



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

Planning Commission

Development Services Department

City of Galveston

February 3, 2026

Property Owner Notices & Public Comment

Public Hearings

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

Notices Sent: **105**

Returned: **6**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Mark J. Welch - [REDACTED]
	X			Robert Smithers & Barbara Hyman - [REDACTED]
			X	Ernest K. Hewett - [REDACTED]
PUBLIC COMMENT				
			X	Bernadette Sloat
			X	Mark Staskauskas & Susan Califa - [REDACTED]
			X	Dr. Bridgett vonHoldt

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

Notices Sent: **20**

Returned: 0

In Favor: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, February 3, 2026 7:25 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: In Favor - Public Comment for project 25BF-077 at 401 E. Beach Drive, RREAF Grand Beach Dev. LP



Tina Molina, Permit Technician

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550

O:409.797.3620 | D:409.797.3620 | F: 409.877.1560 | tmolina@galvestontx.gov

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From: [REDACTED]
Sent: Monday, February 2, 2026 9:46 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Welch, Mark [REDACTED]; 'Mark Welch' [REDACTED]
Subject: In Favor - Public Comment for project 25BF-077 at 401 E. Beach Drive, RREAF Grand Beach Dev. LP

Planning and Development Division,

Thank you for the thorough staff report and the summary regarding this project involving the disturbances of dunes and dune vegetation at the above-mentioned location.

I have reviewed the plans and the comprehensive mitigation plan prepared by the qualified environmental science consultants and fully support the project.

Thank you for your service to the community, and for the opportunity to comment on this project.

Mark J. Welch
[REDACTED]
[REDACTED]

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, February 3, 2026 7:22 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Rebekah Annan; Karina Rosales
Subject: FW: 401 E. Beach Dr., 25BF-077



Tina Molina, Permit Technician

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From: Barbara Hyman [REDACTED]
Sent: Tuesday, February 3, 2026 6:56 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Robert Smithers [REDACTED]; Jo Hewett [REDACTED]; Ron Adkins [REDACTED]
Subject: 401 E. Beach Dr., 25BF-077

To the City of Galveston Planning Commission:

We are writing to express our concerns about the proposed Margaritaville development.

As owners at Islander East condominiums since 2009, we are extremely disappointed at RREAF Development's lack of communication and lack of neighborly attitude. Margaritaville will impact our property and our beach experience, yet details about the project have been impossible to ascertain.

Given this absence of detail, we are concerned about the following:

- How will increased traffic on East Beach Drive be handled?
- Who will be responsible for infrastructure upgrades (ie water, electricity drainage, etc.), the city or the developer?
- Since East Beach Drive floods regularly, how will flooding be mitigated?
- How will construction impact us next door at Islander East and other nearby residents?

- Since communication has been abysmal thus far, what is the likelihood of us getting notice of plans as they move forward?

We would like to go on record as opposing the Margaritaville development in its entirety. However, since development is likely to proceed, we would greatly appreciate knowing more about the project. Its presence will impact us now and for years to come.

Thank you for considering our concerns.

Sincerely,

Robert Smithers and Barbara Hyman

[REDACTED]

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, February 3, 2026 7:23 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Rebekah Annan; Karina Rosales
Subject: FW: 72 Hour Notice - Margaritaville



Tina Molina, Permit Technician

Development Services Department

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From: Ernest Hewett [REDACTED]
Sent: Monday, February 2, 2026 10:29 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: 72 Hour Notice - Margaritaville

.To All Planning Commission Members,

I am writing in response to the recent 72-hour notice regarding the developers' request for walkovers on the Margaritaville property on East Beach.

I would like to resubmit the concerns I previously raised during the PUD Variance Request in October 2023 for this same development by RREAF Holdings LLC:

1. **Infrastructure Responsibility:** Given the scale of the proposed construction, who will bear the responsibility for supporting the necessary infrastructure? It does not seem appropriate for taxpayer funds—including my own—to subsidize a private business venture that appears to benefit investors more than the residents of Galveston. This includes needed water for the use of all East Beach Drive Buildings and for fire protection.
2. **Traffic Impact:** How will the increased traffic be managed, considering that East Beach Drive is a narrow two-lane road? How will the additional 2000-3000 cars per day at peak season be handled with this many cottages and a 334 room hotel?
3. **Flood Mitigation:** What measures are planned to address drainage and flood mitigation, especially given the known flooding issues in the East Beach area?
4. **Lack transparency from the developers:** Its baffling to me that the developers are recently using non-disclosure agreements to solicit business in this build-to-rent community. We have heard nothing from RREAF or their partners in over two years.

