

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, FEBRUARY 17, 2026 - 9:00 AM
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 **December 2, 2025 – Regular Meeting**
 - 4.B **February 3, 2026 – 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 **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**
 - 6.A.1 **24BF-016 (415 East Beach Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Islander East Condo, in the City and County of Galveston, Texas.
Applicant: Ian McBride – Berg & Oliver Associates
Property Owner: Islander East Association
 - 6.B **PLATS**
 - 6.B.2 **26P-005 (4015 11 Mile Rd)** Public Hearing for a minor plat to reconfigure one lot into two.
Property is legally described as Lot 45R Nottingham Campsite Replat Lots 45 & 47 (2025)
Abstract 121 in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owners: Wendy Allen and Chuck Purcell
7. New Business and Associated Public Hearings
 - 7.A **ABANDONMENT**

3. **26P-002 (Adjacent to 2910 Mary Moody Northern Blvd/53rd Street and 3020 Mary Moody Northern Blvd/53rd Street)** Request for an Abandonment of approximately 4,796 square feet of alley right-of-way. Adjacent properties are legally described as: M. B. Menard Survey, Tract 83, 0.501 Acres; and M. B. Menard Survey, Tract 84, 1.210 Acres; in the City and County Galveston, Texas.
Applicant: Howie Bently
Adjacent Property Owner: Bent on Healthy Living, LLC
Easement Holder: City of Galveston
4. **26P-006 (Adjacent to 11908 Stewart Road)** Request for an Abandonment of approximately 27,050 square feet of street right of way between the southernmost end of South Sonny Lane and Stewart Road. Adjacent properties are legally described as Abstract 121 Hall and Jones Survey, Northeast Part of Lot 235, Trimble and Lindsey Section 2 and Abstract 121 Hall and Jones Survey, North Part of Lot 230 (230-1), Trimble and Lindsey Section 2, in the City and County of Galveston, Texas.
Applicant: Cortland Tyler, Delldotto Homes, LLC.
Adjacent Property Owner: Delldotto Homes, LLC.
Easement Holder: City of Galveston

7.B **PLATS**

5. **26P-003 (2302 99th Street)** Request for a Minor Plat for a single-family residential development. The property is legally described as Evia Phase Two (2007) Abstract 121, Reserve N (0-14), Acres 4.159, in the City and County of Galveston, Texas.
Applicant: Robert Ellis, Ellis Surveying Services, LLC.
Property Owners: Evia Partners Ltd.
6. **26P-004 (14134 Grambo, 14142 Grambo, and Adjacent Vacant Parcels)** Request for a replat to decrease the number of lots from five to two. The properties are legally described as Abstract 121, Page 40, Lot 27 & East 1/2 of Lot 26, Block 4, Pirates Cove; Abstract 121, Page 40, Lot 28, Block 4, Pirates Cove; Abstract 121, Hall & Jones Survey, Lot 29, Block 4, Pirates Cove; and Abstract 121, Hall & Jones Survey, Southeast 35.5 Feet of Lot 30 (30-1), Block 4 Pirates Cove, in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Titus Harris, Emily Harris, Titus H. Harris Marital Trust
7. **26P-007 (13241 Oceana Way and Vacant Tracts located West of the Bermuda Beach Subdivision, North of the Beach, East of 11 Mile Road, and South of San Luis Pass Road/FM 3005)** Request for a Final Plat for Section One to establish a new subdivision. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Green East Realty, LLC and Jakovich Interests, LLC

8. 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 02/11/2026 at 02:30 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – December 2, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m. due to technical issues. Vice-Chairperson Singleton ran the meeting due to the fact that Chairperson Walla was present via videoconference.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla (Via video conference), Herb Walpole, Ex-Officio CM Beau Rawlins

Members Absent: None

Staff Present: Tim Tietjens, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Mike Shahan, Airport Director

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 18, 2025, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

DUNE MITIGATION

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

*** Chairperson Walla leaves at 3:44 p.m. due to technical difficulties***

A public hearing was held.

PLAT

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

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CHANGE OF ZONING

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

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

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

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

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

Commissioner Humphrey seconded.

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

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

The motion passed.

GALVESTON LANDMARK

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

Staff presented the staff report and noted that 30 public hearing notices were sent, and none returned.

Vice-Chairperson Singleton opened the public hearing on the case. The applicant, James Josey, 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 recommend approval of 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:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walpole
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Opposed: None
Absent: Walla
Non-voting participant: Ex-Officio CM Beau Rawlins

The motion passed.

PLATS

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 291, 292, and 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

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

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

Vice-Chairperson Singleton made a motion to approve the request with Staff's Recommendations.

Commissioner Walpole seconded.

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

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

The motion passed.

DISCUSSION ITEMS AND ACTION ITEMS

ACTION ITEM

Staff opened the "Representation of Planning Commission at the January 15, 2026, City Council Meeting (Staff)" action item.

The Vice-Chairperson called for a motion.

Commissioner Lantz made a motion to approve joint open forum with City Council for all Planning Commissioners who can attend (no quorum required).

Commissioner Humphrey seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Review of topics selected for discussion at the January 15, 2026, City Council Meeting (Staff)” discussion item.

The Commission requested the item “Action Item – Finalization of topics for discussion at the January 15, 2026, City Council Meeting (Staff)” be added to the next scheduled meeting.

THE MEETING ADJOURNED AT 4:32 PM



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – February 3, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

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

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

Staff Present: Teresa Evans, Executive Director of Development Services; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Kyle Clark, Coastal Resources Manager; Michele Hay, Economic Development Coordinator; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The January 6, 2026 – regular meeting minutes, were accepted as presented.

***Chairperson Walla requested to move agenda item “Recognition of Rejone Edwards” to the end of the agenda.

PUBLIC COMMENT

None

PUBLIC HEARING

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

A public hearing was held.

PLATS

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

A public hearing was held.

RECOGNITION OF REJONE EDWARDS

The Commission recognized Commissioner Rejone Edwards for having served on the Planning Commission for five years.

DISCUSSION ITEM

Staff opened the “Status of Planning Commission and City Council Joint Meetings (Staff)”

THE MEETING ADJOURNED AT 4:01 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, February 2, 2026
Re: **24BF-016 (415 East Beach Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Islander East Condo, in the City and County of Galveston, Texas.
Applicant: Ian McBride – Berg & Oliver Associates
Property Owner: Islander East Association

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.

Background

This application has gone before planning commission on 02/04/2025 for public comment. The applicant has since come back to reconfigure the proposed walkover and reevaluate the mitigation. The substantial change in plans and mitigation requires a new public comment.

Description

The applicant is requesting approval to remove an existing walkover and to build a new walkover at 5 feet in width and maintaining 5 feet in height over the tallest dune crest. The applicant now proposes an observation deck to the southern end of the walkover to remove impacts to the dune and allow individuals to get closer to the beach. The applicant now proposes in place mitigation of 3,862 square feet to

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

accommodate the construction corridor and walkover width. The applicant will also mitigate for 18 square feet in an on-site location for unavoidable adverse impacts. A 608 square foot location has been assessed to contain 18 square feet and any additional mitigation if required. All mitigation areas will be required to meet a vegetative coverage of 90% as proposed within the mitigation plan.

Public notice of the February 17, 2026, Planning Commission meeting was sent to one hundred and nine (109) 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).



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 4, 2025

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

**Re: Modification for Dune Walkover Mitigation – Islander East 415 East Beach Drive
Galveston County, Texas
BOA Project No. BO7426-13996**

Dear Mr. Clark,

Berg♦Oliver Associates (BOA) is speaking on behalf of the Islander East Homeowners Association for their Dune Walkover Permit Mitigation Plan. We are submitting a modification based on changes in project designs (Attachment A). Specifically, the design team will utilize mechanical installation for construction of the new walkover. This construction will involve a 10' easement on the east side of the future walkway, making a corridor of approximately 15' width. The machinery utilized will include a skid steer loader, with auger/bucket for installing the pilings, and potentially a mini excavator if needed for moving woody debris. Approximately 3,862 square feet of impact is calculated for the easement and walkover within the north and south toe of the dune area. Vegetative communities and contours within the footprint of the dune will be restored to their initial condition through in-place mitigation. The redesign of the project has reduced total impact within the dune area, with the removal of the 12x12' observation deck from the middle of the walkway, moving it to the beach front past the south toe of the dune. In order to minimize impacts during construction, the machines will complete the work in a single pass through, exiting through the beach as to lessen impacts to dune grading and root systems. The demolition of the prior walkway will still be removed without heavy machinery, also minimizing the impact on this area.

The client will compensate for the 18 square feet of Dune vegetation permanently impacted by the pilings of the walkover through a revegetation mitigation area. An assessed potential mitigation area was identified, approximately 608 square feet, to safely accommodate any unintentional impacts during construction. If additional mitigation is needed post-construction, it will be incorporated into these areas beyond the initial 18 square feet mitigation revegetation planting areas. Due to concerns about the previously established mitigation area already receiving natural regrowth from native vegetative encroachment, the assessed mitigation area has been shifted slightly south, as depicted in our mitigation map (Attachment B). This area had sparse vegetation at the time of the preliminary site visit on November 21, 2025, and will be within the developing primary dune past the south toe of the current dune system. For recent photos of the future mitigation area refer to attachment C. Native plants will be purchased from a local nursey (Tom's Thumb), including saltmeadow cordgrass (*Spartina patens*), desert saltgrass (*Distichlis spicata*) and sea oxeye daisy (*Borrchia frutescens*).

In addition, we would like written confirmation that the quarterly monitoring of the mitigation areas only be required until the mitigation areas have reached sufficient coverage as approved by the GLO. The areas of the dune which are to be impacted average a vegetative coverage between 85-95%, for which the mitigation areas will have to meet that minimum success criteria for approval.

All other aspects of the project will remain the same as listed in the prior submitted documents. If you have any questions, please feel free to contact us at 281-589-0898.

Sincerely,



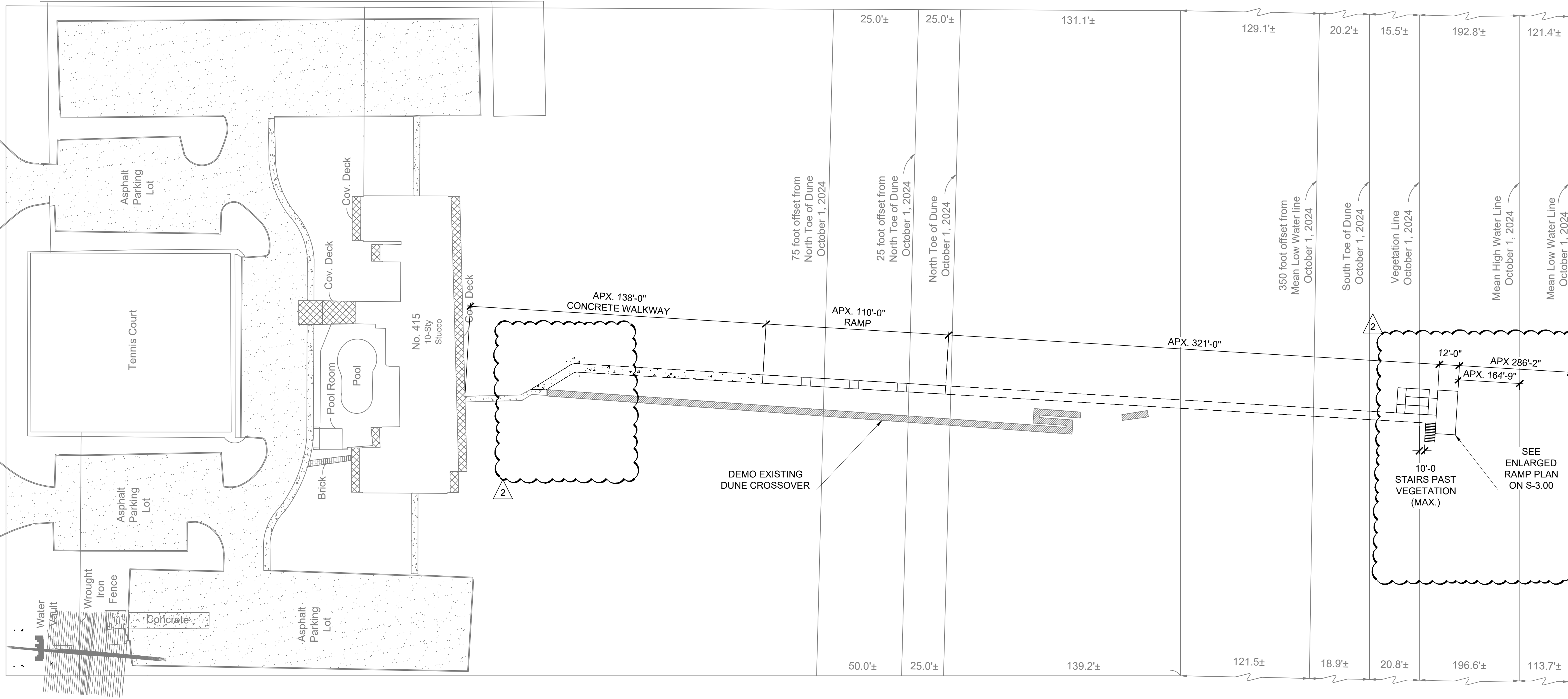
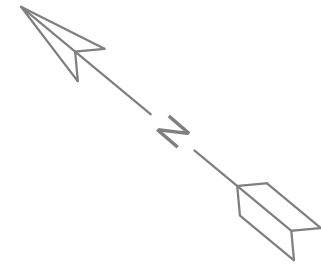
Ian McBride
Assistant Project Manager
Berg♦Oliver Associates



Keith Morgan
Vice President
Berg♦Oliver Associates

Attachments

- Revised Project Designs
- Mitigation Map
- Photos of Mitigation Area



01 SITE PLAN

1/32" = 1'-0"

LEGEND

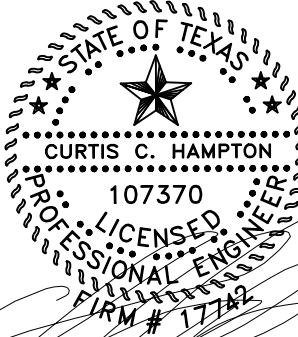
NOTES

- EXISTING CONDITIONS AND SURVEY DATA ARE FROM SURVEY NO. 4160-0000-0102-000 BY HIGHTIDE LAND SURVEYING LLC.
- ELEVATIONS SHOWN IN FT. ABOVE MSL - MEAN SEAL LEVEL NAVD 88 AS TIED TO NGS MONUMENT HGCSO 62.
- 6X6 POSTS ARE RECOMMENDED TO REDUCE THE POSSIBILITY OF WARPING & BOWING COMMON WITH TREATED NON-SQUARE MATERIALS.
- ALL LUMBER SHALL BE MINIMUM PRESSURE TREATED MATERIAL. (SEE FRAMING & MATERIAL NOTES ON S-3.00 FOR MORE DETAILS)

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	10/10/2025	ISSUED FOR CONSTRUCTION
1	12/04/2024	CITY COMMENTS
2	12/01/2025	CITY COMMENTS

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



12/01/2025

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



CLIENT:
ISLANDER EAST HOA

PROJECT LOCATION OR ADDRESS:
415 EAST BEACH DRIVE
GALVESTON, TEXAS 77550

DUNE WALKOVER PLANS 1

DESIGNED BY:	JMH	CHECKED BY:	CCH
PROJECT #:	25-0284	SCALE:	N.T.S.
DATE:	10/10/2025		25-0284- S-1.00



For SI: 1 Pound per square foot = 0.0479 kPa, 1 pound per square foot = 0.157 kPa/m

a. Coefficient to be multiplied by the dead load.

b. Cohesion value to be multiplied by the contact area, as limited by Section 1806.3.2.



