NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, NOVEMBER 18, 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 **November 4, 2025 – Regular Meeting**

5. Public Comment

   Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

   6.A **CHANGE OF ZONING**

   1. **25P-047 (201, 202, 207, 208, 214, 215, 219, 220, 301, 302, 307, 308, 313, 314, 319, 325, 326 Barracuda Ave)** Request for a Change of Zoning in order to designate the Barracuda Ave neighborhood as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as ABST 628, Lots 1 – 15, Lot 16 & West 38ft of Lot 17 (16-1), Lyncrest Manor Section 4, UND ½ INT, Lots 17 - 20, Lyncrest Manor, Section 4, in the City and County of Galveston, Texas
      Applicant: Development Services Department

   6.B **LICENSE TO USE**

   2. **25P-045 (1402 Broadway / Avenue J)** Request for a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.
      Applicant: John Liles, R. B. Hash & Associates
      Adjacent Property Owner: Galveston Historical Foundation
      Easement Holder: City of Galveston

7. 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 11/07/2025 at 3:45 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 – November 4, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Tom Singleton, Herb Walpole
Members Absent:	Anthony Rios, Rusty Walla, Ex-Officio CM Beau Rawlins
Staff Present:	Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The October 21, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

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.

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

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

Staff presented the staff report and noted that 114 public hearing notices were sent, and four returned in opposition.

Vice-Chairperson Singleton opened the public hearing on the case. A representative for the applicant, Manny Mehos, gave a presentation to the commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

PLATS

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

Staff presented the staff report and noted that 29 public hearing notices were sent.

Vice-Chairperson Singleton opened the public hearing on the case. A representative for the Property Owner, Zachary Johnson, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the "2026 Meeting Schedule (Staff)" discussion item.

THE MEETING ADJOURNED AT 4:22 PM

25P-047 STAFF REPORT

ADDRESSES:
201, 202, 207, 208, 214, 215, 219, 220, 301, 302, 307, 308, 313, 314, 319, 325, 326 Barracuda Ave

LEGAL DESCRIPTION:
ABST 628, Lots 1 – 15, Lot 16 & West 38ft of Lot 17 (16-1), Lyncrest Manor Section 4, UND ½ INT, Lots 17 - 20, Lyncrest Manor, Section 4, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
Development Services Department

PROPERTY OWNER:
Various

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

REQUEST:
Request for a Change of Zoning in order to designate the area as a Restricted Residential, Single-Family (R-0) zoning district.

STAFF RECOMMENDATION:
Approval

EXHIBITS:
A – Zoning/Boundary Map
B – Land Use Comparison

STAFF:
Pete Milburn, Sr. Project Manager
409-797-3672
Pmilburn@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
53				

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

City Department Notification Responses:
Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection

Private Utilities Notification Responses:
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection

Executive Summary

The request is to designate the properties shown on the above map as a Restricted Residential, Single-Family (R-0) zoning district. The area is currently zoned Residential, Single-Family (R-1). The primary distinction between the R-0 and R-1 zoning districts is the ability of property owners to legally use their homes as a short term rental dwelling. Short term rentals are not allowed in the R-0 zoning district.

Interpretation of Use Classification

As changes of zoning are of a permanent nature, regardless of the present proposed land use for the properties, which will remain single-family residential, the Planning Commission and City Council must consider all potential future land uses that will become permitted uses should the request for a change of zoning be approved. Please see Exhibit 'B' for a comparison list of the permitted uses in the Residential, Single Family (R-1) and Restricted Residential, Single-Family (R-0) zoning districts.

Compatibility with Surrounding Land Use and Zoning

No proposed change to present land use, the neighborhood will remain single-family in character. Therefore, this request does not affect compatibility with surrounding uses and zoning.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1)	Residential
North	Residential, Single-Family, Galveston Landmark (R-1-H)	Park
South	Residential, Single-Family (R-1)	Residential
East	Residential, Single-Family (R-1)	Residential
West	Resort/Recreation (RES/REC)	Boat Repair Facility

Criteria to Establish R-0 Zoning District

Per the City of Galveston's Land Development Regulations, the following criteria must be met to establish a Restricted Residential, Single-Family (R-0) zoning district:

Criteria	*Proposed District*
75 percent of the dwellings in the proposed zoning area must be single-family owner occupied structures.	Per available records, at least 82 percent of the dwellings are owner occupied.
75 percent of the property owners shall initiate a petition to rezone to R-0.	Petition initiated by 76 percent of property owners.
Commercial uses and short term rentals prohibited.	No commercial uses currently in operation. Existing short term rental uses will not be affected by this request.
The petition shall identify the streets, street blocks, and boundary subject to the rezoning.	The petition enumerates all addresses of properties subject to rezoning within the area boundary.

