

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

**One or more members of the Planning Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Planning Commission will be physically present at the
meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A February 17, 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 **25BF-086 (4151 Pointe West Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Beach Area and Pointe West Section 2-A (2007), Abstract 121, Common Area J, in the City and County of Galveston, Texas.

Applicant: Matt Chastain

Property Owner: Property Owners Association of Pointe West Inc

7. New Business and Associated Public Hearings

7.A ABANDONMENT

2. **26P-011 (Adjacent to 10302 Seawall Boulevard)** Request for an abandonment of approximately 11,265 square feet of city right of way. Adjacent property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Mohamed Eldawy

Adjacent Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

7.B GALVESTON LANDMARK

3. **26P-008 (2116 Ursuline / Avenue N)** Request for designation as a Galveston Landmark. Property is legally described as Abstract 628 M.B. Menard Survey Lot 11 Southeast Block 18 Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Gregory Sendejas
Property Owner: Margie Sendejas

7.C **PLANNED UNIT DEVELOPMENT**

4. **26P-009 (17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels)** Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Properties are legally described Abstract 121 Hall & Jones Survey; Tract 70, 67.093 Acres; Tract 71, 72.960 Acres; Tract 72, 10.700 Acres; Tract 72-2-1, 1.660 Acres; Tract 72-4, 4.000 Acres; Tract 72-5, 15.580 Acres; Tract 73, 24.641 Acres; Part of Tract 73, 58.359 Acres; Tract 74, 4.5643 Acres; Tract 76 40.000 Acres; Tract 77, 4.725 Acres; and Gustafson Sub (2008) Abst 121, Lot 2, Acres 8.521; in the City and County of Galveston, Texas.
Applicant: G. Kevin Dingman
Property Owners: B-Centre Entrepreneurs, LLC; Bridgeview Multifamily, LLC; BV Galveston Land, LLC; Ronald W. and Dora L. Gustafson, Co-Trustees; and Mayco Reality, 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 02/24/2026 at 04:00 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 – February 17, 2026

CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Ex-Officio CM Beau Rawlins

Members Absent: Herb Walpole

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Hunter Cummings, Deputy Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 2, 2025, and February 3, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

A public hearing was held.

PLATS

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

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

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

Staff presented the staff report and noted that 16 public hearing notices were sent, and two returned in favor.

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

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

Chairperson Walla seconded.

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

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

The motion passed.

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

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

Chairperson Walla opened the public hearing on the case. Beau Yarbrough, a representative for the applicant, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

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

The motion passed.

PLATS

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.

Staff presented the staff report and noted that 46 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Julie Glass, a representative for the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Walla seconded.

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

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

The motion passed.

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

Staff presented the staff report and noted that 22 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Titus Harris, the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Lightfoot seconded.

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

In favor: Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla

Opposed: None
Absent: Walpole
Non-voting participant: Councilmember Beau Rawlins

The motion passed.

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

Staff presented the staff report and noted that 13 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Manny Mehos, the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Rios seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 9:54 AM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

To: Rusty Walla, Planning Commission Chairperson, City of Galveston Planning Commission

From: Kyle Clark, Coastal Resources Manager

Date: Monday, February 16, 2026

Re: **25BF-086 (4151 Pointe West Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Pointe West Section 1 (2005), Abstract 121, Beach Area and Pointe West Section 2-A (2007), Abstract 121, Common Area J, in the City and County of Galveston, Texas.

Applicant: Matt Chastain

Property Owner: Property Owners Association of Pointe West Inc

Summary:

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

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

Description

The applicant is requesting approval to remove and replace portions of four (4) existing dune walkovers and to extend those same four (4) walkovers out. This action will bring the walkovers back into compliance with the City's Dune Protection and Beach Access Plan. The applicant proposes an onsite mitigation to account for 70 square feet of adverse impacts to dune and dune vegetation from the installation of new posts. The mitigation also accounts for 420 cubic yards of displaced sand from the post installations. Half of the sand will be brought to the on-site mitigation to support the on-site mitigation. The other half will be used to back fill post holes and or spread out throughout the surrounding area.

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

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Public notice of the March 3, 2026, Planning Commission meeting was sent to eighty-nine (89) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

No action from the Planning Commission is needed at the public hearing. Before issuance of a Beachfront Construction / Dune Protection Permit, Staff will ensure the proposed construction activities conform to the City's Dune Protection and Beach Access Plan and comments provided by the Texas General Land Office (GLO).

A – Aerial Map

4151 Pointe West Drive **Case #25BF-086**

BEG and FIRM Coastal Map **Legend**

BEG Shoreline Change Rates

1950-2024 - End Point Rate (ft/yr)

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- <all other values>

- ▭ Parcels
- ⬢ 1000ft from MHT
- ▭ FIRM Panels
- ▭ 0.2% Annual Chance
- ▭ Zone A
- ▭ Zone AE, Zone AO
- ▭ Zone VE
- ▭ Zone X
- ▭ Open Water
- ▭ Subdivisions



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

1:10,159

Data Sources:

Aerial Imagery and Parcel Data from Galveston CAD,
 Shoreline Change Data from U.T. Bureau of Economic
 Geology, Flood Insurance Rate Map from FEMA.

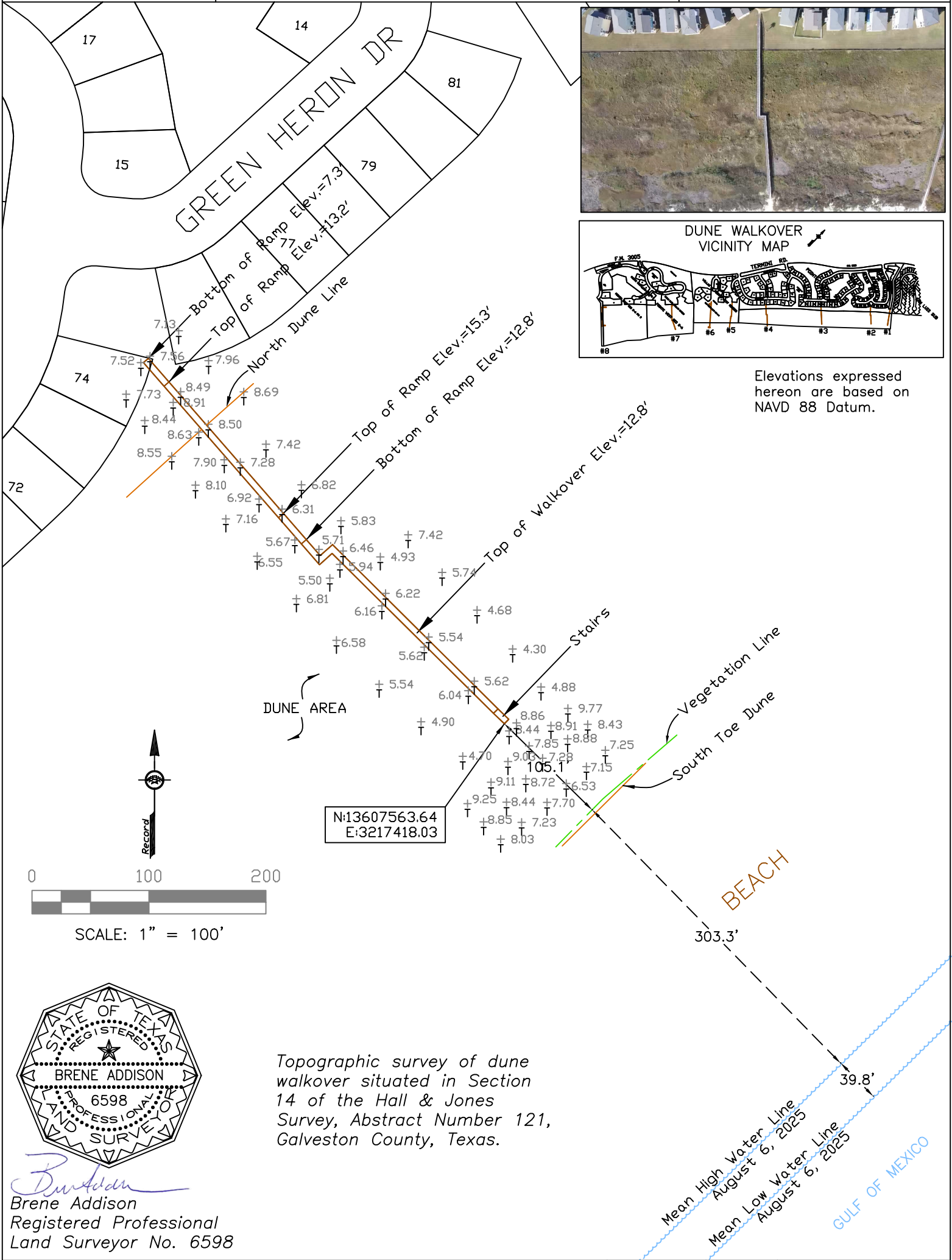
**Map prepared by the City of Galveston Development
 Services Department, Coastal Resources Division
 (Hcummings) - 1/30/2026**

This product is for informational purposes and may not have been
 prepared for or be suitable for legal, engineering, or surveying
 purposes. It does not represent an on-the-ground survey and
 represents only the approximate relative location of property
 boundaries.

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



B – Topographic Surveys



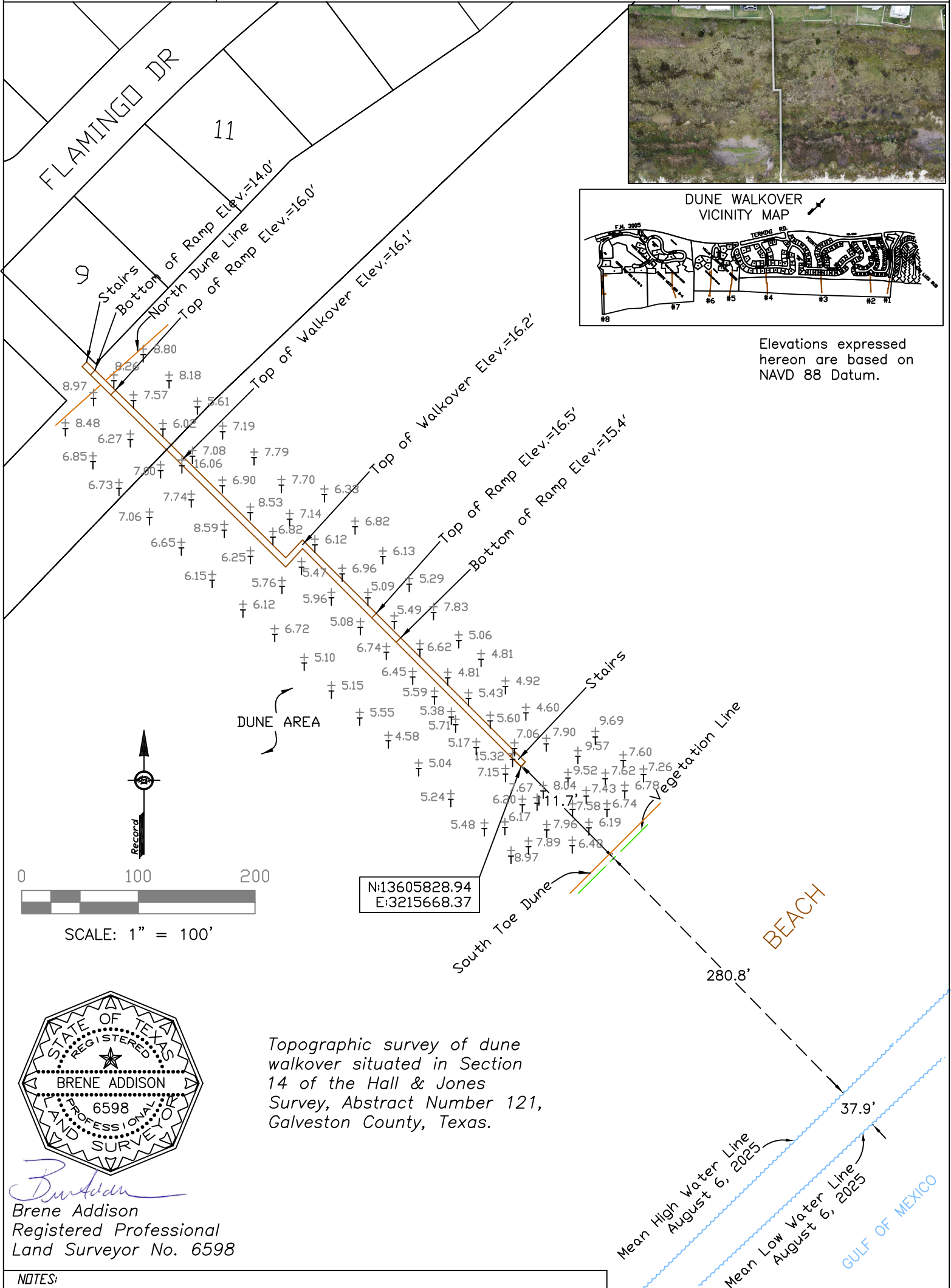
Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:
1) This is a topographic survey only and is not intended to locate property boundary. Subdivision lines are shown for reference only. Elevations expressed hereon are based on NAVD 88 Datum.
2) 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.
4) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) This property was surveyed without benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by a title report or title commitment.
5) Coordinates shown are Texas Coordinate System of 1983, South Central Zone, based on 61 (PID AW5710) having coordinates N136902086.93 E3210358.63 and Elevation of 5.8 feet.

Legend:
+9.25 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: JA
Parcel ID: 426511
Surveyed for:
Pointe West PDA



Brene Addison
Registered Professional
Land Surveyor No. 6598

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Legend:

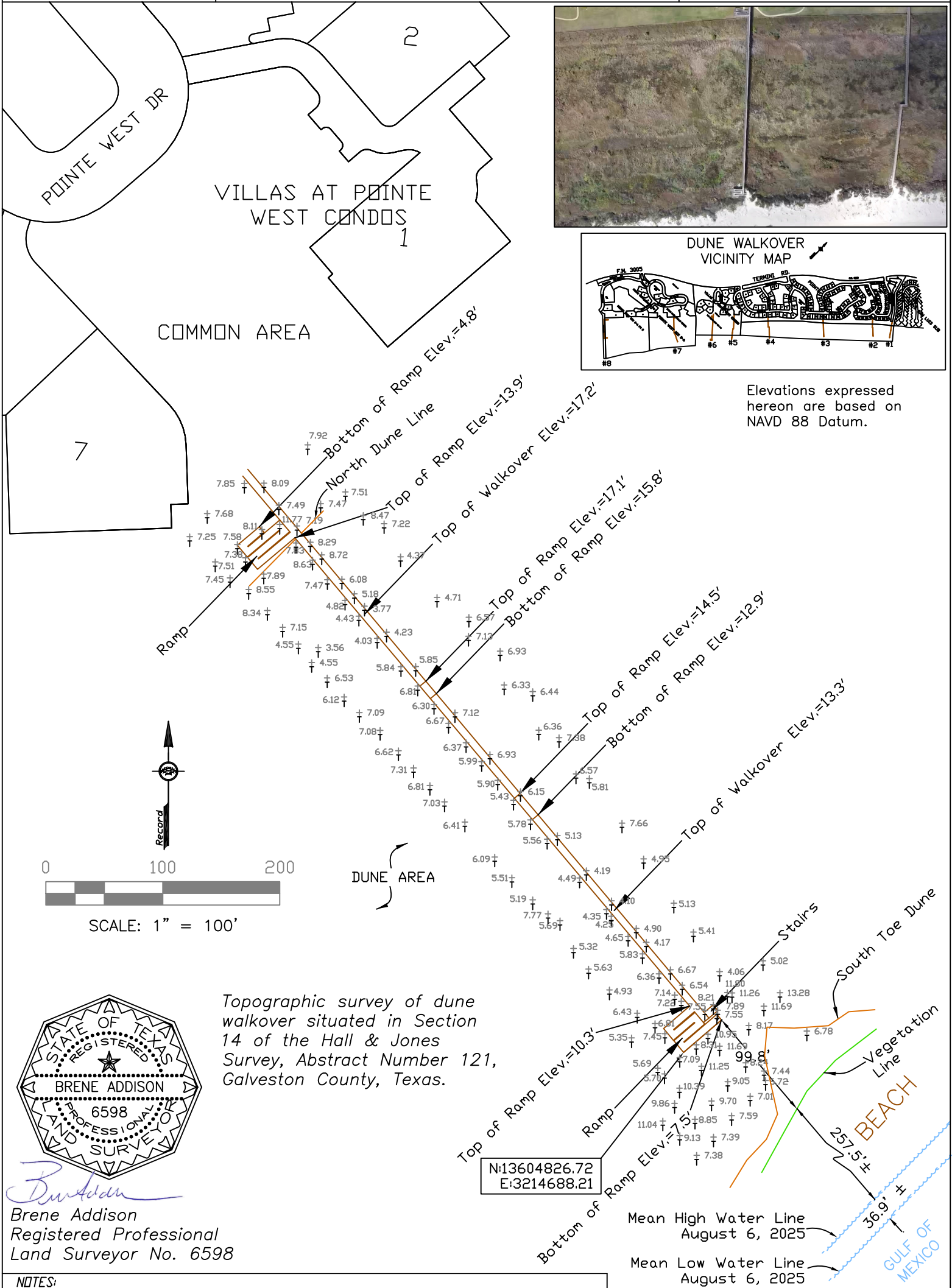
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Legend:

±9.25 Spot Elevation (Typ.)

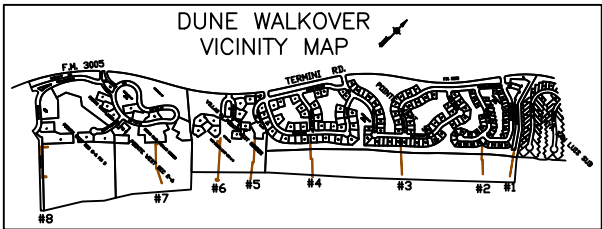
TRICON LAND SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
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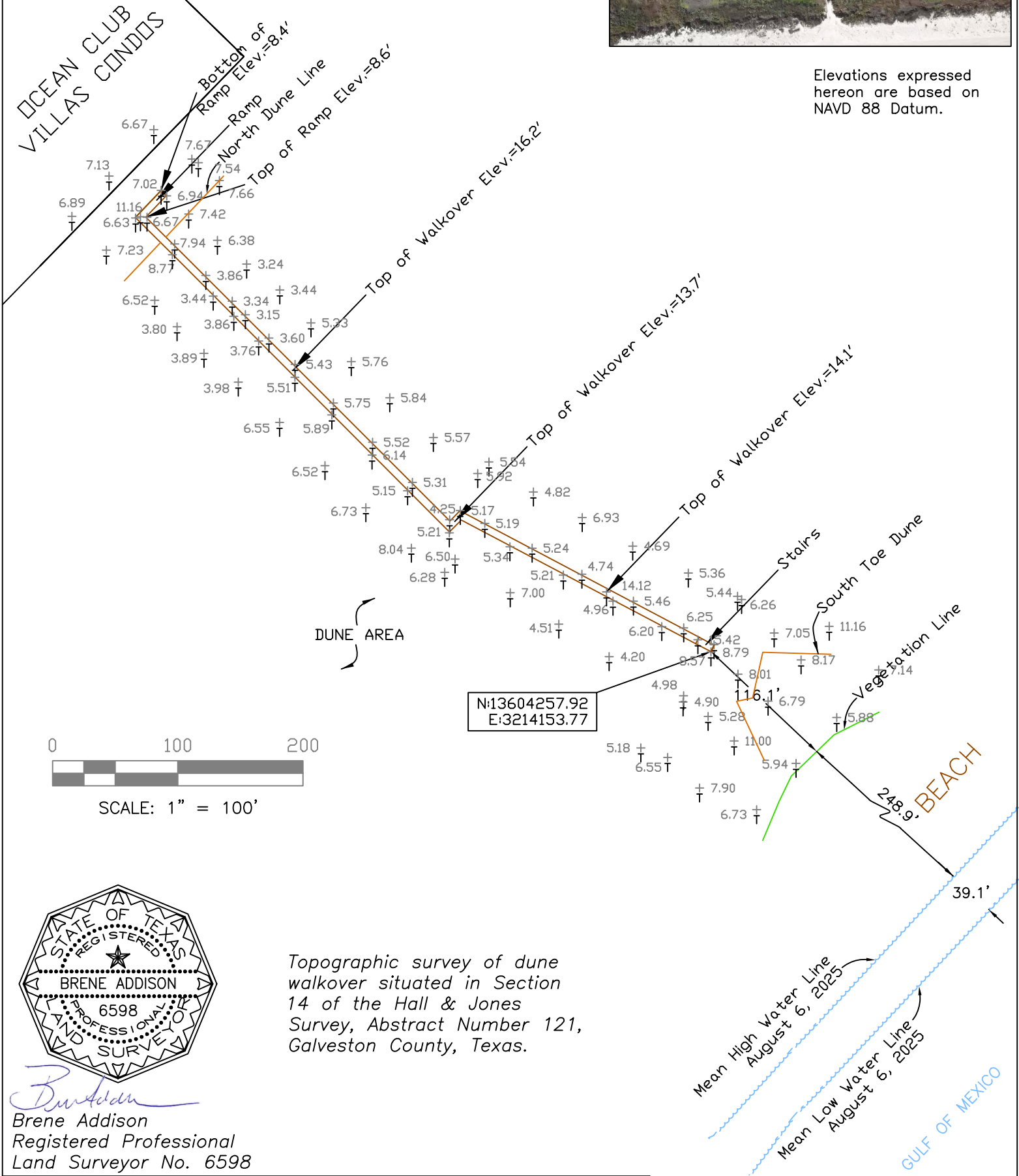
Drafting: JA

Parcel ID: 507200

Surveyed for:
Pointe West PDA



Elevations expressed
hereon are based on
NAVD 88 Datum.



Topographic survey of dune
walkover situated in Section
14 of the Hall & Jones
Survey, Abstract Number 121,
Galveston County, Texas.

B. Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

- NOTES:
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Drafting: JA

Parcel ID: 507200

Surveyed for:
Pointe West PDA

C – Site Plans and Drawings

January 26, 2026

Mr. Kyle Clark
City of Galveston - Coastal Resource Manager
823 Rosenberg Street
Galveston, Texas 77553

RE: Dune Vegetation Mitigation Plan – Pointe West POA @ 4201 King Rail Circle, 26002 Flamingo Drive, 4161 Pointe West Drive, and 26451 Cat Tail Drive, Galveston, Texas 77554

Mr. Clark,

Please find below the proposed dune vegetation mitigation plan for post replacements on four already constructed boardwalk dune walkovers located at 4201 King Rail Circle (Walkover 2), 26002 Flamingo Drive (Walkover 4), 4161 Pointe West Drive (Walkover 6), and 26451 Cat Tail Drive (Walkover 7), Galveston, Texas 77554.

At this time, vegetation mitigation outside of the Critical Dune Area is proposed for all support post impacts. Mitigation calculations have included posts between the north and south toes of the dunes for all components to be replaced along the four walkovers, including those portions of the boardwalk dune walkover that are being built on privately owned and maintained lawn grasses. Based on construction drawings, the three walkovers will consist of a total of approximately 280 support posts. Dune vegetation at Walkover 2 will be impacted by approximately 80 support posts. Dune vegetation at Walkover 4 will be impacted by approximately 130 support posts. Dune vegetation at Walkover 6 will be impacted by approximately 40 support posts. Dune vegetation at walkover 7 will be impacted by approximately 30 support posts. All support posts will be square, wooden support posts that are 6 inches X 6 inches and sunk at minimum 6 feet into the ground. All construction will be done by hand power tools and on foot. No heavy machinery will be used to access the dunes.

Approximately 70 square feet (sq. ft.) of sand and vegetation will be directly impacted and displaced as result of the proposed walkovers. All disturbed areas will be accounted for in an on-site mitigation area. With a total of 280 support post being placed and driven 6 ft deep into the sand, approximately 420 cubic feet (cu. ft.) of sand will be displaced. Half of the displaced sand will be used in the replanting stages of the mitigation plan in order to replant the impacted vegetation and the other half will be spread out around the displacement area. The displaced sand will be spread over the existing vegetation near the walkovers to no more than 0.5 inches thick to avoid burying the existing vegetation. The support posts will be placed using an auger to install them. No track or tire vehicles are be deployed within the dune system

In order to determine the amount of sand displaced for each support post, the following calculations were conducted:

- $D * L * W = 72\text{-in} * 6\text{-in} * 6\text{-in} = 2,592$ cubic inches – D is the depth at which the support posts will be driven. The posts will be driven to 6 feet which equates to 72". L*W is the equation to calculate the area of a square. 6" is the length and width of the proposed posts.
- $12\text{-in} * 12\text{-in} * 12\text{-in} = 1,728$ cubic inches. 1,728 cubic inches is equivalent to one cubic foot.
- $2,592 \text{ cubic inches} \div 1,728 \text{ cubic inches} = 1.5$ cubic feet of sand displaced per support post.
- $1.5 \text{ cubic feet} * 280 \text{ support posts} = 420$ cubic feet of displaced sand.

All new construction and post replacement will be done by hand. The new posts will be placed before the existing posts are cut off at the ground and left in place. No vehicles, track or tire, will be used within the dune system. No construction corridor is proposed due to the fact that contractors are not wanting to use excavators or other track vehicles within the toes of the dunes.

Mitigation for dune vegetation impacts have been calculated based on the physical impact of support posts over the distance between the “North Dune Line” and the “Vegetation Line” aka South Dune Line. The number of support posts for the walkovers are approximated as follows: Walkover 2 – 80 support posts, Walkover 4 – 130 support posts, Walkover 6 – 40 support posts, and Walkover 7 – 30 support posts; posts are proposed as 6-inch by 6-inch square treated timbers. The mitigation area was chosen based on arials and field visits. An area with little to no vegetation but still close to the existing walkovers were chosen. These mitigation areas are only for the offsets from the vegetation lost due to new pilings being placed. No mitigation for foot traffic is being proposed. Monitoring of the vegetation that has the displaced sand spread over, will be conducted in conjunction with the monitoring of the mitigation area in order to monitor any potential adverse impacts.

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

- $L*W = 6\text{-in} * 6\text{-in} = 36 \text{ square inches}$ – $L*W$ is the equation to calculate the area of a square. 6” is the length and width of the proposed posts.
- $36 \text{ square inches} \div 144 = 0.25 \text{ square feet of impact per post}$
- $0.25 \text{ square feet} * 280 \text{ posts} = 70 \text{ square feet of vegetation impacts}$
- $70 \text{ square feet} \div 43560 = 0.0016 \text{ acres of vegetation impacts}$

The 0.0016 acres of vegetation impacts be planted and placed within the Dune Vegetation Mitigation Area shown on the included map.

Since the walkovers already exist and vegetation is thriving under the existing walkovers, no mitigation is proposed for foot traffic. The only mitigation being proposed is for the new post impacts.

Dune vegetation replanting will occur as follows:

- Vegetation on the approved lists provided by TPWD and the GLO will be purchased from Tom's Thumb by Cornelius Nursery.
- Purchased vegetation will include bitter panicum (*Panicum amarum*), sea oats (*Uniola paniculata*), marshhay cordgrass (*Spartina patens*), and various beach morning glories.
- Dune Mitigation Area will be watered prior to planting efforts in order to moisten the existing soil.
- The vegetation will be planted immediately after purchasing.
- Vegetation will be planted by hand, as this will minimize impacts to the existing dunes and dune vegetation.
- Newly planted vegetation will additionally be covered with dune sand then firmly packed to remove air pockets. The dune sand that will be used in this step will be the sand displaced during the new construction and post replacement.
- Newly planted vegetation will be watered immediately and periodically thereafter in order to promote healthy growth and settlement.
- Each of the construction corridors in their entirety will be seeded and watered to ensure an adequate baseline for new plant growth.
- No mowing will occur in any area of the dune vegetation.
- A rope and stake fence or orange construction fence will be erected around the Dune Vegetation Mitigation Area for protection along with signage.
- Signage will indicate that this area is a protected Dune Vegetation Mitigation Area.

Dune Vegetation Mitigation Time Line

Construction of the Dune Walkover extension will begin upon City approval.

Permit Received - 6 Months - Receive approval of the Beachfront Construction application from the City of Galveston. Take pictures along the Dune Walkover alignment, and Dune Vegetation Mitigation Planting area prior to commencement of planting operations.

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

Permit Received - 6 Months – The Dune Vegetation Mitigation Area is shown on the attached layout. Distribute and plant 70 square feet of dune vegetation from the dune walkover support locations to the Dune Vegetation Mitigation Area. Upon completion of the planting operation, install a “protective barrier” along with signage around the perimeter of the Dune Vegetation Mitigation Area.

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

Permit Received - Completion – Construct the Dune Walkover extension.

Upon completion of the dune walkover extension, begin watering areas where dune vegetation was trampled during construction. Continue watering until the dune vegetation achieves 100 percent coverage.

UPON COMPLETION OF DUNE WALKOVER EXTENSION, AND PLANTING OPERATION, THE CITY OF GALVESTON AND TEXAS GENERAL LAND OFFICE MUST BE NOTIFIED THAT THE DUNE WALKOVER EXTENSION AND VEGETATION PLANTING HAS BEEN COMPLETED. THE WRITTEN NOTIFICATION WILL INCLUDE PICTURES (BEFORE AND AFTER) OF THE DUNE WALKOVER ALIGNMENT AND PLANTING IN THE MITIGATION AREA.

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

90 Days After Completion of the Dune Walkover – First Quarterly Report to the General Land Office and the City of Galveston. The Report should include narrative and pictures which document the progression of the regrowth of vegetation along the dune walkovers, and vegetative cover of the Dune Vegetation Mitigation Area.

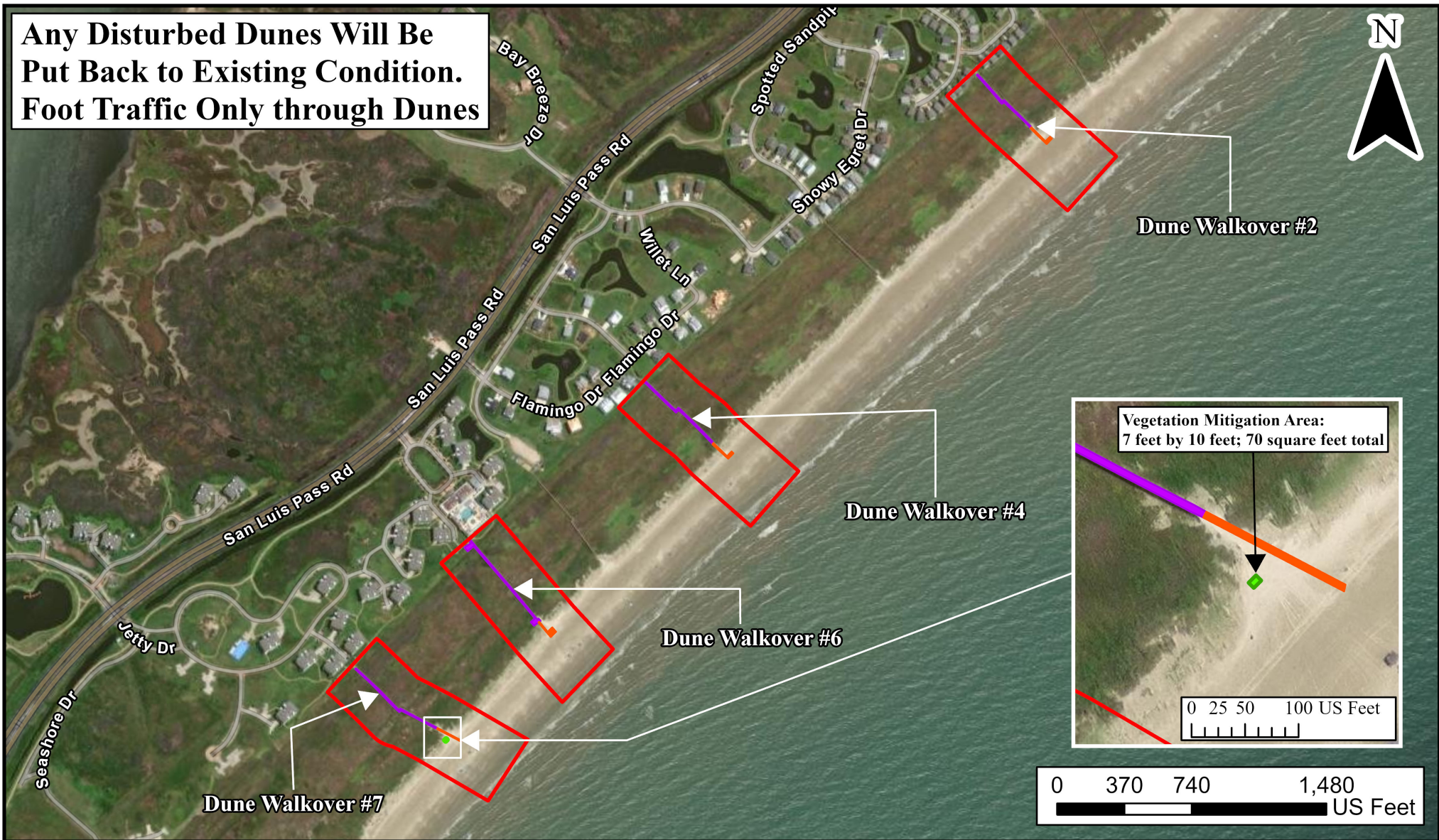
From 90 Days After Completion of the Dune Walkover to 1-year anniversary, the applicant must submit quarterly reports (see above) until the General Land Office and City of Galveston are satisfied with the dune vegetation mitigation effort along the dune walkover alignment. The dune vegetation mitigation effort is not complete until the client receives written notification from the City of Galveston and/or Texas General Land Office stating their acceptance of the mitigation. If, after one year, dune vegetation covers less than 100 percent of the walkover alignment, a Dune Vegetation Mitigation Plan will be submitted which will provide for replanting dune vegetation.

From Day 90 to 3-year anniversary of project initiation, the applicant must submit quarterly reports (see above) until the General Land Office and City of Galveston are satisfied with the “Dune Vegetation Mitigation Area” effort. The mitigation project is not complete until the client receives written notification from the City of Galveston and/or Texas General Land Office stating their acceptance of the mitigation.

The Galveston Coastal Resources Division will evaluate if the foot traffic during the construction timeframe killed, destroyed, or removed any dune vegetation. The Galveston Coastal Resources Division will inspect the area after the completion of the walkovers to determine if greater mitigation is required.