Thank you for your time and consideration for our concerns.

Ernest K. Hewett



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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, February 3, 2026 7:22 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Rebekah Annan; Karina Rosales
Subject: FW: Concerns Regarding Proposed Margaritaville Development



Tina Molina, Permit Technician

Development Services Department

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From: Bernadette Sloat [REDACTED]
Sent: Tuesday, February 3, 2026 12:24 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Concerns Regarding Proposed Margaritaville Development

Commissioners,

My name is Bernadette Sloat, and I am a condominium owner at Islander East Condominium. As our property is located directly next door to the proposed Margaritaville development, we will be directly affected by this project.

I am writing to formally share several concerns regarding the development and its potential impact on our community. I respectfully request that the board address the following issues:

1. Traffic and Roadway Impact

How will the anticipated increase in traffic on East Beach Drive be managed? Are there plans to widen the roadway, and if so, would this require the use of any portion of Islander East property?

2. Infrastructure and Utilities

Who will be responsible for funding necessary infrastructure upgrades, including water, electricity, drainage, and flood mitigation? Will these costs be borne entirely by the developer, or will local property owners face tax increases to cover them? Additionally, will these infrastructure improvements be completed prior to construction? If not, how might increased demand during construction and after completion affect existing residents' access to essential services?

3. Construction Timeline and Quality of Life

I understand that construction of a project of this scale may take several years. How will construction activity impact nearby residents who value the peace and quiet of the beach environment? In addition, I rent my condominium, and prolonged construction may negatively affect my rental income. What measures will be taken to minimize noise, disruption, and other impacts on neighboring properties throughout the construction process?

Thank you for your time and consideration. I appreciate the opportunity to have these concerns reviewed and look forward to your response.

Sincerely,
Bernadette Sloat
Owner, Islander East Condominium

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Wednesday, January 28, 2026 4:30 PM
To: Catherine Gorman
Cc: Daniel Lunsford; Rebekah Annan; Karina Rosales
Subject: FW: Planning Commission Meeting – Feb 3 Margaritaville Walkway—CASE # 25BF-077 (401 E. Beach Drive)



Tina Molina, Permit Technician

Development Services Department

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From: Mark Staskauskas [REDACTED]
Sent: Wednesday, January 28, 2026 4:29 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Susan Califa [REDACTED]
Subject: Planning Commission Meeting – Feb 3 Margaritaville Walkway—CASE # 25BF-077 (401 E. Beach Drive)

Re: Planning Commission Meeting, Feb 3, 2025, Item 5A,
CASE # **25BF-077 (401 E. Beach Drive) RREAF/Margaritaville Walkways**

Margaritaville/RREAF is coming before the Planning Commission seeking permits to construct **three beach walkovers** to support their 63-acre resort on East Beach. We are nearby permanent, full-time homeowners living at Palisade Palms and have been very disappointed in management of this development for many reasons:

* There has been **NO COMMUNICATION with East Beach neighbors about plans, timeline, impact on traffic, drainage, wildlife, infrastructure**. This is the largest development in Galveston history, and neighbors/residents have been completely ignored by the developers. Indeed the only communication has been through the City's required 72-hour notice to impacted neighbors (that has been issued twice in two years) AFTER plans are already drawn and ready for Planning Commission review/approval.

* The **developers have not made the community aware of their design plans or how they will impact the aesthetics of the neighborhood. By contrast, Mr Shirazi, owner of Beach Town**, went to extreme measures to involve neighbors in selection of home designs/plans for his development, thereby winning the good will and ongoing support of neighbors.