- ## FRAMING AND MATERIAL NOTES

1. ALL LUMBER TO BE #3 SYP PRESSURE TREATED OR BETTER, UNLESS OTHERWISE NOTED
2. ALL LUMBER IN DIRECT CONTACT w/ SALTWATER TO BE TREATED (2.5CCA) (POSTS ONLY)
3. CARE MUST BE TAKEN TO ENSURE NAILS ARE NOT OVER DRIVEN
4. THE ENGINEER-OF-RECORD MUST BE CONTACTED WHEN CONFLICTS IN STRUCTURAL REQUIREMENTS ARE DISCOVERED
5. DO NOT PROCEED UNTIL RESOLUTION OF CONFLICTS HAVE BEEN RESOLVED.
6. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR

---- DETAIL
---- PAGE #

1. EXISTING CONDITIONS AND SURVEY DATA ARE FROM SURVEY NO. 4160-0000-0102-000 BY HIGHTIDE LAND SURVEYING LLC.
2. ELEVATIONS SHOWN IN FT. ABOVE MSL - MEAN SEAL LEVEL NAVD 88 AS TIED TO NGS MONUMENT HGCSO 62.
3. 6X6 POSTS ARE RECOMMENDED TO REDUCE THE POSSIBILITY OF WARPING & BOWING COMMON WITH TREATED NON-SQUARE MATERIALS.
4. ALL LUMBER SHALL BE MINIMUM PRESSURE TREATED MATERIAL. (SEE FRAMING & MATERIAL NOTES ON THIS DWG. FOR MORE DETAILS)

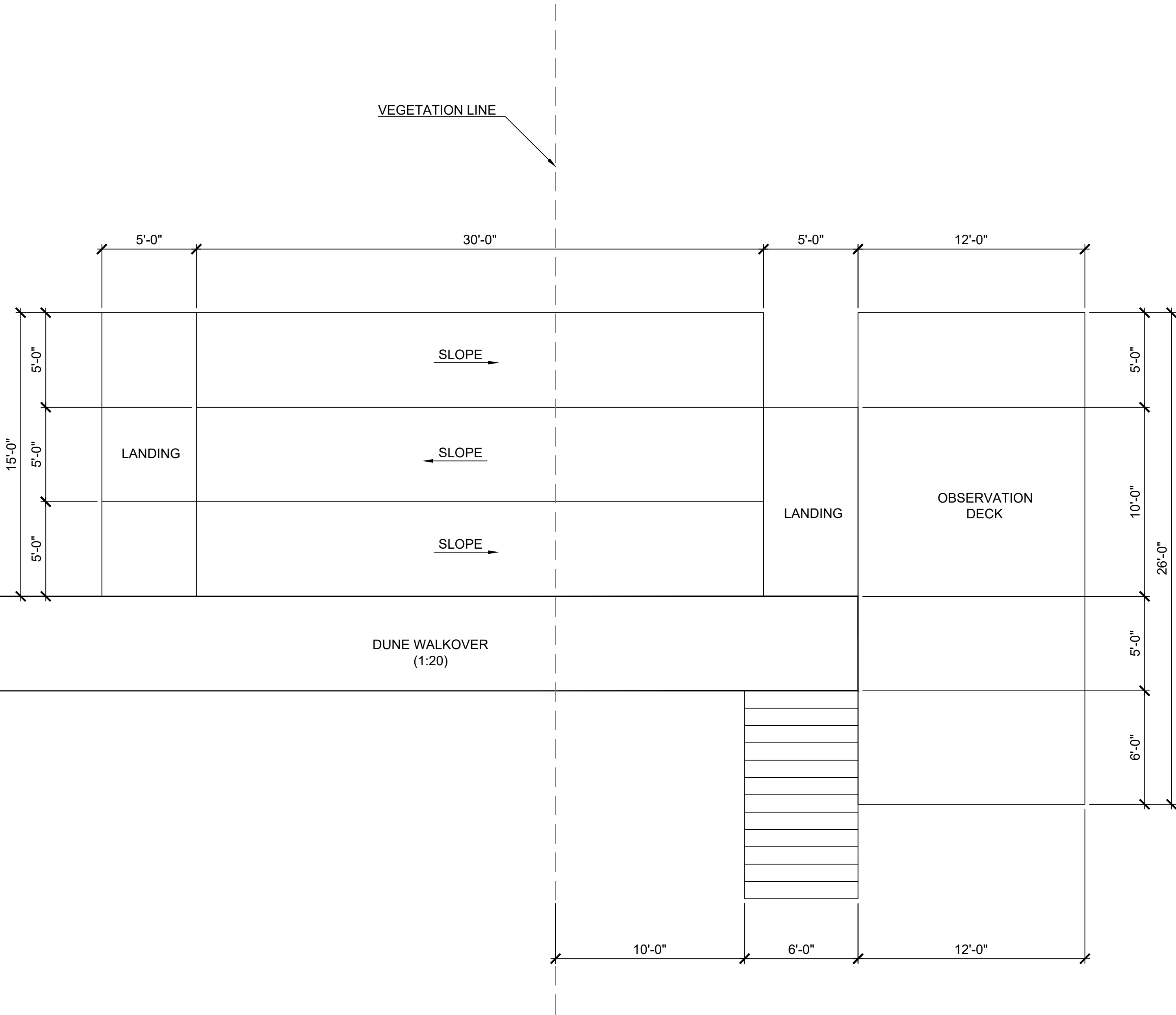
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



ISLANDER EAST HOA

PROJECT LOCATION OR ADDRESS:
415 EAST BEACH DRIVE
GALVESTON, TEXAS 77550

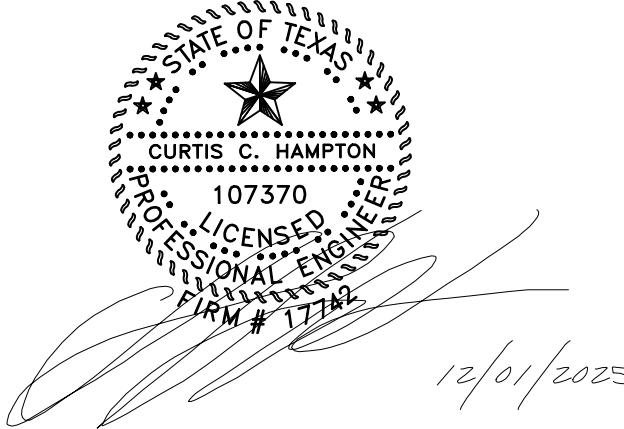
DESIGNED BY:	JMH	CHECKED BY:	CCH
PROJECT #:	25-0284	SCALE:	N.T.S
DATE:	10/10/2025	25-0284- S-2.00	



01 ENLARGED RAMP/OBSERVATION PLAN
1/4" = 1'-0"

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	10/10/2025	ISSUED FOR CONSTRUCTION
1	12/01/2025	CITY COMMENTS

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT"



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



CLIENT:
ISLANDER EAST HOA
PROJECT LOCATION OR ADDRESS:
415 EAST BEACH DRIVE
GALVESTON, TEXAS 77550

DUNE WALKOVER ENLARGED
RAMP/OBSERVATION PLAN

DESIGNED BY:	JMH	CHECKED BY:	COH
PROJECT #:	25-0284	SCALE:	1/4" = 1'-0"
DATE:	10/10/2025		25-0284- S-3.00

Image Source: NearMap (2025)
Projection: NAD 83, UTM Zone 15N
GIS Contact: imcbride@bergoliver.com



der East



Legend	Sq Ft
Revegetation Area	18
Assessed Potential Mitigation Area	608
Mitigation Impact (in place)	3,862
Construction Easement	3,671
Dune Walkover	6,117

North Toe of Dune

South Toe of Dune

Dune Mitigation Areas

Project #: BO7426-13996
For: Islander East Homeowners Association
Location: East 415 East Beach Drive
Galveston County, Texas

EVALUATION
DATE: 1/2/2026
REVISIONS

BERG ♦ OLIVER ASSOCIATES
ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
14701 ST. MARY'S LANE, SUITE 400 HOUSTON, TEXAS 77079
(281)589-0898 www.bergoliver.com





View of western mitigation area.



View of eastern mitigation area.



26P-005

STAFF REPORT

ADDRESS:

4015 11 Mile Rd

LEGAL DESCRIPTION:

Lot 45R Nottingham Campsite Replat Lots 45 & 47 (2025) Abstract 121 in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNERS:

Wendy Allen & Chuck Purcell

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: 20

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: Objection with comment: Permitting for a private sewerage disposal system (septic tank system) is done by the Galveston County Health District. The proposed lots in the Lot 45R Replat, Nottingham Campsite are 0.209 acres (Lot 1) and 0.434 acres (Lot 2). These 2 lots would be less than the one-half (1/2) acre requirement. Based upon this information the private sewerage disposal system (septic tank system) will not be approved by the Galveston County Health District and should not be approved by the City.

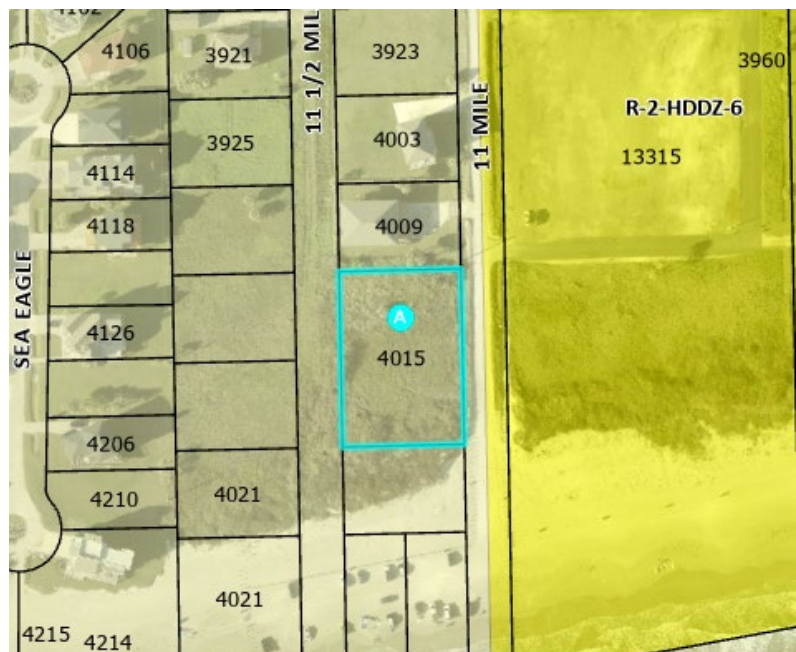
Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Background:

In 2014, the lot was approved for a re-plat to decrease the lots from 2 to 1 in hopes to build a beachfront home. Because a home was not built due to unforeseen circumstances, the applicant would like to split the lot for future use.

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 subject area currently does not have a house on the lot.

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

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Vacant
North	Residential, Single Family (R-1)	Residential
South	Residential, Single Family (R-1)	Vacant
East	Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Vacant
West	Residential, Single Family (R-1)	Vacant

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

Department Review and Comments:

The Engineering Department stated that the proposed lots in the Lot 45R Replat, Nottingham Campsite are 0.209 acres (Lot 1) and 0.434 acres (Lot 2) will be less than one-half (1/2) acre requirement for a private sewerage disposal system (septic tank system). Due to the Galveston County Health District not approving the permit for a sewage system, the city should recommend disapproval.

House Bill 4087 passed in 2023 allows the Galveston County Health District to permit residential septic systems on parcels of less than one-half acre given other criteria are met. Regardless, the City does not enforce nor enjoin in Galveston County Health District regulations.

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.

Staff Approval:

Case 26P-005 will be approved with the following conditions:

Specific Conditions:

1. The applicant shall accommodate the filing of the plat by August 17, 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.

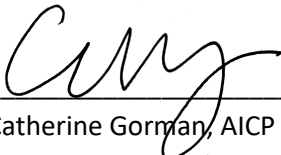
Respectfully Submitted,



Rebekah Annan
Planner

2/10/26

Date



Catherine Gorman, AICP
Assistant Director/HPO
Development Services Department

02/10/2026

Date

**SAN LUIS
PASS ROAD**
(120' R.O.W.) (AKA F.M. 3005)

Lot 43
Devon & Allison Buffington
GCCFN 2016025894
DPRGCTX

Fnd. 1/2" Rod
Set 1/2" Rod
N 65°00' E 140.00'
Zone VE (16)
Zone VE (17)

**Lot 45R
No. 4015**
0.643 Acres
28,000 Sq. Feet

**PRIVATE
ROADWAY**
(50' R.O.W.)

N 25°00' W 200.00'

Approx. Flood
Zone Line

25' Dune
Protection Line

North Dune Line

Zone VE (17)
Zone VE (18)

11 MILE ROAD
(50' R.O.W.)

S 25°00' E 200.00'

Lot 49
David Muston
GCCFN 2005083880
DPRGCTX

Fnd. 1/2" Rod

S 65°00' W 140.00'

Vegetation Line

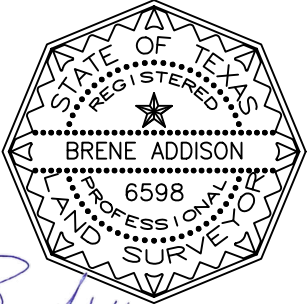
BEACH

Mean High Water Line
September 13, 2024

Mean Low Water Line
September 13, 2024

GULF OF MEXICO

Survey of Lot Forty-Five R (45R), of REPLAT OF LOTS 45 AND 47 OF NOTTINGHAM CAMPSITE, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded under Galveston County Clerk's File No. 2024058815 of the Official Public Records of Real Property of Galveston County, Texas.



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

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

- NOTES:
- 1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
 - 2) This property lies within Zone VE (EL 16', 17' & 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, dated August 15, 2019.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
 - 4) Bearings are record, based on the monumentation of the West right-of-way line of 11 Mile Road, being a found 1/2 inch rod at the Northwest corner of Lot 41 and a found 1/2 inch rod at the Northwest corner of Lot 43.

- Legend:
- OHP Overhead Power
 - • • Chain Link Fence
 - - - Wood Fence
 - Concrete
 - Asphalt
 - Power Pole
 - Down Guy
 - Spot Elevation (Typ.)

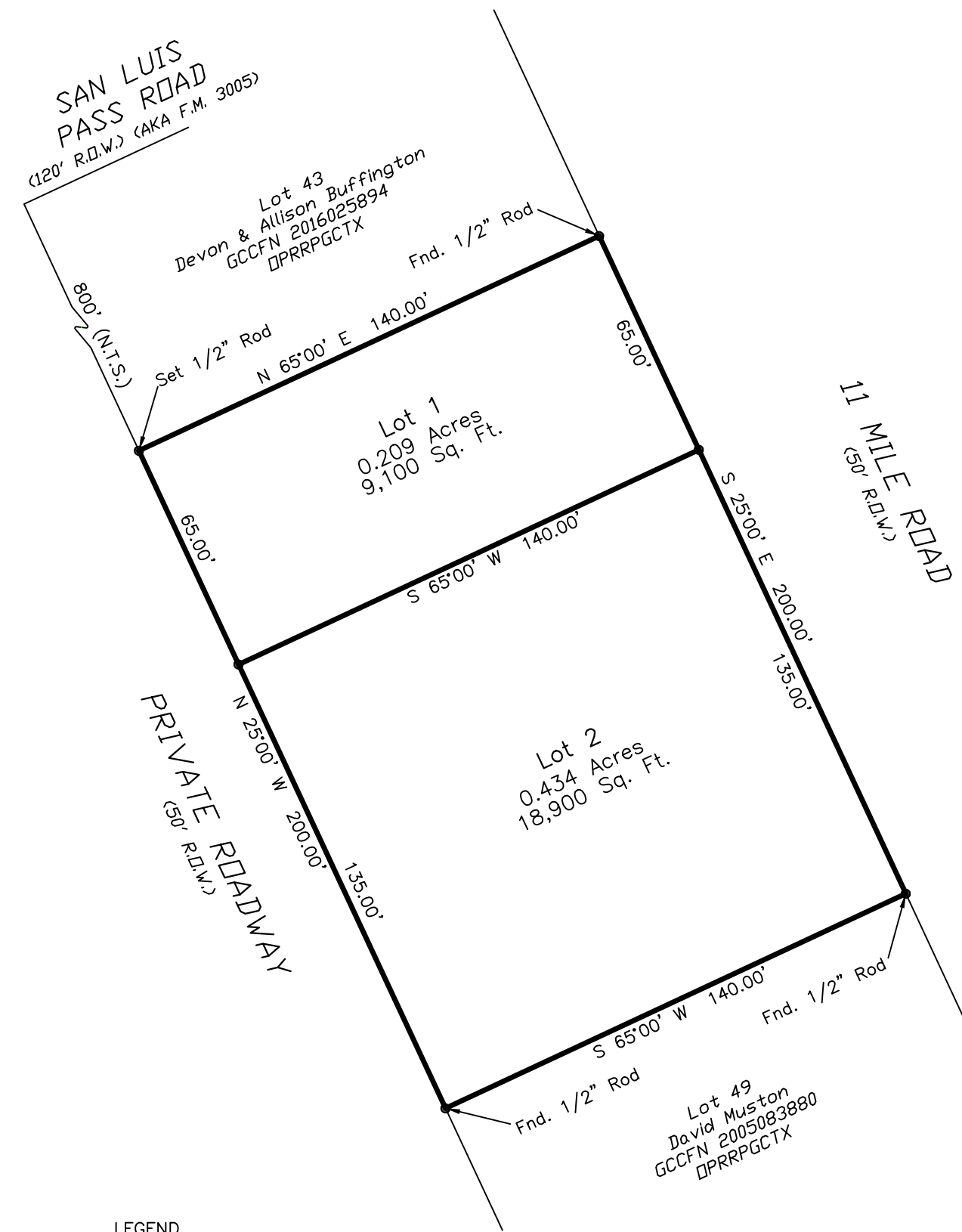
**TRICON
LAND
SURVEYING, LLC**

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

Drafting: LB

Parcel ID:
122060; 293270

Surveyed for:
Charles Purcell



LEGEND

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

OPRRPGCTX Official Public
Records Real Property
Galveston County, Texas

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

(N.T.S.) Not to Scale

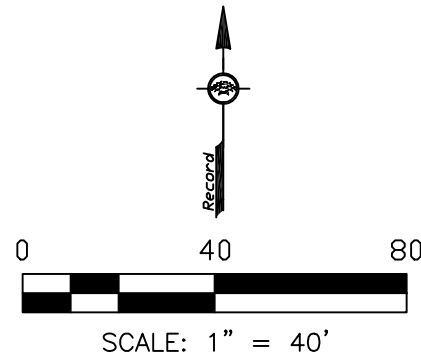
AREA TABLE		
Lot	Sq. Feet	Acres
Lot 1	9,100	0.209
Lot 2	18,900	0.434

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

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

**TRICON
LAND
SURVEYING, LLC**

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS 25-0796



LOT 45R REPLAT, NOTTINGHAM CAMPSITE

A REPLAT OF LOT 45R, OF
REPLAT OF LOTS 45 AND 47 OF NOTTINGHAM CAMPSITE
GCCFN 2024058815 OPRRPGCTX
CITY AND COUNTY OF GALVESTON, TEXAS

2 LOTS - 28,000 SQUARE FEET

January 20, 2026

Owner: Charles John Purcell
and Wendy Jean Allen

Surveyor: Brene Addison
Registered Professional Land Surveyor No. 6598

PROPERTY DESCRIPTION:

Being Lot Forty-Five R (45R), of REPLAT OF LOTS 45 AND 47 OF NOTTINGHAM CAMPSITE, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded under Galveston County Clerk's File No. 2024058815 of the Official Public Records of Real Property of Galveston County, Texas.

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

That We, Charles John Purcell and Wendy Jean Allen, being the owners of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "LOT 45R REPLAT, NOTTINGHAM CAMPSITE", in the City and County of Galveston, Texas.