Map 1: Overview of Project Area

Any Disturbed Dunes Will Be Put Back to Existing Condition. Foot Traffic Only through Dunes



Prepared By:



Prepared For:

Pointe West Property Owners Association

Legend

- Project Boundary
- Dune Vegetation Mitigation Area
- Pre-Existing Dune Walkover
- Proposed Dune Walkover Extension

Dune Mitigation Overview Map

Date Drawn: 1/23/2026

Maps for Walkover 2: Delineated Dune Mitigation Figure and Plans



Prepared By:



Prepared For:

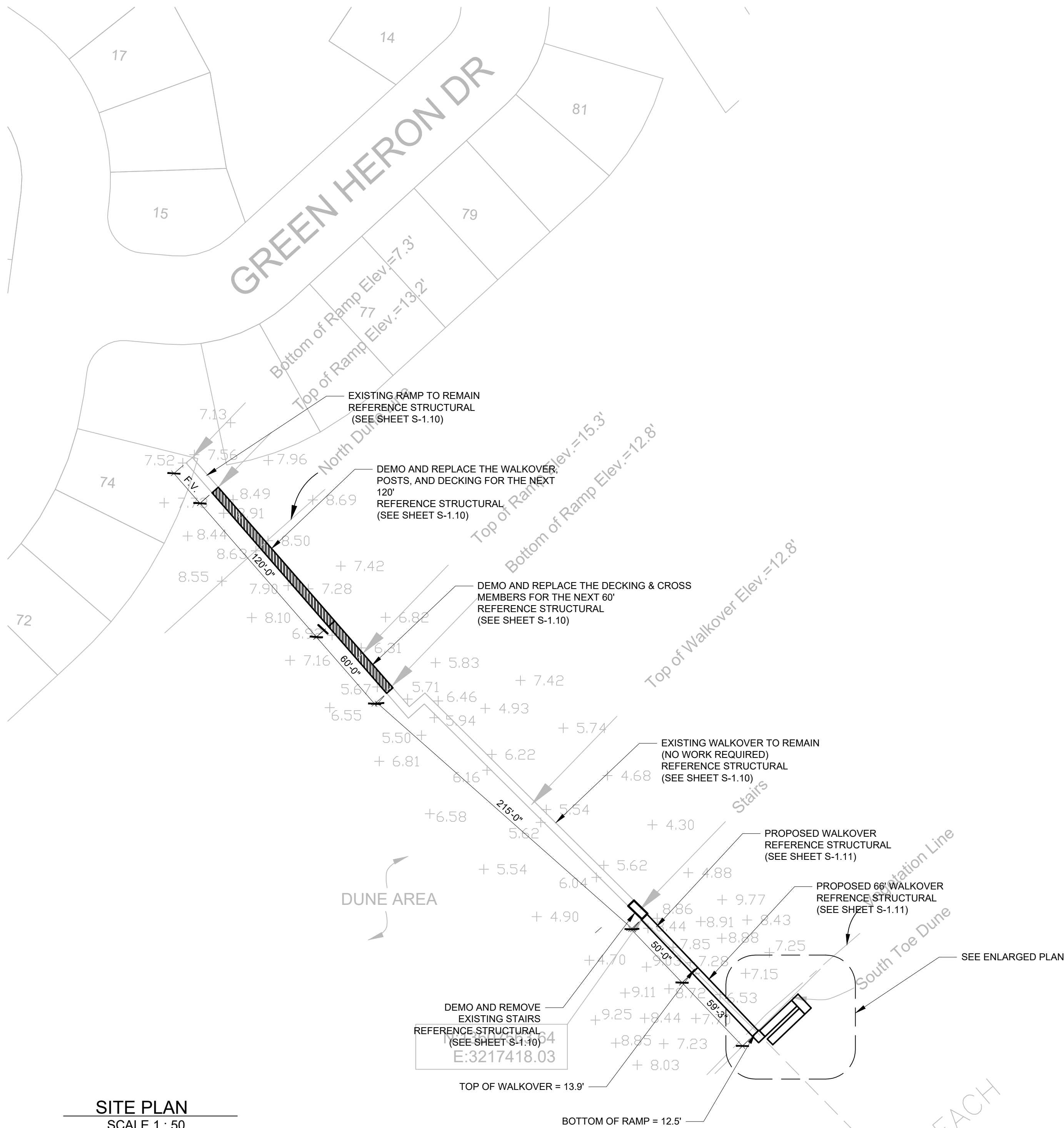
**Pointe West Property
Owners Association**

Legend

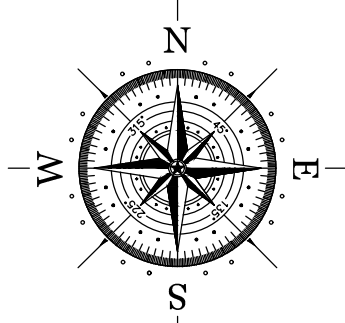
- █ Project Boundary
- █ Pre-Existing Dune Walkover
- █ Proposed Dune Walkover Extension
- ▬ Mean High Tide
- ▬ Vegetation Line
- ▬ Waterline (08/29/2025)
- ▬ Wetted Sand (08/29/2025)

Delineated Dune Mitigation Features Walkover #2

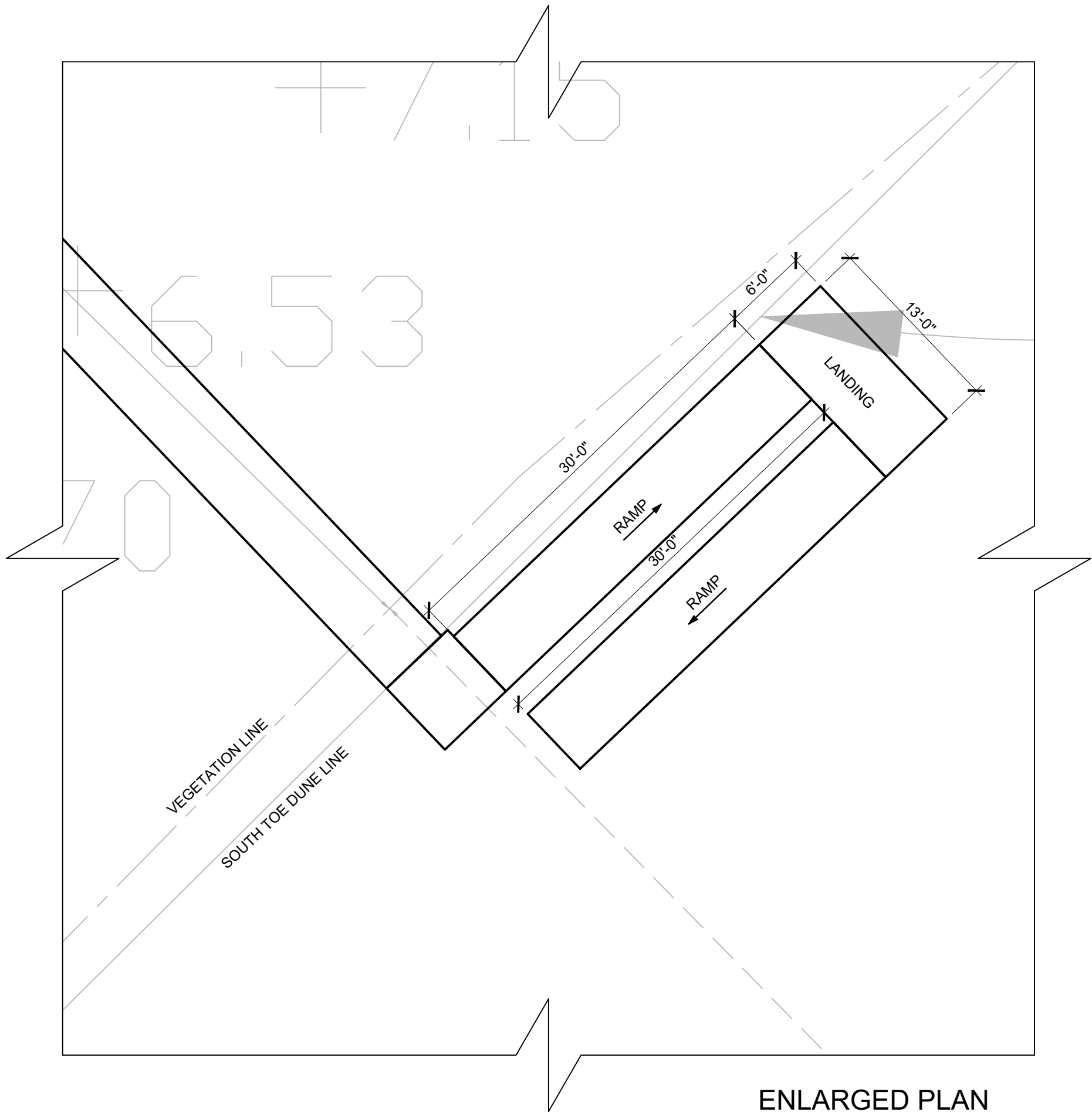
Date Drawn: 1/23/2026



SITE PLAN
SCALE 1 : 50



SCALE: AS NOTED



LEGEND

	GAS METER(GM)		CMP = CORRUGATED METAL PIPE
	GAS VALVE(GV)		RCP = REINFORCED CONCRETE PIPE
	FIRE HYDRANT(FH)		PVC = POLYVINYL CHLORIDE PIPE
	WATER METER(WM)		CPI = CORRUGATED PLASTIC PIPE
	WATER VALVE(WV)		S.S.E. = STORM SEWER EASEMENT
	GRATE INLET(GI)		B.C. = BACK OF CURB
	SANITARY MANHOLE(S.M.H.)		A.E. = AERIAL EASEMENT
	LIGHT POLE(LP)		B.L. = BUILDING LINE
	PRESSURE VALVE(PV)		C.P. = CONTROL POINT
	TRAFFIC SIGNAL POLE(TSP)		D.E. = DRAINAGE EASEMENT
	CLEAN OUT(CO)		F.F.E. = FINISH FLOOR ELEV.
	BURIED CABLE MARKER(BCM)		G.U. = GUTTER
	POWER POLE(PP)		I.P. = IRON PIPE
	UTILITY POLE(UP)		I.R. = IRON ROD
	SERVICE POLE(SP)		R.O.W. = RIGHT-OF-WAY
	ELECTRIC BOX(EB)		T.B.M. = TEMPORARY BENCHMARK
	ELECTRIC METER(EM)		U.E. = UTILITY EASEMENT
	SPOT ELEVATION(SE)		W.L.E. = WATER LINE EASEMENT
	ELECTRIC SHUTOFF		WOOD FENCE
	KNOX BOX		CHAIN-LINK
	EXISTING TREE		IRON FENCE
	PROPOSED TREE		PIPELINE
	HIGH BANK		BUILDING LINE
			EASEMENT LINE
			OVERHEAD POWER
			ASPHALT
			COVERED
			CONCRETE
			WOOD DECK

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S. - PILING AND STRINGER
S.O.G. - SLAB ON GRADE
H.A.G. - HIGHEST ADJACENT GRADE
L.A.G. - LOWEST ADJACENT GRADE
F.V. - FIELD VERIFY

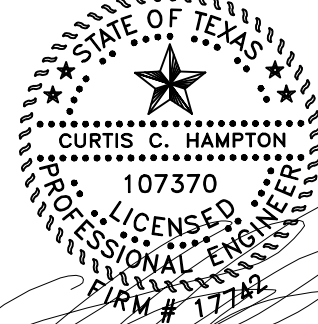
NOTES

- WALKOVER MUST MAINTAIN A MINIMUM 6 FEET ABOVE GRADE OVER DUNE SECTION, BETWEEN NORTH TOE AND SOUTH TOE.
- PROPOSED RAMPS GOING TOWARDS THE BEACH MUST END WITHIN 10' AFTER THE VEGETATION LINE.

Revisions:

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0	09/11/2025	ISSUED FOR CONSTRUCTION

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11/07/2025

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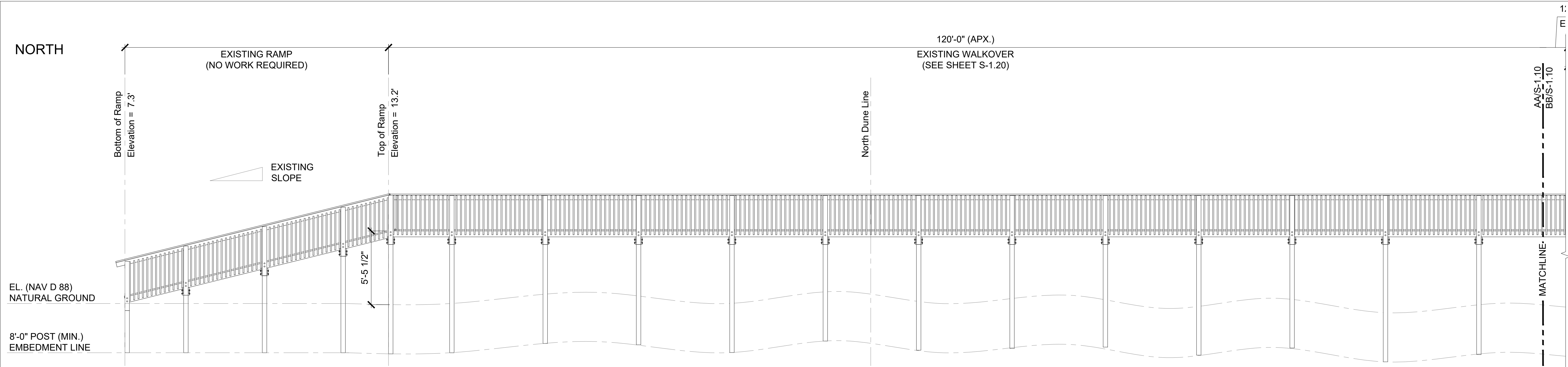
CLIENT:

POINTE WEST POA

PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

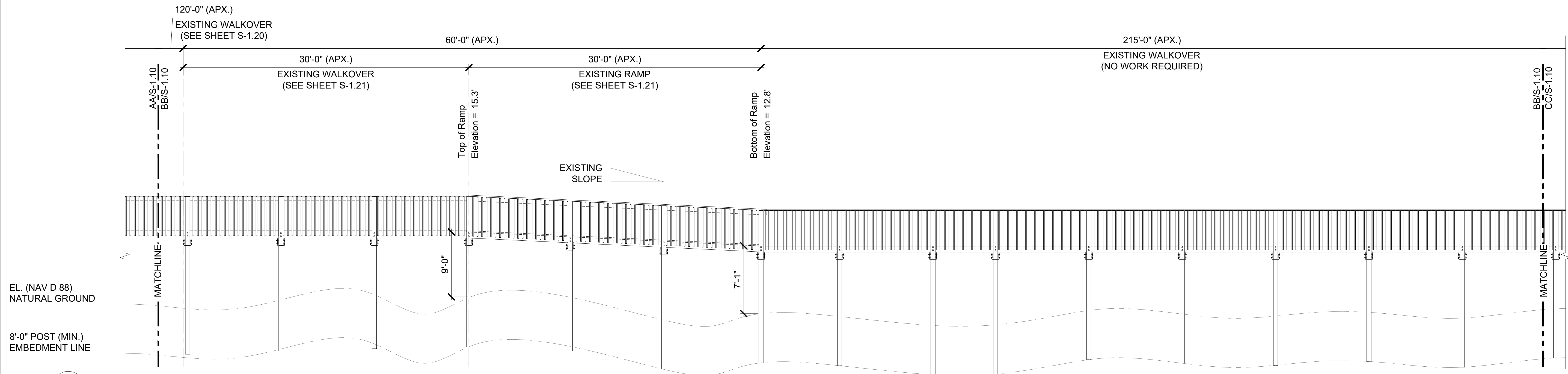
SITE PLAN WALKOVER #2

DESIGNED BY:	R.L.	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	AS NOTED
DATE:	09/11/2025		25-0207-C-1.00



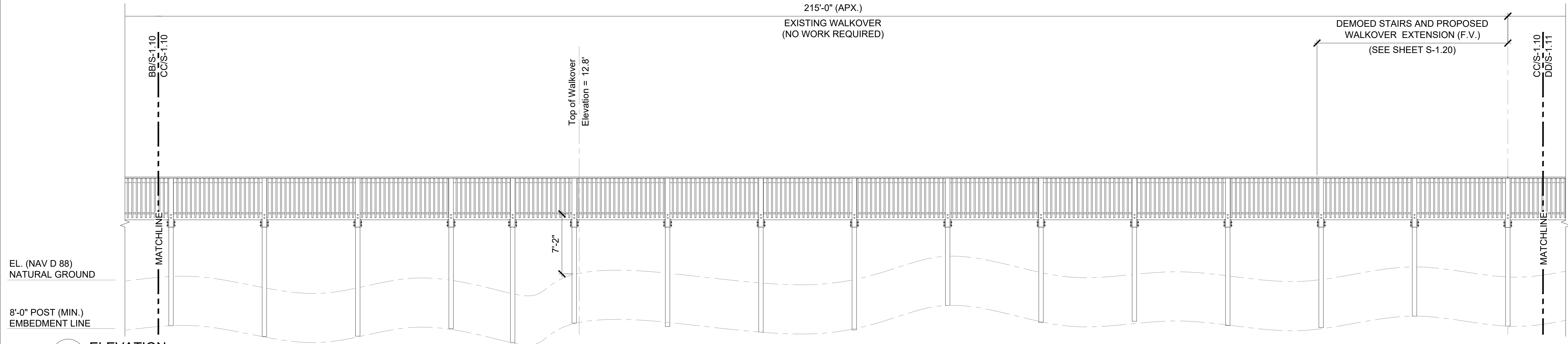
AA
-
N.T.S.

ELEVATION



BB
-
N.T.S.

ELEVATION



CC
-
N.T.S.

ELEVATION

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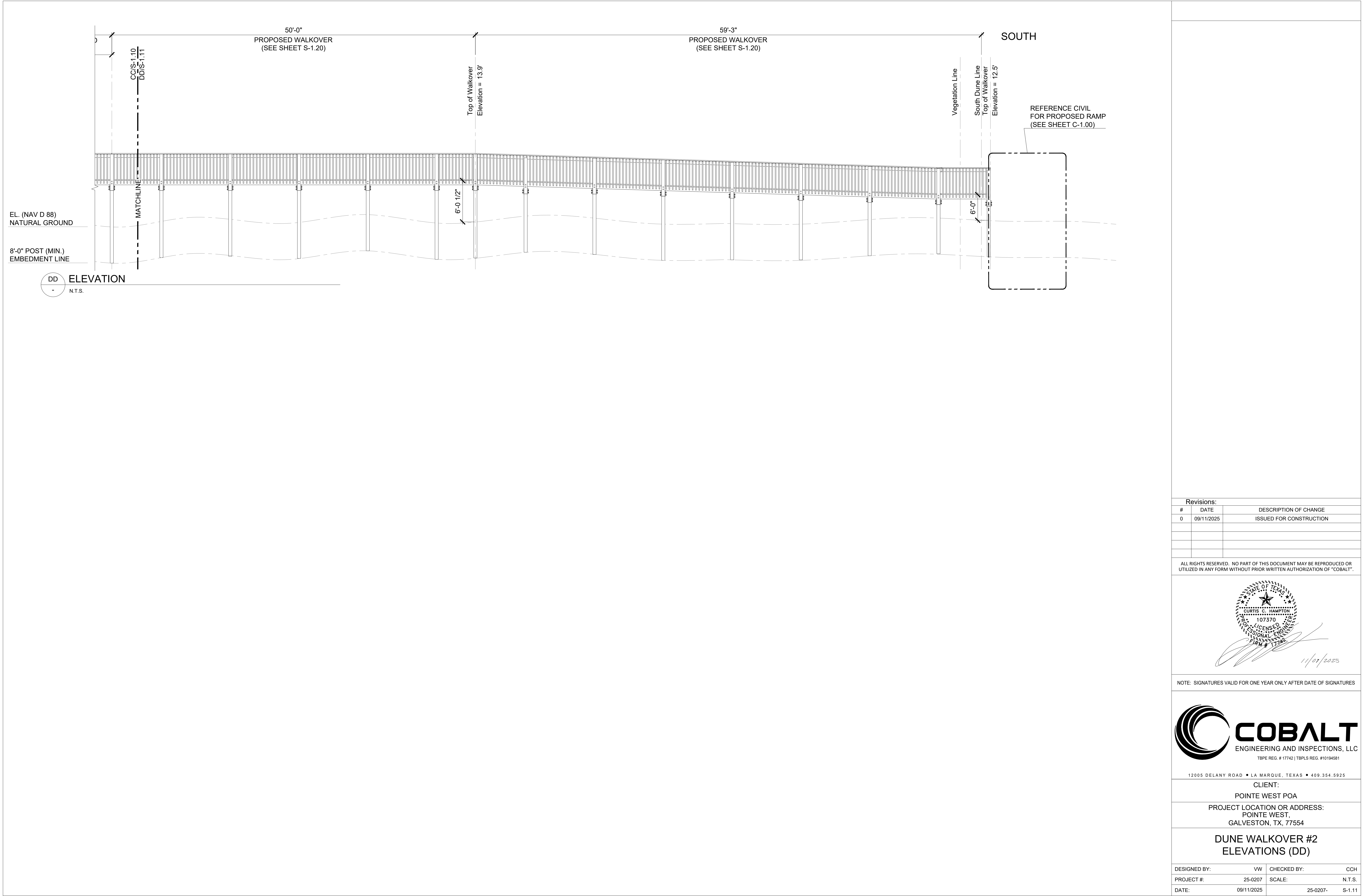
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CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

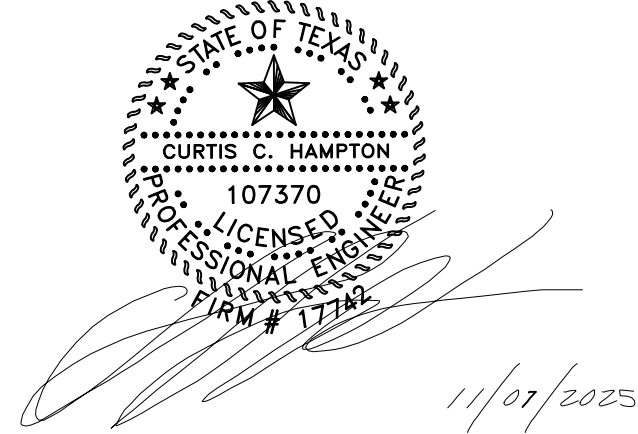
DUNE WALKOVER #2
ELEVATIONS (AA, BB & CC)

DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-1.10



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CLIENT: POINTE WEST POA		
PROJECT LOCATION OR ADDRESS: POINTE WEST, GALVESTON, TX, 77554		
DUNE WALKOVER #2 ELEVATIONS (DD)		
DESIGNED BY:	VW	CHECKED BY: CCH
PROJECT #:	25-0207	SCALE: N.T.S.
DATE:	09/11/2025	25-0207- S-1.11



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.

1. DUNE WALKOVERS SHALL NOT EXCEED 6' IN WIDTH, THE DECK OR FLOOR OF WHICH SHALL BE CONSTRUCTED AT A HEIGHT ABOVE THE HIGHEST DUNE OF NOT LESS THAN THE WIDTH OF THE WALKOVER, AND MAINTAIN THIS HEIGHT OVER THE ENTIRE DUNE AREA.
2. POSTS SHALL NOT BE SPACED CLOSER THAN 6' O.C AND IN SUCH A MANNER THAT NEW POSTS ARE NOT NEEDED IF WALKWAY NEEDS ELEVATING.
3. ANY VEGETATION OR CONTOURS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED.
4. DUNE WALKOVERS SHALL BE CONSTRUCTED TO MAINTAIN A 1/2" SPACING BETWEEN THE DECK BOARDS TO ALLOW RAIN & SAND TO PASS THROUGH THE DECK.
5. THE WALKOVER MUST START AT THE NORTHERN BOUNDARY OF THE CRITICAL DUNE AREA AND SHALL END ON THE BEACH BEYOND ANY COPPICE MOUNDS, NO FURTHER THAN 10' SEAWARD OF THE VEGETATION LINE.
6. ALL WALKOVERS BUILT IN PUBLIC AREAS SHALL BE CONSTRUCTED WITH (2) GUARD RAILS.
7. ALL WALKOVERS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT IBC CODE REQUIREMENTS.
8. IT SHALL BE THE DUTY OF THE PROPERTY OWNER TO ENSURE THE DUNE WALKOVER IS IN GOOD CONDITION OF REPAIR AND MAINTENANCE.
9. ALL DUNE WALKOVER CONSTRUCTION, IMPROVEMENT OR REPAIR MUST BE PERMITTED THROUGH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF GALVESTON.
10. NO HEAVY EQUIPMENT IS ALLOWED WITHIN THE DUNE PROTECTION AREA.
11. NO CONCRETE IS ALLOWED WITHIN THE DUNE PROTECTION AREA.

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

 ---- DETAIL
 ---- PAGE #

- DETAIL
- PAGE #

NOTES

1. EXISTING CONDITIONS AND SURVEY DATA ARE FROM SURVEY NO. 24-0629 BY TRICON 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).
5. ALL NAILS HOT DIPPED GALVANIZED OR STAINLESS STEEL (MIN.)
6. ALL BOLTS HOT DIPPED GALVANIZED OR STAINLESS STEEL (MIN.)
7. SLOPE NOT TO EXCEED 1:4 RATIO PER IBC (ADE ACCESSIBILITY NOT REQUIRED).

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CLIENT:

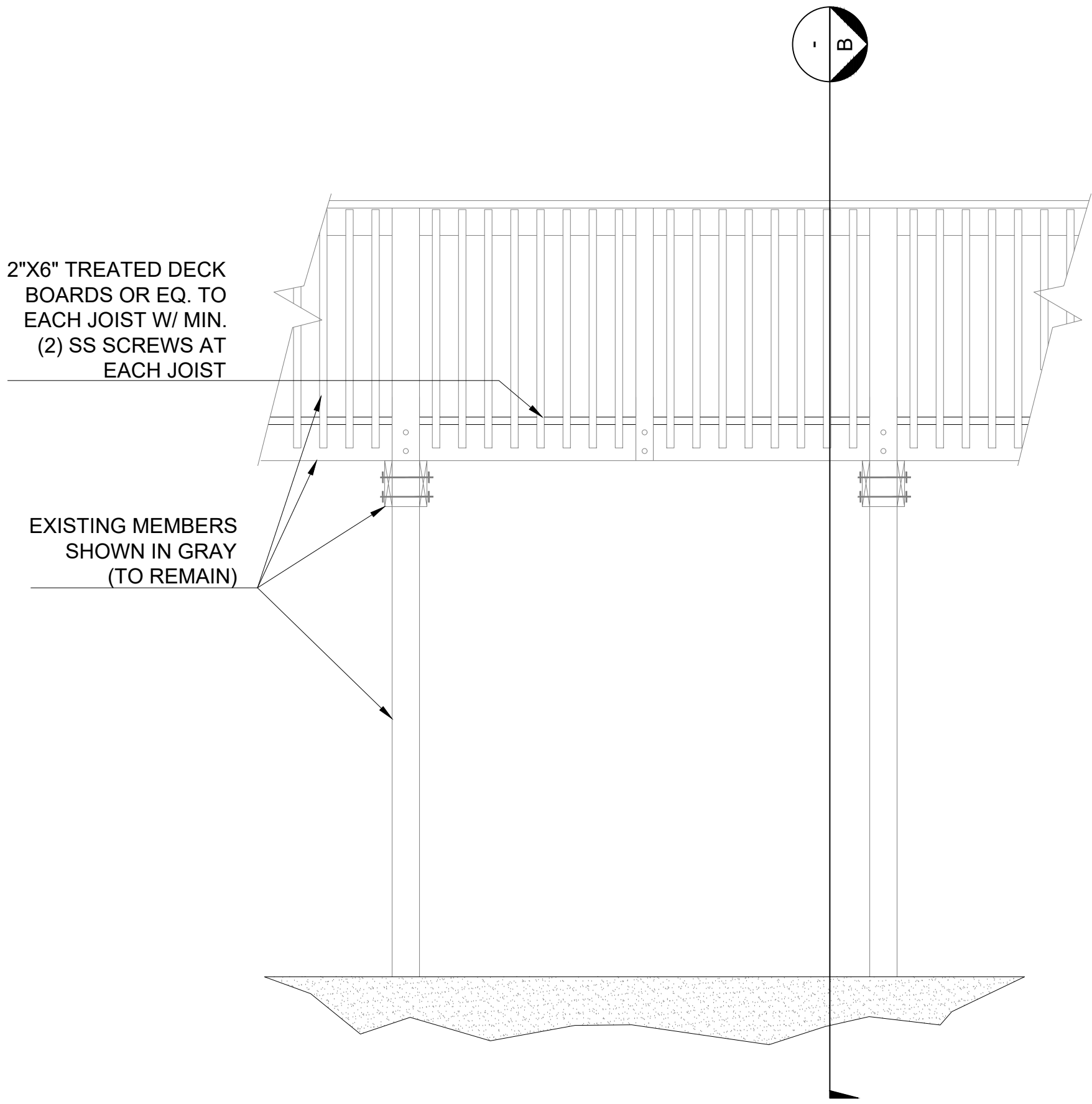
POINTE WEST POA

PROJECT LOCATION OR ADDRESS
POINTE WEST,
GALVESTON, TX, 77554

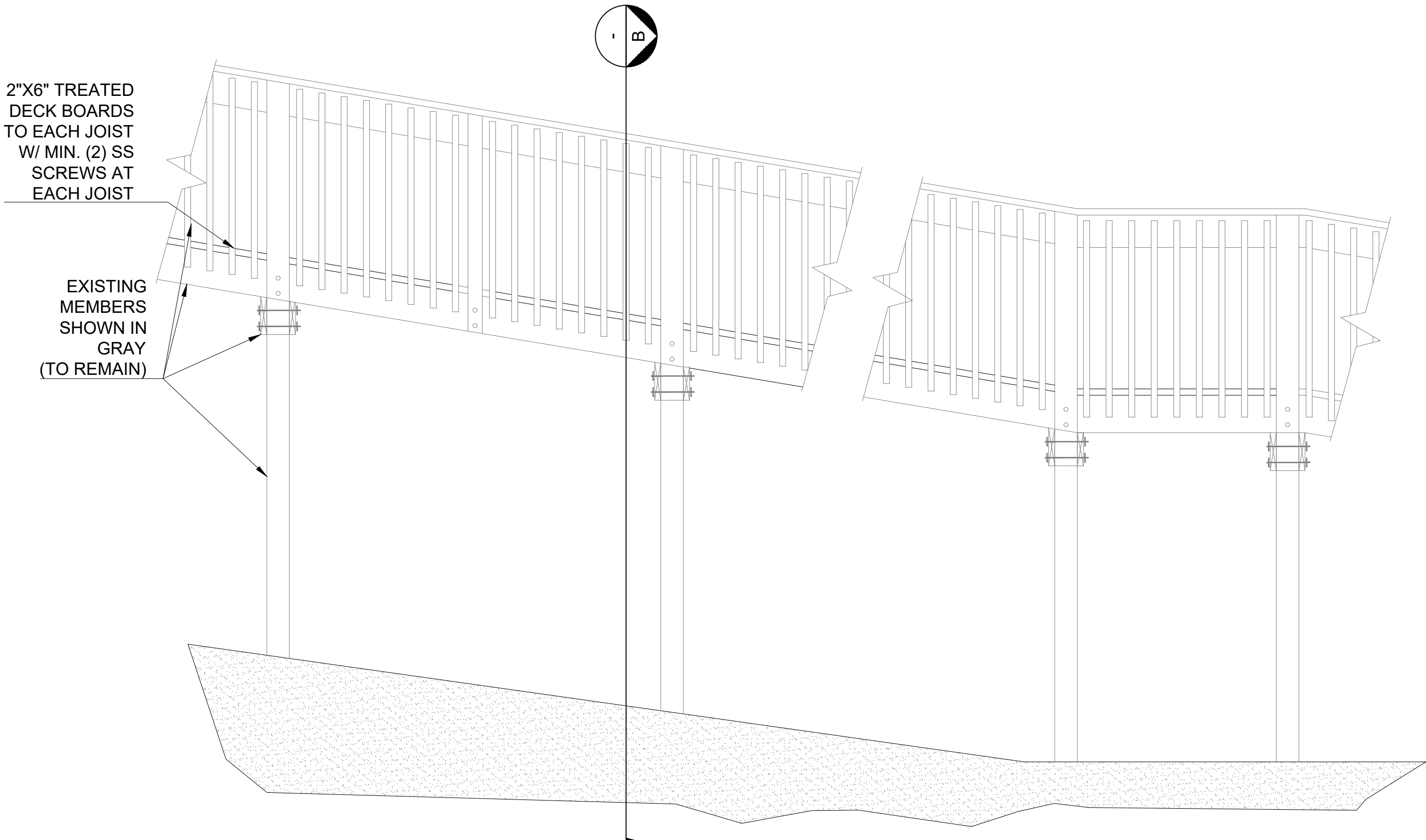
DUNE WALKOVER #2

DETAILS 01

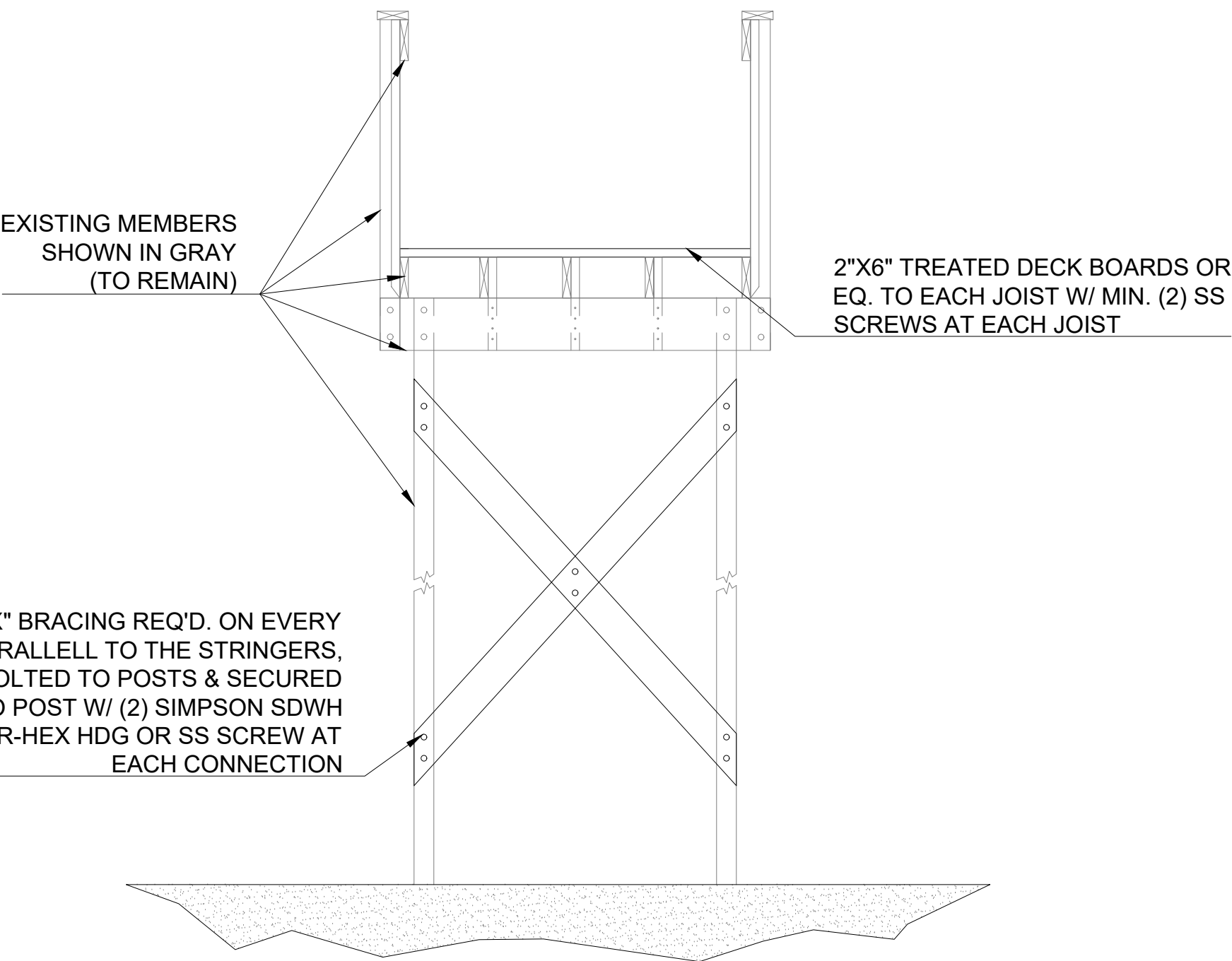
DESIGNED BY:	VW	CHECKED BY:	CC
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025	25-0207-	S-1.2



03 WALKOVER DETAIL
N.T.S.



04 RAMP DETAIL
N.T.S.



B SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
CLASS OF MATERIALS	CLASS OF MATERIALS	LATERAL BEARING PRESSURE (psf/ft below natural grade)	LATERAL SLIDING RESISTANCE Coefficient of friction ^a	Cohesion (psf) ^b
1. Crystalline bedrock	12,000	1,200	0.70	--
2. Sedimentary and foliated rock	4,000	400	0.35	--
3. Sandy gravel and/or gravel (GW and GP)	5,000	200	0.5	--
4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SPM SM, SC, GM and GC)	2,000	150	0.25	--
5. Clay, sand clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH, and CH)	1,500	100	--	130

For SI: 1 Pound per square foot = 0.0479 kPa, 1 pound per square foot = 0.157 kPa/m
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b. Cohesion value to be multiplied by the contact area, as limited by Section 1806.3.2.