The neighborhood must be similar in design and character.	The neighborhood is very similar in design and character. Lot layouts, setbacks, street layout, and type of construction are consistent throughout the neighborhood.
Dangerous and dilapidated structures as defined in the Municipal Code must not be present within the proposed boundary of the R-0 district.	No dangerous and dilapidate structures currently exist in the area.

Criteria for Approval

According to Division 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's 2011 Comprehensive Plan and other adopted neighborhood plan, special area plan, redevelopment plan, or other plan applicable to the area;
2. The proposed zoning is consistent with the future land use map of the 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 Land Development Regulations, including parking and buffering requirements; and
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.

Conformance

Staff finds this request to be consistent with the criteria to establish a Restricted Residential, Single-Family (R-0) zoning district, and the change of zoning approval criteria as prescribed in Section 13.601 (C) of the Land Development Regulations. The neighborhood will remain single-family in orientation, hence not creating any adverse effect or incompatibility issues within the area and existing surrounding uses.

Non-Conformity As a result of the zoning classification change, the property addressed 302 Barracuda, will become a legally non-conforming use and may continue to operate the property as a short term rental, in accordance with short term rental regulations.

Staff Recommendation Staff recommends approval of the proposed change of zoning in order to the designate area as a Restricted Residential, Single-Family (R-0) zoning district.

City Council City Council has the final decision authority and will hear this request at the December 11, 2025 meeting.