* We are very supportive of habitat protection for **Galveston's genetically unique ghost wolves** that may help restore the critically endangered red wolf. Margaritaville acreage sits on top of the East Beach pack's habitat. Researchers have repeatedly reached out to developers with science-based **recommendations for wildlife corridors, wetlands protections, and conservation proposals, AND HAVE RECEIVED NO RESPONSE. IF BEACH WALKWAYS WARRANT MITIGATION MEASURES, WOULD THE CITY CONSIDER A HABITAT ACCOMMODATION/PRESERVATION OFFSET?**

Note that another island developer of **Sachs at Diamond Beach, Mohamed Eldawy, immediately responded to Ghost Wolf Scientists concerns and will incorporate recommendations into his plans, with an ongoing constructive dialog.** This is great for the community, the island's natural treasures, and makes good business sense for the developer, resulting in swift Council approval and future community support.

We hope the Planning Commission can compel the developer to be a better community partner. **Since this is the first public appearance by Margaritaville/RREAF allowing for community feedback in over two years, we wanted to share our disappointing experiences with City officials.**

Thanks for your consideration,
Mark Staskauskas
Susan Califa

[REDACTED]

Sent from my iPhone

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Karina Rosales

From: Janelle Williams
Sent: Monday, February 2, 2026 8:39 AM
To: Karina Rosales
Cc: City Secretary; Catherine Gorman
Subject: FW: CASE #25BF-077 (401 E. Beach Drive) – Request to Distribute Correspondence to Planning Commission

Good morning Karina,

Would you mind forwarding the email below to the Planning Commissioners as requested by Dr. vonHoldt?

Thank you,
Janelle



Janelle Williams, TRMC, CMCC, CCM, City Secretary

Office of the City Secretary

P.O. Box 779 Galveston, TX 77553 | 823 25th St Galveston, TX 77550

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From: Bridgett M. vonHoldt [REDACTED]
Sent: Saturday, January 31, 2026 10:54 AM
To: Janelle Williams <JWilliams@GalvestonTX.Gov>
Subject: CASE #25BF-077 (401 E. Beach Drive) – Request to Distribute Correspondence to Planning Commission

Dear Ms. Williams,

Attached please below a copy of the email that I sent to RREAF Development leadership, all City Council members, City Manager Brian Maxwell, and Executive Director of City Development Tim on December 11. 2025.

This correspondence pertains to **CASE #25BF-077 (401 E. Beach Drive)** and addresses scientific research and professional recommendations related to the preservation of habitat through the incorporation of wildlife corridors, the need for appropriate buffers adjacent to wetlands, and the consideration of preserving the East Beach North Tract currently owned by RREAF Development.

I respectfully request that this email and its attached materials be provided to all Planning Commission members in advance of the next meeting on February 3, during which the Commission will be discussing the walkover permit application submitted by RREAF Development.

Thank you for your assistance in ensuring this information is included in the public record and made available to the Planning Commission for their consideration.

Sincerely,
Dr. Bridgett vonHoldt

Bridgett vonHoldt, Ph.D.
Professor
Princeton University
Ecology & Evolutionary Biology
[11 Ivy Lane, Briger Hall](#)
[Princeton, NJ 08544-2016](#)
Office: [609-258-7021](#)

[http://vonholdt.princeton.edu](#)
[http://canineancestry.princeton.edu](#)
[www.gulfcoastcanineproject.org](#)

#####

From: "Bridgett M. vonHoldt" [REDACTED]
Date: December 11, 2025 at 4:01:25 PM EST
To: kip@rreaf.com, carl@rreaf.com, ted@innisfreehotels.com, gknebel@millsshirley.com
Cc: Kristin Brzeski <kbrzeski@mtu.edu>, "Dr. Craig Brown" <craigbrown@galvestontx.gov>, sharonlewis@galvestontx.gov, David Finklea <davidfinklea@galvestontx.gov>, Bob Brown <bobbrown@galvestontx.gov>, marierobb@galvestontx.gov, beaurawlins@galvestontx.gov, alexporretto@galvestontx.gov, ttietjens@galvestontx.gov, citymanager@galvestontx.gov
Subject: Letter to Margaritaville Developers from Ghost Wolf Scientists

Dear Kip, Carl, and Ted:

Upon hearing that Margaritaville plans to break ground on Galveston's East Beach, we wanted to touch base since it has been two years since we met with Carl and Ted. We are still dedicated to our discussions and strive for solutions that will benefit Galveston's ghost wolves. In this message, we would like to refresh/clarify some of our science-based recommendations, as well as present an opportunity for partnering (much like we did successfully with Mr. Mohamed Eldawy, developer of Sachs on Galveston's West End).