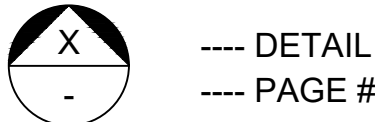
GENERAL NOTES & COMPLIANCE INFORMATION

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LEGEND



--- DETAIL
--- PAGE #

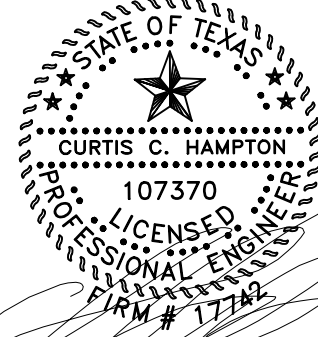
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CLIENT: POINTE WEST POA		
PROJECT LOCATION OR ADDRESS: POINTE WEST, GALVESTON, TX, 77554		
DUNE WALKOVER #2 DETAILS 02		
DESIGNED BY:	VW	CHECKED BY: CCH
PROJECT #:	25-0207	SCALE: N.T.S.
DATE:	09/11/2025	25-0207- S-1.21

Maps for Walkover 4: Delineated Dune Mitigation Figure and Plans



Prepared By:



Prepared For:

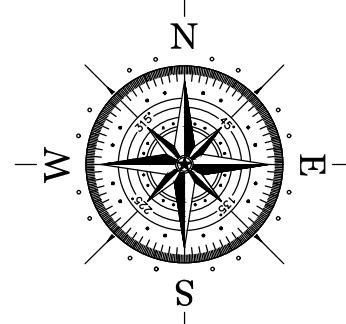
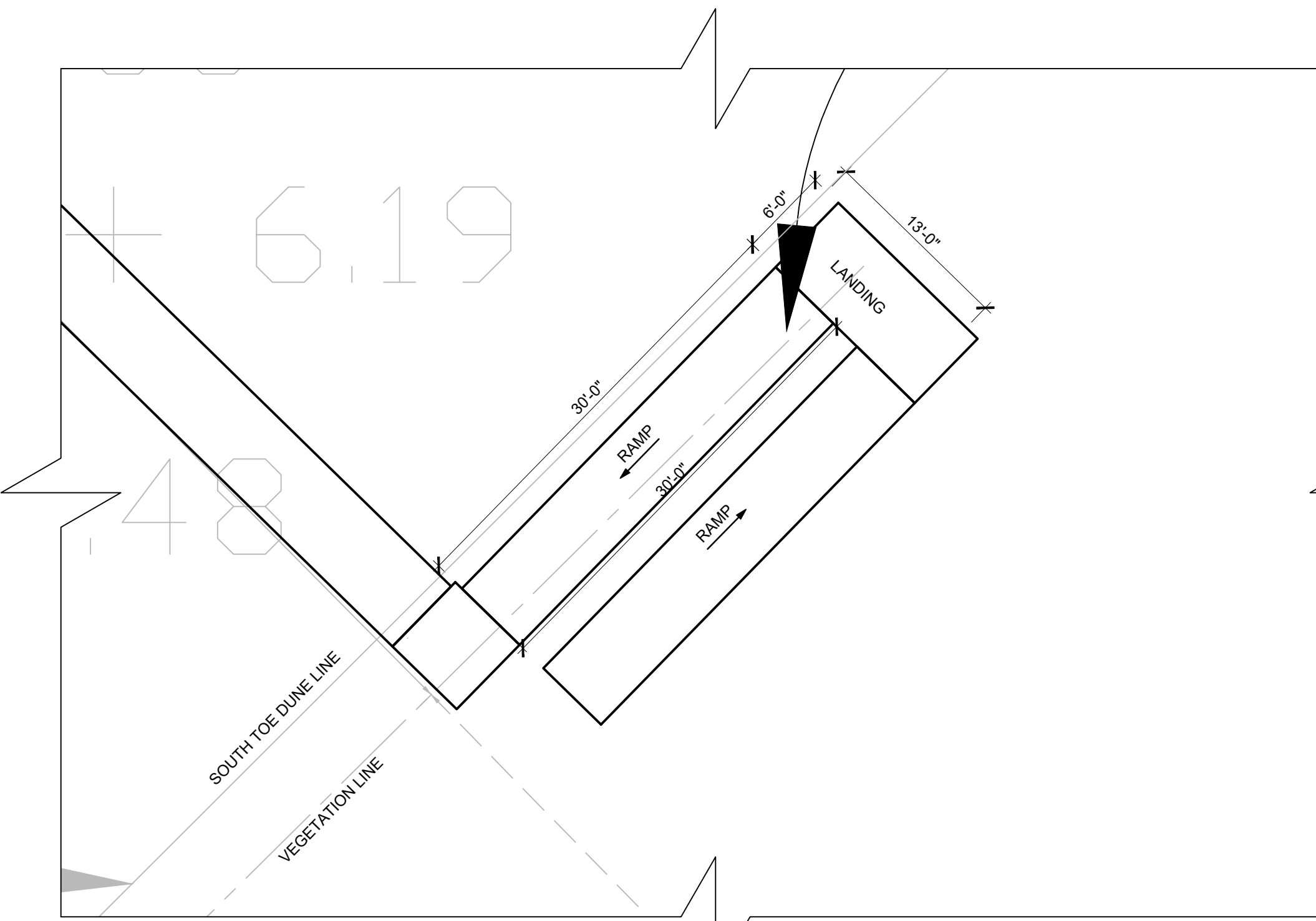
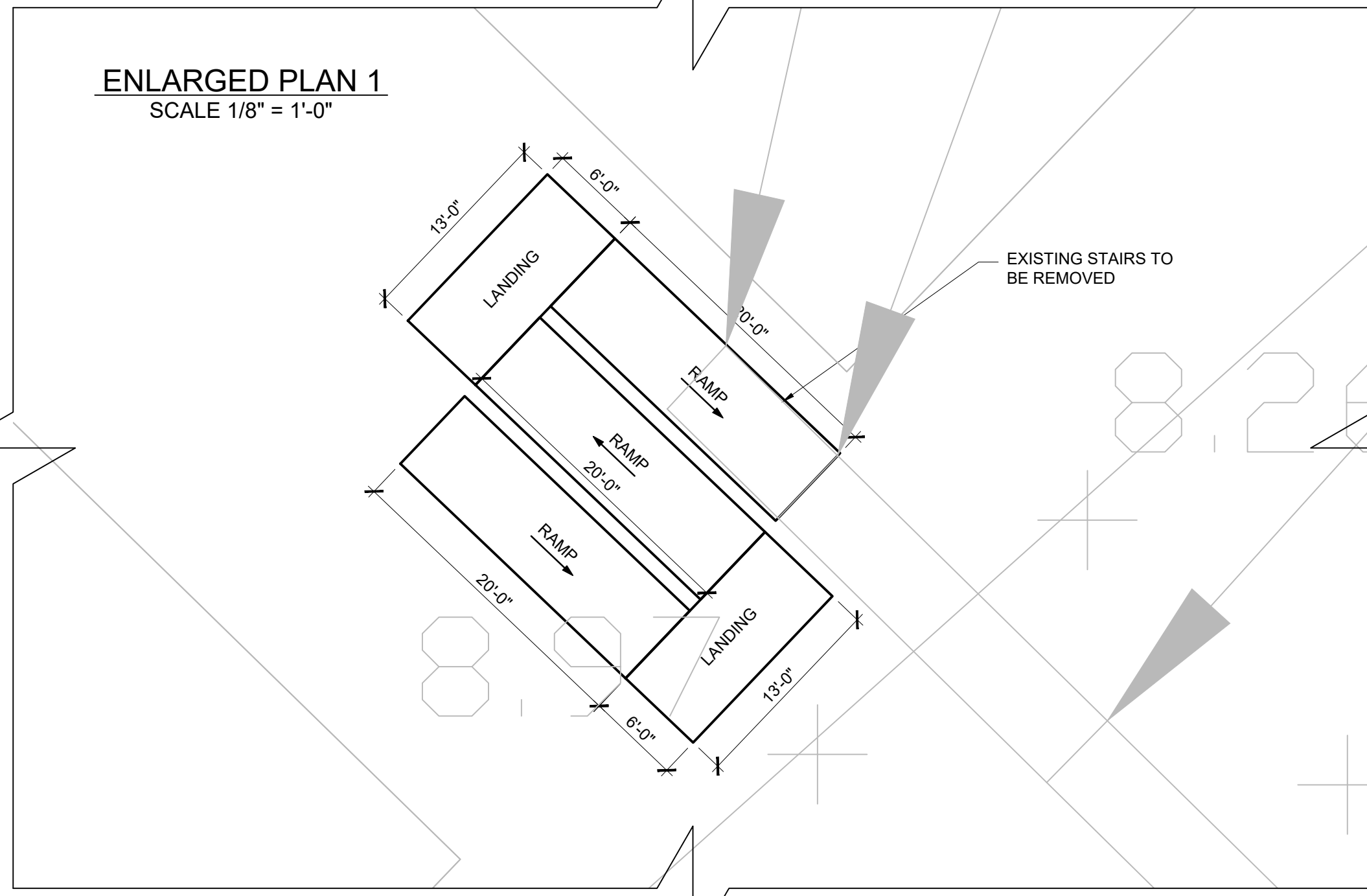
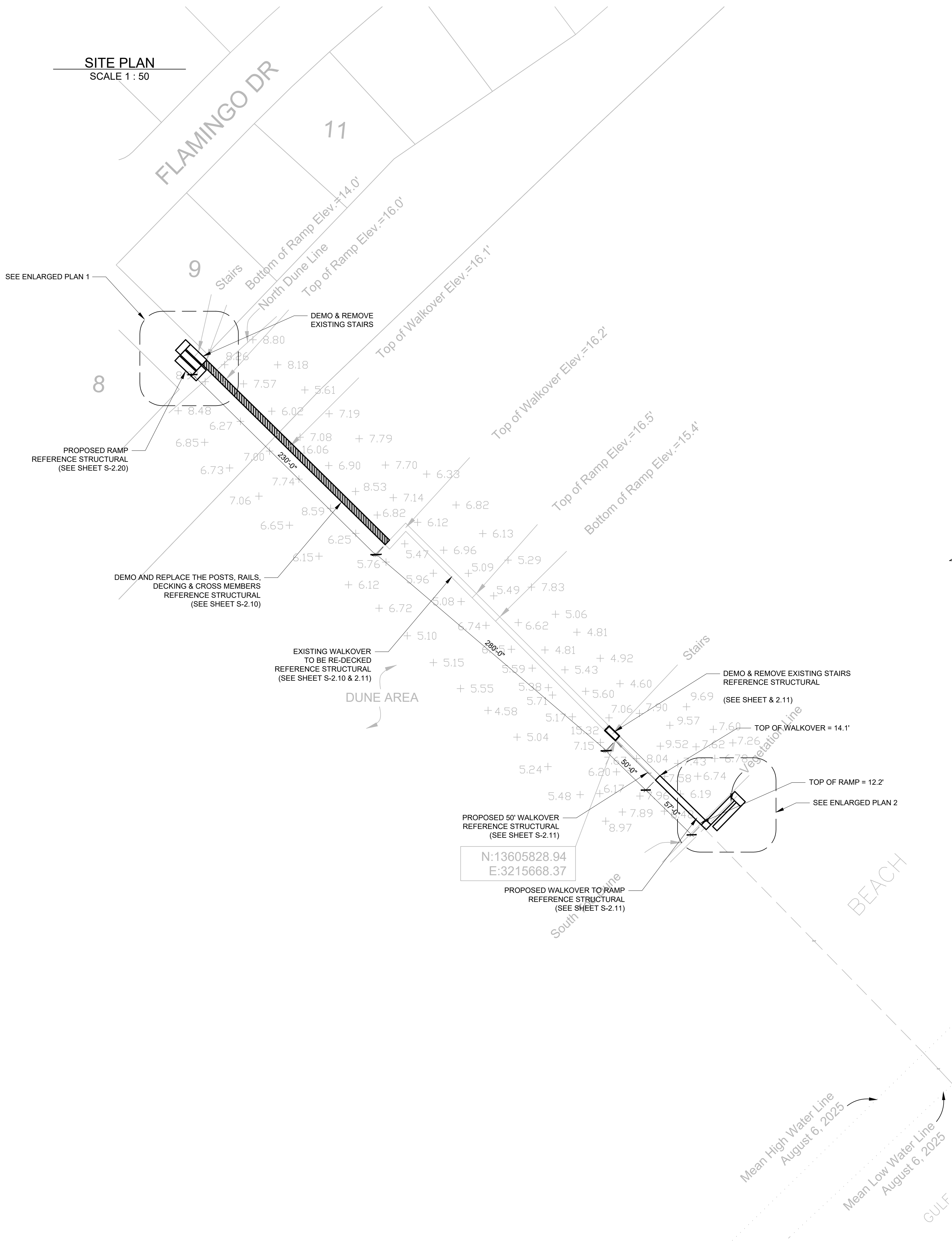
**Pointe West Property
Owners Association**

Legend

- █ Project Boundary
- █ Pre-Existing Dune Walkover
- █ Proposed Dune Walkover Extension
- ▬ Mean High Tide
- █ Vegetation Line
- █ Waterline (08/29/2025)
- █ Wetted Sand (08/29/2025)

Delineated Dune Mitigation Features Walkover #4

Date Drawn: 1/23/2026



LEGEND

⊗ GAS METER(GM)	⊗ CORRUGATED METAL PIPE
⊗ GAS VALVE(GV)	⊗ REINFORCED CONCRETE PIPE
⊗ FIRE HYDRANT(FH)	⊗ POLYVINYL CHLORIDE PIPE
⊗ WATER METER(WM)	⊗ CORRUGATED PLASTIC PIPE
⊗ WATER VALVE(WV)	⊗ STORM SEWER EASEMENT
⊗ GRATE INLET(GI)	⊗ AERIAL EASEMENT
⊗ SANITARY MANHOLE(SAN.M.H.)	⊗ BACK OF CURB
⊗ STORM MANHOLE(S.M.H.)	⊗ BUILDING LINE
⊗ LIGHT POLE(LP)	⊗ CONTROL POINT
⊗ PRESSURE VALVE(PV)	⊗ DRAINAGE EASEMENT
⊗ WATER WELL(WW)	⊗ FINISH FLOOR ELEV.
⊗ TRAFFIC SIGNAL POLE(TSP)	⊗ GUTTER
⊗ CLEAN OUT(CO)	⊗ IRON PIPE
⊗ BURIED CABLE MARKER(BCM)	⊗ IRON ROD
⊗ POWER POLE(PP)	⊗ R.O.W.
⊗ UTILITY POLE(UP)	⊗ T.E.M.
⊗ SERVICE POLE(SP)	⊗ TEMPORARY BENCHMARK
⊗ ELECTRIC BOX(EB)	⊗ UTILITY EASEMENT
⊗ ELECTRIC METER(EM)	⊗ WATER LINE EASEMENT
⊗ ELECTRIC SHUTOFF	⊗ WOOD FENCE
⊗ KNOX BOX	⊗ CHAIN-LINK
⊗ EXISTING TREE	⊗ IRON FENCE
⊗ PROPOSED TREE	⊗ PIPELINE
	⊗ BUILDING LINE
	⊗ EASEMENT LINE
	⊗ OVERHEAD POWER
	⊗ ASPHALT
	⊗ COVERED
	⊗ CONCRETE
	⊗ GRAVEL
	⊗ WOOD DECK
	⊗ HIGH BANK

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S. - PILING AND STRINGER
S.O.G. - SLAB ON GRADE
H.A.G. - HIGHEST ADJACENT GRADE
L.A.G. - LOWEST ADJACENT GRADE
F.V. - FIELD VERIFY

- NOTES**
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 - PROPOSED RAMPS GOING TOWARDS THE BEACH MUST END WITHIN 10' AFTER THE VEGETATION LINE.

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
PROFESSIONAL ENGINEER
FIRM # 1774

11/07/2025

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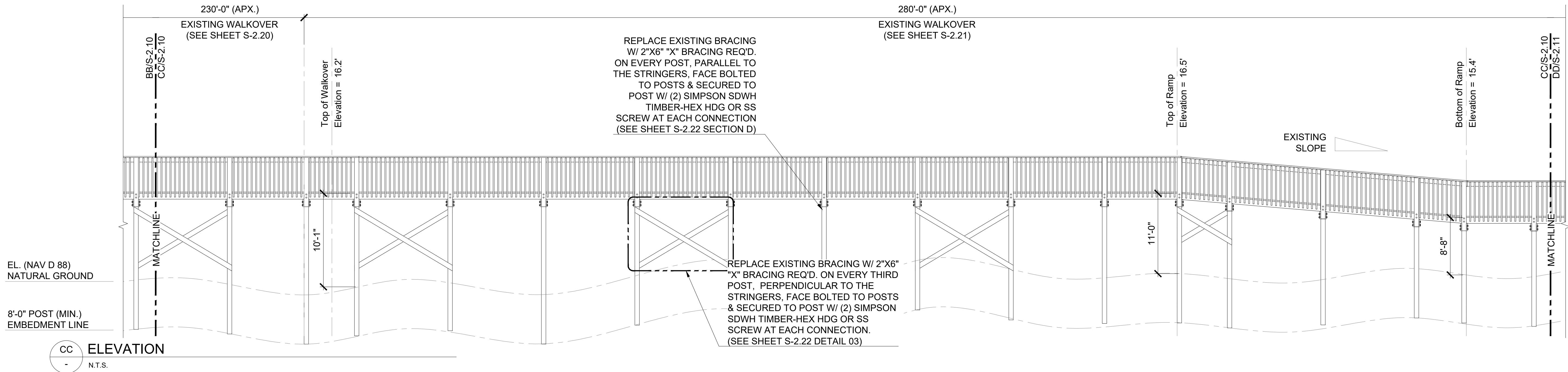
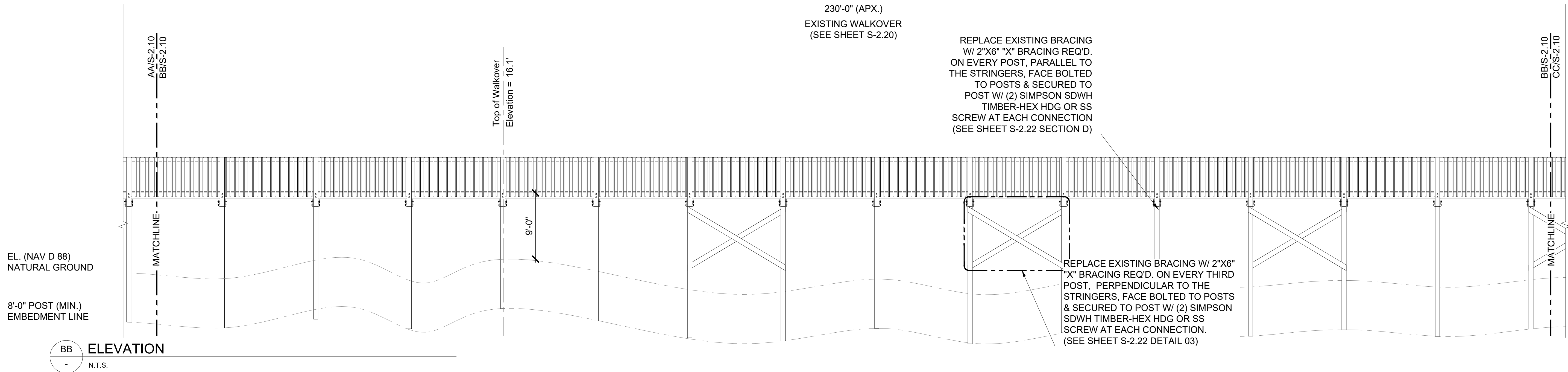
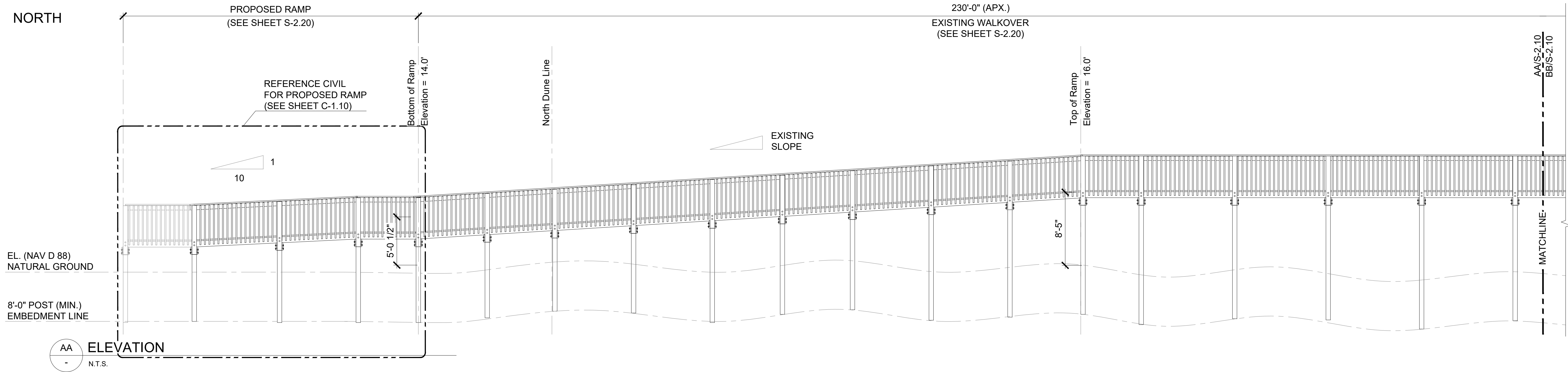
COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

**SITE PLAN
WALKOVER #4**

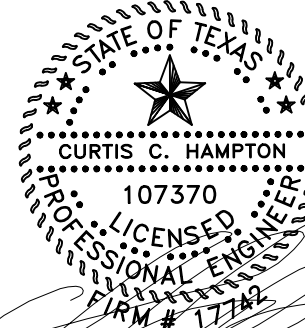
DESIGNED BY:	R.L.	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	AS NOTED
DATE:	09/11/2025		25-0207-C-1.10

NORTH



Revisions:		
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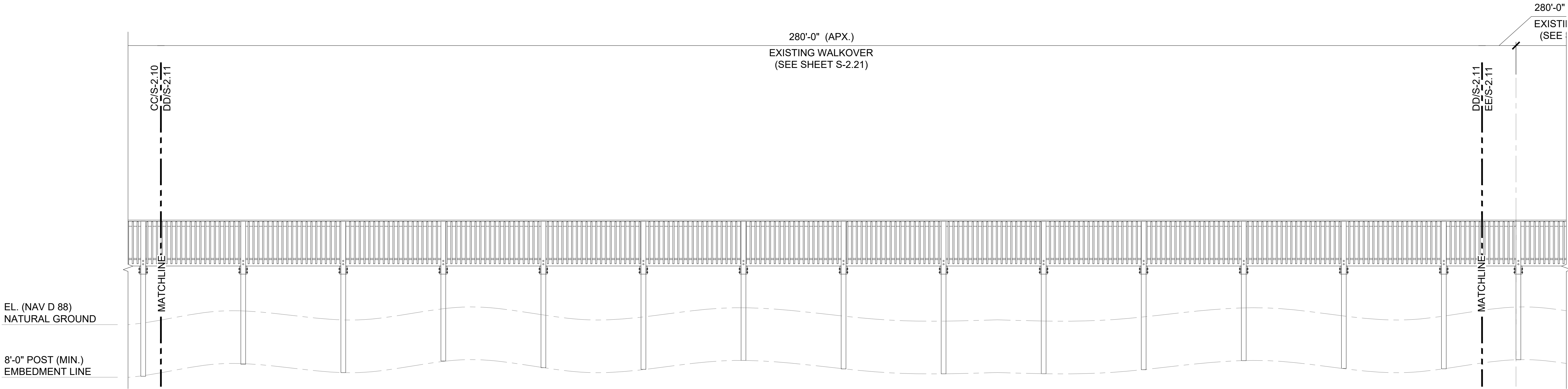


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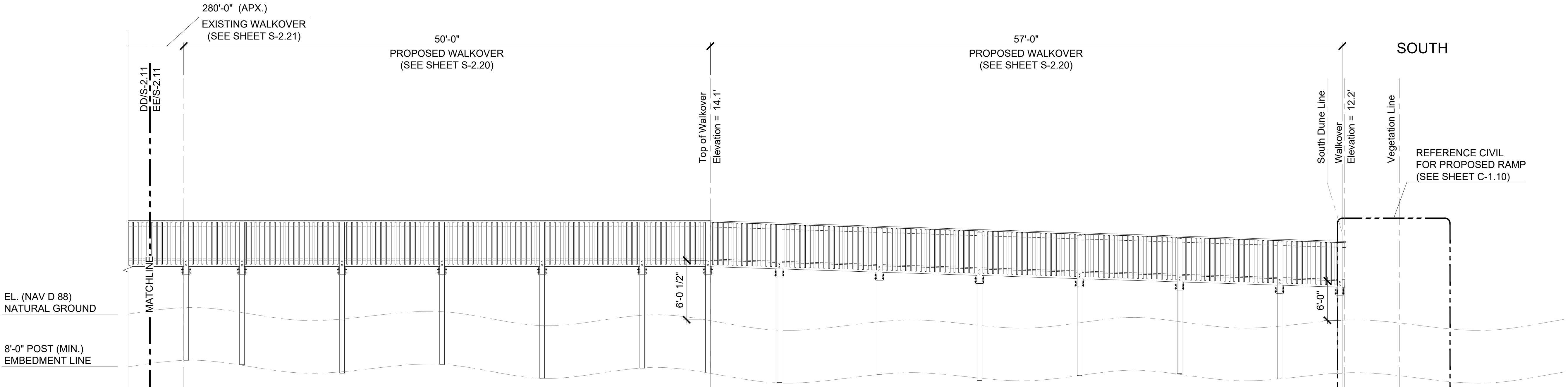
NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



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CLIENT: POINTE WEST POA		
PROJECT LOCATION OR ADDRESS: POINTE WEST, GALVESTON, TX, 77554		
DUNE WALKOVER #4 ELEVATIONS (AA, BB & CC)		
DESIGNED BY:	VW	CHECKED BY: CCH
PROJECT #:	25-0207	SCALE: N.T.S.
DATE:	09/11/2025	25-0207- S-2.10



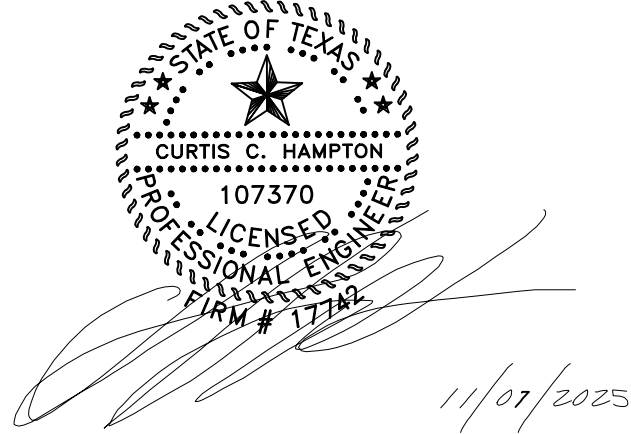
DD ELEVATION
- N.T.S.



EE ELEVATION
- N.T.S.

Revisions:		
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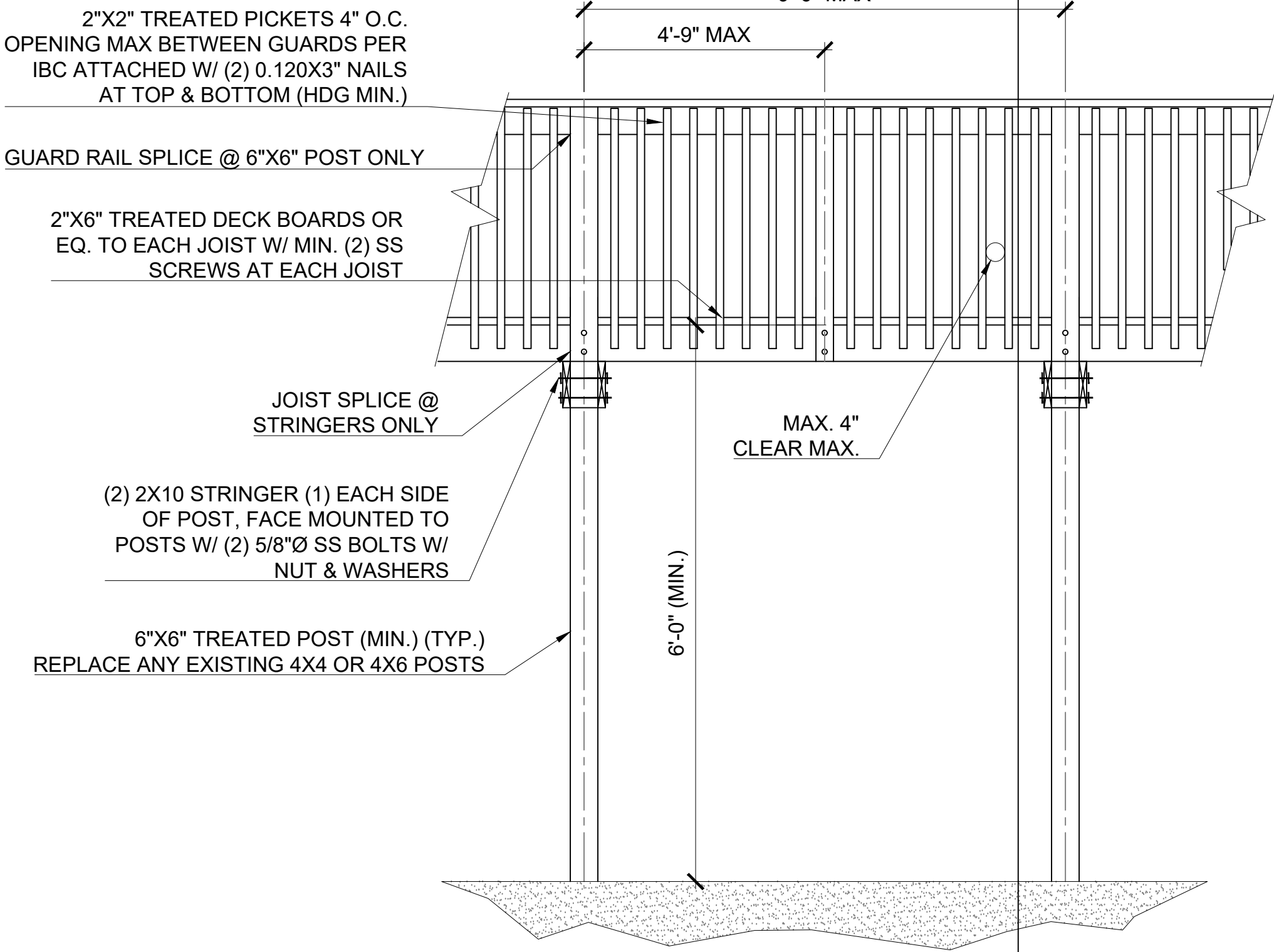
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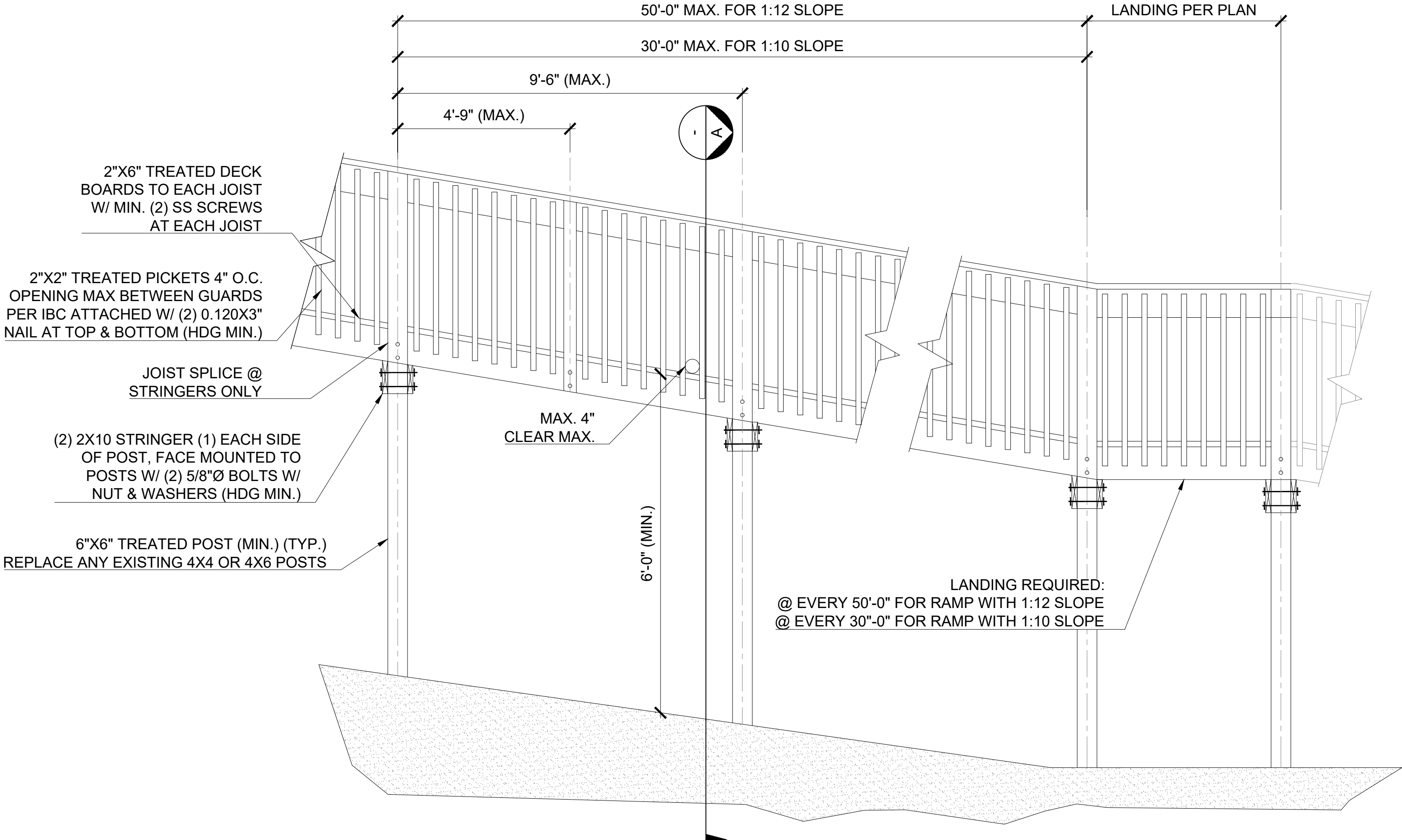
CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #4
ELEVATIONS (DD & EE)

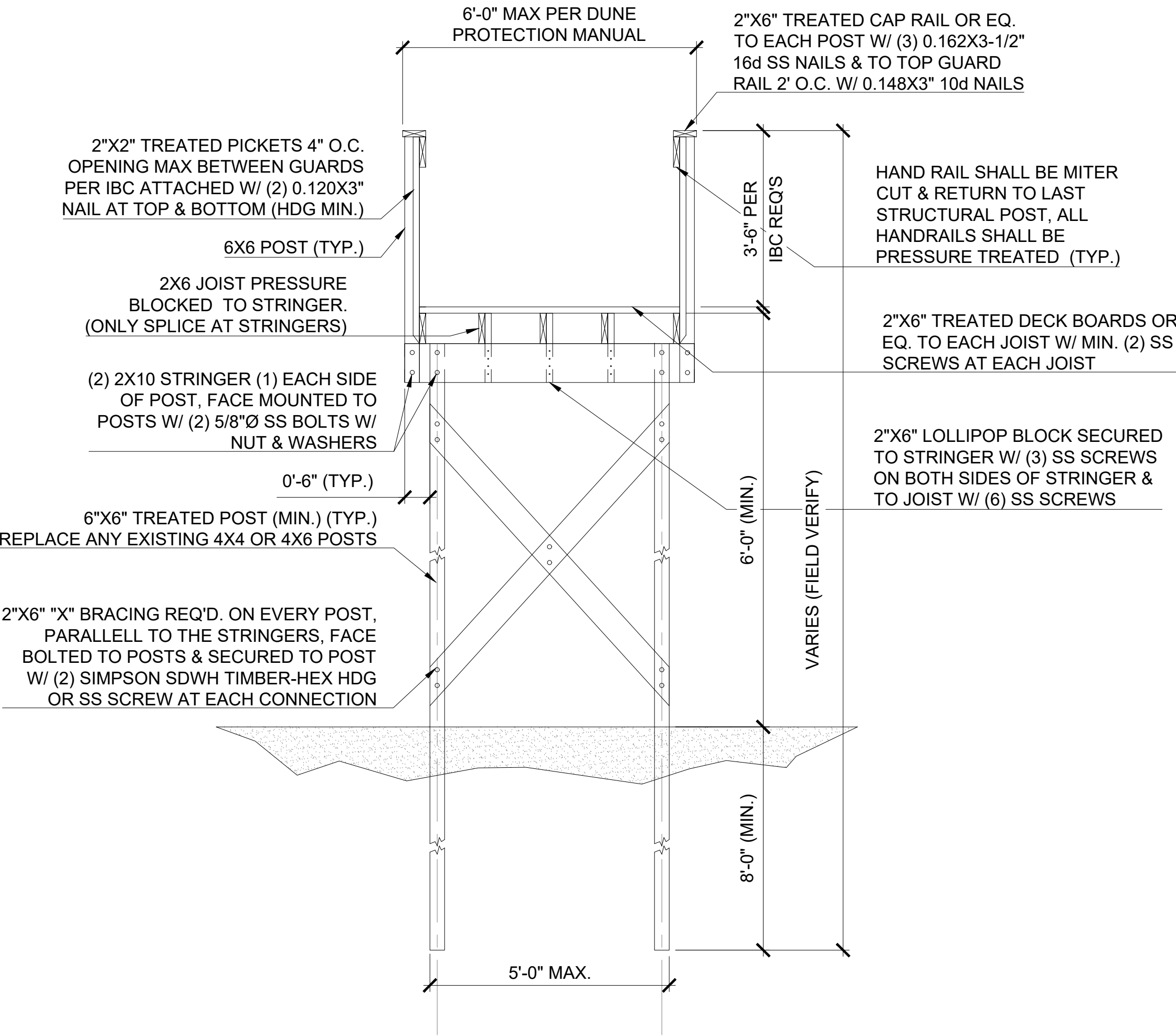
DESIGNED BY:	VW	CHECKED BY:	OCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025	25-0207-	S-2.11



01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



A SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
CLASS OF MATERIALS	CLASS OF MATERIALS	LATERAL BEARING PRESSURE (psf/ft below natural grade)	LATERAL SLIDING RESISTANCE	
			Coefficient of friction ^a	Cohesion (psf) ^b
1. Crystalline bedrock	12,000	1,200	0.70	--
2. Sedimentary and foliated rock	4,000	400	0.35	--
3. Sandy gravel and/or gravel (GW and GP)	5,000	200	0.5	--
4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SPM SM, SC, GM and GC)	2,000	150	0.25	--
5. Clay, sand clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH, and CH)	1,500	100	--	130

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.