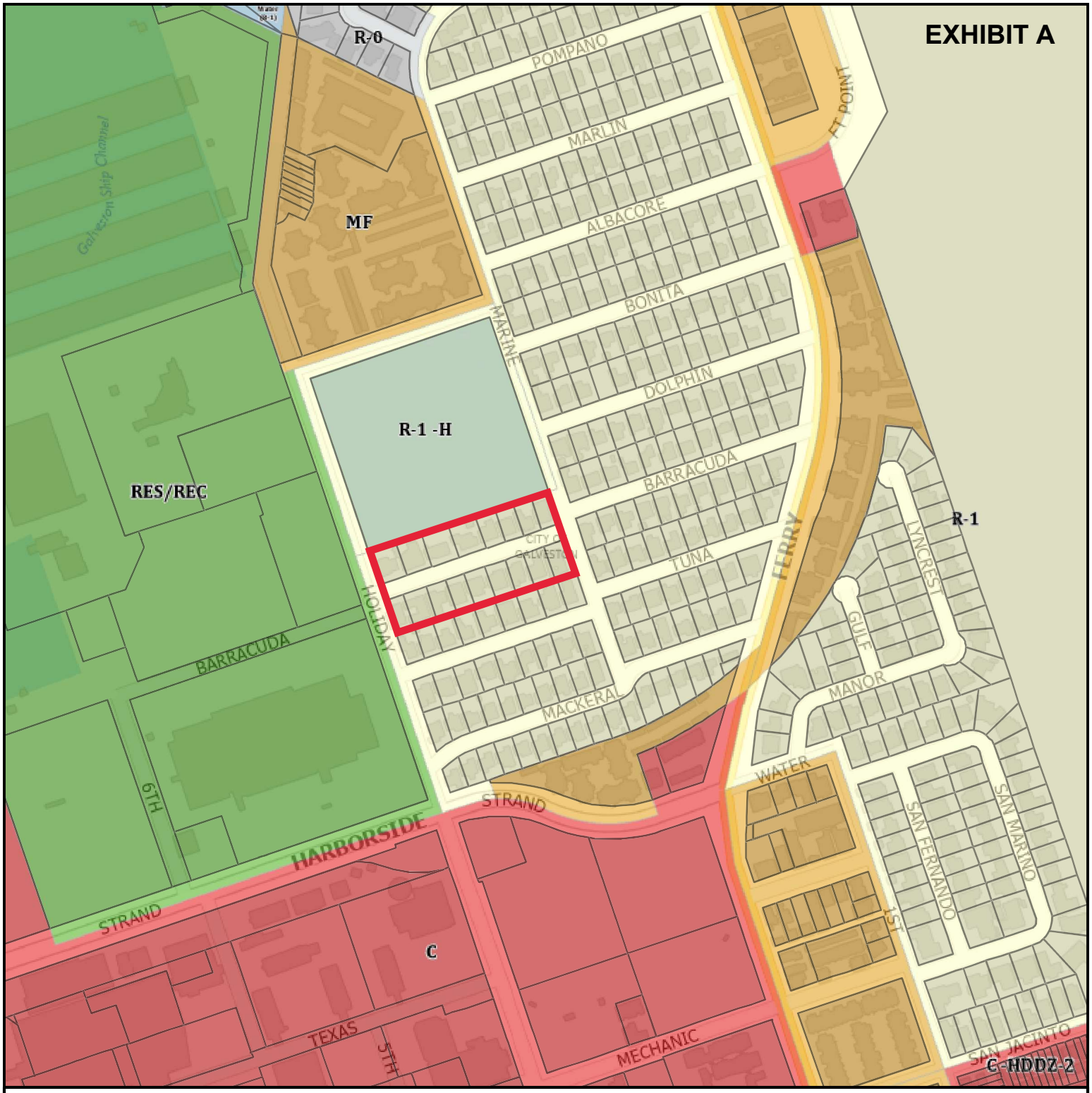
Respectfully Submitted,

Pete Milburn
Pete Milburn, Sr. Project Manager

11-7-2025
Date

Catherine Gorman, AICP
Assistant Director/HPO

11/07/2025
Date



City of Galveston - Zoning Web Map

Printed on: 11/07/2025
By: gis
City of Galveston - Zoning Web Map

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

N

1:4,800
*approximate scale

* 0 0.08 mi

Source Credits: City of Galveston, USGS, et al. - Basemap; Galveston Central Appraisal District (GCAD) - Street Centerlines, Municipal Boundaries, Lot Lines, & Parcels; GCAD & Pictometry - Building Footprints & 2024 Aerial; City of Galveston - Zoning Districts, Historic Districts, & Landmarks

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

Legend

- Parcel
- Lot Line
- Galveston Landmark
- Local Historic District
- Commercial (C)
- Central Business (CB)
- Industrial, Heavy (HI)
- Industrial, Light (LI)
- Multifamily (MF)
- Residential, Single-Family Detached (R-0)
- Residential, Single-Family (R-1)
- Residental, Duplex - Eightplex (R-2)
- Residential, SIngle-Family, Historic District (R-3)
- Resort/Recreation (RES/REC)
- Traditional Neighborhood (TN)
- Urban Neighborhood (UN)
- Water (R-1)

Agricultural Land Use	R-0	R-1
Agricultural Support	-	-
Agriculture/Urban Farming	-	L
Commercial Stable	-	-
Residential Stable	-	-
Veterinarian, Large Animal	-	-
Residential Land Uses	**R-0**	**R-1**
Accessory Dwelling Unit	L	L
Bed and Breakfast	-	-
Boarding House, Dormitory, Fraternity or Sorority	-	-
Child Care Facility, Residential (Day Care)	-	-
Community Garden	-	L
Cottage Food Production	P	P
Home Based Business	-	-
Home Based Occupation	L	P
Hospital House Establishment	-	-
Live-Work Unit	-	-
Condominium	-	-
Duplex	-	-
Multi-Family Residential	-	-
Residential Land Uses	**R-0**	**R-1**
Personal Care Homes (DADS)	P	P
Short Term Rental Residential Dwelling	-	P
Single-Family Detached	P	P

Townhouse	-	-
Commercial Land Uses	**R-0**	**R-1**
Adult Day Care	-	-
Adult Use (SOB)	-	-
Alcoholic Beverage Sales, Liquor Store or Package	-	-
Arena / Stadium	-	-
Auto Service/Fueling or Charging Station	-	-
Bar	-	-
Boat Repair Facility	-	-
Boat Sales or Rental	-	-
Child Care Facility, Day Care (Commercial)	-	-
Cleaning / laundry pick-up station	-	-
Cleaning / laundry-mat self service	-	-
College / University / Vo-Tech	-	-
Commercial Land Uses	**R-0**	**R-1**
Commercial Amusement, Indoor	-	-
Commercial Amusement, Outdoor	-	-
Commercial Lodging (Hotel)	-	-
Commercial Warehousing and Logistics	-	-
Correctional or Rehabilitation Facility	-	-
Credit Access Business	-	-
Family Care Facility	-	-