Charles John Purcell

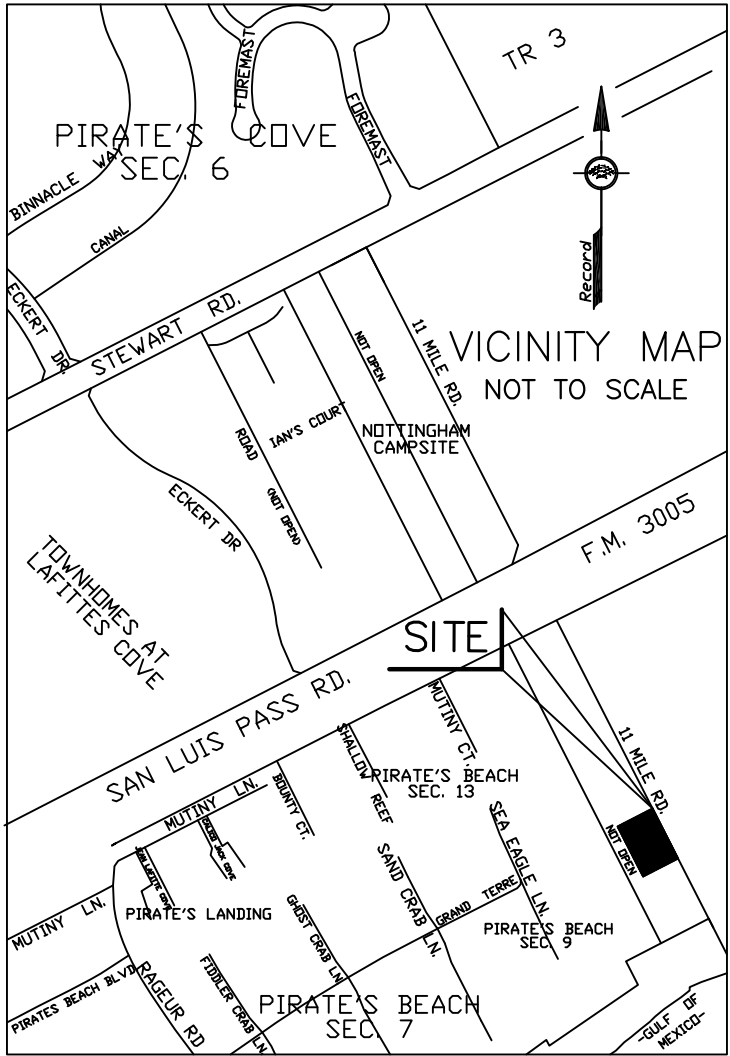
Wendy Jean Allen

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

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

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public for the
State of Texas
My Commission Expires _____



- NOTES:
- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
 - 2) This property lies within Zone VE (EL 16' & 17') as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, dated August 15, 2019.
 - 3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston.
 - 4) This property is subject to any restrictions of record.
 - 5) All utilities shall be relocated as needed to avoid crossing platted property lines.
 - 6) Bearings are based on the monumentation of the West right-of-way line of 11 Mile Road, being a found 1/2 inch rod at the Northwest corner of Lot 41 and a found 1/2 inch rod at the Northwest corner of Lot 43.

This Subdivision plat 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 _____, 2026.

Secretary Chairperson
Galveston Planning Commission Galveston Planning Commission

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

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2026, at _____ O'clock, ____m, and duly recorded on _____, 2026, at _____ O'clock, ____m, Instrument # _____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By
Deputy



26P-002

STAFF REPORT

ADDRESS:

Adjacent to 2910 Mary Moody Northern Boulevard / 53rd Street and 3020 Mary Moody Northern / 53rd Street.

LEGAL DESCRIPTION:

Adjacent properties are legally described as: M. B. Menard Survey, Tract 83, 0.501 Acres; and M. B. Menard Survey, Tract 84, 1.210 Acres; in the City and County Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Howie Bentley

ADJACENT PROPERTY OWNER:

Bent on Healthy Living, LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Commercial (C)

REQUEST:

Abandonment

APPLICABLE REGULATIONS:

Texas Local Government Code, Chapter 272.001 and Sec. 6.302 (B)(3) of the LDR

STAFF RECOMMENDATION:

Approval

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
16				

Per Section 13.308 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 the abandonment of approximately 4,796 square feet of alley right-of-way within the large block bordered by Avenue U, Mary Moody Northern Boulevard / 53rd Street, and Fort Crockett Boulevard. The applicant owns both tracts on either side of the alley and is seeking abandonment of the full alley width. While the alley’s history is uncertain, it may be a remnant of Fort Crockett or a later development. The alley is unimproved.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial (C)	Vacant
North	Commercial (C)	Commercial
South	Commercial (C)	Commercial
East	Commercial (C)	Hotel
West	Residential, restricted Single-Family (R-O)	Residential

Impact on Transportation System

Staff finds that the abandonment will not have an adverse impact on the transportation system. The alley is not paved and shows no sign of use. It ends at the adjacent property to the east (Hotel San Luis parking lot).

Impact on Public Utilities and Services

No objection were received from the Public or Private Utilities, and Public Works did not identify any known utilities that occupy the alley running east to west. A 6” water line does bisect the alley and adjacent properties running north to south, and Public Works has requested a minimum 10’ wide easement centered on the line to protect that water line (see comment below).

Other Considerations

Note that the minimum standards for new lots in Commercial (C) zoning districts is at least 40’ wide, at least 100’ long, and at least 4,000 square feet. Because this abandonment would create a much smaller, nonconforming lot in Commercial (C) zoning, a replat is required. This is included in the conditions for approval.

Criteria for Permanent Street Closure

Section 6.302(B)(3) of the Land Development Regulations provides the following criteria for a Permanent Street Closure (Abandonment):

When a single development includes multiple blocks, it may be beneficial to close public rights-of-way. A permanent street closure may only be considered on a case-by-case basis where the closures do not significantly impact traffic flow, and where it will provide a high-quality development that contributes positively to the overall neighborhood character and pedestrian circulation system.

- a. Closure of a public rights-of-way after the adoption of these regulations may be considered when the following criteria are considered:
 - i. There is a demonstrated community benefit;
 - ii. The street segment is not a part of a historic district or a potentially eligible historic district;
 - iii. No structure shall be erected within the original right-of-way; and
 - iv. The closure does not negatively impact public safety or traffic.
- b. When closing a public right-of-way, the applicant’s proposal shall attempt to:
 - i. Maintain existing view corridors and breezeways along the original right-of-way;

- ii. Maintain pedestrian access through the development along the original right-of-way; and
- iii. Provide additional landscaping including decorative paving in the closed area.
- c. Closure of an alley after the adoption of these regulations (March 2015) may be considered when the closure considers the following criteria, including but not limited to:
 - i. Closing the alley is necessary to build a parking structure or orient a mid-rise building as recommended by the Height and Density Development Plan and Design Guidelines;
 - ii. The alley segment is not part of a historic district or a potentially eligible historic district;
 - iii. Closing the alley would not cause a loss of service access to other properties;
 - iv. Utility service lines can be feasibly relocated, by the developer or applicant following review and approval by the Public Works Department; and
 - v. The closure does not negatively impact public safety or traffic.

**Conformance with
Criteria for Permanent
Street Closure**

Staff finds that the request generally conforms to the above stated criteria. The alley is not commonly in use and terminates in an existing private property. There are no known utilities traversing the alley, though a water line crosses it. Regardless, no city department or outside utility submitted objections to the abandonment.

Other Hearings

City Council has the final decision regarding requests for abandonment. Council will hear this request on March 26, 2026.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

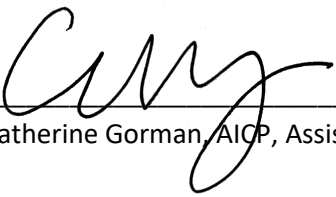
Specific Conditions:

1. The applicant shall replat the abandoned right-of-way to eliminate all nonconforming parcels no later than September 26, 2026;
2. The applicant shall provide a Utility Easement during the platting process to preserve the City's ability to access and maintain the public infrastructure in the subject alley;

Standard conditions for an abandonment:

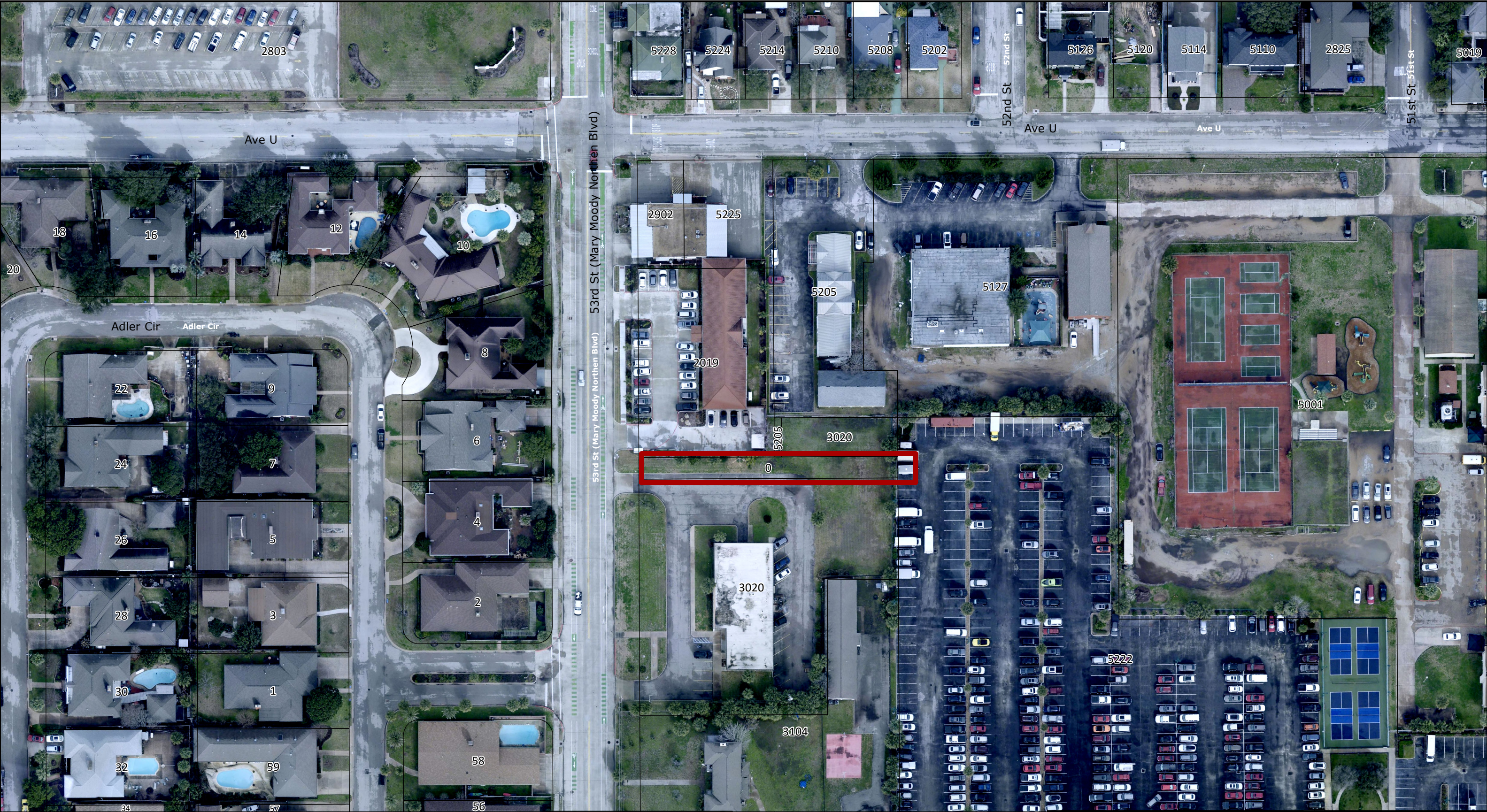
3. The market value of the subject property as determined by an appraiser shall be reviewed and approved by the City Manager. The applicant shall pay the appraiser's fee. The appraiser shall be appointed by the City;
4. The applicant shall pay the value of the right-of-way, as determined by the appraisal and as approved by the City Manager, within sixty (60) days of receiving the notice of the determined value;
5. The Applicant shall pay a late fee of \$500.00 if the determined value is not remitted to the city within the sixty (60) days after notification;
6. If the payment is not remitted to the City within six (6) months, the abandonment is subject to revocation by the city;
7. The applicant shall adhere to all comments/conditions received from City departments. 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.

Respectfully Submitted,



Catherine Gorman, AICP, Assistant Director/HPO

02/09/2026
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:** 01/26/2026
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

 **1 in = 83 feet**

 **0 80 Feet**

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

 **Parcels**
Image
RGB
 **Red:** Band_1
 **Green:** Band_2
 **Blue:** Band_3





LAND TITLE SURVEY OF A TRACT OF LAND being a portion of Outlot 203 according to the map in common use, "Plan of the City of Galveston by William Sandusky 1845", and being the same property conveyed to the Bay Area Council, Boy Scouts of America by deed recorded in File #6200219 (Book 1499, Page 241) in the Official Records of Galveston County, Texas, said TRACT OF LAND containing 1.112 acres (48,440 square feet) of land and being further described in the Field Notes attached.

NOTES:
- NO RECORDS SEARCH CONDUCTED.
- SURVEY PREPARED FROM TITLE COMPANY SPECIFICATIONS. CLIENT RELIES SOLELY ON TITLE COMPANY SPECIFICATIONS AS TO RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC.
- CLIENT AND TITLE COMPANY HOLD TITLE, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- True ground distances shown
- Bearings assumed as per deed based on ROW of Eked IR
- NATIONAL FLOOD INSURANCE PROGRAM FIRM Zone 1
- Community #465489
- Map #4817054390
- August 18, 2019
- Survey monuments reconciled w/ numerous previous surveys including COG & monuments

Subject property: 5020 53rd Street
(aka Mary Moody Northern Boulevard)
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Bent on Healthy Living Wellness, LLC and South-Land Title Co., GF #GV25108649.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey

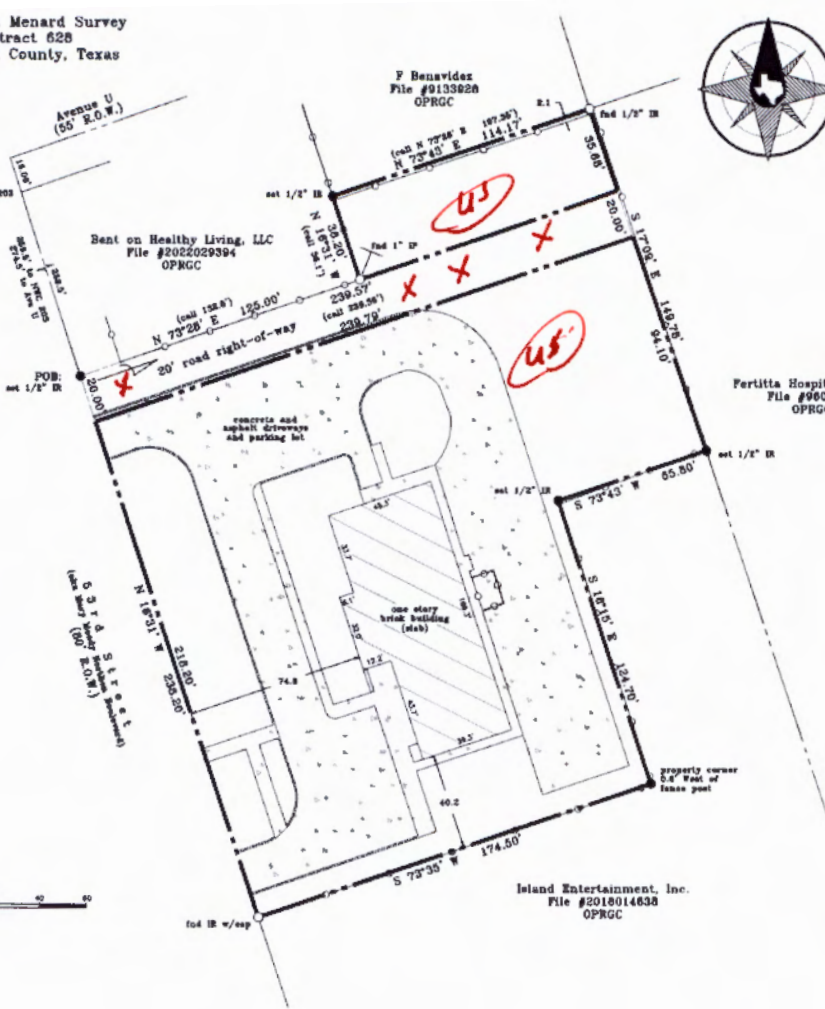
Laurence C. Wall

Laurence C. Wall
RPLS #4814
October 6, 2025



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

Scale: 1" = 40'
30 feet
40 feet





26P-006

STAFF REPORT

ADDRESS:

Adjacent to 11908 Stewart Road

LEGAL DESCRIPTION:

Abstract 121 Hall and Jones Survey, Northeast Part of Lot 235, Trimble and Lindsey Section 2 and Abstract 121 Hall and Jones Survey, North Part of Lot 230 (230-1), Trimble and Lindsey Section 2, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Cortland Tyler, Delldotto Homes, LLC.

ADJACENT PROPERTY OWNERS:

Cortland Tyler, Delldotto Homes, LLC.

EASEMENT OWNER:

City of Galveston

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Abandonment

APPLICABLE REGULATIONS:

Texas Local Government Code, Chapter 272.001 and Sec. 6.302 (B)(3) of the LDR

STAFF RECOMMENDATION:

Approval

EXHIBITS:

A – 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
8				

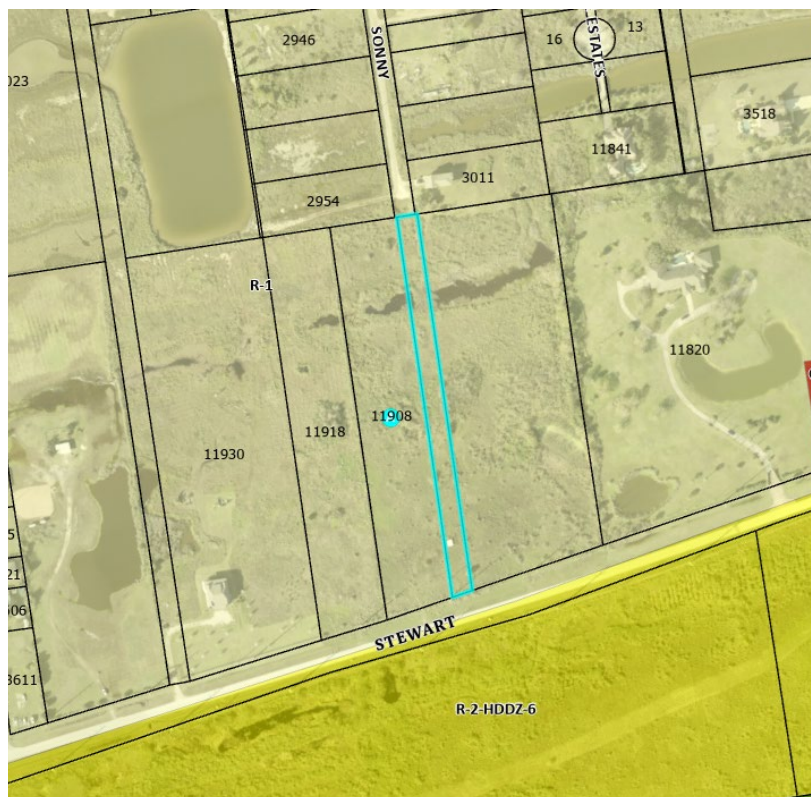
Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

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 an abandonment of approximately 541 linear feet of 50 feet wide right of way right-of-way between their two properties. Note that approximately 381 linear feet of existing right of way will remain at the existing southernmost end of South Sonny Lane and will be incorporated into a proposed subdivision development.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1)	Vacant
North	Residential, Single-Family (R-1)	Vacant
South	Residential, Townhouse (R-2)	Vacant
East	Residential, Single-Family (R-1)	Vacant
West	Residential, Single-Family (R-1)	Vacant

Impact on Transportation System

Staff finds that the abandonment will not have an adverse impact on the transportation system. South Sonny Lane pavement terminates before reaching Stewart Road, and as part of a proposed subdivision the applicant will retain some of the undeveloped right of way (see Exhibit A). The applicant also proposes to rededicate a modified right of way as part of that development in order to connect to Stewart Road. The proposed streets are anticipated to be public, thus adding connectivity from Stewart Road to Ostermeyer Road.