GENERAL NOTES & COMPLIANCE INFORMATION

- DUNE WALKOVERS SHALL NOT EXCEED 6' IN WIDTH, THE DECK OR FLOOR OF WHICH SHALL BE CONSTRUCTED AT A HEIGHT ABOVE THE HIGHEST DUNE OF NOT LESS THAN THE WIDTH OF THE WALKOVER, AND MAINTAIN THIS HEIGHT OVER THE ENTIRE DUNE AREA.
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- ALL WALKOVERS BUILT IN PUBLIC AREAS SHALL BE CONSTRUCTED WITH (2) GUARD RAILS.
- ALL WALKOVERS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT IBC CODE REQUIREMENTS.
- IT SHALL BE THE DUTY OF THE PROPERTY OWNER TO ENSURE THE DUNE WALKOVER IS IN GOOD CONDITION OF REPAIR AND MAINTENANCE.
- ALL DUNE WALKOVER CONSTRUCTION, IMPROVEMENT OR REPAIR MUST BE PERMITTED THROUGH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF GALVESTON.
- NO HEAVY EQUIPMENT IS ALLOWED WITHIN THE DUNE PROTECTION AREA.
- NO CONCRETE IS ALLOWED WITHIN THE DUNE PROTECTION AREA.

FRAMING AND MATERIAL NOTES

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

LEGEND



---- DETAIL
---- PAGE #

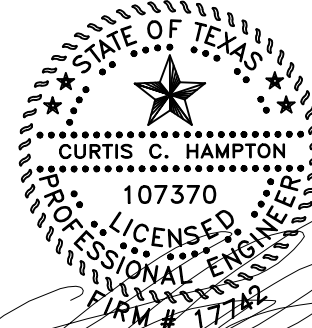
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11/07/2025

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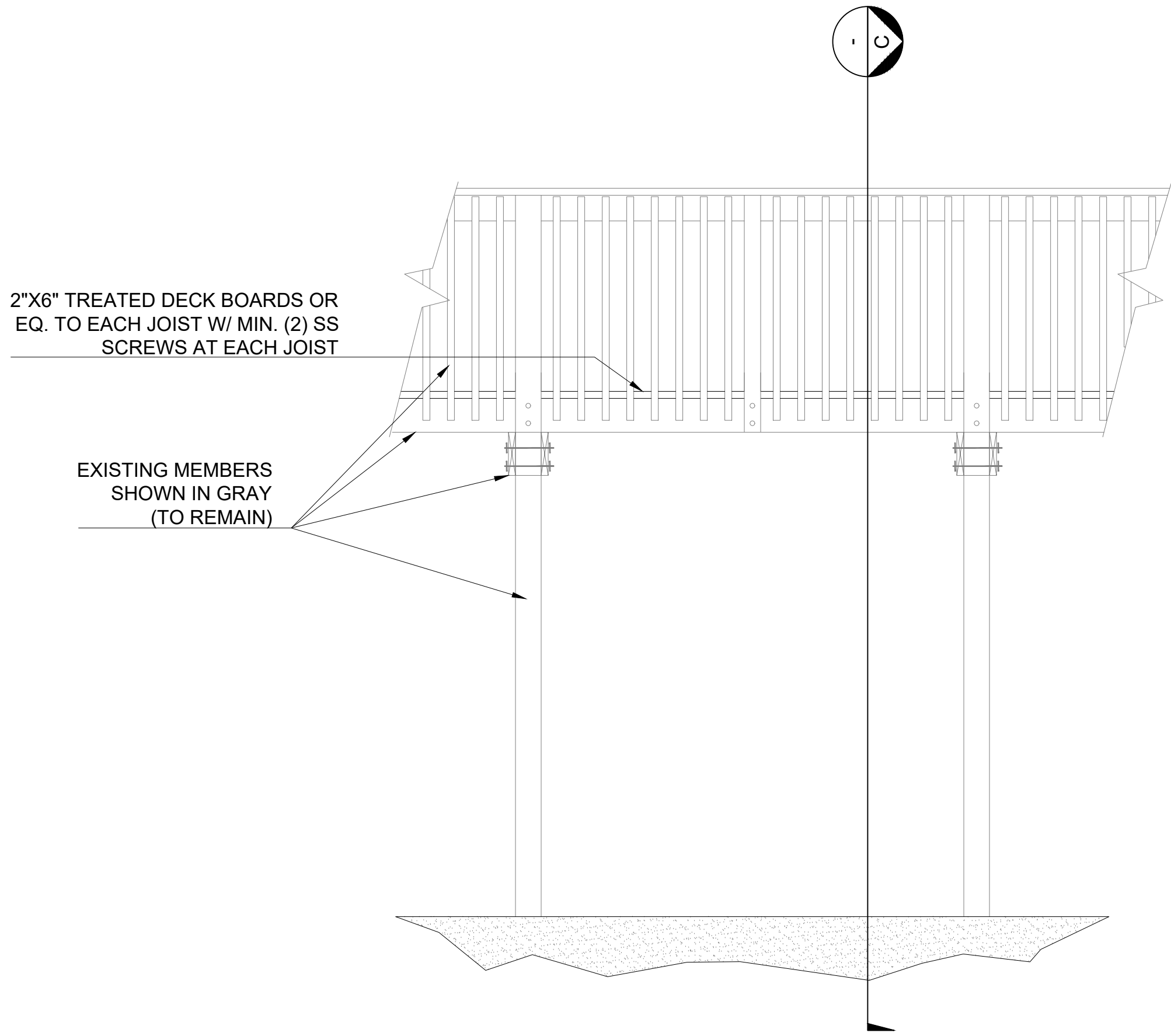
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CLIENT:
POINTE WEST POA

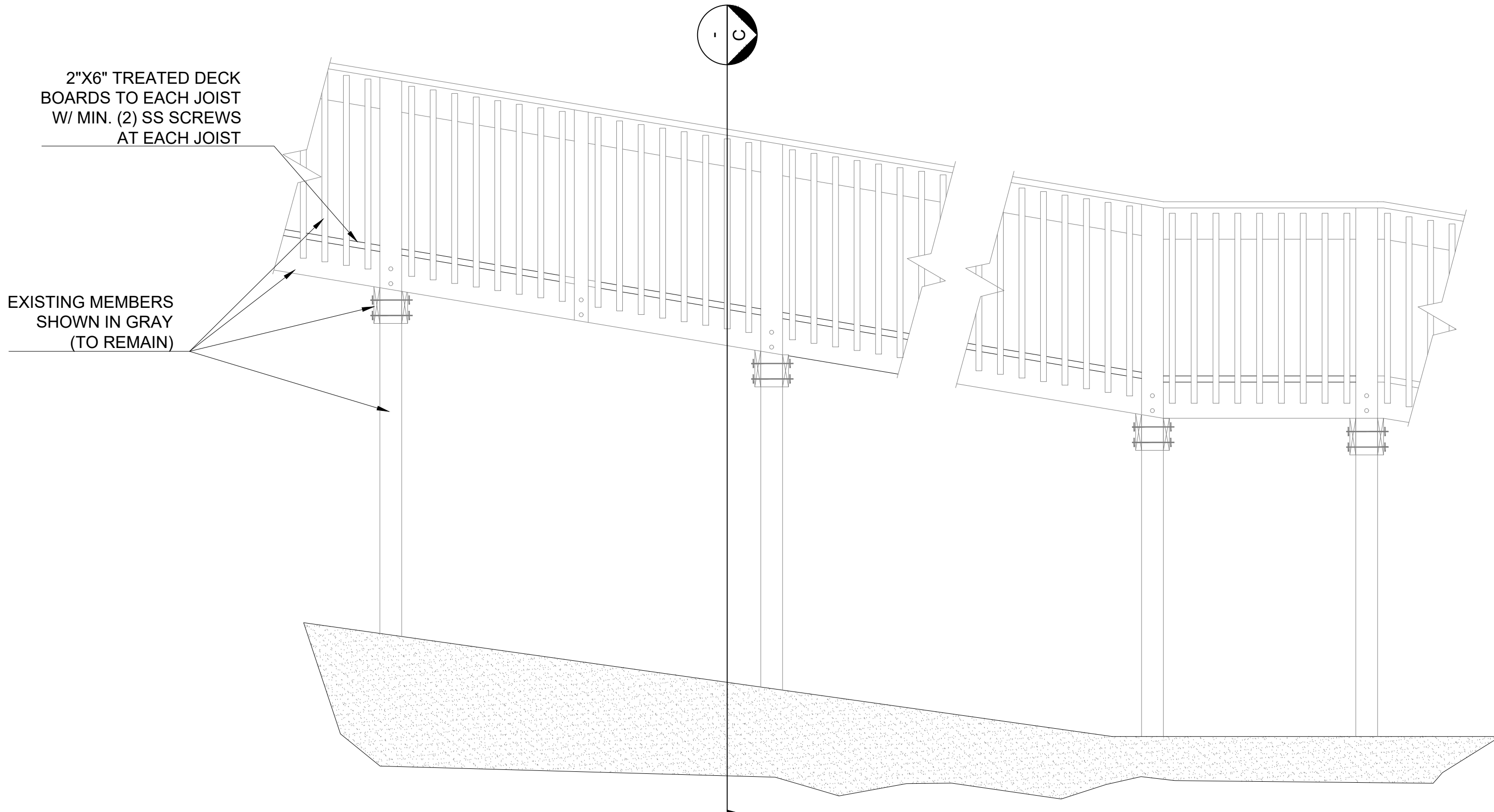
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POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #4
DETAILS 01

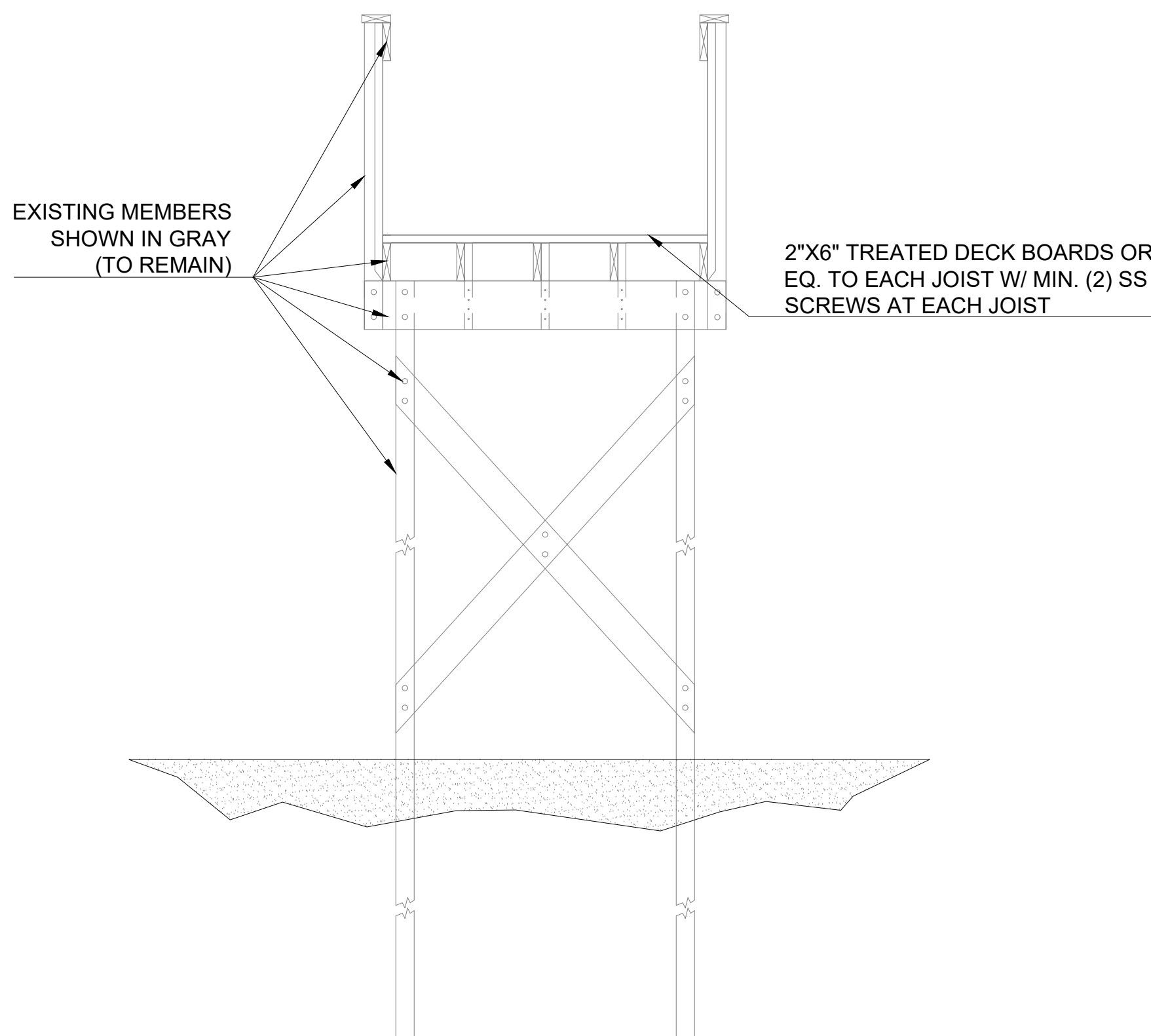
DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-2.20



01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



C SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
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LEGEND



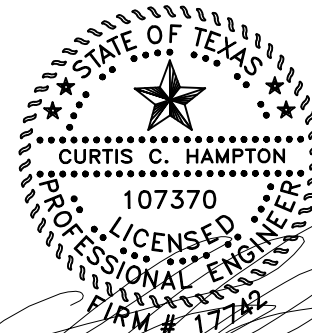
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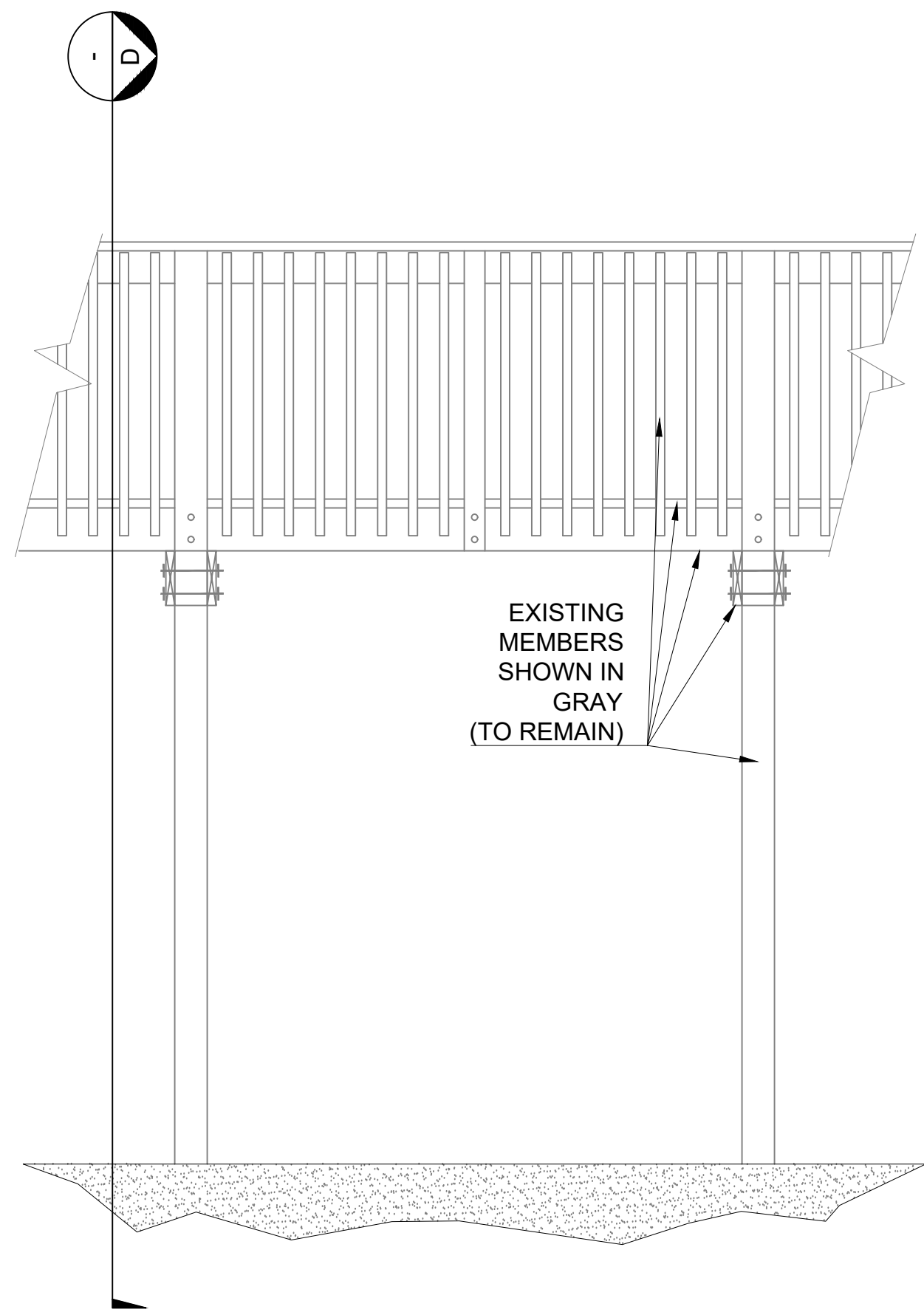
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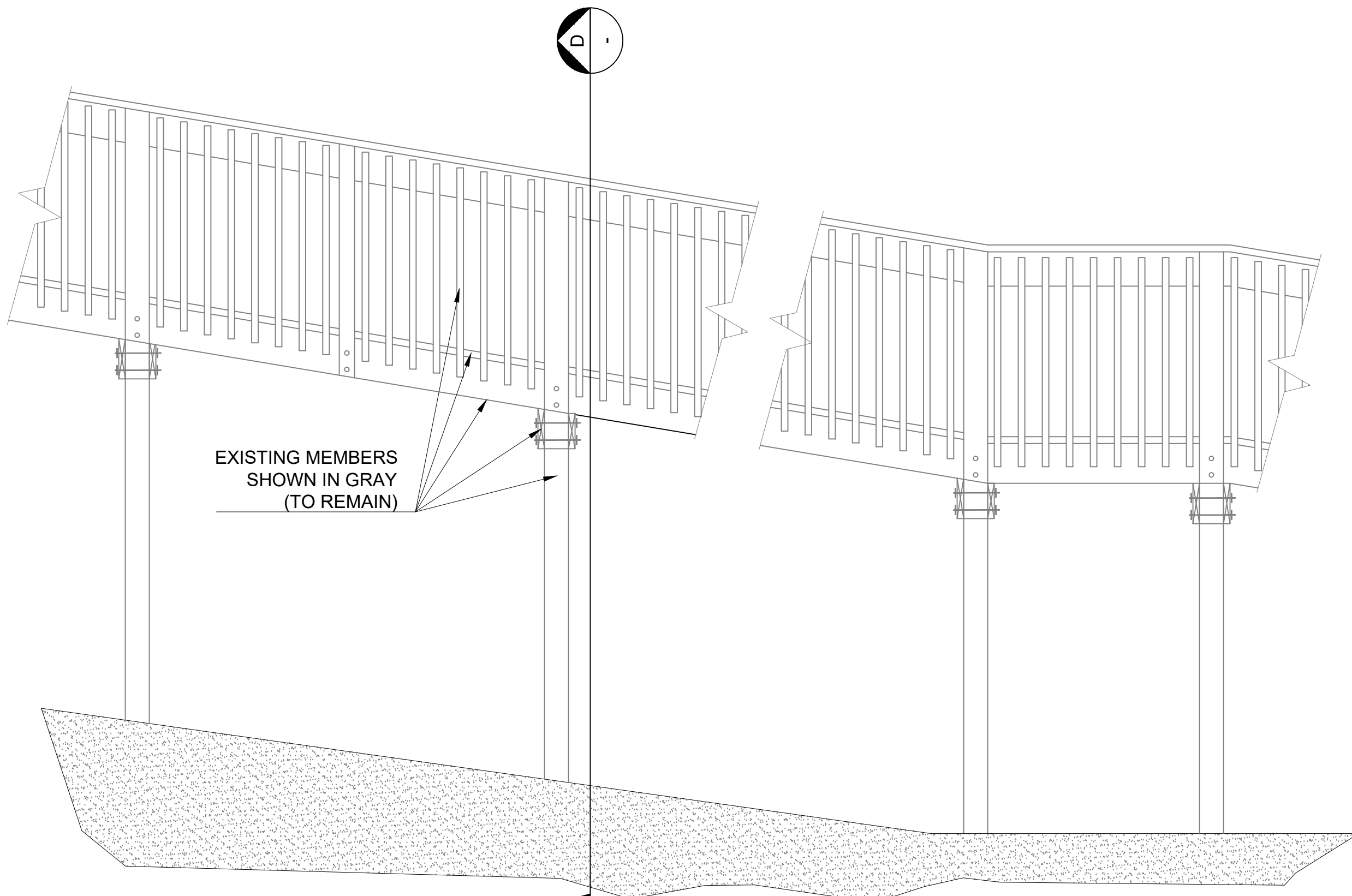
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POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #4
DETAILS 02

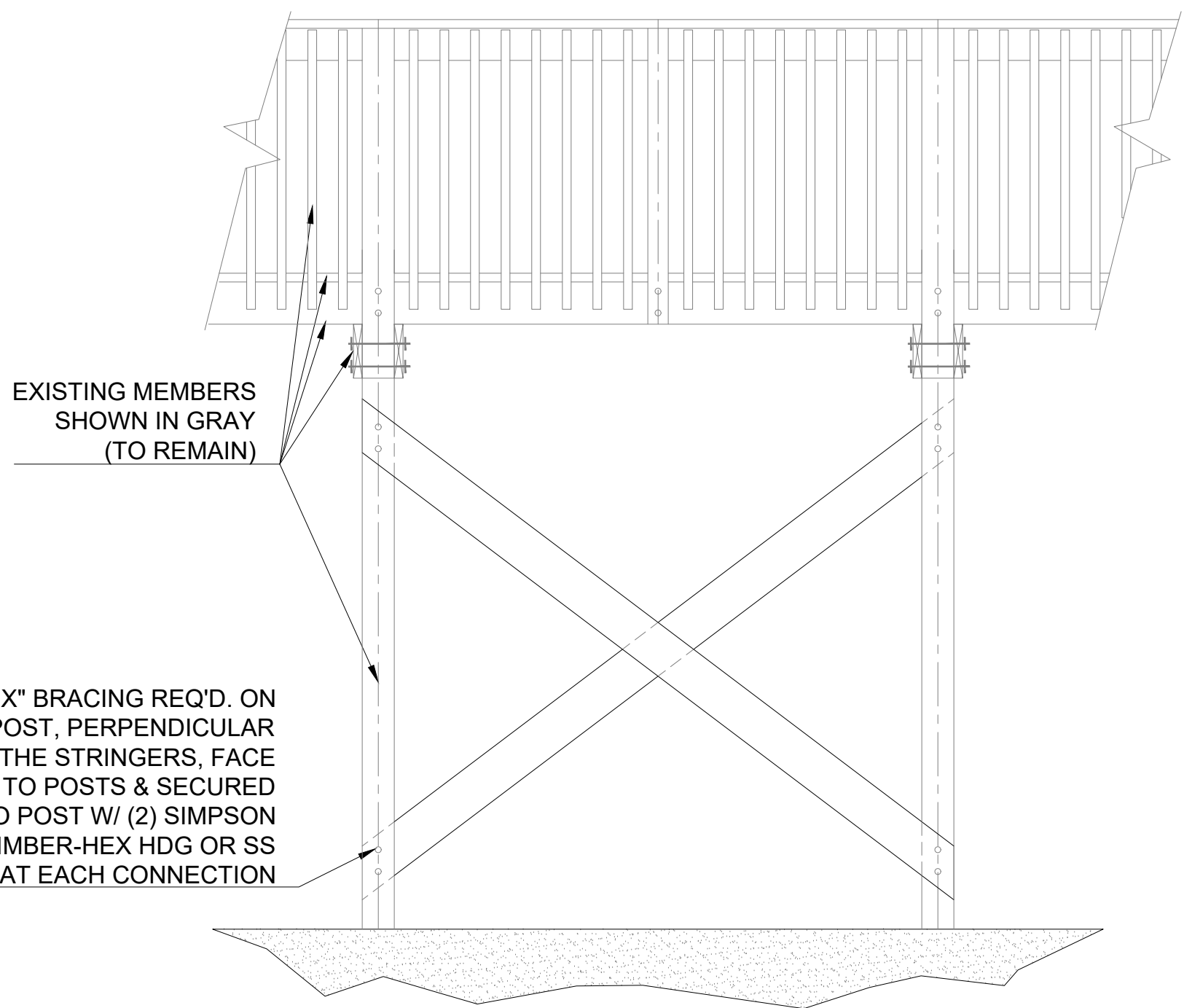
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PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-2.21



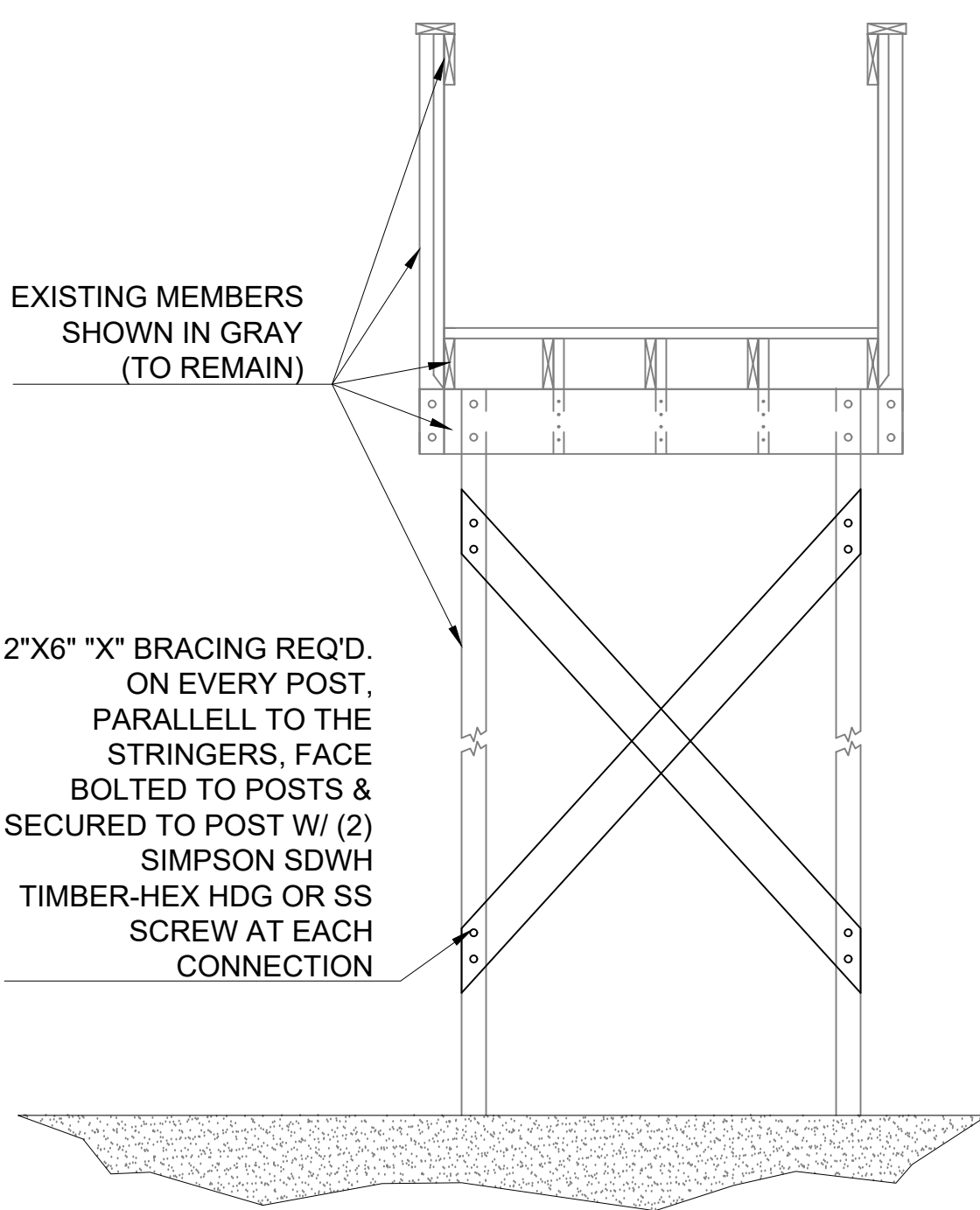
01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



03 CROSS BRACING DETAIL
N.T.S.



D SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
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LEGEND



--- DETAIL
--- PAGE #

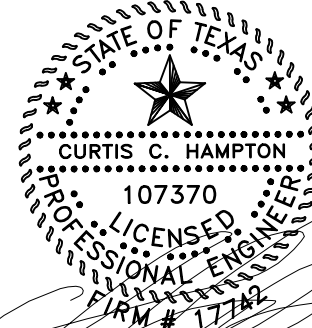
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CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #4
DETAILS 03

DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-2.22

Maps for Walkover 6: Delineated Dune Mitigation Figure and Plans



Prepared By:



Prepared For:

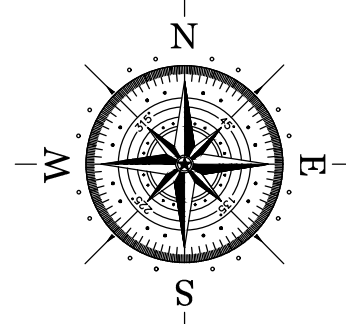
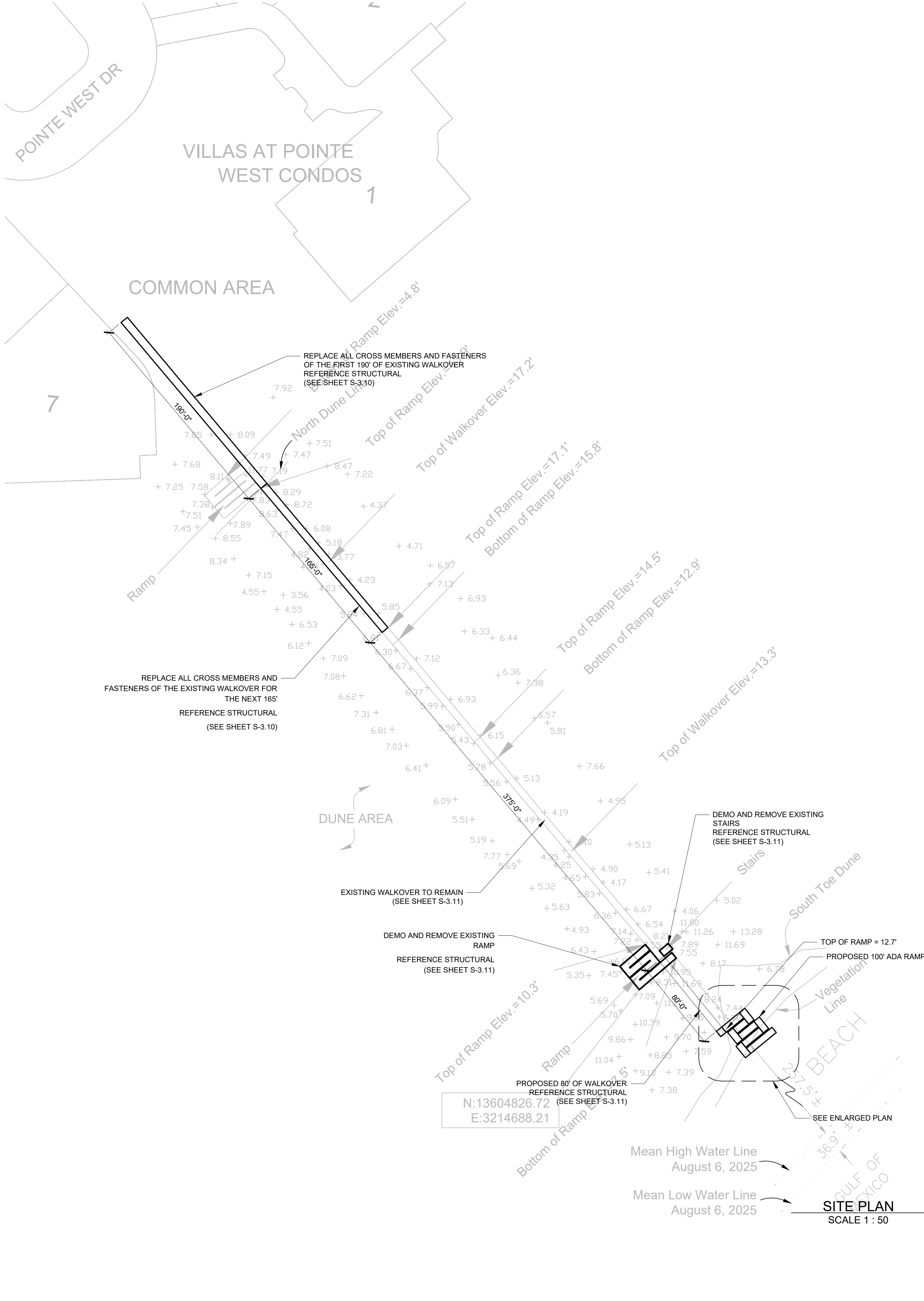
**Pointe West Property
Owners Association**

Legend

- ▬ Project Boundary
- ▬ Pre-Existing Dune Walkover
- ▬ Proposed Dune Walkover Extension
- ▬ Mean High Tide
- ▬ Vegetation Line
- ▬ Waterline (08/29/2025)
- ▬ Wetted Sand (08/29/2025)

Delineated Dune Mitigation Features Walkover #6

Date Drawn: 1/23/2026

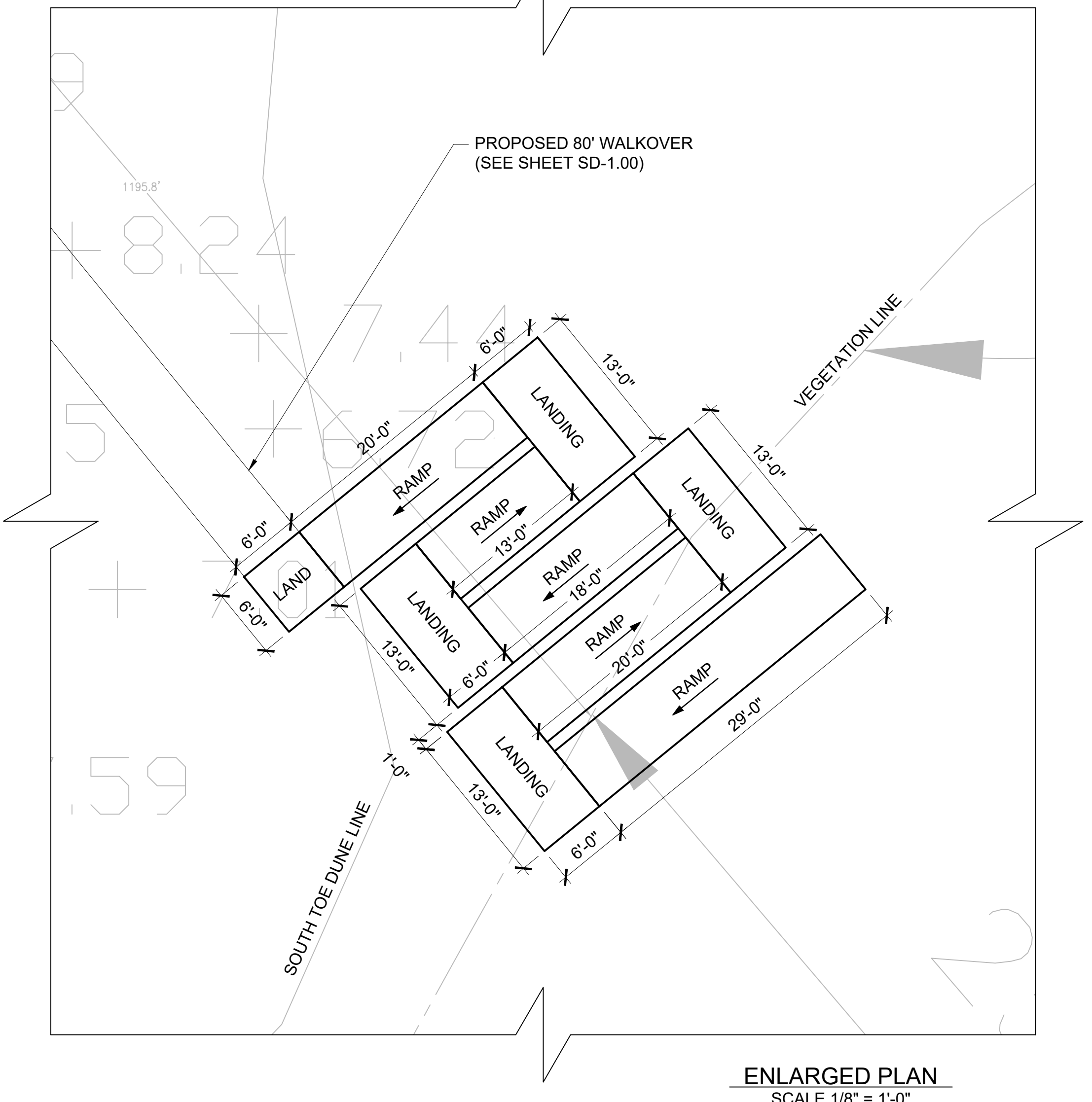


LEGEND

	GAS METER (GM)		CMP = CORRUGATED METAL PIPE
	GAS VALVE (GV)		RCP = REINFORCED CONCRETE PIPE
	FIRE HYDRANT (FH)		PVC = POLYVINYL CHLORIDE PIPE
	WATER METER (WM)		CPI = CORRUGATED PLASTIC PIPE
	WATER VALVE (WV)		S.S.E. = STORM SEWER EASEMENT
	GRATE INLET (GI)		A.E. = AERIAL EASEMENT
	STORM MANHOLE (S.M.H.)		B.L. = BUILDING LINE
	PRESSURE VALVE (PV)		D.E. = DRAINAGE EASEMENT
	LIGHT POLE (LP)		F.F.E. = FINISH FLOOR ELEV.
	WATER WELL (WW)		G.U. = GUTTER
	TRAFFIC SIGNAL POLE (TSP)		I.R. = IRON ROD
	CLEAN OUT (CO)		R.O.W. = RIGHT-OF-WAY
	BURIED CABLE MARKER (BCM)		T.B.M. = TEMPORARY BENCHMARK
	POWER POLE (PP)		U.E. = UTILITY EASEMENT
	UTILITY POLE (UP)		W.L.E. = WATER LINE EASEMENT
	SERVICE POLE (SP)		WOOD FENCE
	ELECTRIC BOX (EB)		CHAIN-LINK
	ELECTRIC METER (EM)		IRON FENCE
	ELECTRIC SHUTOFF		PIPELINE
	KNOX BOX		BUILDING LINE
	EXISTING TREE		EASEMENT LINE
	PROPOSED TREE		OVERHEAD POWER
	HIGH BANK		ASPHALT
			COVERED
			CONCRETE
			WOOD DECK
			GRAVEL

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S. - PILING AND STRINGER
S.O.G. - SLAB ON GRADE
H.A.G. - HIGHEST ADJACENT GRADE
L.A.G. - LOWEST ADJACENT GRADE
F.V. - FIELD VERIFY

- ### NOTES
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 - PROPOSED RAMPS GOING TOWARDS THE BEACH MUST END WITHIN 10' AFTER THE VEGETATION LINE.



