 20.69' |
| C20 | 15.00 | 24.30' | N 77°33'53" 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°33'53" 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 |
| 0.3### | 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

STATE OF TEXAS REGISTERED STEPHEN C. BLASKEY 5856 PROFESSIONAL LAND SURVEYOR

REVISED: JUNE 18, 2025

| | |
|---|---|
| SURVEY DATE: | NOVEMBER 22, 2024 |
| FILE No.: | 5983-0000-0000-000 |
| DRAFTING: | AM/RGW/BJH |
| JOB No.: | 25-0125 |

High Tide Land Surveying LLC.

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

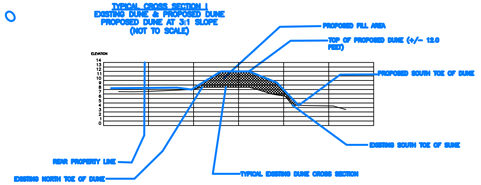
EXCAVATION AREA:
261,439 SQUARE FEET
6.002 ACRES

DUNE ENHANCEMENT AREA

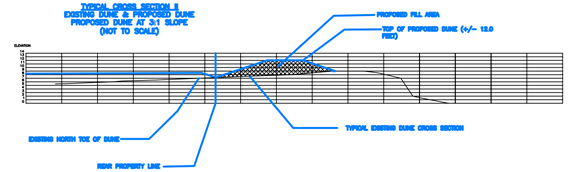
EXCAVATION AREA

TYPICAL EXISTING DUNE

TYPICAL CROSS SECTION I
EXISTING DUNE & PROPOSED DUNE
PROPOSED DUNE AT 3:1 SLOPE
(NOT TO SCALE)




TYPICAL CROSS SECTION II
EXISTING DUNE & PROPOSED DUNE
PROPOSED DUNE AT 3:1 SLOPE
(NOT TO SCALE)




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 NAVD '88 Datum as tied to NGS Monument HGCSD 62.
5) Surveyed without benefit of a Title Report.

# C – Site Plans and Drawings

# ROSEATE BEACH, SECTION ONE

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LEGEND

| | |
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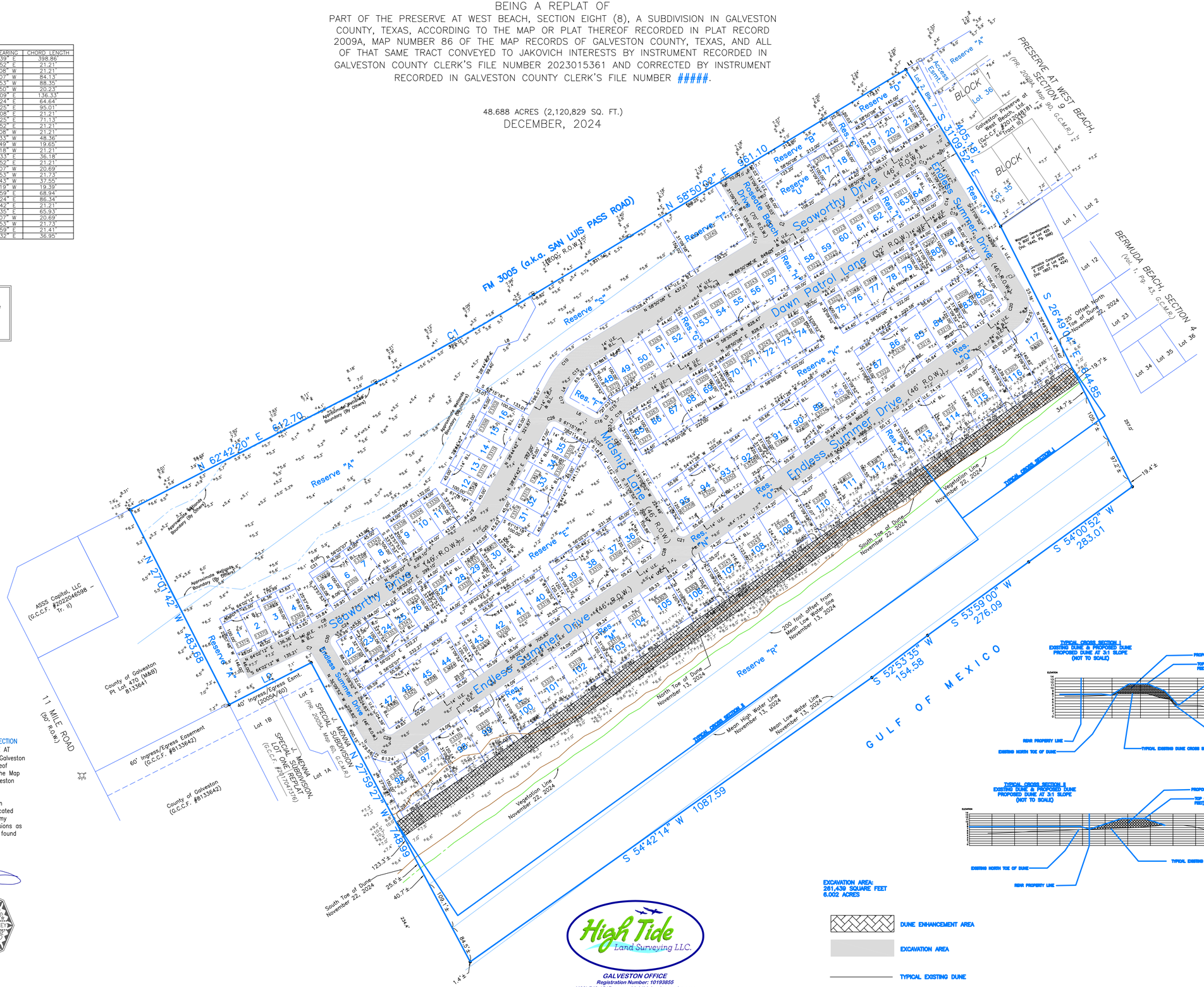



The Mean High Water Line and the Mean Low Water Line depicted hereon were located on November 13, 2024, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations 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

STATE OF TEXAS REGISTERED STEPHEN C. BLASKEY 5856 PROFESSIONAL LAND SURVEYOR

REVISED: JUNE 18, 2025

| | |
|---|---|
| SURVEY DATE: | NOVEMBER 22, 2024 |
| FILE No.: | 5983-0000-0000-000 |
| DRAFTING: | AM/RGW/BJH |
| JOB No.: | 25-0125 |

High Tide Land Surveying LLC.

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

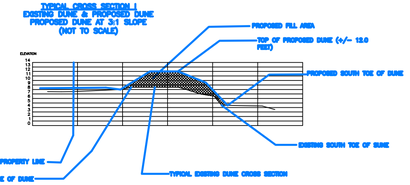
EXCAVATION AREA:
261,439 SQUARE FEET
6.002 ACRES

DUNE ENHANCEMENT AREA

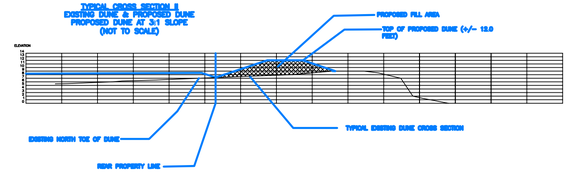
EXCAVATION AREA

TYPICAL EXISTING DUNE

TYPICAL CROSS SECTION I
EXISTING DUNE & PROPOSED DUNE
PROPOSED DUNE AT 3:1 SLOPE
(NOT TO SCALE)




TYPICAL CROSS SECTION II
EXISTING DUNE & PROPOSED DUNE
PROPOSED DUNE AT 3:1 SLOPE
(NOT TO SCALE)




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 NAVD '88 Datum as tied to NGS Monument HGCSD 62.
5) Surveyed without benefit of a Title Report.

# D – Mitigation Plan

PATRICK PERKINS CONSULTING

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@dwccltd.com

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.

COASTAL TESTING LABORATORIES, INC.
PASADENA 713-477-0121 • FAX 713-477-2277 • P.O. BOX 87653 • HOUSTON, TEXAS 77287-7653

## 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 | | | |

COASTAL TESTING LABORATORIES, INC.
1217/1221 Georgia Ave. • 713-477-0121 • FAX 713-477-2277 • P.O. Box 148 • DEER PARK, TEXAS 77536

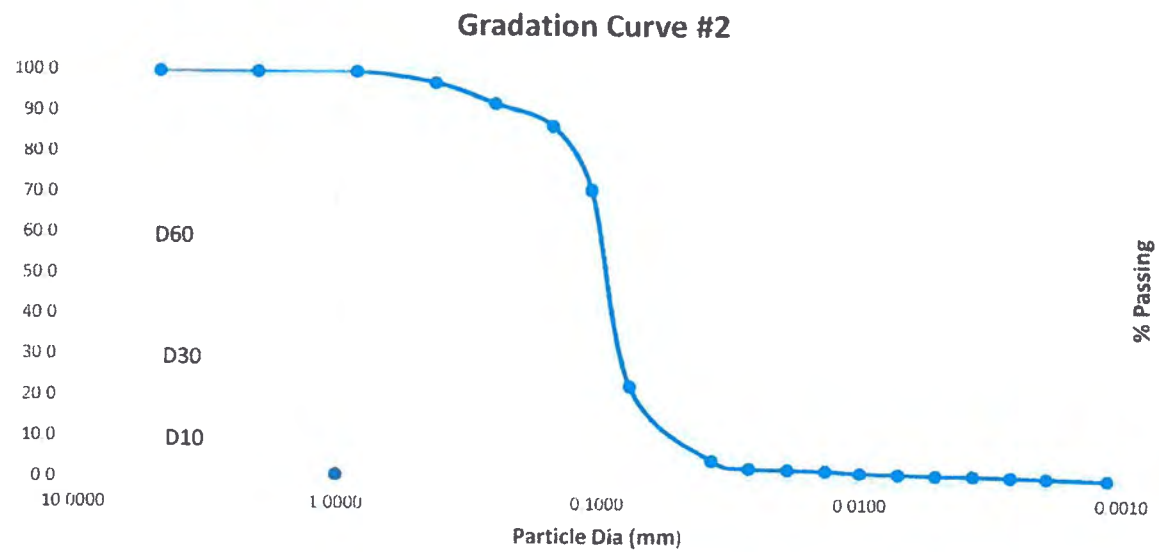
Project Name: Roseate Beach
For: Green East Realty, LLC.
Producer:
Consigned To: Kahala Services LLC.
This Material is: Onsite Materials for Sand Dunes

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

COASTAL TESTING LABORATORIES, INC.
1217/1221 Georgia Ave • 713-477-0121 • FAX 713-477-2277 • P.O. Box 148 • DEER PARK, TEXAS 77536

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
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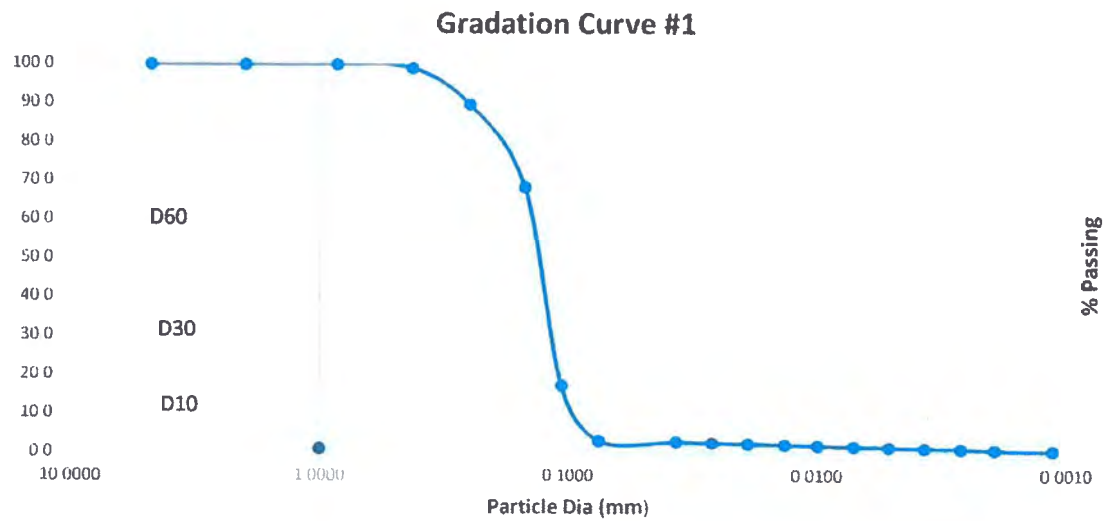
Project Number: 25-556
Sample Date: 04/25/2025
Job/PO Number:

**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 | 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

ITEMS LEFT
ON BEACH
OVERNIGHT
WILL BE
DISCARDED

# 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).

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

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

[17] 31 Tex. Admin. Code § 15.2(47).

**Planning Commission**
Development Services Department
City of Galveston
November 4, 2025

# 25P-043 STAFF REPORT

**ADDRESS:**
Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005

**LEGAL DESCRIPTION:**
See Exhibit A

**APPLICANT/REPRESENTATIVE:**
CARBO Landscape Architecture

**PROPERTY OWNER:**
Green East Realty

**ZONING:**
Traditional Neighborhood (TN)

**REQUEST:**
Planned Unit Development (PUD)

**APPLICABLE LAND USE REGULATIONS:**
Article 4 of the Land Development Regulations

**STAFF RECOMMENDATION:**
Approval with Conditions

**ATTACHMENTS:**
A – Legal Description
B – Applicant's Submittal

**STAFF:**
Catherine Gorman, AICP
Assistant Director/HPO
409-797-3665
cgorman@galvestontx.gov

**Public Notice and Comment:**

| Sent | Returned | In Favor | Opposed | No Comment |
|---|---|---|---|---|
| 114 | | | | |

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

**Background**
The subject site is the proposed Roseate Beach development. The development has received the following approvals:

**Background Cont.**

- 23P-073: Change of Zoning to Traditional Neighborhood (TN);
- 23P-084: Preliminary Plat;
- 24BF-059: Beachfront Construction and Dune Protection Permit; and
- COM2024-00046: Infrastructure Plans.

**Executive Summary**

The request is to incorporate the Planned Unit Development (PUD) Overlay District to a Traditional Neighborhood (TN) base zoning district in order to allow for private streets. Section 6.303 of the Land Development Regulations requires a PUD for private streets. No deviations from the (LDR) are being requested. The request is solely to allow the streets in the development to be private.

Private streets shall meet all standards for an equivalent public street. Traffic control devices shall conform to the standards of the Manual on Uniform Traffic Control Devices. The Director of Engineering may require installation of such traffic control devices as are deemed appropriate.

**Site Details**

The subject site is located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005.

**Beach Access Plan**

Currently there is no beach vehicular access located seaward of the Roseate Development. Parking for this beach vehicular restricted area is contained at Beach Access Point (AP) 12 (Bermuda Beach) to the east of the development and at AP 13 (Pocket Park 3) to the west of the development. The Coastal Resources Division will not require any on street parking within the Roseate Development for the City of Galveston's Beach Access Plan.

**Compatibility with Base and Surrounding Zoning and Land Uses**

Staff finds that the proposed single-family residential development is generally compatible with the surrounding land uses, due to the fact that the proposed development is surrounded by comparable residential neighborhoods to the east and south of the subject property.

**Ability of the Property to be used under Current Zoning**

The subject site is zoned Traditional Neighborhood (TN). The TN district is intended to promote development that reflects the layout and planning principles of traditional neighborhoods and the historic residential sections of the City.

