

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, FEBRUARY 3, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
Regular Meetings**

**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 January 6, 2026 – Regular Meeting

5. Recognition of Rejone Edwards

6. Public Comment

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

7. Public Hearing

7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

7.A.1 25BF-077 (401 E. Beach Drive) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Lot 1, Estates of Grand Beach Replat No. 2, (2024) Abstract 628, in the City and County of Galveston, Texas.

Applicant: Walter P Moore

Property Owner: RREAF GRAND BEACH DEVELOPMENT LP

7.B PLATS

7.B.2 26P-001 (3201 Kleinman Ave) Public Hearing for a minor plat to reconfigure one lot into two. Property is legally described as Abstract 121 Hall & Jones Survey, Lot 27, Kleimann Addition, in the City and County of Galveston, Texas.

Applicant: Alan Torres

Property Owners: Kenneth & Germaine Wadsworth

8. Discussion Item

8.A Status of Planning Commission and City Council Joint Meetings (Staff)

9. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 01/23/2026 at 03:45 PM
Amended: 01/27/2026 at 03:20 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 – January 6, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m. by Vice-Chairperson Singleton. Vice-Chairperson Singleton ran the meeting due to the fact that Chairperson Walla was present via videoconference.

ATTENDANCE

Members Present: Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla (via videoconference), Herb Walpole

Members Absent: Stan Humphrey, Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 16, 2025 – regular meeting minutes, were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

25BF-082 (21309 Gulf Drive) Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed installation of a cargo lift. Property is legally described as Abstract 121, Page 19, Lot 42, Sea Isle Section 21, Sea Isle a subdivision in the City and County of Galveston, Texas.

Applicant: DFW Texas Builders Inc

Property Owner: Gary Simpson - L Simpson Real Estate Holdings

Staff presented the staff report.

Vice-Chairperson Singleton opened the public hearing on the case. Herb Petticord, a representative for the applicant, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

The motion passed.

LICENSE TO USE

25P-053 (Adjacent to 2310 Sealy / Avenue I) Request for a License to Use to place electrical conduits and protective ramp in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lots 8 - 14, Block 263, in the City and County of Galveston, Texas.

Applicant: Jay Sims, Rosenberg Library Association

Adjacent Property Owner: Rosenberg Library

Easement Holder: City of Galveston

Staff presented the staff report and noted that 21 public hearing notices were sent, and one returned in favor.

Vice-Chairperson Singleton opened the public hearing on the case. The applicant, Jay Sims, gave a presentation to the commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Rios seconded.

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

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

The motion passed.

DISCUSSION ITEMS AND ACTION ITEMS

Staff opened the "Review of topics selected for discussion at the January 15, 2026, City Council Meeting (Staff)"

THE MEETING ADJOURNED AT 3:47 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: Monday, December 29, 2025

Re: **25BF-077 (401 E. Beach Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Lot 1, Estates of Grand Beach Replat No. 2, (2024) Abstract 628, in the City and County of Galveston, Texas.

Applicant: Walter P Moore

Property Owner: RREAF GRAND BEACH DEVELOPMENT LP

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 build three (3) dune walkovers. Mitigation is proposed for the adverse impacts to dune and dune vegetation during the construction of the three walkovers. The mitigation as proposed accounts for 23,349.6 square feet of mitigation in place; 164.94 square feet of on-site mitigation will account for the post placements. Temporary grading of 434 cubic yards of sand is proposed which will be graded back to preconstruction conditions. All mitigation areas will be required to meet a vegetative coverage of 90% as proposed within the mitigation plan.

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 February 3, 2026, Planning Commission meeting was sent to one hundred and five (105) 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).

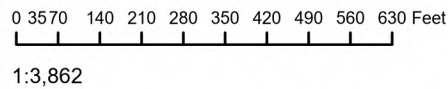
A – Aerial Map

401 E. Beach Drive Case #25BF-077

BEG and FIRM Coastal Map Legend

BEG Shoreline Change Rates 1950s-2019 - End Point Rate (ft/yr)

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- FIRM Panels
- 0.2% Annual Chance
- Zone A
- Zone AE, Zone AO
- Zone VE
- Zone X
- Open Water
- Subdivisions
- 1000ft from MHT
- Lot Lines
- Parcels



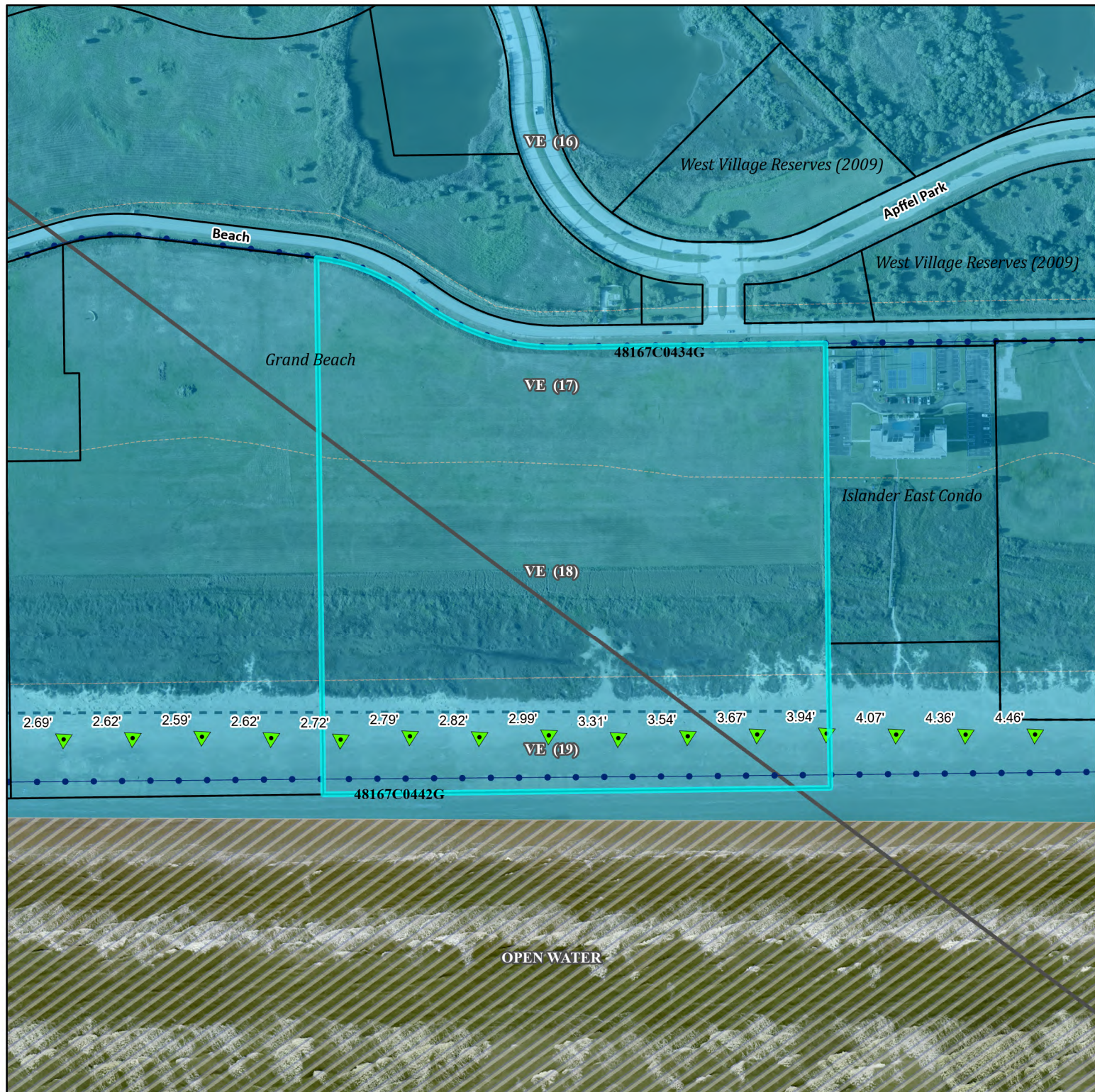
Data Sources:

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) - 10/31/2025**

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

C0.02

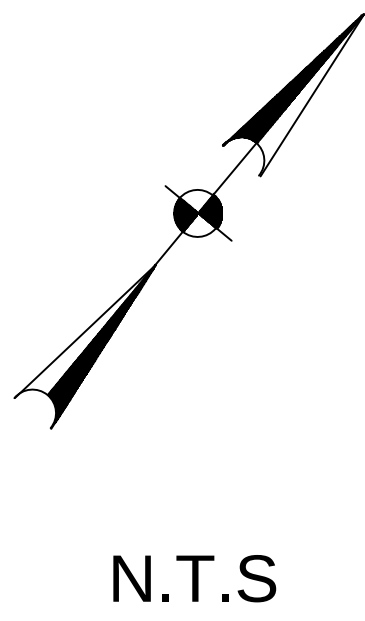
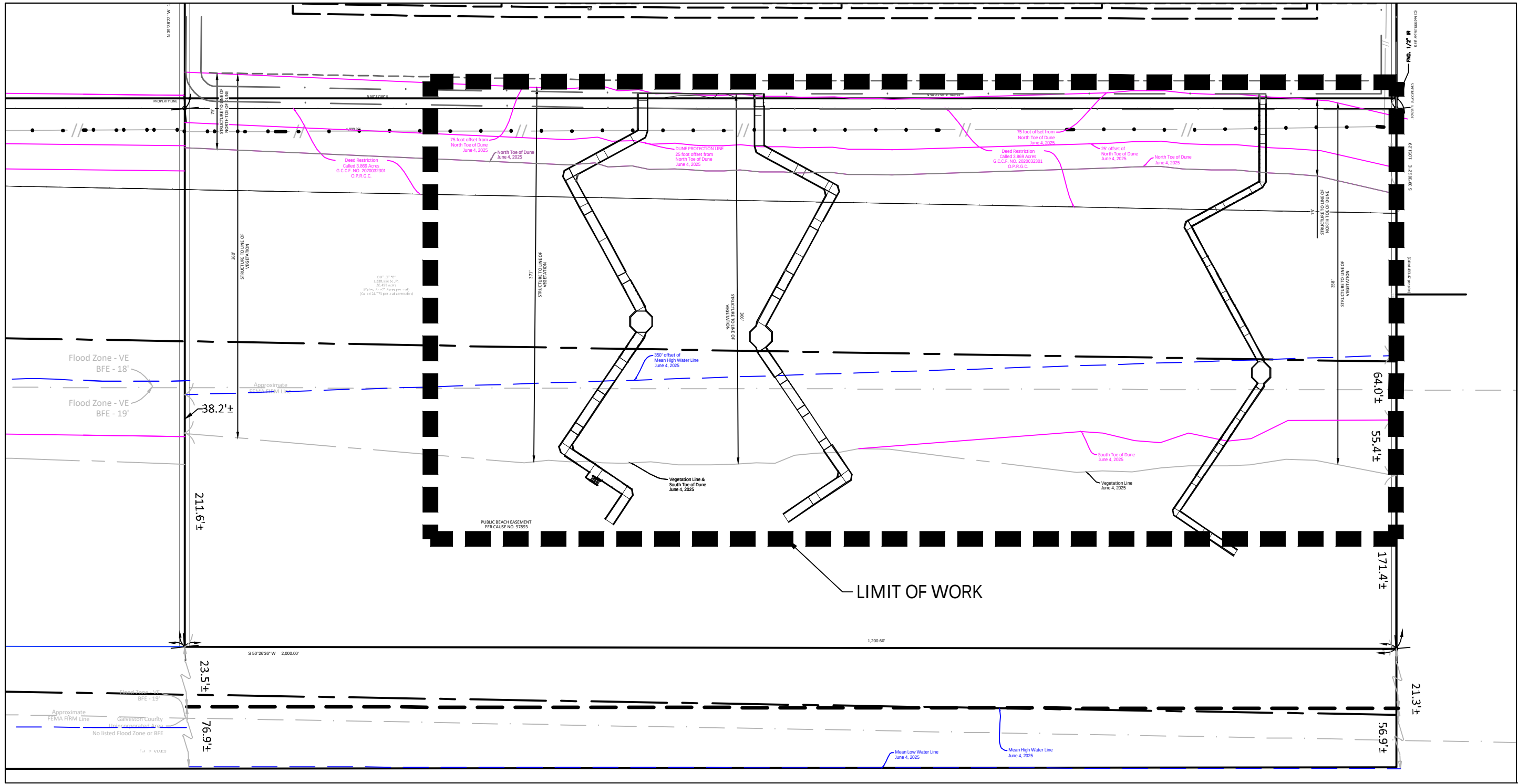
C – Site Plans and Drawings

MARGARITAVILLE RESORT COTTAGES AT GALVESTON ISLAND DUNE WALKOVERS

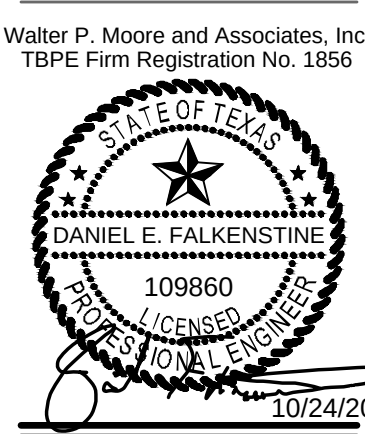
401 E BEACH DR GALVESTON, TEXAS 77550

Building Permit No.:

Sheet List Table	
Sheet Number	Sheet Title
C0.01	COVER
C0.02	SURVEY (FOR REFERENCE ONLY)
C0.03	GENERAL NOTES
C0.04	OVERALL PLAN
C2.00	CIVIL SITE LAYOUT PLAN
C3.00	CIVIL SITE GRADING PLAN
A1.02	SITE PLAN-DUNE CROSSOVER
A6.51	BOARDWALK-TYP. CONDITIONS
A6.59	BOARDWALK SECTION DETAILS
A10.10.4	DUNE CROSSOVER SECTION