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ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
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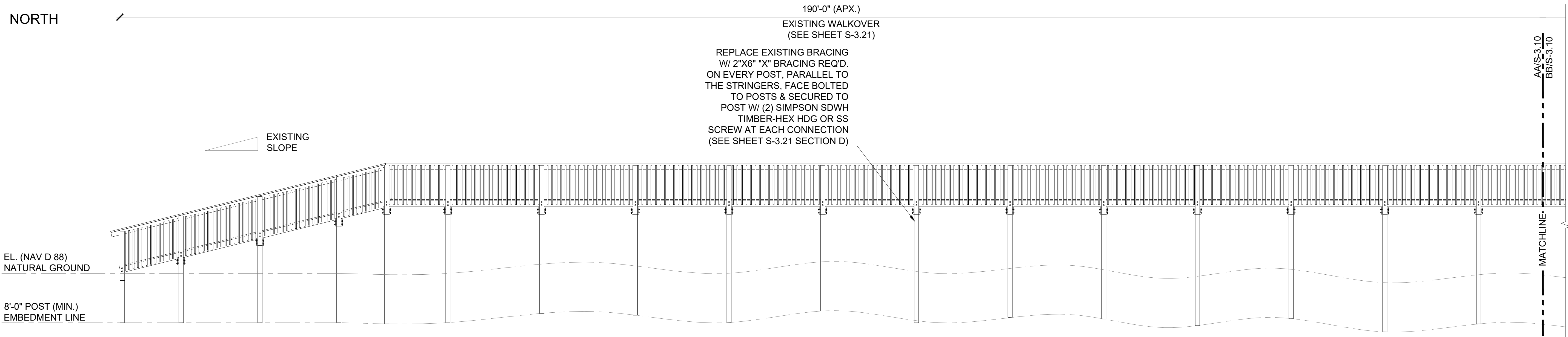
CLIENT:
POINTE WEST POA

PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

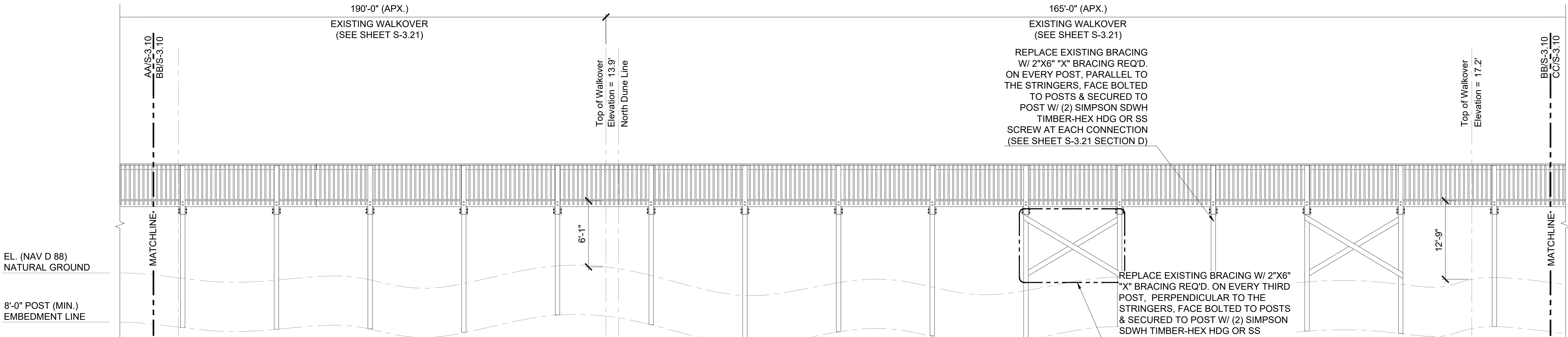
SITE PLAN
WALKOVER #6

DESIGNED BY:	R.L.	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	AS NOTED
DATE:	09/11/2025		25-0207-C-1.20

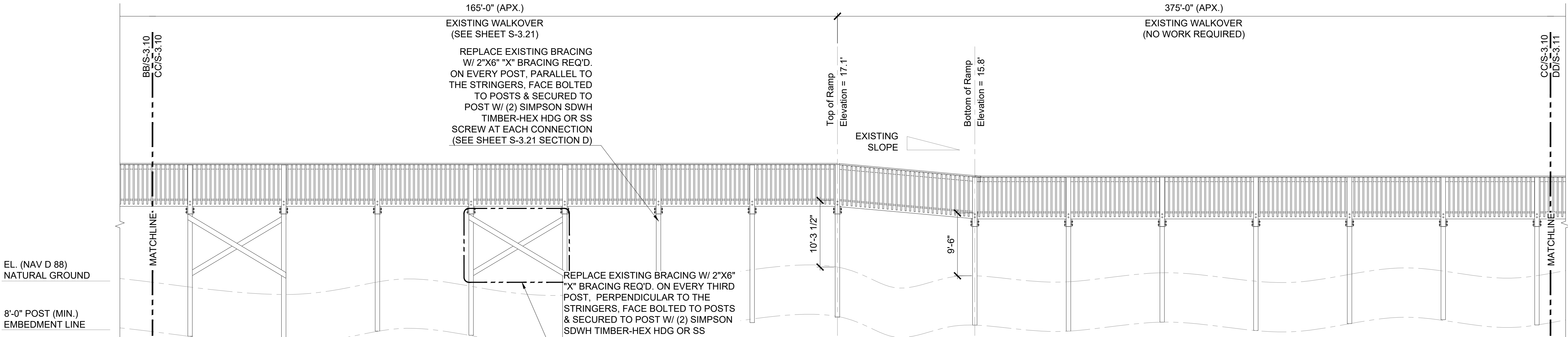
NORTH



AA
-
ELEVATION
N.T.S.



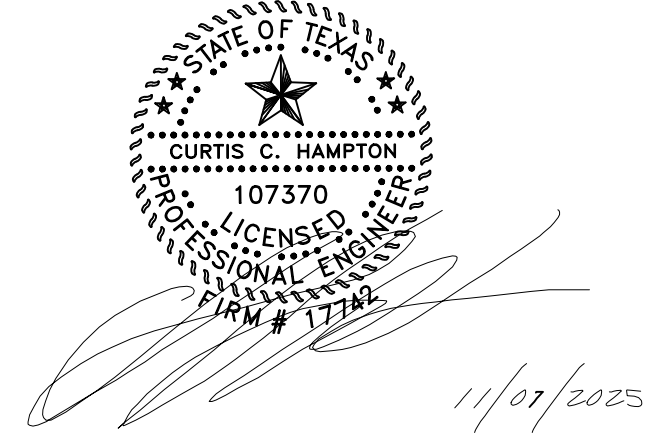
BB
-
ELEVATION
N.T.S.



CC
-
ELEVATION
N.T.S.

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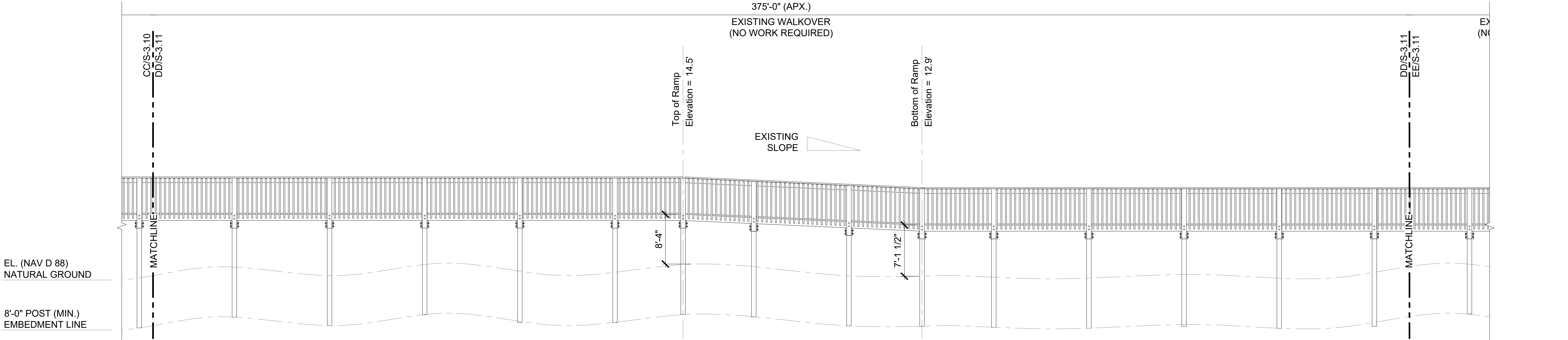


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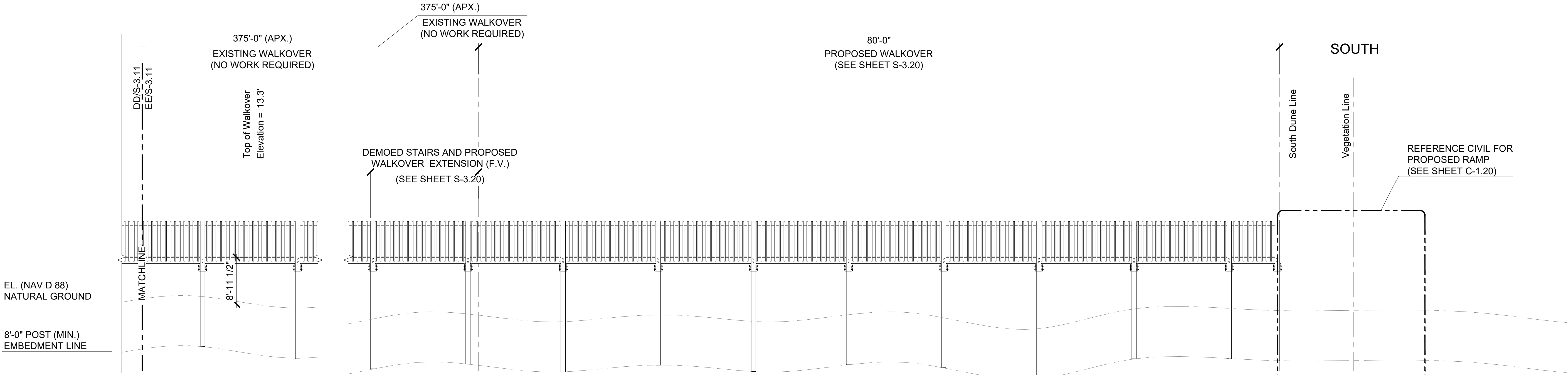
CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #6
ELEVATIONS (AA, BB & CC)

DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-3.10



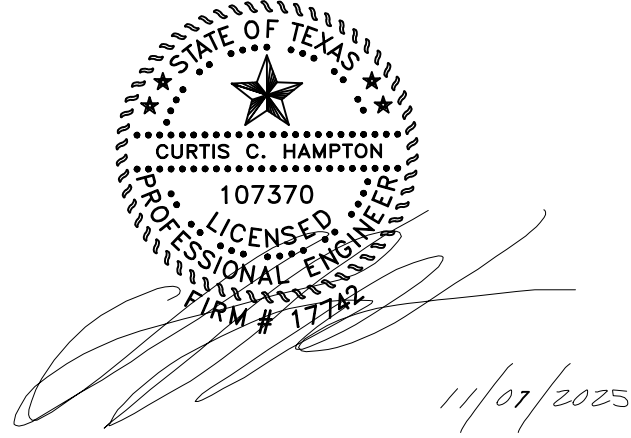
DD
-
ELEVATION
N.T.S.



EE
-
ELEVATION
N.T.S.

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CLIENT:
POINTE WEST POA

PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #6
ELEVATIONS (DD & EE)

DESIGNED BY:	VW	CHECKED BY:	OCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-3.11



For SI: 1 Pound per square foot = 0.0479 kPa, 1 pound per square foot = 0.157 kPa/m²

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.

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6. ALL WALKOVERS BUILT IN PUBLIC AREAS SHALL BE CONSTRUCTED WITH (2) GUARD RAILS.
7. ALL WALKOVERS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT IBC CODE REQUIREMENTS.
8. IT SHALL BE THE DUTY OF THE PROPERTY OWNER TO ENSURE THE DUNE WALKOVER IS IN GOOD CONDITION OF REPAIR AND MAINTENANCE.
9. ALL DUNE WALKOVER CONSTRUCTION, IMPROVEMENT OR REPAIR MUST BE PERMITTED THROUGH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF GALVESTON.
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11. NO CONCRETE IS ALLOWED WITHIN THE DUNE PROTECTION AREA.

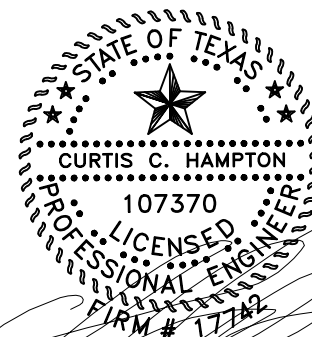
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6. DO NOT PROCEED UNTIL RESOLUTION OF CONFLICTS HAVE BEEN RESOLVED.
7. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR

---- DETAIL
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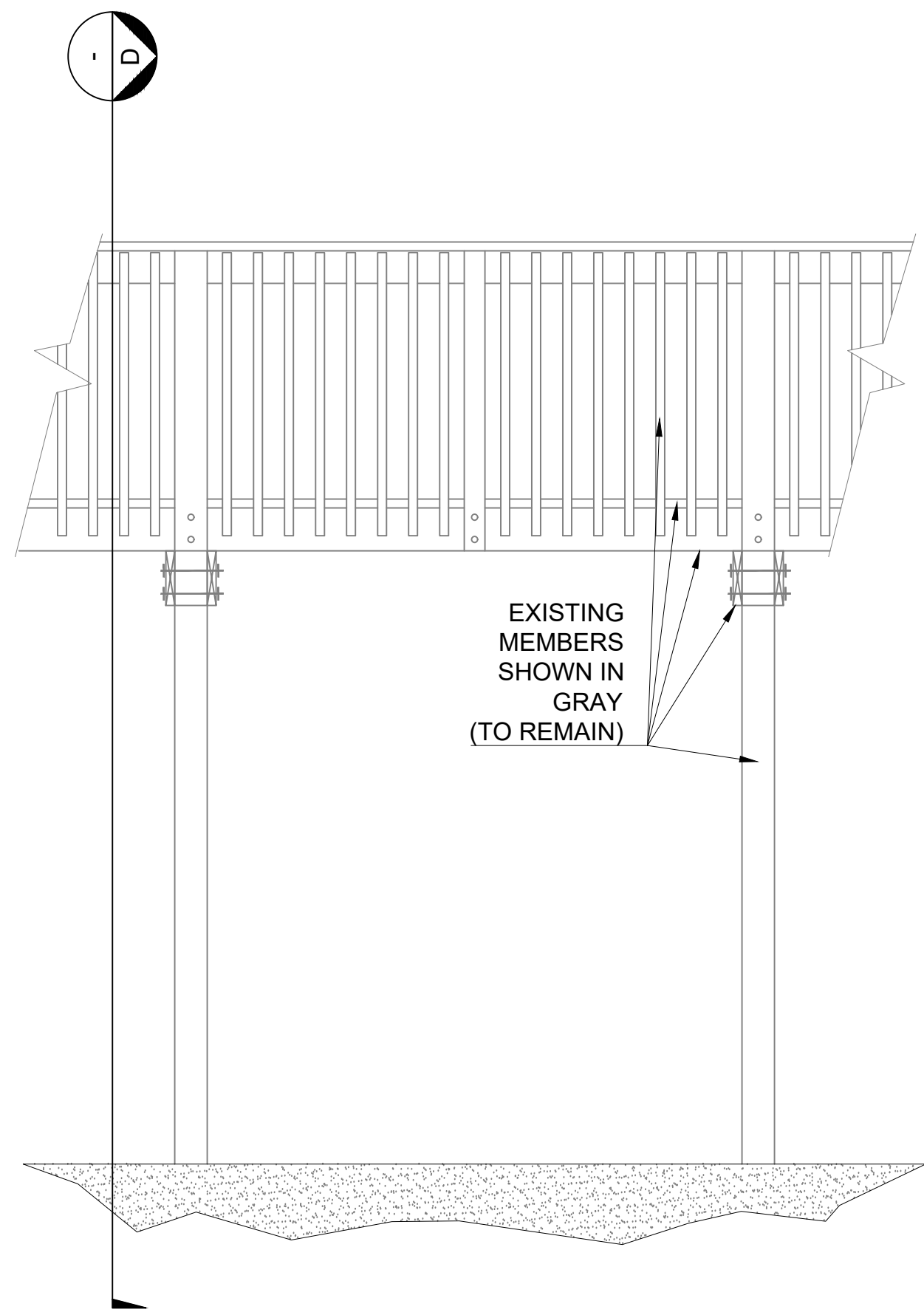
POINTE WEST POA

PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

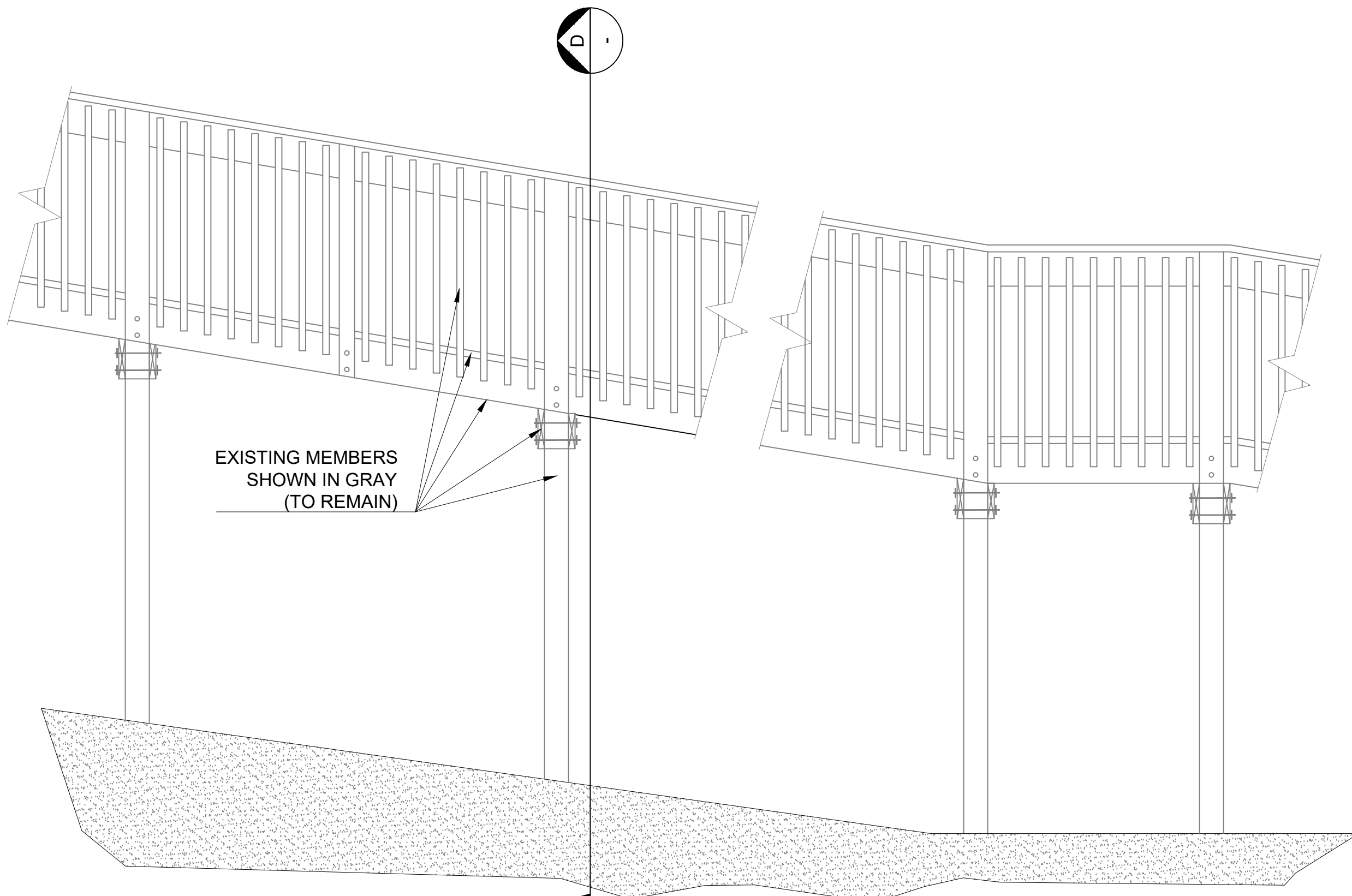
DUNE WALKOVER #6

DETAILS 01

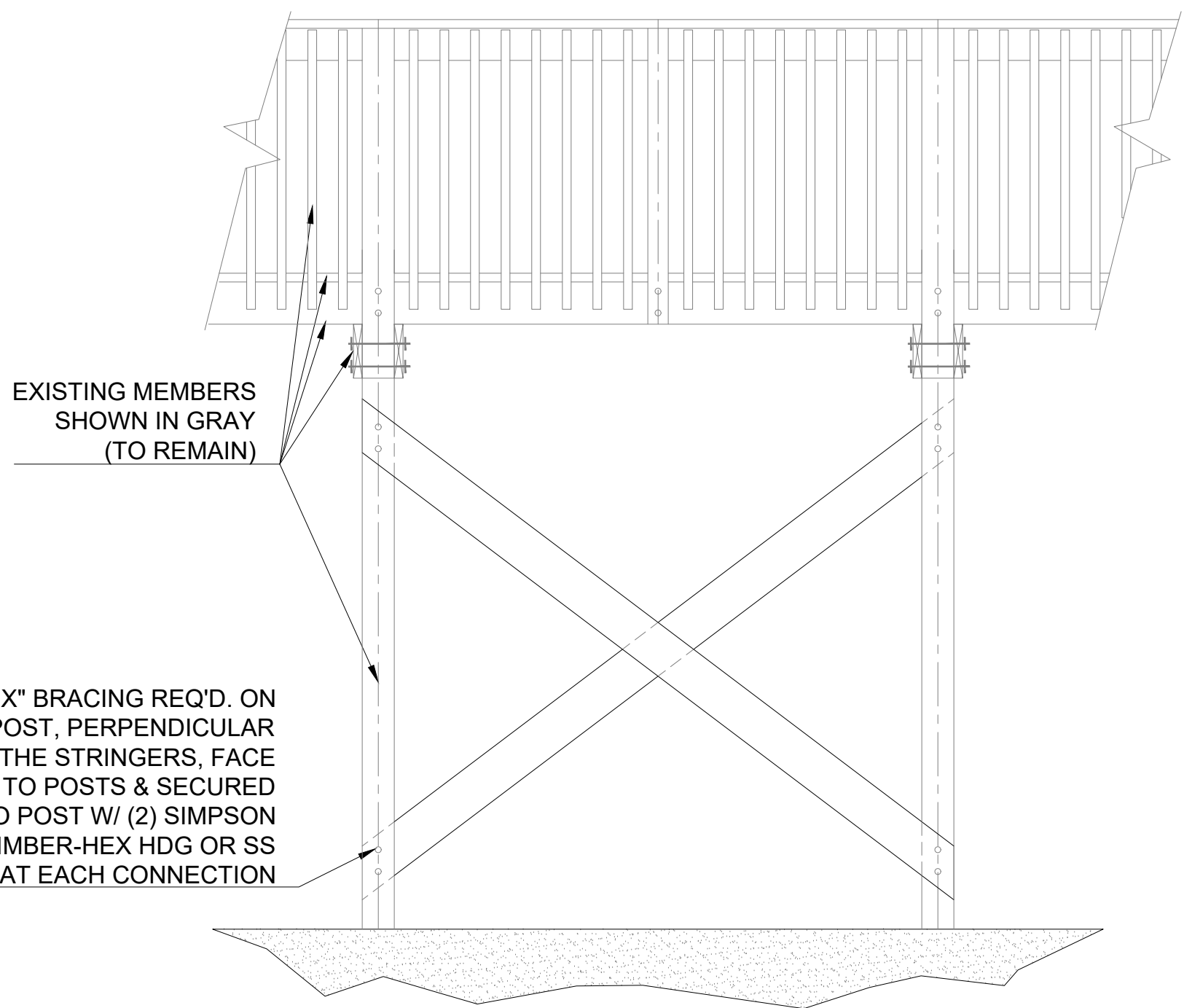
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PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025	25-0207-	S-3.2



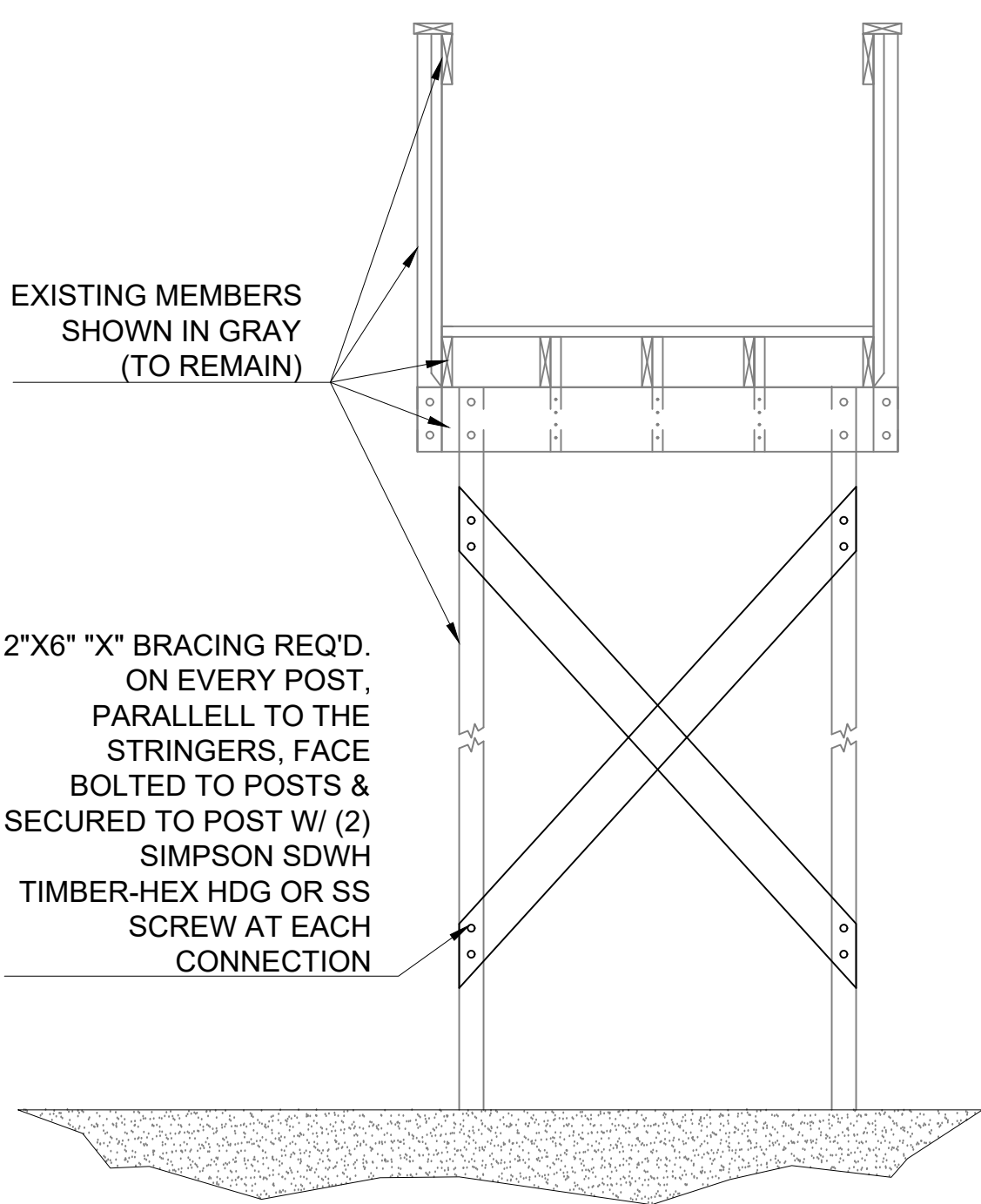
01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



03 CROSS BRACING DETAIL
N.T.S.



D SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
CLASS OF MATERIALS	CLASS OF MATERIALS	LATERAL BEARING PRESSURE (psf/ft below natural grade)	LATERAL SLIDING RESISTANCE	
			Coefficient of friction ^a	Cohesion (psf) ^b
1. Crystalline bedrock	12,000	1,200	0.70	--
2. Sedimentary and foliated rock	4,000	400	0.35	--
3. Sandy gravel and/or gravel (GW and GP)	5,000	200	0.5	--
4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SPM SM, SC, GM and GC)	2,000	150	0.25	--
5. Clay, sand clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH, and CH)	1,500	100	--	130

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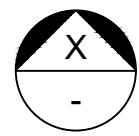
GENERAL NOTES & COMPLIANCE INFORMATION

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LEGEND



--- DETAIL
--- PAGE #

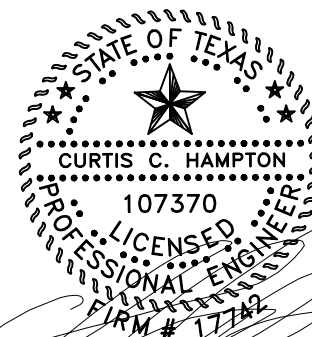
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CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #6
DETAILS 02

DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-3.21

Maps for Walkover 7: Delineated Dune Mitigation Figure and Plans



Prepared By:



Prepared For:

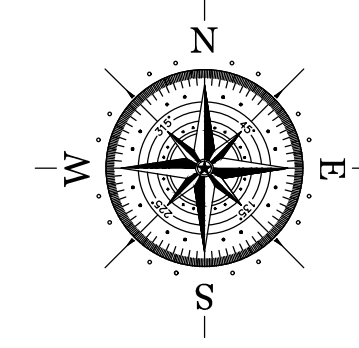
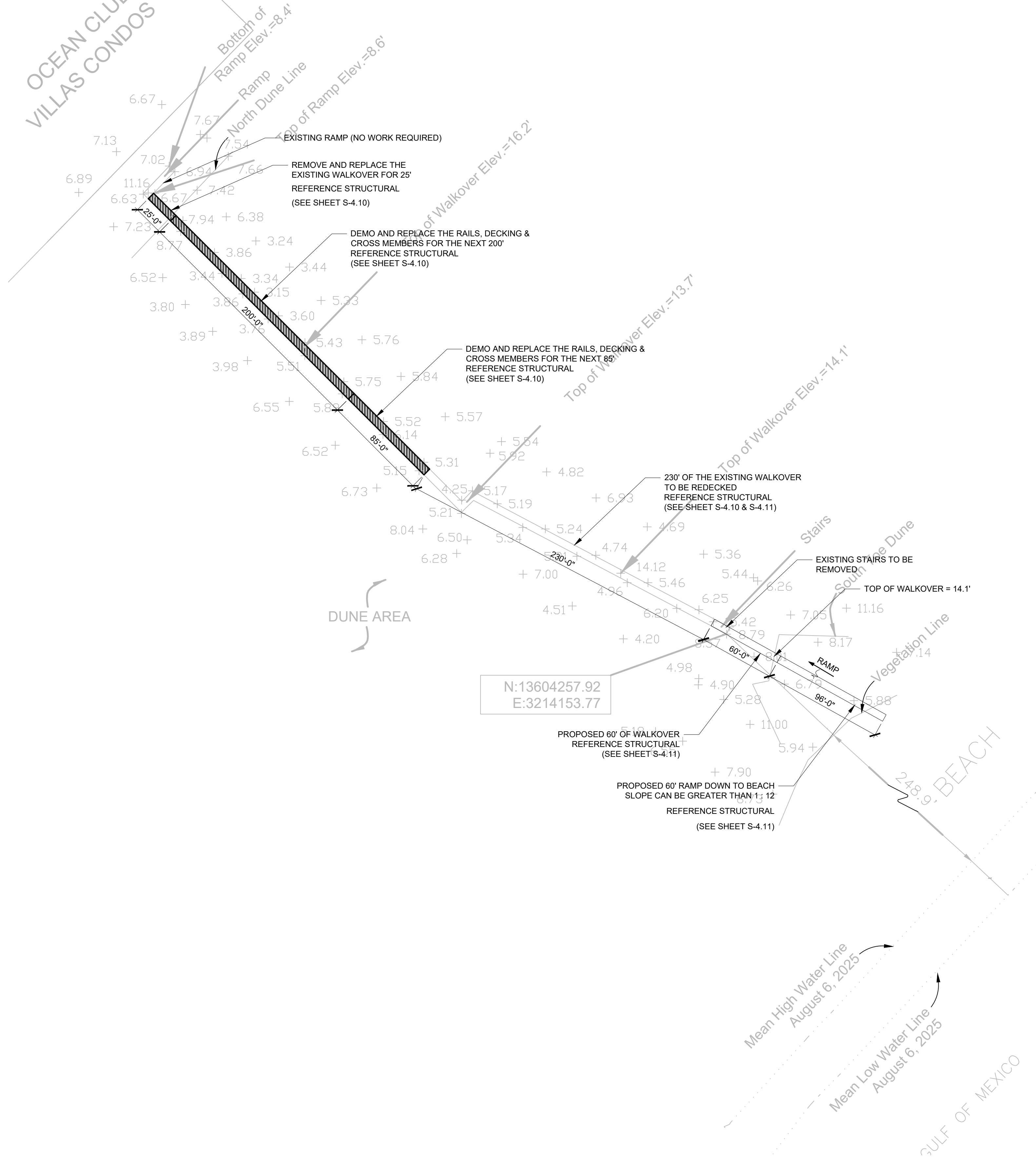
**Pointe West Property
Owners Association**