**PUD Details /Development Plan**

| | |
|---|---|
| **The purpose or intent of the PUD** | Allow for private streets. |
| **PUD Land Uses** | Residences, Community Amenities, and Open Space. |
| **Density** | The project density is 0.32 Lots per Acre. |
| **Building Height** | 60 feet measured from Base Flood Elevation (BFE) (Per TN Requirements) |
| **Building Setbacks** | Per TN Requirements |

| | |
|---|---|
| **Limits of Construction** | Per previous approvals. |
| **Building Elevations** | For individual residences: To be submitted by each home owner. |
| **Vehicular Parking** | Per TN Requirements |
| **Pedestrian Access** | Per TN Requirements |
| **Streets and Circulation** | Per TN Requirements. Allow for private streets. |
| **Screening and Landscape** | Per TN Requirements |
| **Environmental Protection** | Per TN Requirements |
| **Signage** | Per TN Requirements |
| **Lighting** | Per Article 7 of the LDR |
| **Phasing or Scheduling** | Roads and Utilities: Under Construction<br>Amenity Center: Anticipated start Mid-2026<br>Open Space: Anticipated end-2026 |

**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 Recommendation**

Staff finds that the proposed development is not contrary to the goals and objectives of the 2011 Comprehensive Plan and meets the above referenced criteria for approval. The development meets all requirements of the Land Development Regulations. The sole purpose of the PUD request is to allow the streets in the development to be private. Private streets are a benefit to the City due to the fact that private streets are maintained by the homeowners' association and there are no maintenance costs to the City.

Staff recommends the request be approved with the following conditions:

*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. This PUD plan includes:
    a. Allowance for Private Streets.

*Standard Conditions of a Planned Unit Development (PUD):*

2. The applicant shall adhere to all comments/conditions received from City departments;
3. 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; and,
4. 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 hear this request on December 11, 2025.**

Respectfully Submitted,

Catherine Gorman, AICP, Assistant Director/HPO — 10/28/2025 Date

Legal Description:

Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas

CARBO

**Roseate Beach**

Galveston, TX

**PUD Development Plan Information**

General Info

- Current Zoning: Traditional Neighborhood Development
- Beachfront Construction Permit has been issued for the roads and utilities

PUD Purpose

- The applicant is requesting to classify the approved TND as a Planned Unit Development so that streets and/or utilities within Roseate Beach may be privatized should the Owner elect to do so.
- All improvements will conform to the current TND Requirements.

PUD Info

- Land Use
  - Primarily Residential and Open Space
  - Community Amenity Center near entry
- Density
  - Total Site Area: 70.332 Acres
  - Preserved Natural Areas: 4.404 Acres
  - Preserved Dune Area: 13.338 Acres
  - Developable Area: 52.590 Acres
  - 160 Total Lots
  - Average: 0.32 Acres per Lot based on developable area
- Building Height
  - 60 feet measured from BFE (Per TND Requirements)
- Building Coverage
  - 60% Max. for single family detached (Per TND Requirements)
- Building Setbacks
  - Per TND Requirements
  - See drawing package for specific lot setbacks
- Limits of Construction
  - Per previously approved Beachfront Construction Permit drawings for roads and utilities (selected drawings included for reference)

- Building Elevations
    - For Amenity Center: See previously approved Beachfront Construction Permit drawings for roads and utilities
    - For individual residences: To be submitted by each home owner.
- Vehicular Parking
    - Per TND Requirements
    - See drawing package
- Pedestrian Access
    - Per TND Requirements
    - See drawing package
- Streets and Circulation
    - Per TND Requirements
    - See drawing package
- Screening and Landscaping
    - Per TND Requirements
    - See drawing package
- Environmental Protection
    - Per TND Requirements
    - See drawing package
- Signage
    - Per TND Requirements
    - See drawing package
- Lighting
    - Per TND Requirements
    - See drawing package
- Phasing / Scheduling
    - Roads and Utilities: Under Construction
    - Amenity Center: Anticipated start Mid-2026
    - Open Space: Anticipated end-2026

# PUD PLAN | DRAWINGS
## ROSEATE BEACH

SUBMITTED 10.7.25

CARBO LANDSCAPE ARCHITECTURE

Submitted by: CARBO Landscape Architecture
6633 Government Street
Baton Rouge, LA 70806

On Behalf of: Green East Realty, LLC
2001 Kirby Drive, Ste 1200
Houston, TX 77019

# PUD SUMMARY

CARBO

**Roseate Beach**
Galveston, TX

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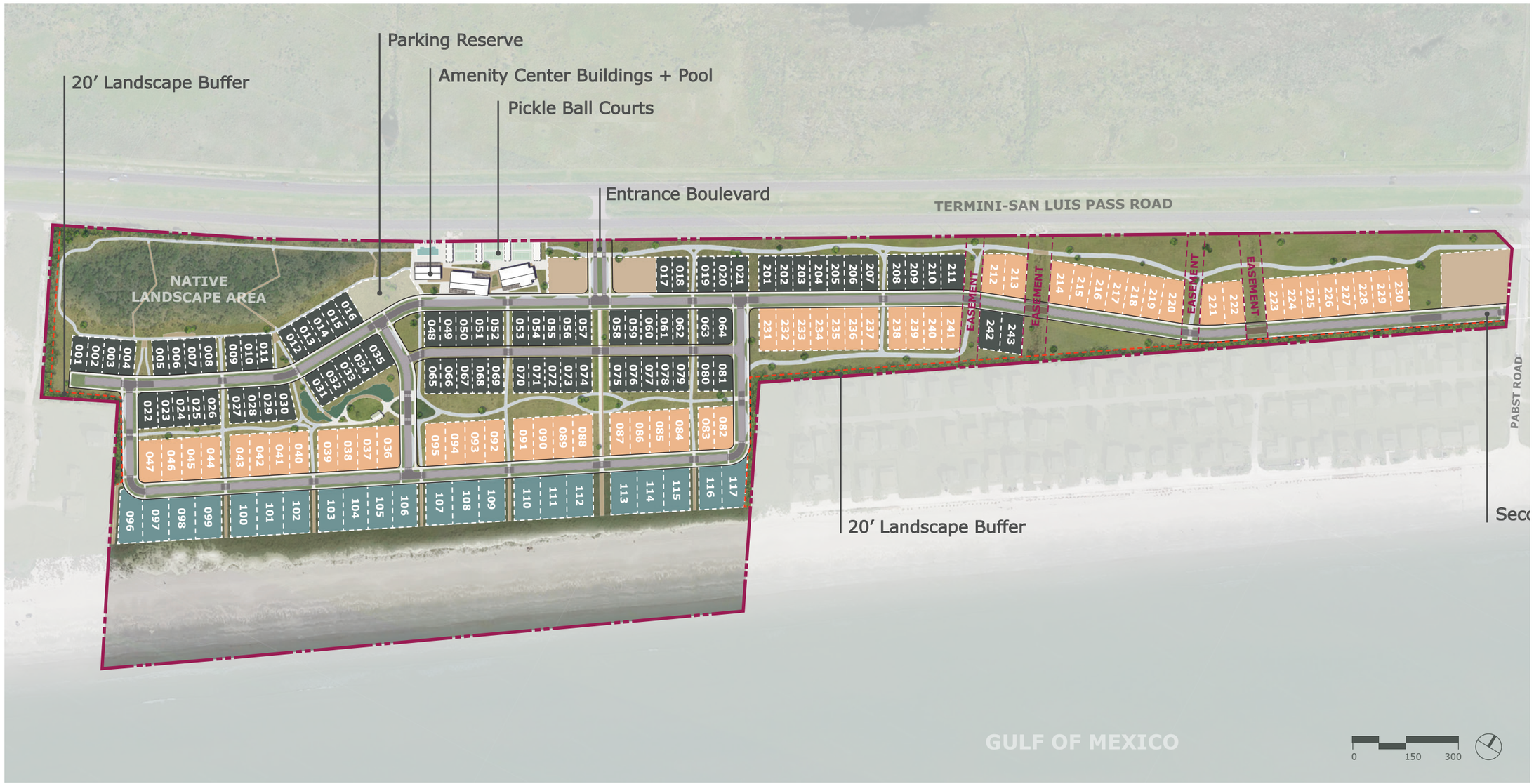
  - See drawing package
- Phasing / Scheduling
  - Roads and Utilities: Under Construction
  - Amenity Center: Anticipated start Mid-2026
  - Open Space: Anticipated end-2026

# OVERALL SITE PLAN

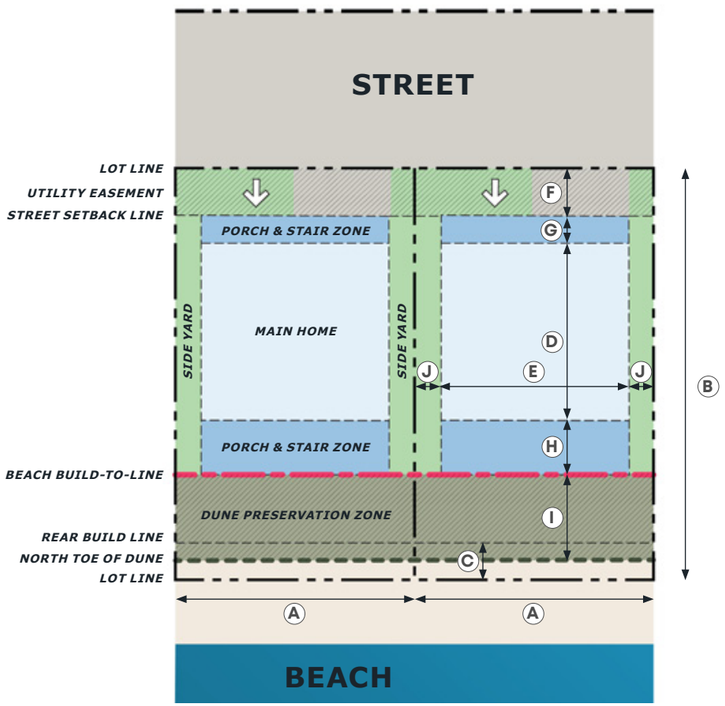



LEGEND

| | | | | | |
|---|---|---|---|---|---|
| Beach Front Villa (22) | Property Boundary | Paved Road | Total Tract | 70.407 AC |
| Estate (56) | Buffer | Speed Table | Wetlands | 4.401 AC |
| Manor (82) | Right-of-Way Boundary | Vehicular Bridge | Beaches \| Dune | 8.352 AC |
| Residential Reserve | Lot Lines | Sidewalk | Developable Area | 57.65 AC |
| | | | Total Lot Count | 160 |

# BEACH FRONT VILLA

**Beach Front Villa** lots line the southern edge of Roseate Beach. The row of lots along the coastline are punctuated with greenways that provide community access to the water. All Beach Front Villa lots are accessible by a residential street.




Lot Dimensions

| | | |
|---|---|---|
| A | Lot Width | 63′-75′ |
| B | Lot Depth | 120′ |
| C | Rear Build Line[2] | 10′ |

Home Dimensions

| | | |
|---|---|---|
| D | Main Home Width | 48′-60′ |
| E | Main Home Depth | 52′ |

[2] The Rear Build Line is a City required lot build line. Home dimensions are based on the North Toe of Dune location.

Home Build-to-Lines & Setbacks

| | | |
|---|---|---|
| F | Street Setback Line | 14′ |
| G | Porch & Stair Zone at Street | 8′ |
| H | Porch & Stair Zone at Beach | 16′ |
| I | Build-to-Line from Toe of Dune[1] | 25′ |
| J | Side Setback | 7.5′ |

[1] The Porch & Stair Zone must be setback from the North Toe of Dune (NTD) by 25′. An additional lot survey should be performed to determine the NTD location.

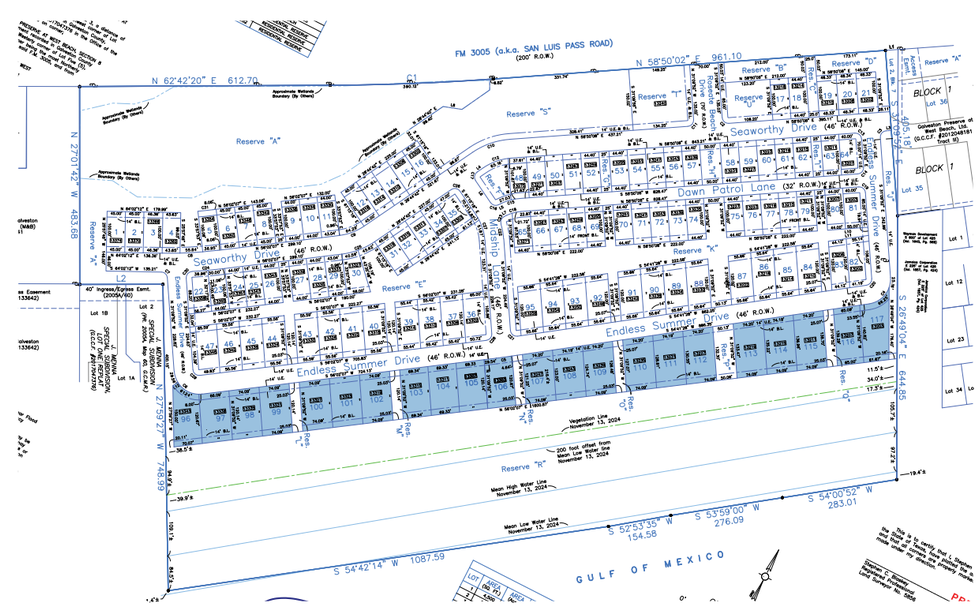
## General Principles

- » Homes should align along the beach front.
- » The home's social areas, such as the living room and dining room, should be oriented towards the ocean front whenever possible.
- » Porches and Sun Decks should be the prominent features along the beach.
- » Each home facing the Beach must have a Porch or Sun Deck located within the Porch & Stair Zone.
- » Porches, Sun Decks must touch the Build-to-Line and not be built along it.
- » Driveways must be less than 20 feet or utilize two (2) 10 foot drive lanes.

## Porch & Stair Zones

- » Porches and Sun Decks facing the Beach must be a minimum of 16 feet wide and 12 feet deep.
- » Porches and Sun Decks facing the Beach must be a minimum of 24 inches below the level of the main home.
- » Porches facing the Street must be a minimum of 12 feet wide and 8 feet deep.
- » Conditioned spaces may encroach up to 50% of the area within the Porch & Stair Zone.
- » Exterior stairs should be located within the Porch & Stair Zones and open towards the street whenever possible.
- » Exterior stairs must be a minimum of 4 feet wide.
- » See p. 2-9 for additional stair guidelines.