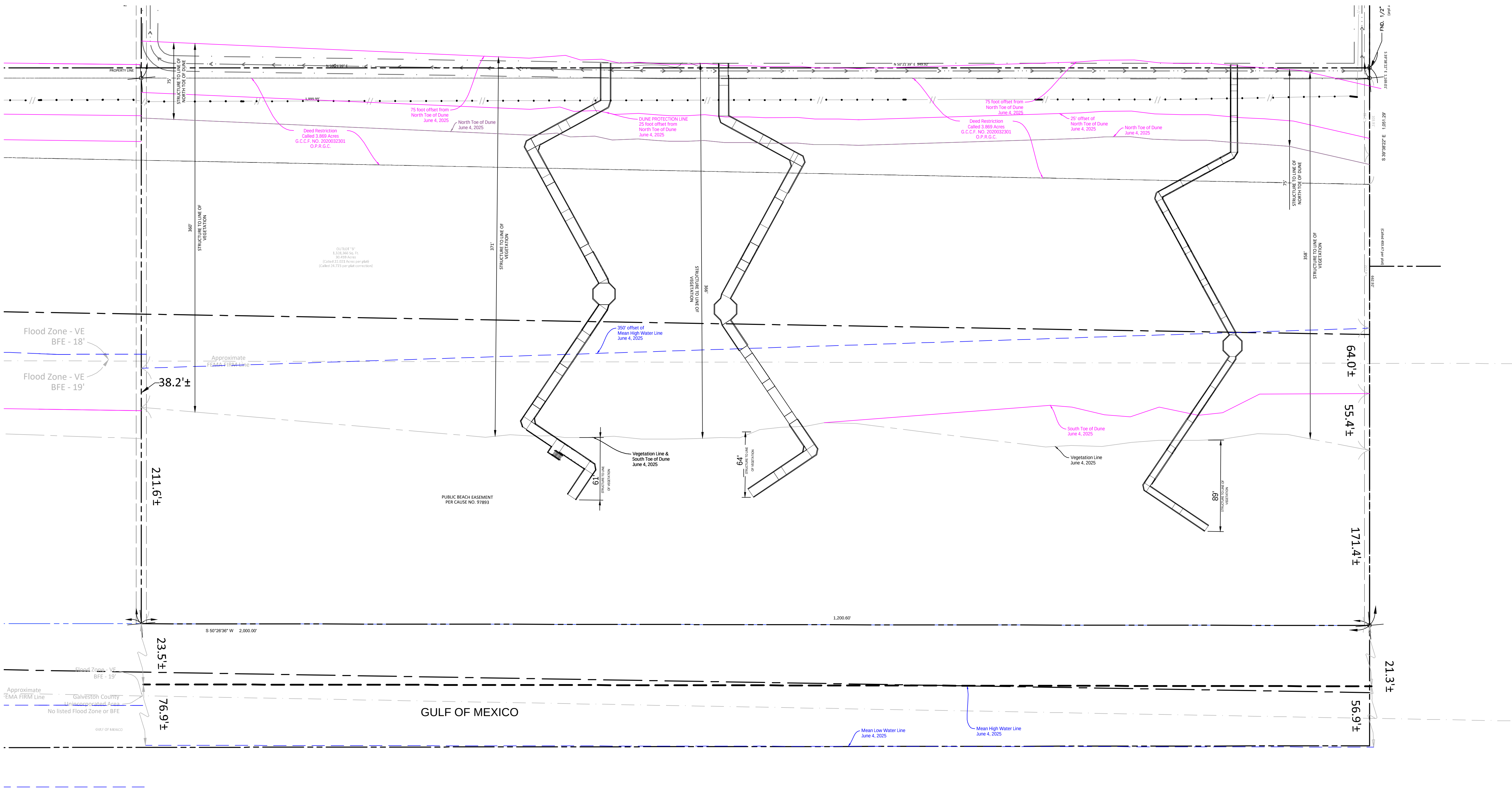
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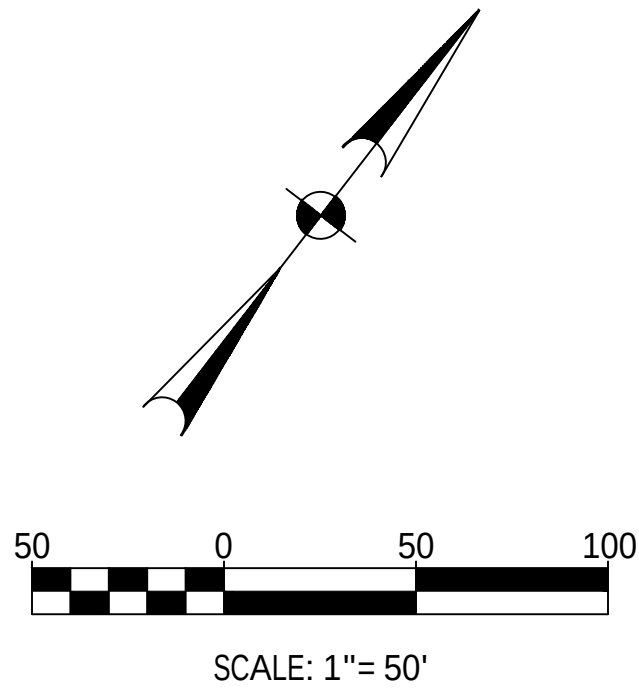
RREAF HOLDINGS
Margaritaville Resort Cottages
EAST BEACH DRIVE
GALVESTON, TX

PROJECT NUMBER:	C032302300
ISSUE DATE:	7/14/2025
SHEET NAME:	COVER
SHEET NUMBER:	C0.01

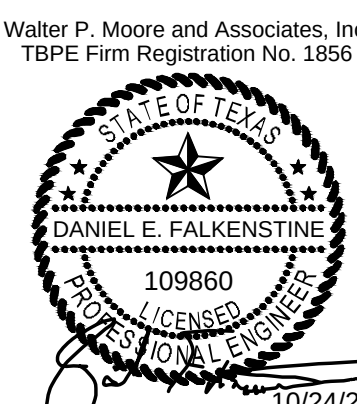
X:\C03\2023\2023-00 Galveston Cottages\DWG\3-Protect\03-Protect.dwg 2023-08-24 09:04 AM



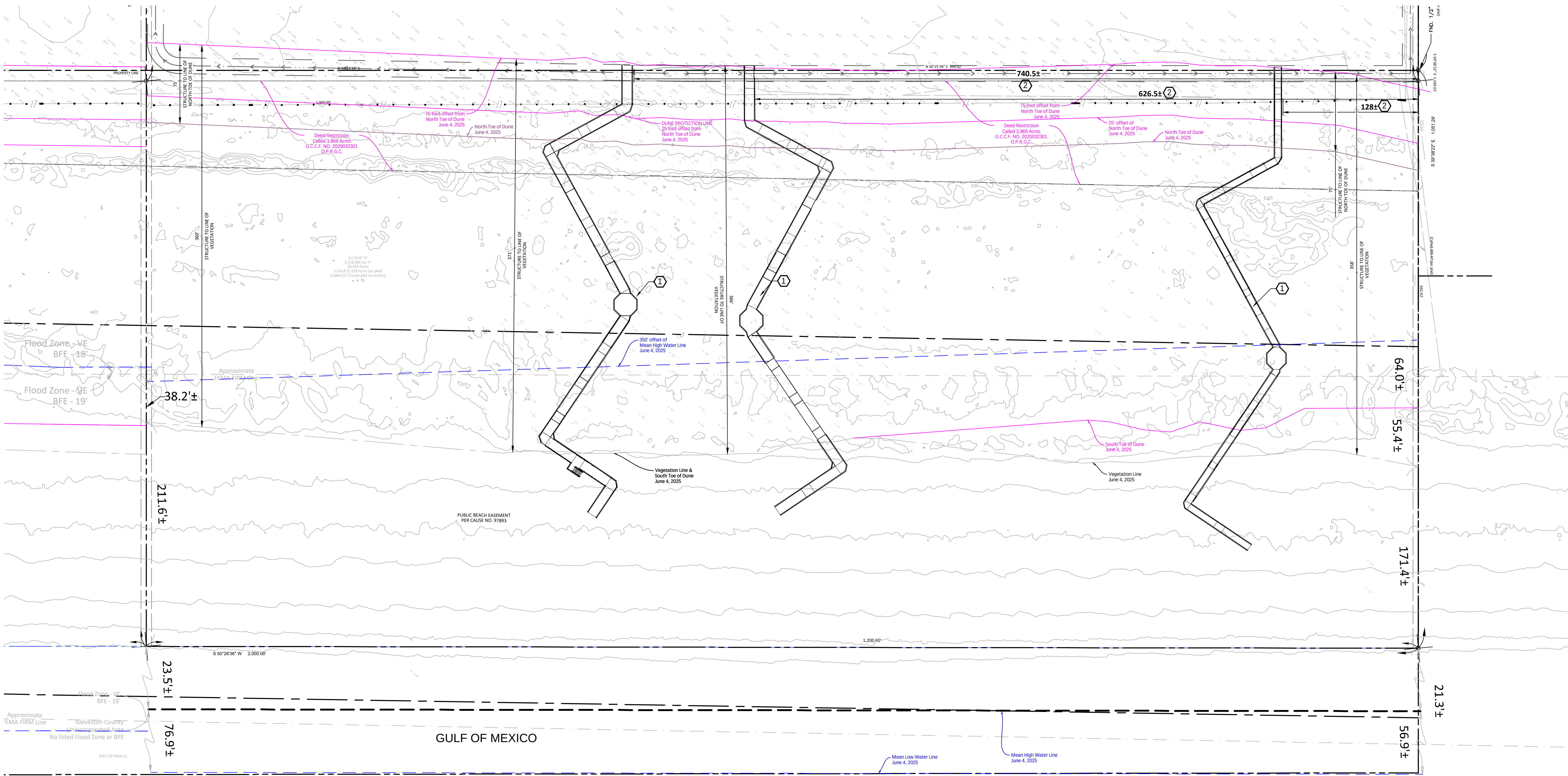
- Benchmark:**
1. THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 48167C0434G, EFFECTIVE DATE 8/15/2019 AND 48167C0442G, EFFECTIVE DATE 8/15/2019.
 2. THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD AS ESTABLISHED BY THE CITY, PLAT, OR SUBDIVISION COVENANTS AND RESTRICTION; MAY ALSO BE SUBJECT TO EASEMENTS AND SETBACKS FOR UTILITY SERVICES AND POWER LINES AS INDIVIDUALLY RECORDED OR ESTABLISHED BY OSHA (CALL YOUR POWER COMPANY).
 3. THE BEARINGS AND DISTANCES SHOWN ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND ARE REFERENCED TO N.G.S. MONUMENT HGCSD 62 (AW5708). ALL UNITS ARE EXPRESSED IN U.S. SURVEY FEET.
 4. ELEVATION ARE SHOWN IN FEET ABOVE MEAN SEA LEVEL NAVD '88 DATUM AS TIED TO NGS MONUMENT HGCSD 62.
 5. SURVEY BASED ON TITLE REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; GF NO.: 201596-MDC ISSUE DATE: APRIL 6, 2021 AS SHOWN IN MORE DETAIL HEREON.



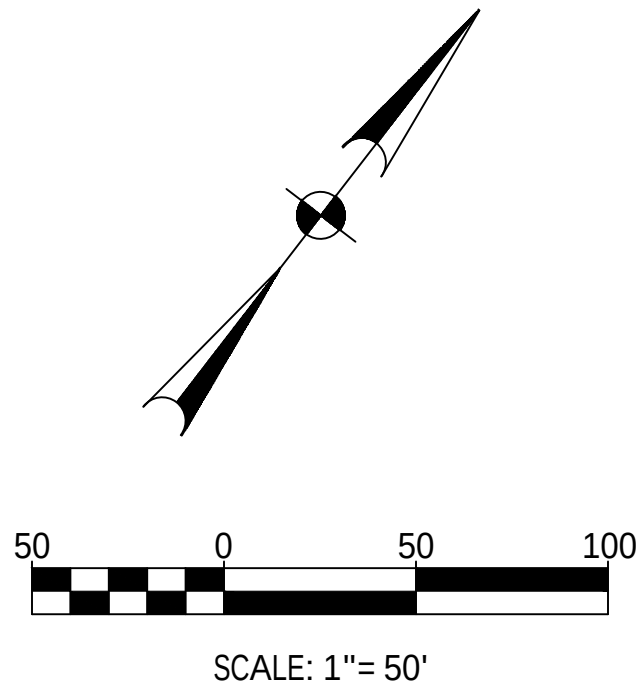
LEGEND	
EXISTING	PROPOSED
Curb	
Edge of Pavement	
R.O.W.	
Curve Number	
Storm Sewer/MH	
Large Diam Storm Sewer/MH	
Curb Inlet/Grate Inlet	
Sanitary Sewer/MH/Cleanout	
Large Diam Sanitary Sewer/MH	
Water Line/Fire Hydrant/Valve	
Gas	
Electric	
Phone	
Fence	
Contour	
Grade Break Line	
Swale	
Slope	
Top of Pavement	
Top of Wall	
Finished Grade	
Top of Grate	
Flow Line	
Top of Bank	
Top of Dune Crossing	
Detail Number	
Detail Sheet Number	



X:\C03\2023\2023-00-Galveston-Cottages\13-Production\03-Plan\03-Dune-Wall\03-2023-00-DW-14.dwg



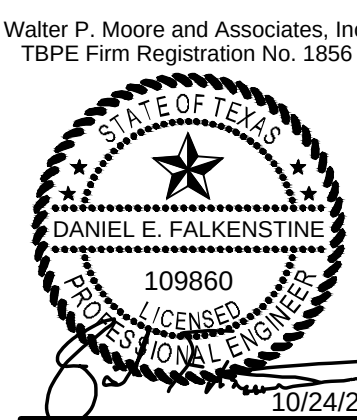
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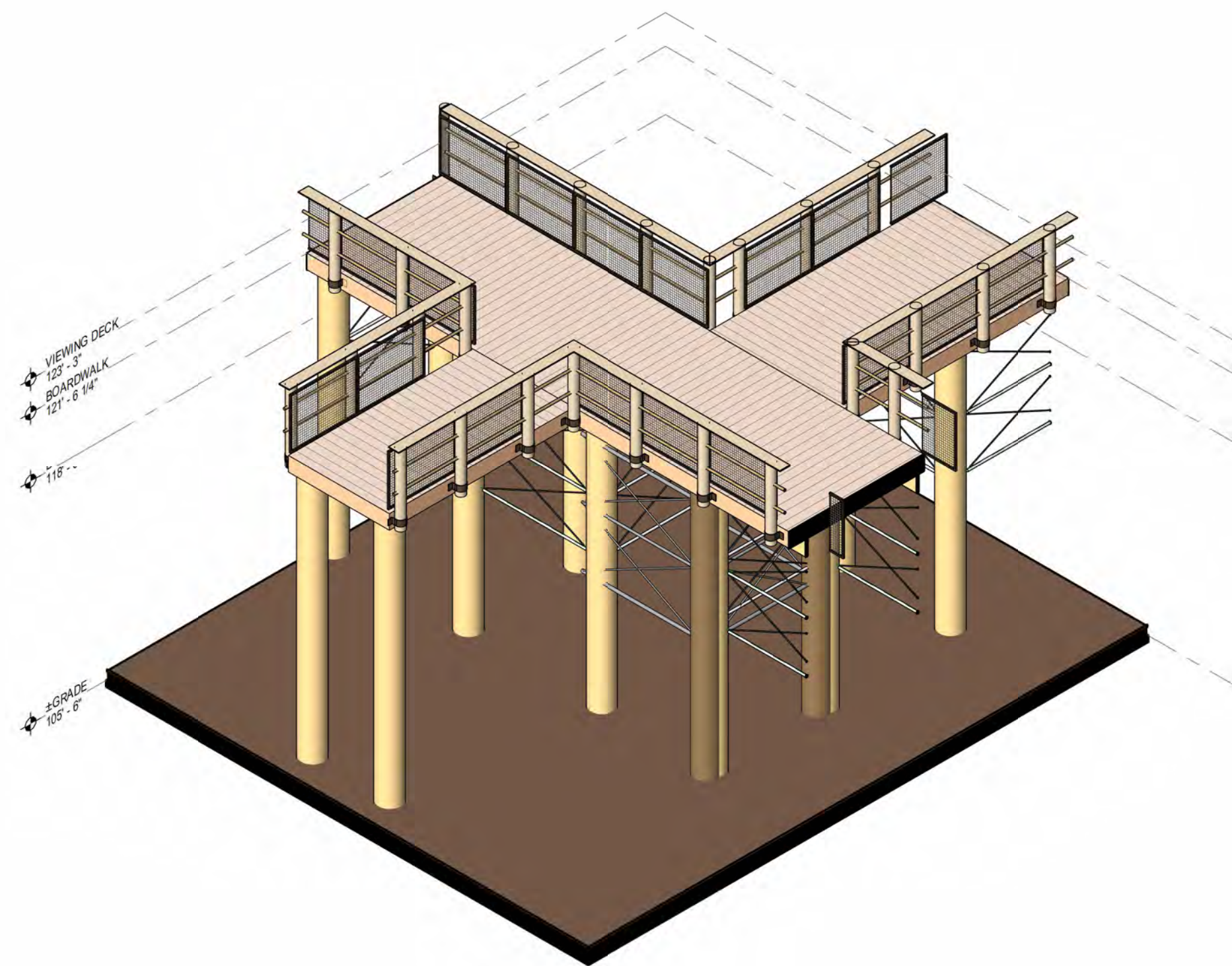


