

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, DECEMBER 2, 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 18, 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 24BF-133 (1923 Boddeker Rd)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 628 M Menard Survey Tract 62, 230.840 Acres, in the City and County of Galveston, Texas.
Applicant: The Park Board of Trustees of the City of Galveston
Property Owner: The City of Galveston

6.B PLAT

- 6.B.2 25P-050 (3919 Nueces)** Request for a minor plat to increase the number of lots from one to two. The property is legally described as the Abstract 121, Hall & Jones Survey, Lot 1935-A (1934-0), Sea Isle 8th Extension Replat, in the City and County of Galveston, Texas.
Applicant: Angel Wall, TLTS Inc
Property Owner: Terry and Lynn Day

7. New Business and Associated Public Hearings

7.A CHANGE OF ZONING

3. **25P-046 (11243 Stewart Road)** Request for a change of zoning from Residential-Single

Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to a Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. The property is legally described as Abstract 121 Page 64, Part of Lots 19 and 22 (19-6) and Part of Right of Way, Trimble & Lindsey Section 2, in the City and County of Galveston Texas.

Applicant: Gregory W. Hayes

Property Owner: Gregory W. Hayes

7.B GALVESTON LANDMARK

4. **25P-048 (3427 Sealy / Avenue I)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas.

Applicant: James and Pearlie Josey

Property Owner: James and Pearlie Josey

7.C PLATS

5. **25P-049 (5228 Broadway /Avenue J, 5100 Sealy, Avenue I, and 5215 Winne/Avenue G)** Request for a Final Plat. Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas.

Applicant: Mona Purgason, Galveston Housing Authority

Property Owner: Galveston Housing Authority

8. Discussion Items and Action Items

- 8.A Action Item – Representation of Planning Commission at the January 15, 2026, City Council Meeting (Staff)

- 8.B Discussion Item – Topics for discussion at the January 15, 2026, City Council Meeting (Walla)

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 11/21/2025 at 01:15 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 18, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole

Members Absent: John Lightfoot, Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Pete Milburn, Senior Project Manager; Donna Fairweather, Interim City Attorney; Rebekah Annan, Planner, Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 4, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CHANGE OF ZONING

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

Staff presented the staff report and noted that 53 public hearing notices were sent, and five returned in favor.

Donna Fairweather arrives at 3:34 p.m.

Chairperson Walla opened the public hearing on the case. See the attached list of presentations made to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Pete Milburn steps away at 3:51 p.m. and returns at 3:54 p.m.

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

Commissioner Rios seconded.

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

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

The motion passed.

LICENSE TO USE

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

Staff presented the staff report and noted that 18 public hearing notices were sent, and one returned in favor.

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

Chairperson Walla made a motion to approve the request with Staff's Recommendations and extending the date in Specific Condition 2. to March 31, 2026.

Commissioner Humphrey seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:06 PM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

To: Rusty Walla, Planning Commission Chairperson, City of Galveston Planning Commission
From: Kyle Clark, Coastal Resources Manager
Date: Tuesday, November 18, 2025
Re: **24BF-133 (1923 Boddeker Rd)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 628 M Menard Survey Tract 62, 230.840 Acres, in the City and County of Galveston, Texas.
Applicant: The Park Board of Trustees of the City of Galveston
Property Owner: The City of Galveston

Summary:

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

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

Description

The applicant is requesting approval to consolidate and relocate four seaweed berm dunes at East Beach - Apffel Park. A total of 11,310 cubic yards of material is proposed to be relocated. The proposed dune will be 1018 feet long, 60 feet wide with an average height of 10 feet.

A mitigation is proposed to account for indigenous dune species impacted by the consolidation and relocation of the seaweed berm dunes. A total of 8,456 square feet of indigenous dune species is proposed to be compensated for on the newly built dune.

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

² Texas Natural Resources Code § 63.056



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

Public notice of the December 2, 2025, Planning Commission meeting was sent to three (3) 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

1923 Boddeker Rd Case #24BF-133

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
- ▭ Parcels



0 115230 460 690 920 1,150 1,380 1,610 Feet

1:10,108

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) - 9/23/2025

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.

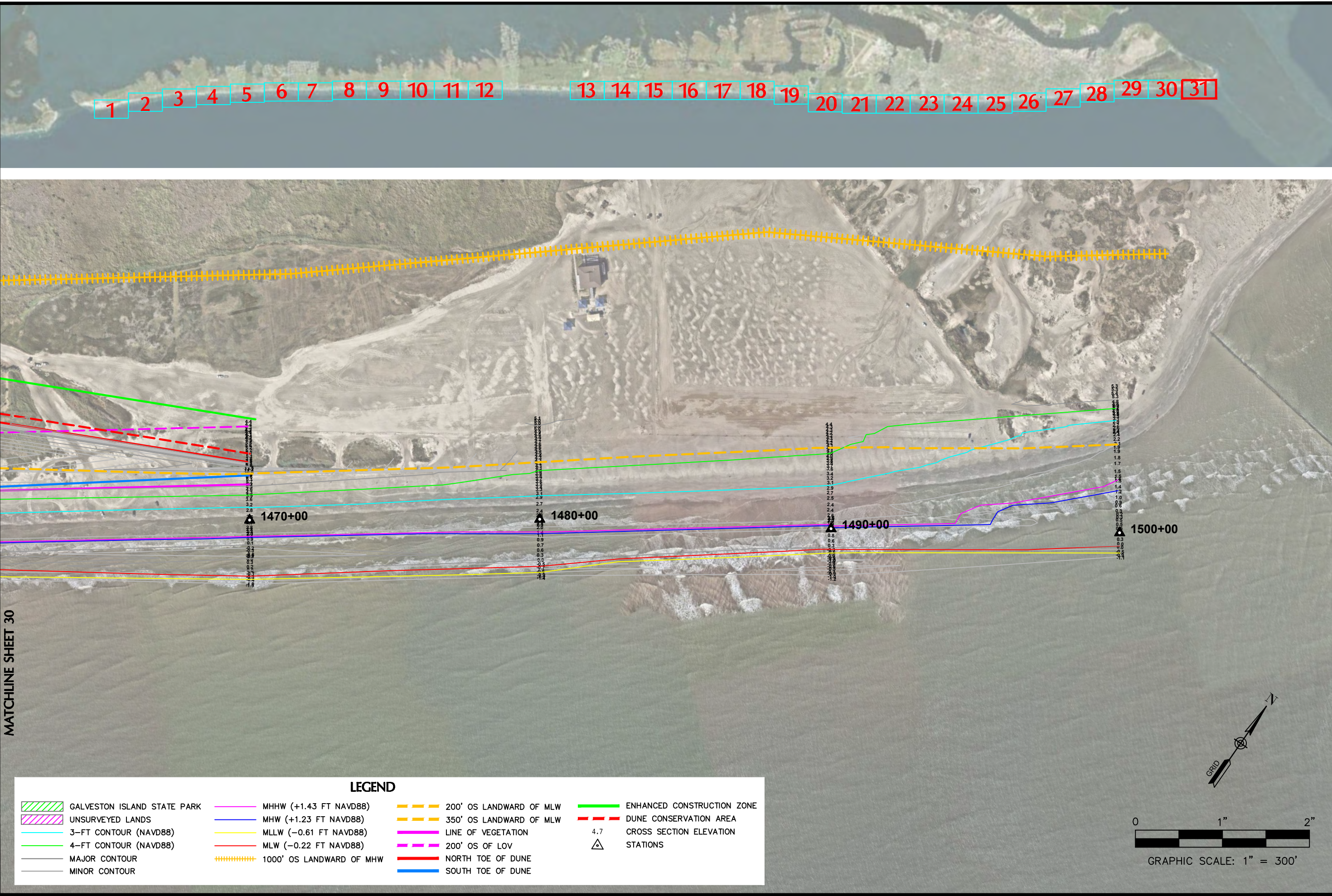
The data presented on these pages is not
legally binding on the City of Galveston or any of
its departments. These maps and the
associated data are representations ONLY and
may contain errors in the databases.



B – Topographic Surveys

x:\Departments\Geospatial\Projects\02579001.020R - Galveston Coastal Survey\CAD\dwg\Active - Exhibits\2579001-02R_PS_BASE_EXHIBIT.dwg

MATCHLINE SHEET 30



LEGEND

GALVESTON ISLAND STATE PARK

UNSURVEYED LANDS

3-FT CONTOUR (NAVD88)

4-FT CONTOUR (NAVD88)

MAJOR CONTOUR

MINOR CONTOUR

MHHW (+1.43 FT NAVD88)

MHW (+1.23 FT NAVD88)

MLLW (-0.61 FT NAVD88)

MLW (-0.22 FT NAVD88)

1000' OS LANDWARD OF MHW

200' OS LANDWARD OF MLW

350' OS LANDWARD OF MLW

LINE OF VEGETATION

200' OS OF LOV

NORTH TOE OF DUNE

SOUTH TOE OF DUNE

ENHANCED CONSTRUCTION ZONE

DUNE CONSERVATION AREA

CROSS SECTION ELEVATION STATIONS

Reference Files:		Designed by:	Checked by:	REVISIONS	
		CW	DM		
		Drawn by:	Reviewed by:		
		DF	TS		
		Date:	Submitted by:		
		12/31/24	TS		
		Plot Scale:	Comm. No.:	No.	Date
		1"=300'	631039403		

GALVESTON ANNUAL SURVEY

2024

PLAN VIEW

DRAWING NO.

PV-31

SHEET 31

OF 31

Aptim Environmental & Infrastructure, LLC

6401 CONGRESS AVENUE, SUITE 140

BOCA RATON, FLORIDA 33487

www.aptim.com

PH: (561) 391-8102

FAX: (561) 391-9116

Page 11 of 84

C – Site Plans and Drawings

The Park Board of Trustees of the City of Galveston
Beachfront Construction Application – The City of Galveston, Coastal Resources
Division
Seaweed Berm Relocation Project
R.A. Apffel (East Beach) Park

Nature of the Project/Scope of Work

The intent of the project is to relocate the seaweed berms at R.A. Apffel Beach Park (East Beach Park), as a cursory measure to reduce a ponding water problem during rainfall events by allowing the accreting beach to naturally build up, or nourish, the parking lot with windblown sand. The plan includes mitigating the existing dunes to an alternative location on site, the back of the western parking lot within the park.

Currently, the eastern parking lot of East Beach Park does not have dunes in a similar location towards the beachfront and does not experience the same ponding issues as the western parking lot with the beachfront dunes.

The dune relocation cannot be avoided due to the need to continually relevel the western parking lot with sand sourced from elsewhere, should the dunes stay in place. The approximate existing square footage of the indigenous coastal dune vegetation on the seaweed berms is 8,456 sq feet and is comprised of 11,310 cubic yards of sand. These seaweed berms were built as test dunes during a 2014 seaweed (sargassum) inundation that overwhelmed the Galveston Island beaches. Sargassum was bailed using compactors and placed in an 800 linear feet berm structure by Texas A&M University at Galveston with funding provided from the Texas General Land Office and the Park Board of Trustees of the City of Galveston (Park Board) (Figlus, Sigren, Webster, & Linton, 2015).

The existing bollard line landward of the stockpiles, that runs parallel with the beach, will be pulled and reinstalled as sections of the berms are completed and moved into the park proper. Bollards in the parking areas, that delineate parking, will be worked around or pulled and reinstalled in their original location.

Existing emergency vehicular access to the beach front shall not be blocked. Public access to the beach park cannot be closed. Work will be staged so that sections of the park are still available for public access and parking. The hired contractor shall ensure that necessary safeguards (safety fencing, etc.) are in place to separate the general public from the active work areas within the park. "No Work" dates might need to be established, after the award of a construction contract.

Mitigation Plan

The Park Board has developed the following Mitigation Plan intended to compensate for the impact to existing vegetation from the seaweed berm relocation project proposed at East Beach Park. The Texas General Land Office Mitigation Sequence has been followed, and avoidance, minimization, and mitigation are not feasible due to the nature of the project. The sand volume and square footage of vegetation impacted have been measured by hired professionals and will be compensated for by moving the existing sand from the seaweed berms and replanting the new berm(s). The proposed dune relocation, which can be found in Attachment A., matches the existing quantity of sand on the berms, and the proposed slope was designed to meet the City of Galveston's Erosion Response Plan requirements for a minimum 3:1 slope and an average height of 75% of the island's base flood elevation as measured from mean sea level. The replanting portion of the compensation project for the newly formed dunes will consist of 8,456 sq ft of indigenous dune vegetation coverage. The square footage of indigenous dune vegetation that will be compensated for was determined through an assessment in which Attachment B of the application packet expands upon. The compensation will replicate the square footage of verified existing dune plants on the existing seaweed berms intended to be relocated, resulting in a 1:1 ratio upon project completion.

The selected service provider will need to obtain the necessary number of "new" sprigs of Texas General Land Office approved dune vegetation to complete the mitigation activities in a timely manner. All components of the vegetation and sand compensation portion of this project must comply with the mitigation sequence of the Texas General Land Office Dune Protection Improvement Manual. The completion of this activity will also require approval by the Texas General Land Office.

Wildlife Monitoring

Due to the location and timing of this project, the contractor for both the berm relocation work and vegetation compensation work will be required to have a dedicated wildlife monitor(s) complete an endangered species / wildlife monitor training class; as presented by a certified trainer approved by the U.S. Fish & Wildlife Service and/or the U.S. Army Corp of Engineers.

This dedicated monitor(s) is required to be on site during ALL construction activities and implement the special terms and conditions associated with this activity. The dedicated monitor cannot be a member of the construction crew or machine operator. In addition, the crew chief or site supervisor will be required to have the same endangered species/wildlife

monitoring training class. The crew chief or site supervisor should provide a daily briefing (during the daily safety brief prior to the start of construction activities for the day) on endangered species and wildlife to all of their staff members and subcontractors' employees providing onsite services.

It is possible, but not guaranteed, the Park Board may be able to assist the successful respondent in setting up a suitable training session. Daily reports will be required.

References

Figlus, J., Sigren, J., Webster, R., & Linton, T. (2015). Innovative Technology Seaweed Prototype: Dunes Demonstration Project. Texas A & M University: Galveston, TX, USA.

**The Park Board of Trustees of the City of Galveston
Beachfront Construction Application – The City of Galveston, Coastal Resources Division
Seaweed Berm Redistribution and Mitigation Project
R.A. Apffel (East Beach) Park**

Aerial View of East Beach Park



Sourced from Google Earth
(3/20/2023 Satellite Date)

Proposed Seaweed Berm Distribution

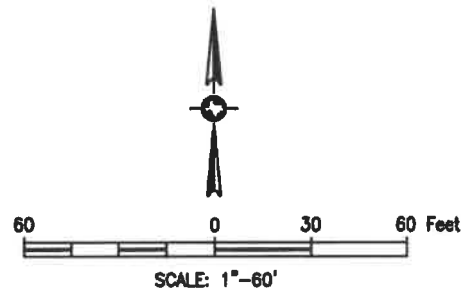


Sourced from Google Earth
(3/20/2023 Satellite Date)
Produced by The Park Board of Trustees of the City of Galveston

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIAL AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC

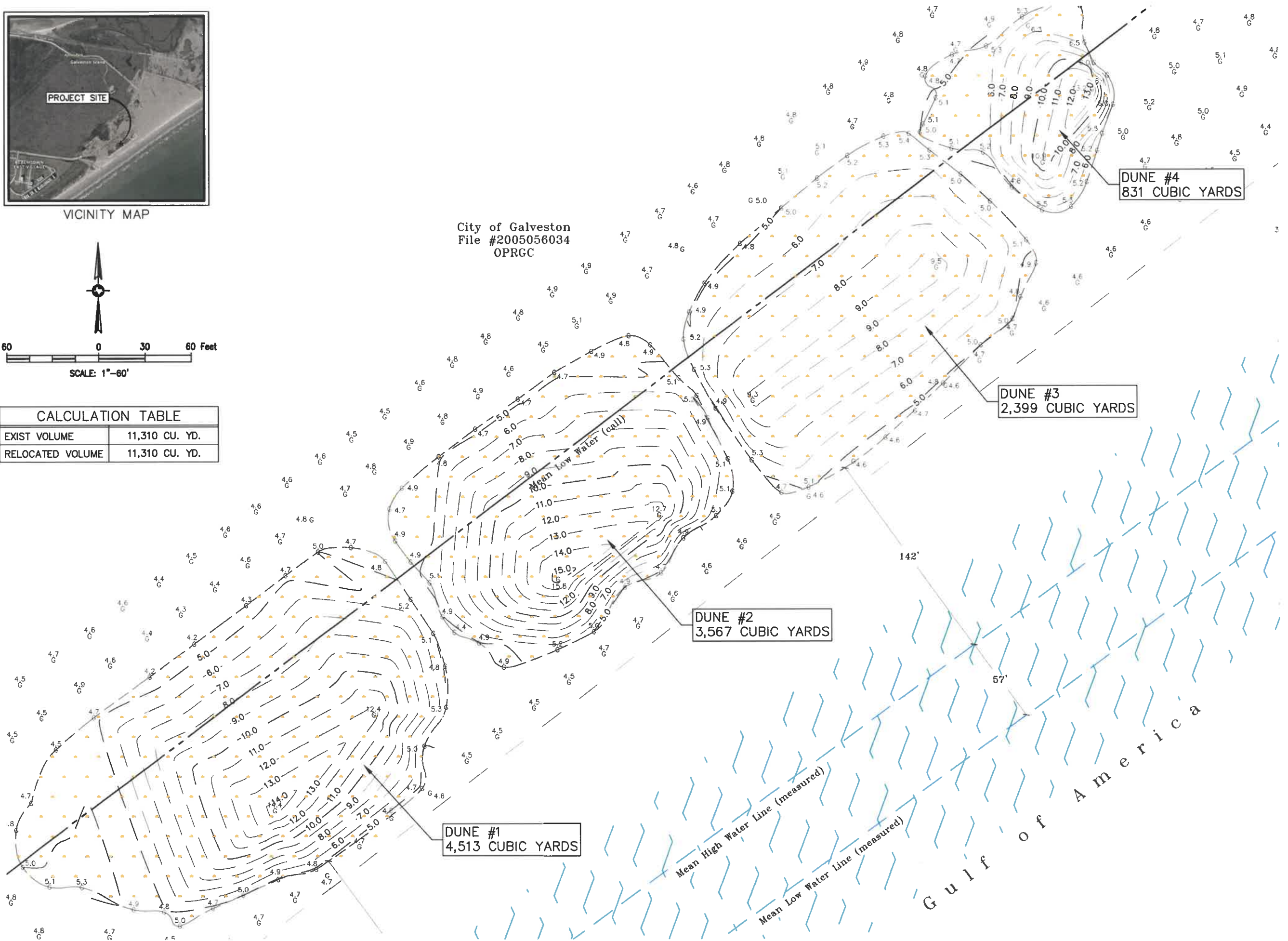


VICINITY MAP



CALCULATION TABLE	
EXIST VOLUME	11,310 CU. YD.
RELOCATED VOLUME	11,310 CU. YD.