Impact on Public Utilities and Services

No objection were received from the Public or Private Utilities. However, CenterPoint typically requests that a Street/Alley closure application be submitted for abandonment requests. Staff recommends that the applicant contact CenterPoint Energy to confirm if a street/alley closure application will be necessary. According to City records, there are no utilities within the right-of-way.

Criteria for Permanent Street Closure

Section 6.302(B)(3) of the Land Development Regulations provides the following criteria for a Permanent Street Closure (Abandonment):

When a single development includes multiple blocks, it may be beneficial to close public rights-of-way. A permanent street closure may only be considered on a case-by-case basis where the closures do not significantly impact traffic flow, and where it will provide a high-quality development that contributes positively to the overall neighborhood character and pedestrian circulation system.

- a. Closure of a public rights-of-way after the adoption of these regulations may be considered when the following criteria are considered:
 - i. There is a demonstrated community benefit;
 - ii. The street segment is not a part of a historic district or a potentially eligible historic district;
 - iii. No structure shall be erected within the original right-of-way; and
 - iv. The closure does not negatively impact public safety or traffic.
- b. When closing a public right-of-way, the applicant’s proposal shall attempt to:
 - i. Maintain existing view corridors and breezeways along the original right-of-way;
 - ii. Maintain pedestrian access through the development along the original right-of-way; and

iii. Provide additional landscaping including decorative paving in the closed area.

**Conformance with
Criteria for Permanent
Street Closure**

Staff finds that the request generally conforms to the above stated criteria. Due to the fact that the subject right-of-way has not been in use, there will not be a significant impact to the traffic flow or public safety. This applies even if the proposed development does not proceed, as South Sonny Lane does not currently extend to Stewart Road and the city currently has no plans to extend South Sonny Lane to the south. Should the development proceed as intended, connectivity will be enhanced by extending South Sonny Lane all the way to Stewart Road.

Other Hearings

City Council has the final decision regarding requests for abandonment. Council will hear this request on March 26, 2026.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

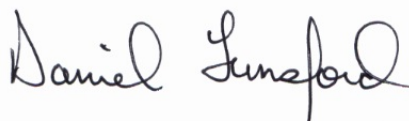
Specific Conditions:

1. The applicant shall replat the abandoned right-of-way no later than August 26, 2026;
2. The market value of the subject property as determined by an appraiser, is reviewed by the City Manager;
3. The applicant shall pay the value of the right-of-way, as determined by the appraisal and as approved by the City Manager, within sixty (60) days of receiving the notice of the determined value;
4. The Applicant shall pay a late fee of \$500.00 if the determined value is not remitted to the city within the sixty (60) days after notification;
5. If the payment is not remitted to the City within six (6) months, the abandonment is subject to revocation by the city;

Standard conditions for an abandonment:

6. The applicant shall pay for an opinion letter by an appraiser, regarding the market value of the subject property. The appraiser shall be appointed by the City;
7. The applicant shall pay the value of the right-of-way, as determined by an appraiser, after it is reviewed and approved by the City Manager; and
8. The applicant shall adhere to all comments/conditions received from City departments. 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.

Respectfully Submitted,



Daniel Lunsford, Planning Manager

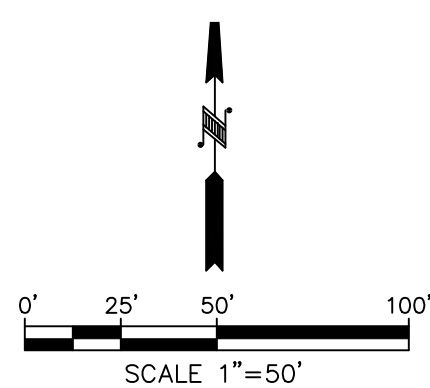
02/04/2026

Date

TRIMBLE & LINDSEY
SURVEY
ABSTRACT 121

EXHIBIT

EXHIBIT A



1.0636 ACRES
(46,331 SQ.FT.)
(VACANT)

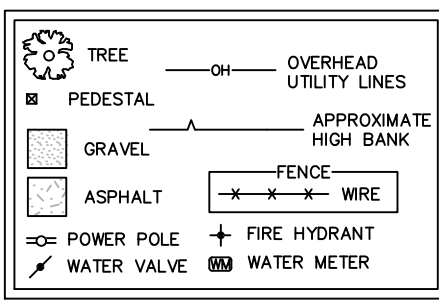
S 20°59'28" E 921.96'
N 20°59'28" W 931.90'

DENSE WOODS/VEGETATION

50' ROAD
(60' R.O.W. NOT OPEN)

STEWART ROAD
(R.O.W. VARIES)

LEGEND

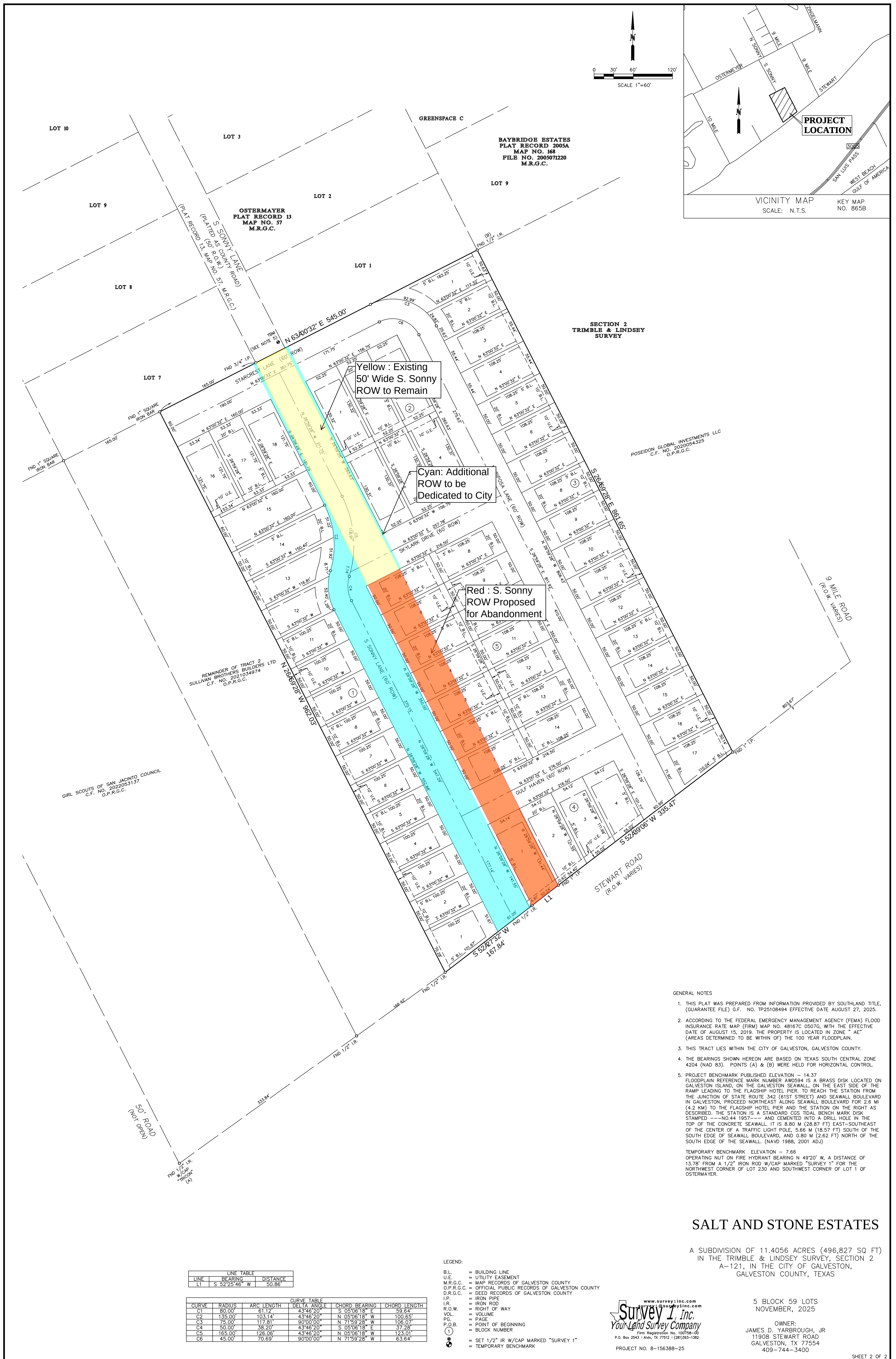


LINE	BEARING	DISTANCE
L1	N 63°00'32" E	50.00'
L2	S 52°25'46" W	50.86'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-CO
P.O. Box 2543 : Allen, TX 77512 : (281)393-1382

DATE: JANUARY 7, 2026
JOB# 1-160867-26





26P-003

STAFF REPORT

ADDRESS:

2309 99th Street

LEGAL DESCRIPTION:

The property is legally described as Evia Phase Two (2007) Abstract 121, Reserve N (0-14), Acres 4.159, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert Ellis, Ellis Surveying Services, LLC.

PROPERTY OWNER(S):

Evia Partners, Ltd.

ZONING:

Traditional Neighborhood (TN)

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Survey

B – Proposed Replat

STAFF:

Daniel Lunsford

Planning Manager

409-797-3659

dlunsford@galvestontx.gov

Public Notices Sent: 46

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 and Private Utility 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/City Engineer: No objection

Planning: No objection

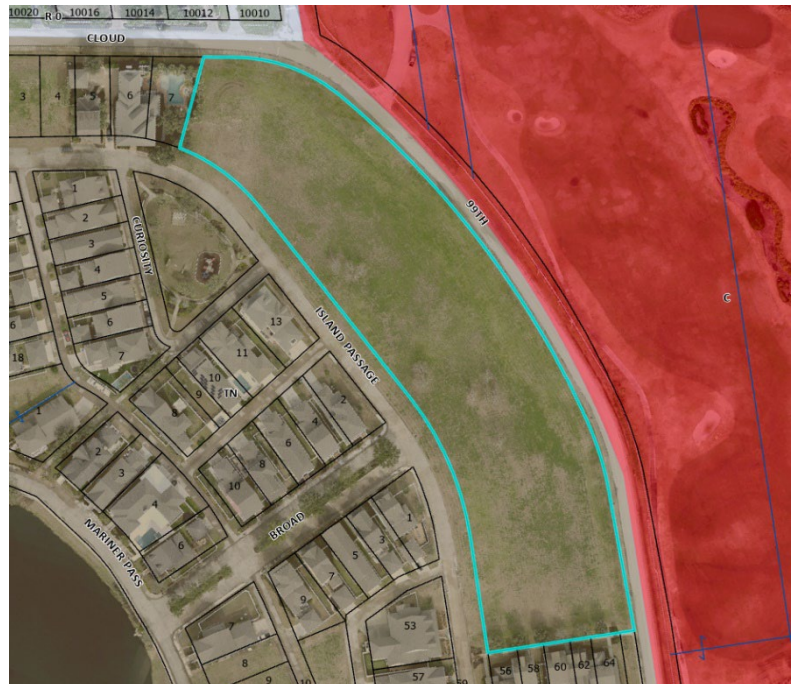
Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary:

The applicant is requesting a Preliminary Plat to expand the Evia subdivision. This involves subdividing a previously established development reserve into twenty separate lots and two reserves. Because five or more lots will be created, Planning Commission action is required.

Physical Characteristics:

The subject parcel is located between 99th Street and Island Passage at the Evia subdivision's northeast corner. The Evia Phase Two plat from 2007 indicates this area is not a landscape reserve or other type of reserve that cannot be developed. The tracts to the west, north, and south are single-family residences; the property to the east is part of the municipal golf course. Aerial photographs indicate that the parcel is currently vacant, mowed, and contains only some scattered trees.

Please note that any tree removal must meet the standards in Division 9.500 of the Land Development Regulations and requires a permit from the Development Services Department.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Traditional Neighborhood (TN)	Vacant
North	Residential, Restricted Single-Family (R-0)	Residential
South	Traditional Neighborhood (TN)	Residential
East	Commercial (C)	Outdoor Recreation
West	Traditional Neighborhood (TN)	Residential

Lot Sizes, Conformance with the Traditional Neighborhood Zoning District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Traditional Neighborhood (TN) zoning district:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
1,500 square feet	18' (attached residential) 24' (detached residential)	0 feet	0 feet	5 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that all proposed lots including the two reserves meet or exceed the minimum requirements for Traditional Neighborhood (TN) zoning. The smallest parcel proposed is 41.15 feet wide and 5,478 square feet.

Department Review and Comments:

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

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.

Staff Recommendation:

Staff recommends the request be approved with the following conditions:

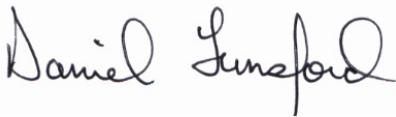
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by August 17, 2026;

Standard Conditions for Plat Requests:

- 2) The applicant shall conform 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 this preliminary plat;
- 3) Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
- 4) The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
- 5) The applicant shall comply with requirements for a Final Plat in accordance with the Land Development Regulations; and
- 6) In accordance with the Land Development Regulations, all street names, addresses, easements, and all front, side and rear building lines must be shown on the final plat.

Respectfully Submitted,



Daniel Lunsford, Planning Manager

February 4, 2026

Date



26P-004

STAFF REPORT

ADDRESS:

14134 Grambo, 14142 Grambo, and
Adjacent Vacant Parcels

LEGAL DESCRIPTION:

Abstract 121, Page 40, Lot 27 & East 1/2 of
Lot 26, Block 4, Pirates Cove; Abstract 121,
Page 40, Lot 28, Block 4, Pirates Cove;
Abstract 121, Hall & Jones Survey, Lot 29,
Block 4, Pirates Cove; and Abstract 121, Hall
& Jones Survey, Southeast 35.5 Feet of Lot 30
(30-1), Block 4 Pirates Cove, in the City and
County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNER:

Titus Harris, Emily Harris, Titus H. Harris
Marital Trust

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Request to replat five lots into two lots

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Current Survey
B – Replat Survey

STAFF:

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

Public Notices Sent: 21

Per Section 13.308 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 replat to decrease the number of lots from five to one in a Residential, Single-Family (R-1) zoning district. Because the number of lots exceed four, Planning Commission action is required.

Site and Surrounding Area

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

The site is currently comprised of three undeveloped lots and two lots containing single-family dwellings.

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 in this area are a minimum 50 feet wide, a minimum 100 feet long, and a minimum 5,000 square feet. The applicant received approval for a variance lot depth from 100 feet to 91.42 feet (25Z-020). Please refer to Exhibit A for proposed lot configuration.

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

Staff recommends the request be approved with the following conditions:

1. The applicant shall accommodate the filing of the plat by August 28, 2026;

Standard conditions:

2. The applicant shall conform to all comments/conditions received from City Departments. 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.

3. Failure to comply with all comments/conditions may result in penalties and/or revocation of this plat; and
4. 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.