LEGEND	
EXISTING	PROPOSED
Curb	
Edge of Pavement	
R.O.W.	
Curve Number	
Storm Sewer/MH	
Large Diam Storm Sewer/MH	
Curb Inlet/Grate Inlet	
Sanitary Sewer/MH/Cleanout	
Large Diam Sanitary Sewer/MH	
Water Line/Fire Hydrant/Valve	
Gas	
Electric	
Phone	
Fence	
Contour	
Grade Break Line	
Swale	
Slope	
Top of Pavement	TP 7.25
Top of Wall	TW 7.25
Finished Grade	FG 7.25
Top of Grate	TG 7.25
Flow Line	FL 7.25
Top of Bank	TB 7.25
Top of Dune Crossing	TD 42.25
Detail Number	5
Detail Sheet Number	C5.0

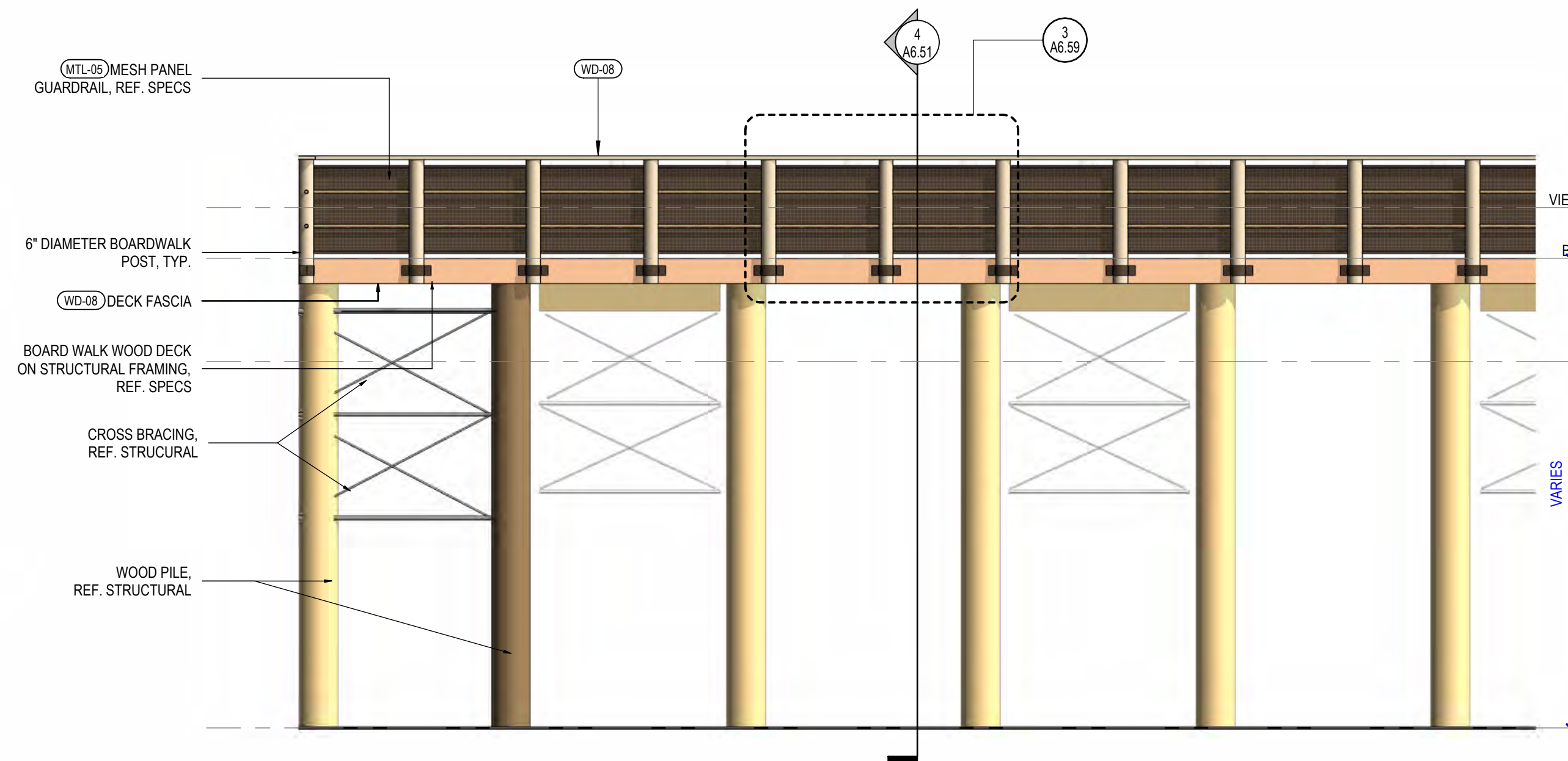
- Key Notes:**
- ① PROP DUNE CROSSOVER; RE: ARCHITECTURAL PLANS FOR DETAILS
 - ② REFER TO ARCHITECTURAL PLANS FOR LAYOUT DIMENSIONS OF DUNE CROSSOVERS

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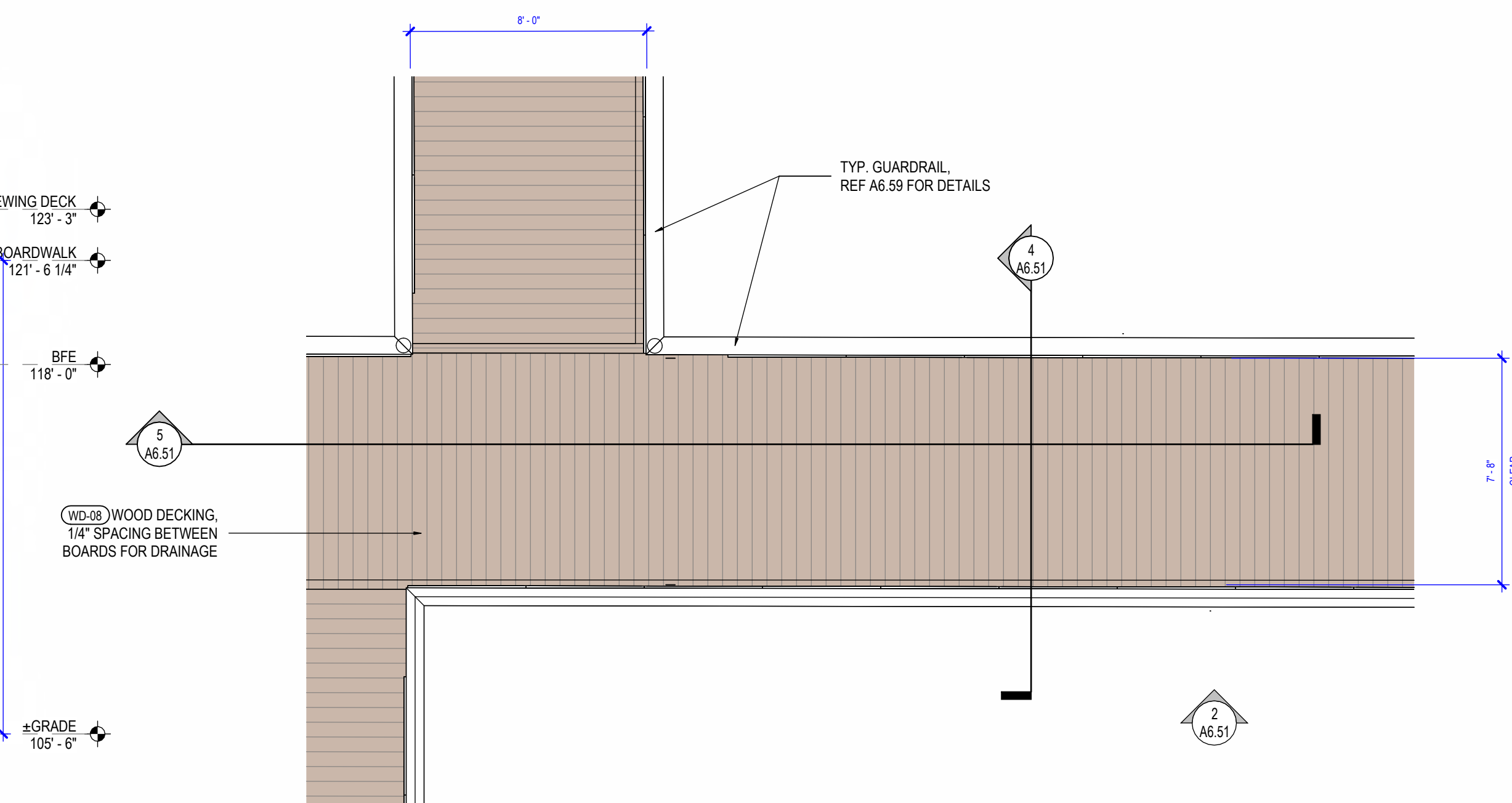




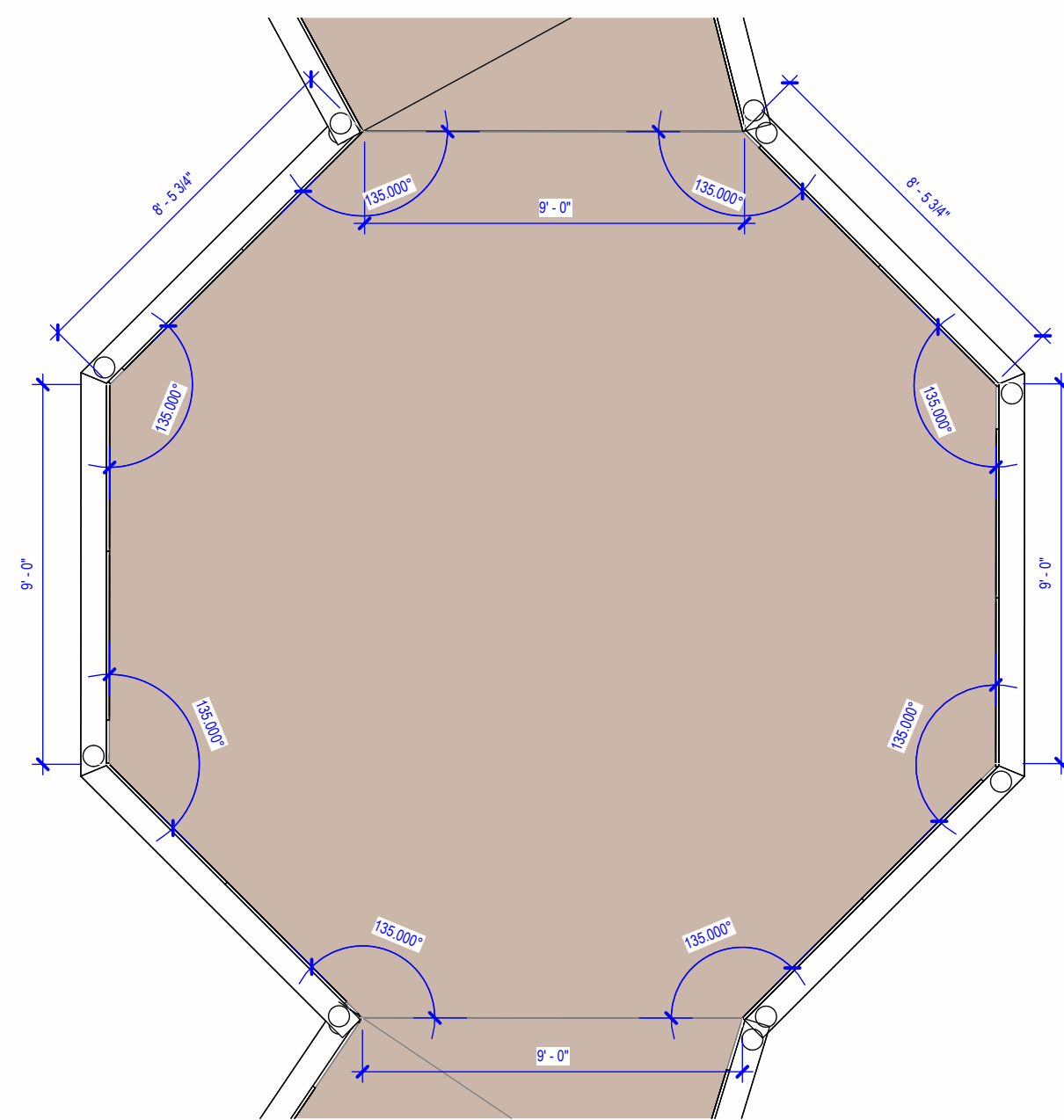
1 3D VIEW - BOARDWALK
NOTE: 3D VIEWS ARE FOR REPRESENTATIONAL PURPOSES ONLY



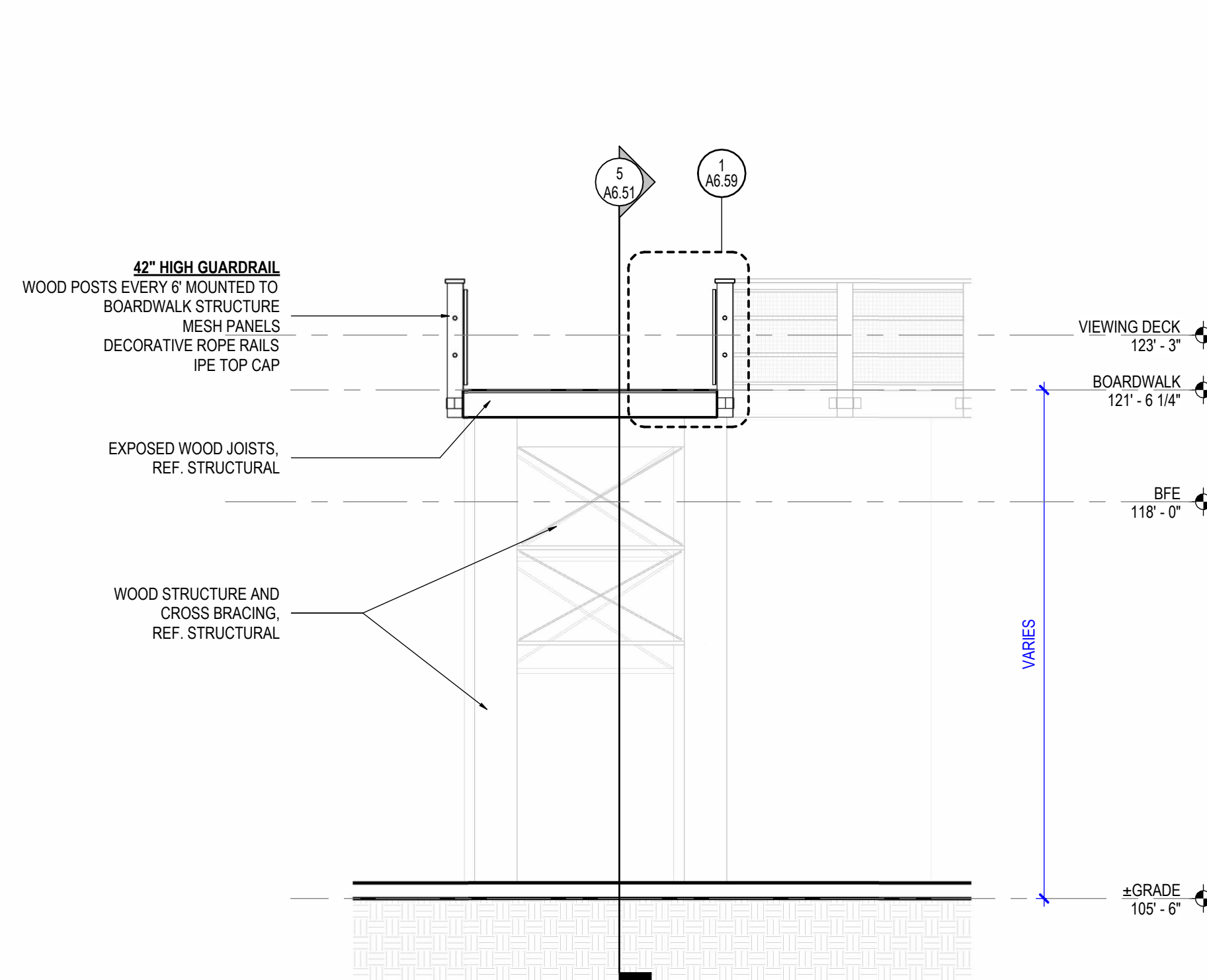
2 BOARDWALK - TYP ELEVATION
1/4" = 1'-0"