City of Galveston
File #2005056034
OPRGC



DUNE #4
831 CUBIC YARDS

DUNE #3
2,399 CUBIC YARDS

DUNE #2
3,567 CUBIC YARDS

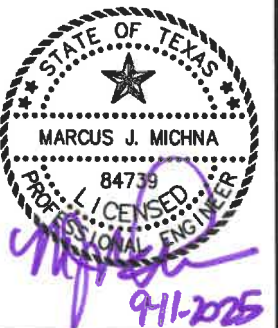
DUNE #1
4,513 CUBIC YARDS

SEAWEED BERM RELOCATION
R.A. APFFEL - EAST BEACH
GALVESTON, TEXAS
GALVESTON PARK BOARD

PROJECT:



ISSUED FOR
6/2/2025
ISSUED FOR PERMITS
9/11/2025
REVISED DUNE



SHEET:
DUNES PLAN

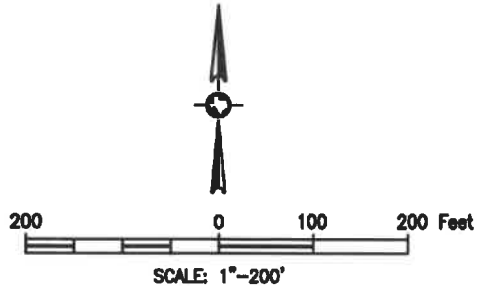
SHEET NO:
C1.0

SCALE: 1:60
BY: JC
JOB NO: 25-179
REV: A

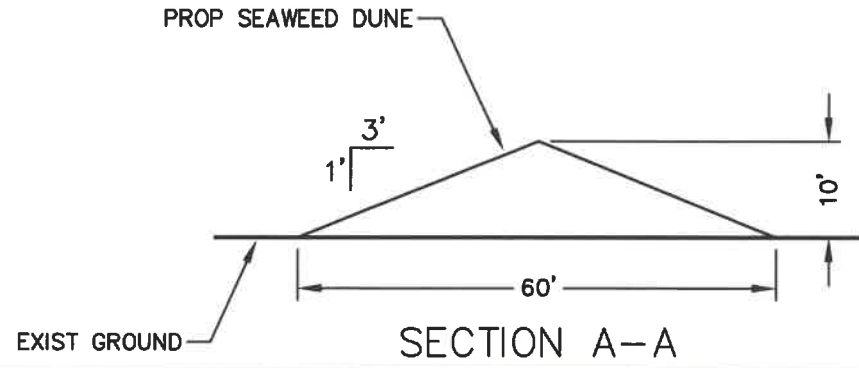
INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC



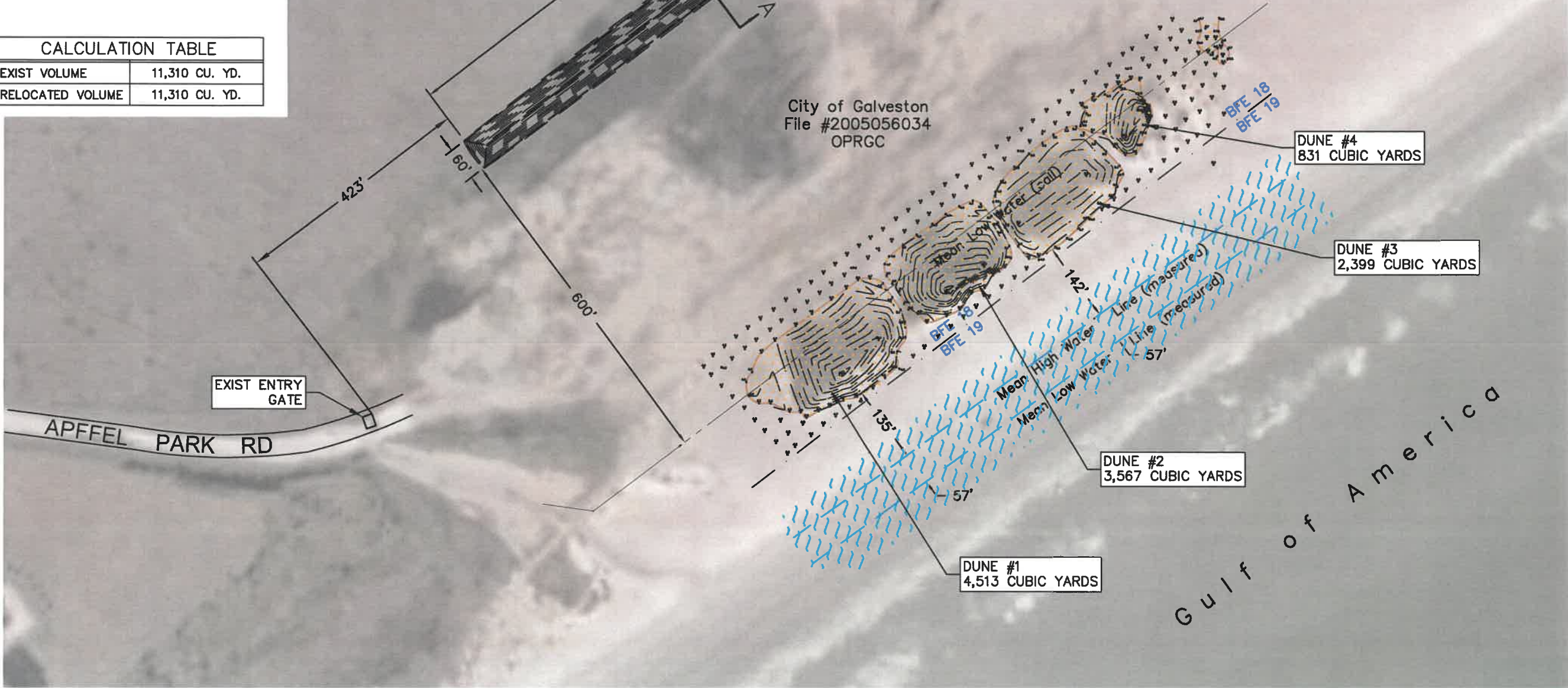
VICINITY MAP



CALCULATION TABLE	
EXIST VOLUME	11,310 CU. YD.
RELOCATED VOLUME	11,310 CU. YD.



SECTION A-A



**SEAWEED BERM RELOCATION
R.A. APFFEL - EAST BEACH
GALVESTON, TEXAS
GALVESTON PARK BOARD**

PROJECT:



ISSUED FOR	6/2/2025
ISSUED FOR PERMITS	9/11/2025
REVISED DUNE	



SHEET:
RELOCATION PLAN

SHEET NO:
C1.1

SCALE:	1:200	BY:	JC
JOB NO:	25-179	REV:	A



Houston Office
1707 1/2 Post Oak Blvd.
657
Houston, Texas 77056

T 346.231.7173

November 15, 2024 (revised August 29, 2025)

GAI Project R241478.00

Sheryl Rozier
Director of Coastal Projects
Park Board of Trustees of the City of Galveston
601 Tremont Street
Galveston, Texas 77550

East Beach Dune Assessment Project Galveston County, Texas

GAI Consultants, Inc. (GAI) conducted a vegetation assessment on behalf of the Park Board of Trustees of the City of Galveston (Park Board) at East Beach Park located in the City of Galveston, Texas (TX) (Figure 1). The purpose of the East Beach Dune Assessment Project (Project) was to determine the presence and area (square footage) of indigenous coastal dune vegetation at four man-made dune structures. This letter report details the findings of this assessment.

Background

GAI understands that the Park Board is proposing to remove four man-made dune structures at East Beach Park. The dune structures were created as a result of storing excessive amounts of sargasso seaweed that came ashore along the TX Gulf Coast in 2014. These seaweed structures over time have accumulated enough sediment to support vegetation. Texas coastal dunes and dune vegetation are regulated by the TX General Land Office (GLO) and the proposed removal of the dune structures require a 1:1 replacement vegetation mitigation ratio.

Dune Assessment

On November 6, 2024, GAI biologists first observed and mapped the extent of total vegetation (regardless of native dune, non-native dune and invasives species), at each of the four dune structures located at East Beach Park (Figure 1). The Braun-Blanquet (1972) rapid visual assessment technique was used to collect data at randomly placed one-meter square quadrants. The Braun-Blanquet method was utilized to provide a rating system for vegetation through percent areal cover estimates. Table 1 below presents the Braun-Blanquet scale "Score" and corresponding "Percent Cover" range percentage.

Table 1
Braun-Blanquet (BB) Vegetation Presence Scale

Score	Percent Cover
0	Species absent from quadrant
1	Species represented by many (>5%) short shoots, <5% cover
2	Species represented by many (>5%) short shoots, 5%-25% cover
3	Species represented by many (>5) short shoots, 25%-50% cover
4	Species represented by many (>5) short shoots, 50%-75% cover
5	Species represented by many (>5%) short shoots, 75%-100% cover

Based on initial sampling observations GAI determined that on average, two total vegetative cover percentages were present for each dune complex; referred to as the "inner polygon" and the "outer polygon". The inner

polygon on average scored a 5 (75%-100% cover) rating on the BB scale and the outer polygon on average scored a 3 (25%-50% cover). Table 2 below presents the total square footage for each dune and the average vegetative cover calculated by a percent of total area mapped.

Table 2
Total Vegetative Cover Percentages

Dune 1		Dune 2		Dune 3		Dune 4	
Total Sq Ft= 10,317		Total Sq Ft= 22,671		Total Sq Ft= 22,240		Total Sq Ft= 28,438	
Areal Cover	Sqft	Areal Cover	Sqft	Areal Cover	Sqft	Areal Cover	Sqft
25%-50%	2,135	25%-50%	4,437	25%-50%	3,310	25%-50%	5,472
75%-100%	4,045	75%-100%	9,485	75%-100%	11,736	75%-100%	12,115
TOTAL	6,180	TOTAL	13,922	TOTAL	15,046	TOTAL	17,587
Total Vegetation Square Footage				52,735	(1.21-acres)		

Additional random sampling quadrants were collected, and further general observations were made at each dune system. Vegetation observed within each of the four dune systems were identified to the species level and representative photographs of quadrant samples are provided in Attachment B. For the purpose of this assessment, species considered indigenous are listed in the TX GLO Dune Protection and Improvement Manual (Dune Manual) (October 2021). According to the Dune Manual there are seven species that are considered indigenous to coastal TX dune ecosystems and are recommended for coastal dune restorations. Those species include: marshhay cordgrass (*Spartina patens*), bitter panicum (*Panicum amarum*), sea oats (*Uniola paniculata*) beach morning glory (*Ipomea pes-caprae*; *Ipomea imperati*), sea purslane (*Sesuvium portulacastrum*), seashore dropseed (*Sporobolus virginicus*), and seashore paspalum (*Paspalum vaginatum*). Only the species listed above were considered in percent coverage estimates for indigenous dune vegetation. Other “non-native dune species” (not indicated by the Dune Manual) observed include: Gregg’s amaranth (*Amaranthus greggii*), bushy seaside tansy (*Borrchia frutescens*), gulf croton (*Croton punctatus*), Texas sunflower (*Helianthus debilis*), dollarweed (*Hydrocotyle bonariensis*) and western ragweed (*Ambrosia psilostachya*). Please note that these “non-native dune species” are considered native to TX, however, they are not considered “indigenous dune species” by the TX GLO. Additionally, one invasive species, salt cedar (*Tamarix ramosissima*) was observed. Representative vegetation photos are provided below in Attachment 2.

Similar to the total vegetative percentage cover, two indigenous coastal dune vegetative cover percentages were determined at each dune system. The inner polygon on average scored a 1 (5% cover) rating on the BB scale and the outer polygon on average scored a 2 (5%-25% cover) (Figure 2). Table 2 below presents the total square footage for each indigenous coastal dune vegetation cover percentage and the average vegetative cover calculated by a percent of total area mapped.

Table 3
Indigenous Coastal Dune Vegetative Cover Percentages

Dune 1		Dune 2		Dune 3		Dune 4	
Total Sqft= 10,317		Total Sqft= 22,671		Total Sqft= 22,240		Total Sqft= 28,438	
Areal Cover	Sqft	Areal Cover	Sqft	Areal Cover	Sqft	Areal Cover	Sqft
5%	285	5%	592	5%	441	5%	730
5%-25%	693	5%-25%	1,626	5%-25%	2,012	5%-25%	2,077
TOTAL	978	TOTAL	2,218	TOTAL	2,453	TOTAL	2,807
Indigenous Coastal Dune Vegetation Square Footage				8,456	(0.192-Acre)		

Results and Conclusions

GAI understands that the Park Board is proposing to remove four coastal dune systems located at the East Beach Park in Galveston, TX. As a result of removing these dune systems, the TX GLO will require a 1:1 mitigation ration for indigenous coastal dune vegetation. On November 6, 2024, GAI biologists conducted a vegetation assessment of the four coastal dune systems to determine the area of indigenous coastal dune vegetation present. It was determined that Dune 1 consisted of approximately 978 sqft, Dune 2 consisted of approximately 2,218 sqft, Dune 3 consisted of approximately 2,453 sqft, and Dune 4 consisted of approximately 2,807 sqft for a total of 8,456 sqft (0.192-acre) of indigenous coastal dune vegetation. Should you have any questions regarding this report, please contact Jeremy Marshall at 346.231.7173 or j.marshall@gaiconsultants.com.

Sincerely,
GAI Consultants, Inc.

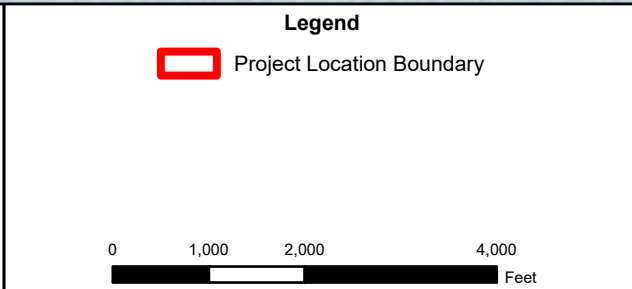
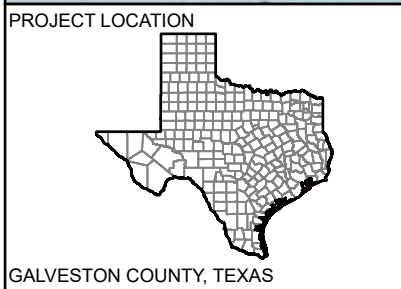
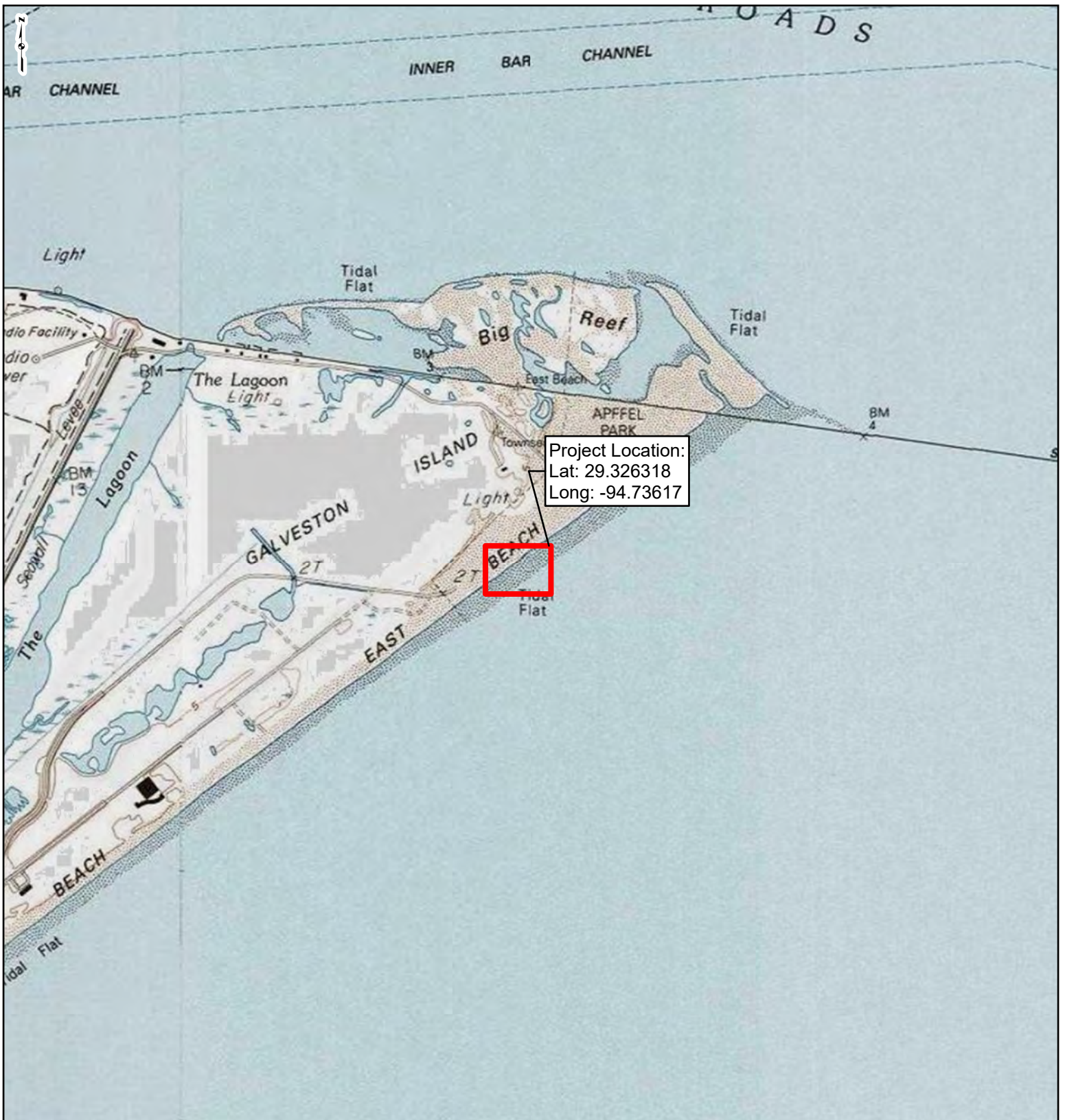
Jeremy R. Marshall
Environmental Manager

JRM/jrm

Attachment A: Figure 1- Project Location Map and Figure 2 - Dune Assessment Project Map.