Legend

- ▬ Project Boundary
- ▬ Pre-Existing Dune Walkover
- ▬ Proposed Dune Walkover Extension
- ▬ Mean High Tide
- ▬ Vegetation Line
- ▬ Waterline (08/29/2025)
- ▬ Wetted Sand (08/29/2025)

Delineated Dune Mitigation Features Walkover #7

Date Drawn: 1/23/2026



(G)	GAS METER(GM)	CMF	CORRUGATED METAL PIPE
(C)	GAS VALVE(GV)	RC	REINFORCED CONCRETE PIPE
(F)	FIRE HYDRANT(FH)	PVC	POLYETHYLENE PIPE
(W)	WATER METER(WM)	GPR	CORRUGATED PLASTIC PIPE
(V)	WATER VALVE(WV)	STW.S.E.	SANITARY SEWER EASEMENT
(G)	GATE(GATE)	STW.S.E.	STORM SEWER EASEMENT
(S)	SANITARY MANHOLE(SAN.M.H.)	A.F.	ASPHALT FACING
(S)	STORM MANHOLE(S.O.M.H.)	B.C.	BACK OF CURB
(P)	PRESSURE VALVE(PV)	B.L.	BUILDING LINE
(L)	LIGHT POLE(LP)	C.P.	CONTROL POINT
(W)	WATER WELL(WW)	D.F.	DOWN FLOOR ELEV.
(T)	TRAFFIC SIGNAL POLE(TSP)	F.F.	FINISH FLOOR ELEV.
(C)	CLEAN OUT(CO)	I.P.	IRON PIPE
(B)	BURIED CABLE MARKER(BCM)	R.O.W.	RIGHT-OF-WAY
(P)	POWER POLE(PP)	T.E.M.	TRAFFIC ENGINEER'S MARK
(U)	UTILITY POLE(UP)	U.E.	UTILITY EASEMENT
(S)	SERVICE POLE(SP)	W.L.	WATER LINE EASEMENT
(B)	ELECTRIC BOX(EB)	— X —	WOOD FENCE
(E)	ELECTRIC METER(EM)	— O —	IRON FENCE
X	SPOT ELEVATION(SE)	— / —	CHAIN-LINK
(S)	ELECTRIC SHUTOFF	— — —	PIPELINE
(K)	KNOX BOX	— — —	EASEMENT LINE
		— — —	OVERHEAD POWER
		ASPHALT	CONCRETE
		WOOD DECK	GRAVEL
	EXISTING TREE		PROPOSED TREE
			HIGH BANK

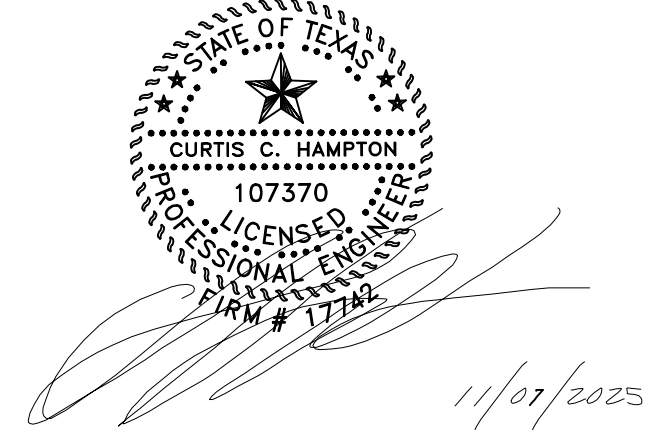
- | | |
|----------|---------------------------------------|
| B.F.E. - | BASE FLOOD ELEVATION (100 YEAR) |
| D.F.E. - | DESIGNATED FLOOD ELEVATION (500 YEAR) |
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| P.A.S. - | PILING AND STRINGER |
| S.O.G. - | SLAB ON GRADE |
| H.A.G. - | HIGHEST ADJACENT GRADE |
| L.A.G. - | LOWEST ADJACENT GRADE |
| F.V. - | FIELD VERIFY |

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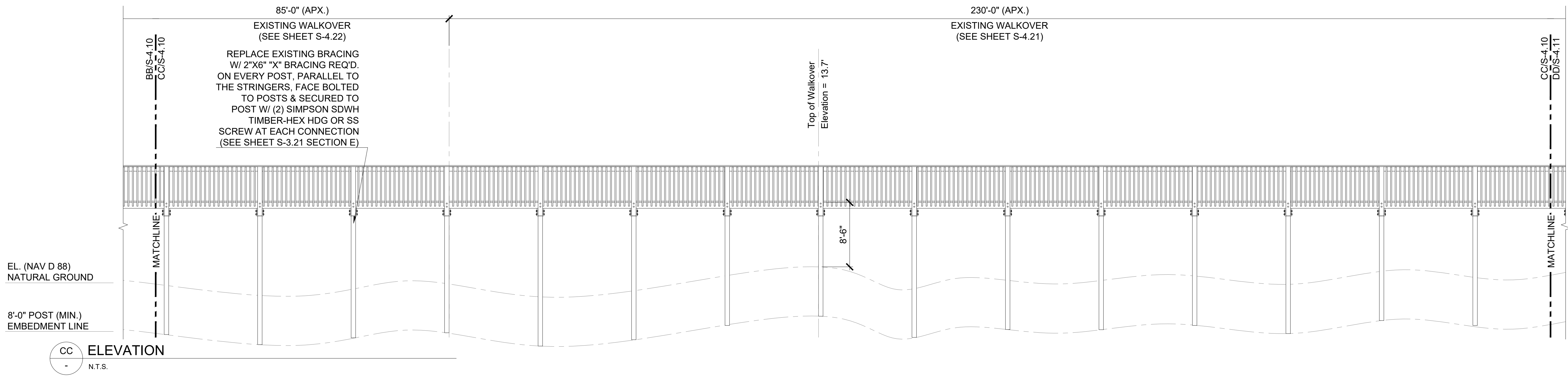
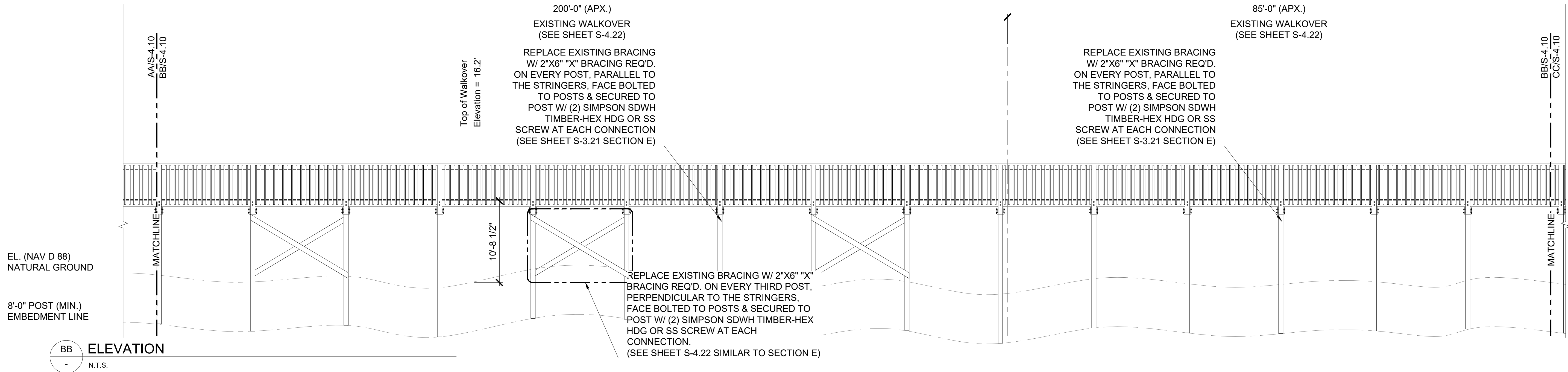
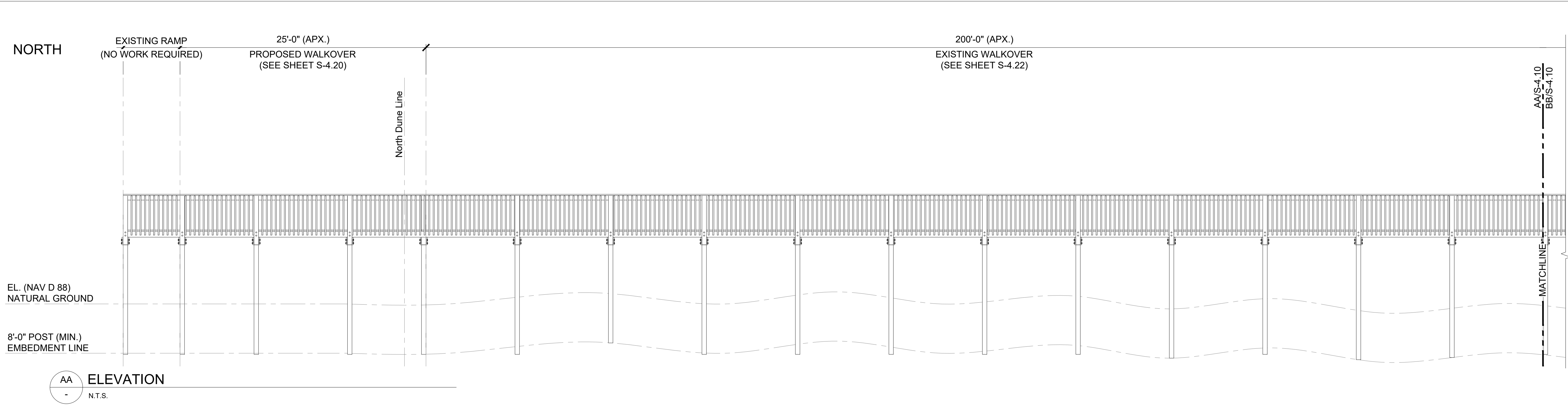
CLIENT:

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PROJECT LOCATION OR ADDRESS:
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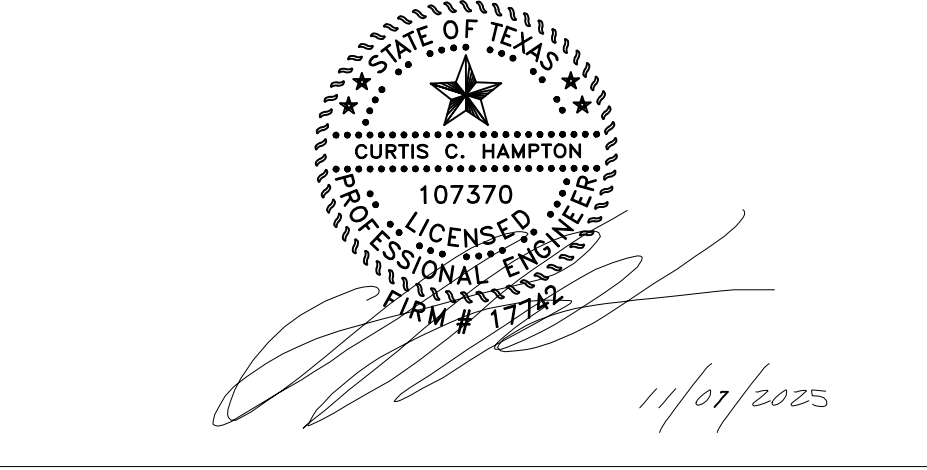
SITE PLAN WALKOVER #7

DESIGNED BY:	R.L.	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	1 : 50
DATE:	09/11/2025	25-0207-C-1.30	



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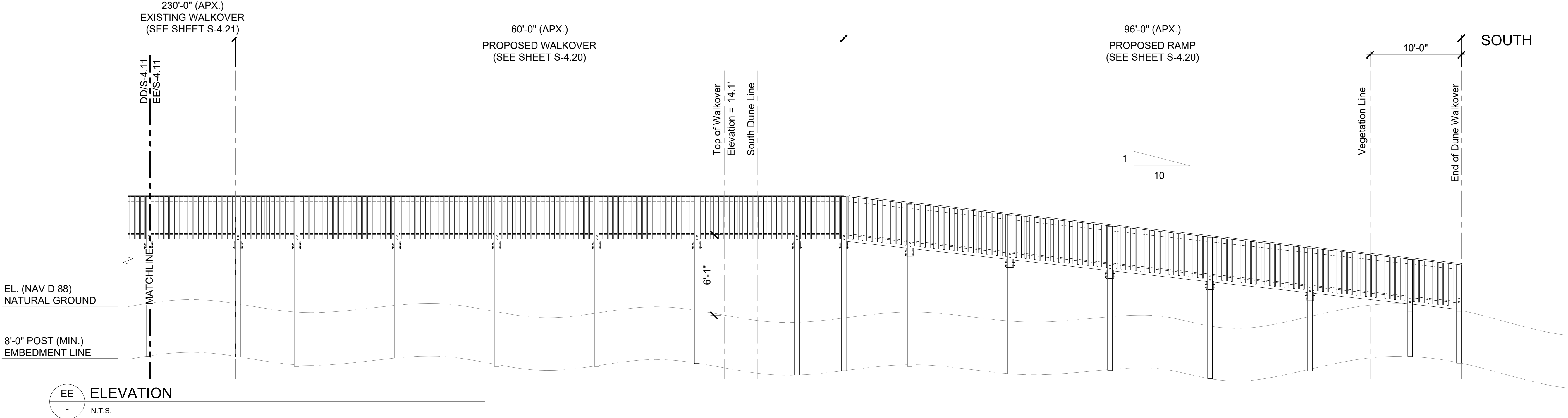
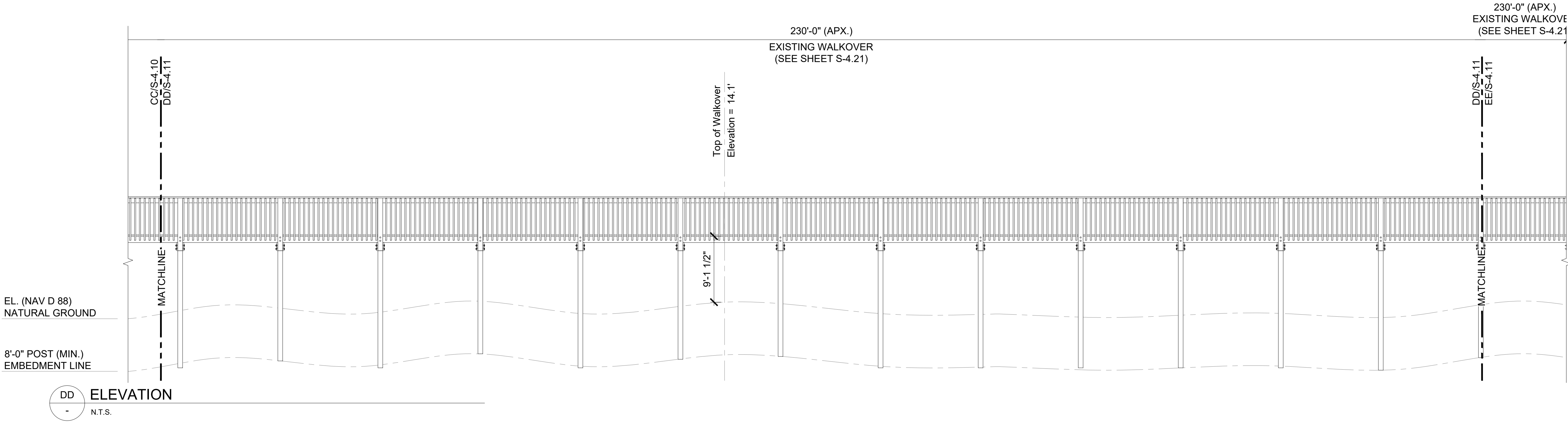
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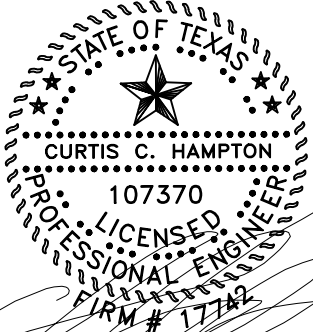
**DUNE WALKOVER #7
ELEVATIONS (AA, BB & CC)**

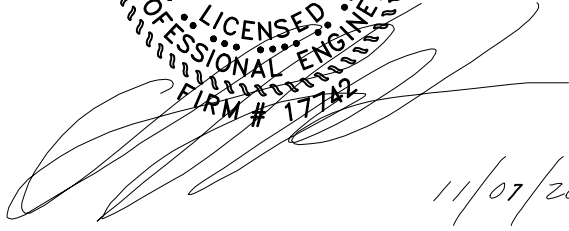
DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025	25-0207-	S-4.10



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DUNE WALKOVER #7
ELEVATIONS (DD & EE)

DESIGNED BY:	VW	CHECKED BY:	OCH
PROJECT #:	25-0207	SCALE:	N.T.S.
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8. IT SHALL BE THE DUTY OF THE PROPERTY OWNER TO ENSURE THE DUNE WALKOVER IS IN GOOD CONDITION OF REPAIR AND MAINTENANCE.
9. ALL DUNE WALKOVER CONSTRUCTION, IMPROVEMENT OR REPAIR MUST BE PERMITTED THROUGH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF GALVESTON.
10. NO HEAVY EQUIPMENT IS ALLOWED WITHIN THE DUNE PROTECTION AREA.
11. NO CONCRETE IS ALLOWED WITHIN THE DUNE PROTECTION AREA.

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 3. ALL NAILS AND FASTENERS SHALL BE STAINLESS STEEL OR HDG
 4. CARE MUST BE TAKEN TO ENSURE NAILS ARE NOT OVER DRIVEN
 5. THE ENGINEER-OF-RECORD MUST BE CONTACTED WHEN CONFLICTS IN STRUCTURAL REQUIREMENTS ARE DISCOVERED
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 7. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR

 --- DETAIL
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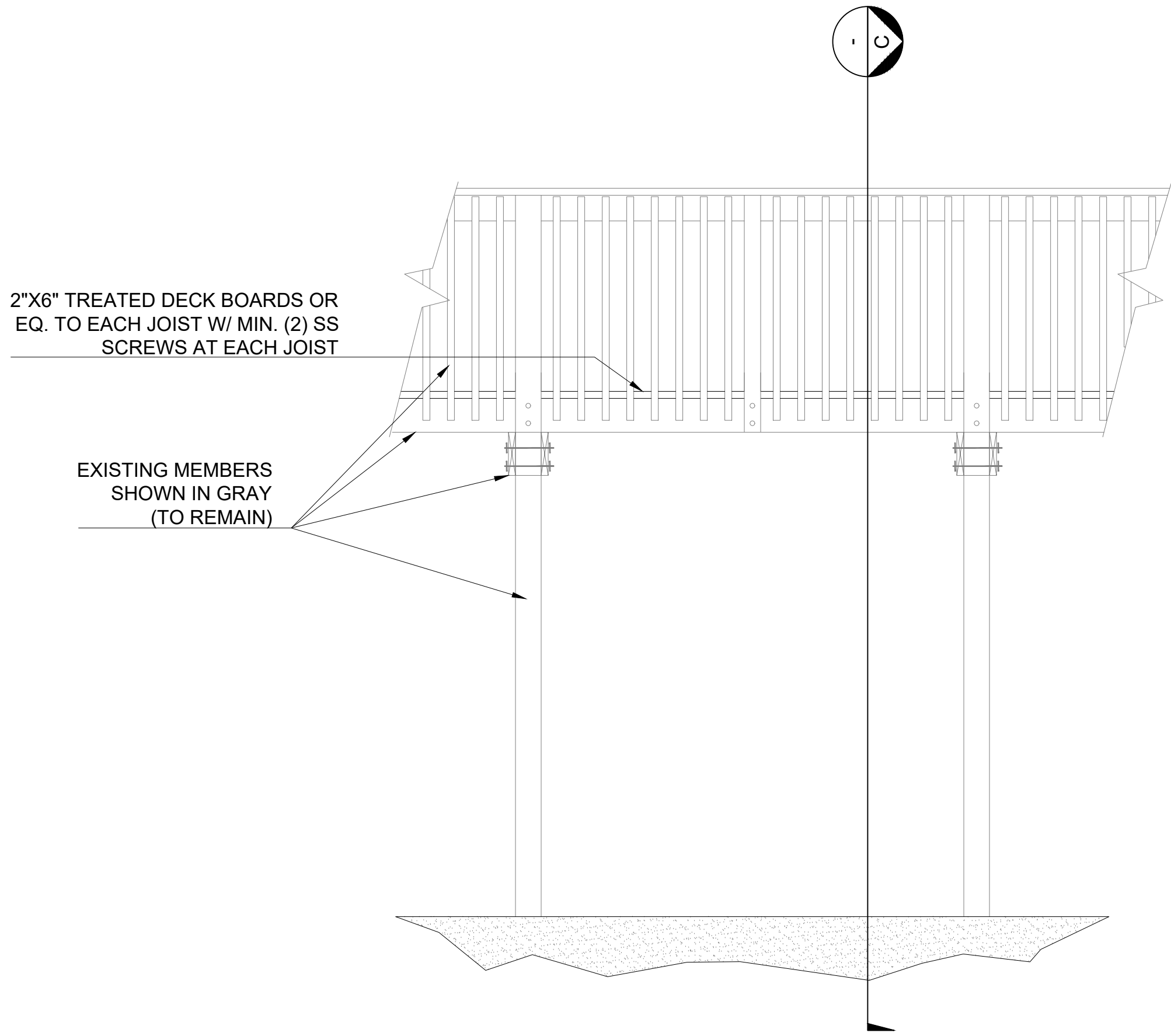


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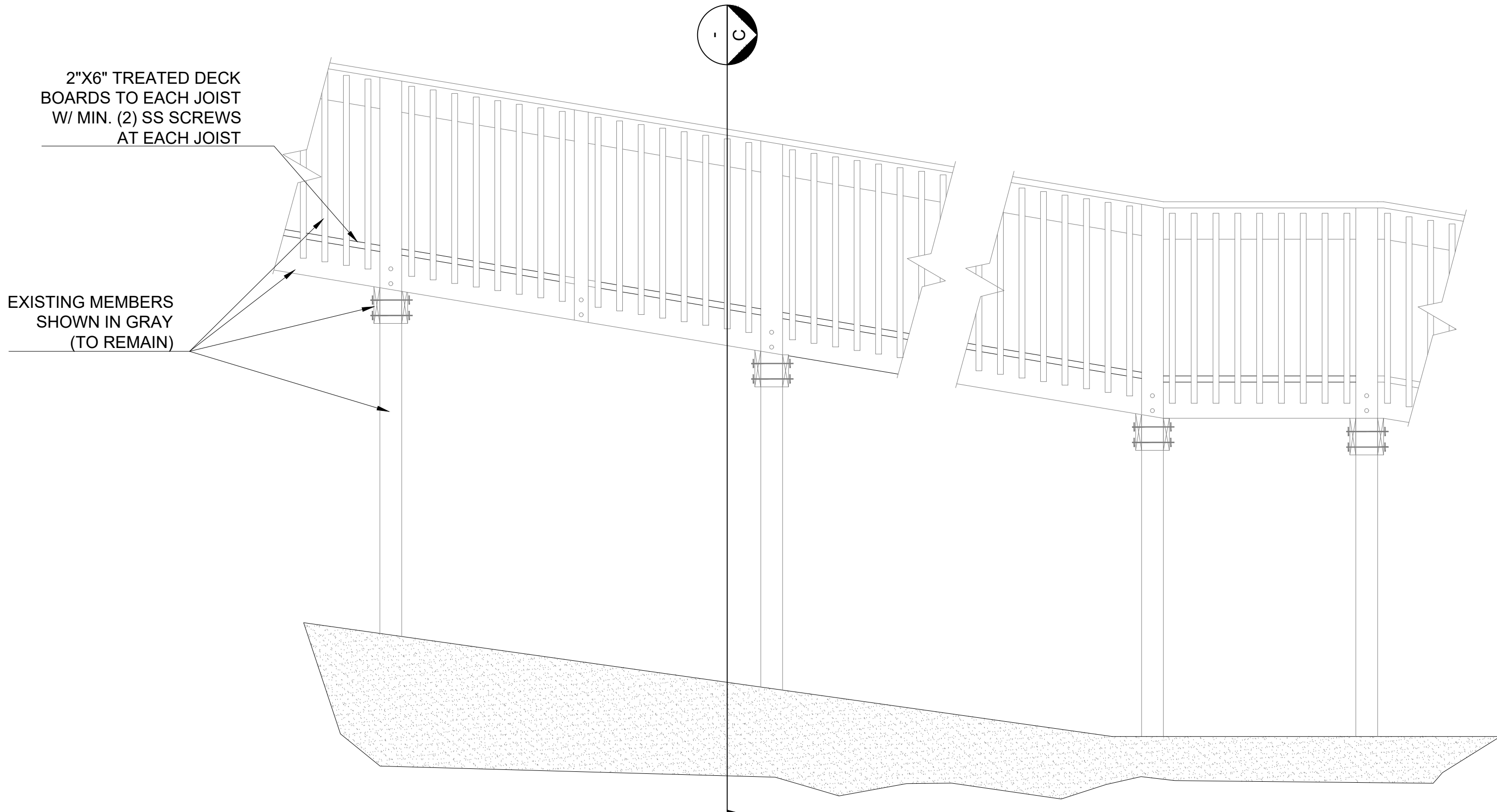
POINTE WEST POA

PROJECT LOCATION OR ADDRESS
POINTE WEST,
GALVESTON, TX, 77554

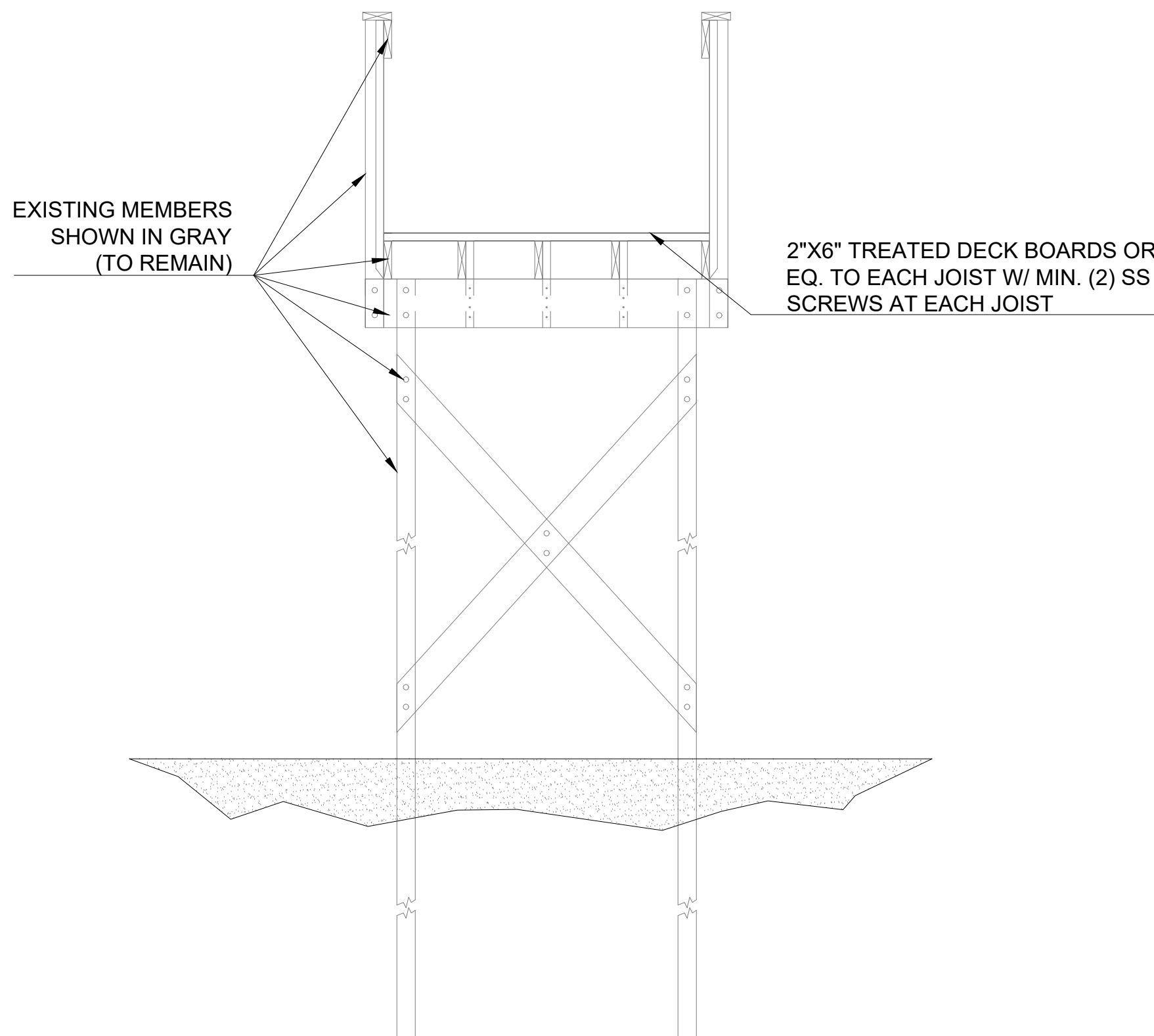
DESIGNED BY:	VW	CHECKED BY:	CC
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025	25-0207-	S-4.2



01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



C SECTION
N.T.S.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES				
CLASS OF MATERIALS	CLASS OF MATERIALS	LATERAL BEARING PRESSURE (psf/ft below natural grade)	LATERAL SLIDING RESISTANCE	
			Coefficient of friction ^a	Cohesion (psf) ^b
1. Crystalline bedrock	12,000	1,200	0.70	--
2. Sedimentary and foliated rock	4,000	400	0.35	--
3. Sandy gravel and/or gravel (GW and GP)	5,000	200	0.5	--
4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SPM SM, SC, GM and GC)	2,000	150	0.25	--
5. Clay, sand clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH, and CH)	1,500	100	--	130

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.

GENERAL NOTES & COMPLIANCE INFORMATION

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LEGEND



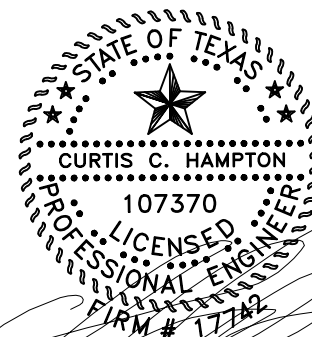
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11/07/2025

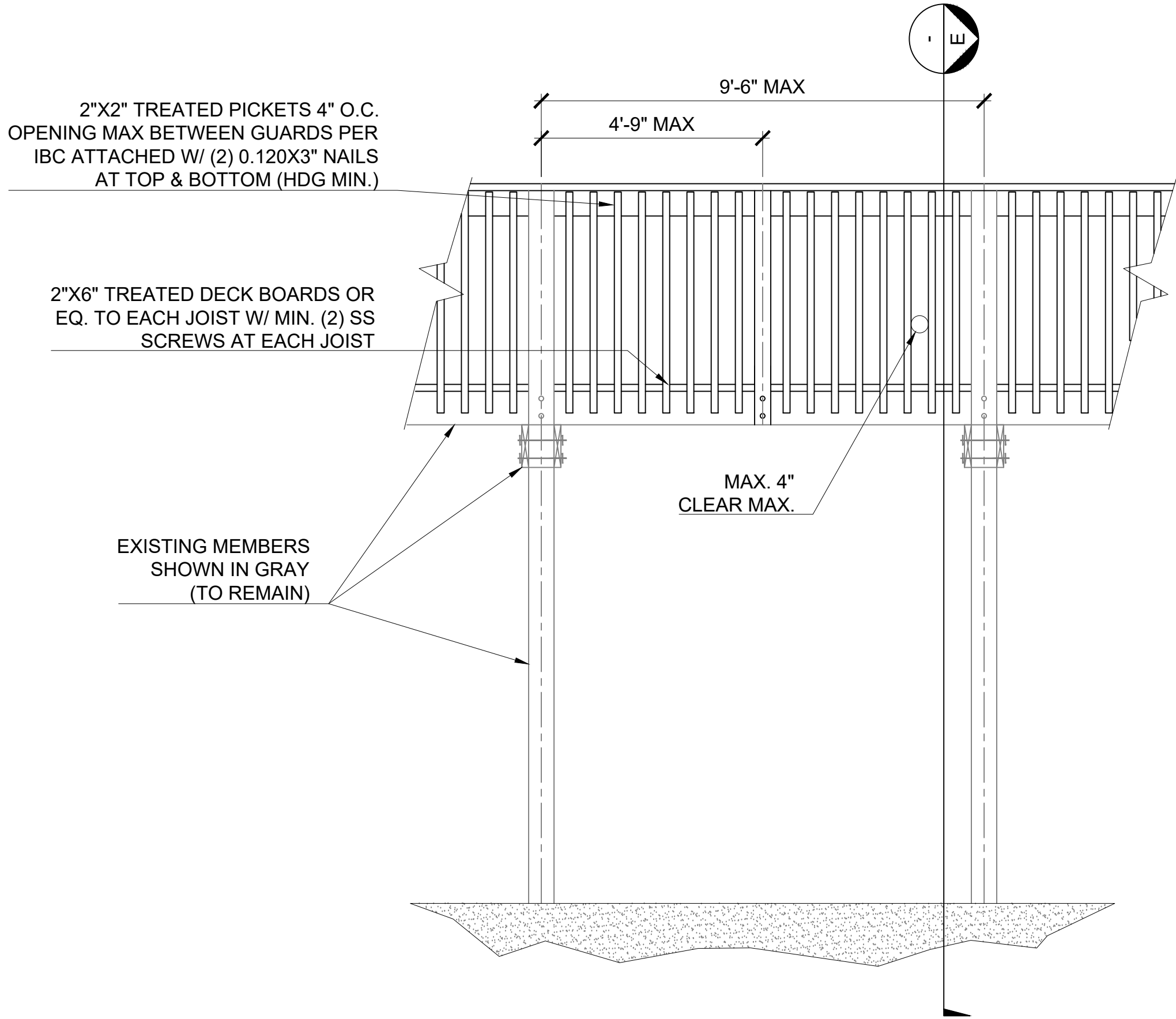
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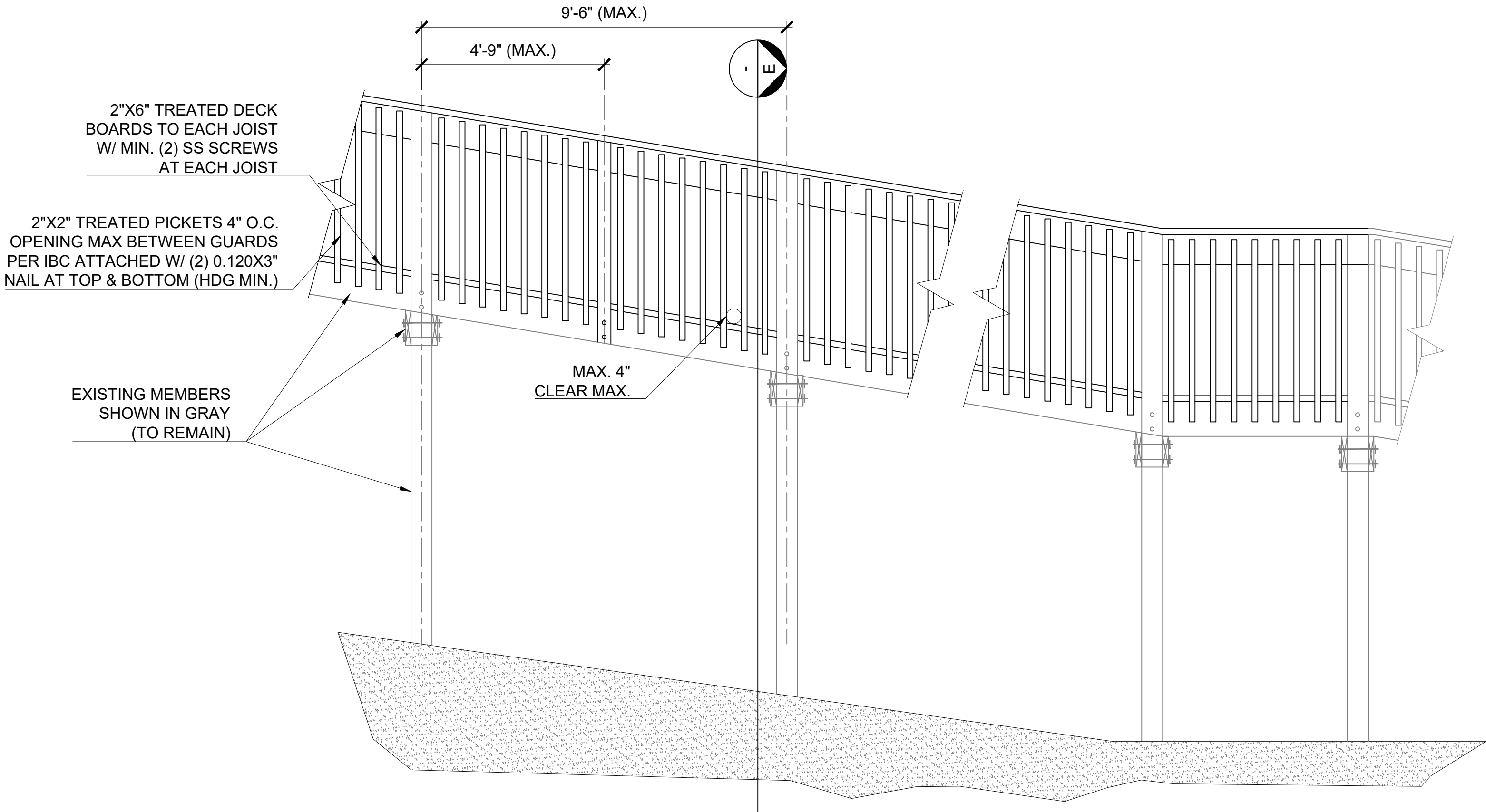
CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #7
DETAILS 02