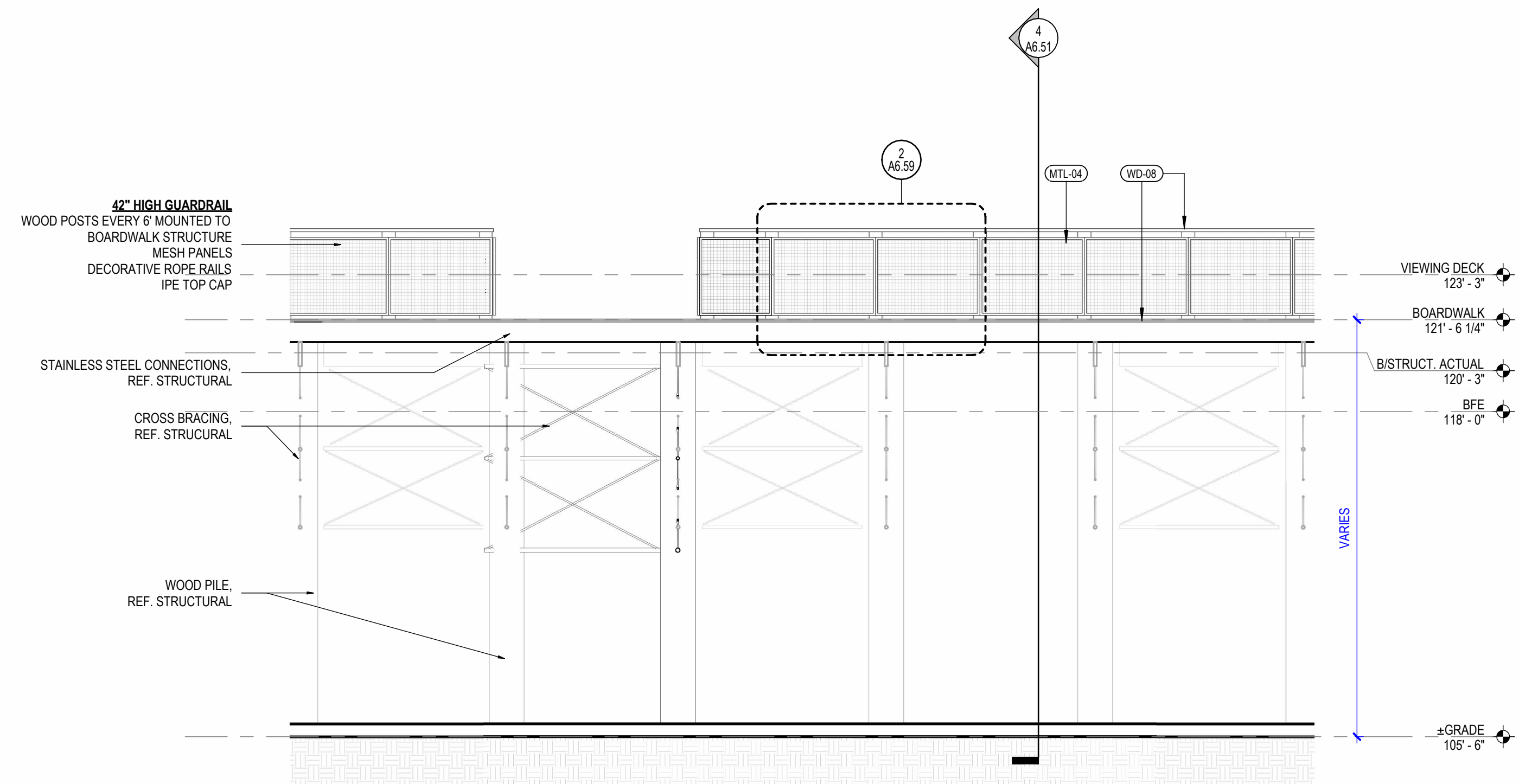
3 ENLARGED PLAN - TYPICAL BOARDWALK PLAN
1/4" = 1'-0"



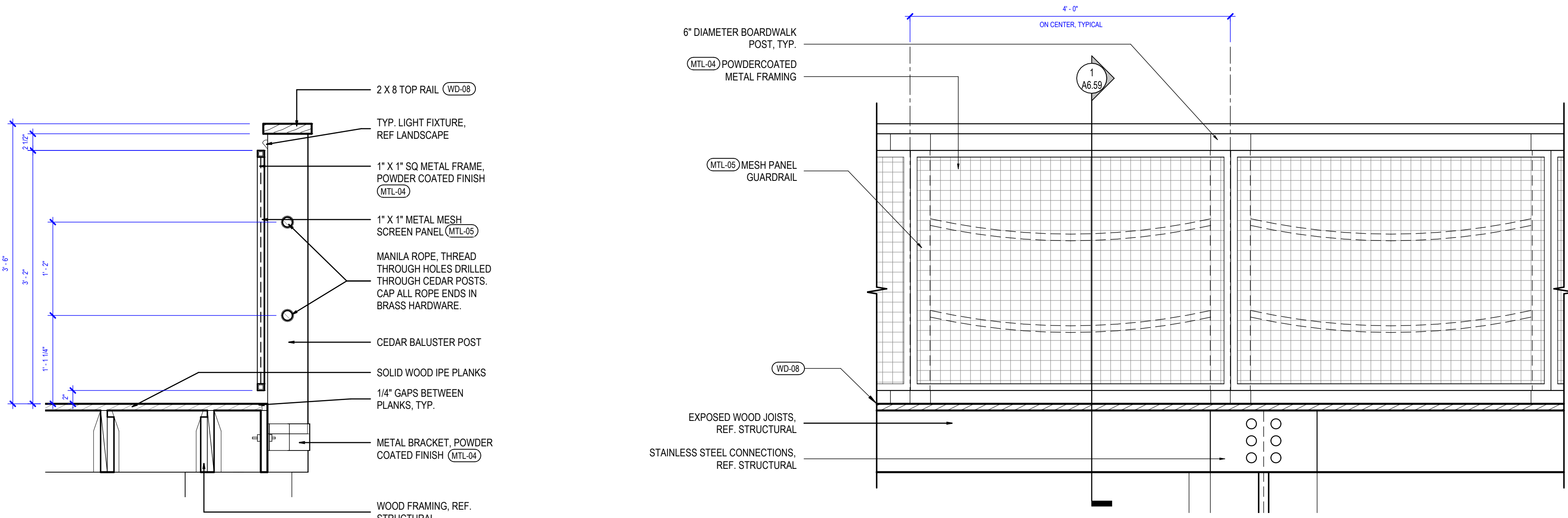
6 FLOOR PLAN - DUNE CROSSOVER ISLAND
1/4" = 1'-0"



4 BOARDWALK - TYP SECTION A
1/4" = 1'-0"



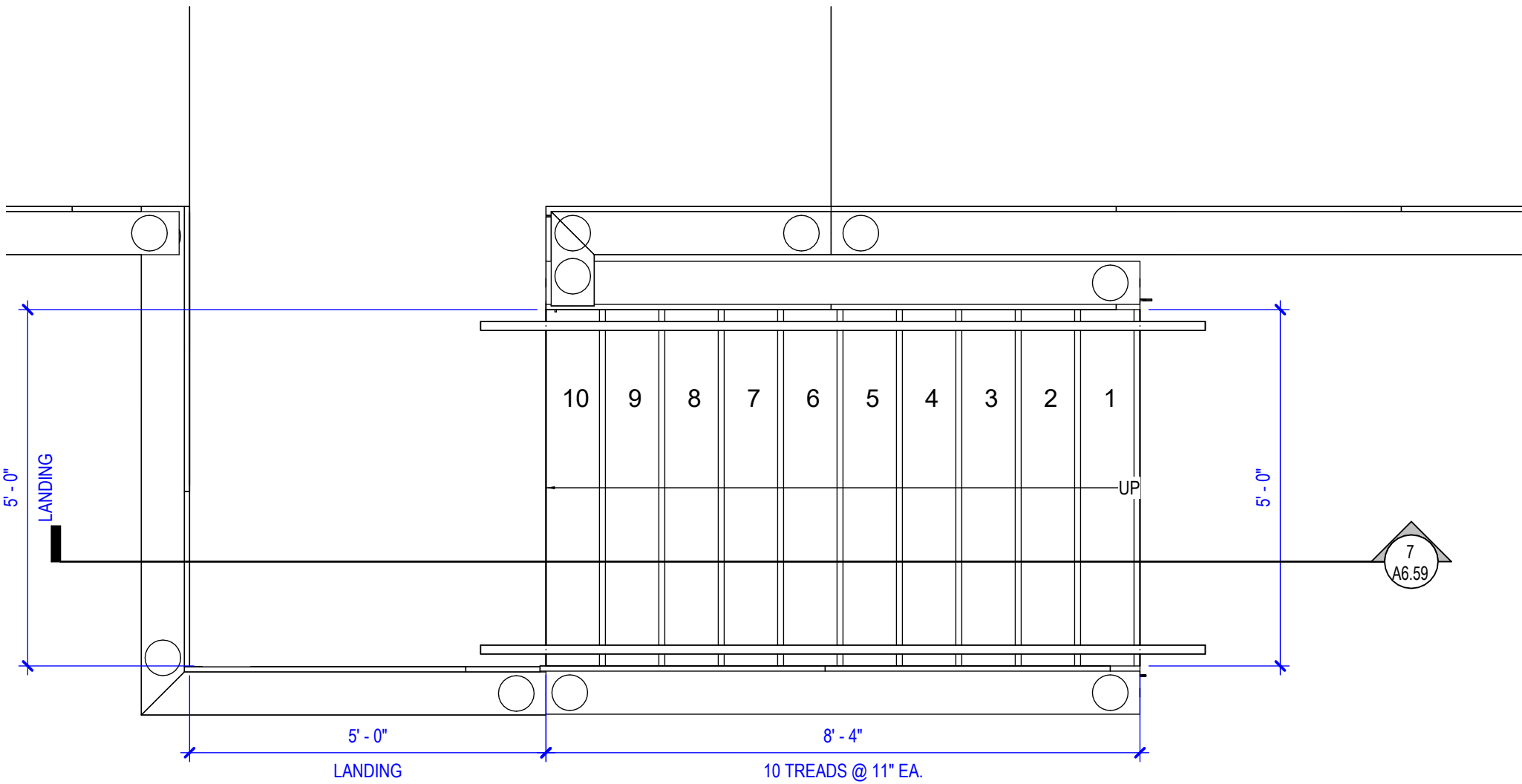
5 BOARDWALK - TYP SECTION B
1/4" = 1'-0"



1 TYPICAL DETAIL RAILING - CROSS SECTION
1" = 1'-0"

2 TYPICAL RAILING DETAIL - INSIDE RAILING
1" = 1'-0"

3 TYPICAL RAILING DETAIL - OUTSIDE RAILING
1" = 1'-0"



GENERAL DUNE CROSSOVER NOTES

1. DUNE CROSSOVER CREST POINT OF 6'-0" MAX TO BE MAINTAINED ABOVE THE DUNE
- DUNE CROSSOVER LINEAR FEET
CROSSOVER A: 552'-4"
CROSSOVER B: 541'-10 1/2"
CROSSOVER C: 572'-8 3/4"

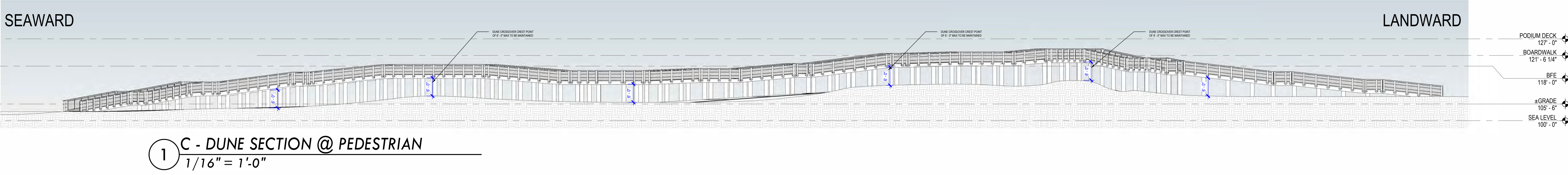
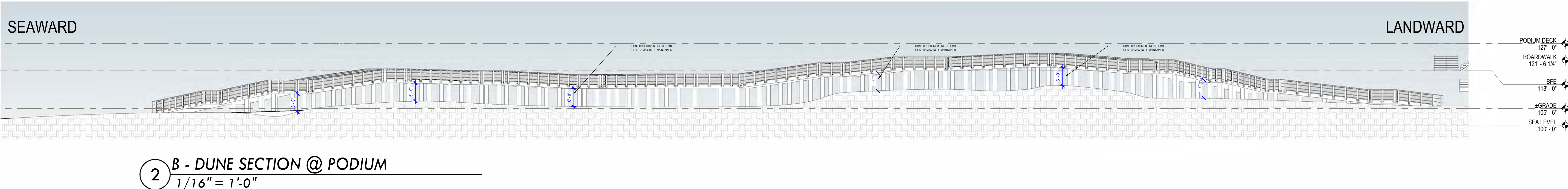
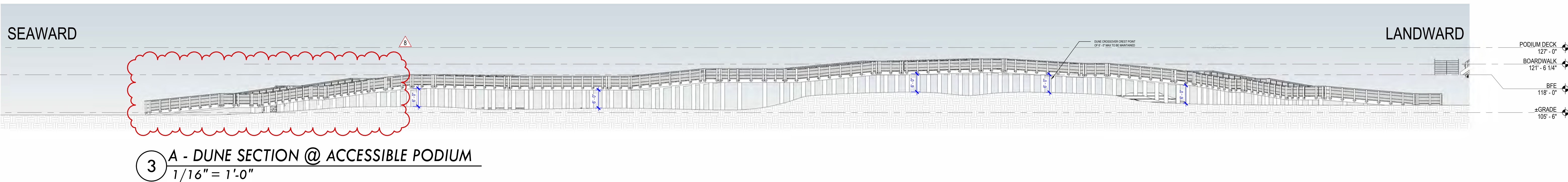
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RREAF HOLDINGS
Margaritaville Resort Cottages
401 EAST BEACH DRIVE
GALVESTON, TX 77550

© 2025
MERRIAM ANDERSON /
ARCHITECTS, INC.
REVISIONS:
5 09/22/2025 Revision 5 - DUNE CROSSOVER
8 10/20/2025 Revision 8 - DUNE CROSSOVER REVISION

PROJECT NUMBER:
mac2023029
ISSUE DATE:
12/12/2024
SHEET NAME:
DUNE CROSSOVER SECTION
SHEET NUMBER:
A10.1.4



D – Site Photos

Photolog of Proposed Dune Walkover Areas



Photo 1: Representative view facing North at the beginning of proposed Walkover A, centered at approximately 29.312625°N, -94.758502°W.