Attachment B: Representative Photographs.

ATTACHMENTS



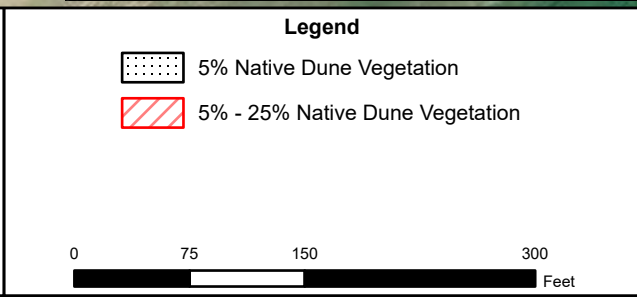
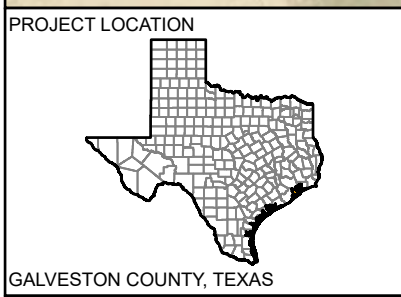
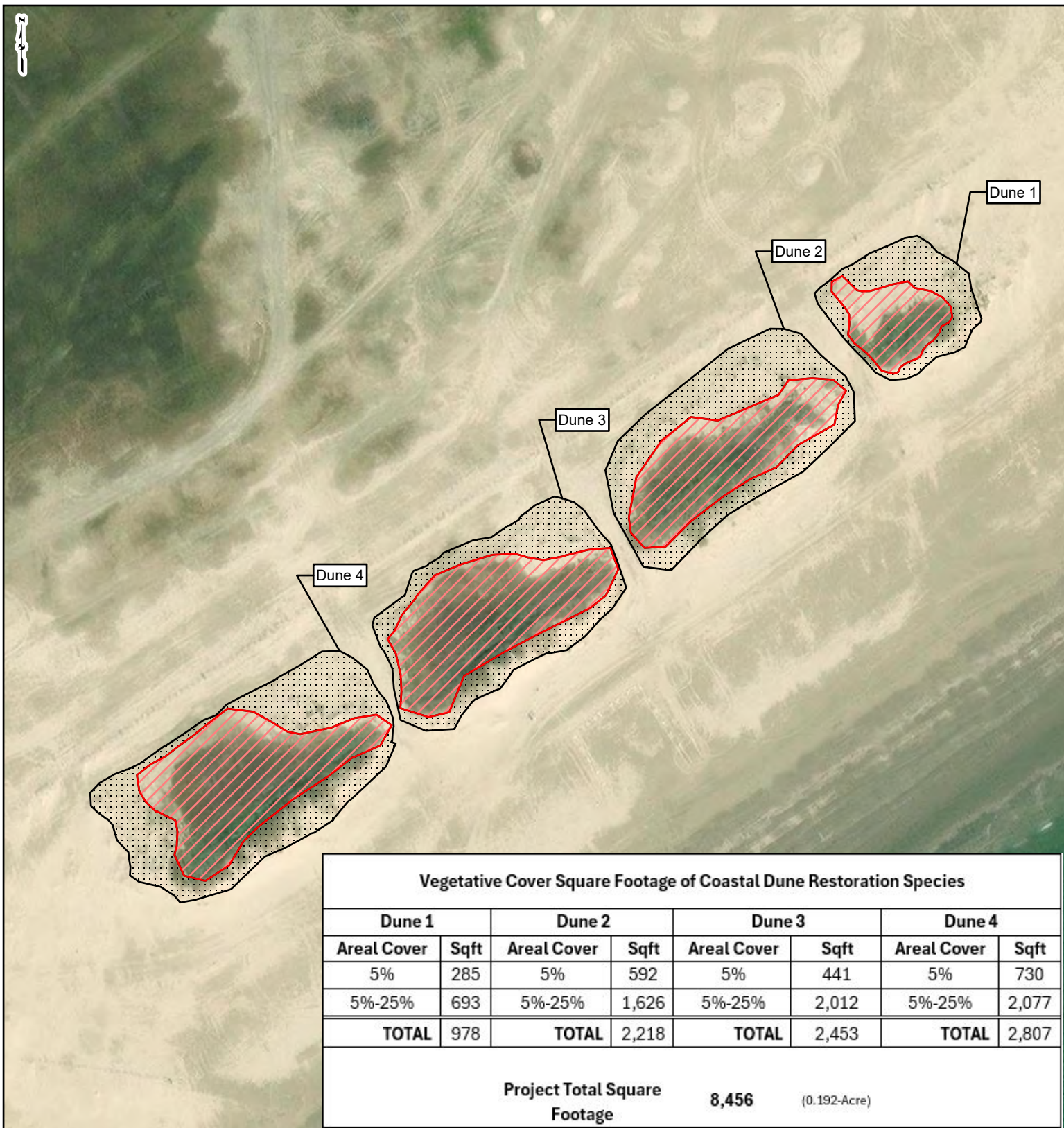
**FIGURE 1
PROJECT LOCATION
MAP**

**EAST BEACH DUNE
ASSESSMENT PROJECT
PARK BOARD OF TRUSTEES
OF THE CITY OF GALVESTON**

DRAWN BY: JPK DATE: 11/14/2024
CHECKED: AJW APPROVED: JRM

Reference: USGS 7.5' Topographic Quadrangle: The Jetties (1977), Texas, Obtained through ESRI USA Topo Maps, Accessed 11/14/2024.



**FIGURE 2
DUNE ASSESSMENT PROJECT**

EAST BEACH DUNE
ASSESSMENT PROJECT
PARK BOARD OF TRUSTEES
OF THE CITY OF GALVESTON

GALVESTON PARK BOARD

DRAWN BY: JPK DATE: 11/14/2024
CHECKED: AJW APPROVED: JRM

Representative Photographs



Photo 1: Representative view of Dune 1 facing north-northwest. (11/6/24)



Photo 2: Representative view of a random quadrat sample containing Beach morning glory at Dune 1 (11/6/24)



Photo 3: Representative view of Dune 2 facing west. (11/6/24)



Photo 4: Representative view of a random quadrat sample containing Bitter panicum at Dune 2 (11/6/24)



Photo 5: Representative view of Dune 3. (11/6/24)



Photo 6: Representative view of a random quadrant sample containing Bitter panicum at Dune 3 (11/6/24)



Photo 7: Representative view of Dune 4 facing west. (11/6/24)



Photo 8: Representative view of a random quadrant sample containing Bitter panicum and Beach morning glory at Dune 4. (11/6/24)



Photo 9: Gulf Croton (11/6/24)



Photo 10: Gregg's Amaranth (11/6/2024)



**Photo 11: Sea-Ox-Eye Daisy and Western Ragweed.
(11/6/2024)**



Photo 12: Salt Cedar (11/6/24)

D – Site Photos

Park Board of Trustees of the City of Galveston

2024 R.A. Apffel Park (East Beach) Seaweed Berm Distribution Beachfront Construction Application

Seaweed Berm – Directional/Dated Photographs



Berm 1

	Left		Center		Right
1	Oct 4, 2024 at 1:27:55 PM 72° E Appfel Park Rd Galveston TX 77550 United States R.A. Appfel East Beach Park  		Oct 4, 2024 at 1:28:00 PM 132° SE Appfel Park Rd Galveston TX 77550 United States R.A. Appfel East Beach Park  		Oct 4, 2024 at 1:28:05 PM 132° SE Appfel Park Rd Galveston TX 77550 United States R.A. Appfel East Beach Park  
2	Oct 4, 2024 at 1:28:35 PM 332° NW Galveston TX United States East Beach  		Oct 4, 2024 at 1:28:37 PM 25° NE Galveston TX United States East Beach  		Oct 4, 2024 at 1:28:39 PM 55° NE Galveston TX United States East Beach  
3	Oct 4, 2024 at 1:29:51 PM 248° SW Galveston TX United States East Beach  		Oct 4, 2024 at 1:29:57 PM 288° W Galveston TX United States East Beach  		Oct 4, 2024 at 1:30:01 PM 319° NW Galveston TX United States East Beach  



Berm 2

	Left	Center	Right
5	Oct 4, 2024 at 1:31:02 PM 60° NE Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A wide-angle shot of a sandy beach area with sparse green vegetation. A wooden fence runs along the left side, and a person is visible in the distance. A compass rose in the bottom left indicates a bearing of 60° NE.	Oct 4, 2024 at 1:31:04 PM 181° E Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A view of a sandy beach with low-lying green dune vegetation. A compass rose in the bottom left indicates a bearing of 181° E.	Oct 4, 2024 at 1:31:06 PM 119° SE Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A view of a sandy beach with green dune vegetation. A compass rose in the bottom left indicates a bearing of 119° SE.
6	Oct 4, 2024 at 1:31:43 PM 341° N Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A view of a sandy beach with a prominent dune covered in green vegetation. A compass rose in the bottom left indicates a bearing of 341° N.	Oct 4, 2024 at 1:31:46 PM 19° N Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A view of a sandy beach with a dune covered in green vegetation. A compass rose in the bottom left indicates a bearing of 19° N.	Oct 4, 2024 at 1:31:48 PM 46° NE Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A view of a sandy beach with a dune covered in green vegetation. A compass rose in the bottom left indicates a bearing of 46° NE.

7	Oct 4, 2024 at 1:32:43 PM 255° W Galveston TX United States East Beach 	Oct 4, 2024 at 1:32:48 PM 300° NW Galveston TX United States East Beach 	Oct 4, 2024 at 1:32:48 PM 327° NW Galveston TX United States East Beach 
8	Oct 4, 2024 at 1:33:26 PM 165° S Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 	Oct 4, 2024 at 1:33:28 PM 192° S Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 	Oct 4, 2024 at 1:33:30 PM 225° SW Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 

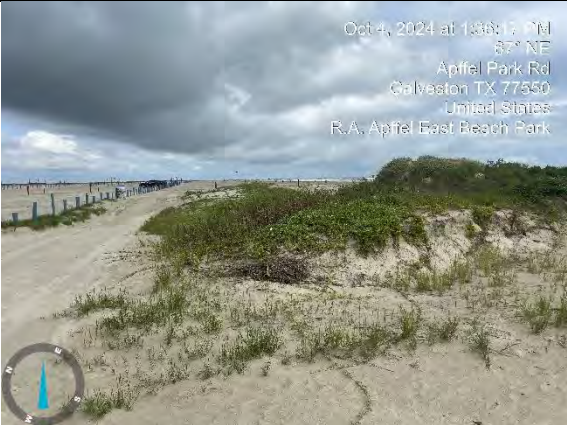
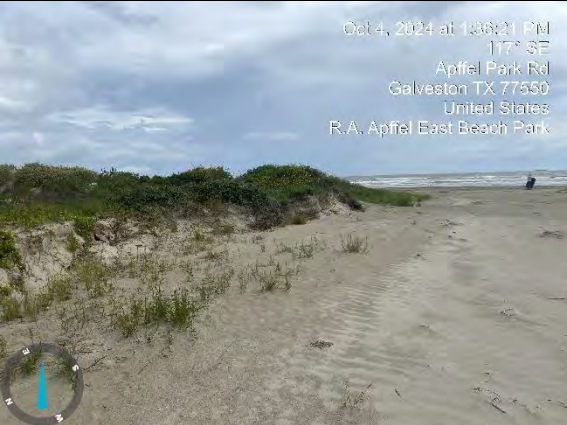
Berm 3

	Left	Center	Right
9	Oct 4, 2024 at 1:33:38 PM 69° E Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 	Oct 4, 2024 at 1:33:41 PM 102° E Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 	Oct 4, 2024 at 1:33:42 PM 121° SE Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park 
10	Oct 4, 2024 at 1:34:14 PM 350° N Galveston TX United States East Beach 	Oct 4, 2024 at 1:34:17 PM 19° N Galveston TX United States East Beach 	Oct 4, 2024 at 1:34:19 PM 48° NE Galveston TX United States East Beach 
11	Oct 4, 2024 at 1:35:25 PM 248° W Galveston TX United States East Beach 	Oct 4, 2024 at 1:35:27 PM 283° W Galveston TX United States East Beach 	Oct 4, 2024 at 1:35:29 PM 308° NW Galveston TX United States East Beach 

12



Berm 4

	Left	Center	Right
13	Oct 4, 2024 at 1:36:17 PM 87° NE Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 87° NE.	Oct 4, 2024 at 1:36:19 PM 90° E Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 90° E.	Oct 4, 2024 at 1:36:21 PM 117° SE Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 117° SE.
14	Oct 4, 2024 at 1:36:47 PM 336° NW Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 336° NW.	Oct 4, 2024 at 1:36:50 PM 17° N Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 17° N.	Oct 4, 2024 at 1:36:52 PM 46° NE Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  A photograph showing a sandy dune with sparse green vegetation. In the background, a wooden fence and the ocean are visible under a cloudy sky. A compass rose in the bottom left corner indicates a bearing of 46° NE.

15	Oct 4, 2024 at 1:37:25 PM 233° SW Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  	Oct 4, 2024 at 1:37:27 PM 261° W Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  	Oct 4, 2024 at 1:37:29 PM 288° W Apffel Park Rd Galveston TX United States R.A. Apffel East Beach Park  
16	Oct 4, 2024 at 1:37:58 PM 175° S Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  	Oct 4, 2024 at 1:37:58 PM 209° SW Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  	Oct 4, 2024 at 1:38:00 PM 231° SW Apffel Park Rd Galveston TX 77550 United States R.A. Apffel East Beach Park  

E - GLO
Comment Letter



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

November 5, 2025

Via Electronic Mail

Hunter Cummings
Deputy Coastal Resources Manager
Development Services Department
City of Galveston
3015 Market St.
Galveston, Texas 77550

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

Site Address: 1923 Boddeker Rd, Galveston
Legal Description: ABST 628 M Menard Sur Tr 62 230.840 Acres
Lot Applicant: The Park Board of Trustees of the City of Galveston c/o The City of Galveston
Case Number: 24BF-133
GLO ID No.: BDCOG-25-0174

Dear Mr. Cummings:

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 Park Board of Trustees of the City of Galveston (Park Board) proposes to relocate four existing dunes within R.A. Apffel Beach Park (East Beach Park) to reduce ponding water. The applicant proposes on-site compensation for the proposed adverse impacts to dunes and dune vegetation. According to the Bureau of Economic Geology, the area is accreting.

The GLO is unable to provide final comments because the application is administratively incomplete with the following information not found:

- The applicant has not adequately demonstrated avoidance and minimization of activities that will cause adverse effects to dunes and dune vegetation, as required under 15.4(f). The mitigation plan is lacking a detailed description of the methods which will be used to avoid, minimize, mitigate, and/or compensate for any adverse effects on dunes or dune vegetation.¹
 - Specifically, the City must require the applicant to include information as to practicable alternatives in the permit application.² In the submitted application materials, the Nature of the Project/Scope of Work section simply states “The intent of the project is to relocate the seaweed berms at R.A. Apffel Beach Park (East Beach Park), as a cursory measure to reduce a ponding water problem during rainfall events by allowing the accreting beach to naturally build up, or nourish, the parking lot with windblown sand...The dune relocation

¹ 31 Tex. Admin. Code § 15.3(s)(5)(A)(xii).

² 31 Tex. Admin. Code § 15.4(f)(1).

cannot be avoided due to the need to continually relevel the western parking lot with sand sourced from elsewhere, should the dunes stay in place.”

- The applicant must provide information on practicable alternatives to the proposed work, or information proving there is no practicable alternative to the proposed activity, proposed site or proposed methods for conducting the activity.³
 - No demonstration has been made showing avoidance by not taking a certain action or parts of an action.⁴
 - Local governments shall require that applicants minimize adverse impacts to dunes and dune vegetation by limiting the degree or magnitude of the action and its implementation.⁵ No demonstration has been made showing minimization of adverse impacts to dunes and dune vegetation by limiting the degree or magnitude of the action and its implementation.⁶
 - Additional information demonstrating the existence and severity of the ponding issue and re-leveling work should be provided as supporting evidence. No demonstration has been made showing minimization of the proposed activity that would cause less adverse effects to dunes and dune vegetation.
- The City must require the permittee to mitigate damage to dune vegetation to provide, when compared to the pre-existing dune vegetation, an equal or greater area of vegetative cover.⁷ Adverse effects to dune vegetation must be compensated for at a 1:1 ratio.⁸
- The vegetative cover assessment included in the application materials indicates that there is a total of 52,735 square feet of vegetation growing on the dunes to be adversely impacted and that only 8,456 square feet of the vegetation is considered indigenous dune vegetation to be compensated. The square footage of indigenous dune vegetation for which compensation is proposed only includes species from the GLO’s Dune Protection and Improvement Manual for the Texas Gulf Coast (Dune Manual). However, the GLO’s Dune Manual only includes a short list of recommended species which may be used for dune restoration projects across the coast and does not include an exhaustive or comprehensive list of all indigenous vegetation found on Texas coastal dunes.
 - Dune vegetation is defined as flora indigenous to natural dune complexes, and growing on naturally formed dunes or man-made vegetated mounds on the Texas coast and can include coastal grasses and herbaceous and woody plants.⁹ The definition of dune vegetation does not include a reference to the GLO’s Dune Manual and is inclusive of vegetation species not explicitly listed in the GLO’s Dune Manual.
 - The application identifies numerous species that were not included in the “indigenous dune vegetation square footage” that are indigenous to natural dune complexes based on current available data and are therefore protected under state

³ 31 Tex. Admin. Code § 15.4(f)(1).