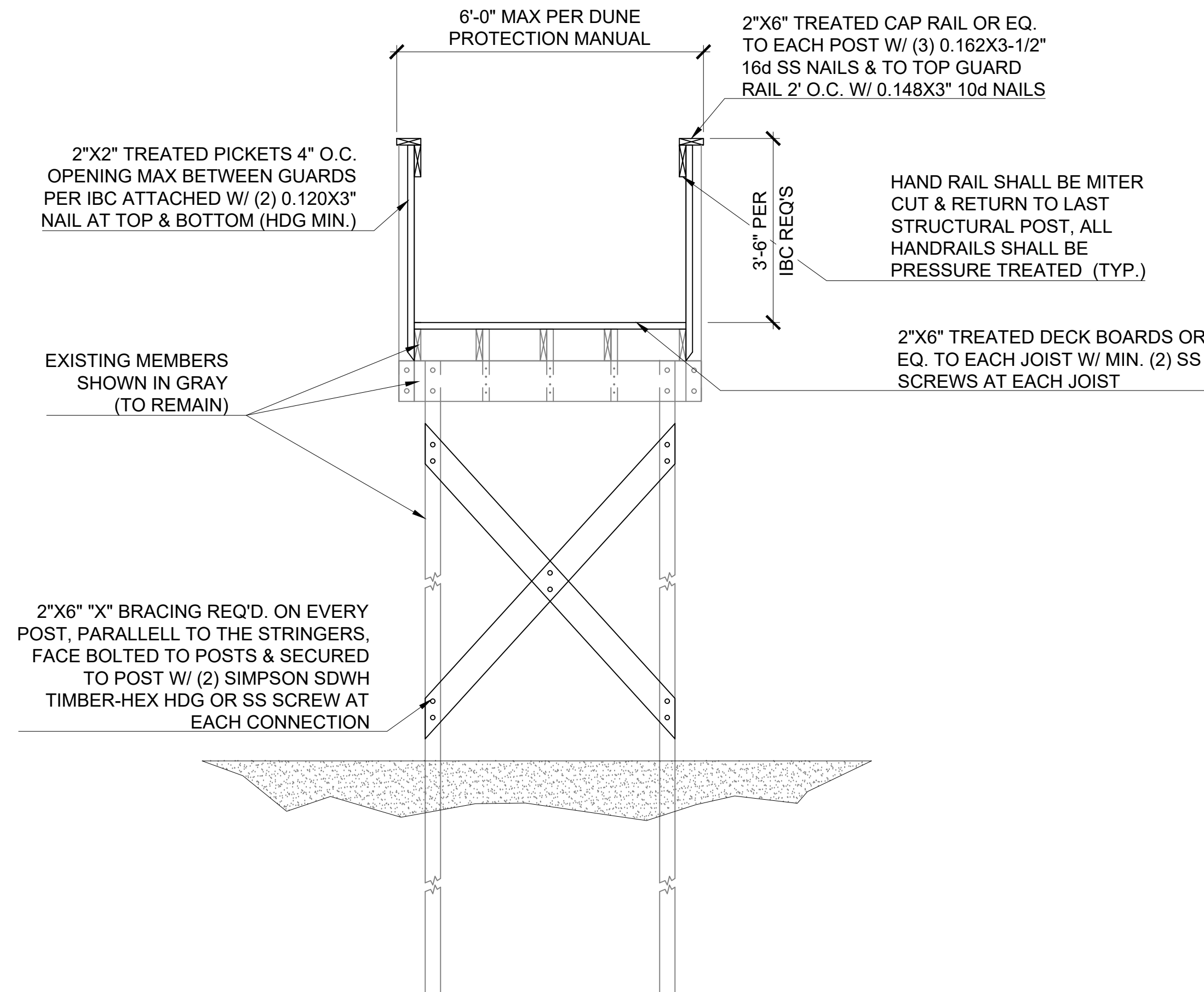
DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-4.21



01 WALKOVER DETAIL
N.T.S.



02 RAMP DETAIL
N.T.S.



E SECTION
N.T.S.

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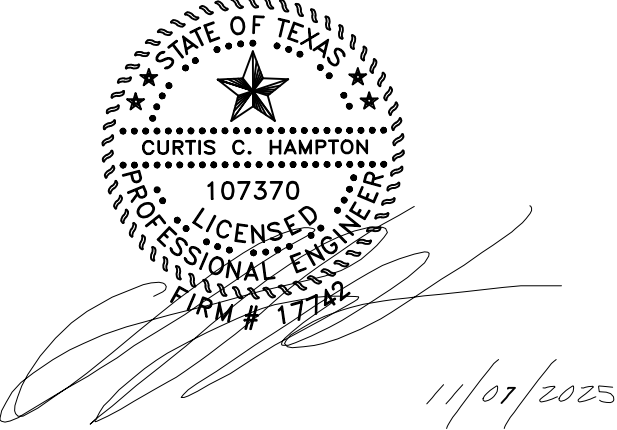
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CLIENT:
POINTE WEST POA
PROJECT LOCATION OR ADDRESS:
POINTE WEST,
GALVESTON, TX, 77554

DUNE WALKOVER #7
DETAILS 03

DESIGNED BY:	VW	CHECKED BY:	CCH
PROJECT #:	25-0207	SCALE:	N.T.S.
DATE:	09/11/2025		25-0207- S-4.22

D – Site Photos

Photolog of Proposed Dune Walkover Areas



Photo 1: Representative view facing north at the new proposed end of Walkover 2 centered at approximately 29.107450°N, -95.087645°W.



Photo 2: Representative view facing east at the new proposed end of Walkover 2 centered at approximately 29.107450°N, -95.087645°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 3: Representative view facing south at the new proposed end of Walkover 2 centered at approximately 29.107450°N, -95.087645°W.



Photo 4: Representative view facing west at the new proposed end of Walkover 2 centered at approximately 29.107450°N, -95.087645°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 5: Representative view facing north at the new proposed end of Walkover 4 centered at approximately 29.102852°N, -95.093310°W.



Photo 6: Representative view facing east at the new proposed end of Walkover 4 centered at approximately 29.102852°N, -95.093310°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 7: Representative view facing south at the new proposed end of Walkover 4 centered at approximately 29.102852°N, -95.093310°W.



Photo 8: Representative view facing west at the new proposed end of Walkover 4 centered at approximately 29.102852°N, -95.093310°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 9: Representative view facing north at the new proposed end of Walkover 6 centered at approximately 29.100267°N, -95.096472°W.



Photo 10: Representative view facing east at the new proposed end of Walkover 6 centered at approximately 29.100267°N, -95.096472°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 11: Representative view facing south at the new proposed end of Walkover 6 centered at approximately 29.100267°N, -95.096472°W.



Photo 12: Representative view facing west at the new proposed end of Walkover 6 centered at approximately 29.100267°N, -95.096472°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
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Photo 13: Representative view facing north at the new proposed end of Walkover 7 centered at approximately 29.098667°N, -95.098095°W.



Photo 14: Representative view facing east at the new proposed end of Walkover 7 centered at approximately 29.098667°N, -95.098095°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



Photo 15: Representative view facing south at the new proposed end of Walkover 7 centered at approximately 29.098667°N, -95.098095°W.



Photo 16: Representative view facing west at the new proposed end of Walkover 7 centered at approximately 29.098667°N, -95.098095°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471

Photolog of Mitigation Areas



Photo 17: Representative view facing north at the proposed Mitigation Area centered at approximately 29.098692°N, -95.098358°W.



Photo 18: Representative view facing east at the proposed Mitigation Area centered at approximately 29.098692°N, -95.098358°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

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COMPASS
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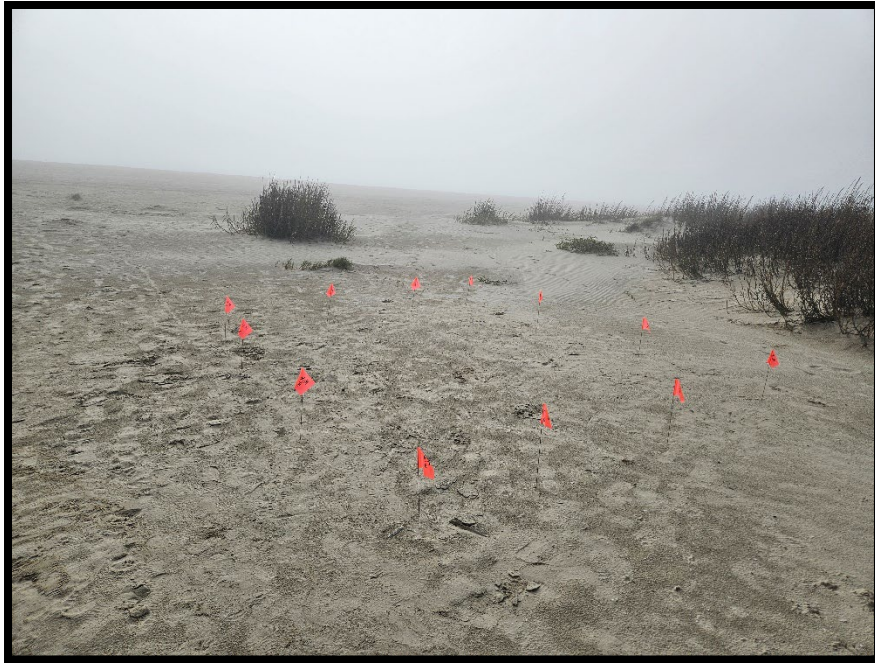


Photo 19: Representative view facing south at the proposed Mitigation Area centered at approximately 29.098692°N, -95.098358°W.

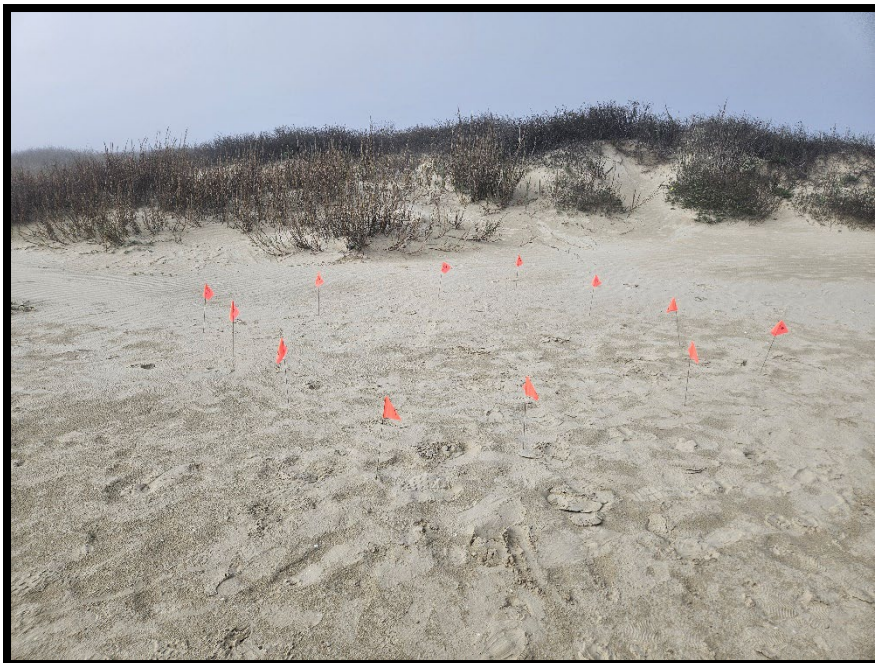


Photo 20: Representative view facing west at the proposed Mitigation Area centered at approximately 29.098692°N, -95.098358°W.

Pointe West POA Beach Construction
Pointe West Property Owners Assoc.
 GALVESTON COUNTY, TEXAS

Project No: 0277

Photo Date: 12/22/2025

COMPASS
 ENVIRONMENTAL SOLUTIONS
1625 Cottonwood School Road, Rosenberg, Texas 77471



26P-011

STAFF REPORT

ADDRESS:

Adjacent to 10302 Seawall Boulevard

LEGAL DESCRIPTION:

Adjacent property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1; in the City and County Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Mohamed Eldawy

ADJACENT PROPERTY OWNER:

Mohamed Eldawy, Royal Crown Enterprises, LLC.

EASEMENT OWNER:

City of Galveston

ZONING:

Commercial. Height and Density Development Zone 5, Planned Unit Development (C-HDDZ-5-PUD)

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
216				

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: Street/Alley Closure application required
Texas Gas Service: No Objection



Executive Summary

The applicant is requesting the abandonment of approximately 11,265 square feet of right-of-way adjacent to 10302 Seawall. This is associated with a Planned Unit Development request for a hotel and condominium development (case 25P-030, approved under Ordinance 25-055).

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial, Height and Density Development Zone 5, Planned Unit Development (C-HDDZ-5-PUD)	Vacant
North	Commercial, Height and Density Development Zone 5 (C-HDDZ-5)	Commercial
South	Commercial, Height and Density Development Zone 5 (C-HDDZ-5)	Seawall Boulevard right of way
East	Commercial, Height and Density Development Zone 5 (C-HDDZ-5)	Vacant
West	Commercial, Height and Density Development Zone 5 (C-HDDZ-5)	Commercial

Impact on Transportation

Staff finds that the abandonment will not have an adverse impact on the transportation system. The right of way in question ends at an existing commercial development and does not connect to any other right of way. In addition, the right of way is not paved and the properties to the north have direct access to Cove View Boulevard.

Impact on Public Utilities and Services

No objections were received from the Public or Private Utilities, and there are no utilities in the right of way according to review comments. CenterPoint Energy 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.

Other Considerations

The area in question meets the minimum dimensions and area for new parcels in Commercial (C) zoning districts. However, replatting will be required in association with the approved PUD as some of the proposed Phase 1 development will encroach over property lines.

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. There are no utilities in the right of way, existing development and extreme grade changes make it unlikely to be used or needed as a right of way in the future, and it is currently vacant. However, the proposed PUD will incorporate the right of way by building above this area as part of future development.

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:

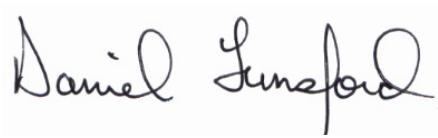
Specific Conditions:

1. The applicant shall replat the abandoned right-of-way as needed to facilitate future development no later than September 26, 2026;

Standard conditions for an abandonment:

2. 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;
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;
6. 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.

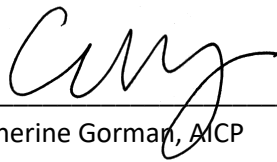
Respectfully Submitted,



Daniel Lunsford
Planning Manager

02/20/2026

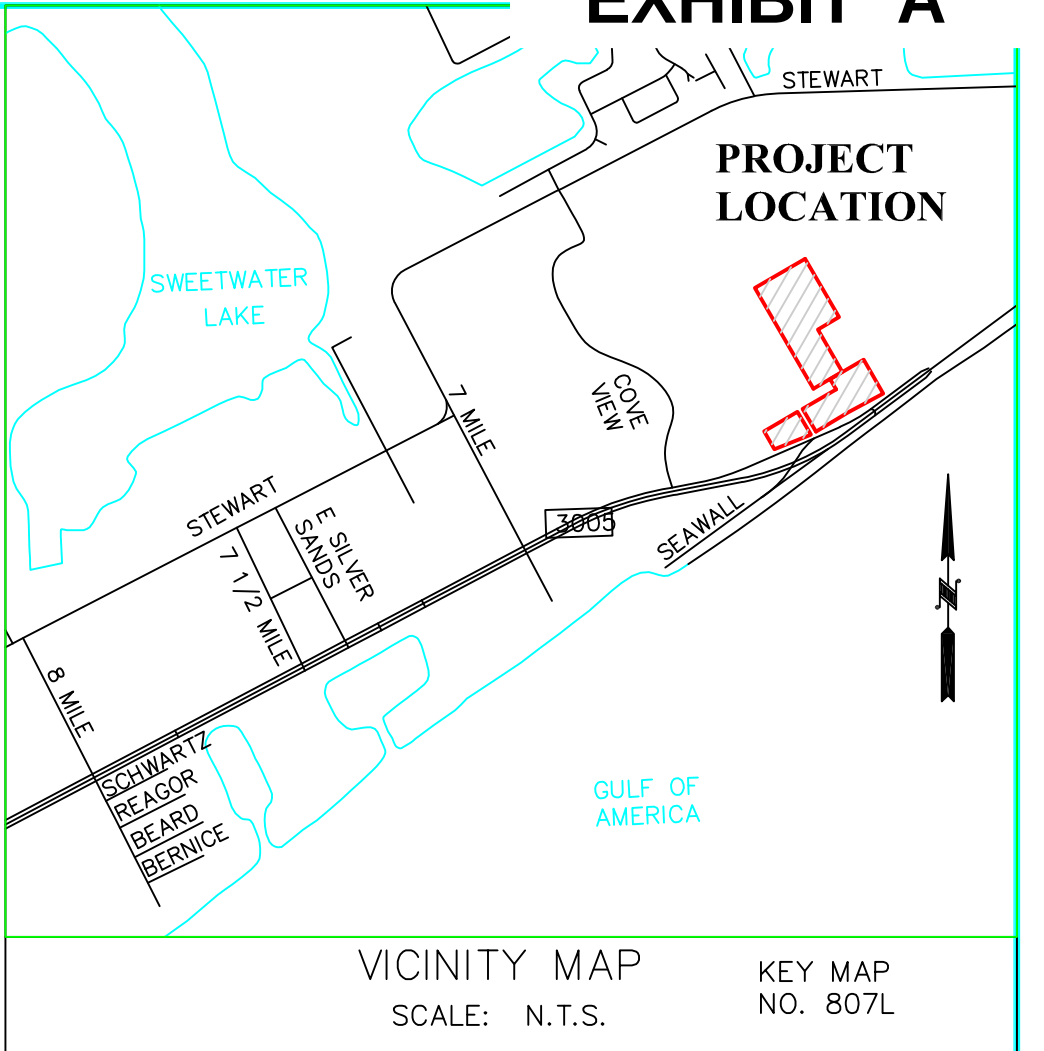
Date



Catherine Gorman, AICP
Assistant Director/HPO

02/20/2026

Date

ALTA/NSPS LAND TITLE SURVEY[illegible][illegible]

 P:\2025\2\17419\4\Calca\147419.jpg	TITLE COMPANY: P:\Sourcing\PHG FILES\SOUPHAKO.jpg		P:\2025\2\17419\4\4dWork\IMG_5874
G.F. # GV2185281 GV2185542	ISSUE DATE: JULY 14, 2021 JULY 21, 2021		

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 1,536.98 ACRES (66,942 SQUARE FEET) SITUATED IN THE EDWARD HALL & LEVY JONES SURVEY, ABSTRACT 121, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 4,170 ACRES (181,644 SQUARE FEET) SITUATED IN THE EDWARD HALL & LEVY JONES SURVEY, ABSTRACT 121, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 3: A TRACT OF LAND CONTAINING 9,277.3 ACRES (404,118 SQUARE FEET) SITUATED IN THE EDWARD HALL & LEVY JONES SURVEY, ABSTRACT 121, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

		CLINIC: MOHAMED ELDAWY OF ASSIONS	
		ADDRESS: RM. 3005	
			
		www.survey1inc.com survey1@survey1inc.com	
		Survey 1, Inc. <i>Your Land and Survey Company</i>	
		Firm Registration No. 100755-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1362	
		FIELD CREW: SE	TECH: MA
		DRAFTER: MA	FINA: SE
		DATE: MARCH 7, 2025	
		JOB#	2-147419-2

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26P-008

STAFF REPORT

ADDRESS:

2116 Ursuline / Avenue N

LEGAL DESCRIPTION:

Property is legally described as Abstract 628 M.B. Menard Survey, Lot 11, Southeast Block 18, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVE:

Gregory Sendejas

PROPERTY OWNERS:

Margie Sendejas

ZONING DISTRICT:

Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
34				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)	Residential
North	Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)	Residential
East	Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)	Residential
West	Urban Neighborhood, Neighborhood Conservation District, Zone 1 (UN-NCD-1)	Residential

Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark (the Charles Howard Heuman House).

Analysis

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

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

The Charles Howard Heuman House was built in 1923, after the 1900s residential development. The house belonged to Charles Howard Heuman who was the first and, for many years only, full-time parcel carrier. This house features Greek revival characteristics and sits on brick columns.

The 3-story, 8 bed 1 bath house stayed in Hueman's name until he died, then passed down to his wife Edith. When she died, in 1993, the house went to Margie Sendejas. For many generations, the house kept the history and culture of the Sendejas household. Unfortunately, in the late 90s the house sustained major damage in a fire but was restored.

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

Charles Howard Heuman was a native Galvestonian married to Edith Cordray Heuman, living two blocks away from his grandfather's truck farm in the 1880s. They had seven children together and 11 grandchildren. Throughout his career he worked two jobs to support his family; one as a city employee, furnishing a horse and wagon

and the second as a postal employee. Fortunately, his grit for self-improvement led him to be the first employee appointed by the City of Galveston post office.

After forty-three years of service, Mr. Heuman retired at the age of 70. He is remembered for his love for people and carrying on a tradition of using a delivery whistle. In his last years, he and his wife travelled throughout the US enjoying Broadway shows and spending time with their children. His position in Galveston strengthened the history of postal service, transportation, and neighborhood life.

3. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.

Greek Revival homes were common from 1825 – 1860 and known to have prominent features. The Heuman home is characterized by a hipped shingle roof, supported by protruding brick columns, and decorative corbels under the roof overhang. In the backyard, the house has an original water cistern on a brick foundation.

Financial Incentives for Historic Properties

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

Other Reviews

The Planning Commission will hear this request at the March 3, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of March 26, 2026.

Staff Recommendation

Staff recommends approval with the following conditions:

Standard Condition:

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

Respectfully Submitted:



Rebekah Annan
Planner

2/19/26

Date



Catherine Gorman, AICP
Assistant Director/HPO

02/20/2026

Date

Landmark Designation Submission Packet

Property: 2116 Avenue N, Galveston, TX 77550

Year Constructed: 1923

Architectural Period: Early 20th Century Galveston Residential

Original Owner: Charles Howard Heuman

Applicant / Representative: Gregory Sendejas

Constructed in 1923, 2116 Avenue N is an intact example of Galveston's post 1900 residential development, reflecting the city's rebuilding and expansion in the early twentieth century. The property retains its historic form, scale, and relationship to the street, and includes surviving site features associated with early domestic infrastructure.

The residence was built for Charles Howard Heuman, a documented Galveston postal employee whose long career includes serving as Galveston's first (and for many years only) full time parcel carrier, transitioning from horse and wagon deliveries to a model T car, which provides additional historical context to the property. Supporting materials in the exhibits address both the architectural character of the house and its association with a locally significant individual.

Historical documentation, photographs, family records, and contemporaneous newspaper coverage are included in the exhibits that follow.

Exhibit A — Primary Historic Ownership & Construction Record

Property: 2116 Avenue N, Galveston, Texas Historic Owner: C. H. Heuman Year Recorded: 1923

This exhibit consists of an original historic valuation and inspection record identifying C. H. Heuman as owner and documenting the construction of the two story residence in 1923. The document establishes the verified construction date and early ownership of the property and serves as the historical baseline for 2116 Avenue N.

DESCRIPTION AND ESTIMATE of the Present Cash Value

11 SB 1/2 Blk. 18

Of the 2 story metal roofed frame building,
Situat~~ed~~ on Lot No. 11 in Block No. SB 1/2 Blk. 18 No. 2114-16 N Street,
in the City of Galveston, owned by C. H. Heuman, Fire Engine

Occupancy: Basement 5/4' bk pine for
First Floor by 10 to be covered for deck
Second Floor by 10 " " for
Third Floor by " " for L.F.B. 11/4/29

DESCRIPTION:
When built? 1923 Last repaired or painted? Aug 20 day to complete
Is it on leased ground? No When does lease expire?
What is used for lighting? Candles Is gasoline used?
Size of building? 29' x 47' 2' x 14' 2' 1/2' 8' 5' x 15' 2' x 10' 8'
Number of rooms 8 Halls 2 Bath room 1
Number closets? 2 Porches? 2 Mantels and grates? ☒
Number of flues and construction thereof? 1 bk to front
Is public Fire Hydrant within 500 feet? Yes Within 1000 feet?
The above described building would cost, at present value of materials and labor \$
Deduct for depreciation from age, use or location per cent \$
Making the present Cash Valuation \$
OTHER IMPROVEMENTS:
Deduct for depreciation from age, use or location per cent \$
Making the present Cash Value \$
REMARKS: C.H. Heuman owned for 10 years
L.F.B. 9/22/23, N.H. & H. & H.
Galveston, Texas, day of 1923

INSPECTOR.

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 2 story Metal roofed frame building,
 Situated on Lot No. 11 in Block No. SE 1/4 Q. 18 No. 2114-16 N Street,
 in the City of Galveston, owned by C. N. Heusman FILE 3190

Occupancy:

Basement 5/8' bk pins for
 First Floor by 10 to be owner for dwg
 Second Floor by 10 " " for
 Third Floor by for L.F.B. 11/4/29

DESCRIPTION:

When built? 1923 Last repaired or painted? day 20 day to complete

Is it on leased ground? No When does lease expire?

What is used for lighting? Elect Is gasoline used?

Size of building? 29' x 17' 2' x 14' 2' 1/2' 8' 8' x 15' 2' x 15' 2'

Number of rooms 8 Rough ceiled and papered 8 Halls 2 Bath room 1
 Ceiled and painted

Number closets? 2 Porches? 2 Mantels and grates? ✓

Number of flues and construction thereof? 1 blk to yard

Is public Fire Hydrant within 500 feet? Yes Within 1000 feet?

The above described building would cost, at present value of materials and labor \$

Deduct for depreciation from age, use or location per cent \$

Making the present Cash Valuation \$

OTHER IMPROVEMENTS:

\$

\$

\$

\$

\$

Deduct for depreciation from age, use or location per cent \$

Making the present Cash Value \$

REMARKS: Old house owned by C. N. Heusman

Galveston, Texas, 9/21/23 day of 1923

INSPECTOR.

STEWART TITLE COMPANY

GAC 8524342 2 PPS 9524342 2 Lenth No. 111671

010-48-2050

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**

STATE OF TEXAS

COUNTY OF GALVESTON

§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT LILLIAN P. DUNCANSON, Independent Executor of the ESTATE of EDITH K. HEURAN, Deceased (whether one or more, hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by MARGIE SENDEJAS as her sole and separate property, (whether one or more, hereinafter called "Grantee"), whose mailing address is 2116 AVE N, GALVESTON, TX 77550

the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note (hereinafter called "Note") in the principal sum of Fifty Six Thousand Dollars and no/100 (\$56,000.00), of even date herewith, payable to the order of CHARTER MORTGAGE COMPANY (hereinafter called "Mortgagee"), bearing interest at the rate therein provided; said Note containing various attorney's fee and acceleration of maturity clauses in the event of default, and being secured by the Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to RON HARPOLE, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property (hereinafter called "Property") located in GALVESTON County, Texas, together with all improvements located thereon, all easements, rights-of-way, privileges, hereditaments, strips and gores, streets, alleys, passages, rights and appurtenances thereto, to-wit:

LOT ELEVEN (11) IN THE SOUTHEAST BLOCK OF OUTLOT EIGHTEEN (18), LOCATED IN THE CITY AND COUNTY OF GALVESTON, TEXAS.

GRANTEE, by her acceptance hereof, agrees that the Property is conveyed by Grantor to Grantee in its present condition, "AS IS, WHERE IS, AND WITH ALL FAULTS" and without any express or implied warranty, except for Grantor's special warranty of title set forth herein.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Superior Title against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, and said Mortgagee is specifically subrogated to all the rights and remedies of Grantor in the Property by virtue of said Vendor's Lien and Superior Title.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs, executors, administrators, successors and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns, forever. page 78 of 133

Exhibit B — Front Elevation of 2116 Avenue N, Galveston, TX

Photograph of the primary facade showing architectural integrity, two-story porch structure, and original form dating to the 1920s.



Original Rainwater Cistern, 2116 Avenue N, Galveston, TX”



Exhibit C: Charles Howard Heuman Sr. and the Origins of 2116 Avenue N

Charles Howard Heuman Sr. was a lifelong Galvestonian and a foundational figure in the city's postal history. In the early twentieth century, Heuman had the residence at **2116 Avenue N** constructed as his family home, where he lived and worked for decades while serving the community.

Heuman was **Galveston's first full-time parcel post carrier** and, for many years, **the only individual assigned to that role**. At a time when parcel delivery was still evolving, he established the city's earliest consistent system for residential package delivery. He began his service using a **horse and wagon**, later transitioning to a **Model T mail truck**, reflecting the technological shift of the era and his continued service through that transition.

During Heuman's early years of service, parcel carriers customarily **blew a whistle** to signal their arrival so residents would know a package had been delivered. As delivery methods modernized, this practice disappeared. Heuman is historically recognized as **the last postal worker in Galveston to use a delivery whistle**, marking the end of a distinctive civic tradition.

After more than **43 years of continuous service** with the Galveston Post Office, Heuman retired in 1957. Contemporary newspaper coverage documented his retirement and noted both his longevity and his role in bridging Galveston's transition from nineteenth-century delivery methods to modern postal service.

The association of Charles Howard Heuman Sr. with **2116 Avenue N** directly ties the property to an individual whose work contributed meaningfully to Galveston's civic development and daily life. His residence remains a tangible link to the evolution of postal service, transportation, and neighborhood life in the city during the early twentieth century.



Exhibit D — 1999 Family Letter and Fire Article (2116 Avenue N)

Family letter referencing the October 15, 1999 Galveston Daily News article about the house fire at 2116 Avenue N. This document captures the home's generational importance and a verified historical event tied to the property. The letter and clipping together serve as both emotional and factual documentation of the home's long family heritage.

10/15/99

Dear Mommy,

I'm not even sure how to start this letter, as the tears keep getting in the way. But greater than a flood of tears is my aching heart. There have been times in my life when I felt I've never quite grown up and this is one of those times...losing Granny & Grandpa's homestead to a devastating fire. Don't ask me why it hit me so hard, like a ton of bricks. It's ironic, but I almost feel this worse than their death. Perhaps it is because, although I wished my grandparents would live forever, reality told me they would someday die. But with a sturdy and stalwart home such as theirs, I somehow envisioned it outliving me. And if I feel so deeply crushed, it must be just a tip of the iceberg compared to what you must be going through—and so close in time to having lost your closest sister. You have my heart! I realize that's not the same as having either of these previous pieces of your life returned to make you whole again, anymore than it could bring Granny and Grandpa back to life. I suppose the reality of it all is that life goes on, with or without our prized possessions and loved ones.

We have so many valued memories—of deceased family members and wonderful times spent at 2116 Avenue N. For you it was as special as 4912 Avenue O will always be to me. I cannot truly know your sorrow. I can only imagine the pain you must be feeling.

You and I are very much alike. In most ways, that's good. We both care so deeply, but it cuts like a knife when we must bear up under difficult times. I have always been so very proud to have you for my mother (and daddy for my father), most especially at times like this afternoon. It was so like you to have sent the anniversary newspaper clipping, just one of your many thoughtful ways that is so endearing to others. Tears came to her eyes when she said your sweet note and clipping had been destroyed in the fire.

Granny and Grandpa's home was very special, but not half as special as you (and daddy) are to me. Material things can usually be replaced. And while Granny & Grandpa, Aunt Nan & Uncle Dunc are gone from this earth forever, they will live on eternally in our memories... the wonderful, cherished memories that make us little children in God's eyes.



Exhibit E — Family Photograph on Staircase, 2116 Avenue N

Mid 20th century family photograph taken on the interior staircase of 2116 Avenue N. This image demonstrates long term family occupancy and the preserved interior layout, including original staircase placement and decorative elements visible in the background wallpaper.



WHISTLE'S STOPPED



Charles Howard Heuman Sr. took his last ride in a mail truck last week. After more than 43 years of service to the Galveston Post Office, 70-year-old Heuman retired. A native Galvestonian, he remembers using a horse and wagon to deliver parcel post packages.

Last Whistle-Tooter Has Tooted His Last

By PHYLLIS GREEN
News Staff Writer

No longer in Galveston does the friendly sound of a whistle denote the arrival of mail at citizens' residences. The last mail carrier to signal his appearance with a whistle has retired.

Charles Howard Heuman Sr., who celebrated his 70th birthday Jan. 6, retired Jan. 31 after 43 years and three months of service in the employ of the U. S. Post Office Department.

All those years were spent in Galveston, where residents learned to cherish the faithfulness of this beaming parcel post carrier. Probably a principal reason for Heuman's popularity with the post office patrons is his own characteristic love of people.

"My only regret in retiring is that I know I am going to miss so many wonderful people whom I have met and who have been so good to me over the years.

I feel I will miss the people more than my job itself," he admitted.

His last delivery was to Mrs. William J. Schreiber at 723 Ball. Heuman had delivered packages to the Schreiber family as long as he had been on the job.

A native Galvestonian, the ex-mail carrier and his wife, Edith Cordray Heuman, live at 2116 avenue N — just two blocks from where his grandfather had a truck farm in the early 1880's.

A memory teeming with vivid pictures of the past is one of Heuman's treasures. A 50-year subscriber of The Galveston News, he recalled selling papers when he was seven or eight years old.

"One election day I made a dollar. I thought I was the equal of a millionaire," he remembered with a chuckle.

In the past 53 years, he has held only two jobs. The first 10

Turn to Page 2, See THREE

years of his working career were spent as an employe of the city, furnishing a horse and wagon and his services for which he received \$18 a week.

"In an effort to better myself, I took an examination for employment with the local post office and as a result, received an appointment effective Nov. 1, 1913," Heuman recounted.

He was the first employe of the Galveston post office to receive an appointment as a regular parcel post carrier. In this capacity, he alone covered the entire city — business and residential areas — for five years, working about 14 hours per day six days a week.

"My first means of delivering mail was with a horse and wagon, for which the government made an allowance of \$30 per month," he said.

Beginning in 1915, Heuman changed to a Model T Ford, which he furnished with an allowance made to him by the government.

All Used Whistles

Back in those days, all carriers used whistles to denote to patrons the delivery of their mail. Right up to the last day he worked, Heuman used his original whistle—the only mail carrier in Galveston to do so.

"I continued this practice because so many housewives told me it was a great help to them to know it is a signal denoting mail delivery," he explained. Whistles are no longer government regulation and have faded from use.

He considers the most responsible part of his job during his entire service to have been the daily delivery of post office cash receipts to a local bank.

All parcel post carriers are required to keep a monthly record of parcels delivered. Heuman's deliveries averaged 4000 parcels a month, which means he delivered approximately 2,076,000 packages during his period of service.

Future Plans

Now, does he plan to settle back in a rocking chair with his pipe and slippers for a restful retirement?

On the contrary, Heuman and his wife plan to spend these coming years travelling. Two years ago, the couple hopped a train and headed for New York, where they took in all the Broadway shows. They've made trips to California to see their son, Charles H. Heuman Jr., a letter-carrier in Lakewood, Calif.