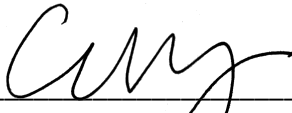
Respectfully Submitted,



Rebekah Annan, Planner

2/10/26

Date

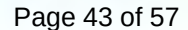


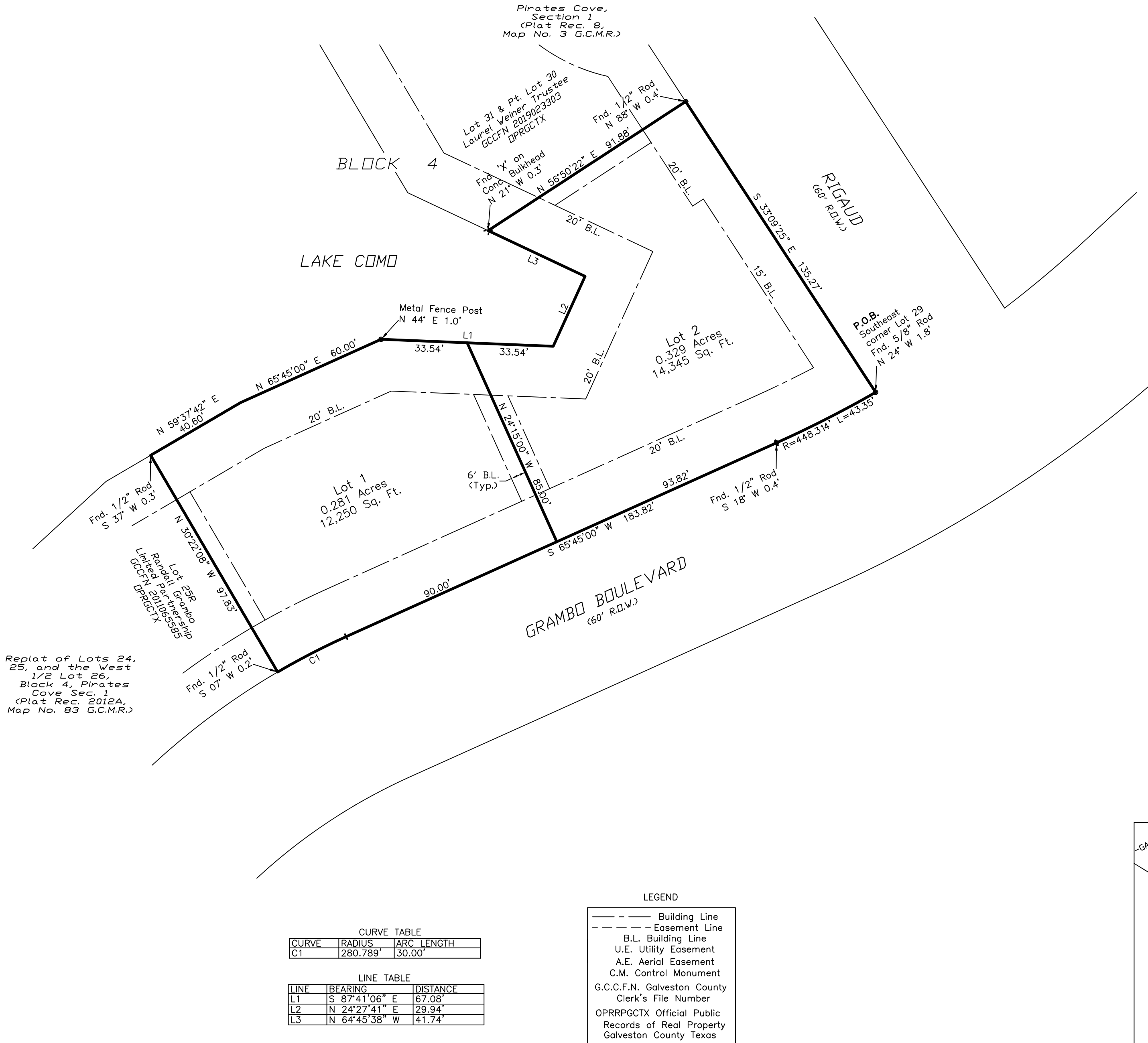
Catherine Gorman, AICP
Assistant Director/HPO

02/10/2026

Date

Page 43 of 57





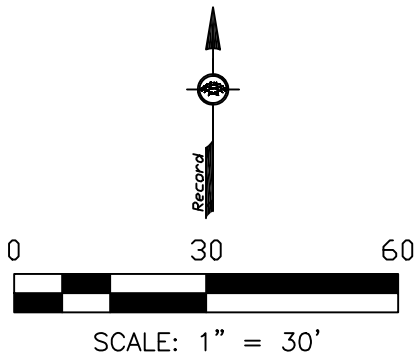
NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property lies within Zone VE (EL 13') as established by the FEMA Flood Insurance Rate Map No. 48167C0504G, Dated August 15, 2019.
3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston, Texas.
4) This property is subject to any restrictions of record.
5) All utilities shall be relocated as needed to avoid crossing platted property lines.
6) Bearings are record, as shown on plat Pirates Cove, Section 1, based on the monumentation of the North right-of-way line of Grambo Boulevard, being a found 5/8 inch rod at the Southeast corner of Lot 28 and a found 1 inch pipe at the Southeast corner of Lot 23.

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

Brene Addison
Registered Professional
Land Surveyor No. 6598



TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.F.L.S. Firm No. 10194309
T.S. 25-0522



PROPERTY DESCRIPTION:

Being the East One-half (1/2) of Lot Twenty-Six (26), Lot Twenty-Seven (27), Lot Twenty-Eight (28), Twenty-Nine (29), and a portion of Lot Thirty (30), in Block Four (4), of PIRATES COVE, SECTION ONE (1), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 128 and transferred to Plat Record 8, Map No. 3, of the Map Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot 29, being the intersection of the North right-of-way line of Grambo Boulevard (60' R.O.W.) and the West right-of-way line of Rigaud (60' R.O.W.), and the beginning of an arc to the right, a found 5/8 inch rod, bearing N 24' W a distance of 1.8 feet;

THENCE along the North right-of-way line of said Grambo Boulevard, a curve to the right with a radius of 448.314 feet, an arc length of 43.35 feet, a chord bearing of S 62° 59' 45" West, and a chord length of 43.33 feet, a found 1/2 inch rod, bearing S 18 W a distance of 0.4 feet;

THENCE South 65° 45' 00" West, continuing along the North right-of-way line of said Grambo Boulevard, a distance of 183.82 feet to the start of a curve to the left;

THENCE along the North right-of-way line of said Grambo Boulevard, a curve to the left with a radius of 280.789 feet, an arc length of 30.00, a chord bearing of South 62° 41' 20" West, and a chord length of 29.99 feet, to the Southwest corner of the herein described tract, a found 1/2 inch rod, bearing S 07° W a distance of 0.2 feet;

THENCE North 30° 22' 08" West, a distance of 97.83 feet, a found 1/2 inch rod, bearing S 37° W a distance of 0.3 feet;

THENCE North 59° 37' 42" East, a distance of 40.60 feet;

THENCE North 65° 45' 00" East, a distance of 60.00 feet;

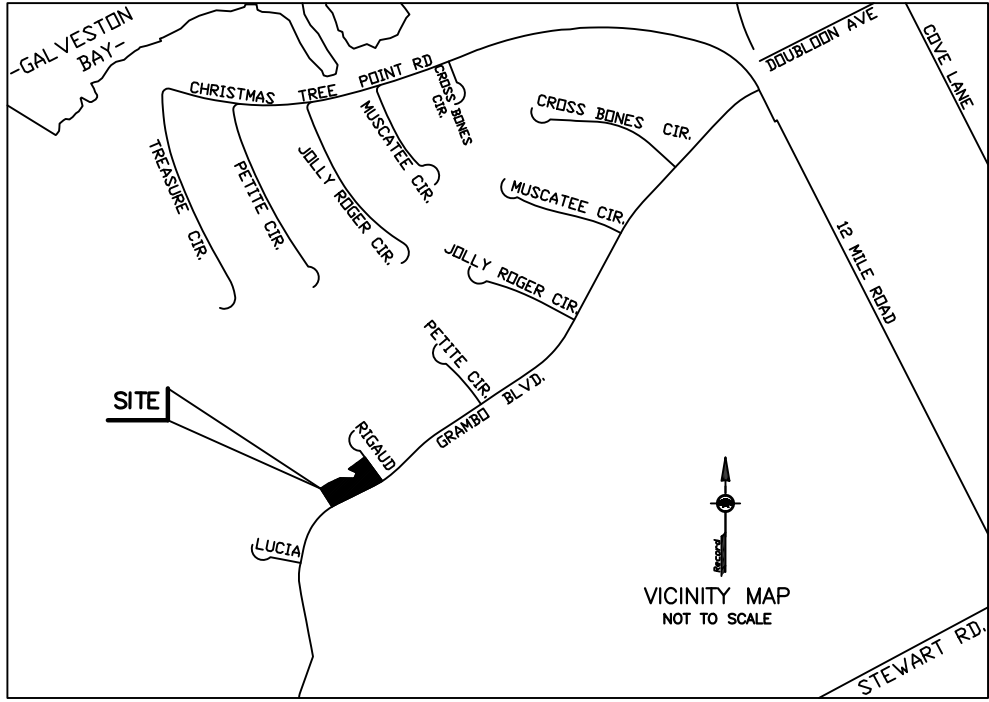
THENCE South 87° 41' 06" East, a distance of 67.08 feet;

THENCE North 24° 27' 41" East, a distance of 29.94 feet;

THENCE North 64° 45' 38" West, a distance of 41.74 feet;

THENCE North 56° 50' 22" East, a distance of 91.88 feet to the West right-of-way line of said Rigaud, and being Northeast corner of the herein described tract, a found 1/2 inch rod, bearing N 88° W a distance of 0.4 feet;

THENCE South 33° 09' 25" East, along the West right-of-way line of said Rigaud, a distance of 135.27 feet to the PLACE OF BEGINNING and containing 0.610 acres (26,595 square feet) of land, more or less.



This Subdivision plat 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

Chairperson
Galveston Planning Commission

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
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, Instrument # _____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____Deputy

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

That We, Titus Harris III, Emily Harris Todd, and Titus H. Harris, Jr. Marital Trust, Sue Minton Harris, Trustee, being the owner of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "HARRIS CORNER", in the City and County of Galveston, Texas.

Titus Harris, III

Emily Harris Todd

Sue Minton Harris, Trustee
Titus H. Harris, Jr. Marital Trust

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

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

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

Notary Public for the
State of Texas
My Commission Expires_____

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

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

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

Notary Public for the
State of Texas
My Commission Expires_____

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

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

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

Notary Public for the
State of Texas
My Commission Expires_____

HARRIS CORNER

A REPLAT OF LOTS 27, 28, 29,
AND PART OF LOTS 26 & 30,
PIRATES COVE, SECTION 1
PLAT RECORD 8, MAP NUMBER 3
CITY AND COUNTY OF GALVESTON, TEXAS

2 LOTS — 16,320 SQUARE FEET

October 24, 2025

Owner:
Titus Harris, III,
Emily Harris Todd, &
Titus H. Harris, Jr. Marital Trust

Surveyor: Brene Addison
Registered Professional Land
Surveyor No. 6598



26P-007

STAFF REPORT

ADDRESS:

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

LEGAL DESCRIPTION:

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

APPLICANT/REPRESENTATIVE:

Jennifer Grant, High Tide Land Surveying

PROPERTY OWNER:

Green East Realty, LLC and Jakovich Interests, LLC

ZONING:

Traditional Neighborhood District, Planned Unit Development (TN-PUD)

REQUEST:

Final Plat

APPLICABLE LAND USE REGULATIONS:

Article 6, and Article 10 of the Land Development Regulations

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Aerial Map
- B – Roseate Beach Section 1 Final Plat
- C – 23P-084 Action letter

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
cgorman@galvestontx.gov

Public Notices: 13

Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

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

Private Utilities Notification Responses:

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



Background:

On December 19, 2023, the Planning Commission approved the Preliminary Plat for the Roseate Beach subdivision with conditions (23P-084; see Exhibit C). On December 11, 2025, City Council approved a PUD for the subject properties to allow for private streets (25P-043; Ordinance 25-068).

The applicants now seek approval of a final plat for the first phase of this development called Roseate Beach Section 1.

Executive Summary:

Currently the subject property consists of five tracts of land that the applicants own. Previously most of this area was part of the Marquette Galveston Investments property.

The Final Plat request is to incorporate the westernmost extents of these existing tracts into one single-family detached residential subdivision consisting of five streets and a total of 117 lots. The subdivision also includes Reserves A-V; these reserves serve a variety of purposes ranging from a future amenity center and parking to beach access points. Note that the developer anticipates improvements for the entire subdivision will be completed by June 2026, and Section 2 final plat review and hearing will occur separately.

Physical Characteristics:

The subject site is located east of 11 Mile Road, north of the Gulf of Mexico and the Bermuda Beach Subdivision, south of FM 3005, and west of the Spanish Grant subdivision. The zoning on the property is Traditional Neighborhood (TN) with a Planned Unit Development (PUD) overlay.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Traditional Neighborhood District, Planned Unit Development (TN-PUD)	Vacant
North	Resort-Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6) and Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Vacant
South	Residential, Single Family (R-1)	Gulf of Mexico – open water
East	Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6)	Residential
West	Townhouse Residential, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Vacant, Residential

Lot and Block Configuration, Conformance with Traditional Neighborhood District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Traditional Neighborhood (TN) zoning district:

TRADITIONAL NEIGHBORHOOD LOT REQUIREMENTS (TN)

Type	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Set Back	Side Set Back	Rear Set Back
SF-D (Single Family, Detached)	1,500 square feet	24 feet	N/A	0 feet	5 feet	10 feet

All of the proposed lots and reserves meet the minimum requirements for width, depth, and area for Traditional Neighborhood (TN) zoning. Reference Exhibit B for the proposed Final Plat.

Open Space:

The Final Plat includes six reserves intended for open space and beach access (Reserves, L-O, Q, and V).

The City of Galveston Dune Protection and Beach Access Plan defines the “public beach” as it is defined in the Texas Natural Resources Code, Sec. 61.013(c), which is as follows:

Any beach bordering on the Gulf of Mexico that extends inland from the line of mean low tide to the natural line of vegetation bordering on the seaward shore of the Gulf of Mexico, or such larger contiguous area to which the public has acquired a right of use or easement to or over by prescription, dedication, or estoppel, or has retained a right by virtue of continuous right in the public since time immemorial as recognized by law or custom.

In accordance with Article 6, 6.307 (B) (2), the area defined as the public beach in the proposed development shall be identified in the final plat as a public beach conforming to the City of Galveston Beach Access.

The applicant shall include an open space maintenance plan as part of the application for development approval of the final plat. This plan shall designate and indicate the boundaries of all parks or open space, and shall specify the manner in which the park or open space shall be perpetuated, maintained, and administered, in accordance with Article 6, 6.307 (F). The Final Plat includes a “Beach Reserve.”

The development also includes wetlands and landscaping Reserves A, B, D, E, H, J, and K. Reserve S will contain a future amenities center, and Reserves T and U will contain amenities center parking. The remaining reserves are interior access reserves intended to facilitate internal connectivity.

Beachfront Construction:

All of the proposed subdivision is located landward of public beaches and seaward of the first public road generally parallel to the public beach (FM 3005). Therefore, prior to any construction commencing, the Texas General Land Office (GLO) must review all construction activities and a Beachfront Construction Certificate/Dune Protection Permit required for areas within 1,000 feet of mean high tide.

Per the City of Galveston Erosion Response Plan § 5 – Plat Notation, the plat shall contain a note advising on the location of the property within the Dune Conservation Area that reads substantially as follows: “The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations.” The Dune Conservation Area is defined as “areas along Galveston’s Gulf Coast where beachfront dunes naturally occur and where restored (man-made) dunes may be located. The Dune Conservation Area shall also include lands within 25’ of the north toe of existing or restored (man-made) dunes.” (Erosion Response Plan § 3.1).

Note that the Planning Commission held a public hearing for the dune mitigation associated with the development, Case Number 25BF-061.

Beach Access and Easements:

The City of Galveston Dune Protection and Beach Access Plan (Section 29-2(o)(1)) and the Texas Administrative Code (31 TAC §15.7(h)) require parking for new and existing developments adjacent to pedestrian-only beaches. Currently there is no beach vehicular access located seaward of the Roseate Development. Parking for this beach vehicular restricted area is contained at Beach Access Point (AP) 12 (Bermuda Beach) to the east of the development and at AP 13 (Pocket Park 3) to the west of the development. The Coastal Resources Division will not require any on street parking within the Roseate Development for the City of Galveston’s Beach Access Plan.

Easements:

The Final Plat indicates a 14-foot wide utility easement along the front face of lots along Seaworthy Drive, Dawn Patrol Lane, and Endless Summer Drive.

Utilities and Drainage:

Construction drawings were reviewed and approved by city departments and/or private utilities.

Proposed utilities shall conform to Article 6, 6.305, and proposed drainage improvements shall conform to Article 6, 6.306, as well as any comments from the Texas General Land Office with regard to drainage.

Variances from the Subdivision Regulations:

The applicant is proposing to establish two blocks that exceed the maximum block length of 700 feet. The applicant is also proposing a permanent street without a turnaround of at least fifty feet outside street radius. Any variances from the Land Development Regulations, Traditional Neighborhood District must be approved by the Zoning Board of Adjustment. Any variances from the Subdivision Regulations, Article 6, must be approved by the Planning Commission, in accordance with Section 12.301(D) of the Land Development Regulations.

Substantial Compliance:

The following items are not in conformance with the Subdivision Regulations and should be considered for a determination of substantial compliance:

Article 6, Table 6.302, Maximum Block Length and Perimeter

1. Maximum Length. Street right-of-way block length shall conform with the following:

a. Block length west of 61st Street shall have an average length of 450 feet and a maximum length of 700 feet.

According to the Final Plat, Seaworthy Drive and Endless Summer Drive both exceed the maximum block length allowed for this area of the City. Please refer to Exhibit B for specific details.

Article 6 6.303 (F)(2) Street Design and Layout

2. Dead-End Streets. Permanent dead-end streets shall have a “turn around” with an outside street right-of-way radius of at least 50 feet at the closed end.

The Final Plat, as submitted, does not include the required turnaround as described above on the western end of Seaworthy Drive (see Exhibit B).

Alternative Standard of Compliance with Subdivision Regulations:

1. An alternative standard of compliance enables an applicant to propose variations from certain subdivision standards prescribed by these regulations and still achieve substantial compliance with the regulations.

The Planning Commission is given the authority to approve plats that are not in conformance with the City's Subdivision regulations provided the following items are met:

- a. The Planning Commission may approve a plat, site plan, or PUD plan with an alternative standard of compliance for any requirement of this article if it determines that the alternative standard meets or exceeds the requirement of this article and conforms to the City's infrastructure policies identified in the City of Galveston 2011 Comprehensive Plan, Infrastructure Master Plan, Parks and Open Space Master Plan, and complies with all applicable laws and these regulations.
- b. This Section does not apply to the following standards:
 1. Application submittal requirements;
 2. Frontage requirements;
 3. The City's Zoning regulations;
 4. Required widths for streets, sidewalks, and alleys;
 5. Requirements for the type of infrastructure to be included in a proposed subdivision; or
 6. The maintenance and guarantee of improvements provisions.
- c. In determining that the alternate standard complies with this article, the Planning Commission shall consider:
 1. Any applicable goals, objectives and policies of the 2011 Comprehensive Plan;

2. The existing and proposed land use of the general vicinity;
3. The probable effect of the proposed development upon traffic, public health, safety convenience, and welfare in the vicinity; and
4. The impact of the proposed development on exposure to flood damage.

Specific conditions and approved alternate standards shall be shown as notes on the plat and in the official minutes of the Planning Commission.

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.

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.

Staff Recommendation:

Staff recommends case 26P-007 be approved subject to the following:

Specific Conditions to Case 26P-007:

1. The applicant shall accommodate the filing of the plat by August 17, 2026;
2. Specific conditions and approved alternate standards shall be indicated as notes on the final plat;
3. The applicant must conform to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront Construction, obtain a Beachfront Construction Certificate/Dune Protection permit from the City of Galveston's Coastal Resources Division, and must conform to all comments within the Beachfront Construction Certificate/Dune Protection permit, which may include comments from the Texas General Land Office (GLO), for the subdivision infrastructure construction and regarding any existing or proposed future modifications to beach access;
4. The applicant shall pay for all improvements required except as otherwise provided by City Code;
5. The applicant shall include an open space maintenance plan prior to recording the final plat. This plan shall designate and indicate the boundaries of all parks or open space, and shall specify the manner in which the park or open space shall be perpetuated, maintained, and administered, in accordance with Article 6, 6.307 (F).