⁴ 31 Tex. Admin. Code § 15.4(f)(1).

⁵ 31 Tex. Admin. Code § 15.4(f)(2).

⁶ 31 Tex. Admin. Code § 15.4(f)(2).

⁷ 31 Tex. Admin. Code § 15.4(f)(3).

⁸ 31 Tex. Admin. Code § 15.4(f)(4).

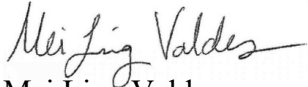
⁹ City of Galveston Dune Protection and Beach Access Plan Appendix B & 31 Tex. Admin. Code § 15.2(30).

rules. These species include: Gregg's amaranth (*Amaranthus greggii*), gulf croton (*Croton punctatus*), Texas sunflower or Cucumber leaf sunflower (*Helianthus debilis*), and dollarweed or largeleaf pennywort (*Hydrocotyle bonariensis*). **See Attachment A.**

- Invasive species, such as salt cedar (*Tamarix ramosissima*), are not indigenous to natural dune complexes and are not required to be compensated for.
 - The surface area of the proposed compensation dune is at least 61,080 square feet, based on the dimensions of the proposed dune, which will provide a sufficient square footage of dune vegetation to achieve 1:1 compensation if fully vegetated.
- 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.

The requested information must be provided to the GLO for review and comment before the City is able to issue a permit. If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,



Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

Enclosed: Attachment A



25P-050

STAFF REPORT

ADDRESS:

3919 Nueces

LEGAL DESCRIPTION:

The property is legally described as the Abstract 121, Hall & Jones Survey, Lot 1935-A (1934-0), Sea Isle 8th Extension Replat, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Angel Wall, TLTS Inc

PROPERTY OWNERS:

Terry and Lynn Day

ZONING:

Residential, Single Family (R-1)

REQUEST:

Request for a minor plat from one (1) lot to two (2) lots.

PUBLIC HEARING:

Public hearing only. No action required by Planning Commission.

EXHIBITS:

A – Current Survey
B – Proposed Replat

STAFF:

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

Public Notices: 27

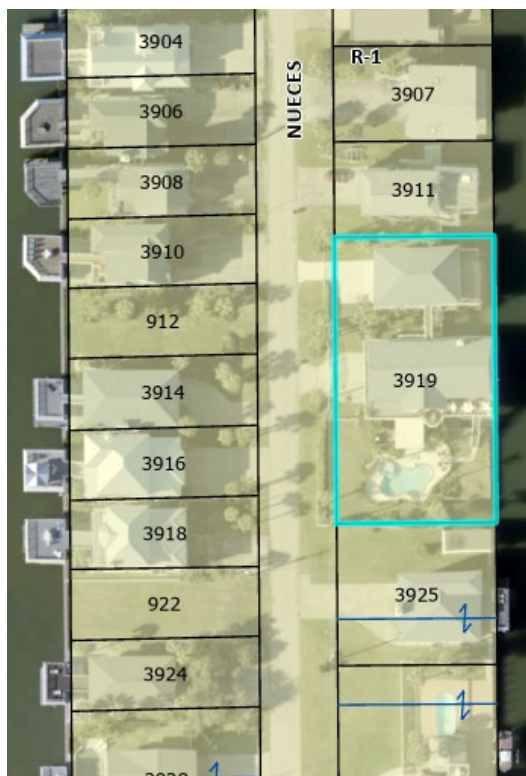
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

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

Private Utilities Notification Responses:

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



Executive Summary	The applicant is requesting a minor plat in order to increase the number of lots from one to two in a Residential, Single-Family (R-1) zoning district. All proposed lots exceed the required lot area for the R-1 zoning district as prescribed in the Galveston Land Development Regulations, Article 3, R-1 Addendum. The Texas Local Government Code, Chapter 212.015, requires a public hearing for replats increasing lot density in a single-family zoning district.
Site and Surrounding Area	The subject site consists of two single family detached houses in a Residential, Single-Family (R-1) zoning district. A walkway was previously attached to the two structures but has since been removed. The general vicinity is comprised of residential uses.
Drainage/Public Infrastructure and Easements	There were no objections from Public or Private Utilities.
Minimum Lot Standards	The Residential, Single-Family (R-1) zoning district lot requirements are a minimum 50 feet in width, 100 feet in depth, and a minimum 5,000 square feet of lot area. The minor plat exceeds the minimum lot standards for lots in the Residential, Single Family (R-1) zoning district, as described above.
Plat Approval Criteria	According to Section 13.502 of the Land Development Regulations, the following are the approval criteria for plats: A. Generally. Preliminary plats, final plats, and development plats shall be approved if, following review by City staff, it is determined that the plat meets all applicable regulations. The staff report may include “standard conditions” that serve as a checklist of ordinary regulatory requirements, but which are not corrections or changes necessary to conform to applicable regulations. 1. If a plat is submitted to the Planning Commission with only the “standard conditions” in the staff report and no other conditions are required, then the plat will be considered to meet all applicable regulations, approval will be recommended, and the item may be placed on a consent agenda of the Planning Commission. 2. If a plat does not meet all applicable regulations, the plat will be denied, except that readily verifiable conditions may be attached to preliminary approval, the satisfaction of which becomes a prerequisite for final approval.
Plat Approval Conditions	The minor plat is approved with the following conditions: <i>Specific conditions to Case 25P-050:</i>

1. The applicant shall accommodate the filing of the plat by June 2, 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.

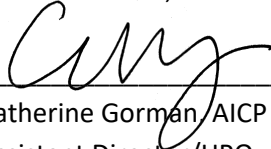
Respectfully Submitted,



Rebekah Annan, Planner

11/18/25

Date



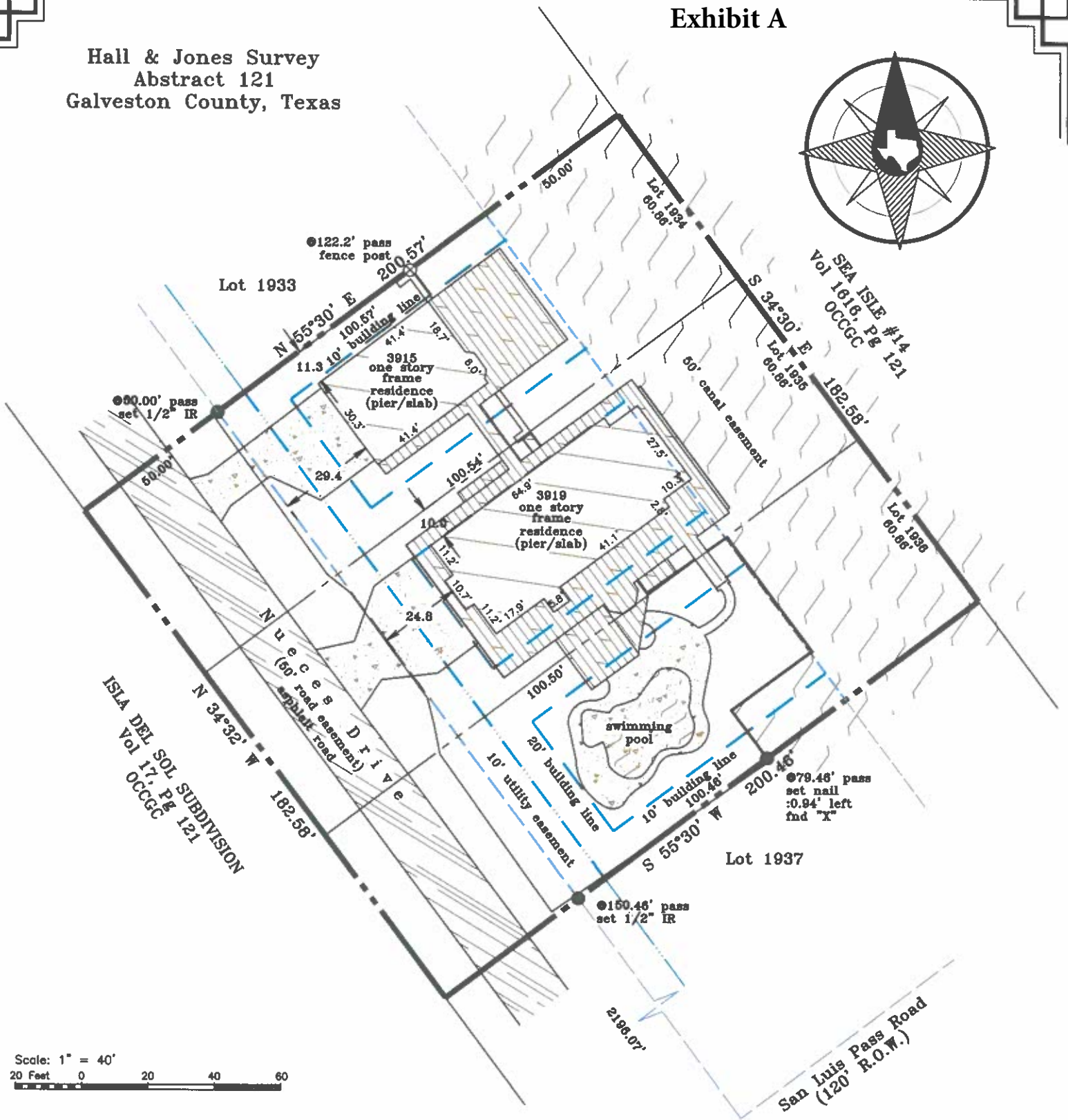
Catherine Gorman AICP
Assistant Director/HPO

11/18/2025

Date

Exhibit A

Hall & Jones Survey
Abstract 121
Galveston County, Texas



LAND TITLE SURVEY OF A TRACT OF LAND being being Lots 1934, 1935 and 1936, of EIGHTH EXTENSION TO SEA ISLE, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, Page 117 and transferred to Plat Record 8, Map No. 73, both of the Map Records of Galveston County, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY. CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME. THIS SURVEY IS ONLY VALID IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

- Restrictions as per recorded plat unless otherwise noted
- Vol 1968, Pg 835, OCCGC (excludes Lot 1834)
:20' front building line
:10' side building lines
:10' rear utility easement (convention calls "rear" as

- NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone(s) AE & VE
:Community #485489
:Map 48167C0439G
:August 15, 2019
- True ground distances shown
- Bearings assumed as plotted
- Survey monuments reconciled
- Numerous previous surveys

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

That we, Terry L. Day and Lynn H. Day, owners of the property subdivided in the foregoing plat of "SEA ISLE #8, Lots 1934, 1935 and 1936", do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines and easements therein shown and designate said subdivision "SEA ISLE #8, Lots 1934, 1935 and 1936", in Galveston County, Texas.

WITNESS MY HAND this _____ day of _____, 2025.

Terry L. Day

Lynn H. Day

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Terry L. Day and Lynn H. Day, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day
of _____, 2025.

Notary Public of the State of Texas

My commission expires: _____

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas do hereby certify that this 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 Number _____
in the Official Public Records of Galveston County, Texas

WITNESS MY HAND this _____ day of _____, 2025.

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

By _____, Deputy

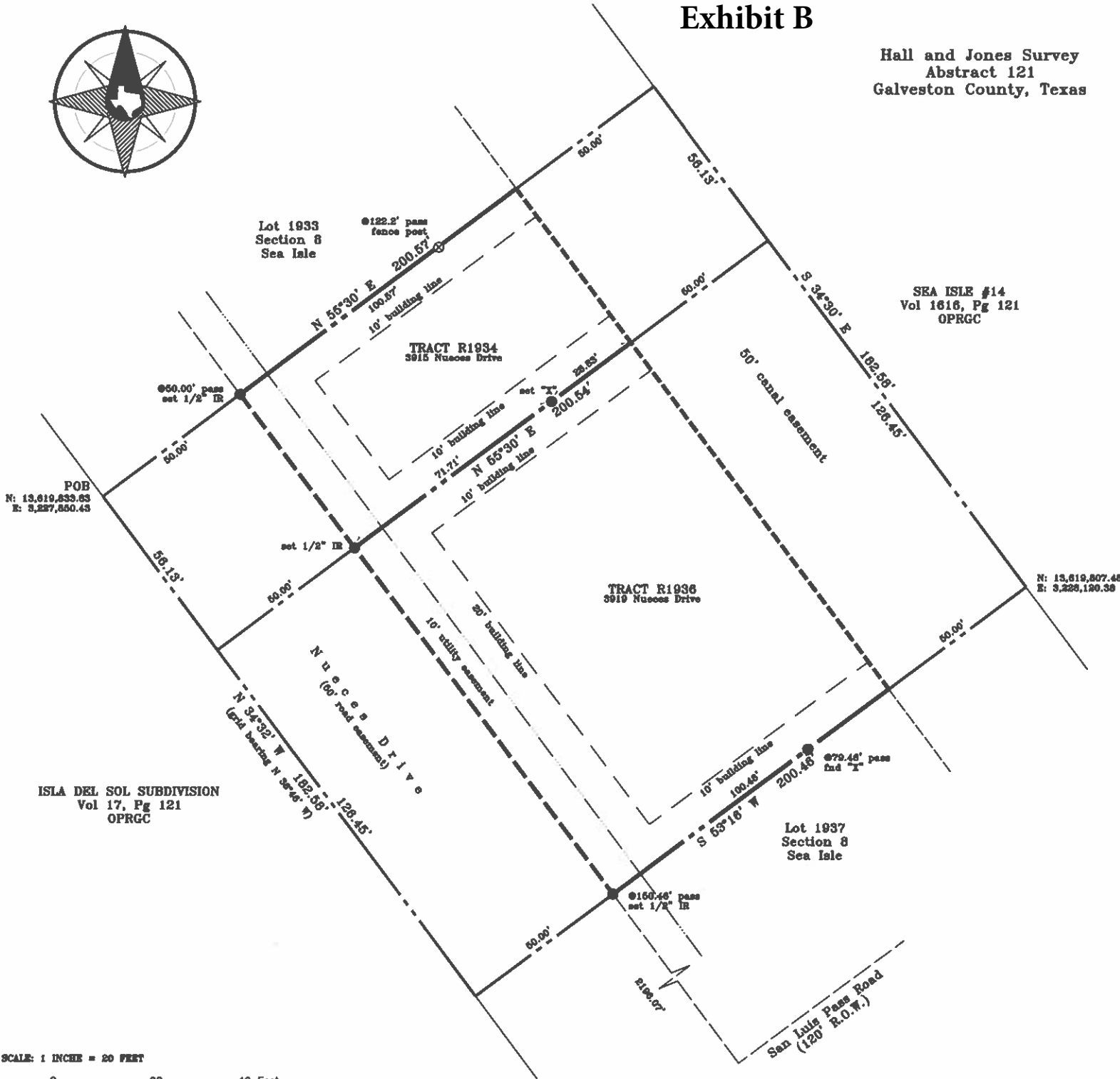
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

The subdivision, in the City and County of Galveston, Texas, as set forth in the above plat, has been approved by the Galveston Planning Commission.

Commission this _____ day of _____, 2025.

Chairman Secretary
Galveston Planning Commission Galveston Planning Commission

"SEA ISLE #8, Lots 1934, 1935 and 1936"



DRAWING SCALE: 1 INCH = 20 FEET
20 0 20 40 Feet



TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200

Exhibit B

Hall and Jones Survey
Abstract 121
Galveston County, Texas

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

A TRACT OF LAND situated in the Hall and Jones Survey, Abstract 121, Galveston County, Texas, being Lots 1934, 1935 and 1936, of EIGHTH EXTENSION TO SEA ISLE, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Plat Record 8, Map No. 73, in the Official Public Records of Galveston County, Texas, Lot 1934 being conveyed to Terry L. Day and Lynn H. Day by Special Warranty Deed recorded by Instrument No. 2021030232, OPRGC and Lots 1935 and 1936 being conveyed to Terry L. Day and Lynn H. Day by Special Warranty Deed recorded by Instrument No. 2021030126, OPRGC, said TRACT OF LAND containing 0.640 acres (36,610 square feet) of land and being further described as follows:

BEGINNING at the west corner of Lot 1934, being in the southwest line of Nueces Drive (60 foot width), also being the northeast line of Isla Del Sol Subdivision, recorded in Volume 17, Page 121, OPRGC;

THENCE N 55° 30' E along the common line of Lots 1933 and 1934, at 50.00 feet pass a 1/2 inch diameter steel reinforcement bar (1/2" IR) set at the intersection with the northeast line of Nueces Drive, at 122.2 feet pass a chain link fence post for reference, at 150.57 feet pass the southwest line of a 50 foot canal easement, in all 200.57 feet to the North corner of Lot 1934 being in the northeast line of the canal easement, also being the southwest line of Sea Isle, Section 14, recorded in Volume 1616, Page 121, OPRGC;

THENCE S 34° 30' E along the common line of the canal and Section 14, at 60.86 feet pass the easterly common corner of Lots 1934 and 1935, at 121.72 feet pass the easterly common corner of Lots 1935 and 1936, in all 182.58 feet to the East corner of Lot 1936;

THENCE S 65° 30' W along the common line of Lots 1936 and 1937, at 50.00 feet pass the southwest line of the canal, at 79.46 feet pass a nail set in aluminum bulkhead from which an "X" was found 0.94 feet left, at 150.46 feet pass a set 1/2" IR in the northeast line of Nueces Drive, in all 200.46 feet to the South corner of Lot 1936, in the common line of Nueces Drive and Isla del Sol;

THENCE N 34° 32' W along said common line, at 60.56 feet pass westerly common corner of Lots 1936 and 1935, at 121.72 feet pass the westerly common corner of Lots 1935 and 1934, in all 182.58 feet to POINT OF BEGINNING, containing 0.640 acres (36,610 square feet) of land.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF GALVESTON §

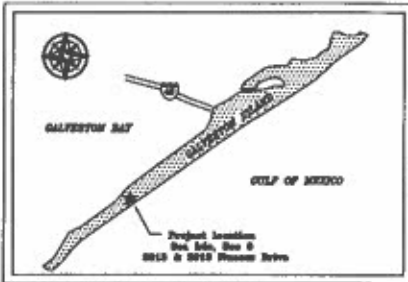
This is to certify that I, Laurence C. Wall, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey made on the ground, that all corners are properly marked and that this plat was made under my direct supervision and correctly represents the facts found at the time of the survey.