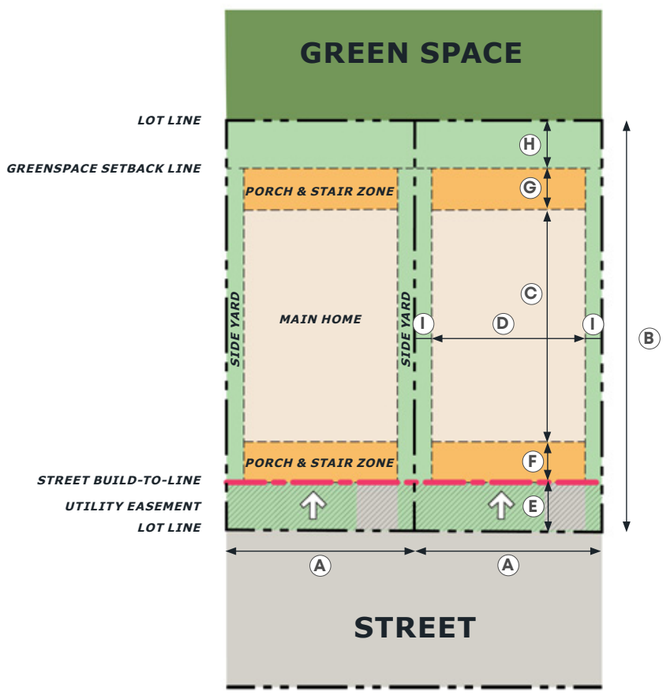
# PHASE 1 BEACH FRONT VILLA LOTS




See Pages A-1 & A-2 for Reference Plats

# ESTATE

**Estate** lots line the southern edge of the community's central green space. The row of lots is punctuated by greenways that provide connections between trails, amenity spaces, and the water. All Estate lots are accessible by a residential street.




| Lot Dimensions | | |
|---|---|---|
| A | Lot Width | 44′-56′ |
| B | Lot Depth | 120′ |
| **Home Dimensions** | | |
| C | Main Home Width | 34′-46′ |
| D | Main Home Depth | 68′ |

| Home Build-to-Lines & Setbacks | | |
|---|---|---|
| E | Street Build-to-Line Line | 14′ |
| F | Porch & Stair Zone at Street | 12′ |
| G | Porch & Stair Zone at Greenspace | 12′ |
| H | Greenspace Setback line | 14′ |
| I | Side Setback | 5′ |

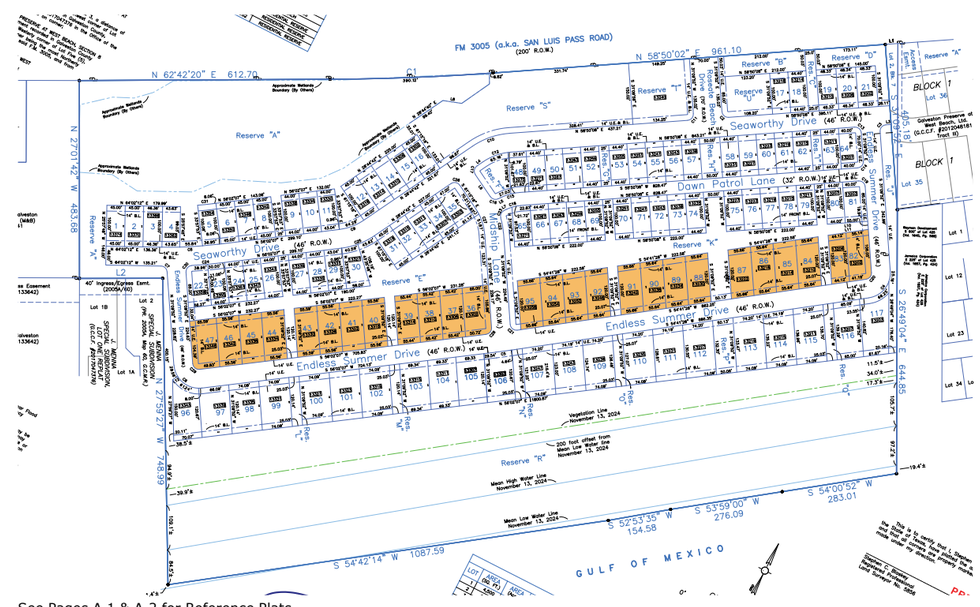
## General Principles

- Homes should align along the street.
- The home's social areas, such as the living room and dining room, should be oriented towards the ocean front whenever possible.
- Porches and Balconies must touch the Build-to-Line and not be built along it.
- Each home facing a Street must have a porch located within the Porch & Stair Zone.
- Each home facing a Green Space should have a porch located within the Porch & Stair Zone.
- Exterior stair access and pedestrian connection to the Green Space is encouraged.
- Driveways must be less than 20 feet or utilize two (2) 10 foot drive lanes.

## Porch & Stair Zones

- Porches facing the Green Space must be a minimum of 12 feet wide and 8 feet deep.
- Porches facing the Street must be a minimum of 12 feet wide and 8 feet deep.
- Conditioned spaces may encroach up to 50% of the area within the Porch & Stair Zone.
- Exterior stairs must be located within the Porch & Stair Zones and open towards the public way whenever possible.
- Exterior stairs must be a minimum of 4 feet wide.
- See p. 2-9 for additional stair guidelines.

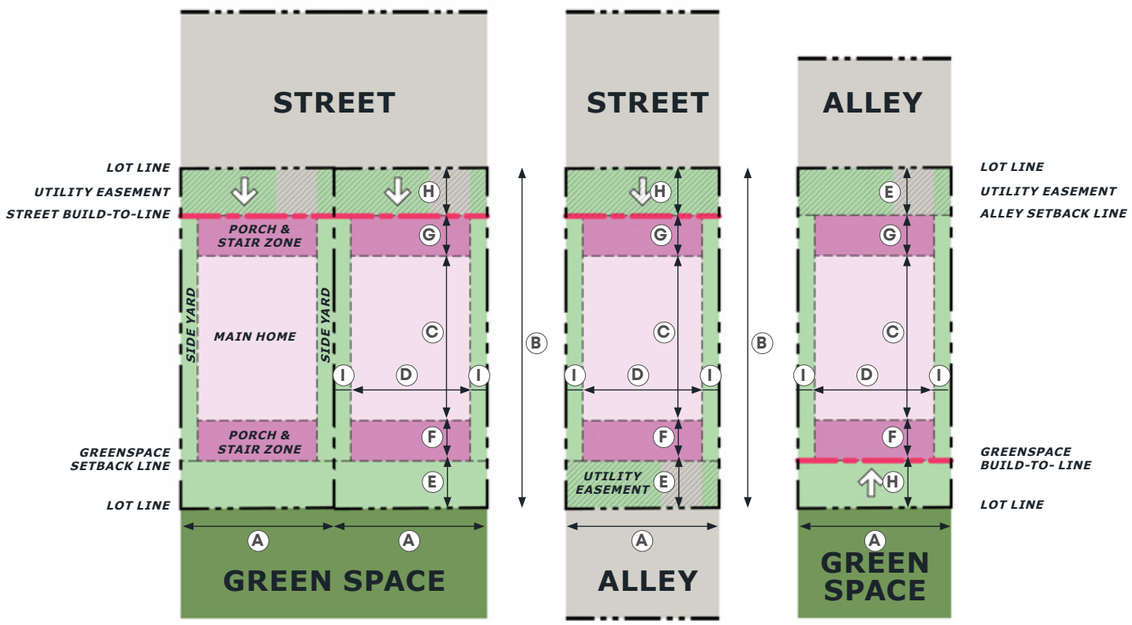
# PHASE 1 ESTATE LOTS




See Pages A-1 & A-2 for Reference Plats

# MANOR

**Manor** lots line the northern edge of the community's central Green Space, residential streets, natural preserved areas and various greenways. Manor lots are accessible by a residential street or by an alley.




Lot Dimensions

| | | |
|---|---|---|
| A | Lot Width | 42-50′ |
| B | Lot Depth | 100′ |

Home Dimensions

| | | |
|---|---|---|
| C | Main Home Width | 32′-40′ |
| D | Main Home Depth | 48′ |

Home Build-to-Lines & Setbacks

| | | |
|---|---|---|
| E | Greenspace/Alley Setback Line | 14′ |
| F | Porch & Stair Zone at Greenspace | 12′ |
| G | Porch & Stair Zone at Street/Alley | 12′ |
| H | Street/ Greenspace Build-to-Line | 14′ |
| I | Side Setback | 5′ |

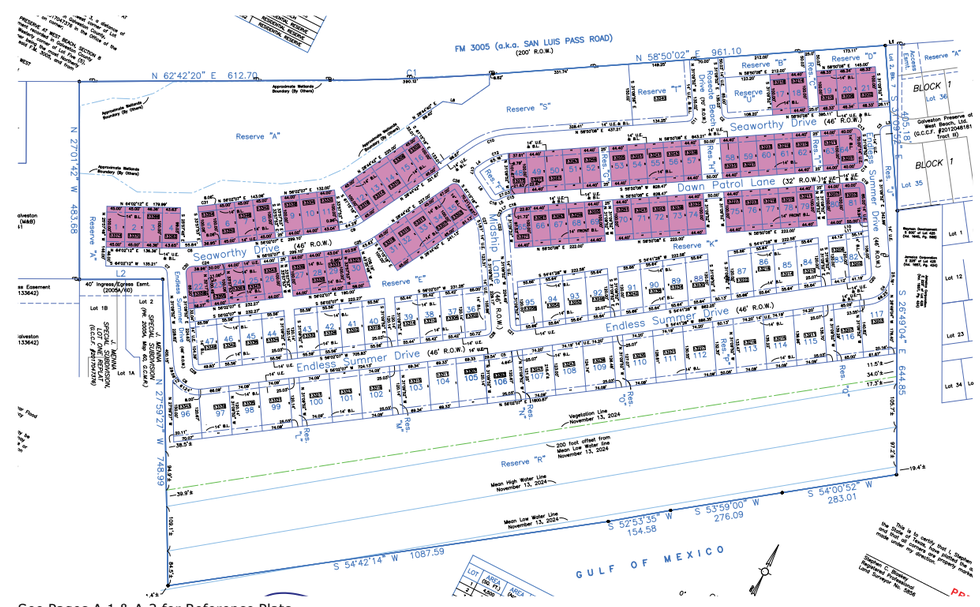
## General Principles

- » Homes should align along the street or greenspace if not adjacent to a street.
- » Porches and Balconies must touch the Build-to-Line and not be built along it.
- » Each home facing a Street must have a porch located within the Porch & Stair Zone.
- » Each home facing a Green Space should have a porch located within the Porch & Stair Zone.
- » Exterior stair access and pedestrian connection to the Green Space is encouraged.
- » Driveways must utilize 10 foot drive lanes.

## Porch & Stair Zones

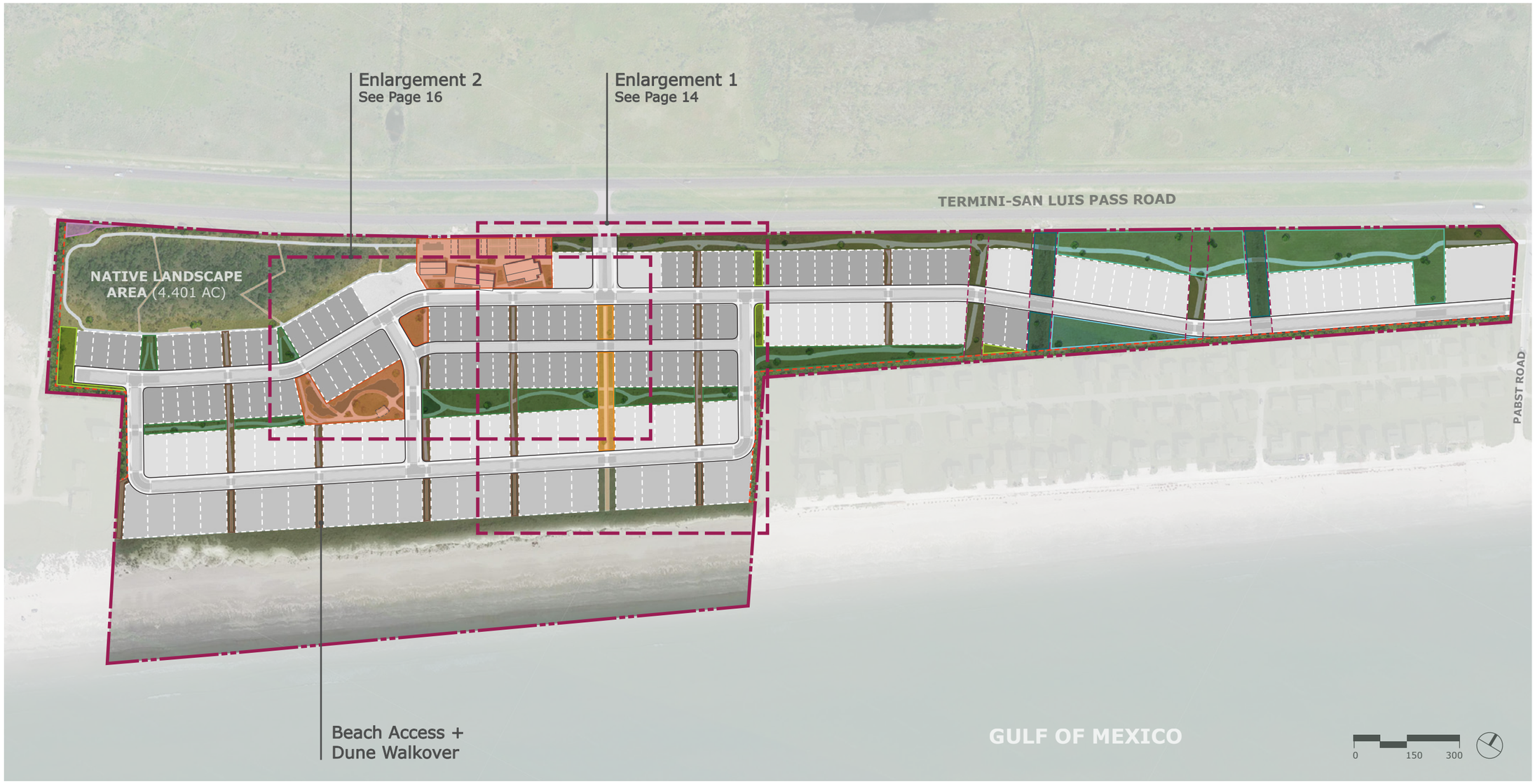
- » Porches facing the Green Space must be a minimum of 12 feet wide and 8 feet deep.
- » Porches facing the Street must be a minimum of 12 feet wide and 8 feet deep.
- » Porches are not required in Porch & Stair Zones facing an Alley.
- » Conditioned spaces may encroach up to 50% of the area within the Porch & Stair Zone.
- » Exterior stairs must be located within the Porch & Stair Zones and open towards the public way whenever possible.
- » Exterior stairs must be a minimum of 4 feet wide.
- » See p. 2-9 for additional stair guidelines.