Photo 2: Representative view facing East at the beginning of proposed Walkover A, centered at approximately 29.312625°N, -94.758502°W.



Photo 3: Representative view facing South at the beginning of proposed Walkover A, centered at approximately 29.312625°N, -94.758502°W.



Photo 4: Representative view facing West at the beginning of proposed Walkover A, centered at approximately 29.312625°N, -94.758502°W.



Photo 5: Representative view facing North at the middle of proposed Walkover A, centered at approximately 29.312134°N, -94.758078°W.

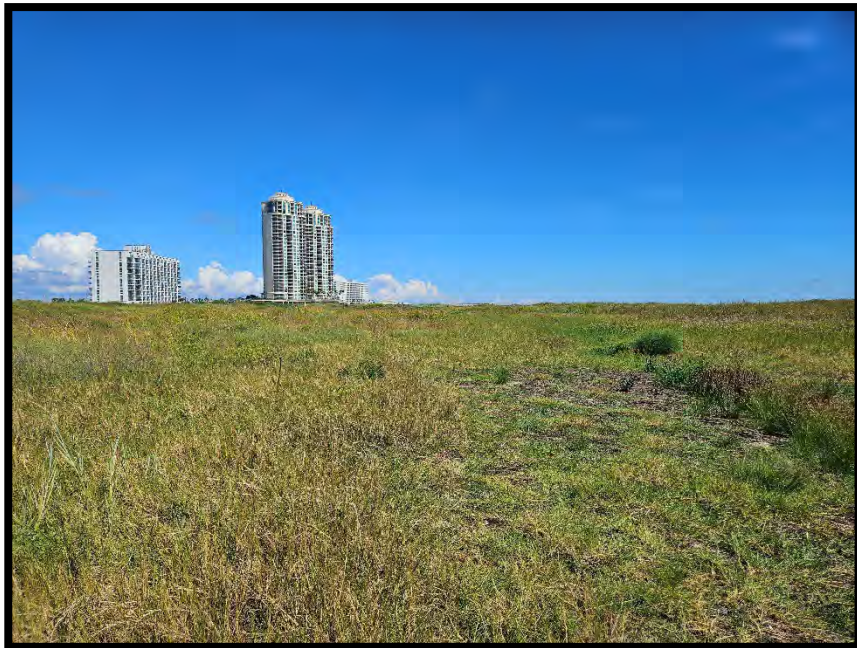


Photo 6: Representative view facing East at the middle of proposed Walkover A, centered at approximately 29.312134°N, -94.758078°W.



Photo 7: Representative view facing South at the middle of proposed Walkover A, centered at approximately 29.312134°N, -94.758078°W.



Photo 8: Representative view facing West at the middle of proposed Walkover A, centered at approximately 29.312134°N, -94.758078°W.



Photo 9: Representative view facing North at the end of proposed Walkover A, centered at approximately 29.311709°N, -94.757811°W.

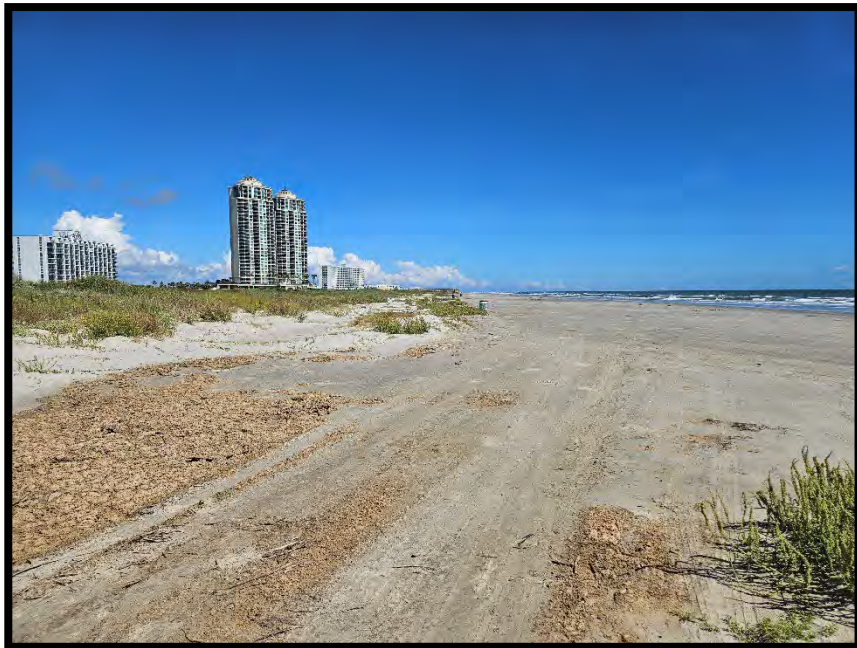


Photo 10: Representative view facing East at the end of proposed Walkover A, centered at approximately 29.311709°N, -94.757811°W.



Photo 11: Representative view facing South at the end of proposed Walkover A, centered at approximately 29.311709°N, -94.757811°W.



Photo 12: Representative view facing West at the end of proposed Walkover A, centered at approximately 29.311709°N, -94.757811°W.



Photo 13: Representative view of the vegetation line near proposed Walkover A, at approximately 29.311766°N, -94.757978°W.



Photo 14: Representative view facing North at the beginning of proposed Walkover B, centered at approximately 29.312817°N, -94.758214°W.



Photo 15: Representative view facing East at the beginning of proposed Walkover B, centered at approximately 29.312817°N, -94.758214°W.



Photo 16: Representative view facing South at the beginning of proposed Walkover B, centered at approximately 29.312817°N, -94.758214°W.



Photo 17: Representative view facing West at the beginning of proposed Walkover B, centered at approximately 29.312817°N, -94.758214°W.



Photo 18: Representative view facing North at the middle of proposed Walkover B, centered at approximately 29.312322°N, -94.757799°W.

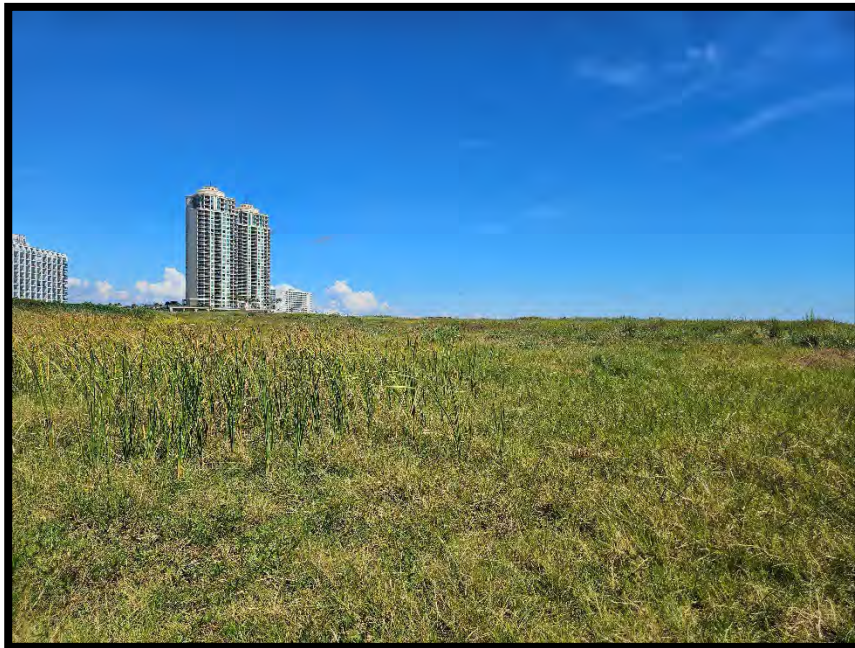


Photo 19: Representative view facing East at the middle of proposed Walkover B, centered at approximately 29.312322°N, -94.757799°W.



Photo 20: Representative view facing South at the middle of proposed Walkover B, centered at approximately 29.312322°N, -94.757799°W.



Photo 21: Representative view facing West at the middle of proposed Walkover B, centered at approximately 29.312322°N, -94.757799°W.



Photo 22: Representative view facing North at the end of proposed Walkover B, centered at approximately 29.311988°N, -94.757377°W.



Photo 23: Representative view facing East at the end of proposed Walkover B, centered at approximately 29.311988°N, -94.757377°W.



Photo 24: Representative view facing South at the end of proposed Walkover B, centered at approximately 29.311988°N, -94.757377°W.



Photo 25: Representative view facing West at the end of proposed Walkover B, centered at approximately 29.311988°N, -94.757377°W.



Photo 26: Representative view of the vegetation line near proposed Walkover B, centered at approximately 29.312102°N, -94.757480°W.



Photo 27: Representative view facing North at the beginning of proposed Walkover C, centered at approximately 29.313650°N, -94.756950°W.

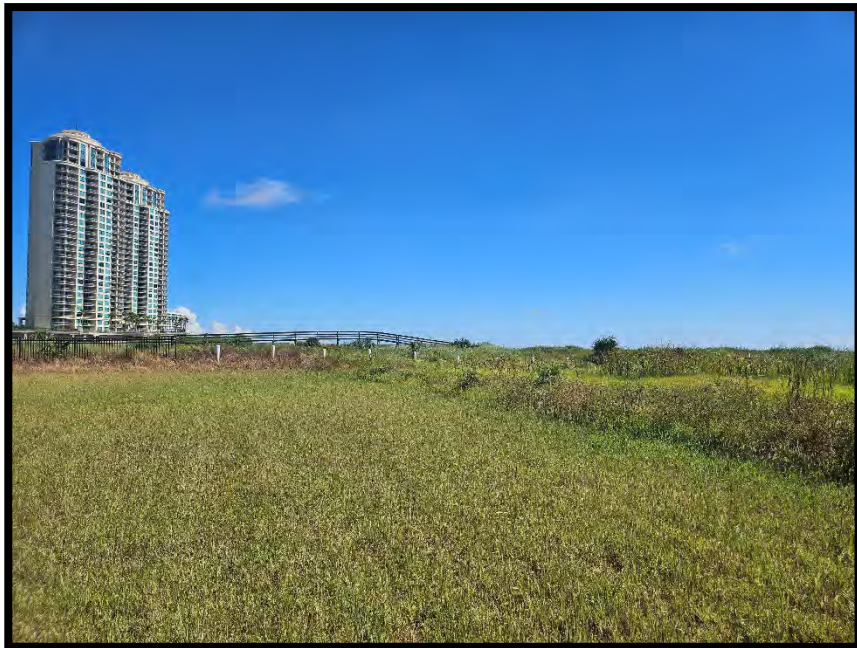


Photo 28: Representative view facing East at the beginning of proposed Walkover C, centered at approximately 29.313650°N, -94.756950°W.



Photo 29: Representative view facing South at the beginning of proposed Walkover C, centered at approximately 29.313650°N, -94.756950°W.



Photo 30: Representative view facing West at the beginning of proposed Walkover C, centered at approximately 29.313650°N, -94.756950°W.



Photo 31: Representative view facing North at the middle of proposed Walkover C, centered at approximately 29.313096°N, -94.756479°W.

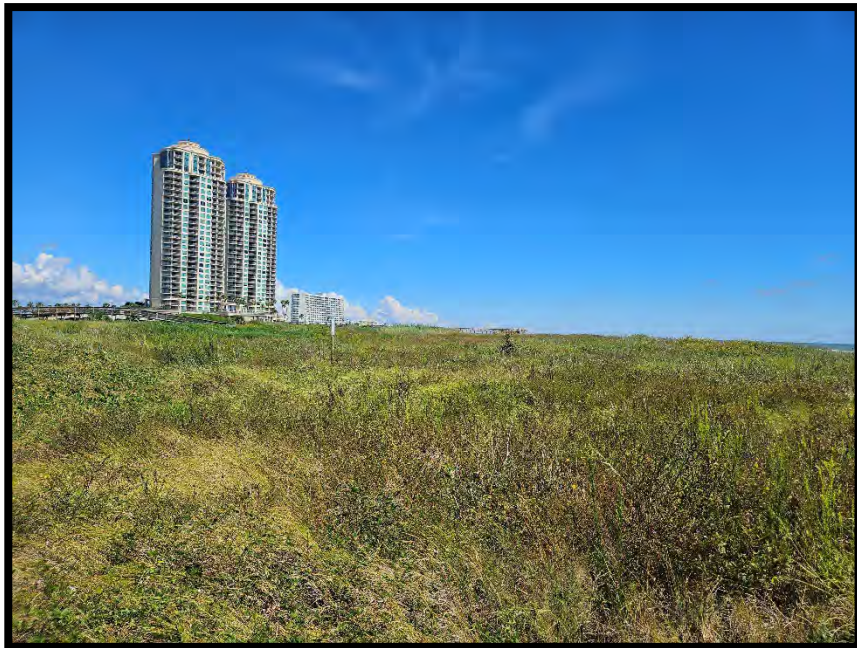


Photo 32: Representative view facing East at the middle of proposed Walkover C, centered at approximately 29.313096°N, -94.756479°W.



Photo 33: Representative view facing South at the middle of proposed Walkover C, centered at approximately 29.313096°N, -94.756479°W.



Photo 34: Representative view facing West at the middle of proposed Walkover C, centered at approximately 29.313096°N, -94.756479°W.



Photo 35: Representative view facing North at the end of proposed Walkover C, centered at approximately 29.312666°N, -94.756206°W.



Photo 36: Representative view facing East at the end of proposed Walkover C, centered at approximately 29.312666°N, -94.756206°W.



Photo 37: Representative view facing South at the end of proposed Walkover C, centered at approximately 29.312666°N, -94.756206°W.



Photo 38: Representative view facing West at the end of proposed Walkover C, centered at approximately 29.312666°N, -94.756206°W.



Photo 39: Representative view of the vegetation line near proposed Walkover C, centered at approximately 29.312801°N, -94.756477°W.