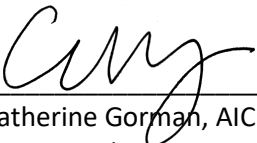
Standard Conditions for Final Plat requests:

6. The applicant shall conform 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 this Final Plat;

7. The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
8. Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
9. Applicant shall provide a two-year maintenance bond per Article 6, 6.204 (C);
10. Applicant shall provide fees to cover the cost of operating streetlights per Article 6, 6.303 (Q) (4);
11. Applicant shall provide written notice to the Director of Capital projects and the Director of Public Works upon completion of construction per Article 6, 6.204 (B);
12. Upon completion, Applicant shall provide as-built drawings of all improvements to the City of Galveston per Article 6, 6.203 (D);
13. Upon completion, Applicant shall request acceptance of all public improvements per Article 6, 6.205 (D) (6) (b); and,
14. The applicant shall provide the Planning Department with all Galveston County filing fees by certified check or money order.

Respectfully Submitted,

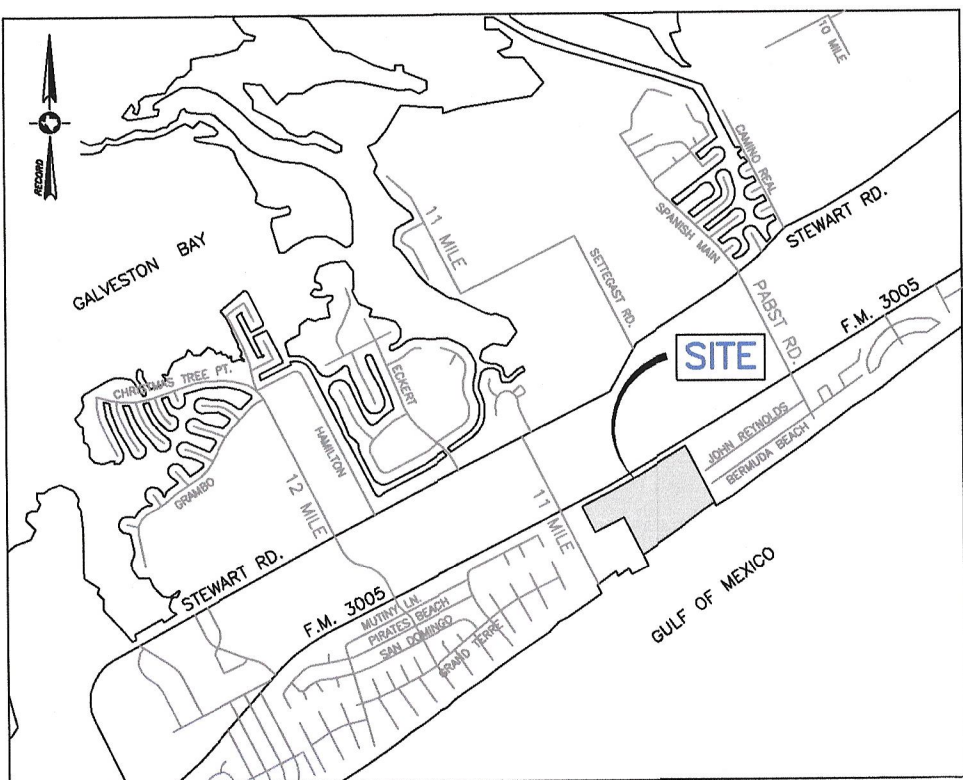


Catherine Gorman, AICP
Assistant Planning Director / HPO

02/10/2026

Date





PROPERTY DESCRIPTION

Survey of that certain tract or parcel being part of the PRESERVE AT WEST BEACH, SECTION EIGHT (8), a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map Number 86 of the Map Records of Galveston County, Texas, and all of that same tract conveyed to Jakovich Interests by instrument recorded in Galveston County Clerk's File Number 2023015361 and corrected by instrument recorded in Galveston County Clerk's File Number 2023055448, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the most Northerly corner of Lot Two (2), Block Seven (7), of said PRESERVE AT WEST BEACH, SECTION 8, said corner also being the Northwest corner of Reserve "A" of the PRESERVE AT WEST BEACH, SECTION NINE (9), being on the Southern line of F.M. 3005 (also known as San Luis Pass Road), a 200 foot wide right-of-way, and being marked by a found 1/2 inch rod;

THENCE South 58°50'02" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 30.80 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 31°09'52" East, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 8 and 9, a distance of 405.18 feet to a point for corner, said corner being the Southwest corner of Lot Thirty-five (35), Block 1 of said PRESERVE AT WEST BEACH, SECTION 9;

THENCE South 26°49'04" East, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 8 and 9, a distance of 644.85 feet the Southeast corner of Reserve "C" of said PRESERVE AT WEST BEACH, SECTION 8;

THENCE Southwesterly, along the Southern line of said Reserve "C", the following three (3) courses and distances:

- South 54°00'52" West, a distance of 283.01 feet to an angle point to the left;
- South 53°59'00" West, a distance of 276.09 feet to an angle point to the left;
- South 52°53'35" West, a distance of 154.58 feet to an angle point to the left;

THENCE South 54°42'14" West, at 770.21 feet passing the Southwest corner of said Reserve "C" and the Southeast corner of the aforementioned Jakovich Interests tract, and continuing for a total distance of 1087.59 feet to the Southwest corner of said Jakovich Interests tract, said corner being on the Eastern line of Lot Two (2), of J. MENNA SPECIAL SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Number 60 of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE North 27°59'27" West, along the common line between said Jakovich Interests tract and the Eastern line of said J. MENNA SPECIAL SUBDIVISION, a distance of 745.99 feet to a reentrant corner of the herein described tract, said corner being the Northwest corner of said Lot 1, Block 3, of said PRESERVE AT WEST BEACH, SECTION 8, said corner being the Northwest corner of said Lot 1, Block 3, of said PRESERVE AT WEST BEACH, SECTION 8, said corner being the Northwest corner of said Lot 1, Block 3, of said PRESERVE AT WEST BEACH, SECTION 8;

THENCE South 62°53'19" West, along the Southern line of Lots 2 and One (1), of said Block 3, a distance of 203.40 feet to the Southwest corner of said Lot 1, Block 3, said corner being the Northwest corner of Lot One-B (1B), of the J. MENNA SPECIAL SUBDIVISION, LOT ONE REPLAT, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File Number 2017047576 in the Office of the County Clerk of Galveston County, Texas, and being marked by a point tree on corner;

THENCE North 27°01'42" West, along the common line between said PRESERVE AT WEST BEACH, SECTION 8 and that certain tract conveyed to the County of Galveston by instrument recorded in Galveston County Clerk's File Number 8133641, a distance of 483.68 feet to the most Westerly corner of Lot Five (5), Block One (1), of said PRESERVE AT WEST BEACH, SECTION 8, said corner being the most Northerly corner of said County of Galveston tract, being on the Southern line of said F.M. 3005, and from which a found 1 inch pipe bears North 18° East, 0.7 feet;

THENCE North 62°42'20" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 612.70 feet to the point of curvature of a non-tangent curve to the left and being marked by a found 1/2 inch rod;

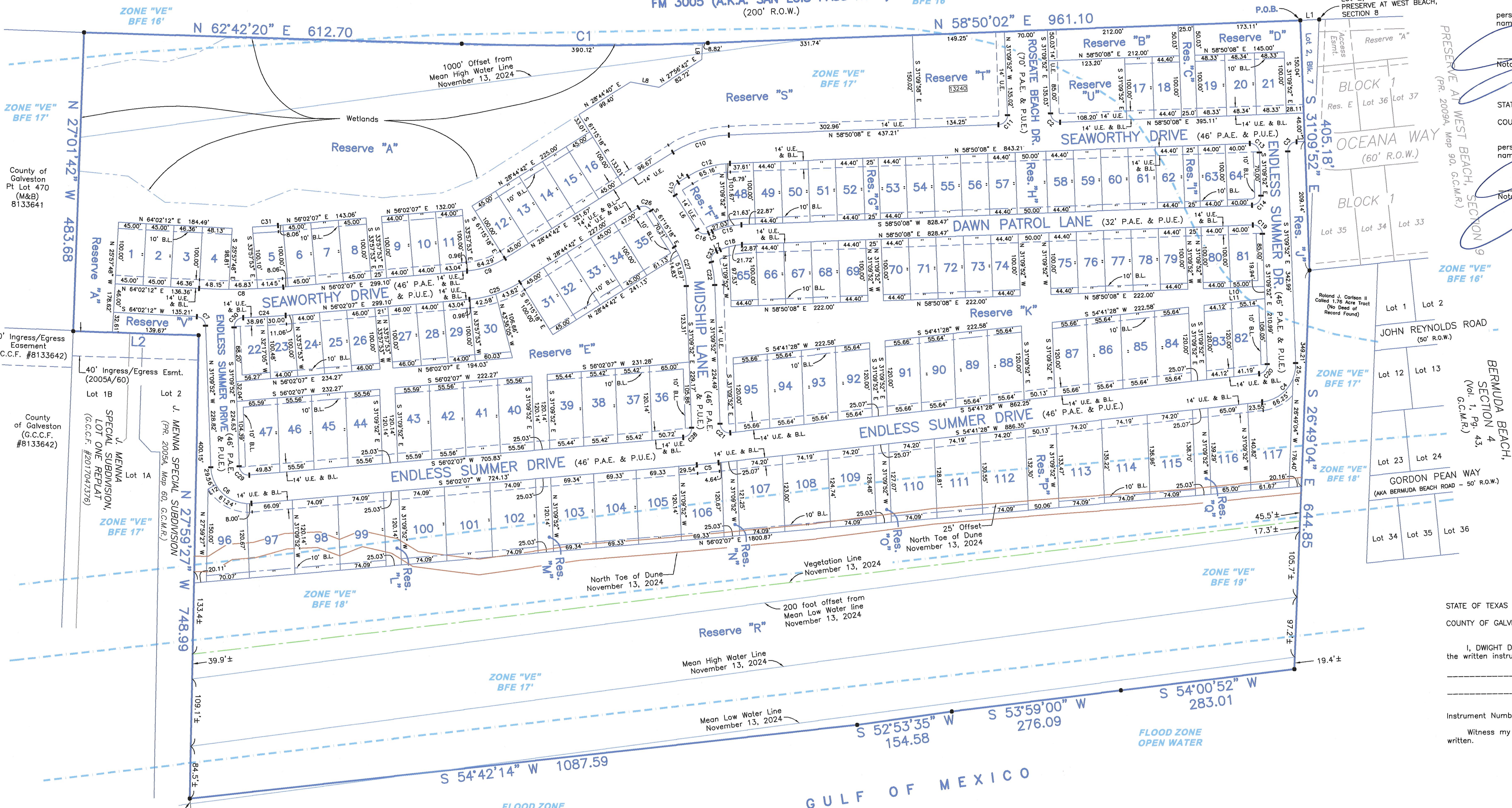
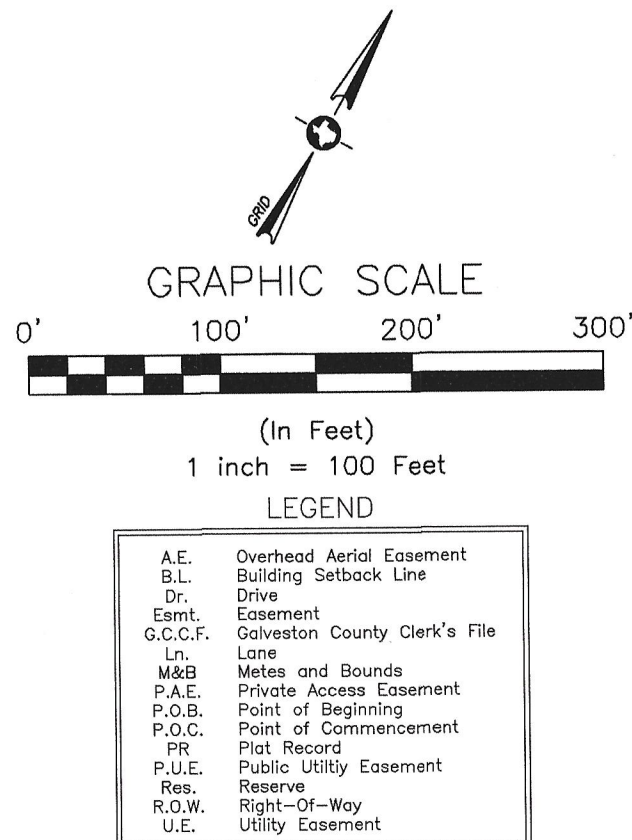
THENCE Northeastly, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8, the Southern line of said F.M. 3005, and the arc of said non-tangent curve to the left, said curve having a radius of 5829.65 feet, an arc distance of 398.94 feet, the chord of which bears North 60°47'39" East, 398.86 feet, to a point of tangency and being marked by a found 1/2 inch rod;

THENCE North 58°50'02" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 961.10 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 48,688 acres (2,120,829 square feet) of land, more or less.

LINE	BEARING	DISTANCE
L1	S 58°50'02" W	30.80
L2	S 62°53'19" W	203.40
L3	S 58°50'08" W	13.11
L4	N 28°44'42" W	15.67
L5	S 36°52'57" W	6.47
L6	N 61°15'18" W	65.78
L7	N 35°59'57" E	6.52
L8	N 71°43'04" E	46.64
L9	N 26°42'44" W	26.24
L10	N 58°50'08" E	99.00
L11	S 54°41'28" W	99.20
L12	N 31°04'02" E	14.37

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5829.65	398.94	N 60°47'39" E	398.86
C2	15.00	23.56	S 76°09'52" E	21.72
C3	15.00	23.56	S 13°50'08" W	21.21
C4	61.00	91.41	S 11°45'48" W	83.09
C5	1500.00	35.19	S 55°21'48" W	35.18
C6	61.00	99.80	N 42°23'33" E	88.35
C7	15.00	22.20	N 73°33'50" W	20.23
C8	977.00	136.44	N 60°02'09" E	136.33
C9	137.00	65.25	N 42°23'33" E	64.64
C10	183.00	96.11	N 43°47'25" E	95.01
C11	15.00	23.56	N 13°50'08" E	21.21
C12	137.00	71.95	N 43°47'25" E	71.13
C13	15.00	22.56	S 76°09'52" E	21.21
C14	15.00	23.56	N 13°50'08" W	21.21
C15	127.00	48.66	S 47°51'33" W	48.36
C16	15.00	21.43	S 77°48'49" W	19.95
C17	15.00	21.43	N 16°15'18" W	21.21
C18	95.00	36.40	N 47°51'33" E	36.18
C19	15.00	23.56	S 76°09'52" E	21.21
C20	15.00	22.48	S 11°45'48" W	20.43
C21	15.00	24.65	N 76°14'12" W	21.97
C22	173.00	37.63	N 37°23'43" W	37.55
C23	15.00	21.08	N 03°22'19" W	19.39
C24	1023.00	66.96	S 17°26'07" W	20.69
C25	183.00	89.16	N 42°23'24" E	86.34
C26	15.00	23.56	N 73°44'42" E	21.21
C27	127.00	66.70	S 46°12'35" E	65.83
C28	15.00	22.48	N 12°26'07" W	20.69
C29	15.00	24.30	N 77°33'53" W	21.73
C30	15.00	23.84	N 14°21'59" E	21.41
C31	877.00	41.46	N 57°23'22" E	41.45

REVISED: JANUARY 15, 2026
SURVEY DATE: AUGUST 24, 2023
FILE NO.: 5983-0000-0000-000
DRAFTING: AM/RGW/RWB
JOB NO.: 24-0506-SEC-1



NOTES:

- This property lies within Zone(s) "VE" of the 100 Year Flood Plain (BFE 16', 17', 18', and 19') and Flood Zone Open Water, according to FEMA Panel No. 481670036, dated August, 15, 2019, as established by the Federal Emergency Management Agency (Flood zones shown in approximation hereon).
- The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations.
- There is hereby an unobstructed Aerial Easement Eleven (11) feet Six (6) Inches wide extending upwards. Begins at a height of Sixteen (16) feet above the ground adjoining the Ten (10) wide Easement.
- The Mean High Water Line and the Mean Low Water Line depicted hereon were located on November 13, 2024, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0580) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean Low Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	259,351	5.954	PARK
"B"	10,606	0.243	LANDSCAPE/OPEN SPACE
"C"	3,751	0.086	LANDSCAPE/OPEN SPACE
"D"	11,473	0.263	LANDSCAPE/OPEN SPACE
"E"	58,196	1.336	LANDSCAPE/OPEN SPACE
"F"	7,057	0.162	LANDSCAPE/OPEN SPACE
"G"	2,500	0.057	LANDSCAPE/OPEN SPACE
"H"	5,000	0.115	LANDSCAPE/OPEN SPACE
"I"	2,500	0.057	LANDSCAPE/OPEN SPACE
"J"	13,121	0.301	LANDSCAPE/OPEN SPACE
"K"	73,818	1.695	LANDSCAPE/OPEN SPACE
"L"	3,004	0.069	BEACH ACCESS
"M"	3,004	0.069	BEACH ACCESS
"N"	3,024	0.069	BEACH ACCESS
"O"	3,169	0.073	BEACH ACCESS
"P"	6,644	0.153	BEACH ACCESS
"Q"	3,475	0.080	BEACH ACCESS
"R"	581,023	13.338	BEACH
"S"	74,201	1.703	RESIDENTIAL RESERVE
"T"	22,342	0.513	RESIDENTIAL RESERVE
"U"	12,272	0.282	RESIDENTIAL RESERVE
"V"	12,394	0.285	RESIDENTIAL RESERVE