# PHASE 1 MANOR LOTS




See Pages A-1 & A-2 for Reference Plats

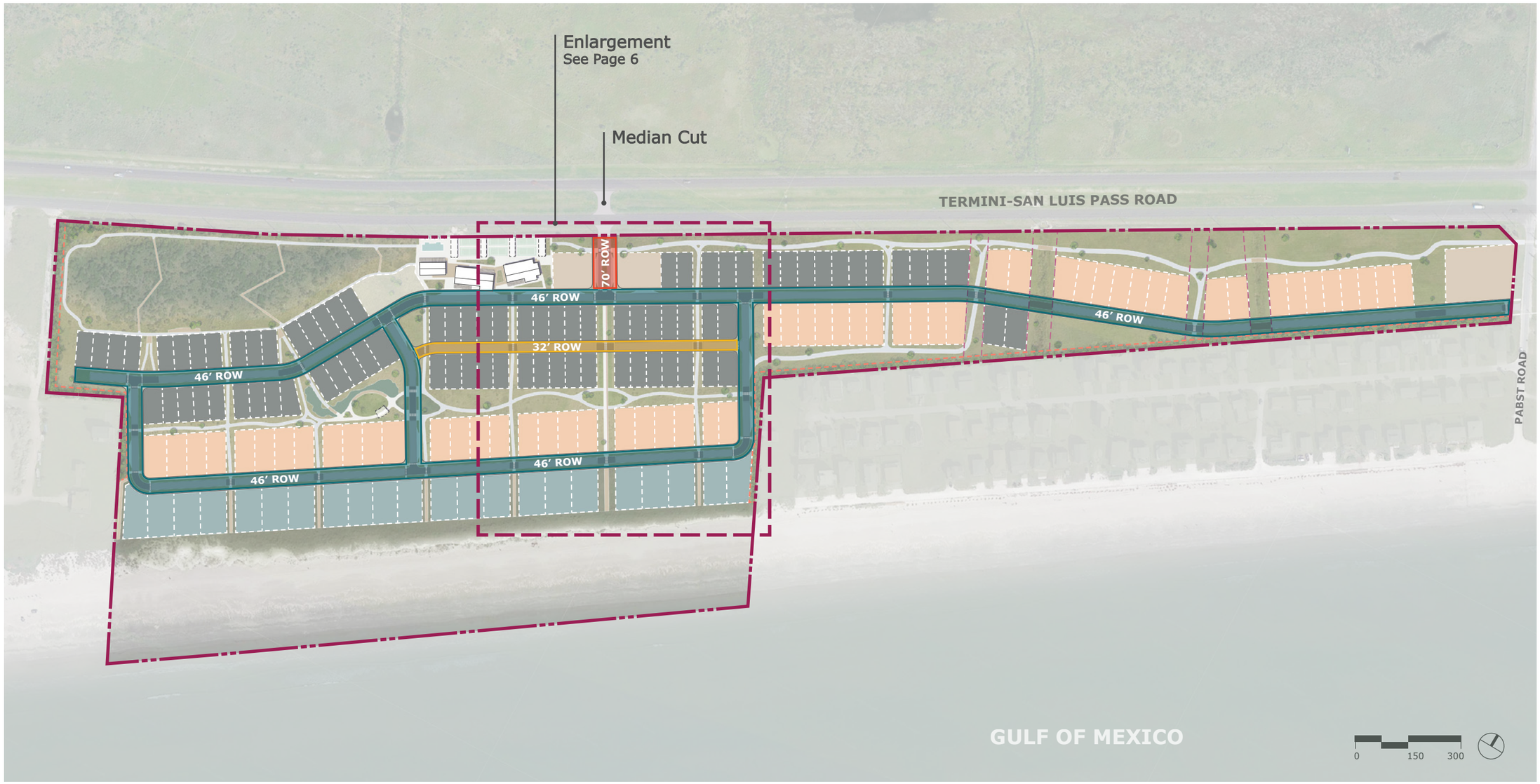
# OPEN SPACE PLAN




LEGEND

- Community Gathering Space
- Pedestrian Promenade
- 25' Dune Corridor
- 50' Greenway
- Trail Connections
- Open Space
- Constructed Native Landscape
- Drainage Reserve
- Existing Drainage Corridor
- Dog Park

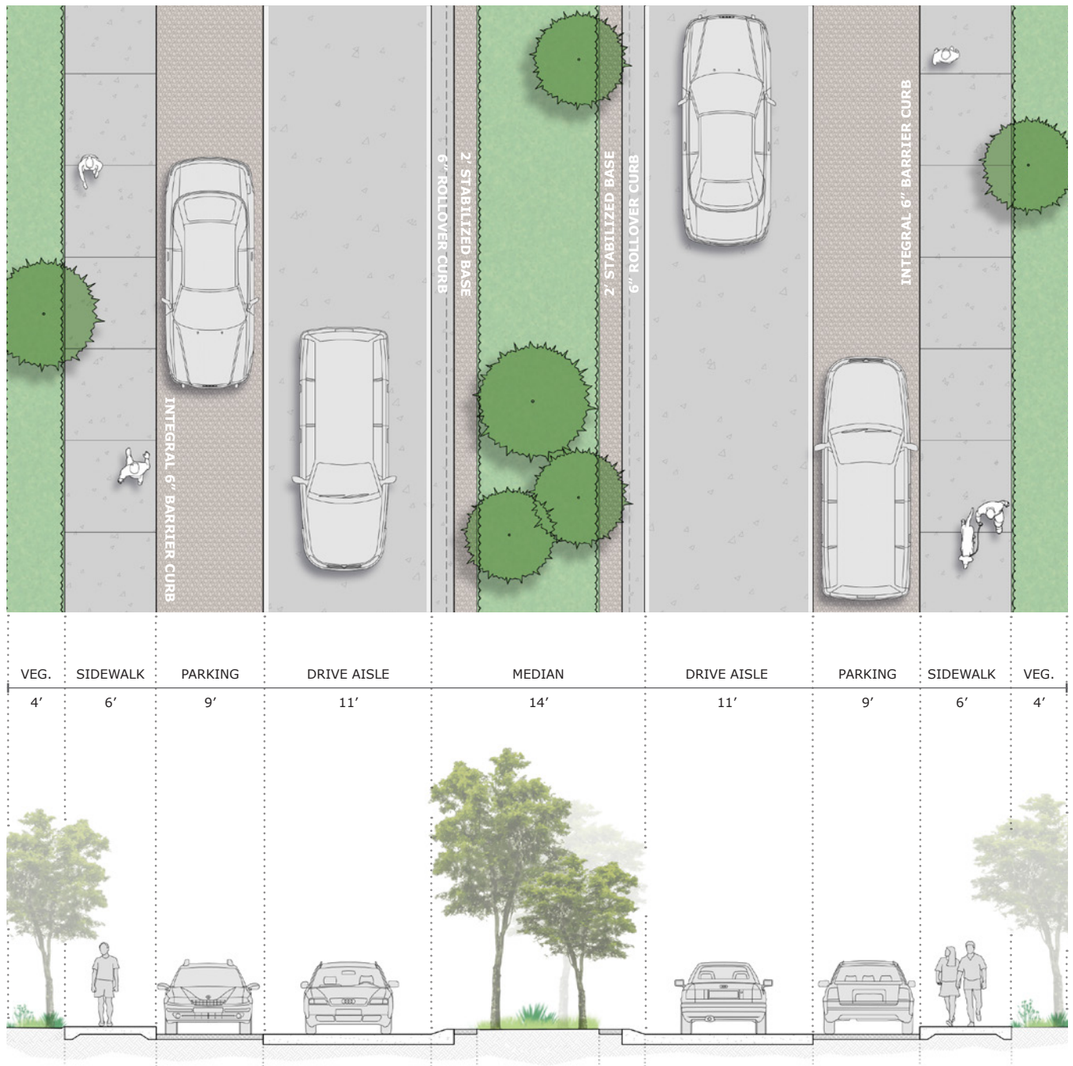
# ROW PLAN



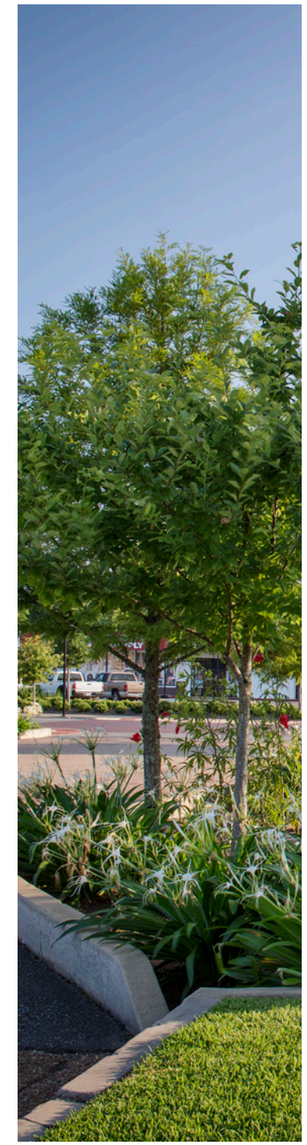

LEGEND

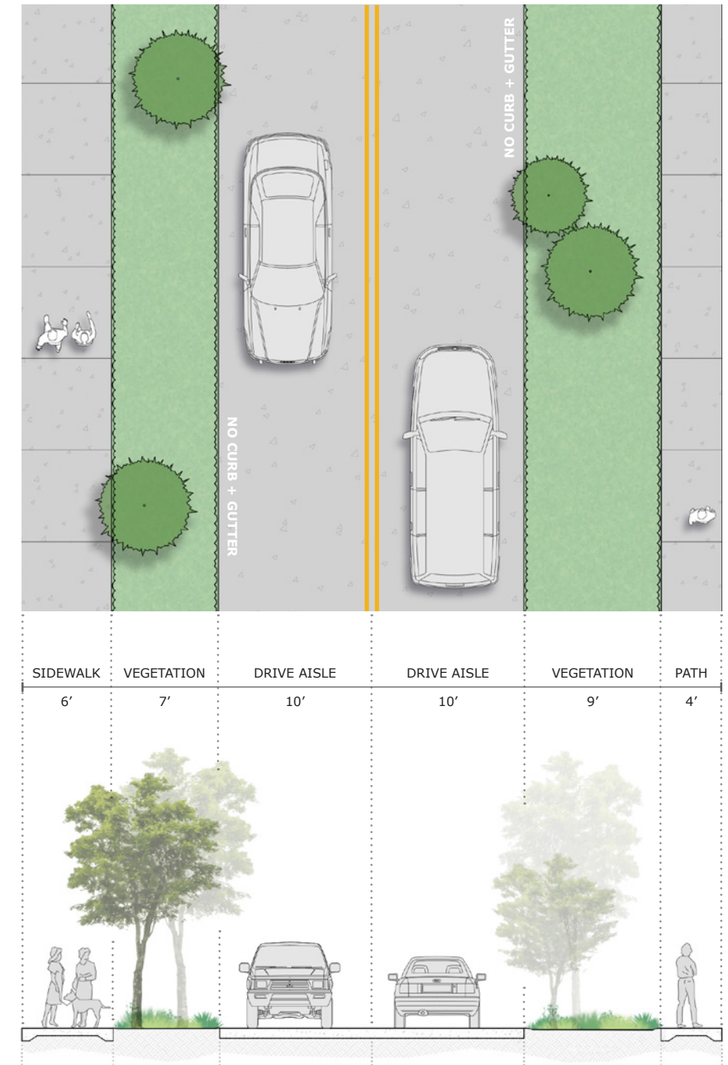
- 70′ ROW: Small Avenue
- 46′ ROW: Minor Residential Road
- 32′ ROW: Service Lane
- Beach Front Villa
- Estate
- Manor
- Residential Reserve