E – Mitigation Plan



BERG ♦ OLIVER ASSOCIATES

Environmental Science & Land Use Consultants
14701 St. Mary's Lane, Suite 400, Houston, Texas 77079
(281) 589-0898 fax: (281) 589-0007
Houston ♦ Dallas/ Fort Worth ♦ www.bergoliver.com

December 12, 2025

Mr. Kyle Clark
City of Galveston –Coastal Resources Manager
823 Rosenberg Street
Galveston, TX 77553

Re: Dune Vegetation Mitigation Plan – RREAF
401 East Beach Drive
Galveston County, Texas
BOA Project No. BO3502_3-14022

Dear Mr. Clark,

Berg♦Oliver Associates (BOA) is speaking on behalf of RREAF Development for their Dune Walkover Permit Mitigation Plan. Dune vegetation mitigation outside of the critical dune area is proposed for all support post impacts related to the project design. Mitigation calculations have included posts between the north and south toes of the dunes for all three walkovers, including those portions of the boardwalk dune walkover that are being built on privately owned and maintained lawn grasses. Based on construction drawings, the three walkovers will consist of a total of approximately 360 support posts. Dune vegetation will be impacted by 210 wooden support posts that are 12 inches in diameter and sunk at minimum 6 feet into the ground. Grading will occur during pre-construction of the support posts. The contractor will be installing pilings with an excavator on steel tracks to move across the sand. The excavator will be equipped with a hydraulic hammer to drive the support pilings to the required depth. Grading is required for site construction as it provides a safe work environment for employees and ensures that local wildlife is visible; including but not limited to, snakes and protected sea turtles.

Total construction impact is approximately 36570.0 sq ft., however only 23,349.6 sq ft. of sand and vegetation will be mitigated for. Grading will be limited to 0.5 feet from the top of the dune and after construction is complete, all disturbed areas will be replanted and re-graded to match pre-construction conditions using previously moved sand and soil. The total grading will be 434 cubic yards. The dune walkovers would ideally be constructed from the ground using one excavator to install the pilings. The dune walkovers will be constructed at 6 ft high. The structure itself would be built from the deck. The excavator would pass through the dunes only once then exit through the beach. All dunes will be returned to their pre-construction state.

Vegetation will regrow in-place under the walkovers once construction is completed. The structures will provide a shaded, sheltered environment to allow native, salt-tolerant plants with extensive root systems to naturally establish and stabilize the dunes by trapping windblown sand. In addition, the walkovers will shield plants from high winds and direct wave actions, natural processes (e.g., seeds carried by wind, decaying organic matter providing nutrients) contribute to new growth. The deck of the walkovers being 6 ft high will allow adequate room for new vegetation to regrow.

Mitigation for dune vegetation impacts have been calculated based on the physical impact of support posts over the distance between the "North Dune Line" and the "Vegetation Line" aka South Dune Line. This distance is a total of approximately 300 feet with 60 posts per side X 2 sides X 3 walkovers = 360 posts; posts are proposed as 12-inch diameter square treated timbers. The mitigation areas were chosen based on aeriels and field visits. Areas with little to no vegetation but still close to the work corridors were chosen. These mitigation areas are only for the offsets from the vegetation lost

due to pilings being placed.

To compensate for anticipated damage to dune vegetation at each support post, the applicant proposes to replant the calculated square footage of dune vegetation at the proposed rate:

- $\pi R^2 = \pi (6^2) = 113.1$ square inches - πR^2 is the equation to calculate the area of a circle. 6" is the radius of the 12-inch posts.
- 113.1 square inches $\div 144 = 0.79$ square feet of impact per post
- 0.79 square feet $\times 210$ posts = 164.94 square feet of vegetation impacts
- 164.94 square feet $\div 43,560 = 0.0038$ acres of vegetation impacts

There is no designated area for sand and vegetation that will be displaced during construction. The 164.94 sq ft of vegetation lost due to the placement of the pilings will be planted with native species in the mitigation areas totaling 300 sq ft over three locations, 100 sq ft each for the three walkovers. These locations can be seen on the dune mitigation map and were chosen due to their lack of vegetative cover and to increase the success rate of new plants.

Impacts along each dune walkover will be as follows:

	Calculation	Construction Impact (sq ft.)	Calculation	Mitigation Impact (sq ft.)
Walkway A	552' 4" x 24'	13,255.9	360.8 x 24'	8,659.2
Walkway B	541' 10 1/2" x 24'	13,005	335' 6" x 24'	8,052
Walkway C	572' 8 3/4" x 18'	10,309.1	368.8' x 18'	6,638.4
Total Impact		36,570.0		23,349.6

Each construction corridor will follow the path of the walkover and includes the area of the walkover. The corridors will be designated by placing orange construction fences along each side of the dune walkovers. This application of the construction fence will provide a plan for reseeding/replanting vegetation and mitigating existing dune vegetation that may be damaged during construction of the dune walkovers.

Revegetation and Dune Mitigation:

Vegetation will be from the approved lists provided by Texas Parks & Wildlife Department (TPWD) and the General Land Office (GLO). The purchased vegetation will include bitter panicum (*Panicum amarum*), sea oats (*Uniola paniculata*), saltmeadow cordgrass (*Spartina patens*), and various beach morning glories supplied from Tom's Thumb by Cornelius Nursery. The dune mitigation area will be watered prior to planting efforts in order to moisten the existing soil. The vegetation will be planted immediately after purchasing, by hand to minimize impacts on the existing dunes and dune vegetation. The newly planted flora will be covered with dune sand and firmly packed to remove air pockets. The dune mitigation areas will be watered immediately and periodically thereafter to promote healthy growth and settlement. Each of the construction corridors in their entirety will be seeded and watered to ensure an adequate baseline for new plant growth. No mowing will occur in any area of the dune vegetation. A rope and stake fence or orange construction fence will be erected around the dune mitigation area for protection along with signage. Signage will indicate that this area is a protected dune vegetation mitigation area. 3 years of quarterly monitoring are planned to document the regrowth of the mitigation area. Quarterly monitoring of the mitigation areas will continue until the areas have reached sufficient coverage as approved by the GLO. The areas of the dune to be impacted average a vegetative coverage of 90%, for which the mitigation areas will have to meet that minimum success criteria for approval.

Dune Vegetation Mitigation Timeline

Construction of the dune walkover will begin with approval from the City of Galveston.

Permit Received - 6 Months - Receive approval of the Beachfront Construction application from the City of Galveston. Photograph the dune walkover alignment, and dune mitigation area prior to commencement of planting operations.

Permit Received - 6 Months – Placement of “protective barrier” along the west and east side of the proposed dune walkover. This will provide the contractor with the limits of the work area. Care should be taken to avoid damaging dune vegetation outside the 18-and 24-foot-wide work areas. Purchase approved plants from Tom’s Thumb by Cornelius Nursery

Permit Received - 6 Months – The dune mitigation area is shown on the attached layout. Distribute and plant 164.94 square feet of dune vegetation from the dune walkover support locations to the dune mitigation area. Upon completion of the planting operation, install a protective fence or barrier along with signage around the perimeter of the dune mitigation area.

The soil in the mitigation area must be moist prior to planting. To compensate for hot dry sand, hand dig the intended plant site and water prior to placing the plant in the soil. Plants should be placed in holes at least 6 inches deep. Cover the roots with dune sand displaced from the holes dug then firmly pack to remove air pockets and water the new plant again. Repeat this operation until all harvested plant material has been utilized. Water the newly planted vegetation as needed. Do not water without watering completely.

Permit Received - Completion – Construct the dune walkover walkways. Upon completion of the project, watering will begin where dune vegetation was trampled during construction. Continue watering until the dune vegetation achieves pre-construction condition of 90 percent coverage.

Upon completion of dune walkover and planting operation, the city of Galveston and Texas General Land Office must be notified that the dune walkover and vegetation planting has been completed. The written notification will include pictures (before and after) of the dune walkover alignment and planting in the mitigation area.

The applicant will act in their own best interest to apply water to the dune vegetation Mitigation Areas in the absence of natural rainfall until the threshold of the City of Galveston and GLO approval is obtained.

90 Days After Completion of the Dune Walkover – First quarterly report to the General Land Office and the City of Galveston. The report will include a narrative and pictures which document the progression of the regrowth of vegetation along the dune walkovers, and vegetative cover of the dune vegetation mitigation area.

From 90 Days After Completion of the Dune Walkover to 1-year anniversary - The applicant must submit quarterly reports (see above) until the General Land Office and City of Galveston are satisfied with the dune vegetation mitigation effort along the dune walkover alignment. The dune vegetation mitigation effort is not complete until the client receives written notification from the City of Galveston and/or Texas General Land Office stating their acceptance of the mitigation. If, after one year, the dune walkover alignment vegetation area covers less than its preconstruction condition (approximately 90 percent coverage) a dune vegetation mitigation plan will be submitted which will provide for replanting dune vegetation.

From Day 90 to 3-year anniversary of project initiation - The applicant must submit quarterly reports (see above) until the General Land Office and City of Galveston are satisfied with the dune vegetation mitigation area effort. The mitigation project is not complete until the client receives written

notification from the City of Galveston and/or Texas General Land Office stating their acceptance of the mitigation.

Dune Vegetation Replanting Timeline

Note: Follow this timeline if trampled vegetation along the construction corridor does not re-grow within one year. The City of Galveston and Texas General Land Office will need to be notified prior to commencement of planting operations.

Permit Received - 6 Months - Place protective barrier (total 18- or 24-foot width) and identifying signage along the West and East side of the dune walkover. This will define the limits of the dune vegetation restoration area. The signage will reference the vegetation mitigation project is for 401 East Beach Drive. An example can be seen in the attached photographs provided by the GLO. Take pictures of the dune vegetation restoration area prior to commencement of operations.

Permit Received - 6 Months - Plant Newly Purchased Dune Vegetation.

Dune vegetation will be purchased from a local nursery with native species. Species such as sea oats (*Uniola paniculata*) and bitter panicum (*Panicum amarum*) are a few species that may be used. It is best to plant the vegetation by hand, as this will minimize impacts to the existing dune vegetation. Plants should be placed in holes at least 6 inches deep. Cover the roots with dune sand from digging the holes, then firmly pack to remove air pockets and water the new plant.

The soil must be moist prior to planting. To compensate for hot dry sand, hand dig the intended plant site and water prior to placing the plant in the soil. Repeat this operation until all plant material has been utilized.

Notify Texas General Land Office and City of Galveston once the initial restoration effort is complete, or within ten days of initiation, whichever comes first. Written notification should include pictures of the restoration area.

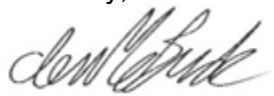
6 Months – First quarterly report will be sent to the General Land Office and the City of Galveston. The report will include a narrative and pictures which document the progression of the regrowth of vegetation cover.

Note: The Applicant will act in their own best interest to apply water to the newly vegetated areas in the absence of natural rainfall until the threshold of GLO approval is obtained.

From 6 Months to 3-year anniversary of project initiation - the applicant must submit quarterly reports (see above) until the General Land Office and City of Galveston are satisfied with the dune restoration effort. 31 Texas Admin Code 15.4 (g).

If you have any questions, please feel free to contact us at 281-589-0898.

Sincerely,



Ian McBride
Assistant Project Manager
Berg♦Oliver Associates



Keith Morgan
Vice President
Berg♦Oliver Associates

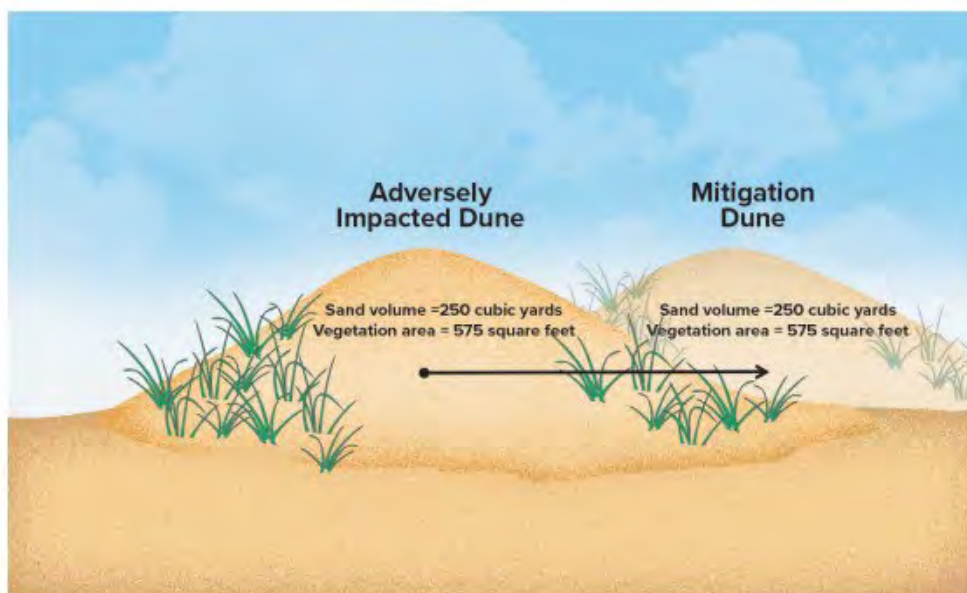


Figure 22. An example of 1:1 mitigation.

<https://www.glo.texas.gov/sites/default/files/resources/glo/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>

PHOTOLOG OF MITIGATION AREAS



Photo 1: Representative view facing North at Mitigation area A, centered at approximately 29.311389°N, -94.758056°W.

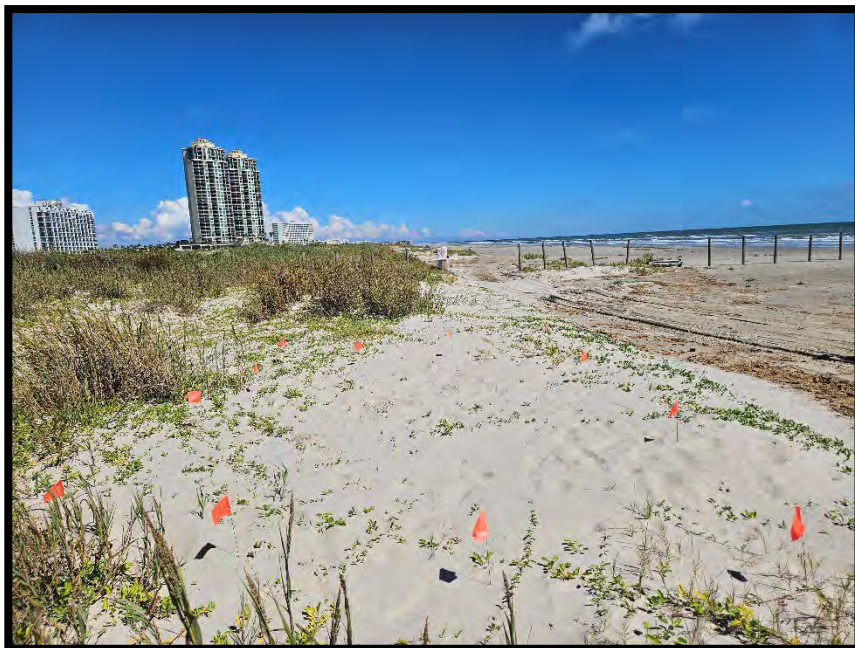


Photo 2: Representative view facing East at Mitigation area A, centered at approximately 29.311389°N, -94.758056°W.



Photo 3: Representative view facing South at Mitigation area A, centered at approximately 29.311389°N, -94.758056°W.



Photo 4: Representative view facing West at Mitigation area A, centered at approximately 29.311389°N, -94.758056°W.



Photo 5: Representative view facing North at Mitigation area B, centered at approximately 29.312251°N, -94.757315°W.



Photo 6: Representative view facing East at Mitigation area B, centered at approximately 29.312251°N, -94.757315°W.



Photo 7: Representative view facing South at Mitigation area B, centered at approximately 29.312251°N, -94.757315°W.



Photo 8: Representative view facing west at Mitigation area B, centered at approximately 29.312251°N, -94.757315°W.



Photo 9: Representative view facing North at Mitigation area C, centered at approximately 29.313056°N, -94.755833°W.