Background

As you know, we have been conducting genetic research on Galveston ghost wolves including the **important East Beach pack** for over 5 years. This pack carries endangered red wolf DNA and could hold the key to its survival. **The photos from the famous New**

York Times “Ghost Wolves of Galveston” article were taken on the proposed Margaritaville site. Link to article:

<https://www.nytimes.com/2022/01/03/science/red-wolves-dna-galveston.html>

Our science-based data shows that the East Beach pack frequents both the south (ocean front) and north (north of East Beach Dr) tracts of your proposed development. In our meeting with you two years ago, we recommended a 150-foot-wide wildlife corridor between Margaritaville and Islander East Condominiums. (We can provide numerous scientific studies showing the success of wildlife corridors.). This specific corridor is an **established movement route** between two important feeding areas, East End Lagoon, and the beach fronting Margaritaville (where they hunt for crabs in the surf as an important part of their diet). We are happy to provide numerous photos/videos of ghost wolves using this specific proposed corridor.

Ghost wolf discovery and research have brought national and world-wide positive media recognition to Galveston. There has also been a groundswell of local pride around these genetically unique and scientifically important animals. Over a thousand attendees to our Town Hall, a record-breaking ghost wolf beer launch a few months ago, brisk sales of t-shirts and merchandise, etc, attest to local pride. Hundreds of media articles, documentaries, etc., have spread the word. We are prepared to share this positive media exposure and support your messaging as a pro-active eco-developer. Current hospitality customers take pride in and seek out companies who actively support sustainability and environmentally sound business practices.

Questions and Requests

- **Do your plans make an allowance for this wildlife corridor between Islander East Condominiums and the east end of your oceanfront property?** We welcome further discussions and presentation of our data.
- **Regarding the north tract**, we understand that you plan to incorporate a **pedestrian walkway and/or observation deck near designated wetlands**. We strongly urge adherence to the **City’s 2011 Comprehensive Plan’s wetlands protection buffer distance of at least 50’** to limit disruption to habitat and additional protections to minimize impacts during construction. We welcome the opportunity to review plans and provide expertise regarding impact on habitat, wildlife movement, etc.
- Should you embrace our recommendations, to show our good faith (while protecting habitat), we would like to propose **supporting your amenities by providing educational enrichment services to your guests**. We could help you acquaint guests with your site’s natural habitat through design of signage, brochures, nature trails on the north tract, etc.

Note the community welcome of Mr. Mohamed Eldawy's Sachs West End. Mr. Eldawy responded to our outreach, spoke at our Town Hall meeting, and will make natural heritage appreciation a cornerstone of his project. We will continue to partner with Sachs.

Consider Donation/Sale of North Tract

Before beginning development on the **north tract**, **would you consider either donation or sale of that property for the purpose of preservation?** We have specific ideas to share if you are interested. The north tract is full of wetlands (that have constrained the size of the development), is home to several threatened bird species, is ghost wolf habitat (along with your oceanfront/south tract), and is a natural western extension of East End Lagoon. **It is a natural gem and a prime candidate for preservation.** The south tract is oceanfront and destined for development (ideally with an allowance for a wildlife corridor as noted above).

As with our work with Mr. Eldawy, we welcome sharing our science and working with you. We understand the role development plays in the economic growth and stability of Galveston. However, we promote **responsible development** that preserves the natural treasures that attract residents and visitors to Galveston in the first place. This approach is also good business practice, improving marketability and attracting high value clientele who seek out products with consideration for the environment.

Please consider our recommendations. We welcome this conversation.

Sincerely,

Dr. Bridgett vonHoldt, Professor at Princeton University

Dr. Kristin Brzeski, Associate Professor at Michigan Technological University

And the rest of our Galveston Ghost Wolf Team

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PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: FEBRUARY 3, 2026, 3:30 PM

HUMPHREY, STAN

Absent

LANTZ, MARY JAN

Mary Jan Lantz

LIGHTFOOT, JOHN

Absent

RIOS, ANTHONY

Anthony Rios

SINGLETON, TOM

Tom Singleton

WALLA, RUSTY

Rusty Walla

WALPOLE, HERB

Herb Walpole

RAWLINS, BEAU EX-OFFICIO

Absent

Meeting Date: February 3, 2026

[illegible]