# PRELIMINARY STREET SCECTIONS



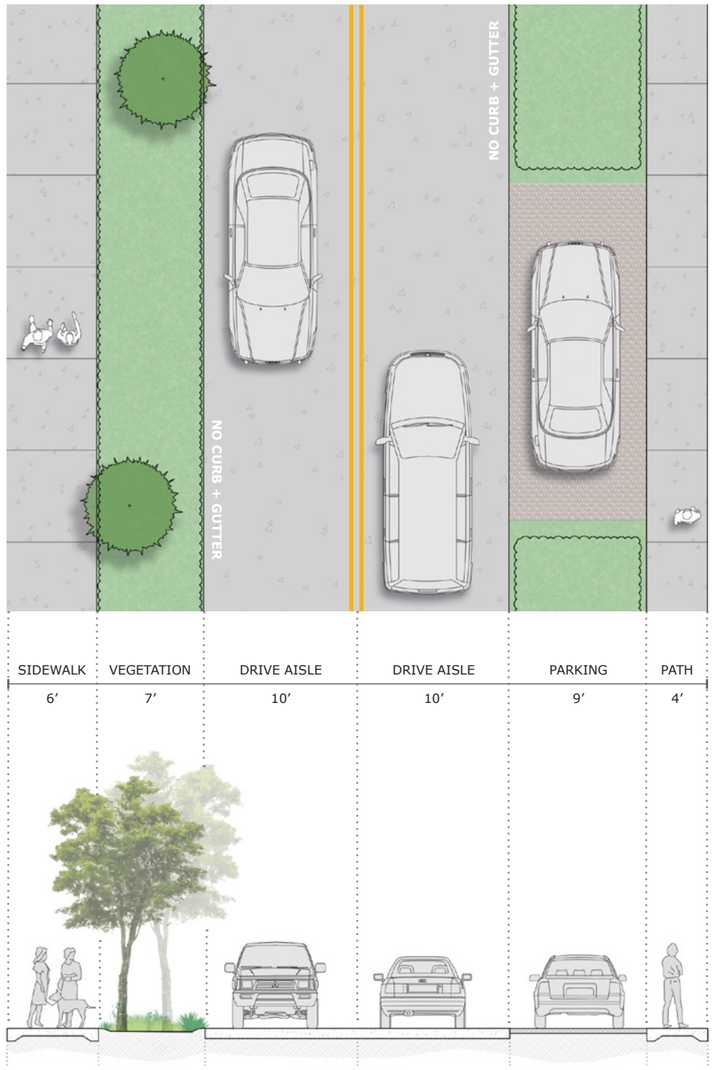

**SECTION A: 70' RIGHT-OF-WAY**



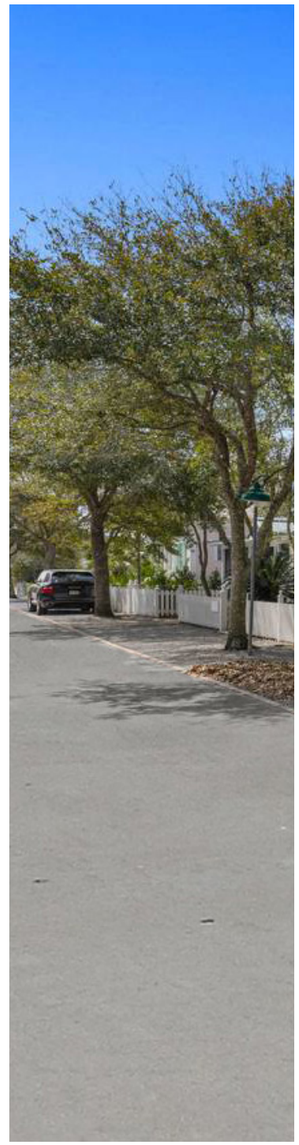


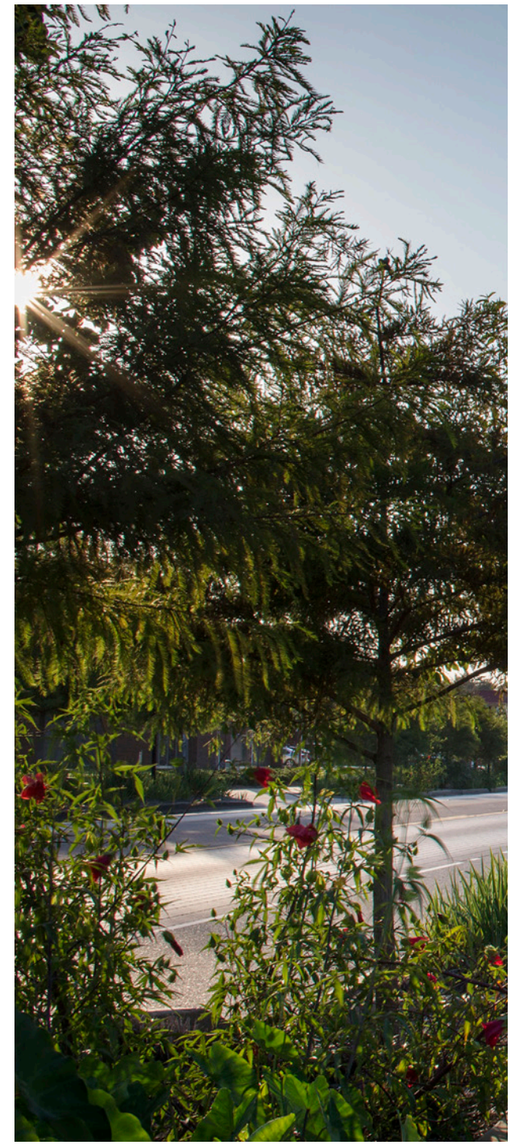

**SECTION B: 46' RIGHT-OF-WAY**

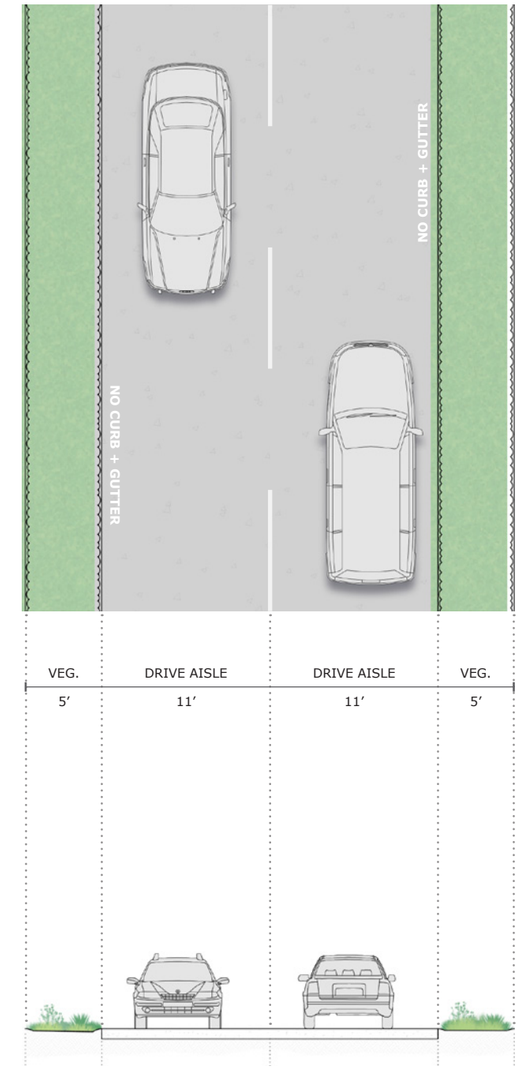
# PRELIMINARY STREET SECTIONS




**SECTION B ALTERNATE: PARKING**



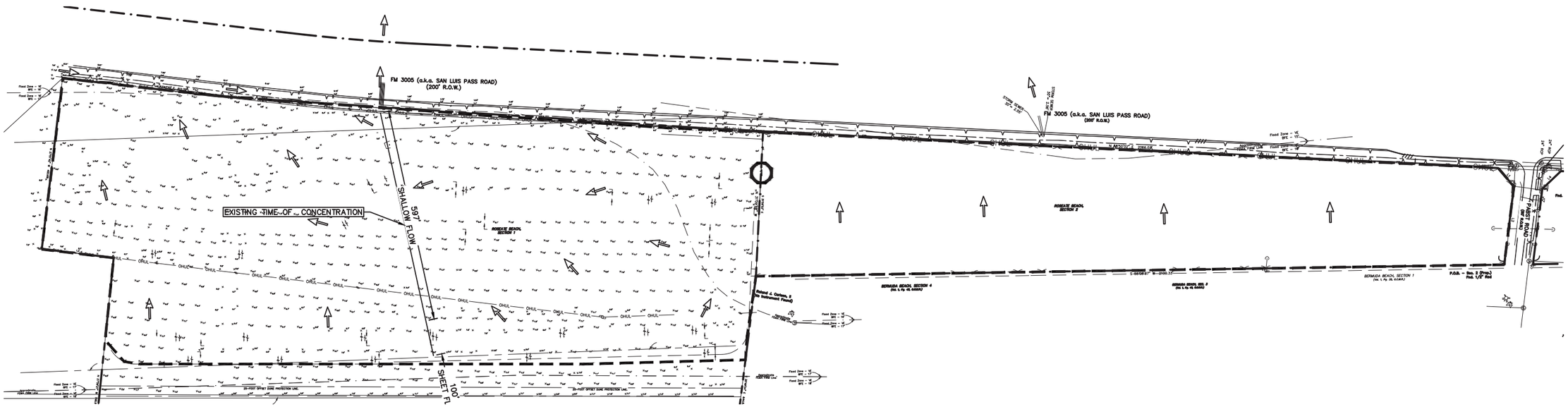


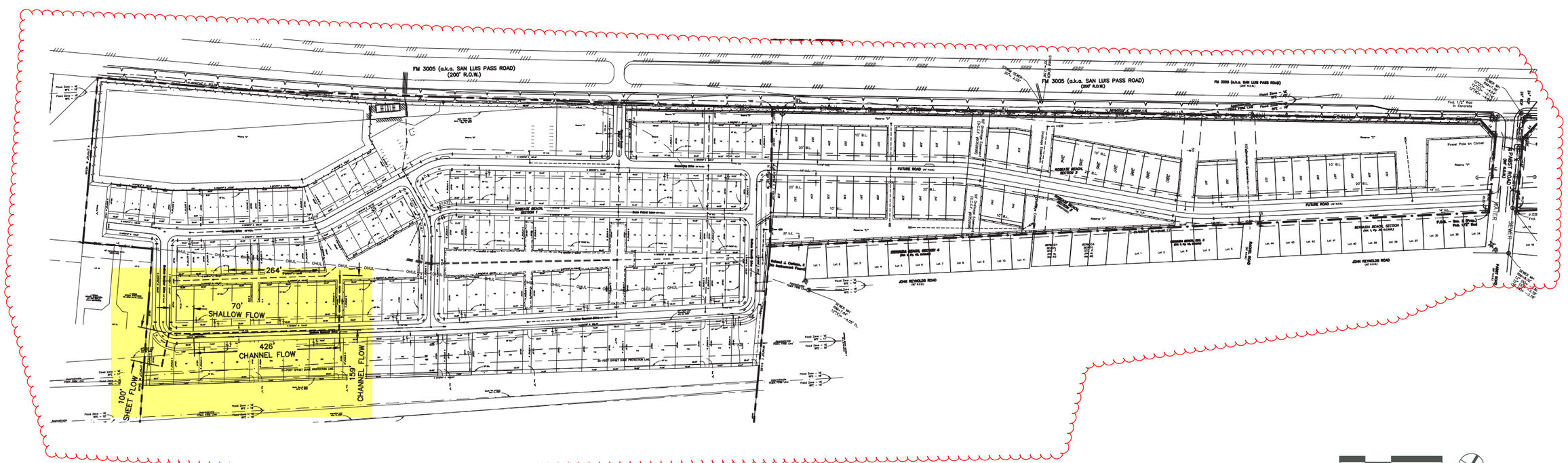



**SECTION C: 32′ RIGHT-OF-WAY**

## EXISTING DRAINAGE AREA

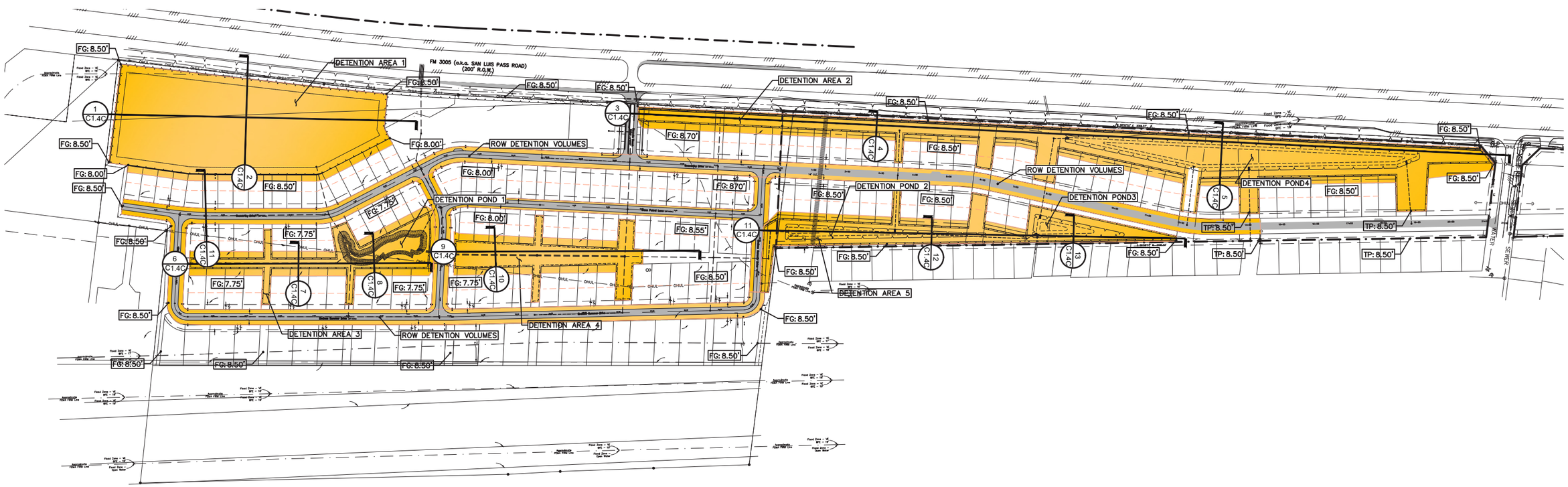
**Plan extracted from approved road and utility Beach-front Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*



## PROPOSED DRAINAGE AREA

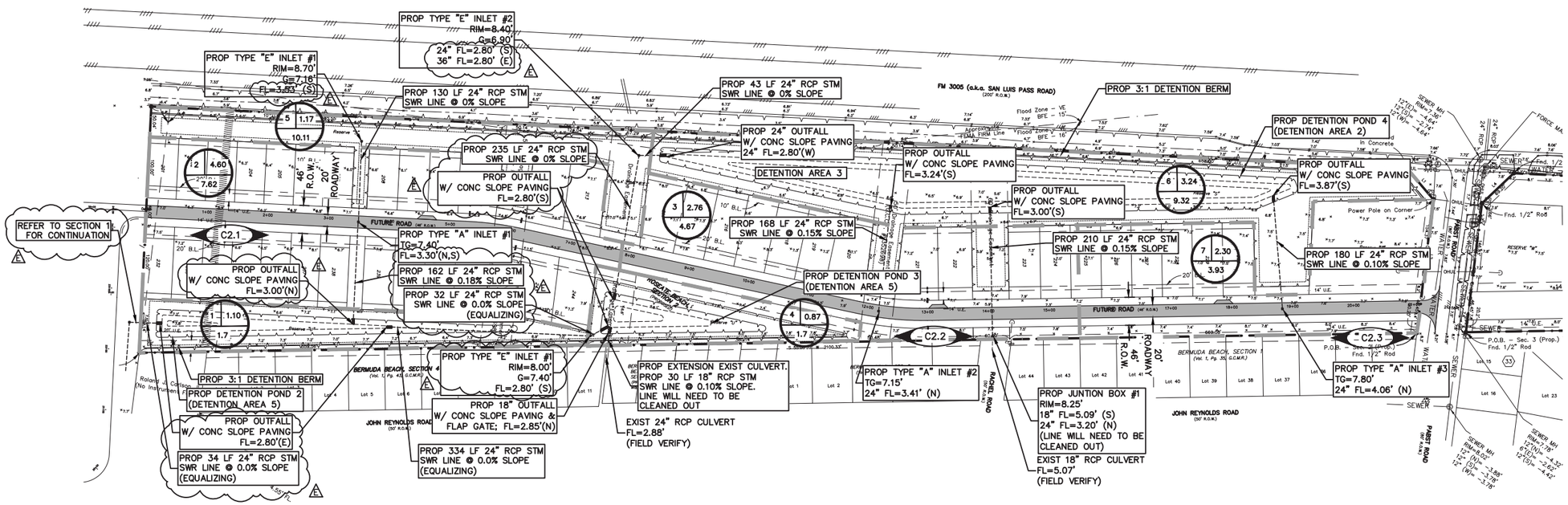
**Plan extracted from approved road and utility Beach-front Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*