Flea Market	-	-
Golf Carts, Sales and Service	-	-
Gun Shop	-	-
Heavy Vehicle, Manufactured Home, Watercraft or Aircraft Sales or Rental	-	-
Homeless Shelter	-	-
Hospital	-	-
Kennel	-	-
Library	-	-
Medical Office / Clinic / Lab	-	-
Fine Arts Instruction	L	L
Nursery or Greenhouse, Retail	-	-
Nursing / Convalescent Home	-	-
Office	-	-
Outdoor Storage	-	-
Commercial Land Uses	**R-0**	**R-1**
Parking Lot, Commercial Surface Parking Area	-	-
Parking Structure or Lot Incidental to Main Use	-	-
Parking Structure – Mixed Use	-	-
Passenger Motor Vehicle Sales or Rental	-	-
Pawn Shop	-	-
Personal Fitness	-	-
Pet Grooming Services	-	-
Place of Private Assembly	-	-

Place of Public Assembly	-	-
Private Club	-	-
Professional Services, Instruction/Counseling	-	-
Public Safety Facility	-	-
Recreation Indoor	-	L
Recreation Outdoor	-	L
Recycling Center	-	-
Restaurant, Drive-In / Through	-	-
Restaurant, No Drive-In / Through	-	-
Retail - Big Box	-	-
Retail - Commercial	-	-
RV Park	-	-
School: Private	-	-
Self Storage	-	-
Commercial Land Uses	**R-0**	**R-1**
Short Term Rental Residential Dwelling	-	P
Small Scale Food And Beverage Production	-	-
Substance Abuse Facility	-	-
Vehicle Wash	-	-
Vending Kiosk/ATM	-	-
Veterinarian, Small Animal	-	-
Wholesale	-	-
Industrial Land Use	**R-0**	**R-1**
Automotive Wrecking and Salvage Yard; Junkyard; Recycling Business	-	-
Excavation	L	L

Heavy Industry	-	-
Light Industry	-	-
Mining / Extraction	-	-
Research and Testing Laboratory	-	-
Parking and/or Multimodal Transportation Facility	-	-
Power Generation	-	-
Public Utility Facility, Neighborhood	-	-
Industrial Land Use	**R-0**	**R-1**
Towing Service Facility	-	-
Uses involving Radioactive Material, not including uses related to diagnosis and treatment of illness; and, construction applications; and, academia and scientific research	-	-
Public/Private Land Uses	**R-0**	**R-1**
Airport	-	-
Cemetery	-	-
Heliport	-	-
Helistop	-	-
Marina	-	-
Public Utility Plant	-	-
Rail Yard	-	-
Port and Harbor Facilities	-	-
Wireless Telecommunication Facility	-	-

25P-045 STAFF REPORT

ADDRESS:
1402 Broadway / Avenue J

LEGAL DESCRIPTION:
M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
John Liles, R. B. Hash & Associates

ADJACENT PROPERTY OWNER(S):
Galveston Historical Foundation

EASEMENT OWNER:
City of Galveston

ZONING:
Residential, Single-Family, Historic District, Galveston Landmark (R-3-H)

REQUEST:
License to Use (LTU)

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

STAFF RECOMMENDATION:
Approval with findings and conditions

EXHIBITS:
A - Applicant's Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
18				

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: Applicant shall pay a fee for the safety devices used during construction

Private Utilities Notification Responses:
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection

Executive Summary

The applicant requests a License to Use the right of way on 14th street. The right of way will be blocked off to the public and will be used as a loading zone for a roof replacement project at Bishop's Palace. The Temporary License to Use (TLTU) associated with the project expired June 13, 2025.

Physical Characteristics

The construction items will be placed on the right-of-way along 14th Street and traffic control devices will be used to manage traffic in the area. The sidewalk area on 14th Street from Broadway to the alley will be closed to pedestrian traffic. Also, pedestrian warning signs will be placed on the edge of Broadway and Sealy Avenue. Please see Exhibit A for details of the extent of the encroachment.

The applicant requests that the construction items remain in its current place till December 31st, 2025.

Paid Parking

No paid parking is affected by this LTU request.

License to Use

A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establishes the procedure for processing LTU approval.

Other Reviews

There were no objections from outside utilities or other City departments. However, the Public Works Department made a comment requesting the applicant to pay an additional fee for the use of safety devices to regulate traffic.

Due to the location of the property within the East End Historic district and designation as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Landmark Commission will consider this request at their November 17, 2025 meeting.