Laurence C. Wall, RPLS #4814
October 1, 2025

This property is within the 100-Year Special Flood Hazard Area & is designated to be within FIRM Zone(s) AE & VE, as per Map 48167C0439G, August 16, 2019.

Bearings assumed as platted. True ground distances shown.

Coordinates reference NGS NAD 83, Texas South Central Zone, convergence = -2° 14'





25P-046

STAFF REPORT

ADDRESS:

11243 Stewart Road

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Page 64, Part of Lots 19 and 22 (19-6) and Part of Right of Way, Trimble & Lindsey Section 2, in the City and County of Galveston Texas.

APPLICANT/REPRESENTATIVE:

Gregory W. Hayes

PROPERTY OWNER:

Gregory W. Hayes

ZONING DISTRICT:

Residential-Single Family, Height and Density Development Zone 6 (R-1-HDDZ-6)

REQUEST:

Change of zoning from Residential-Single Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning.

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Zoning Map
- B – Land Use Comparison
- C– Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
32				

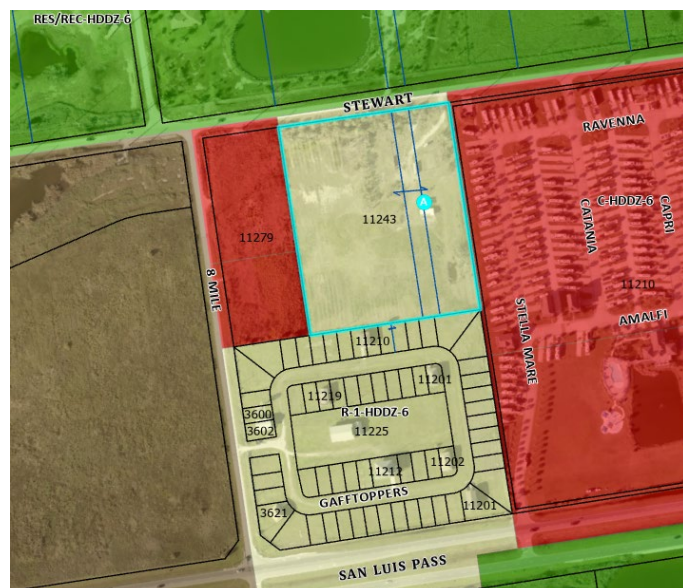
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

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

In an effort to create a consistent development pattern and zoning boundary, and to increase development potential, the applicant is requesting a change of zoning from Residential-Single Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district. The proposed change of zoning will extend the current commercial zoning boundary from the adjacent parcel to the east (Stella Mare RV Resort) to the adjacent parcel to the west; both of these adjacent properties are already zoned Commercial, Height and Density Development Zone 6 (C-HDDZ-6). The applicant has not presented any specific plans for the property in their narrative (see Exhibit C).

Note that there are no proposed changes to the Height and Density Zone overlay; only the base zoning will change if the request is approved.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential-Single Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6)	Vacant, Agriculture
North	Resort-Recreation (Res-Rec)	Residential
South	Residential-Single Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6)	Residential
East	Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Commercial
West	Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Vacant

Interpretation of Use Classification

Currently, the subject property’s base zoning is Residential, Single-Family (R-1). This land use is predominantly residential in nature. While that is significantly different from Commercial zoning land uses, the majority of the surrounding is zoned Commercial and already permits those expanded uses. The property to the north is zoned Resort-Recreation, which is similar to Commercial zoning regarding potential land uses (see Exhibit B).

Compatibility with Surrounding Land Use and Zoning

The proposed zoning is compatible with the existing zoning to the north, east, and west; it is not compatible with the zoning to the south. The existing residential development to the south was established in its current form in 1970 according to Galveston County Clerk records. Note that zoning in Galveston is inclusive, meaning that residential development is still permitted in Commercial (C) zoning.

The purpose of the Height and Density Development Zones (HDDZ) is to create new prescriptive development standards for key areas of the city in order to promote development and redevelopment that is compatible in height, mass, and scale with surrounding neighborhoods and preserves view corridors and access to Gulf of Mexico breezes; promote development and redevelopment that meets community objectives and supports an overall future vision for the island; promote sustainable design within the overlay zones; and allow for the continued growth and expansion of the local economy (per Land Development Regulations 10.301). There are no changes to the HDDZ proposed; if approved, only the base zoning will change.

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

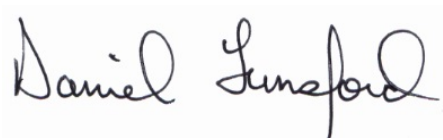
Staff finds the request is consistent with the change of zoning approval criteria as prescribed in Section 13.601 (C) of the Land Development Regulations. The change of zoning provides a consistent commercial zoning along with the Height and Density Development Zone, Zone 6 (HDDZ-6) along Stewart Road. In addition, a change of base zoning to Commercial (C) will eliminate the discrepancy between what land uses the existing base zoning permits and what the HDDZ-6 overlay zoning intends. Finally, a change of zoning to Commercial (C) does not eliminate the ability to develop the property for residential land uses.

Staff Recommendation

Staff recommends the request for a change of zoning from Residential-Single Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6) to Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) zoning district.

City Council has the final decision regarding this change of zoning request. Council will hear this request on January 22, 2026.

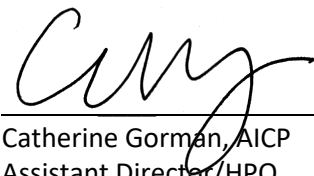
Respectfully Submitted,



Daniel Lunsford
Planning Manager

11/17/2025

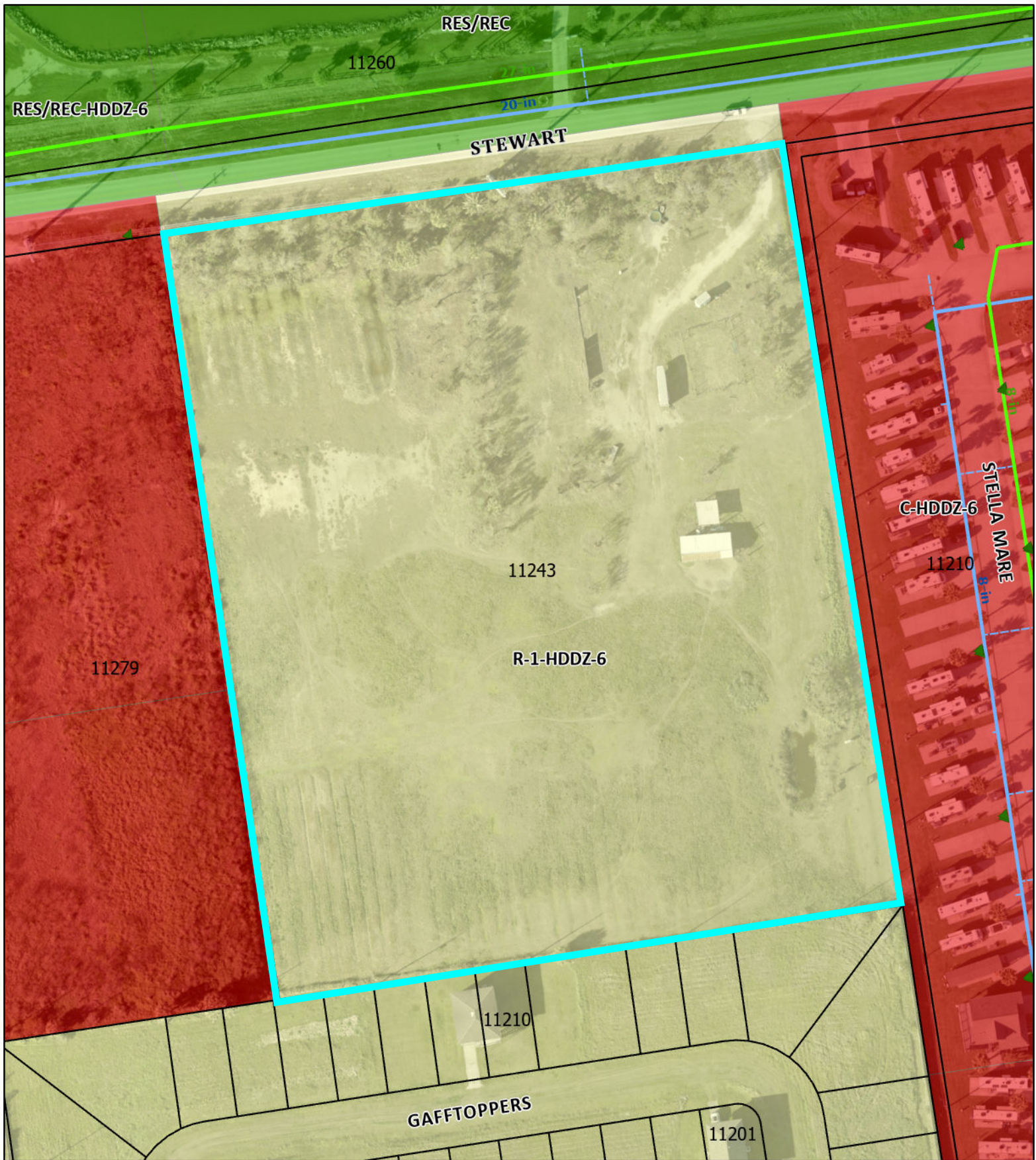
Date



Catherine Gorman, AICP
Assistant Director/HPO

11/17/2025

Date



GIS w Aerial

100 50 0 100 Feet

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

EXHIBIT A



Yellow : Existing Zoning, Adjacent Zoning to South
 Red : Proposed Zoning and Adjacent Zoning to East, West
 Green : Adjacent Zoning to North

Table 2.201														
Permitted Uses: Agricultural and Residential Uses														
P = permitted use; L = limited use; S = specific use review; "-" = prohibited use														
Zoning Districts														
Agricultural Land Use	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Agricultural Support	-	-	-	-	-	-	-	-	-	-	-	L	L	
Agriculture/Urban Farming	-	L	-	-	P	P	L	P	P	P	P	P	P	LIMITED
Commercial Stable	-	-	-	-	-	-	-	-	-	-	-	P	P	
Residential Stable	-	-	L	-	L	-	S	P	-	-	P	-	-	LIMITED
Veterinarian, Large Animal	-	-	-	-	-	-	-	-	-	-	-	P	P	
Residential Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Accessory Dwelling Unit	L	L	L	L	L	L	L	L	L	L	-	-	-	LIMITED
Bed and Breakfast	-	-	-	L	L	L	L	P	P	P	L	-	-	LIMITED
Boarding House, Dormitory, Fraternity or Sorority	-	-	-	-	P	L	L	P	P	P	P	P	-	LIMITED
Child Care Facility, Day Care (Residential)	-	-	L	L	P	L	L	L	P	P	P	-	-	LIMITED
Community Garden	-	L	L	L	L	L	L	L	P	L	P	P	P	LIMITED
Cottage Food Production	P	P	P	P	P	P	P	P	P	P	P	P	P	State Law
Home Based Business	-	-	-	-	P	L	L	P	P	P	P	P	P	LIMITED
Home Based Occupation	L	P	P	L	P	P	P	P	P	P	P	P	P	
Hospital House Establishment	-	-	-	-	L	L	L	P	P	P	P	P	-	LIMITED
Live-Work Unit	-	-	-	-	P	L	L	P	P	P	P	P	P	LIMITED
Condominium	-	-	-	-	P	L	L	P	P	L	P	-	-	LIMITED
Duplex	-	L	L	L	P	P	P	P	P	P	P	-	-	LIMITED
Multi-Family Residential	-	-	-	-	P	L	L	P	P	L	P	-	-	LIMITED

Residential Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Personal Care Homes (DADS)	P	P	P	P	P	P	P	P	P	P	P	P	P	State Law
Short Term Rental Residential Dwelling	-	P	P	L	P	P	P	P	P	P	P	P	P	
Single-Family Detached	P	P	-	P	P	P	P	P	P	L	P	-	-	LIMITED
Townhouse	-	-	P	-	P	P	P	P	P	P	P	-	-	

Table 2.201

Permitted Uses: Commercial Uses

P = permitted use; L = limited use; S = specific use review; "-" = prohibited use

Zoning Districts

Commercial Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Adult Day Care	-	-	-	-	P	L	L	P	P	P	P	P	-	LIMITED
Adult Use (SOB)	-	-	-	-	-	-	-	-	S	-	-	S	S	SUP
Alcoholic Beverage Sales, Liquor Store or Package	-	-	-	-	P	S	-	P	P	P	P	P	P	SUP
Arena / Stadium	-	-	-	-	-	L	-	-	P	P	P	P	P	
Auto Fueling Station	-	-	-	-	-	-	-	P	L	L	L	L	P	LIMITED
Auto Service Station	-	-	-	-	-	-	-	P	L	L	L	L	P	LIMITED
Bar	-	-	-	-	-	S	-	P	L	L	L	P	P	LIMITED/ SUP
Boat Repair Facility	-	-	-	-	-	-	-	-	L	-	-	P	P	LIMITED
Boat Sales or Rental	-	-	-	-	-	-	-	-	L	-	L	L	P	LIMITED
Cat Café	-	-	-	-	-	-	L	-	L	L	L	P	P	LIMITED
Child Care Facility, Day Care (Commercial)	-	-	-	-	P	L	L	P	P	P	P	-	-	LIMITED
Cleaning / Laundry Pick-Up Station	-	-	-	P	P	L	L	P	P	P	P	P	P	LIMITED
Cleaning / Laundry Self Service Facility	-	-	-	-	P	L	L	P	P	P	P	P	P	LIMITED
College / University / Vo-Tech	-	-	-	-	P	P	P	P	P	P	P	P	P	

Commercial Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Commercial Amusement, Indoor	-	-	-	-	-	L	L	L	L	L	L	L	P	LIMITED
Commercial Amusement, Outdoor	-	-	-	-	-	-	-	L	L	L	L	P	P	LIMITED
Commercial Lodging (Hotel)	-	-	-	-	-	S	-	L	L	P	L	L	P	SUP
Commercial Warehousing and Logistics	-	-	-	-	-	-	-	-	-	-	-	P	P	
Correctional or Rehabilitation Facility	-	-	-	-	-	-	-	-	S	-	-	S	S	SUP
Credit Access Business	-	-	-	-	-	-	-	-	L	-	-	-	-	LIMITED
Electric Vehicle Charging Station	-	-	-	-	-	-	-	P	L	L	L	L	P	LIMITED
Family Care Facility	-	-	-	-	-	-	S	-	S	S	S	P	P	SUP
Fine Arts Instruction	L	L	P	P	P	P	P	P	P	P	P	P	P	LIMITED
Flea Market	-	-	-	-	-	-	-	-	L	L	L	L	L	LIMITED
Golf Carts, Sales or Rental	-	-	-	-	-	-	-	-	L	L	L	P	P	LIMITED
Golf Carts, Service	-	-	-	-	-	-	-	-	L	L	L	P	P	LIMITED
Heavy Vehicle, Manufactured Home, Watercraft or Aircraft Sales or Rental	-	-	-	-	-	-	-	-	-	-	L	L	L	LIMITED
Homeless Shelter	-	-	-	-	-	-	-	-	S	S	S	P	P	SUP
Hospital	-	-	-	-	-	-	-	P	P	P	P	P	-	
Kennel	-	-	-	-	-	-	-	-	L	-	L	L	P	LIMITED
Library	-	-	P	-	P	P	P	P	P	P	P	P	P	
Medical Office / Clinic / Lab	-	-	-	P	P	L	L	P	P	P	P	P	-	LIMITED
Nursery or Greenhouse, Retail	-	-	-	P	-	-	P	-	P	P	P	P	P	
Nursey Wholesale	-	-	-	-	-	-	-	-	L	-	-	P	P	LIMITED
Nursing / Convalescent Home	-	-	S	-	L	L	L	P	P	P	P	P	P	LIMITED/SUP
Office	-	-	-	-	-	L	L	L	P	L	L	L	L	LIMITED

Commercial Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Outdoor Storage	-	-	-	-	-	-	-	-	L	-	L	L	L	LIMITED
Parking Lot, Commercial Surface Parking Area	-	-	-	-	-	-	-	-	-	-	-	L	L	LIMITED
Parking Structure or Lot Incidental to Main Use	-	-	-	-	P	L	L	P	L	P	L	P	P	LIMITED
Parking Structure – Mixed Use	-	-	-	-	L	L	L	L	L	L	L	L	-	LIMITED
Passenger Motor Vehicle Sales or Rental	-	-	-	-	-	-	-	-	L	L	-	P	P	LIMITED
Pawn Shop	-	-	-	-	-	-	-	-	L	L	-	L	-	LIMITED
Personal Fitness	-	-	-	P	L	L	L	L	P	P	P	P	-	LIMITED
Pet Grooming Services	-	-	-	P	-	L	L	P	P	P	P	-	-	LIMITED
Place of Private Assembly	-	-	-	L	S	S	S	P	P	P	P	P	P	SUP
Place of Public Assembly	-	-	L	P	L	L	L	P	P	P	P	P	P	LIMITED
Private Club	-	-	-	-	S	S	S	P	P	P	P	P	-	SUP
Professional Services, Instruction/Counseling	-	-	-	P	L	L	L	P	P	P	P	P	P	LIMITED
Public Safety Facility	-	-	-	-	P	P	P	P	P	P	P	P	P	
Recreation, Indoor	-	L	L	-	L	L	L	P	P	P	P	P	P	LIMITED
Recreation, Outdoor	-	L	L	L	L	L	L	P	P	P	P	P	P	LIMITED
Recreation, Outdoor - Private	-	L	L	L	L	L	L	L	L	L	L	-	-	LIMITED
Recycling Center	-	-	-	-	L	L	-	L	L	-	L	P	P	LIMITED
Restaurant, Drive-In / Through	-	-	-	-	-	-	-	-	L	-	P	P	P	LIMITED
Restaurant, No Drive-In / Through	-	-	-	P	L	L	L	P	P	P	P	P	P	LIMITED
Retail - Big Box	-	-	-	-	-	-	-	L	L	-	L	L	L	LIMITED
Retail - Commercial	-	-	-	P	-	P	P	P	P	P	P	P	P	