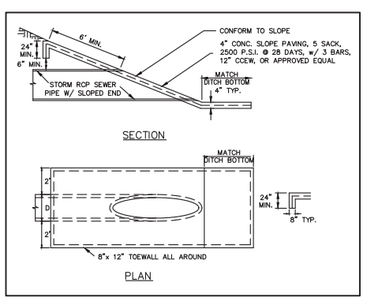



0 150 300

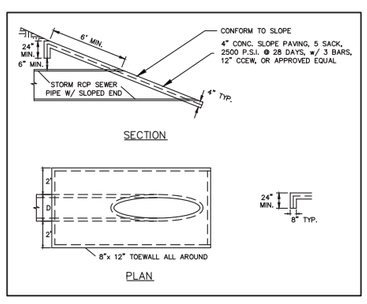
# DRAINAGE PLAN | SECTION 2

**Plan extracted from approved road and utility Beach-front Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*




CONCRETE OUTFALL TO DITCH




CONCRETE OUTFALL AT POND

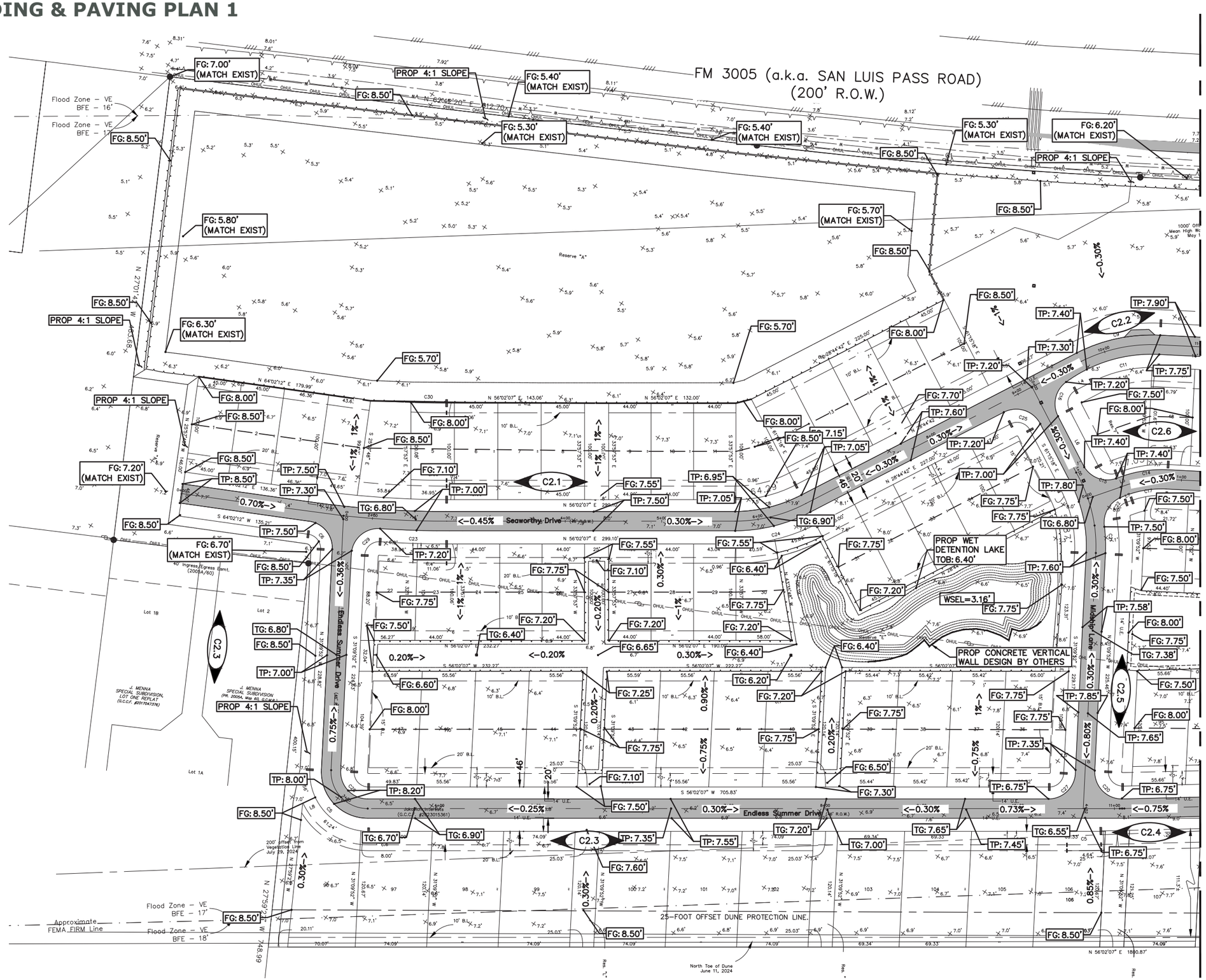
PIPE CHART

**Designed for 2 year frequency (Atlas 14)**
**STORM SYSTEM A**

| Pipe Run From inlet | Pipe Run To inlet | Area No. | Increment Area (ac) | Accumulative Area (ac) | Sum of C/A C = 0.55 | Intensity (in/hr) | Increment Flow (cfs) | Q (cfs) | Area Tc (min) | Total Tc (min) | Reach Length (ft) | Number of Pipes | Diameter of Pipe (in) | Slope (%) | Flow to Inlet (cfs) | Inlet Capacity (cfs) | Manning's "n" | Design Capacity (cfs) | Design Velocity (fps) | Fall (ft) | Manhole Drop (ft) | Flow Line upstrm (ft) | Flow Line dwnstrm (ft) | Actual Velocity (fps) | Hydraulic Gradient (%) | Change in Head (ft) | Hydraulic Gradient Upstrm (ft) | Hydraulic Gradient Dnstrm (ft) | Gutter El Upstream (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA1 | INLET A1 | 1 | 1.10 | 1.10 | 0.55 | 3.52 | 3.11 | 1.94 | 25.18 | 25.18 | 162 | 1 | 18 | 0.15 | 3.11 | 2.50 | 0.013 | 4.07 | 2 | 0.24 | | 3.44 | 3.20 | 1.10 | 0.03 | 0.06 | 6.13 | 6.07 | 8.50 |
| INLET A1 | INLET E1 | 2 | 4.60 | 5.70 | 2.85 | 3.31 | 12.20 | 9.45 | 28.08 | 26.35 | 145 | 1 | 30 | 0.10 | 12.20 | 2.50 | 0.013 | 12.97 | 3 | 0.15 | | 3.20 | 3.06 | 1.93 | 0.05 | 0.08 | 6.07 | 5.99 | 7.40 |
| INLET E1 | INLET E2 | 5 | 1.17 | 6.87 | 3.43 | 3.51 | 3.27 | 12.05 | 25.27 | 27.26 | 405 | 1 | 30 | 0.10 | 3.27 | 2.50 | 0.013 | 12.97 | 3 | 0.46 | | 3.06 | 2.60 | 2.45 | 0.09 | 0.39 | 5.99 | 5.00 | 7.10 |
| AREA4 | INLET E2 | 4 | 0.87 | 0.87 | 0.44 | 3.55 | 2.48 | 1.55 | 24.77 | 24.77 | 235 | 1 | 18 | 0.10 | 2.48 | 2.50 | 0.013 | 3.32 | 2 | 0.24 | | 2.84 | 2.60 | 0.88 | 0.02 | 0.05 | 5.65 | 5.00 | 8.50 |
| INLET E2 | OUT | 5 | 0.00 | 7.74 | 3.87 | 4.51 | 0.00 | 17.45 | 15.00 | 26.85 | 43 | 1 | 36 | 0.12 | 0.00 | 2.50 | 0.013 | 23.10 | 3 | 0.05 | | 2.60 | 2.55 | 2.47 | 0.07 | 0.03 | 5.60 | 5.55 | 6.90 |
| INLET A2 | OUT | 3 | 2.76 | 2.76 | 1.38 | 3.39 | 7.48 | 4.67 | 26.96 | 26.96 | 168 | 1 | 24 | 0.10 | 7.48 | 2.50 | 0.013 | 7.15 | 2 | 0.17 | | 3.41 | 3.24 | 1.49 | 0.04 | 0.07 | 5.41 | 5.24 | 7.80 |
| JB 1 | OUT | 3 | 0.00 | 0.00 | 0.00 | 4.51 | 0.00 | 0.00 | 15.00 | 15.00 | 210 | 1 | 24 | 0.10 | 0.00 | 2.50 | 0.013 | 7.15 | 2 | 0.21 | | 3.21 | 3.00 | 0.00 | 0.00 | 0.00 | 5.21 | 5.00 | 8.25 |
| INLET A3 | OUT | 7 | 2.30 | 2.30 | 1.15 | 3.42 | 6.28 | 3.93 | 26.58 | 26.58 | 180 | 1 | 24 | 0.10 | 6.28 | 2.50 | 0.013 | 7.15 | 2 | 0.18 | | 4.05 | 3.87 | 1.25 | 0.03 | 0.05 | 6.05 | 5.87 | 7.80 |
| AREA6 | INLET E3 | 6 | 3.24 | 3.24 | 1.62 | 3.37 | 8.73 | 5.45 | 27.30 | 27.30 | 55 | 1 | 18 | 0.10 | 8.73 | 2.50 | 0.013 | 3.32 | 2 | 0.06 | | 2.79 | 2.74 | 3.09 | 0.27 | 0.15 | 2.88 | 4.74 | 8.40 |
| INLET E3 | OUT | 5 | 0.00 | 3.24 | 1.62 | 4.51 | 0.00 | 7.30 | 15.00 | 27.79 | 40 | 1 | 24 | 0.12 | 0.00 | 2.50 | 0.013 | 7.84 | 2 | 0.05 | | 2.74 | 2.69 | 2.32 | 0.10 | 0.04 | 4.74 | 4.69 | 8.40 |

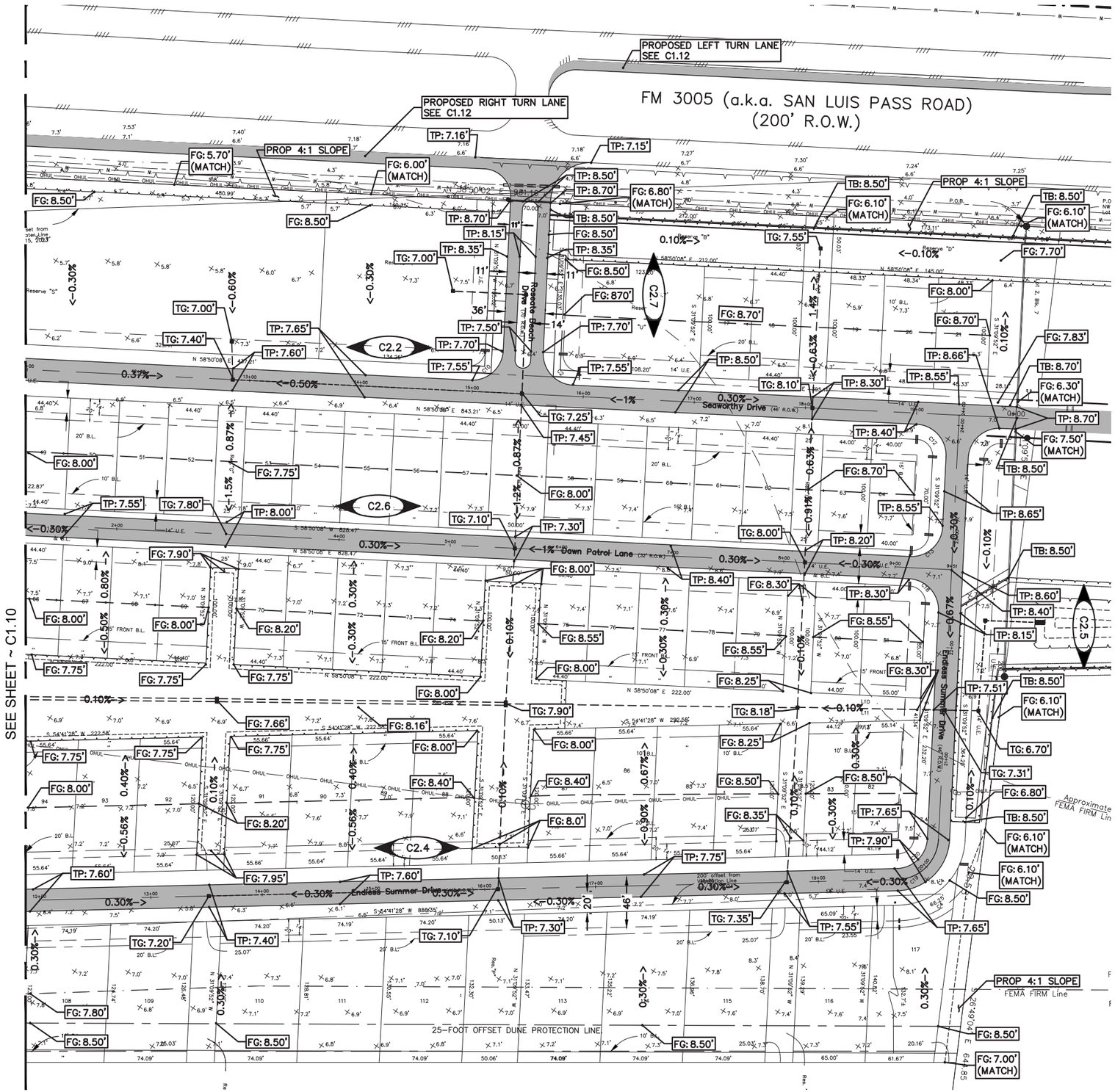
# GRADING & PAVING PLAN 1

**Plan extracted from approved road and utility Beachfront Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*



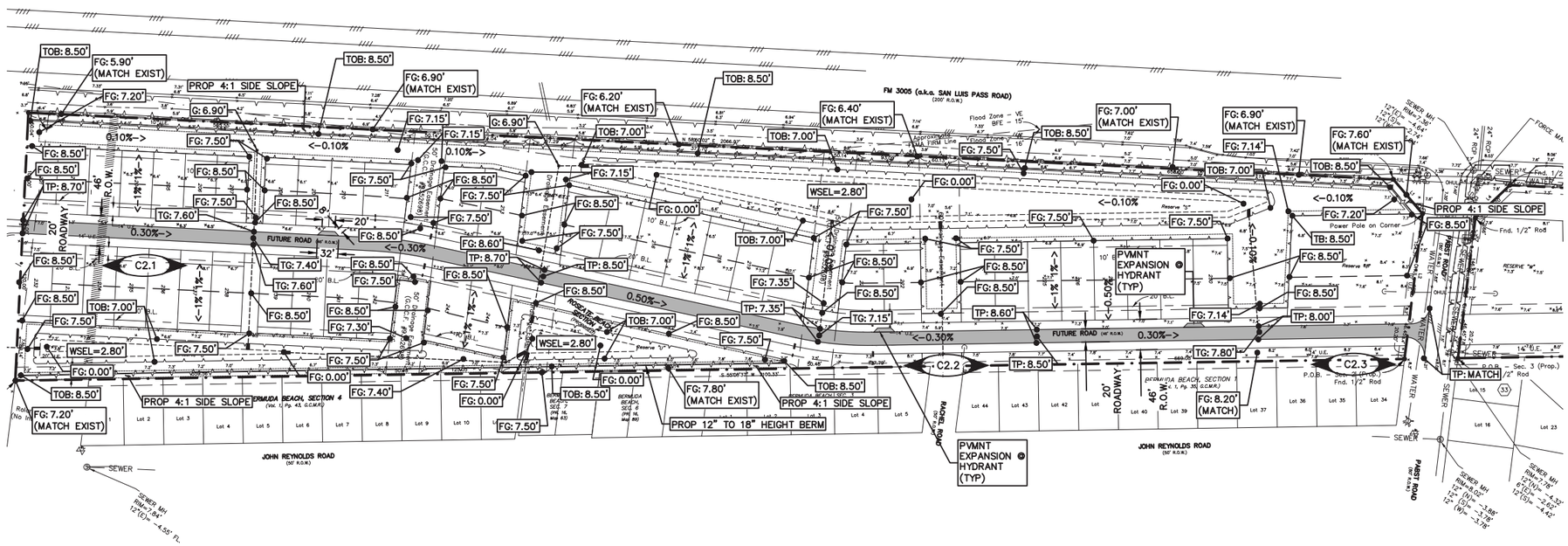
## GRADING & PAVING PLAN 2

**Plan extracted from approved road and utility Beachfront Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*



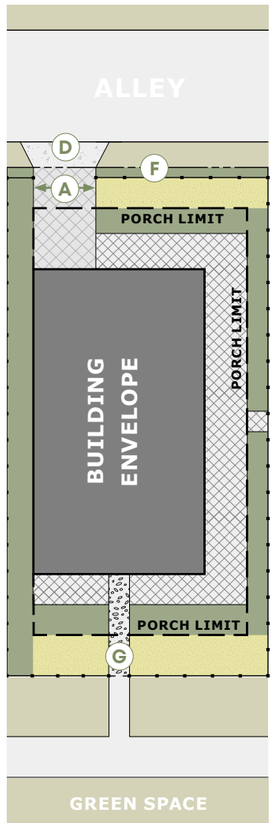
## GRADING & PAVING PLAN | SECTION 2

**Plan extracted from approved road and utility Beach-front Construction Permit drawings for Roseate Beach Development submitted by Shelmark Engineering LLC*



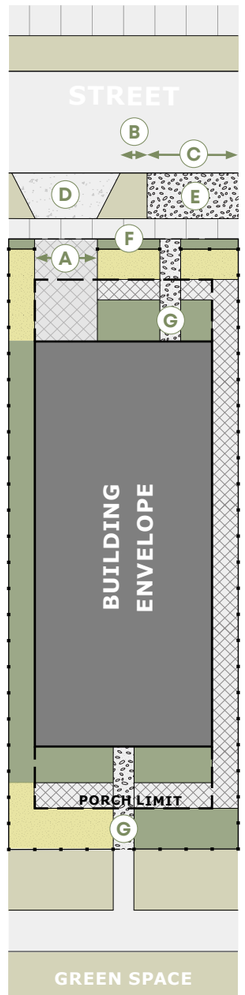

0 100 200

**Three Landscape Scenarios** are illustrated below as examples of permitted residential landscapes in the Roseate Beach community.

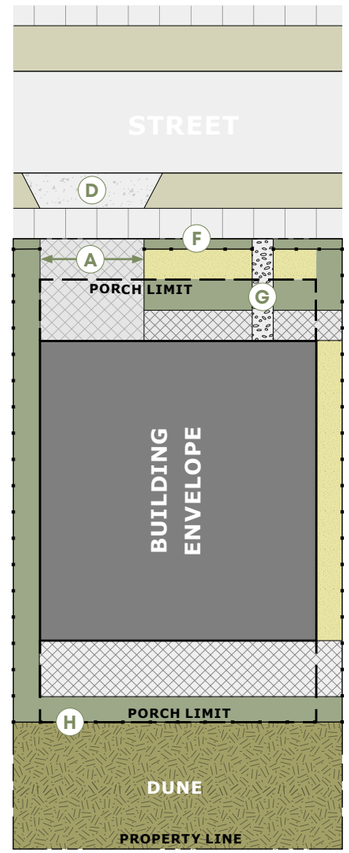



» Leadwalks are not required on Alley-facing sides.

» Sod may not be installed beneath balconies or porches.




» Boat storage is not permitted in Parking Stalls; motor vehicles and golf carts only are permitted.




» A maximum of 35% of the lot area* may be hardscape.

» A maximum of 20% of the lot area* may be sod.

» All remaining lot area must be planted.

» *Lot Area does not include the Building Envelope, Driveway or required Leadwalks.

Key

- Hardscape Material of Choice
- Vehicular-rated Concrete
- Crushed Oyster Shell Gravel
- Sod
- Planting Bed
- (A) See pg. 2-8 for Driveway Width regulations.
- (B) Parking Stalls must be installed a minimum of 5' from the edge of any Driveway.
- (C) Parking Stalls may be a maximum of 22' long.
- (D) Driveway Apron; install from the edge of the property line to the edge of the Street/ Alley.
- (E) Parking Stall; installation is permitted on lots adjacent to 4' Sidewalks & 9' Vegetative Buffers.
- (F) Sod may not be installed between Perimeter Fencing and the Street/Alley Right-of-Way.
- (G) Required Leadwalk
- (H) Perimeter Fencing may be installed along the dune setback line for Beach Front Villas.

## Materials

» Hardscape material options include pavers, concrete, or crushed oyster shell gravel.

» Brick pavers are not permitted.

» Pavers shall be vehicular-rated when utilized for driveways.