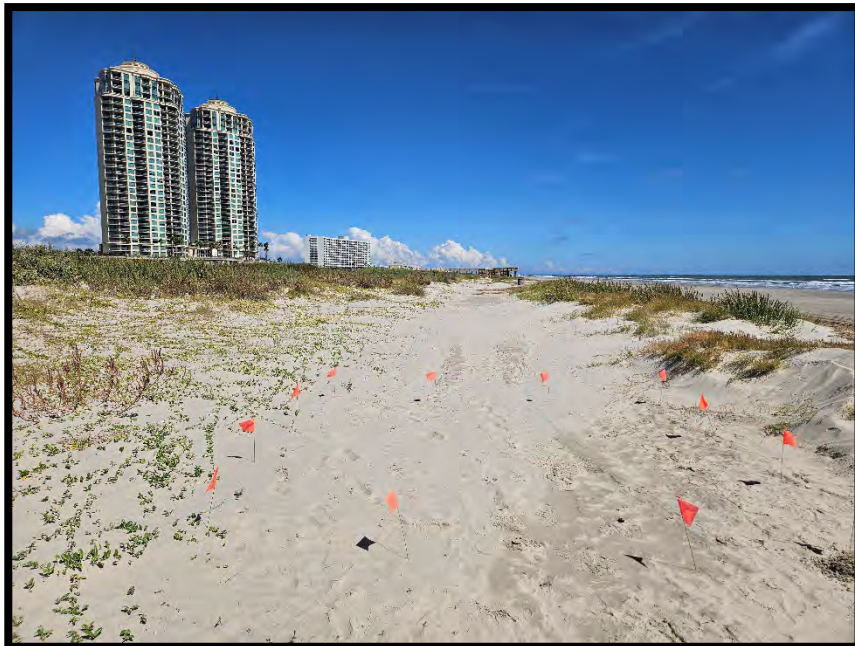


Photo 10: Representative view facing East at Mitigation area C, centered at approximately 29.313056°N, -94.755833°W.



Photo 11: Representative view facing South at Mitigation area C, centered at approximately 29.313056°N, -94.755833°W.



Photo 12: Representative view facing West at Mitigation area C, centered at approximately 29.313056°N, -94.755833°W.

MAP 1: OVERVIEW OF PROJECT AREA

Any disturbed dunes will be put back to existing condition.



Prepared By:



ALTAMIRA

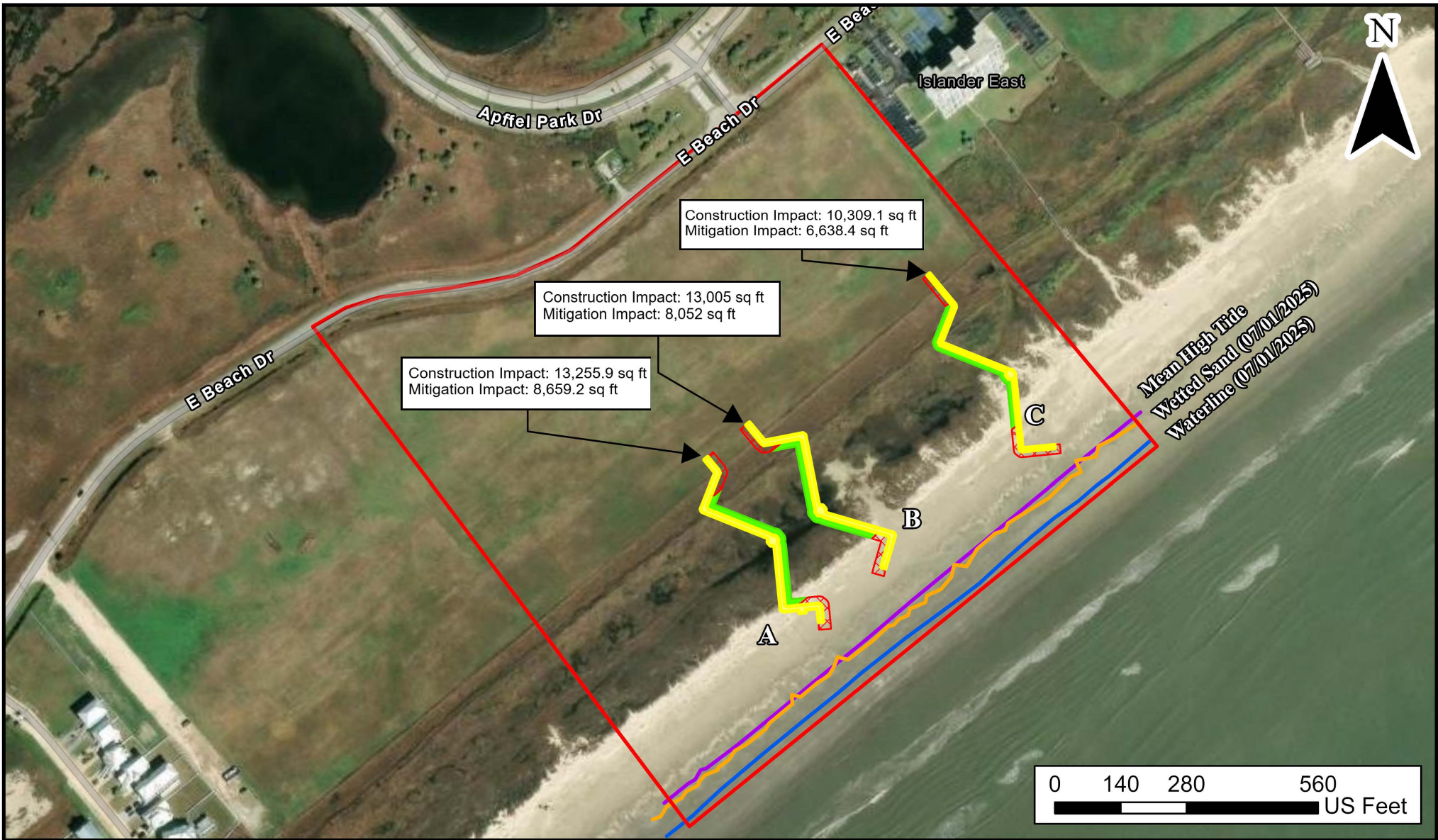
Date Drawn: 10/21/2025

Legend

-  Project Boundary
-  Proposed Dune Walkovers
-  Dune Vegetation Mitigation Area
-  Construction Mitigation Area
-  Construction Zone

Dune Mitigation Overview Map

MAP 2: DELINEATED DUNE MITIGATION FIGURE



Prepared By:



Date Drawn: 10/22/2025

Legend

- ▬ Project Boundary
- ▬ Proposed Dune Walkovers
- ▬ Construction Mitigation Area
- ▨ Construction Zone
- ▬ Mean High Tide
- ▬ Waterline (07/01/2025)
- ▬ Wetted Sand (07/01/2025)

Delineated Dune Mitigation Features

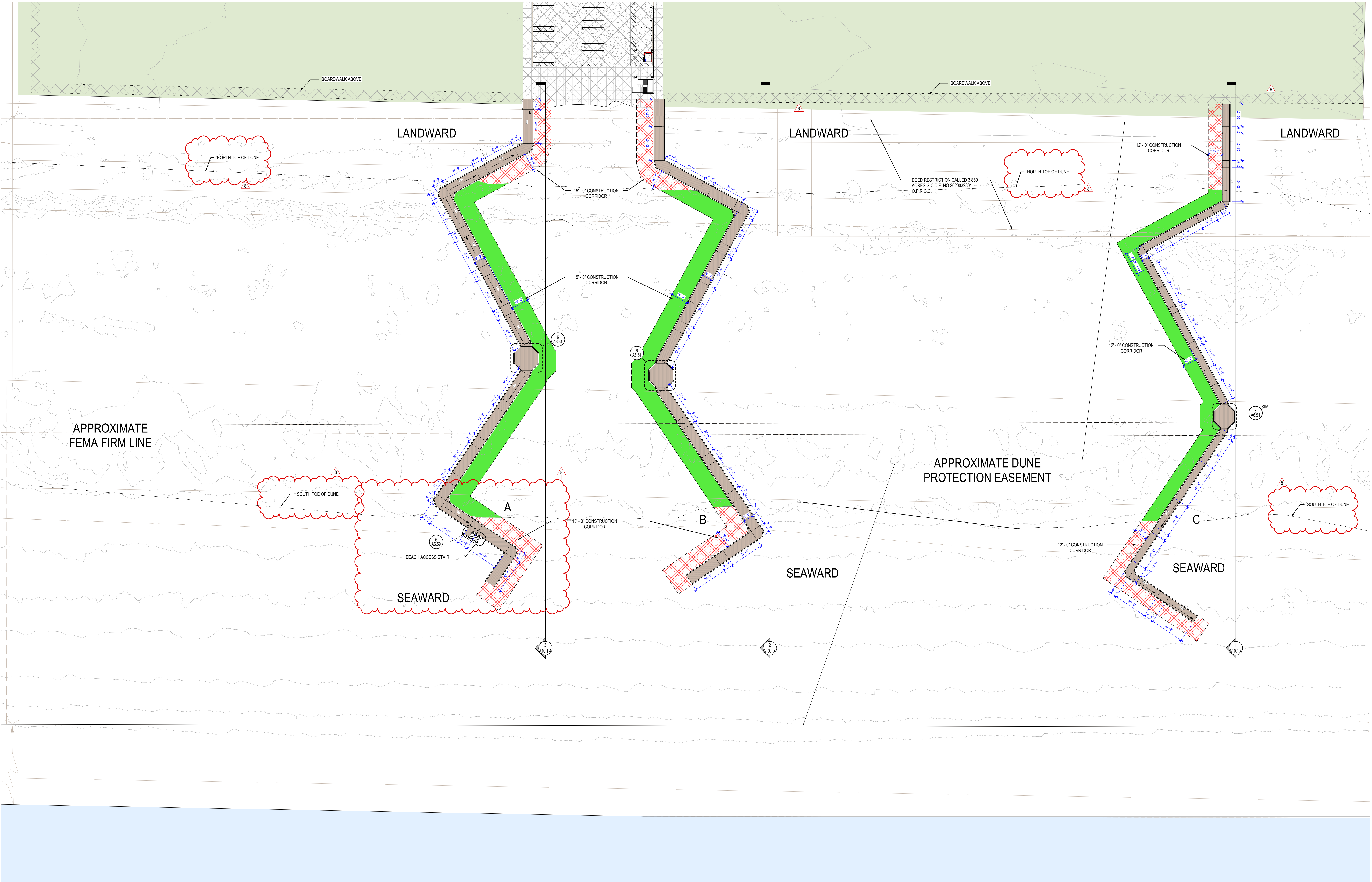
MAP 3: SURVEY MAP OF THE PROJECT AREA



MAP 4: OFFICIAL DUNE CROSSOVER MAP AND PLANS

DUNE CROSSOVER KEY		GENERAL DUNE CROSSOVER NOTES
	MITIGATION ZONE	1. DUNE CROSSOVER CREST POINT OF 6'-0" MAX TO BE MAINTAINED ABOVE THE DUNE. DUNE CROSSOVER LINEAR FEET CROSSOVER A: 562'-4" CROSSOVER B: 541'-10 1/2" / 8' CROSSOVER C: 572'-8 3/4"
	CONSTRUCTION ZONE	

ISSUE FOR PERMIT



1 FLOOR PLAN - OVERALL BOARDWALK CROSSOVER
1/32" = 1'-0"

RREAF HOLDINGS
Margaritaville Resort Cottages
401 EAST BEACH DRIVE
GALVESTON, TX 77550

October 23, 2025

Mr. Kyle Clark
City of Galveston – Coastal Resources Manager
823 Rosenberg Street
Galveston, TX 77553

RE: RREAF Dune Mitigation

Dear Mr. Kyle Clark,

This document is to inform you of the dune mitigation actions RREAF Holdings has taken for the property located at 401 East Beach Drive in Galveston, TX.

Originally two of the walkovers were going to be ten feet wide, but we have since reduced this to nine feet wide. The third walkover was going to be nine feet wide, but we have reduced this to six feet wide. The walkovers were also originally going to be four feet over the dunes; we have increased this to six feet to reduce any potential damage to the dunes. We are using the smallest construction corridor area for safe and effective construction, being fifteen feet and twelve feet wide. We have also reduced the construction corridor in half by not utilizing both sides of the walkover, which would have doubled our square footage. To minimize dune damages, we will have our excavator only pass through the dunes once and then exit through the beach. Lastly, instead of harvesting from other areas of the property and creating potential dune damage, we have opted to buy from a local nursey and plant native seeds and native vegetation to mitigate the dunes.

Rachael Vinson
Altamira-US, LLC
Environmental Scientist
Rachael.vinson@altamira-us.com
281-797-9638



26P-001

STAFF REPORT

ADDRESS:

3201 Kleinmann Ave

LEGAL DESCRIPTION:

Property is legally described as Abstract 121 Hall & Jones Survey, Lot 27, Kleimann Addition, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Alan Torres

PROPERTY OWNERS:

Kenneth & Germaine Wadsworth

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

PUBLIC HEARING:

Public Hearing only. No action required by Planning Commission.

EXHIBITS:

A – Survey Site Plan

B – Proposed replat

STAFF:

Rebekah Annan

Planner

409-797-3645

rannan@galvestontx.gov

Public Notice Sent: 19

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 to reconfigure one lot into two lots in a Residential, Single Family (R-1) zoning district.

The Texas Local Government Code, Chapter 212.015, requires a public hearing for minor plats increasing lot density in a single-family zoning district.

Site Area:

The subject currently has one house on the lot.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Residential
North	Residential, Single Family (R-1)	Residential
South	Residential, Single Family (R-1)	Residential
East	Residential, Single Family (R-1)	Residential
West	Commercial (C)	Park

Lot and Block Configuration, Conformance with Residential, Single Family (R-1) Standards:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Single-Family, Residential (R-1) zoning district:

Zoning	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential, Single Family (R-1)	5,000 square feet	50 feet	100 feet

A variance has been received from the Zoning Board of Adjustment to reduce the minimum lot size requirement from 5,000 square feet to 4,200 square feet for each lot and reduce lot length/depth from 100 feet to 70 feet (25Z-016).

Department Review and Comments:

There were no objections from outside utilities or other City departments.

Staff Approval:

Case 26P-001 will be approved with the following conditions:

Specific Conditions:

1. The applicant shall accommodate the filing of the plat by August 3, 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 with Galveston County filing fees by certified check or money order.