Staff Recommendation

Staff recommends Case 25P-045, request for a License to Use the public right-of-way be approved, subject to the following conditions:

Specific Conditions:

1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project;
2. The License to use shall be valid until December 31, 2025;
3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area;

Standard Conditions:

4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review

and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;

5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;

8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,

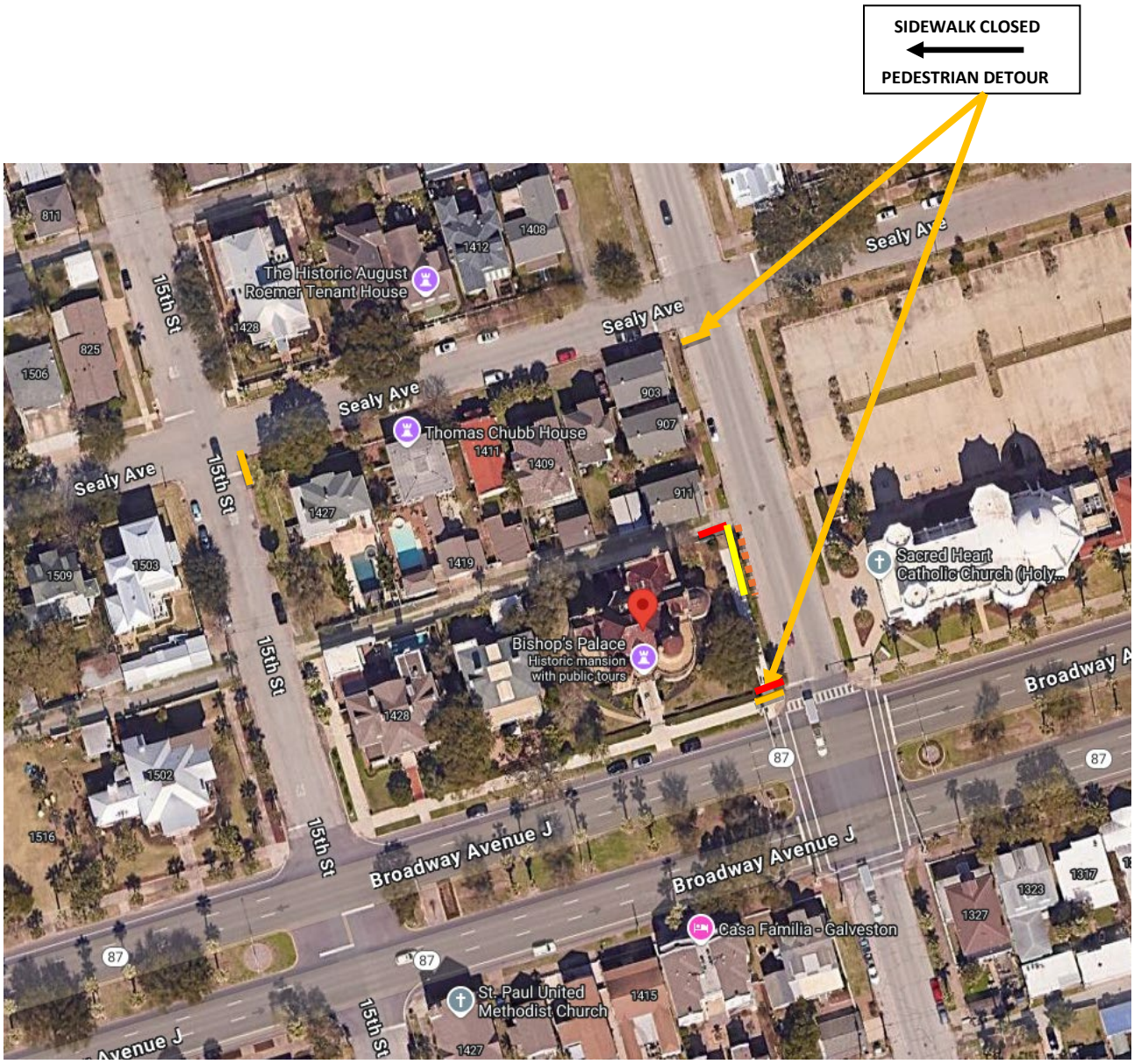
11/05/2025

Rebekah Annan, Planner — Date

11/05/2025

Catherine Gorman, AICP — Date
Assistant Director/HPO

MEMORANDUM



EXHIBIT

- No Parking Signs
- Channelize Cones/Vertical Panels
- Proposed Barricades
- Pedestrian Warning Signs
- Construction Fencing/ Scaffolding

NOTE: The installation of the traffic control device shall be govern by the Traffic Division in the field as they deem necessary for each TLTU permit.

MEMORANDUM

EXHIBIT

- No Parking Signs
- Channelize Cones/Vertical Panels
- Proposed Barricades
- Pedestrian Warning Signs
- Construction Fencing/ Scaffolding

NOTE: The installation of the traffic control device shall be govern by the Traffic Division in the field as they deem necessary for each TLTU permit.