» Reputable manufacturers include Wausau Tile, Hanover Paver, and Pavestone. Other manufacturers must be approved by the Town Architect.

» Driveway aprons must be vehicular-rated concrete.

» The use of stained concrete is preferred for driveway aprons.

» Each lot may utilize only one type of paving for their driveway. Pathways and other hardscape areas are not required to match the driveway paving.

» Parking Stalls and Leadwalks must be crushed oyster shell gravel; chipseal application is recommended but not required.

## Colors

» Options for colors will be limited to neutral tones inspired by the colors of the natural landscape. Bright colors such as red and orange tones are not permitted. A product sample must be submitted to the Town Architect for written approval prior to application.

The **Plant Palette** for Roseate Beach is focused on species native to this region and environment.

Resident's may submit plant material outside of that in the species list below for approval by the Town Architect; native and adapted species are preferred.

» Blue Mistflower

» Purple Coneflower

» Cardinal Flower

» Black-eyed Susan

» Seashore Paspalum

» Smooth Cordgrass

» Inland Sea Oats

» Gulf Muhly

» Buttonbush

» Dwarf Palmetto

» Wax Myrtle

» Live Oak

| Common Name | *Scientific Name* | Mature Size |
|---|---|---|
| **Grasses** | | |
| Bushy Bluestem | *Andropogon glomeratus* | 5' H x 3' W |
| Inland Sea Oats | *Chasmanthium latifolium* | 4' H x 2' W |
| Gulf Muhly | *Muhlenbergia capillaris* | 4' H x 3' W |
| Smooth Cordgrass | *Spartina alterniflora* | 8' H x 4' W |
| Seashore Dropseed | *Sporobolus virginicus* | 2' H x 2' W |
| **Sod** | | |
| Seashore Paspalum | *Paspalum vaginatum* | 2' H x 2' W |
| **Wildflowers** | | |
| Blue Mistflower | *Conoclinium coelestinum* | 3' H x 2' W |
| Purple Coneflower | *Echinacea purpurea* | 4' H x 2' W |
| Coralbean | *Erythrina herbacea* | 6' H x 3' W |
| Cardinal Flower | *Lobelia cardinalis* | 4' H x 2' W |
| Turk's Cap | *Malvaviscus drummondii* | 5' H x 5' W |
| Lemon Beebalm | *Monarda citriodora* | 2' H x 1' W |
| Gulf Coast Penstemon | *Penstemon tenuis* | 2' H x 1' W |
| Turkey Tangle Frogfruit | *Phyla nodiflora* | 6" H x 3' W |
| Black-eyed Susan | *Rudbeckia hirta* | 2' H x 1' W |
| **Shrubs** | | |
| Buttonbush | *Cephalanthus occidentalis* | 12' H x 12' W |
| Dwarf Palmetto | *Sabal minor* | 10' H x 10' W |
| Wax Myrtle | *Myrica cerifera* | 12' H x 15' W |
| **Trees** | | |
| Live Oak | *Quercus virginiana* | 20' H x 40' W |

**Planning Commission**
Planning and Development Division
City of Galveston
November 4, 2025

# 25P-044 STAFF REPORT

**ADDRESS:**
4220 Avenue O, 4224 Avenue O, 4228 Avenue O, 4116 Avenue N ½, 4200 Avenue N ½, 4209 Avenue N ½, 4221 Avenue N ½, 4215 Avenue N ½, 4200 Avenue M ½, 1602 43rd Street, 1610 43rd Street, 1614 43rd Street

**LEGAL DESCRIPTION:**
See Exhibit A

**APPLICANT/REPRESENTATIVE:**
Tricon Land Surveying

**PROPERTY OWNER:**
Galveston ISD

**ZONING:**
Residential, Single-Family (R-1)

**REQUEST:**
Replat

**APPLICABLE REGULATIONS:**
Section 13.507 of the LDR and
Chapter 32-5 of the City Code of Ordinances

**STAFF RECOMMENDATION:**
Approval

**EXHIBITS:**
A – Legal Description
B – Applicant's Submittal

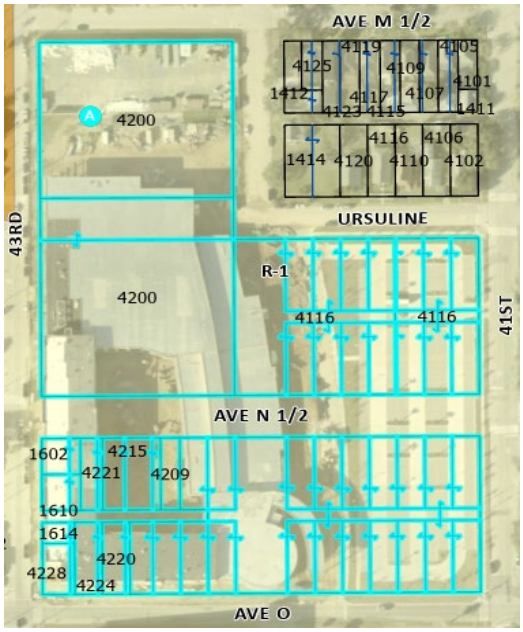
**STAFF:**
Rebekah Annan
Planner
409-797-3645
rannan@galvestontx.gov

**Public Notice: 29**

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 with comment: Municipal Utilities has no objections to the proposed replat; however, there is an existing sanitary sewer line which needs to be centered in a dedicated 20' utility easement.

**Private Utilities Notification Responses:**
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection with comment: CenterPoint has no objections to the proposed replat; however, the applicant will need to apply for a Street-Alley-Closure for part of N from 43rd to 42nd street, all of N ½ from 42rd St to 41st Street and 42nd street from N ½ to Avenue 0.
Texas Gas Service: No Objection



**Background**

In 2023, Galveston ISD began construction of a new high school building across from the existing high school complex to accommodate educational needs. To facilitate the project, part of Avenue N 1/2 and the alley between Avenue N 1/2 and Avenue O were donated to Galveston Independent School District (GISD) by the City of Galveston, Ordinance 23-048.

**Executive Summary**

The applicant is requesting to consolidate multiple blocks into one lot. There are 14 separate lots and abandoned rights-of-way that will be combined to create the lot. The rights-of-way have been donated from the City of Galveston to the school district to fulfill development needs.

**Site and Surrounding Area**

The site has been under construction since 2024 and is proposed to be done in 2026.The school is being built on the Ave N ½ and alley rights-of-way. The surrounding zoning districts are Residential, Single-Family (R-1) to the north, east, west, and south, and Multi-Family (MF) to the west.

**Other Reviews**

There were no objections to the request received from outside Utilities or City Departments. Although, there is a concern from engineering regarding the sanitary line located in the block between 42nd and 43rd Streets and Avenue N and Avenue M ½. Since the sanitary sewer system will remain in place, a 20' utility easement must be granted for the sewer line. Also, CenterPoint requires the applicant to apply for a street-to-alley closure to ensure there are no existing facilities in the development area. The applicant has submitted updated plat documents that include the easement, Exhibit B.

**Minimum Lot Standards**

These parcels were part of an elementary school which was demolished and when all lots are combined, they will greatly exceed the minimum requirements for new parcels in R-1 zoning. The Residential, Single-Family (R-1) zoning district lot requirements which are a minimum 50 feet in width, 100 feet in depth, and a minimum 5,000 square feet of lot area.

Note that because more than four lots are involved in the replat request, Planning Commission action is required.

**Staff Recommendation**

Staff recommends approval for Case 25P-044, request for a replat subject to the following conditions:

*Specific conditions to Case 25P-044:*

1. The applicant shall facilitate the filing of the plat by May 4, 2026;

*Standard conditions:*

2. The applicant shall conform 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. Failure to comply with all comments/conditions may result in penalties and/or revocation of this plat; and
3. The applicant shall comply with all recordation requirements; and, shall provide the Development Services Department and with all Galveston County filing fees by certified check or money order.

Respectfully Submitted,

Rebekah Annan, Planner

10/28/25
Date

Catherine Gorman, AICP
Assistant Director/HPO

10/28/2025
Date

**Legal Description:**

# Exhibit A

Properties are legally described as: M. B. Menard Survey,  West 7 Feet of Lot 11 & East 35-10 Feet of Lot 12 (2011-1), Southwest Block 33, Galveston Outlots; M. B .Menard Survey, West 7 Feet of Lot 12 & East 35-10 Feet of Lot 13 (2012-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 85 Feet of Lot 14 & Part of Lot 13 (2014-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 5 thru 10 & East 1-6 Feet of Lots 4 & 11 (1004-0), Northeast Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1, 2, 3 & 12, 13, 14 & West 41-4 Feet of Lots 4 & 11 (1001-0), Northeast Block 33 Galveston Outlots & Adjacent 42nd Street; M. B. Menard Survey,  Lots 1 thru 14 (1-0), Northwest Block 33, Galveston Outlots & adjacent Avenue N; M. B. Menard Survey, East 30 Feet of Lot 5 (2005-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, East 25-10 Feet of Lot 2 & West 8-6 Feet of Lot 3 (2002-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lot 4 & East 34-4 Feet of Lot 3 & West 12-10 Feet of Lot 5, Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 1 thru 14 & adjacent Alley, Southwest Block 8, Galveston Outlots; M. B. Menard Survey, North 60 Feet of Lot 1 & Part of Lot 2 (2001-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, South 60 Feet of Lot 1 & Part of Lot 2 (2001-1), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, North 35 Feet of Lot 14 & Part of Lot 13 (2014-2), Southwest Block 33, Galveston Outlots; M. B. Menard Survey, Lots 6 through 10 & East 35-10 Feet of Lot 11 (2006-1) Southwest Block 33 & Lots 1 thru 14 Southeast Block 33, Adjacent 42nd Street Replat.

| TLS Job No 25-0341 | Avenue O, Galveston, TX. 77550 | Survey Date: September 8, 2025 |
|---|---|---|

# Exhibit B

*Tract 1:*

*Survey of the North Sixty (60) feet Lot One (1), and the North Sixty (60) feet of the West Seventeen (17) feet of Lot Two (2), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 2:*

*Survey of the South Sixty (60) feet Lot One (1), and the South Sixty (60) feet of the West Seventeen (17) feet of Lot Two (2), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 3:*

*Survey of the East Twenty-Five (25) feet Ten (10) inches of Lot Two and the West Eight (8) feet Six (6) inches of Lot Three (3), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 4:*

*Survey of the East Thirty-Four (34) feet Four (4) inches of Lot Three (3), all of Lot Four (4), and the West Twelve (12) feet Ten (10) inches of Lot Five (5), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 5:*

*Survey of the East Thirty (30) feet of Lot Five (5), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

*Brene Addison*
*Registered Professional*
*Land Surveyor No. 6598*

*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.*

Record

0 40 80

SCALE: 1" = 40'

*Tract 6:*

*Survey of the parts of Lot Thirteen (13) and Fourteen (14), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', and being more particularly described by metes and bounds as follows:*

*COMMENCING at the intersection of the North right-of-way line of Avenue O (70' R.O.W.) and the East right-of-way line of 43rd Street, and being the Southwest corner of Lot 14;*

*THENCE North 16° 15' West, along the East right-of-way line of said 43rd Street and the West line of said Lot 14, a distance of 85 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract;*

*THENCE North 16° 15' West, continuing along the East right-of-way line of 43rd Street and the West line of said Lot 14, a distance of 35 feet to the South right-of-way line of 20 foot alley and being the Northwest corner of the herein described tract;*

*THENCE North 73° 45' East, along the South right-of-way line of said 20 foot alley, a distance of 50 feet to the Northeast corner of the herein described tract;*

*THENCE South 16° 15' East. parallel to the East right-of-way line of said 43rd Street and the West line of said Lot 14, a distance of 35 feet to the Southeast corner of the herein described tract;*

*THENCE South 73° 45' West, parallel to the South right-of-way line of said 20 foot alley, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 0.040 acres (1,750 square feet) of land, more or less.*

*Tract 7:*

*Survey of the South Eighty-Five (85) feet of Lot Fourteen (14) and the South Eight-Five (85) feet of the West Seven (7) feet of Lot Thirteen (13), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 8:*

*Survey of the East Thirty-Five (35) feet Ten (10) inches of Lot Thirteen (13) and the West Seven (7) feet of Lot Twelve (12), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 9:*

*Survey of the East Thirty-Five (35) feet Ten (10) inches of Lot Twelve (12) and the West Seven (7) feet of Lot Eleven (11), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 10:*

*Survey of REPLAT OF S.W. BLOCK OUTLOT 33, THE S.E. BLOCK OUTLOT 33 AND A PORTION OF 42ND STREET, a subdivision in the City and County of Galveston, Texas, according to the map or plat thereof recorded in Plat Record 18, Map No. 764 of the Map Records of Galveston County, Texas.*

*Tract 11:*

*Survey of the Northwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 12:*

*Survey of the Northeast Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 13:*

*Survey of part of Avenue N (70' R.O.W.), located between Southwest Block of Outlot 8 and the Northwest Block of Outlot 33, and between the East right-of-way line of 43rd Street (80' R.O.W.) and the West right-of-way line of 42nd Street.*

*Tract 14:*

*Survey of the Southwest Quarter of Outlot Eight (8), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', SAVE AND EXCEPT that part heretofore conveyed to the City of Galveston by deed recoreded in Volume 1101, Page 477 in the Office of the County Clerk of Galveston County, Texas.*

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 AE (EL 10' & 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0437G & 48167C0441G, 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 OSHA and/or the local power company.
4) Bearings are record, based on the monumentation of the North right-of-way line of Avenue O.