Commercial Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
RV Park	-	-	-	-	-	-	-	-	L	-	L	-	-	LIMITED
School, Private	-	-	L	L	L	L	L	P	P	P	P	-	-	LIMITED
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	
Self Storage	-	-	-	-	L	-	-	-	L	L	-	P	P	LIMITED
Shooting Range	-	-	-	-	-	-	-	-	P	P	P	P	P	
Short Term Rental Residential Dwelling	-	P	P	L	P	P	P	P	P	P	P	-	-	
Small Scale Food And Beverage Production	-	-	-	-	-	L	L	L	P	L	L	P	P	LIMITED
Substance Abuse Facility	-	-	-	-	-	-	-	-	S	S	-	-	-	SUP
Vape Shop	-	-	-	-	-	-	L	-	L	L	L	P	P	LIMITED
Vehicle Wash	-	-	-	-	-	-	-	P	L	P	L	P	P	LIMITED
Vending Kiosk/ATM	-	-	-	-	L	L	L	L	L	L	L	P	P	LIMITED
Veterinarian, Small Animal	-	-	-	-	-	-	L	P	P	P	P	P	P	
Wholesale	-	-	-	-	-	-	-	-	L	L	P	P	P	LIMITED

Table 2.201

Permitted Uses: Industrial, Public/Private Uses

P = permitted use; L = limited use; S = specific use review; "-" = prohibited use

Zoning Districts

Industrial Land Use	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Automotive Wrecking and Salvage Yard; Junkyard; Recycling Business	-	-	-	-	-	-	-	-	-	-	-	P	P	
Excavation	L	L	L	L	L	L	L	L	L	L	L	L	L	LIMITED
Heavy Industry	-	-	-	-	-	-	-	-	-	-	-	-	L	LIMITED
Light Industry	-	-	-	L	-	-	-	-	-	-	-	L	L	LIMITED
Mining / Extraction	-	-	-	-	-	-	-	-	-	-	-	P	P	
Research and Testing Laboratory	-	-	-	-	-	-	-	-	P	P	P	P	P	

Industrial Land Use	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Parking and/or Multimodal Transportation Facility	-	-	-	-	-	-	-	-	L	L	L	P	P	LIMITED
Power Generation	-	-	-	-	-	-	-	-	-	-	-	P	P	
Public Utility Facility, Neighborhood	L	L	P	L	P	P	P	P	P	P	P	P	P	LIMITED
Towing Service Facility	-	-	-	-	-	-	-	-	S	-	-	L	L	Limited/SUP
Uses involving Radioactive Material, not including uses related to diagnosis and treatment of illness; and, construction applications; and, academia and scientific research	-	-	-	-	-	-	-	-	-	-	-	-	S	
Public/Private Land Uses	R-0	R-1	R-2	R-3	MF	UN	NS	TN	C	CB	RES/ REC	LI	HI	Use Standard
Airport	-	-	-	-	-	-	-	-	-	-	-	P	-	
Airplane Hangar	-	-	-	-	-	-	-	-	-	-	-	P	-	
Cemetery	-	-	S	-	S	-	S	S	S	S	S	S	S	SUP
Heliport	-	-	-	-	-	-	-	-	-	-	-	-	P	LIMITED
Helistop	-	-	-	-	-	-	-	-	L	-	L	L	P	LIMITED
Marina	-	-	S	-	S	-	-	P	P	P	P	P	P	SUP
Port and Harbor Facilities	-	-	-	-	-	-	-	-	-	-	P	P	P	
Public Utility Plant	-	-	S	-	S	S	S	-	P	P	P	P	P	SUP
Rail Yard	-	-	-	-	-	-	-	-	-	-	-	P	P	
Wireless Telecommunication Facility	-	-	S	S	S	S	S	S	S	S	S	S	P	SUP w/ Standards

SEC. 2.202 PROHIBITED USES IN ALL ZONING DISTRICTS

A. Specific Prohibitions.

1. All uses that are prohibited by local ordinance or require the use or sale of materials that are prohibited by local ordinance.

10/28/25

To whom it may concern:

- Property is currently zoned as residential and I would like it to be changed as commercial. Commercial zoning will help if we decide to sell.
- The land is next to Stella Mare RV Resort.
- This land would be developed to be compatible to Stella Mare by providing RV parking facilities or RV storage and perhaps a small convenience store.
- We don't have specific plans at the present time.



25P-048

STAFF REPORT

ADDRESS:

3427 Sealy / Avenue I

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas

Applicant:

James and Pearlie Josey

Property Owners:

James and Pearlie Josey

ZONING DISTRICT:

Urban Neighborhood (UN)

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – 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
30				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood (UN)	Institutional
North	Urban Neighborhood (UN)	Residential
South	Urban Neighborhood (UN)	Residential
East	Urban Neighborhood (UN)	Residential
West	Urban Neighborhood (UN)	Residential

Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark.

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.

Built in 1874, the two-story-frame building contained six rooms and was utilized as a corner store and dwelling. The building has been modified from its original appearance, with remodeling activity in 1924, 1950, 1963, and 1966. Dr. Elegy Alphonse Etter purchased the building in March 1920 and is likely responsible for the 1920 alterations to the building. Mr. Etter was a physician who was a president of the local NAACP chapter.

2. Properties that are associated importantly with the lives of persons historically significant in the history of the United States, the State of Texas, or the City of Galveston.

Since 1999, the building has housed in African American Museum. It showcases the local Black history of Galveston, with photographs, artifacts, and stories of community leaders. The exterior features depictions of famous and prominent Galvestonians painted by artist E. Herron, such as Norris Wright Cuney, Barry White, Doug White, Annie Mae Charles, and Jack Johnson.

3. Representative of an established and familiar visual feature of a neighborhood, community, or city.

The exterior murals contribute to its visibility and identity. Its current use as a museum, there is a reason for preservation beyond just architecture — it's a site of memory and education. It is this association with Galveston's African American community that makes the building historically and culturally important

Financial Incentives for Historic Properties

The property is not located in a historic district and is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Landmark Commission will hear this request at the December 1, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of January 22, 2026.

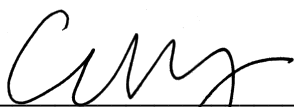
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director, HPO

11/19/2025

Date

October 30, 2025



Galveston's first African Museum
est. July 8, 1999 American

October 30, 2025



Avenue Sealy Side African
American Museum

August 14, 2025



Houston, Texas "Fifth Ward Senior Club"

August 13, 2025



Eric "turator" from the Briant Museum
Marsha Wilson Rappaport CEO/Author/
Writer, touring the African American Museum
and James Josey Owen/ founder.

July 27, 2025



Tourist from the Cruise Line

August 6, 2025



Houston's Nigerian group visiting
the African American Museum
during our "Back Pack Give Away"
annual event.

May, 20, 2025



"Houston, Texas 'The Silver Eagle Club'"

September 6, 2025



The Pathfinder 55+ Ministry Club
Houston, Texas

Statement of Historical and Cultural

Significance: This property was ~~owned~~^{used} by one of the first African American Doctors in the State of Texas.

Statement of Historical and Cultural

Significance: The African American Museum highlights local Historians that was born on Galveston Island and was the first to make a Historic contribution to the city of Galveston and our community, for example Casey Hampton -two time Super bowl Champ, Barry White- Grammy Award Winner singer songwriter and producer.

Jack Arthur Johnson The first African American world heavy weight boxing champion in 1908.

Douglas Matthews; Galveston's first black City Manager.

Tina (Beyonce) Knowles: Galveston's first black fashion design.

← Back

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Starred Contacts More

📁 Sent

THE GALVESTON AFRICAN AMERICAN MUSEUM

James Josey

To: Marsha · Thu, Jun 12 at 9:08 PM ✓

The African American Museum admission is free the tour is about 1-1/2 hours with bus tour and lunch complete tour, 3-1/2 hour total

The tour will visit the local black neighborhoods.

(1) First stop 3602 sealy st. Mount Olive Baptist Church founded 1887.

(2) Next, a black neighborhood were some of Galveston black educator resides, the location is 51st and avenue L a entire block of teachers.

(3) Next, on 53rd and Broadway newly remodel public houses Oleander Homes once occupied by predominantly senior citizen.

(4) Travelling east down Broadway, from 50th to 47th street, Moody cotton sheds (warehouse) this is cotton that came from the cotton fields that the slaves picked, put on the ship and sent to Galveston warehouses.

(5) Turn left 47th and Broadway and turn right n ave. H, (which is the Historical Black Community North of Broadway.

(6) When you turn right on ave. H, on your right hand side is the first black public housing in Galveston, call Palm Terrace built in 1942 funded by HUD built by Galveston Housing Authority.

(7) Continue traveling east on ave. H, on the corner of 718-41st. is the Norris Wright Cuney park the first African American alderman in Galveston.

(8) Continue east down ave. H (call "Black Broadway") we will view where all the black businesses were.

(9) On 34th to 29st. and H, is the second black public housing on Galveston built in 1953.

(10) Make a left turn on 29st. to Market st. make a right on Market to 25th st. make a left on 25 st. to Strand st. turn right on The Strand till you get to 22nd st.

(11) on the North east corner is were slave were station when they got off the ship. (ned to be verified)

(12) Next Stop 2013 Broadway Reedy Chapel AME Church open 1886.

(14) Traveling West down Broadway to 2328 Broadway is the Historic 1859 Ashton Village. On June 19, 1865 General Gordon Granger read General order 3 from the second floor of the balcony of the Mansion.

(15) Continue traveling west down Broadway to 27th st., left on 27th st. to 27th and L to your left is the first Black Baptist church in the state of Texas.

(16) Continue down 27th st. to ave. M on the corner is the First black High School in the state of Texas.

This will be the end of the tour, lunch will be served by a local business man that once own a business on 28th and Seawall Blvd.

The luncheon have had guest speakers such as Constable Terry Petteway, Douglas Matthews first black city manager in Galveston and the state of Texas.

Galveston Mayor Craig Brown, District 1 Council Woman Sharon Lewis, Texas City Commissioner Keith Henry, G.S.L.S.D board member David O'Neil

The African American Museum has had 875 visitors within the past 3-1/2 years to come to the museum most of them are from Houston precinct 1 commissioner Rodney Ellis and they are senior citizen groups.

On Monday, June 9, 2025 at 07:59:44 PM CDT, Marsha Wilson Rappaport <marsha@xcctexas.org> wrote

With Galveston doctors

—— Forwarded message ——

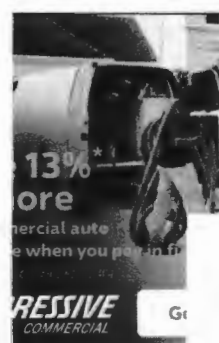
From: Marsha Wilson Rappaport <marsha@xcctexas.org>

Date: Jun 9, 2025 at 5:10 PM -0500

To: Marsha Wilson Rappaport <marsha@xcctexas.org>

a business
finance
line in as
minutes

a quote



8

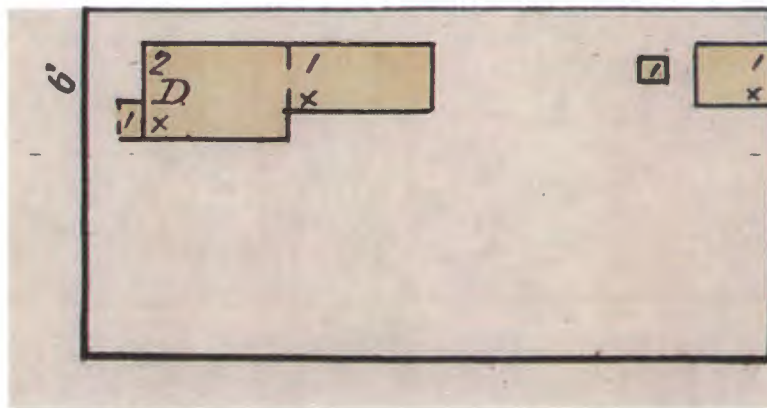
Handwritten signature or scribble.

902 35th Street (originally addressed as 3727 Avenue I)

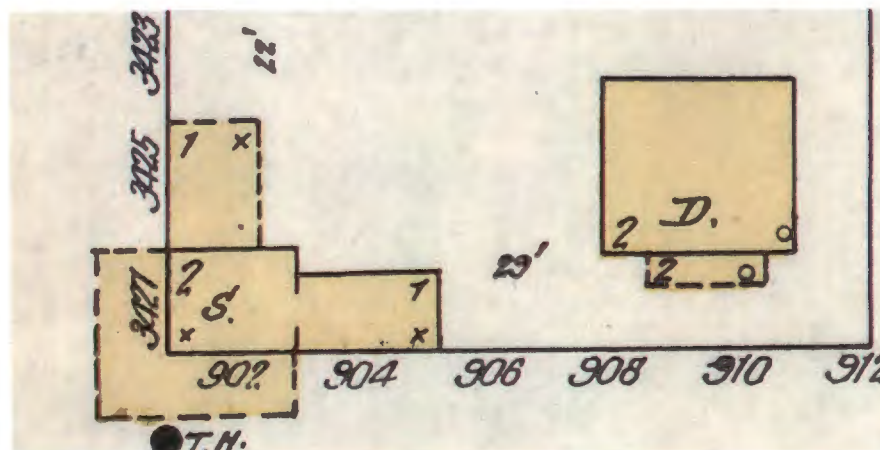
North part, lot 1/ Block 214 —

Built 1874, Remodeled 1924, 1950, 1963 and 1966

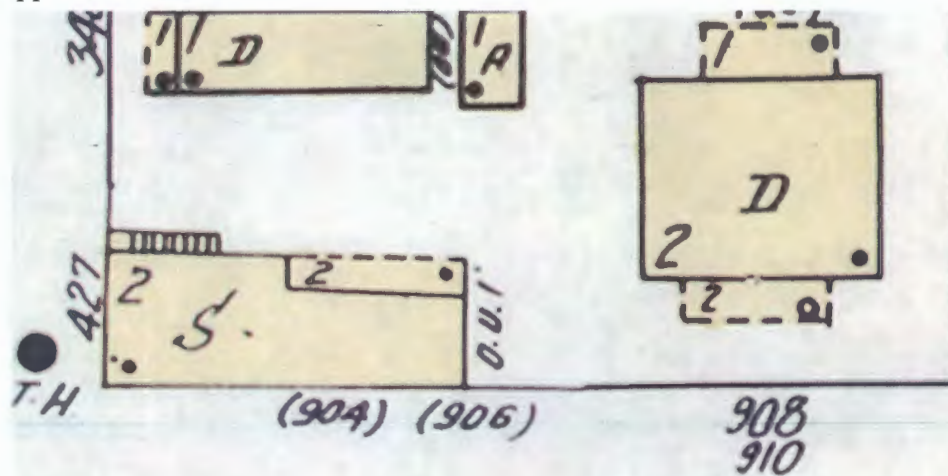
- An 1890 insurance record recorded this building's date of construction as 1874. The record notes the two-story frame building contained six rooms and was utilized as a corner store and dwelling. John Creamer was the owner in 1890. Creamer built his residence on the south part of the lot in 1890 (908 35th). Creamer owned lot 1 and the west half of lot 2.
- The 1889 Sanborn Fire Insurance Map recorded the buildings on the property, including a two story frame dwelling located on the west portion of lot 2 that is most likely the building in question.



- By 1899, Sanborn Maps recorded a new configuration on the lot, including Creamer's residence (built 1890). The two-story building seen on the west side of lot 2 in 1889 appears to have been relocated to the corner of 35th and Sealy. Now seen as a corner store with wood canopy, two addresses are noted for the building- 3427 I (Sealy) and 902 35th. Based on the 1890 insurance record, the building was likely relocated late 1889, early 1890.



- By 1912, Sanborn Maps noted the canopy surrounding the entrance of 3427 Sealy/902 35th was gone. In 1947, when the 1912 maps were updated, the building configuration on the lot appeared as such:



- In 1920, the insurance record for the building noted the condition as “dilapidated, uninsurable.” The first remodel, with improvements was recorded in June 1924. The scope of work was not itemized. Dr. Elegy Alphonse Etter purchased the building in March 1920 is likely responsible for the 1920 alterations to the building. Etter was a physician who worked with the school district to promote Negro Health Week, an annual event first initiated by John Clouser. In 1935, Etter was noted in newspaper archives as president of the local NAACP chapter. Etter also owned 908 35th, which he utilized as his residence. Etter’s first wife, Sarah, was the daughter of Dr. Louis M. Wilkins. Wilkins and his brother, Dr. John H. Wilkins, were two of the earliest African American doctors licensed to practice in Texas. When Dr. Louis Wilkins passed away in 1928, his funeral was held at the Etter residence.
- In 1941, the building’s insurance recorded noted it was in “poor repair.” Mexican immigrant and baker Maximo Perez purchased 902 35th Street in December 1948. In 1950, Perez entered into a contract with Gulf Lumber Company to install plate glass windows on the front of the building, pour a new concrete sidewalk around the building and remodel the interior.
- In March 1958, Irene Young purchased 902 35th Street from Perez. She entered into a contract in 1963 with Prets Lumber Company to add a one room addition to 902 35th with new sheetrock and paint throughout the building. The contract also stipulated a new porch and steps to be built on the front of the building. In August 1966, Young entered a second contract with the Uher Lumber Company for additional improvements to the building.

- 1958 Central High School Yearbook photo that appears to include Dr. E. A. Etter although his placement in the photo is not identified. Dr. Leon Morgan is seated, with three gentlemen standing in the group behind him.

Officers of P.T.A.



President	Mrs. L. Lemons	E. A. Etter	Treasurer
Vice President	Mrs. Pope	Mrs. O. Brown	Membership Chairman
Secretary	Mrs. J. Stanton	Mrs. L. Vales	Social Committee Chairman
Assistant Secretary	Mrs. C. Langham	Reverend Q. C. Foster	Assistant Chaplain

PIONEER NEGRO PHYSICIAN AND RESIDENT HERE DIES

Dr. L. M. Wilkins, 60, negro physician, a resident of Galveston for the past forty years, died at the home of his daughter yesterday morning. He had been in ill health for the past year, following a heart attack.