LOT	ADDRESS	AREA (SQ. FT.)	AREA (ACRES)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (ACRES)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (ACRES)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (ACRES)
1	13374 Seaworthy Dr.	4,500	0.103	25	13347 Seaworthy Dr.	4,400	0.101	49	13271 Seaworthy Dr.	4,440	0.102	73	13239 Down Patrol Ln.	4,440	0.102
2	13370 Seaworthy Dr.	4,500	0.103	26	13343 Seaworthy Dr.	4,600	0.106	50	13267 Seaworthy Dr.	4,440	0.102	74	13235 Down Patrol Ln.	4,440	0.102
3	13366 Seaworthy Dr.	4,636	0.106	27	13339 Seaworthy Dr.	4,600	0.106	51	13263 Seaworthy Dr.	4,440	0.102	75	13227 Down Patrol Ln.	4,440	0.102
4	13362 Seaworthy Dr.	4,794	0.110	28	13335 Seaworthy Dr.	4,400	0.101	52	13259 Seaworthy Dr.	4,440	0.102	76	13223 Down Patrol Ln.	4,440	0.102
5	13354 Seaworthy Dr.	4,951	0.114	29	13331 Seaworthy Dr.	4,400	0.101	53	13255 Seaworthy Dr.	4,440	0.102	77	13219 Down Patrol Ln.	4,440	0.102
6	13350 Seaworthy Dr.	4,500	0.103	30	13327 Seaworthy Dr.	5,230	0.120	54	13251 Seaworthy Dr.	4,440	0.102	78	13215 Down Patrol Ln.	4,440	0.102
7	13346 Seaworthy Dr.	4,500	0.103	31	13319 Seaworthy Dr.	4,500	0.103	55	13247 Seaworthy Dr.	4,440	0.102	79	13211 Down Patrol Ln.	4,440	0.102
8	13342 Seaworthy Dr.	4,500	0.103	32	13315 Seaworthy Dr.	4,500	0.103	56	13243 Seaworthy Dr.	4,440	0.102	80	13207 Down Patrol Ln.	4,440	0.102
9	13338 Seaworthy Dr.	4,400	0.101	33	13311 Seaworthy Dr.	4,500	0.103	57	13239 Seaworthy Dr.	4,440	0.102	81	13203 Down Patrol Ln.	4,440	0.102
10	13334 Seaworthy Dr.	4,400	0.101	34	13307 Seaworthy Dr.	4,500	0.103	58	13231 Seaworthy Dr.	4,440	0.102	82	13200 Endless Summer Dr.	4,440	0.102
11	13330 Seaworthy Dr.	4,400	0.101	35	13303 Seaworthy Dr.	6,147	0.141	59	13227 Seaworthy Dr.	4,440	0.102	83	13206 Endless Summer Dr.	4,440	0.102
12	13326 Seaworthy Dr.	4,500	0.103	36	13300 Endless Summer Dr.	7,757	0.178	60	13223 Seaworthy Dr.	4,440	0.102	84	13202 Endless Summer Dr.	4,440	0.102
13	13314 Seaworthy Dr.	4,500	0.103	37	13306 Endless Summer Dr.	6,650	0.153	61	13219 Seaworthy Dr.	4,440	0.102	85	13200 Endless Summer Dr.	4,440	0.102
14	13310 Seaworthy Dr.	4,500	0.103	38	13302 Endless Summer Dr.	6,650	0.153	62	13215 Seaworthy Dr.	4,440	0.102	86	13200 Endless Summer Dr.	4,440	0.102
15	13306 Seaworthy Dr.	4,500	0.103	39	13304 Endless Summer Dr.	6,650	0.153	63	13211 Seaworthy Dr.	4,440	0.102	87	13200 Endless Summer Dr.	4,440	0.102
16	13302 Seaworthy Dr.	4,500	0.103	40	13302 Endless Summer Dr.	6,667	0.153	64	13207 Seaworthy Dr.	4,440	0.102	88	13200 Endless Summer Dr.	4,440	0.102
17	13218 Seaworthy Dr.	4,440	0.102	41	13322 Endless Summer Dr.	6,667	0.153	65	13203 Down Patrol Ln.	4,440	0.102	89	13200 Endless Summer Dr.	4,440	0.102
18	13214 Seaworthy Dr.	4,440	0.102	42	13326 Endless Summer Dr.	6,667	0.153	66	13200 Down Patrol Ln.	4,440	0.102	90	13200 Endless Summer Dr.	4,440	0.102
19	13210 Seaworthy Dr.	4,833	0.111	43	13320 Endless Summer Dr.	6,670	0.153	67	13200 Down Patrol Ln.	4,440	0.102	91	13200 Endless Summer Dr.	4,440	0.102
20	13206 Seaworthy Dr.	4,834	0.111	44	13334 Endless Summer Dr.	6,667	0.153	68	13200 Down Patrol Ln.	4,440	0.102	92	13200 Endless Summer Dr.	4,440	0.102
21	13202 Seaworthy Dr.	4,833	0.111	45	13338 Endless Summer Dr.	6,667	0.153	69	13200 Down Patrol Ln.	4,440	0.102	93	13200 Endless Summer Dr.	4,440	0.102
22	13359 Seaworthy Dr.	5,571	0.128	46	13342 Endless Summer Dr.	6,667	0.153	70	13200 Down Patrol Ln.	4,440	0.102	94	13200 Endless Summer Dr.	4,440	0.102
23	13355 Seaworthy Dr.	4,258	0.098	47	13346 Endless Summer Dr.	7,816	0.179	71	13247 Down Patrol Ln.	4,440	0.102	95	13200 Endless Summer Dr.	4,440	0.102
24	13351 Seaworthy Dr.	4,400	0.101	48	13275 Seaworthy Dr.	4,453	0.102	72	13243 Down Patrol Ln.	4,440	0.102	96	13343 Endless Summer Dr.	9,019	0.207

STATE OF TEXAS
COUNTY OF GALVESTON

That we, Green East Realty, LLC, Manuel J. Mehos, Managing Member, and Jakovich Interests, Jared Jakovich, President, 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 "ROSEATE BEACH, SECTION ONE" in Galveston County, Texas, and dedicate to public use, as such, the streets (except where marked private), alleys, parks, and easements shown thereon forever.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for then feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Manuel J. Mehos
Managing Member
Green East Realty, LLC

Jared Jakovich
President
Jakovich Interests

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, on this day January 16th, 2026, personally appeared Manuel J. Mehos, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, on this day January 15th, 2026, personally appeared Jared Jakovich, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

This is to certify that I, Stephen C. Blaskey, 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 plat correctly represents that survey made under my direction.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

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 _____, 2026.

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 within instrument was filed for record in my office on _____, 2026, at _____ O'Clock, ____M., and duly recorded on _____, 2026, 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



City of Galveston

DEVELOPMENT SERVICES
3015 Market / Ave D | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

January 29, 2024

Kahala Services, LLC
P.O. Box 3809
Galveston, TX 77552

Re: **23P-084 (13241 Oceana Way and Vacant Tracts located East and West of Pabst Road, North of the Bermuda Beach Subdivision, West of 11 Mile Road, and South of San Luis Pass Road/FM 3005)** Request for a Preliminary Plat to establish a new subdivision. Properties are legally described as: The Preserve at West Beach, Section 8 (2010), Abstract 121, Acres 39.6264; The Preserve at West Beach, Section 8 (2010), Abstract 121, Block 4, Lot 1, Acres 3.8736; The Preserve at West Beach, Section 9 (2010), Abstract 121, Acres 21.5022; and Abstract 121, Hall & Jones Survey, Portion of Lot 457 (457-1, Trimble & Lindsey, Section 2 AKA Portion of Blocks 74, 77, & 84, Nottingham Subdivision; in the City and County of Galveston Texas.
Applicant: Kahala Services, LLC
Property Owner: Green East Realty, LLC; Jakovich Interests, LLC; and Jaks Beachfront LLC

Greetings,

The Galveston Planning Commission, at their meeting on Tuesday, December 19, 2023, voted to approve the above-referenced request with the following conditions:

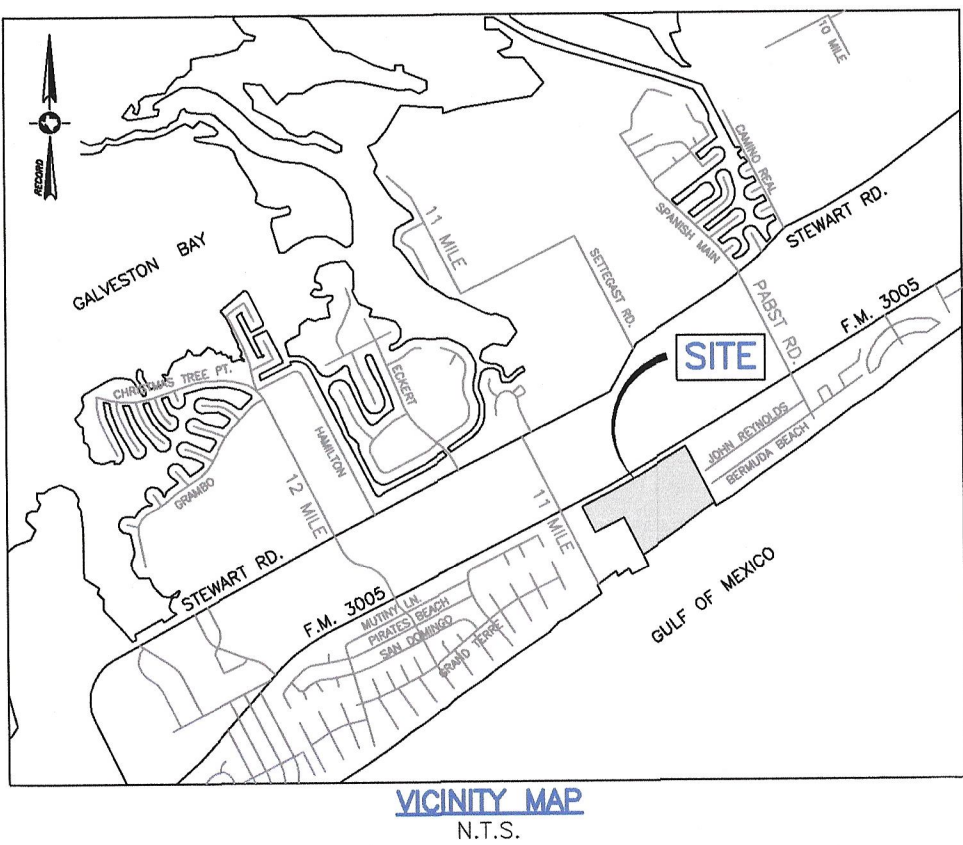
1. Specific conditions and approved alternate standards shall be indicated as notes on the final plat;
2. The plat shall contain a note advising of the location of the property within the Dune Conservation Area, per the City of Galveston Erosion Response Plan § 5 – Plat Notation. The note shall read substantially as follows: “The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations”;
3. The final plat must identify common open spaces such as a “park,” “open space,” or similar designation as restricted in use, per Article 6, 6.307 (B) (2).
4. The applicant shall include an open space maintenance plan as part of the application for development approval of the final plat. This plan shall designate and indicate the boundaries of all parks or open space, and shall specify the manner in which the park or open space shall be perpetuated, maintained, and administered, in accordance with Article 6, 6.307 (F).
5. The applicant must adhere to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront Construction, obtain a Beachfront Construction Certificate/Dune Protection permit from the General Land Office, and must conform to all comments from the City’s Coastal Resources Division and Texas General Land Office regarding the Beachfront Construction Certificate/Dune Protection permit for the subdivision infrastructure construction and regarding any existing or proposed future modifications to beach access;

6. Prior to final plat application filing:
 - a. The applicant shall address and incorporate all comments or conditions of approval from City Departments, and private utility companies into the final plat design;
 - 1) Rachel Road and Jane Road as shown on Sections Two and Three of the Plat, respectively, should be extended to connect to FM 3005 by removal of proposed 50-foot drainage easement;
 - b. The applicant shall receive approval of water, sanitary sewer, roadway, drainage, access, sidewalks, street lighting, and infrastructure construction plans by all City Departments in accordance with Article 6, Division 6.200 – Guarantee and Maintenance of Infrastructure Improvements;
 - c. The applicant shall submit a parking plan for the subdivision delineating all required beach access points, accessible beach access points, and beach access parking spots to the City of Galveston for review by the General Land Office pending review by staff.
7. The final plat shall include all parking, landscaping, and lighting plans;
8. The subdivider shall pay for all improvements required except as otherwise provided by City Code;
9. 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 this preliminary plat;
10. Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
11. Prior to the issuance of any building permits for the subject development, the applicant shall submit a final plat for the subject tract of property, in accordance with the City of Galveston Subdivision Regulations;
12. The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
13. The applicant shall comply with requirements for a Final Plat in accordance with the Land Development Regulations; and
14. In accordance with the Land Development Regulations, all street names, addresses, easements, and all front, side and rear building lines must be shown on the final plat.

Please keep a copy of this letter for your records, and feel free to contact me at AMontalvan@galvestontx.gov if you have any questions.

Sincerely,

Adriel Montalvan
Planning Manager
Development Services Department



PROPERTY DESCRIPTION

Survey of that certain tract or parcel being part of the PRESERVE AT WEST BEACH, SECTION EIGHT (8), a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map Number 86 of the Map Records of Galveston County, Texas, and all of that same tract conveyed to Jakovich Interests by instrument recorded in Galveston County Clerk's File Number 2023015361 and corrected by instrument recorded in Galveston County Clerk's File Number 2023055448, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the most Northerly corner of Lot Two (2), Block Seven (7), of said PRESERVE AT WEST BEACH, SECTION 8, said corner also being the Northwest corner of Reserve "A" of the PRESERVE AT WEST BEACH, SECTION NINE (9), being on the Southern line of F.M. 3005 (also known as San Luis Pass Road), a 200 feet wide right-of-way, and being marked by a found 1/2 inch rod;

THENCE South 58°50'02" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 30.80 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 31°09'52" East, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 8 and 9, a distance of 405.18 feet to a point for corner, said corner being the Southwest corner of Lot Thirty-five (35), Block 1 of said PRESERVE AT WEST BEACH, SECTION 9;

THENCE South 26°49'04" East, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 8 and 9, a distance of 644.85 feet the Southeast corner of Reserve "C" of said PRESERVE AT WEST BEACH, SECTION 8;

THENCE Southwesterly, along the Southern line of said Reserve "C", the following three (3) courses and distances:

- South 54°00'52" West, a distance of 283.01 feet to an angle point to the left;
- South 53°59'00" West, a distance of 276.09 feet to an angle point to the left;
- South 52°53'35" West, a distance of 154.58 feet to an angle point to the left;

THENCE South 54°42'14" West, at 770.21 feet passing the Southwest corner of said Reserve "C" and the Southeast corner of the aforementioned Jakovich Interests tract, and continuing for a total distance of 1087.59 feet to the Southwest corner of said Jakovich Interests tract, said corner being on the Eastern line of Lot Two (2), of J. MENNA SPECIAL SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Number 60 of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE North 27°59'27" West, along the common line between said Jakovich Interests tract and the Eastern line of said J. MENNA SPECIAL SUBDIVISION, a distance of 745.99 feet to a reentrant corner of the herein described tract, said corner being the Northwest corner of said Lot 1, Block 3, said corner being the Northwest corner of Lot One-B (1B), of the J. MENNA SPECIAL SUBDIVISION, LOT ONE REPLAT, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File Number 2017047376 in the Office of the County Clerk of Galveston County, Texas, and being marked by a point tree on corner;

THENCE South 62°53'19" West, along the Southern line of Lots 2 and One (1), of said Block 3, a distance of 203.40 feet to the Southwest corner of said Lot 1, Block 3, said corner being the Northwest corner of Lot One-B (1B), of the J. MENNA SPECIAL SUBDIVISION, LOT ONE REPLAT, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File Number 2017047376 in the Office of the County Clerk of Galveston County, Texas, and being marked by a point tree on corner;

THENCE North 27°01'42" West, along the common line between said PRESERVE AT WEST BEACH, SECTION 8 and that certain tract conveyed to the County of Galveston by instrument recorded in Galveston County Clerk's File Number 8133641, a distance of 483.68 feet to the most Westerly corner of Lot Five (5), Block One (1), of said PRESERVE AT WEST BEACH, SECTION 8, said corner being the most Northerly corner of said County of Galveston tract, being on the Southern line of said F.M. 3005, and from which a found 1 inch pipe bears North 18° East, 0.7 feet;

THENCE North 62°42'20" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 612.70 feet to the point of curvature of a non-tangent curve to the left and being marked by a found 1/2 inch rod;