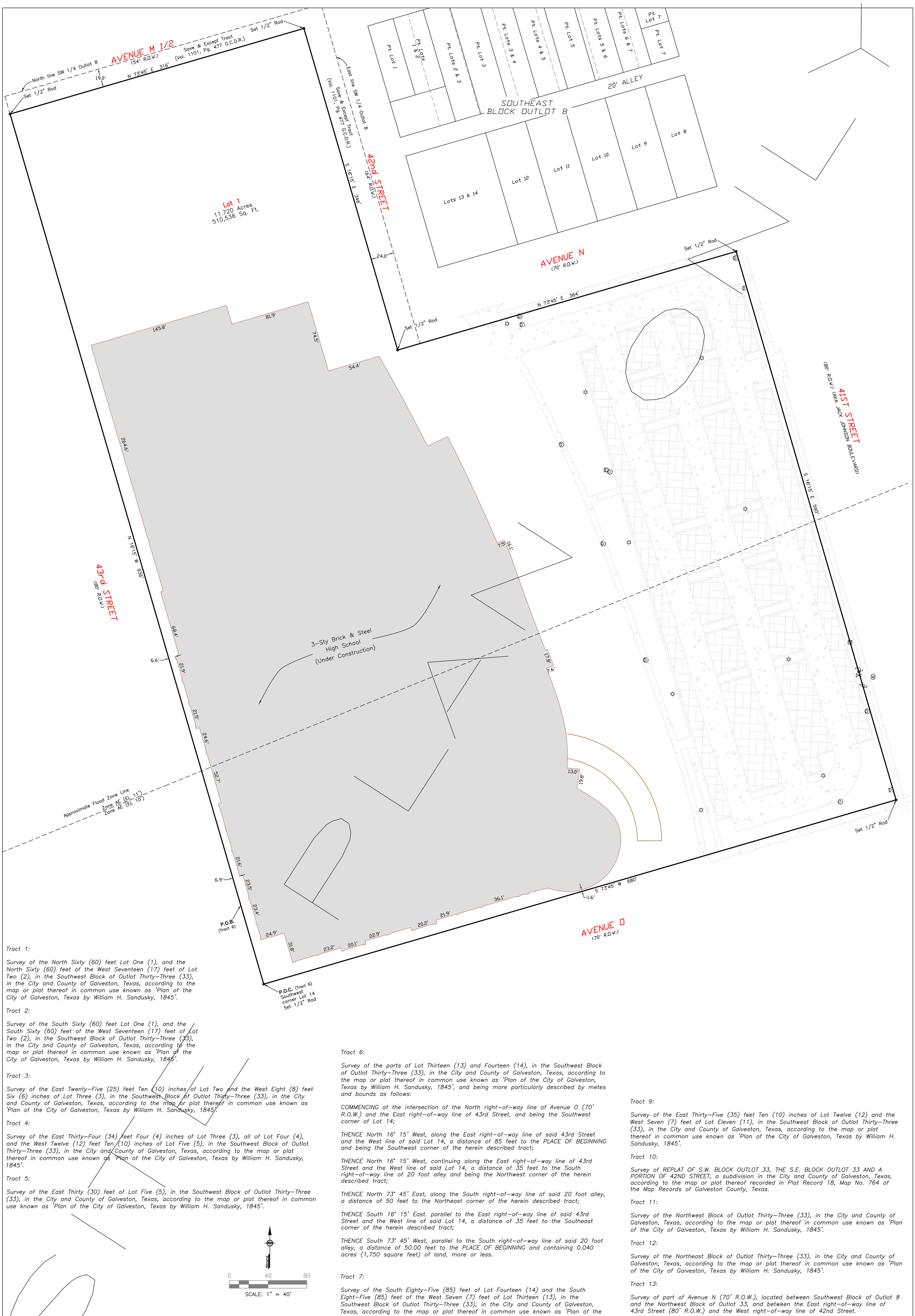
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:
- OHP Overhead Power
- Concrete
- Light Pole
- Manhole
- Power Pole
- Gas Meter
- Water Meter
- TC Telecomm. Box
- E Electrical Box


TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309


Drafting: JA

Surveyed for:
Galveston Independent School District

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*Tract 2:*

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*Tract 3:*

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*COMMENCING at the intersection of the North right-of-way line of Avenue O (70' R.O.W.) and the East right-of-way line of 43rd Street, and being the Southwest corner of Lot 14;*

*THENCE North 16° 15' West, along the East right-of-way line of said 43rd Street and the West line of said Lot 14, a distance of 85 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract;*

*THENCE North 16° 15' West, continuing along the East right-of-way line of 43rd Street and the West line of said Lot 14, a distance of 35 feet to the South right-of-way line of 20 foot alley and being the Northwest corner of the herein described tract;*

*THENCE North 73° 45' East, along the South right-of-way line of said 20 foot alley, a distance of 50 feet to the Northeast corner of the herein described tract;*

*THENCE South 16° 15' East. parallel to the East right-of-way line of said 43rd Street and the West line of said Lot 14, a distance of 35 feet to the Southeast corner of the herein described tract;*

*THENCE South 73° 45' West, parallel to the South right-of-way line of said 20 foot alley, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 0.040 acres (1,750 square feet) of land, more or less.*

*Tract 7:*

*Survey of the South Eighty-Five (85) feet of Lot Fourteen (14) and the South Eight-Five (85) feet of the West Seven (7) feet of Lot Thirteen (13), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 8:*

*Survey of the East Thirty-Five (35) feet Ten (10) inches of Lot Thirteen (13) and the West Seven (7) feet of Lot Twelve (12), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 9:*

*Survey of the East Thirty-Five (35) feet Ten (10) inches of Lot Twelve (12) and the West Seven (7) feet of Lot Eleven (11), in the Southwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 10:*

*Survey of REPLAT OF S.W. BLOCK OUTLOT 33, THE S.E. BLOCK OUTLOT 33 AND A PORTION OF 42ND STREET, a subdivision in the City and County of Galveston, Texas, according to the map or plat thereof recorded in Plat Record 18, Map No. 764 of the Map Records of Galveston County, Texas.*

*Tract 11:*

*Survey of the Northwest Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 12:*

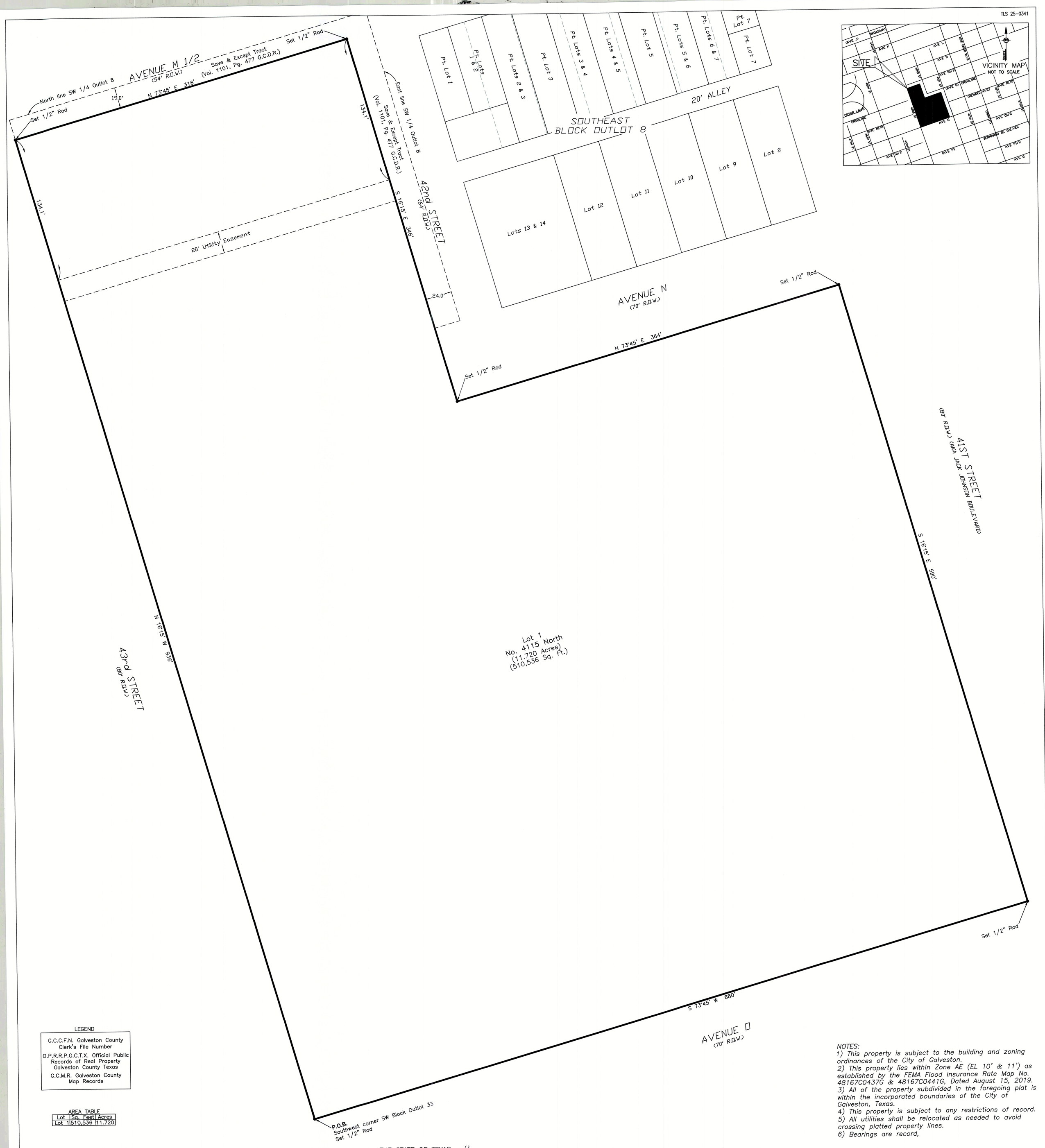
*Survey of the Northeast Block of Outlot Thirty-Three (33), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845'.*

*Tract 13:*

*Survey of part of Avenue N (70' R.O.W.), located between Southwest Block of Outlot 8 and the Northwest Block of Outlot 33, and between the East right-of-way line of 43rd Street (80' R.O.W.) and the West right-of-way line of 42nd Street.*

*Tract 14:*

*Survey of the Southwest Quarter of Outlot Eight (8), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', SAVE AND EXCEPT that part heretofore conveyed to the City of Galveston by deed recoreded in Volume 1101, Page 477 in the Office of the County Clerk of Galveston County, Texas.*




LEGEND

G.C.C.F.N. Galveston County Clerk's File Number

O.P.R.R.P.G.C.T.X. Official Public Records of Real Property Galveston County Texas

G.C.M.R. Galveston County Map Records

AREA TABLE

| Lot | Sq. Feet | Acres |
|---|---|---|
| Lot 1 | 510,536 | 11.720 |

*PROPERTY DESCRIPTION*

*Being 11.720 acre tract or parcel of land including part of the Southwest Block of Outlot Eight (8) conveyed to Galveston Independent School District as recorded in Volume 2441, Page 682 of the Deed Records of Galveston County, Texas, all of the Northwest Block of Outlot Thirty–Three (33), including the 20 foot Alley abandoned by City of Galveston Ordinance 64–32, all of the Northeast Block of Outlot Thirty–Three (33), including the 20 foot Alley abandoned by City of Galveston Ordinance 64–32, that part of the Southwest Block of Outlot Thirty–Three (33), together with part of the 20 foot Alley abandoned by City of Galveston Ordinance 23–048, in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', and all of REPLAT OF S.W. BLOCK OUTLOT 33, THE S.E. BLOCK OUTLOT 33 AND A PORTION OF 42ND STREET, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 764 of the Map Records of Galveston County, Texas, together with that part of Avenue N 1/2 (70' R.O.W.) between 43rd Street (80' R.O.W.) and 41st Street (80' R.O.W. – AKA Jack Johnson Boulevard) abandoned by City of Galveston Ordinance 23–048, that part of Avenue N (70' R.O.W.) between said 43rd Street and 42nd Street (64' R.O.W.) abandoned by City of Galveston Ordinance 76–75, and that part of 42nd Street (80' R.O.W.) between said Avenue N 1/2 and said Avenue N abandoned by City of Galveston Ordinance 64–32, said 11.720 acre tract being more particularly described by metes and bounds as follows:*

*BEGINNING at the intersection of the North right–of–way line of Avenue O (80' R.O.W.) and the East right–of–way line of said 43rd Street, being Southwest corner of the said Southwest Block of Outlot 33 and being the Southwest corner of the herein described tract, a set 1/2 inch rod;*

*THENCE North 16° 15' West, along the East right–of–way line of said 43rd Street, a distance of 936 feet to the South right–of–way line of Avenue M 1/2 (54' R.O.W.) and being Northwest corner of the herein described tract, a set 1/2 inch rod;*

*THENCE North 73° 45' East, along the South right–of–way line of said Avenue M 1/2, a distance of 316 feet to the West right–of–way line of said 42nd Street, a set 1/2 inch rod;*

*THENCE South 16° 15' East, along the West right–of line of said 42nd Street, a distance of 346 feet to the South right–of–way line of said Avenue N, a set 1/2 inch rod;*

*THENCE North 73° 45' East, along the South right–of–way line of said Avenue N, a distance of 364 feet to the West right–of–way line of said 41st Street, a set 1/2 inch rod;*

*THENCE South 16° 15' East, along the West right–of–way line of said 41st Street, a distance of 590 feet to the North right–of–way line of said Avenue O and being the Southeast corner of the herein described tract, a set 1/2 inch rod;*

*THENCE South 73° 45' West, along the North right–of–way line of said Avenue O, a distance of 680 feet to the PLACE OF BEGINNING and containing 11.720 acres (510,536 square feet) of land, more or less.*

*NOTES:*
*1) This property is subject to the building and zoning ordinances of the City of Galveston.*
*2) This property lies within Zone AE (EL 10' & 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0437G & 48167C0441G, Dated August 15, 2019.*
*3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston, Texas.*
*4) This property is subject to any restrictions of record.*
*5) All utilities shall be relocated as needed to avoid crossing platted property lines.*
*6) Bearings are record,*

*THE STATE OF TEXAS {}*
*COUNTY OF GALVESTON {}*
*KNOW ALL MEN BY THESE PRESENTS*

*That I, Dr. Matthew Neighbors, Superintendent, Galveston Independent School District, being the owner of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "BALL HIGH SCHOOL NORTH", in the City and County of Galveston, Texas.*

M. Neighbors
*Dr. Matthew Neighbors, Superintendent*
*Galveston Independent School District*

*THE STATE OF TEXAS {}*
*COUNTY OF GALVESTON {}*
*KNOW ALL MEN BY THESE PRESENTS*

*BEFORE ME, the undersigned authority, on this day personally appeared Dr. Matthew Neighbors, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.*

*WITNESS MY HAND AND SEAL OF OFFICE this 22 day of October, 2025.*

Jordan Alcocer
*Notary Public for the*
*State of Texas*
*My Commission Expires* March 8, 2027

JORDAN ALCOCER
Notary ID #134240828
My Commission Expires
March 8, 2027

*This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.*

*Brene Addison*
*Registered Professional*
*Land Surveyor No. 6598*

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
*TLS 25-0341*

Record
0 40 80
SCALE: 1" = 40'

*This Subdivision plat in the City of Galveston, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commision on this _____ day of _____, 2025.*

*Secretary*
*Galveston Planning Commission*

*Chairperson*
*Galveston Planning Commission*

*THE STATE OF TEXAS {}*
*COUNTY OF GALVESTON {}*
*KNOW ALL MEN BY THESE PRESENTS*

*I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2025, at _____ O'clock, ____m, and duly recorded on _____, 2025, at _____ O'clock, ____m, Instrument #_____, Galveston County records.*

*Witness my hand and seal of office, at Galveston, Texas, the day and date last above written*

*Dwight D. Sullivan, County Clerk*
*Galveston County, Texas*

*By _____Deputy*

# BALL HIGH SCHOOL NORTH

A REPLAT OF THE SOUTHWEST BLOCK OUTLOT 8, NORTHWEST BLOCK OUTLOT 33, NORTHEAST BLOCK OUTLOT 33, SOUTHEAST BLOCK OUTLOT 33, SOUTHWEST BLOCK OUTLOT 33, PT. AVENUE N, PT. AVENUE N 1/2, AND PT. 42ND STREET
CITY AND COUNTY OF GALVESTON, TEXAS

1 LOT – 510,536 SQUARE FEET

October 22, 2025

Owner(s):
Galveston Independent School District

Surveyor:
Brene Addison
Registered Professional Land Surveyor No. 6598

# Development Services Department 2026 Commission Schedule

| | Landmark Commission<br>1st and 3rd Monday 4:00 | Planning Commission<br>1st and 3rd Tuesday 3:30 | Zoning Board of Adjustment<br>1st Wednesday 3:30 |
|---|---|---|---|
| January | 1/5 | 1/6 | 1/7 |
| | **No Meeting** | **No Meeting** | |
| February | 2/2 | 2/3 | 2/4 |
| | 2/16 | 2/17 (9:00 am) | |
| March | 3/2 | 3/3 | 3/4 |
| | 3/16 | 3/17 | |
| April | 4/6 | 4/7 | 4/8* |
| | 4/20 | 4/21 | |
| May | 5/4 | 5/5 | 5/6 |
| | 5/18 | 5/19 | |
| June | 6/1 | 6/2 | 6/3 |
| | 6/15 | 6/16 | |
| July | 7/6 | 7/7 | 7/8* |
| | 7/20 | 7/21 | |
| August | 8/3 | 8/4 | 8/5 |
| | 8/17 | 8/18 | |
| September | **No Meeting** | **No Meeting** | 9/2 |
| | 9/21 | 9/22 | |
| October | 10/5 | 10/6 | 10/7 |
| | 10/19 | 10/20 | |
| November | 11/2 | 11/3 | 11/4 |
| | 11/16 | 11/17 | |
| December | 12/7 | 12/8* | 12/9* |
| | **No Meeting** | **No Meeting** | |

*** Denotes Schedule Change**