He was one of the oldest negro citizens of the city and was the oldest negro physician in the state, it was said. He came to Galveston from Cedar Bluff, Ala., immediately upon completing his studies, and has practiced here since. He was a member of the firm of Wilkins & Wilkins, composed of himself and his brother, until about a year ago.

Funeral services will be held Monday afternoon at the residence of Dr. E. A. Etter, 908 Thirty-fifth street, at 2:30 o'clock. Rev. A. D. Hendon and Rev. R. C. Scull will officiate.

He is survived by two daughters, Mrs. E. A. Etter and Mrs. William Wallace of Galveston, and a number of other relatives.

Dr. E. A. Etter

Funeral services for Dr. E. A. Etter of 3228 avenue L, who died at his residence Friday, will be held at Avenue L Baptist Church at a time and date to be announced by Stride funeral home.

Dr. Etter was a practicing physician in Galveston the past 45 years.

He was a member of the Masonic lodge and the Knights of Pythias.

Survivors include his wife, Helen; three sons, Lawrence, Louis and Leon; two brothers, Dr. O. C. Etter and Clyde Etter; and two sisters, Mrs. Birdie Alexander and Mrs. Bridgett Waits.

Officers of P.T.A.



President	Mrs. L. Lemons	E. A. Etter	Treasurer
Vice President	Mrs. Pope	Mrs. O. Brown	Membership Chairman
Secretary	Mrs. J. Stanton	Mrs. L. Vales	Social Committee Chairman
Assistant Secretary	Mrs. C. Langham	Reverend Q. C. Foster	Assistant Chaplain



25P-049

STAFF REPORT

ADDRESS:

5228 Broadway / Avenue J, 5100 Sealy, Avenue I,
and 5215 Winne/Avenue G

LEGAL DESCRIPTION:

Properties are legally described as M.B. Menard Survey (0-0), Block 232 and the South 1/2 of Adjacent Avenue I; M.B. Menard Survey (0-0), Block 291, 292, and Adjacent Streets; M.B. Menard Survey (0-0), Block 351 and Part of Adjacent Avenue H and 52nd Street; and M.B. Menard Survey (0-0), Block 352 and Part of Adjacent Avenue H and 52nd Street; in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Mona Purgason, Galveston Housing Authority

PROPERTY OWNER:

Galveston Housing Authority

ZONING:

Commercial, Planned Unit Development (C-PUD)

REQUEST:

Final Plat

APPLICABLE LAND USE REGULATIONS:

Article 6, Land Development Regulations

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Aerial Map
- B – Final Plat

STAFF:

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

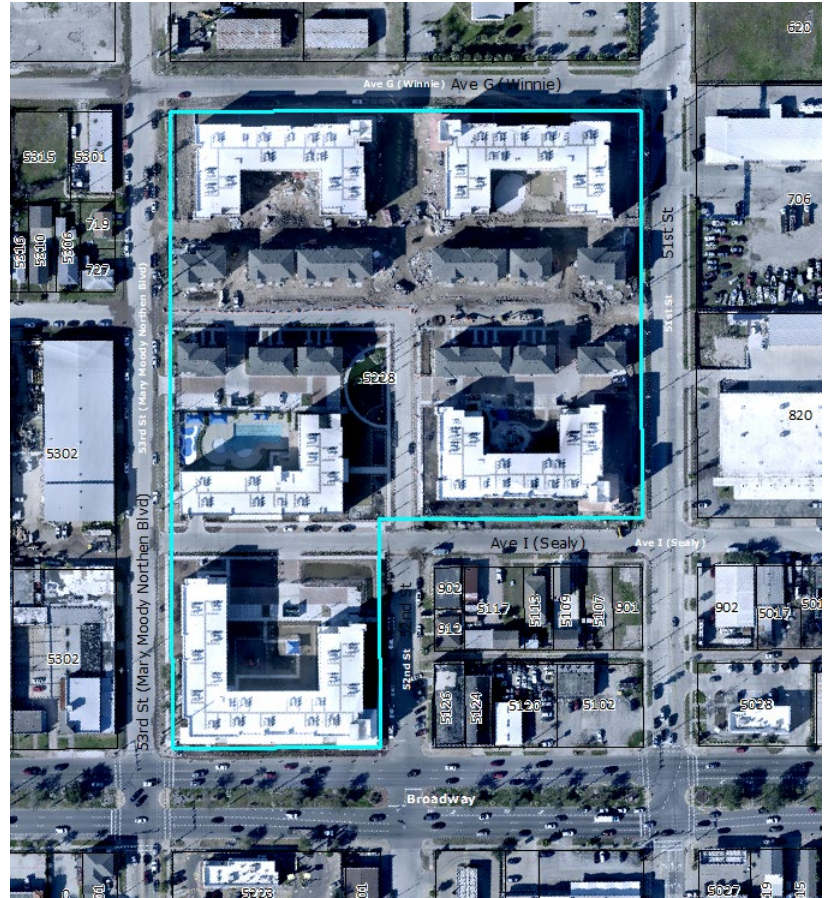
Public Notices: 32

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 preliminary plat was scheduled to be reviewed by the Planning Commission, Case 21P-005, on February 16, 2021. That meeting was canceled due to the inclement weather and wide-spread power outages associated with Winter Storm Uri. The preliminary plat was deemed approved per sections 212.014 and 212.015 of the Texas Government Code which state that if no action is taken within 30 days of a plat submittal, the plat is deemed approved.

Executive Summary:

The applicant is requesting a final plat for a proposed new “Multi-Family Residential” complex. In the plat, the applicant is establishing four new lots and reestablishing portions of Sealy/Avenue I, Ball/Avenue H, and 52nd Street.

The site has been granted a Planning Unit Development (PUD) by the City Council under Ordinance 20-044. The relief provided by this PUD plan included:

- a. Right-Of-Way Width – from 60-foot right-of-way width to 50-foot right-of-way width;
- b. Parking Space Requirement – from 1.5 spaces per unit to 1.25 spaces per unit;
- c. Maximum Height – from 50 feet to 52 feet; and
- d. Broadway Build-To-Line – from 70% to 0%.

Physical Characteristics:

The subject site consists of four parcels located north of Broadway, east of 51st Street, south of Winnie, and west of 53rd Street. The total acreage is 11.48 acres. The site has been developed with a “Multi-Family Residential” complex and public streets.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Commercial, Planned Unit Development (C-PUD)	Residential
North	Commercial (C)	Commercial / Industrial
South	Commercial (C)	Residential / Commercial
East	Commercial (C)	Residential / Commercial / Industrial
West	Commercial (C)	Residential / Commercial / Industrial

Lot Sizes, Conformance with Commercial District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Commercial (C) zoning district:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Set Back	Side Set Back	Rear Set Back
0 square feet	40 feet	100 feet	0 feet	5 feet	0 feet

All of the lots meet the minimum requirements for width, depth, and area. Please reference Exhibit “B” for the Final Plat.

Easements:

The Final Plat indicates a 10-foot wide utility easement on-site adjacent to all property lines.

Public Infrastructure:

Construction plans for the public infrastructure (utilities, roadways, and drainage) were submitted to the City and approved for construction in June 2021. The project was completed with final "As-Built" plans submitted to the City in May 2025. A Certificate of Completion for all infrastructure work has been submitted to the City for this development. On June 26, 2025, the City Council accepted all public infrastructure improvements.

Planning Commission:

The Planning Commission must approve a plat if it conforms to the general plan of the municipality and to the general plan for the extension of the municipality. The Planning Commission's approval of a plat or replat request is evidence that the application meets the requirements of Chapter 212 of the Texas Local Government Code and Land Development Regulations. The Planning Commission's approval does not indicate that the plat or replat complies with any applicable deed restrictions. The Planning Commission does not have the legal authority to reject an Applicant's request for a plat or replat because of conflicts with applicable deed restrictions. Compliance with pertinent deed restrictions is the sole responsibility of the applicant.

Staff Recommendation:

Staff recommends case be approved subject to the following:

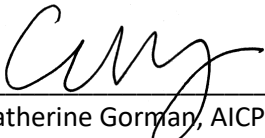
Specific Conditions to Case 23P-012:

1. *The applicant shall accommodate the filing of the plat by June 2, 2026;*

Standard Conditions for Final Plat requests:

2. The applicant shall adhere to all comments/conditions received from City departments and/or private utility companies. 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 the plat;
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.

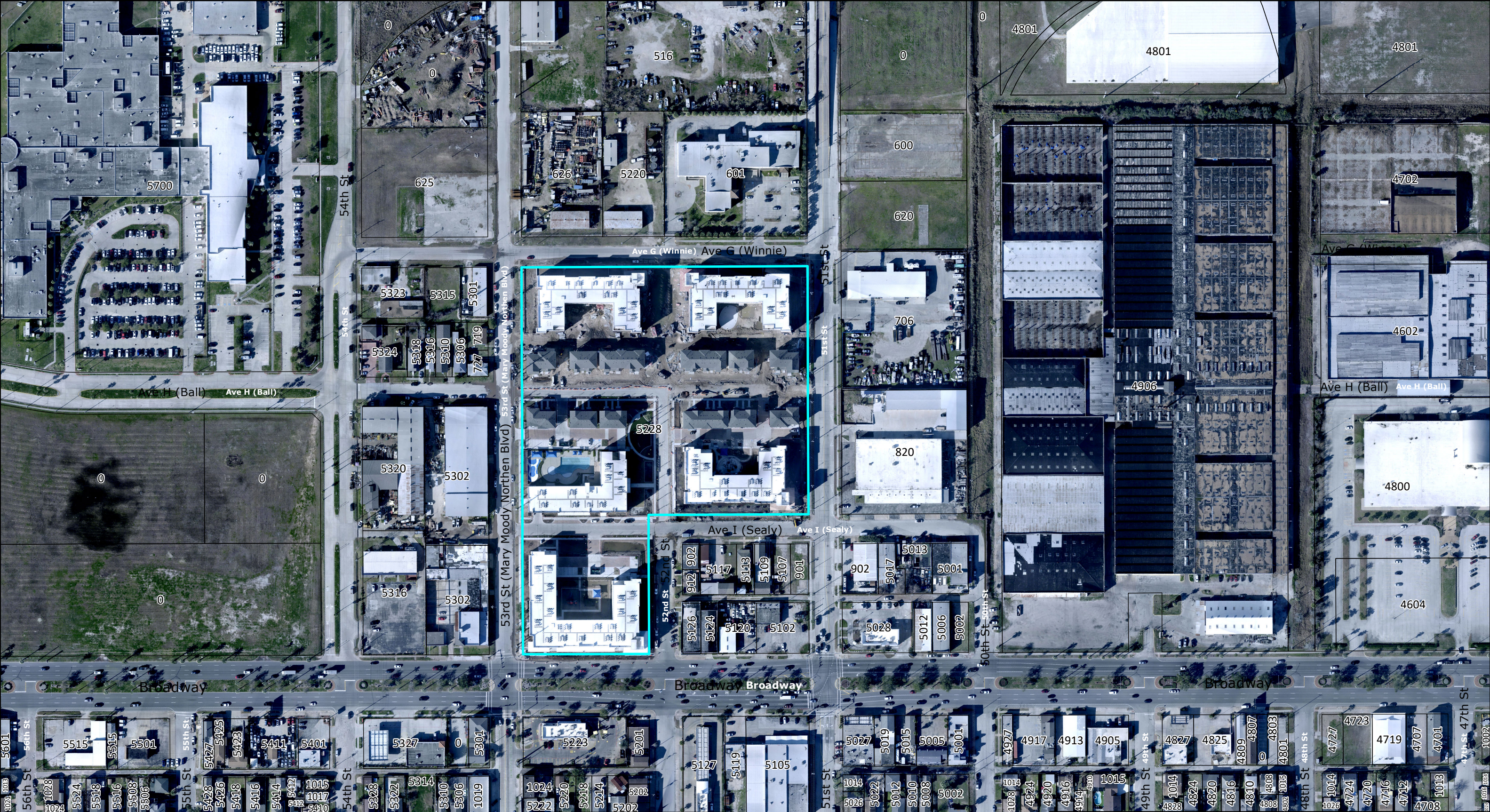
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Planning Director / HPO

11/19/2025

Date



Planning and Development Division

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



Printed on: 11/19/2025
By: City of Galveston
Development Services Department

Source Credits:
City of Galveston, USGS, et al. - Basemap
Galveston Central Appraisal District (GCAD) -
Street Centerlines & Parcels
GCAD & Pictometry - 2020 Aerial; City of Galveston -
Landmarks, Historic Districts, Zoning Overlays, &
Zoning Districts



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

1 in = 215 feet



0 210 Feet

☐ Parcels

Image
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



TITLE COMMITMENT NOTES:

First American Title Insurance Company
Insured: The Oleanders at Broadway, L.P.
G.F. No.: NCS-997150A-STLO
Issued: December 04, 2024

LEGAL DESCRIPTION OF LAND: Those City blocks out of the M. B. Menard Survey, Abstract 628 identified under Galveston County Appraisal District Property Number(s) 101997, 102462, 102868 and 102869 and being all/or part of Block(s) 232, 291, 292, 351 and 352, within the City and County Galveston, Texas.

EXCEPTION FROM COVERAGE:

- Item 10a. Not a survey matter.
 - Item No. 1, Schedule B, is hereby deleted.
- Item 10b. Not a survey matter.
 - Rights of Parties in Possession. (OWNER POLICY ONLY)
- Item 10c. As shown, regarding abandoned right-of-ways.
 - Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- Item 10d. As shown.
 - All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
- Item 10e. Not a survey matter.
 - Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
- Item 10f. Not a survey matter.
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Item 10g. Easement: No longer affects property. Released by instrument recorded in Galveston County Clerk's File Number 2021065386.
 - To: Houston Lighting & Power Company.
 - Recorded: August 21, 1970 in Volume 2133, Page 477, of the Deed Records, of Galveston County, Texas.
 - Purpose: Electrical Distribution & communication facilities, (Block 232)
- Item 10h. Not a survey matter.
 - Terms, Conditions, and Stipulations in Memorandum of Lease Agreement
 - Lessor: Housing Authority of the City of Galveston, Texas
 - Lessee: Oleanders at Broadway, LP
 - Recorded: July 16, 2021, in Instrument No. 2021051998, of the Official Public Records of Galveston County, Texas.
 - Agreement to Subordinate to Rental Assistance Demonstration Use Agreement (Bond Regulatory Agreement) filed for record November 27, 2024 in instrument No. 2024054000, of the Official Public Records, Galveston County, Texas.
- Item 10i. Not a survey matter.
 - Purchase Option and Right of First Refusal Agreement dated July 1, 2021, by and among the Oleanders at Broadway, LP, the Housing Authority of the City of Galveston, Texas, and Oleanders at Broadway MBS SLP, Inc., as consented to by RBC Community Investments, LLC, and RBC Community Investments Manager II, Inc.; recorded July 16, 2021 as Instrument No. 2021052004, of the Official Public Records, Galveston County, Texas.
- Item 10k. Easement: Blanket in nature.
 - To: Comcast Cable Communications Management, LLC
 - Recorded: March 15, 2022 in County Clerk's File No. 2022017753, of the Official Public Records of Galveston County, Texas.
 - Purpose: Broadband Communications Services.
- Item 10l. Not a survey matter.
 - Terms, conditions and stipulations contained in Agreement:
 - Recorded: November 27, 2024 in Instrument No. 2024053997, Official Public Records, Galveston County, Texas.
 - Type: Rental Assistance Demonstration Use Agreement.
- Item 10m. Not depictable.
 - Subject property abuts a non-access or a limited-access road, highway or freeway.

Survey of all of that certain 11.483 acres tract of land situated in the City of Galveston, Galveston County, Texas, being all of Blocks Two Hundred Thirty-two (232), Two Hundred Ninety-one (291), Two Hundred Ninety-two (292), Three Hundred Fifty-one (351), and Three Hundred Fifty-two (352), in the CITY OF GALVESTON, TEXAS, according to the map in common use, along with those portions of Avenue H, a 70.00 feet right-of-way; Avenue I, a 70.00 feet right-of-way; and 52nd Street, on 80.00 feet right-of-way, abandoned by instrument recorded in Volume 713, Page 699 of the Deed Records of Galveston County, Texas, and lying between said blocks, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said Block 232, said corner being the intersection of the Eastern line of 53rd Street, on 80.00 feet right-of-way, and the Northern corner of Avenue J (also known as Broadway), a 150.00 feet right-of-way, and being marked by an "X" cut in concrete;

THENCE North 16°43'00" West, along the Eastern line of said 53rd Street, a distance of 920.00 feet to the Northwest corner of both said Block 352 and of the herein described tract, said corner being on the Southern line of Avenue G (also known as Winnie), a 70.00 feet right-of-way, and being marked by a 1/2 inch rod;

THENCE North 73°17'00" East, along the Southern line of said Avenue G, a distance of 680.00 feet to the Northeast corner of both Block 351 and of the herein described tract, said corner being on the Western line of 51st Street, and being marked by a 1/2 inch rod;

THENCE South 16°43'00" East, along the Western line of said 51st Street, a distance of 590.00 feet to the Southeast corner of said Block 291, being the most Easterly corner of the herein described tract, said corner being on the Northern line of said Avenue I, and being marked by an "X" cut in concrete;

THENCE South 73°17'00" West, along the Northern line of said Avenue I, a distance of 380.00 feet to the Southeast corner of said Block 292, being an internal corner of the herein described tract, said corner also being on the Western line of said 52nd Street, and being marked by a 1/2 inch rod;

THENCE South 16°43'00" East, along the Western line of said 52nd Street, a distance of 330.00 feet to the Southeast corner of both Block 232 and of the herein described tract, said corner also being on the Northern line of said Avenue J;

THENCE South 73°17'00" West, along the Northern line of said Avenue J, a distance of 300.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 11.483 acres (500,200 square feet) of land, more or less.