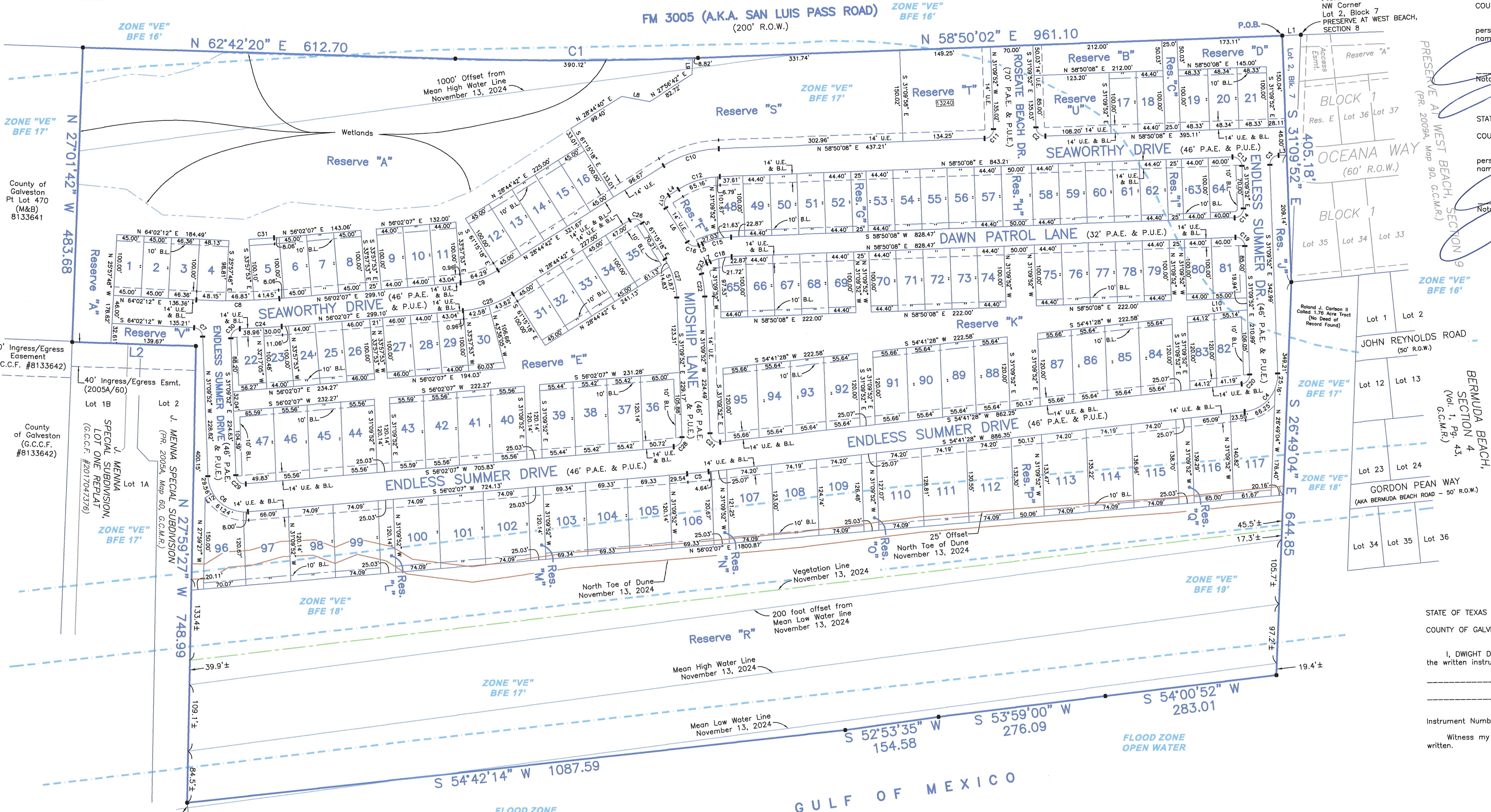
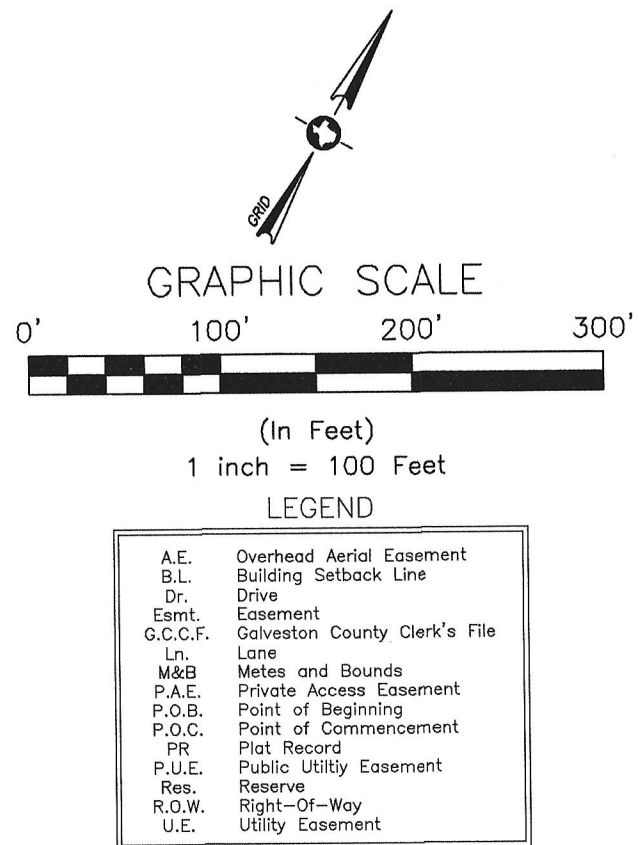
THENCE Northeastly, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8, the Southern line of said F.M. 3005, and the arc of said non-tangent curve to the left, said curve having a radius of 5829.65 feet, an arc distance of 398.94 feet, the chord of which bears North 60°47'39" East, 398.86 feet, to a point of tangency and being marked by a found 1/2 inch rod;

THENCE North 58°50'02" East, along the Northern line of said PRESERVE AT WEST BEACH, SECTION 8 and the Southern line of said F.M. 3005, a distance of 961.10 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 48,688 acres (2,120,829 square feet) of land, more or less.

LINE	BEARING	DISTANCE
L1	S 58°50'02" W	30.80
L2	S 62°53'19" W	203.40
L3	S 58°50'08" W	13.11
L4	N 28°44'42" W	15.67
L5	S 36°52'57" W	6.47
L6	N 61°15'18" W	65.78
L7	N 35°59'57" E	6.52
L8	N 71°43'04" E	46.64
L9	N 26°42'44" W	26.24
L10	N 58°50'08" E	99.00
L11	S 54°41'28" W	99.20
L12	N 31°04'02" E	14.37

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5829.65	398.94	N 60°47'39" E	398.86
C2	15.00	23.56	S 76°09'52" E	21.72
C3	15.00	23.56	S 13°50'08" W	21.21
C4	61.00	91.41	S 11°45'48" W	83.09
C5	1500.00	35.19	S 55°21'48" W	35.18
C6	61.00	99.80	N 42°23'33" E	88.35
C7	15.00	22.20	N 73°33'50" W	20.23
C8	977.00	136.44	N 60°02'09" E	136.33
C9	137.00	65.25	N 42°23'33" E	64.64
C10	183.00	96.11	N 43°47'25" E	95.01
C11	15.00	23.56	N 13°50'08" E	21.21
C12	137.00	71.95	N 43°47'25" E	71.13
C13	15.00	22.56	S 76°09'52" E	21.21
C14	15.00	23.56	N 13°50'08" W	21.21
C15	127.00	48.66	S 47°51'33" W	48.36
C16	15.00	21.43	S 77°48'49" W	19.95
C17	15.00	21.43	N 16°15'18" W	21.21
C18	95.00	36.40	N 47°51'33" E	36.18
C19	15.00	23.56	S 76°09'52" E	21.21
C20	15.00	22.48	S 11°45'48" W	20.43
C21	15.00	24.65	N 76°14'12" W	21.97
C22	173.00	37.63	N 37°23'43" W	37.55
C23	15.00	21.08	N 03°22'19" W	19.39
C24	1023.00	66.96	S 17°26'07" W	20.69
C25	153.00	87.19	N 42°23'24" E	86.34
C26	15.00	23.56	N 73°44'42" E	21.21
C27	127.00	66.70	S 46°12'35" E	65.83
C28	15.00	22.48	N 12°26'07" W	20.69
C29	15.00	24.30	N 77°33'53" W	21.73
C30	15.00	23.84	N 14°21'59" E	21.41
C31	877.00	41.46	N 57°23'22" E	41.45

REVISED: JANUARY 15, 2026
SURVEY DATE: AUGUST 24, 2023
FILE NO.: 5983-0000-0000-000
DRAFTING: AM/RGW/RWB
JOB NO.: 24-0506-SEC-1



NOTES:

- This property lies within Zone(s) "VE" of the 100 Year Flood Plain (BFE 16', 17', 18', and 19') and Flood Zone Open Water, according to FEMA Panel No. 4816700306, dated August, 15, 2019, as established by the Federal Emergency Management Agency (Flood zones shown in approximation hereon).
- The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations.
- There is hereby an unobstructed Aerial Easement Eleven (11) feet Six (6) Inches wide extending upwards. Begins at a height of Sixteen (16) feet above the ground adjoining the Ten (10) wide Easement.
- The Mean High Water Line and the Mean Low Water Line depicted hereon were located on November 13, 2024, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0580) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	259,351	5.954	PARK
"B"	10,606	0.243	LANDSCAPE/OPEN SPACE
"C"	3,751	0.086	LANDSCAPE/OPEN SPACE
"D"	11,473	0.263	LANDSCAPE/OPEN SPACE
"E"	58,196	1.336	LANDSCAPE/OPEN SPACE
"F"	7,057	0.162	LANDSCAPE/OPEN SPACE
"G"	2,500	0.057	LANDSCAPE/OPEN SPACE
"H"	5,000	0.115	LANDSCAPE/OPEN SPACE
"I"	2,500	0.057	LANDSCAPE/OPEN SPACE
"J"	13,121	0.301	LANDSCAPE/OPEN SPACE
"K"	73,818	1.695	LANDSCAPE/OPEN SPACE
"L"	3,004	0.069	BEACH ACCESS
"M"	3,004	0.069	BEACH ACCESS
"N"	3,024	0.069	BEACH ACCESS
"O"	3,169	0.073	BEACH ACCESS
"P"	6,644	0.153	BEACH ACCESS
"Q"	3,475	0.080	BEACH ACCESS
"R"	581,023	13.338	BEACH
"S"	74,201	1.703	RESIDENTIAL RESERVE
"T"	22,342	0.513	RESIDENTIAL RESERVE
"U"	12,272	0.282	RESIDENTIAL RESERVE
"V"	12,394	0.285	RESIDENTIAL RESERVE



ROSEATE BEACH, SECTION ONE

BEING A REPLAT OF

PART OF THE PRESERVE AT WEST BEACH, SECTION EIGHT (8), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2009A, MAP NUMBER 86 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND ALL OF THAT SAME TRACT CONVEYED TO JAKOVICH INTERESTS BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2023015361 AND CORRECTED BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2023055448.

48.688 ACRES (2,120,829 SQ. FT.)
JANUARY, 2026

STATE OF TEXAS
COUNTY OF GALVESTON

That we, Green East Realty, LLC, Manuel J. Mehos, Managing Member, and Jakovich Interests, Jared Jakovich, President, 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 "ROSEATE BEACH, SECTION ONE" in Galveston County, Texas, and dedicate to public use, as such, the streets (except where marked private), alleys, parks, and easements shown thereon forever.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for then feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Manuel J. Mehos
Managing Member
Green East Realty, LLC
Jared Jakovich
President
Jakovich Interests

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, on this day January 16th, 2026, personally appeared Manuel J. Mehos, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas
Jennifer Kay Grant
My Commission Expires 07/02/2028
Notary ID 128428254

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, on this day January 15th, 2026, personally appeared Jared Jakovich, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas
Jennifer Kay Grant
My Commission Expires 07/02/2028
Notary ID 128428254

This is to certify that I, Stephen C. Blaskey, 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 plat correctly represents that survey made under my direction.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

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 _____, 2026.

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 within instrument was filed for record in my office on

_____, 2026, at _____ O'Clock, ____M., and duly recorded on _____, 2026, 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

LOT AREA TABLE															
LOT	ADDRESS	AREA (SQ. FT.)	AREA (Acres)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (Acres)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (Acres)	LOT	ADDRESS	AREA (SQ. FT.)	AREA (Acres)
1	13374 Seaworthy Dr.	4,500	0.103	25	13347 Seaworthy Dr.	4,400	0.101	49	13271 Seaworthy Dr.	4,440	0.102	73	13239 Down Patrol Ln.	4,440	0.102
2	13370 Seaworthy Dr.	4,500	0.103	26	13343 Seaworthy Dr.	4,600	0.106	50	13267 Seaworthy Dr.	4,440	0.102	74	13235 Down Patrol Ln.	4,440	0.102
3	13366 Seaworthy Dr.	4,636	0.106	27	13339 Seaworthy Dr.	4,600	0.106	51	13263 Seaworthy Dr.	4,440	0.102	75	13227 Down Patrol Ln.	4,440	0.102
4	13362 Seaworthy Dr.	4,794	0.110	28	13335 Seaworthy Dr.	4,400	0.101	52	13259 Seaworthy Dr.	4,440	0.102	76	13223 Down Patrol Ln.	4,440	0.102
5	13358 Seaworthy Dr.	4,951	0.114	29	13331 Seaworthy Dr.	4,400	0.101	53	13255 Seaworthy Dr.	4,440	0.102	77	13219 Down Patrol Ln.	4,440	0.102
6	13350 Seaworthy Dr.	4,500	0.103	30	13327 Seaworthy Dr.	5,230	0.120	54	13251 Seaworthy Dr.	4,440	0.102	78	13215 Down Patrol Ln.	4,440	0.102
7	13346 Seaworthy Dr.	4,500	0.103	31	13319 Seaworthy Dr.	4,500	0.103	55	13247 Seaworthy Dr.	4,440	0.102	79	13211 Down Patrol Ln.	4,440	0.102
8	13342 Seaworthy Dr.	4,500	0.103	32	13315 Seaworthy Dr.	4,500	0.103	56	13243 Seaworthy Dr.	4,440	0.102	80	13207 Down Patrol Ln.	4,440	0.102
9	13338 Seaworthy Dr.	4,400	0.101	33	13311 Seaworthy Dr.	4,500	0.103	57	13239 Seaworthy Dr.	4,440	0.102	81	13203 Down Patrol Ln.	4,440	0.102
10	13334 Seaworthy Dr.	4,400	0.101	34	13307 Seaworthy Dr.	4,500	0.103	58	13231 Seaworthy Dr.	4,440	0.102	82	13206 Down Patrol Ln.	4,440	0.102
11	13330 Seaworthy Dr.	4,400	0.101	35	13303 Seaworthy Dr.	6,147	0.141	59	13227 Seaworthy Dr.	4,440	0.102	83	13206 Seaworthy Dr.	4,440	0.102
12	13326 Seaworthy Dr.	4,500	0.103	36	13302 Seaworthy Dr.	7,757	0.178	60	13223 Seaworthy Dr.	4,440	0.102	84	13206 Seaworthy Dr.	4,440	0.102
13	13318 Seaworthy Dr.	4,500	0.103	37	13306 Seaworthy Dr.	6,650	0.153	61	13219 Seaworthy Dr.	4,440	0.102	85	13206 Seaworthy Dr.	4,440	0.102
14	13314 Seaworthy Dr.	4,500	0.103	38	13302 Seaworthy Dr.	6,650	0.153	62	13215 Seaworthy Dr.	4,440	0.102	86	13206 Seaworthy Dr.	4,440	0.102
15	13310 Seaworthy Dr.	4,500	0.103	39	13302 Seaworthy Dr.	6,650	0.153	63	13211 Seaworthy Dr.	4,440	0.102	87	13206 Seaworthy Dr.	4,440	0.102
16	13306 Seaworthy Dr.	4,500	0.103	40	13302 Seaworthy Dr.	6,650	0.153	64	13207 Seaworthy Dr.	4,440	0.102	88	13206 Seaworthy Dr.	4,440	0.102
17	13218 Seaworthy Dr.	4,440	0.102	41	13302 Seaworthy Dr.	6,667	0.153	65	13207 Seaworthy Dr.	4,422	0.102	89	13206 Seaworthy Dr.	4,440	0.102
18	13214 Seaworthy Dr.	4,440	0.102	42	13302 Seaworthy Dr.	6,667	0.153	66	13207 Seaworthy Dr.	4,440	0.102	90	13206 Seaworthy Dr.	4,440	0.102
19	13210 Seaworthy Dr.	4,833	0.111	43	13302 Seaworthy Dr.	6,670	0.153	67	13207 Seaworthy Dr.	4,440	0.102	91	13206 Seaworthy Dr.	4,440	0.102
20	13206 Seaworthy Dr.	4,834	0.111	44	13302 Seaworthy Dr.	6,667	0.153	68	13207 Seaworthy Dr.	4,440	0.102	92	13206 Seaworthy Dr.	4,440	0.102
21	13202 Seaworthy Dr.	4,833	0.111	45	13302 Seaworthy Dr.	6,667	0.153	69	13207 Seaworthy Dr.	4,440	0.102	93	13206 Seaworthy Dr.	4,440	0.102
22	13198 Seaworthy Dr.	5,571	0.128	46	13302 Seaworthy Dr.	6,667	0.153	70	13207 Seaworthy Dr.	4,440	0.102	94	13206 Seaworthy Dr.	4,440	0.102
23	13194 Seaworthy Dr.	4,258	0.098	47	13302 Seaworthy Dr.	7,816	0.179	71	13207 Seaworthy Dr.	4,440	0.102	95	13206 Seaworthy Dr.	4,440	0.102
24	13351 Seaworthy Dr.	4,400	0.101	48	13275 Seaworthy Dr.	4,453	0.102	72	13243 Down Patrol Ln.	4,440	0.102	96	13343 Seaworthy Dr.	4,919	0.207



City of Galveston

DEVELOPMENT SERVICES
3015 Market / Ave D | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

January 29, 2024

Kahala Services, LLC
P.O. Box 3809
Galveston, TX 77552

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Greetings,

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1. Specific conditions and approved alternate standards shall be indicated as notes on the final plat;
2. The plat shall contain a note advising of the location of the property within the Dune Conservation Area, per the City of Galveston Erosion Response Plan § 5 – Plat Notation. The note shall read substantially as follows: “The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations”;
3. The final plat must identify common open spaces such as a “park,” “open space,” or similar designation as restricted in use, per Article 6, 6.307 (B) (2).
4. The applicant shall include an open space maintenance plan as part of the application for development approval of the final plat. This plan shall designate and indicate the boundaries of all parks or open space, and shall specify the manner in which the park or open space shall be perpetuated, maintained, and administered, in accordance with Article 6, 6.307 (F).
5. The applicant must adhere to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront Construction, obtain a Beachfront Construction Certificate/Dune Protection permit from the General Land Office, and must conform to all comments from the City’s Coastal Resources Division and Texas General Land Office regarding the Beachfront Construction Certificate/Dune Protection permit for the subdivision infrastructure construction and regarding any existing or proposed future modifications to beach access;

6. Prior to final plat application filing:
 - a. The applicant shall address and incorporate all comments or conditions of approval from City Departments, and private utility companies into the final plat design;
 - 1) Rachel Road and Jane Road as shown on Sections Two and Three of the Plat, respectively, should be extended to connect to FM 3005 by removal of proposed 50-foot drainage easement;
 - b. The applicant shall receive approval of water, sanitary sewer, roadway, drainage, access, sidewalks, street lighting, and infrastructure construction plans by all City Departments in accordance with Article 6, Division 6.200 – Guarantee and Maintenance of Infrastructure Improvements;
 - c. The applicant shall submit a parking plan for the subdivision delineating all required beach access points, accessible beach access points, and beach access parking spots to the City of Galveston for review by the General Land Office pending review by staff.
7. The final plat shall include all parking, landscaping, and lighting plans;
8. The subdivider shall pay for all improvements required except as otherwise provided by City Code;
9. 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 this preliminary plat;
10. Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
11. Prior to the issuance of any building permits for the subject development, the applicant shall submit a final plat for the subject tract of property, in accordance with the City of Galveston Subdivision Regulations;
12. The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
13. The applicant shall comply with requirements for a Final Plat in accordance with the Land Development Regulations; and
14. In accordance with the Land Development Regulations, all street names, addresses, easements, and all front, side and rear building lines must be shown on the final plat.

Please keep a copy of this letter for your records, and feel free to contact me at AMontalvan@galvestontx.gov if you have any questions.

Sincerely,

Adriel Montalvan
Planning Manager
Development Services Department