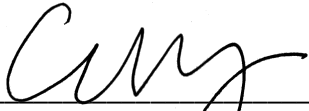
Respectfully Submitted,



Rebekah Annan
Planner

1/21/26

Date



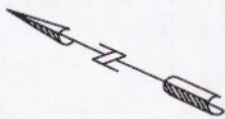
Catherine Gorman, ACP,
Assistant Director/HPO
Development Services Department

01/22/2026

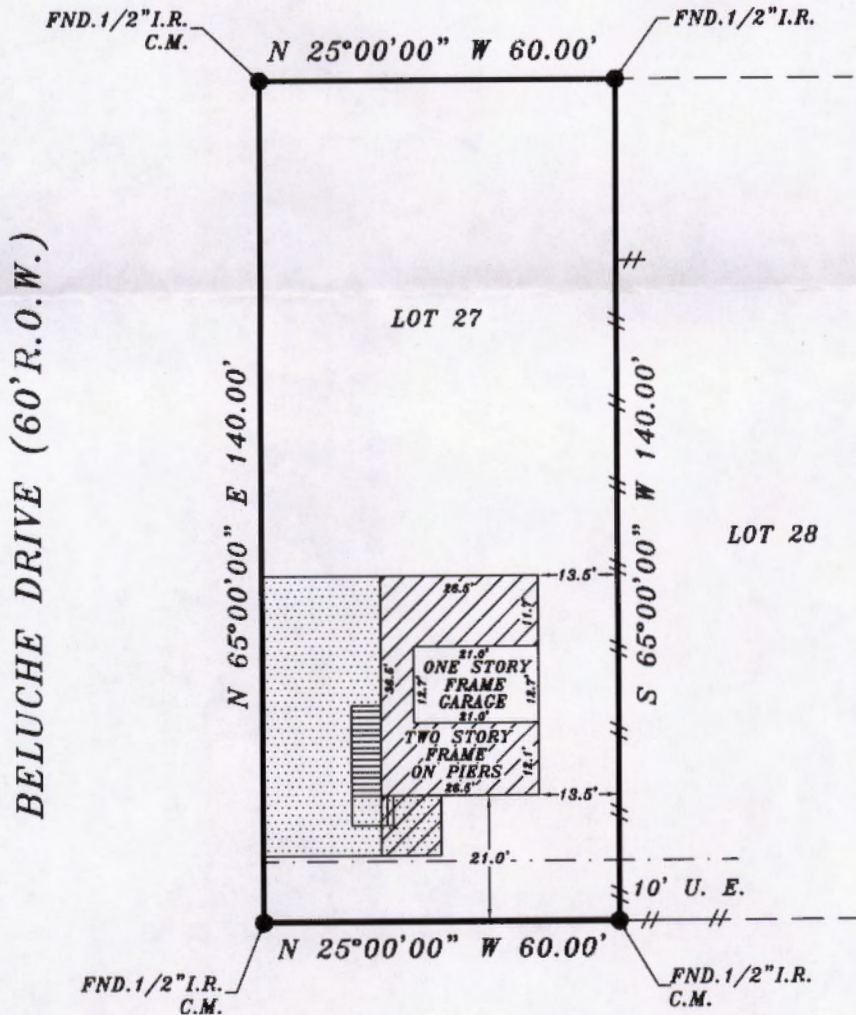
Date

NOTES:

- 1. BEARINGS ARE BASED ON RECORDED PLAT.
- 2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
- 3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
- 4. "CM" - CONTROLLING MONUMENT



KLEIMANN AVENUE (50'R.O.W.)



81ST STREET (50'R.O.W.)

BORROWER:
ADDRESS: 3201 KLIENMANN AVENUE, GALVESTON, TEXAS 77551

LEGAL DESCRIPTION: LOT 27, IN KLEIMANN ADDITION, RECORDED IN
VOLUME 2 PAGE 6 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

This lot DOES lie in the
100 year flood plain and is in
ZONE AE as located by
the Federal Insurance Administration
designated Flood Hazard Area
Community Panel No.
48167C0438C
dated 08/15/2019
No responsibility assumed for Flood
Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

G.F. NO.
SCALE: 1"=30'
DATE: 12-06-23
JOB NO.
DRAFTED BY: CMS



I do certify that this survey was this day made on the ground and
that this plat correctly represents the property legally described
hereon. That the facts found at the time of this survey show the
improvements and that there are no discrepancies apparent on the
ground except as shown. This survey is based on the title
commitment referenced in G.F. No. _____. This survey is
certified for this transaction only.

TEXAS STAR SURVEYING
FIRM NO. 10137800
P. O. BOX 890433, HOUSTON, TEXAS 77289
PHONE (281) 331-8414 FAX (281) 486-0642

METES AND BOUNDS DESCRIPTION:

Being a 0.1928 Acres (8,400 square feet) tract of land located in the Hall and Jones Survey, Abstract No. 121, and being all of Lot 27 of Kleimann Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 75, and transferred to Plat record 2, Map No. 6, all in the Map Records of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the intersection of the East line of 81st Street (based on a 50 foot wide public right-of-way) and the South line of Beluche Drive (based on a 60 foot wide public right-of-way), said point being the Northwest corner of said Lot 27 and the herein described tract of land;

THENCE North 63 deg. 2 min. 15 sec. East, along the said South line of Beluche Drive, a distance of 140.00 feet to a 1/2 inch iron rod found for the intersection of the said South line of Beluche Drive and the West line of Kleimann Avenue (based on a 60 foot wide public right-of-way), said point being the Northeast corner of said Lot 27 and the herein described tract of land;

THENCE South 26 deg. 57 min. 45 sec. East, along the said West line of Kleimann Avenue, a distance of 60.00 feet to a 1/2 inch iron rod found in said West line of Kleimann Avenue for the Northeast corner of Lot 28 of said Kleimann Addition, and the Southeast corner of said Lot 27 and the herein described tract of land;

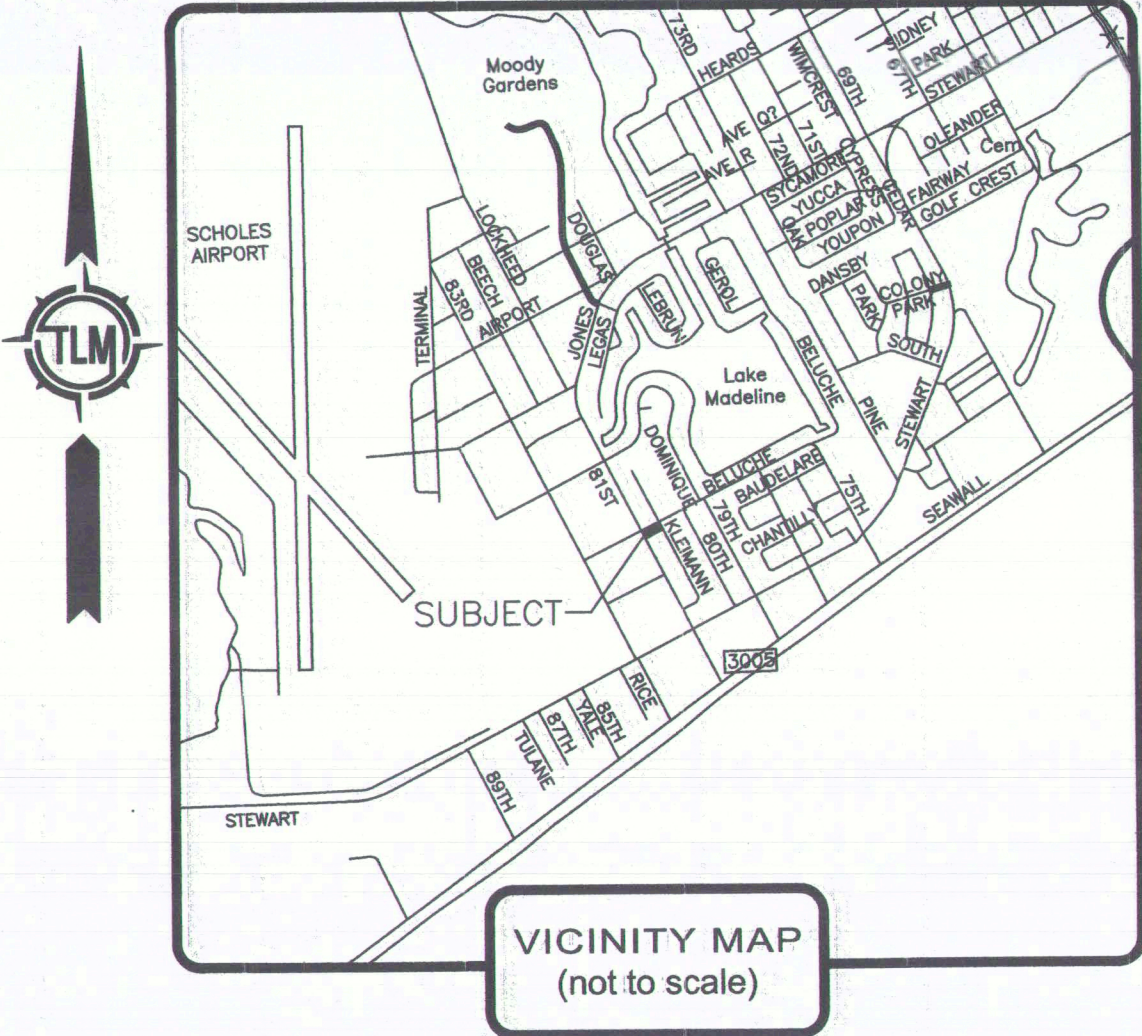
THENCE South 63 deg. 2 min. 15 sec. West, along the common line of said Lots 27 and 28, a distance of 140.00 feet to a 1/2 inch iron rod with cap found in said East line of 81st Street for the Northwest corner of said Lot 28 and the Southwest corner of said Lot 27 and the herein described tract of land;

THENCE North 26 deg. 57 min. 45 sec. West, along said East right-of-way line of 81st Street for a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.1928 Acres (8,400 square feet) of land.

REPLAT OF
LOT 27 KLEIMANN ADDITION

BASED ON THE MAP OF KLEIMANN ADDITION, A SUBDIVISION IN THE CITY OF GALVESTON, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 75, AND TRANSFERRED TO PLAT RECORD 2, MAP NO. 6, ALL IN THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

20 10 0 20
GRAPHIC SCALE : 1"= 20'



STATE OF TEXAS

COUNTY OF GALVESTON

That we, Kenneth Wadsworth and Germaine Wadsworth, owners of that certain tract or parcel of land, lying and being situated 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 "REPLAT OF LOT 27 KLEIMANN ADDITION", in the City and County of Galveston, Texas.

By: Kenneth Wadsworth
Kenneth Wadsworth

By: Germaine Wadsworth
Germaine Wadsworth

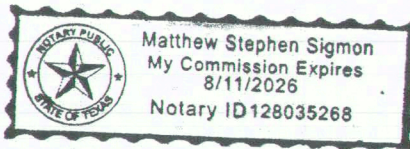
STATE OF TEXAS

COUNTY OF GALVESTON

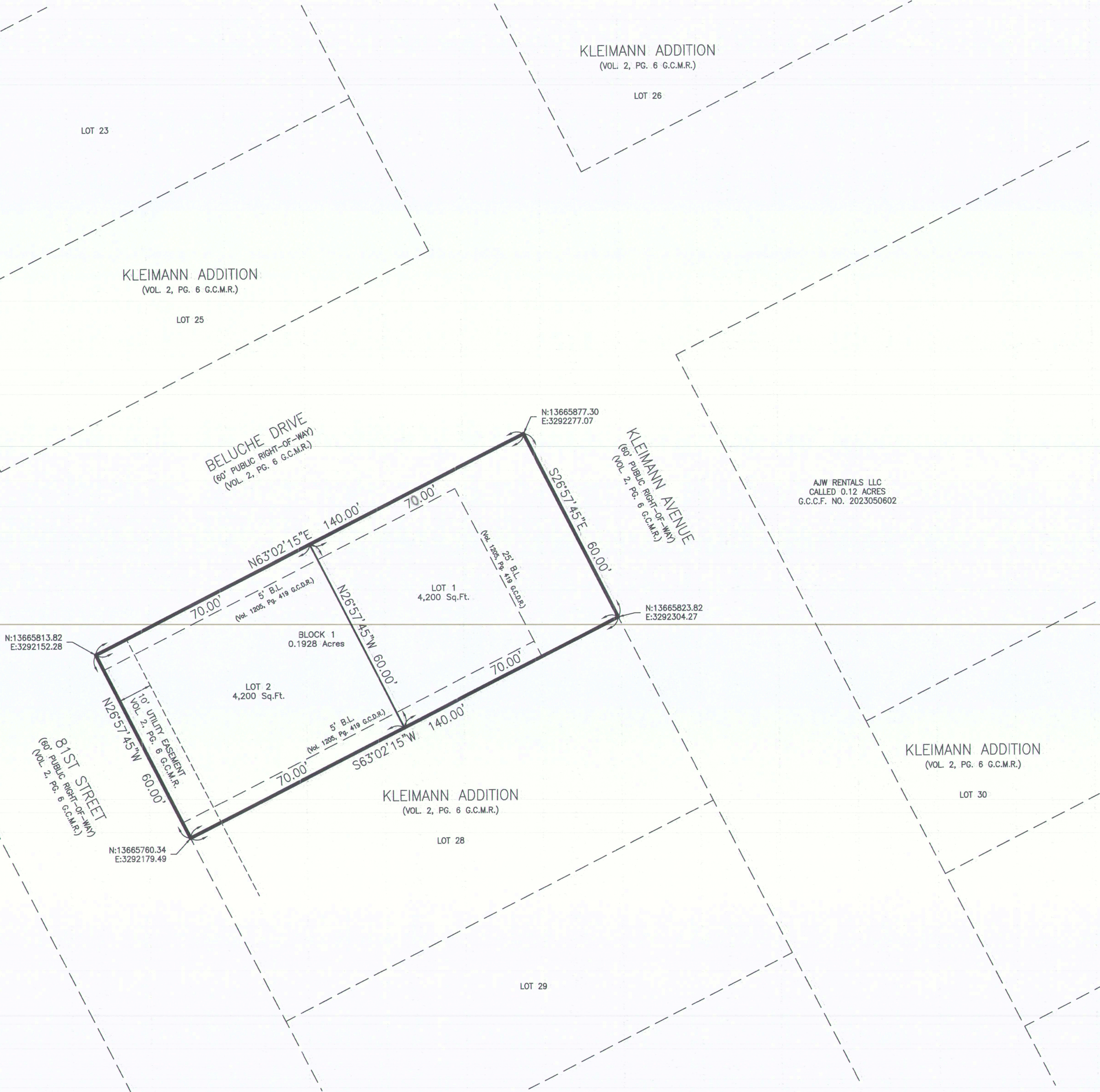
BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Wadsworth and Germaine Wadsworth, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
3 day of January, 2016.

Notary Public in and for the State of Texas
Matthew Sigman



My Commission expires: 08/11/2028



LEGEND:

A.E. - Unobstructed Aerial Easement
B.L. - Building Line
B.K. - Book
P.G. - Page
P.R. - Plat Record
U.E. - Utility Easement
D.R.G.C.T. - Deed Records, Galveston County, Texas
M.R.G.C.T. - Map Records, Galveston County, Texas
G.C.C.F. NO. - Galveston County Clerk File Number
CM - Controlling Monument
BC - Back of Curb
Fnd - Found

STATE OF TEXAS

COUNTY OF GALVESTON

This Replat in the City of Galveston, Galveston County, Texas, as set forth of this plat, has been approved by the Galveston Planning Commission
on this ____ day of _____, 20____

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
_____, 20____, at _____ O'Clock ____M. and duly recorded on
_____, 20____, at _____ O'Clock ____M. in

Instrument Number _____, Galveston County Records

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

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

By: _____, Deputy

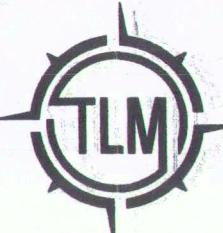
This is to certify that I, DAVID HOSKINS, A Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plot correctly represents that survey made under my direction.



David Hoskins
DAVID HOSKINS
Texas Registration No. 4789

OWNER:
KENNETH WADSWORTH &
GERMAINE WADSWORTH
3709 RICE STREET
GALVESTON, TX 77554

SURVEYOR:
TEXAS STAR SURVEYING
P.O. BOX 890433
HOUSTON, TX 77289
281-331-8414
FIRM: 10137800



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