ALTA CERTIFICATION:

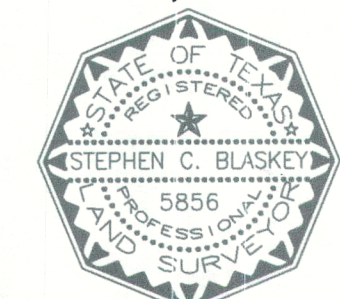
Certification to:

- Project Partnership;
- RBC Community Investments, LLC, its successors and/or assigns;
- RBC Community Investments Manager II, Inc., its successors and/or assigns;
- First American Title Insurance Company;
- U.S. Bank National Association, its successors and assigns;
- The Oleanders at Broadway, LP;
- RBC Community Investments Fund - X Structured Housing 3, LP.
- FNBC Leasing Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c) 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on October 8, 2024.

Date of Plot or Map: March 31, 2025

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



REVISED: JUNE 3, 2025
SURVEY DATE: APRIL 14, 2025
FILE No.: 3505-0232-0000-000
DRAWING: AM/RGW
JOB No.: 25-0163

2021 ALTA TABLE A NOTES:

1) Monuments placed or referenced as noted.

2) Address of property as noted.

3) FEMA Flood Zone Classification: According to FEMA Flood Insurance Rate Map No. 48167C 0437G, effective 2019/08/15, this property lies within Flood Zone AE with Base Flood Elevation of 12 feet.

4) Gross Land Area, as described hereon.

5) Vertical Relief not requested.

6a) Zoning, based on Ordinance No. 20-044

Current Zoning: Planned Unit Development (PUD) Overlay Zoning District in a Commercial (C) base zoning district with Broadway Design Standards for a "Multi-Family Residential".

Setback Requirements:

Along Avenue H (Proposed 50' r.o.w.): 20 feet
Along Avenue I (Proposed 50' r.o.w.): 10 feet
Along existing Broadway, Avenue I, 51st Street, 52nd Street, & 53rd Street: 10 feet

Parking Requirements:

1.25 spaces per unit
Maximum "top of parapet" of 52' above BFE. Site BFE is 12'.

Density:

The density is 34.5 dwelling units per acre. The proposal includes 348 dwelling units with 306 apartments and 42 townhouses. Although the site is currently 11.48 acres, 1.49 acres will be dedicated to the City as public streets.

6b. Zoning Setbacks (as per Ordinance No. 20-044) as shown. Setbacks along Avenue H and Avenue I (proposed 50' r.o.w.) are marked as proposed because roadways have not been formally dedicated at the time of this survey.

7a) Exterior dimensions of all buildings at ground level as noted.

7b-1) Square footage of exterior foot print at ground level, as shown in building table.

7b-2) No specified areas.

8) Substantial features observed, as shown.

9) Number and type of parking spaces:

428 regular spaces (376 under buildings) & 26 disabled spaces (19 under buildings).

10) Not requested.

11a) No plans or reports provided by client.

11b) Evidence of Underground Utilities, as located by surveyor and locate request in September 2024 (Texas811 Ticket No.: 247450946).

12) Not requested.

13) All immediately adjoining land is right-of-ways belonging to the City of Galveston as labeled on survey.

14) Not requested.

15) Not requested.

16) No evidence of recent earth moving work, building construction or building additions.

17) Recent road work along Avenue G (Winnie) and along 51st Street. Said work is within the last few years.

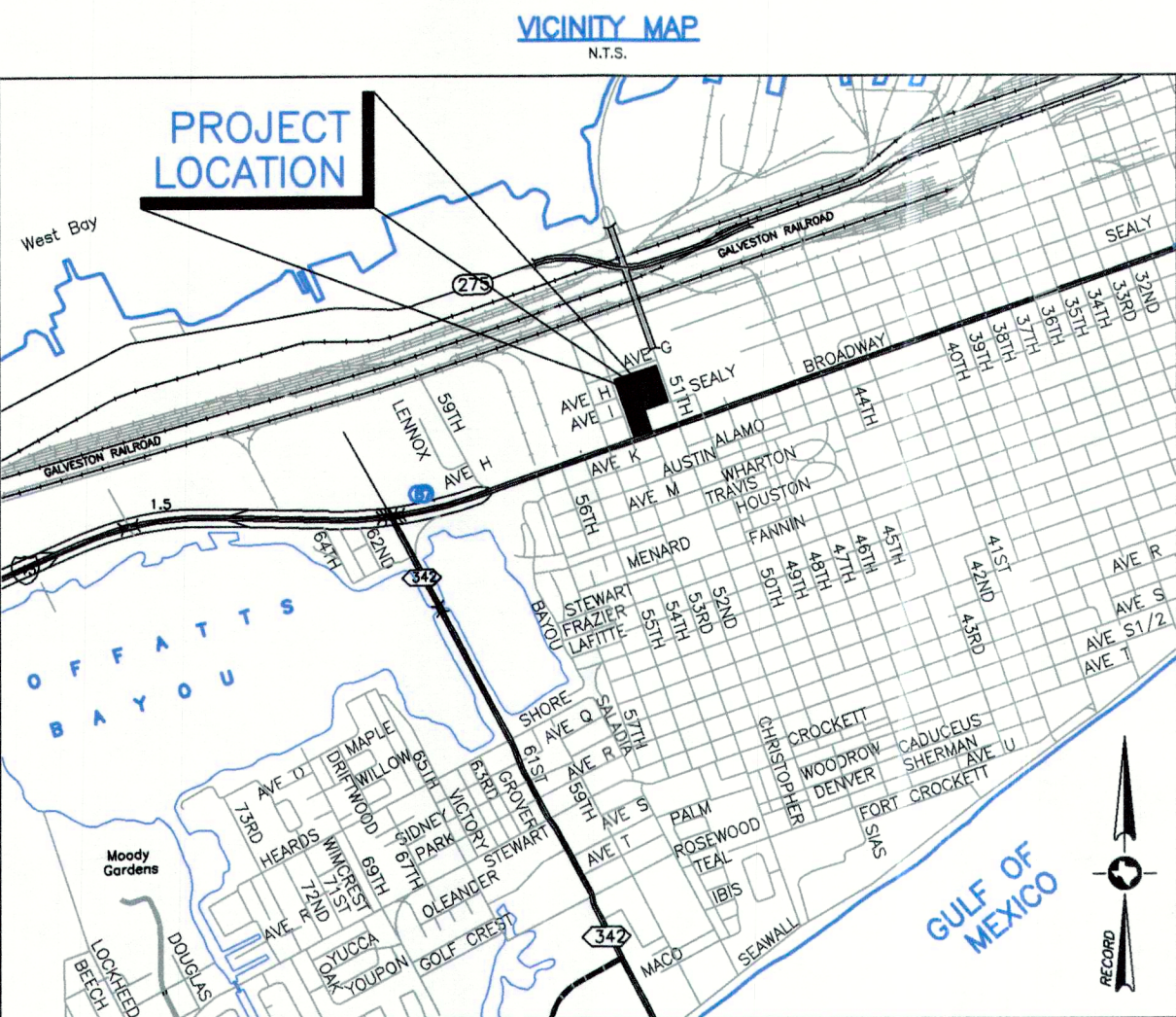
18) No offsite easements specified in disclosed document.

19) Requested, but this item shall not be addressed on the face of the plot or map.

20) Not requested.

NOTES:

- This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- This property is subject to any restrictions of record.
- Bearings based on found Monumentation, being an "X" at the Center-Line of 53rd Street on the Seawall, and a 1/2 inch rod at the Northeast corner of Block 413.
- Underground electrical, gas, sanitary sewer, storm sewer, and water utility lines, as shown hereon, are based on observed point stripes and pin flags, marked by others, and observed above ground features. Locations shown should be considered approximate and should be verified in the field prior to construction.
- There are no gaps, gores or overlaps between subject tract and adjoining public streets.
- There are no apparent cemeteries located within 100 feet of the subject tract.
- The legal description mathematically closes, within standard tolerances of 1:50,000.
- No boundary encroachments were observed at the time of this survey.



LEGEND	
	1x1 Grate Inlet
	Cable Box
	Crosswalk Pole
	Electrical Box
	Fire Hydrant
	Gas Meter
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Manhole
	Meter Pole
	Power Pole
	Sanitary Sewer
	Sign
	Telephone Box
	Traffic Control Box
	Traffic Light
	Water Meter
	Water Valve
	Flowline
	Underground Gas Line
	Overhead Utility Line
	Underground Electrical Line
	Retaining Wall
	Also Known As
	Building
	Electrical
	Found
	Handicap (Disabled) Parking Space
	Page
	Proposed
	Right-Of-Way
	Square
	Square Feet
	Top Of Building (Elevation of highest point)
	Volume
	Water Valve

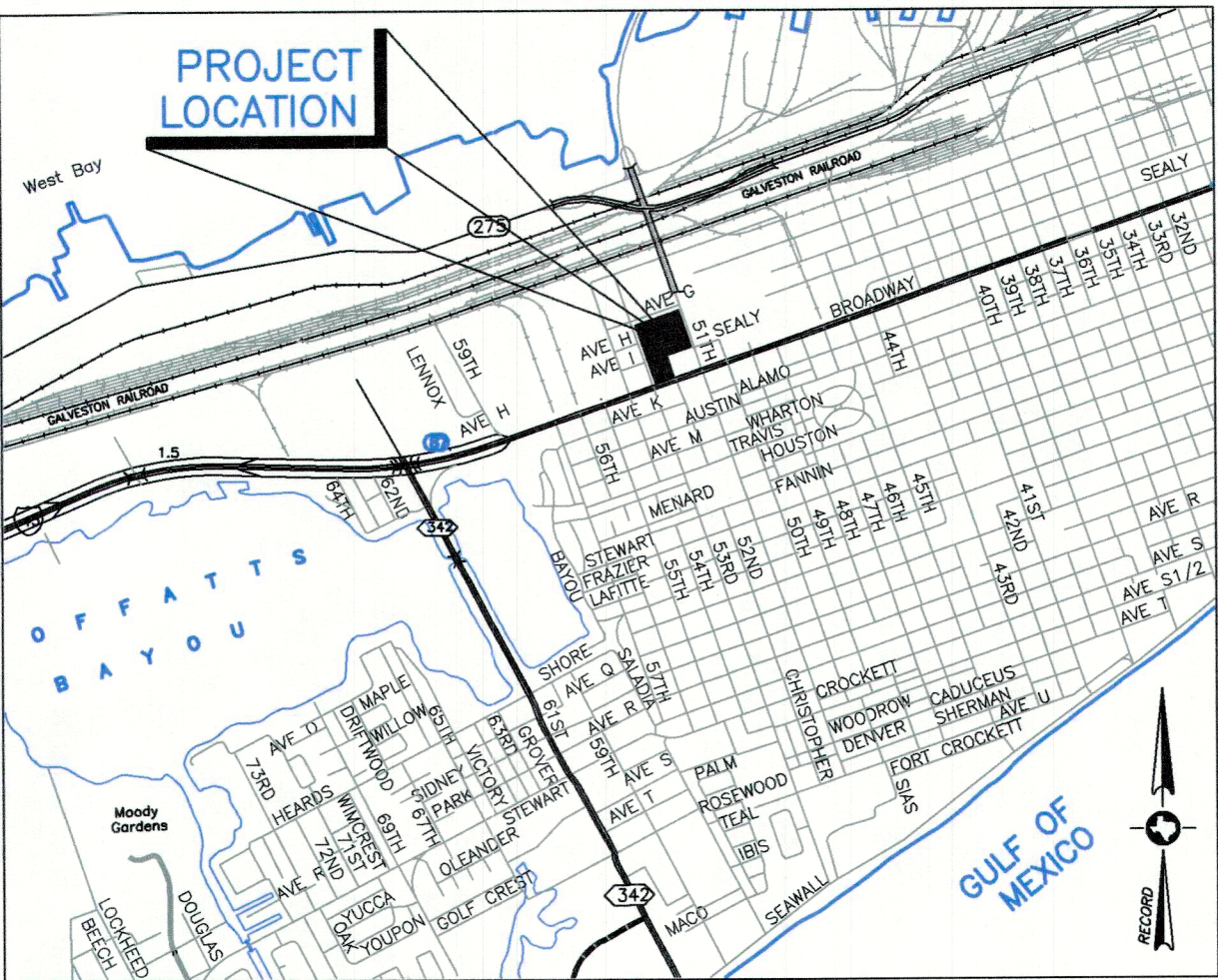
BUILDING TABLE		
ADDRESS	SQ. FOOTAGE (Exterior, Ground Level Footprint)	DESCRIPTION
5214 Broadway	32,729	3-Story, High Raised, Brick/Stucco Bldg.
813 51st St.	24,198	3-Story, High Raised, Brick/Stucco Bldg.
815 52nd St.	19,992	3-Story, High Raised, Brick/Stucco Bldg.
5102 Ball	2,259	2-Story, High Raised, Frame Building
5105 Ball	2,231	2-Story, High Raised, Frame Building
5108 Ball	2,041	2-Story, High Raised, Frame Building
5111 Ball	2,046	2-Story, High Raised, Frame Building
5114 Ball	3,511	2-Story, High Raised, Frame Building
5121 Ball	3,411	2-Story, High Raised, Frame Building
5202 Ball	3,452	2-Story, High Raised, Frame Building
5213 Ball	2,035	2-Story, High Raised, Frame Building
5215 Ball	1,999	2-Story, High Raised, Frame Building
5216 Ball	1,998	2-Story, High Raised, Frame Building
5222 Ball	2,170	2-Story, High Raised, Frame Building
5225 Ball	2,256	2-Story, High Raised, Frame Building
5115 Winnie	24,082	3-Story, High Raised, Brick/Stucco Bldg.
5217 Winnie	24,215	3-Story, High Raised, Brick/Stucco Bldg.



Exhibit B

SCALE: 1" = 60'

High Tide
Land Surveying LLC.
GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
6017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



VICINITY MAP
N.T.S.

THE OLEANDERS AT BROADWAY

BEING A REPLAT OF

BLOCKS TWO HUNDRED THIRTY-TWO (232), TWO HUNDRED NINETY-ONE (291), TWO HUNDRED NINETY-TWO (292), THREE HUNDRED FIFTY-ONE (351), AND THREE HUNDRED FIFTY-TWO (352), IN THE CITY OF GALVESTON, TEXAS, ACCORDING TO THE MAP IN COMMON USE, ALONG WITH THOSE PORTIONS OF AVENUE "H", A 70.00 FEET RIGHT-OF-WAY; AVENUE "I", A 70.00 FEET RIGHT-OF-WAY; AND 52ND STREET, AN 80.00 FEET RIGHT-OF-WAY, AND THE ALLEYS WITHIN SAID BLOCK 232, 291, 292, 351, 352 ALL ABANDONED BY INSTRUMENT RECORDED IN VOLUME 713, PAGE 699 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND LYING BETWEEN SAID BLOCKS

OCTOBER, 2025

11.483 ACRES (500,200 SQ. FT.)

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

That Galveston Housing Authority, Mona Purgason, Executive Director of said Galveston Housing Authority, owner of that certain tract or parcel 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 replat of said property according to the lines and lots shown thereon, and designate said replat "THE OLEANDERS AT BROADWAY" in the City of Galveston, Galveston County, Texas.

Mona Purgason
Mona Purgason,
Executive Director of the
Galveston Housing Authority

STATE OF TEXAS }
COUNTY OF GALVESTON }
Before me, on this day October 24th, 2025, personally appeared
Mona Purgason, Executive Director of said Galveston Housing Authority, known to me to be
the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas



PROPERTY DESCRIPTION:

All of that certain 11.483 acres tract of land situated in the City of Galveston, Galveston County, Texas, being all of Blocks Two Hundred Thirty-two (232), Two Hundred Ninety-one (291), Two Hundred Ninety-two (292), Three Hundred Fifty-one (351), and Three Hundred Fifty-two (352), in the City of Galveston, TEXAS, according to the map in common use, along with those portions of Avenue "H", a 70.00 feet right-of-way; Avenue "I", a 70.00 feet right-of-way; and 52nd Street, an 80.00 feet right-of-way, and the alleys within said Block 232, 291, 292, 351, 352 all abandoned by instrument recorded in Volume 713, Page 699 of the Deed Records of Galveston County, Texas, and lying between said blocks, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said Block 232, said corner being the intersection of the Eastern line of 53rd Street, an 80.00 feet right-of-way, and the Northern corner of Avenue "J" (also known as Broadway), a 150.00 feet right-of-way, and being marked by an "X" cut in concrete;

THENCE North 16°43'00" West, along the Eastern line of said 53rd Street, a distance of 920.00 feet to the Northwest corner of both said Block 352 and of the herein described tract said corner being on the Southern line of Avenue "G" (also known as Winnie), a 70.00 feet right-of-way, and being marked by a 1/2 inch rod;

THENCE North 73°17'00" East, along the Southern line of said Avenue "G", a distance of 680.00 feet to the Northeast corner of both Block 291, and of the herein described tract, said corner being on the Western line of 51st Street, and being marked by a 1/2 inch rod;

THENCE South 16°43'00" East, along the Western line of said 51st Street, a distance of 590.00 feet to the Southeast corner of said Block 291, being the most Easterly corner of the herein described tract, said corner being on the Northern line of said Avenue "I", and being marked by an "X" cut in concrete;

THENCE South 73°17'00" West, along the Northern line of said Avenue "I", a distance of 380.00 feet to the Southeast corner of said Block 292, being an internal corner of the herein described tract, said corner also being on the Western line of said 52nd Street, and being marked by a 1/2 inch rod;

THENCE South 16°43'00" East, along the Western line of said 52nd Street, a distance of 330.00 feet to the Southeast corner of both Block 232 and of the herein described tract, said corner also being on the Northern line of said Avenue "J";

THENCE South 73°17'00" West, along the Northern line of said Avenue "J", a distance of 300.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 11.483 acres (500,200 square feet) of land, more or less.

SURVEY DATE: OCTOBER 16, 2025
FILE No.: 3505-0232-01-00-00
DRAWING: CDM/ROW
JOB No.: 25-0416-RP



GALVESTON OFFICE
Registration Number: 10193855
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200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

STATE OF TEXAS }
COUNTY OF GALVESTON }
This Replat in the City of Galveston, Galveston County, Texas, as set forth on this
plat, has been approved by the Galveston Planning Commission
on this _____ day of _____, 2025.

Secretary
Galveston Planning Commission

Chairman
Galveston Planning Commission

STATE OF TEXAS }
COUNTY OF GALVESTON }

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., in

Plat Record _____, Map Number _____, Galveston County Map 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