The other six of the Heuman's children live in Galveston. The younger son, William T. Heumann, is employed with the American Oil Co. The daughters are Mrs. Edith Cannon, Mrs. Lillian Duncanson, Mrs. Gertrude Kirschner, Mrs. Ethel Mae Male and Mrs. Mildred Mantzel. There are two grandsons and nine granddaughters.



26P-009

STAFF REPORT

ADDRESS:

17130, 171196, 17200 San Luis Pass Road /
F.M. 3005 and Adjacent Vacant Parcels

LEGAL DESCRIPTION:

See Exhibit A

APPLICANT/REPRESENTATIVE:

G. Kevin Dingman

PROPERTY OWNERS:

B-Centre Entrepreneurs, LLC; Bridgeview
Multifamily, LLC; BV Galveston Land, LLC;
Ronald W. and Dora L. Gustafson, Co-
Trustees; and Mayco Reality, LLC

ZONING:

Residential, Single-Family (R-1), Residential,
Townhouse (R-2), Resort/Recreation
(RES/REC)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE LAND USE REGULATIONS:

Article 4 of the Land Development
Regulations

EXHIBITS:

- A – Legal Description
- B – Fire Marshal Comment
- C – Applicant's Submittal

STAFF:

Teresa Evans
Executive Director
409-797-3837
tevens@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				

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: Objection with Comment, please see Exhibit B
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

This is a request for a Planned Unit Development (PUD) Overlay District to establish a mixed-use development in a Residential, Single-Family (R-1), Residential, Townhouse (R-2), and Resort/Recreation (RES/REC) zoning district. The purpose of the PUD is:

- Eliminate the minimum lot area, lot width, lot depth, front setback, side setback, and rear setback requirements in the R-1, R-2, and RES/REC zoning districts in Article 3.
- Increase the maximum height requirement from 50 feet to 75 feet in the R-1 and R-2 zoning districts, Article 3, with an additional increase to 159 feet for signature architectural elements.
- Restrict the maximum height requirement from 120 feet to 75 feet in the RES/REC zoning district, Article 3, with an additional increase to 159 feet for signature architectural elements.
- Allow for additional land uses in the R-1, R-2, and RES/REC zoning districts, Table 2.201, as described in PUD Plan Exhibit E.
- Eliminate the signage requirements in Article 5 with the exception of Section 5.301(F), which prohibits off-premise signs (billboards) and replace with PUD Exhibit G.
- Eliminate the density requirements in Division 6.600.
- Eliminate the maximum lighting requirements in Section 7.102 (D).
- Eliminate the parking and screening requirements in Articles 3 and 8 and replace with PUD Exhibit F.
- Allow for private streets.

Site Details

The subject site consists of twelve lots located northwest of the intersection of Bob Smith Drive and San Luis Pass Road/FM 3005. The site has a total area of 351 acres, with development proposed on 170 acres. Some portions of the site are unimproved. The improved parcels include the Jamacia Beach RV Park. If the PUD is approved, the RV Park will be removed and the land incorporated into the proposed development.

The site does not appear to have any significant trees, however the applicant shall verify that no significant trees, as defined by Section 9.501 of the Land Development Regulations, exist on site before performing any site work. The removal of any significant tree requires a permit. The site does have palms. While not protected, palms are a valuable resource. The applicant should explore relocation of palms rather than removal.

Ability of the Property to be used under Current Zoning

The subject site consists of three base zoning districts – Residential, Single-Family (R-1), Residential, Townhouse (R-2), and Resort/Recreation (RES/REC) zoning district. The purpose of the districts as described in the Land Development Regulations (LDR) are as follows:

- Residential, Single-Family (R-1): The R-1 district is intended to provide for single-family detached dwellings with complementary civic, recreational, and institutional uses.
- Residential, Townhouse (R-2): The R-2 district provides for attached forms of single-family townhomes style dwellings.
- Resort/Recreation (RES/REC): The RES/REC district is intended to provide a variety of housing options and tourist oriented developments for residents and tourists.

Compatibility with Base and Surrounding Zoning and Land Uses

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1), Residential, Townhouse (R-2), and Resort/Recreation (RES/REC)	Vacant and RV Park
North	Residential, Single-Family (R-1)	Vacant and Water
South	Residential, Single-Family (R-1) and n/a (City of Jamacia Beach)	Residential and Vacant
East	n/a (City of Jamacia Beach)	Commercial and Residential
West	Residential, Single-Family (R-1)	Residential

The Planned Unit Development (PUD) is a floating zoning district intended to create a mixture of uses, density and infrastructure standards, allowing flexibility in the development standards for specific uses on a specific site.

PUD Details /Development Plan

The purpose or intent of the PUD	The purpose or intent of the PUD is: • Eliminate the minimum lot area, lot width, lot depth, front setback, side setback, and rear setback requirements in the R-1, R-2, and RES/REC zoning districts in Article 3. • Increase the maximum height requirement from 50 feet to 75 feet in the R-1 and R-2 zoning districts, Article 3, with an additional increase to 159 feet for signature architectural elements.
---	---

	• Restrict the maximum height requirement from 120 feet to 75 feet in the RES/REC zoning district, Article 3, with an additional increase to 159 feet for signature architectural elements. • Allow for additional land uses in the R-1, R-2, and RES/REC zoning districts, Table 2.201, as described in PUD Plan Exhibit E. • Eliminate the signage requirements in Article 5 with the exception of Section 5.301(F), which prohibits off-premise signs (billboards) and replace with PUD Exhibit G. • Eliminate the density requirements in Division 6.600. • Eliminate the maximum lighting requirements in Section 7.102 (D). • Eliminate the parking and screening requirements in Articles 3 and 8 and replace with PUD Exhibit F. • Allow for private streets.
PUD Land Uses	The proposed land uses are included in Exhibit E of the Applicant's PUD Plan.
Density	The proposed density is 568 lots on 170 acres or 3.34 units per acre.
Building Height	The proposal is to allow for heights of up to 75 feet, with an additional increase to 159 feet for signature architectural elements
Building Setbacks	The proposal is to eliminate the required setbacks.
Limits of Construction	The proposed site plan is shown in Exhibit C.
Building Elevations	See Exhibit C for the Applicant's Submittal.
Vehicular Parking	See Exhibit C for the Applicant's Submittal and description of parking across the site.
Pedestrian Access	The development is proposed to be mixed-use and pedestrian-oriented. Sidewalks will be provided within the street rights-of-way.
Streets and Circulation	The streets may be public streets dedicated to the City or private internal streets and access ways.
Screening and Landscape	The proposal is to eliminate the requirement for screening of residential uses from commercial uses.
Environmental Protection	The Applicant's Submittal does not specifically address environmental protection.
Signage	The proposed signage rules are included in Exhibit F of the Applicant's PUD Plan.
Lighting	The proposal is to eliminate the maximum illumination standards.
Phasing or Scheduling	The Applicant's Submittal does not specifically address phasing or scheduling.

Unique characteristics or exceptional circumstances	See Exhibit C for the Applicant's Submittal.
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Criteria for Approval

Per Section 13.601.C of the Land Development Regulations, the Planning Commission may recommend approval and City Council may grant the approval of a rezoning request if it is demonstrated that:

1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the City of Galveston 2011 Comprehensive Plan and other adopted neighborhood plans, special area plans, redevelopment plans, or other plans applicable to the area;
2. The proposed zoning is consistent with the future land use map of the City of Galveston 2011 Comprehensive Plan (a future land use map amendment may be processed concurrently with the rezoning);
3. The proposed change is consistent with the implementation of existing or pending plans for providing streets, water and wastewater, other utilities, and the delivery of public services to the area in which the parcel proposed for rezoning is located;
4. The range of uses and the character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for rezoning, and the parcel proposed for rezoning has sufficient dimensions to accommodate reasonable development that complies with the requirements of these Regulations including parking and buffering requirements;
5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.

Planning Commission Recommendation

Should the Planning Commission find that request conforms to the Criteria for Approval, the following conditions may be appropriate:

Specific Conditions;

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. Eliminate the minimum lot area, lot width, lot depth, front setback, side setback, and rear setback requirements in the R-1, R-2, and RES/REC zoning districts in Article 3.

- b. Increase the maximum height requirement from 50 feet to 75 feet in the R-1 and R-2 zoning districts, Article 3, with an additional increase to 159 feet for signature architectural elements.
 - c. Restrict the maximum height requirement from 120 feet to 75 feet in the RES/REC zoning district, Article 3, with an additional increase to 159 feet for signature architectural elements.
 - d. Allow for additional land uses in the R-1, R-2, and RES/REC zoning districts, Table 2.201, as described in PUD Plan Exhibit E.
 - e. Eliminate the signage requirements in Article 5 with the exception of Section 5.301(F), which prohibits off-premise signs (billboards) and replace with PUD Exhibit G.
 - f. Eliminate the density requirements in Division 6.600.
 - g. Eliminate the maximum lighting requirements in Section 7.102 (D).
 - h. Eliminate the parking and screening requirements in Articles 3 and 8 and replace with PUD Exhibit F.
 - i. Allow for private streets.
2. The applicant shall verify that no significant trees, as defined by Section 9.501 of the Land Development Regulations, exist on site before performing any site work. The removal of any significant tree requires a permit from the Development Services Department. The applicant should explore relocation of palms rather than removal;

Standard Conditions of a Planned Unit Development (PUD):

- 3. The use shall conform to the attached PUD plan and other applicable ordinances;
- 4. A building permit(s) for the project shall be issued no later than 24-months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
- 5. The applicant shall adhere to all comments/conditions received from City departments;
- 6. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department;
- 7. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties; and,
- 8. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

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

Respectfully Submitted,

Teresa Evans

Teresa Evans, Executive Director

02.24.26

Date

Legal Description:

Abstract 121 Hall & Jones Survey; Tract 70, 67.093 Acres; Tract 71, 72.960 Acres; Tract 72, 10.700 Acres; Tract 72-2-1, 1.660 Acres; Tract 72-4, 4.000 Acres; Tract 72-5, 15.580 Acres; Tract 73, 24.641 Acres; Part of Tract 73, 58.359 Acres; Tract 74, 4.5643 Acres; Tract 76 40.000 Acres; Tract 77, 4.725 Acres; and Gustafson Sub (2008) Abst 121, Lot 2, Acres 8.521; in the City and County of Galveston, Texas.

Fire Marshal Comment:

As discussed in the pre-development meeting, objection to the proposal is required because there is not enough information to determine whether the proposed 20-foot fire lanes (roadways) are adequate to cover the buildings for potential aerial apparatus coverage, or where hydrants are required (no hydrant distribution information was provided). The same objection would apply to the proposed projections allowed at 4 feet past the building line, which may interfere with the clear overhead required for fire lanes. There was also mention of using bollards to restrict vehicular access throughout the 'village', but no detail is provided. Lastly, using sidewalks in non-vehicular area as part of the required fire lanes was discussed, but no information was provided in the attached.

We have adopted the 2021 International Fire Code and Appendix D, which covers fire department access. All the information noted above is in apparent conflict with Appendix D due to a lack of information. Also, two remote access points are required and appear on the drawing, but no assurance that the remoteness standard listed in the code is met was provided.

**DISCOVERY SANDS
PLANNED UNIT DEVELOPMENT PLAN**

Approximately 190 Acres
Galveston, Texas

Submitted to:
City of Galveston Planning Commission
and City of Galveston City Council

Submitted by:
BV Galveston Land, LLC
Mayco Realty LLC
DPEG Jamaica Beach, LLC
Ronald W. Gustafson

_____, 2026

This PUD Plan is intended to be incorporated by reference into the City's PUD Ordinance. Development standards, permitted uses, and exhibits herein shall constitute the official standards for the Discovery Sands PUD Overlay District.

ARTICLE I

ESTABLISHMENT AND PURPOSE

Section 1.01. PUD Overlay District.

This PUD Plan establishes a Planned Unit Development Overlay District on the Property described in Exhibit A. This overlay district shall be known as “Discovery Sands PUD” and shall be applied in conjunction with the Property’s existing base zoning districts (R-1, R-2, RES/REC).

Section 1.02. Exhibits Incorporated.

The following exhibits are attached to and incorporated in this PUD Plan by reference as if fully set forth herein:

Exhibit A – PUD District Map and Legal Description

Exhibit B – Development Standards

Exhibit C – Reserved

Exhibit D – Design Standard Images

Exhibit E – Permitted Uses

Exhibit F – Required Parking Ratios

Exhibit G – Special Sign Standards

Exhibit H – Master Plan

Section 1.03. Purpose and Intent.

The Discovery Sands PUD creates a traditional European-style coastal village that integrates residential, commercial, and recreational uses through innovative design standards that enhance Galveston’s character while providing flexible development opportunities responsive to market conditions.

ARTICLE II

DEVELOPMENT STANDARDS

Section 2.01. Applicability.

All development within this PUD shall comply with the development standards set forth in this Article and in Exhibit B. Where this PUD Plan is silent on any development standard, the City’s Land Development Regulations shall apply.

Section 2.02. Deviation Summary.

The Property is currently subject to multiple underlying base zoning districts (R-1, R-2, RES/REC). This PUD establishes a single, unified set of development standards that apply across the entire Property, overlaying the patchwork of underlying restrictions. The following table summarizes the key deviations:

Standard	R-1 Base	R-2 Base	RES/REC Base	PUD Standard
Min. Lot Size	Per Div. 3.300	Per Div. 3.300	4,000 SF	None
Min. Lot Width	Per Div. 3.300	Per Div. 3.300	40 ft	None
Min. Lot Depth	Per Div. 3.300	Per Div. 3.300	50 ft	None
Front Setback	Per Div. 3.300	Per Div. 3.300	0 ft	None
Side Setback	Per Div. 3.300	Per Div. 3.300	3 ft	None
Rear Setback	Per Div. 3.300	Per Div. 3.300	10 ft	None
Max. Height	50 ft	50 ft	120 ft	75 ft (5 stories)
Max. Density	Per Div. 6.600	Per Div. 6.600	Per Div. 6.600	Market-driven
Off-Site Parking Location	Within 600 ft (§8.201(D))	Within 600 ft (§8.201(D))	Within 600 ft (§8.201(D))	Anywhere within Property
Max. Lighting Levels	Per §7.102	Per §7.102	Per §7.102	Unrestricted (see §2.16)
Internal Use Screening	Required 9.301(D)	Required 9.301(D)	Required 9.301(D)	None required (§2.19(c))
Signage Standards	Per LDR Art. 5	Per LDR Art. 5	Per LDR Art. 5	Per Exhibit G
Parking Ratios	Per LDR Art. 3	Per LDR Art. 3	Per LDR Art. 3	Per Exhibit F
Marketing Signage	Per LDR Art. 5	Per LDR Art. 5	Per LDR Art. 5	Up to 200 SF (§2.27(c))

Justification: The unified PUD standards replace the underlying base district requirements across the entire Property. These deviations are necessary to achieve the traditional European coastal village design concept, which relies on varied lot sizes, zero-lot-line construction, buildings oriented to public spaces rather than streets, and mixed-use development patterns that cannot be achieved under conventional zoning standards. The PUD does not create sub-districts within the Property; the standards shown in the “PUD Standard” column apply uniformly throughout.

Section 2.03. Density.

- (a) Maximum residential density shall be market-driven and consistent with infrastructure capacity. No maximum density is established.
- (b) Density may be transferred between any portions of the Property without amendment to this PUD Plan.
- (c) Residential unit types may be adjusted based on market demand without requiring PUD amendment, provided infrastructure capacity is maintained.
- (d) No minimum or maximum lot sizes are established.

Section 2.04. Limits of Construction.

- (a) Building coverage: No maximum building coverage ratio is established.
- (b) Impervious coverage: To be determined at site plan stage based on drainage requirements.
- (c) Construction may occur up to property lines except where the applicable Building Code requires fire separation.

Section 2.05. Setbacks and Lot Width Standards.

- (a) A minimum lot width shall not be required.
- (b) Minimum front, side, and rear yards shall not be required.
- (c) All lots shall have access to the public realm, which may include: (i) frontage on a public street; (ii) frontage on a public or semi-public square or piazza; (iii) access via a pedestrian passage, alley, or courtyard that connects to a public street or square; or (iv) frontage on a shared communal space in the case of clustered dwelling arrangements.

Section 2.06. Building Height.

- (a) Except as provided below, no building shall exceed five (5) stories above grade or seventy-five (75) feet in height.
- (b) Lighthouse: One lighthouse may be constructed within the lagoon area with a footprint no greater than 51 feet by 51 feet. Maximum height of occupied space shall not exceed 105 feet above grade. The lighthouse may include an additional 33 feet of height to accommodate a viewing platform and/or observatory level(s), provided the floor area of each level above 105 feet is not greater than 75% of the lighthouse footprint. Total maximum height including all spires, belfries, and ornamental treatments shall not exceed 159 feet above grade.
- (c) Architectural Embellishments: Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first-floor footprint, may exceed the height limits by up to 20 feet.
- (d) Mechanical Equipment: Mechanical equipment, including mechanical/elevator equipment, penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar features may extend up to 20 feet above the actual building height, provided that: (i) these features are setback from all

exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or (ii) the exterior wall and roof surfaces of such items are constructed as architecturally integral parts of the building facade(s).

(e) Architectural features that reflect traditional European village elements, such as clock towers, church steeples, or other landmark structures that serve as visual anchors and wayfinding elements within the village layout, may exceed the otherwise applicable height limit by up to 20 additional feet (but not to exceed 95 feet total), provided such features: (i) are uninhabitable or limited to observation or viewing use; and (ii) are architecturally integral to the building design.

Section 2.07. Building Materials.

(a) Primary Materials: Only durable materials shall be considered primary materials, including but not limited to clay-fired brick, natural and manufactured stone, granite, marble, exterior insulation and finishing system (“EIFS”), fiber cement siding, and stucco. Building materials and colors shall conform to the Design Standard Images in Exhibit D.

(b) Coverage: Primary materials shall, to the greatest extent practicable, comprise 80% of the facade of each floor, exclusive of doors and windows.

(c) Four-Sided Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features. Where the rear facade does not face a public street, the architectural finish must match the remainder of the building in color only.

(d) Building facades shall be designed in accordance with the Design Standard Images shown in Exhibit D.

(e) Building elevations shown in Exhibit D are illustrative. Final elevations shall be consistent with the traditional Southern Coastal vernacular theme but may vary based on market conditions and architectural innovation.

Section 2.08. Open Space.

The Property must maintain a minimum of 20% open space, which includes the lagoon. This requirement may be met through a combination of traditional village greens, market squares, communal gardens, linear parks along waterways, and other open space concepts inspired by historic European town planning.

Section 2.09. Parking.

(a) The Property shall provide parking for each use in accordance with Exhibit F, subject to the modifications and flexibility outlined in this Section.

(b) Required parking for a particular use may be located and maintained anywhere within the Property. This provision supersedes the 600-foot off-site parking limitation in Section 8.201(D) of the Land Development Regulations.

(c) On-street parking and shared parking located anywhere within the Property’s boundaries may be counted towards meeting the parking requirements of any use.

(d) Applicants shall submit parking information with each building permit and maintain an ongoing count of parking spaces and allocations.

(e) Shared Parking: Uses may share required parking spaces where a shared parking analysis prepared by a professional engineer demonstrates feasibility. As a condition of shared parking approval, shared parking must result in a reduction of at least 10% of the aggregate required parking for such uses.

(f) Parking Reductions: Parking requirements may be reduced by up to 50% in areas characterized by mixed-use, pedestrian-oriented development, and up to 30% in other areas, if: (i) a comprehensive shared parking plan is implemented; (ii) peripheral parking areas or structures are provided; (iii) alternative transportation options are made available; and (iv) enhanced pedestrian and bicycle infrastructure is incorporated.

(g) Alternative parking arrangements that meet the criteria in subsections (e) and (f) above and are consistent with the parking standards in Exhibit F are permitted without further approval beyond building permit review.

Section 2.10. Signage.

Signs located on the Property shall comply with Exhibit G and the following standards:

(a) Hanging or “blade” signs are permitted and shall be placed perpendicular to the facade, located above or adjacent to the entrance, and visible to pedestrian circulation.

(b) Canopy signs are permitted and shall be oriented perpendicular or parallel to the facade.

(c) All signs shall maintain a minimum clearance of eight feet above sidewalk level.

(d) Pole-mounted signs are prohibited except for public traffic, safety, transportation, and directional information.

(e) Billboards shall not be permitted. Artistic murals are permitted.

(f) Sandwich signs are permitted on sidewalks, provided they are located adjacent to the building and do not block the five-foot wide clear zone; provided, however, that sandwich signs placed within public rights-of-way shall comply with applicable City of Galveston licensing, permitting, and temporary-use requirements.

Section 2.11. Utilities.

All utility lines shall be located underground.

Section 2.12. Visibility Triangles.

Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices.

Section 2.13. Emergency Vehicle Access.

Parking on-street is prohibited except where provided in approved internal street construction drawings. A 20-foot wide drive aisle shall be maintained for emergency vehicles.

Section 2.14. Streets.

(a) Buildings on the Property shall have access to either streets dedicated to the City or private internal streets and access ways designed to accommodate emergency vehicles and pedestrian movement. Cottage, bungalow, co-housing, and similar innovative

residential concepts may utilize shared access paths instead of traditional streets, subject to approval by the City Engineer and Fire Marshal.

(b) Private streets are permitted throughout the development and shall be maintained by the property owners' association.

(c) Gated entries are permitted for private residential neighborhoods.

(d) Emergency access requirements may be met through multiple means including stabilized grass surfaces for secondary access.

Section 2.15. Pedestrian Access.

(a) Sidewalk: A minimum five-foot wide sidewalk is required within public street right-of-way. Pedestrian amenities and streetscape features shall not encroach upon the five-foot wide clear zone.

(b) Mid-Block Pass-Throughs: Where buildings are continuous for 400 linear feet or more, a mid-block pedestrian pass-through or galleria may be provided. Pass-throughs shall be lighted and designed to be safe and visually interesting, incorporating features such as display windows or artwork. Mid-block pedestrian pass-throughs must be designed so they cannot be enclosed or locked.

Section 2.16. Lighting.

(a) Street lighting design shall balance public safety with village character, utilizing period-appropriate fixtures at developer's discretion.

(b) Lighting levels shall meet minimum code requirements for safety. Maximum levels are unrestricted. This provision supersedes the maximum illumination standards in Section 7.102 of the Land Development Regulations.

(c) Private area lighting standards shall be determined by property owner/HOA.

Section 2.17. Landscaping.

(a) To retain authenticity to the small village, public streets, private streets, plazas, gathering areas, alleys, and pedestrian access corridors within the Property shall not be required to provide landscaping.

(b) Landscaping shall utilize plants listed in the City of Galveston ReLeaf Plan, plants that fit the village concept, and local plants known to grow well in the area.

(c) Permanent irrigation shall be provided for all landscaping with: (i) irrigation lines for perimeter landscaping placed at least 2.5 feet from City sidewalks or alleys; (ii) bubbler-type irrigation for trees and shrubs; (iii) rain, freeze, and wind detectors; and (iv) automatic systems operated between 6:00 p.m. and 10:00 a.m.

Section 2.18. Fencing.

Fencing shall be constructed of wrought iron, tubular steel or similar material, masonry, or wood. Fencing is allowed between the primary facade and property line. Fencing may separate outdoor eating areas from walkways if extending into adjacent right-of-way.

Section 2.19. Screening.

- (a) Service equipment and areas shall be screened so visual impacts are fully contained and out of view from adjacent properties and public rights-of-way.
- (b) Screening materials for solid waste collection and loading areas shall be the same as principal building materials or a six-foot solid masonry wall or fence. Trash dumpsters shall have doors that remain closed when not in use.
- (c) No internal screening of differing uses within the Property is required. This provision supersedes any screening requirements between differing uses that would otherwise apply under the Land Development Regulations.

Section 2.20. Service Equipment and Areas.

- (a) Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into building design or placed behind or on the side of buildings. On corner lots, these areas should be located behind buildings.
- (b) Where practical, transformers, HVAC equipment (if at ground level), lift stations, utility meters, and other machinery should be located at the rear of the property.

Section 2.21. Use of Internal Right-of-Way.

- (a) The following projections and encroachments are permitted within the private internal street rights-of-way of the Property. For any streets dedicated to the City as public rights-of-way, a License to Use shall be obtained in accordance with City Code. Ordinary building projections (water tables, sills, belt courses, pilasters, cornices) may project up to 12 inches beyond building face.
- (b) Business signs and roof eaves may project up to 36 inches beyond building face.
- (c) Architectural projections (balconies, bays, towers, oriels, show windows, below-grade vaults) may project up to 48 inches beyond building face. Balconies, bays, and windows may project further on second floor with 15-foot street clearance.
- (d) Canopies and awnings may extend into right-of-way with minimum five-foot sidewalk clearance.
- (e) Below-grade footings approved in conjunction with building permits.
- (f) Outdoor eating areas and retail display may extend into right-of-way with minimum five-foot sidewalk clearance.

Section 2.22. Building Entries, Awnings, Arcades, and Overhangs.

- (a) Building entries may include recessed entryways, arched or decorative doorways, and corner entries.
- (b) Arcades and colonnades are encouraged along primary pedestrian routes and around public squares. They should maintain minimum 8-foot clear width and 12-foot clear height, and may encroach into public right-of-way.
- (c) Awnings and overhangs may project up to 6 feet from building facade with minimum 8-foot clearance.
- (d) Balconies, bay windows, and projecting elements may project up to 4 feet over sidewalks with minimum 12-foot clearance.

- (e) The use of shutters, flower boxes, and traditional European and Coastal architectural details is encouraged.

Section 2.23. Restaurants.

Restaurants may maintain outside storage for operational items such as firewood. Storage areas must be neatly arranged, complement building architecture, be discreetly placed or screened, contain only materials related to restaurant operation, be proportionate to the restaurant's footprint, and comply with fire codes.

Section 2.24. Single Family Dwellings.

- (a) Single-family dwellings may be located throughout the development.
- (b) Home occupations are permitted; however, the following uses are prohibited as home occupations: vehicle repair; outdoor repair; barber shop, massage parlor, or beauty parlor; retail sales; greenhouse, commercial nursery or truck farming; food handling, processing or packing (other than standard home kitchen equipment); medical or dental lab; restaurant; and sales or repair of firearms. Outside storage related to home occupation is prohibited.
- (c) Single-family homes will reflect the architectural themes of the village.
- (d) Single-family plots will be adaptable to various demographics and ownership models.

Section 2.25. Design Intent.

The development is intended to create a traditional village character through: (a) a central gathering area (such as the Lagoon) as a focal point; (b) narrow, winding streets that calm traffic; (c) a hierarchy of streets from main thoroughfares to pedestrian passages; (d) integration of small parks, fountains, and public spaces; and (e) a mix of uses and building types throughout the Property. These design principles are aspirational and do not create formal sub-districts or mapped boundaries within the PUD.

Section 2.26. Similar Uses.

Uses not specifically listed in Exhibit E may be permitted only through a PUD amendment approved by City Council.

Section 2.27. Model Homes and Sales Facilities.

- (a) Model Homes: Developer may obtain building permits for and construct model homes prior to final plat recordation, provided: (i) a preliminary plat has been approved; (ii) public infrastructure serving the model homes is substantially complete; (iii) certificates of occupancy shall be issued in accordance with the applicable Building Code and City permitting procedures; and (iv) no final certificate of occupancy for residential habitation shall be issued until the final plat is recorded.
- (b) Sales Offices: Developer may construct and operate temporary or permanent sales offices within the Property without separate zoning approval. Sales offices may be located in model homes, temporary structures, or permanent buildings.
- (c) Marketing Signage: Developer may install temporary marketing and directional signage during the development and sales period, subject to the following: (i) off-premise directional signs not exceeding 32 square feet each at key intersections leading to the

Property; (ii) on-premise marketing signs not exceeding 200 square feet (this provision supersedes the signage area limitations in Article 5 of the Land Development Regulations); and (iii) such signs shall be removed within 30 days after completion of sales for the applicable phase.

Section 2.28. Temporary Construction Uses.

(a) Construction Facilities: Developer may establish and operate temporary construction facilities within the Property, including: (i) construction trailers and offices; (ii) material and equipment staging areas; (iii) concrete batch plants (temporary); (iv) construction parking areas; and (v) security facilities.

(b) Duration: Temporary construction facilities may remain in place until completion of construction for the applicable phase or phases, plus a reasonable period for demobilization not to exceed 90 days.

(c) Location: Temporary construction facilities shall be located so as to minimize impacts on completed portions of the Development and on adjacent properties.

(d) No separate zoning approval or temporary use permit shall be required for temporary construction uses authorized by this Section.

Section 2.29. Administrative Authority.

Nothing in this PUD Plan shall be construed to limit or restrict the administrative approval authority otherwise available to City staff under the Land Development Regulations, including but not limited to the minor amendment provisions of Section 4.102(D)(4)(a).

ARTICLE III

EXHIBITS

Section 3.01. Exhibits.

The following exhibits are incorporated into this PUD Plan and shall constitute the official standards for the Discovery Sands PUD Overlay District.

EXHIBIT A
PUD District Map and Legal Description

[Attached map]

[Legal description to be attached]

EXHIBIT B
Development Standards

The development standards for this PUD are set forth in Article II of this PUD Plan.

EXHIBIT C
Reserved

This Exhibit is intentionally reserved for future use.

EXHIBIT D
Design Standard Images

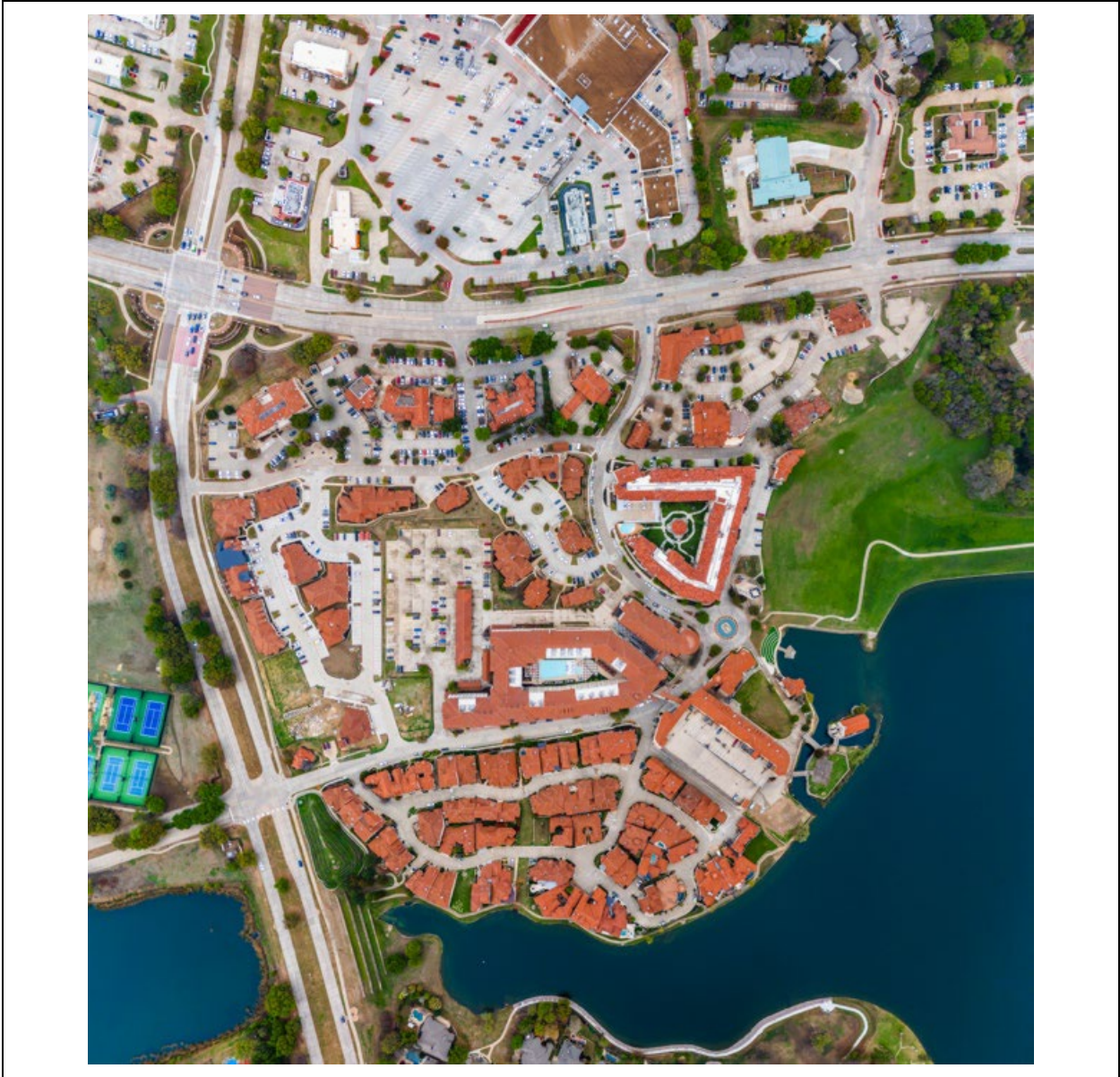














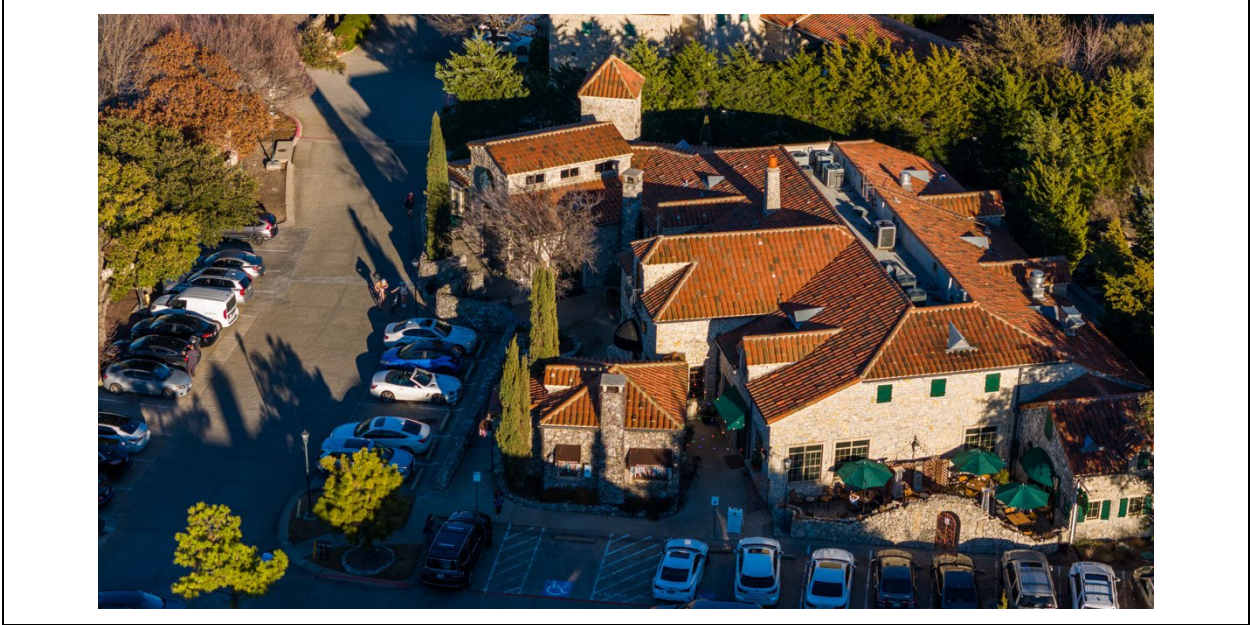


EXHIBIT E

Permitted Uses

The following uses, identified by their Land Development Regulations Table 2.201 category names, are permitted within the Discovery Sands PUD:

LDR Table 2.201 Uses

1. Agriculture/Urban Farming
2. Accessory Dwelling Unit
3. Bed and Breakfast
4. Boarding House, Dormitory, Fraternity or Sorority
5. Child Care Facility, Day Care (Residential)
6. Community Garden
7. Condominium
8. Cottage Food Production
9. Duplex
10. Home Based Business
11. Home Based Occupation
12. Live-Work Unit
13. Multi-Family Residential
14. Personal Care Homes (DADS)
15. Short Term Rental Residential Dwelling
16. Single-Family Detached
17. Townhouse
18. Adult Day Care
19. Alcoholic Beverage Sales, Liquor Store or Package
20. Arena / Stadium
21. Auto Fueling Station
22. Auto Service Station
23. Bar
24. Boat Repair Facility
25. Boat Sales or Rental
26. Child Care Facility, Day Care (Commercial)

27. Cleaning / Laundry Pick-Up Station
28. Cleaning / Laundry Self Service Facility
29. College / University / Vo-Tech
30. Commercial Amusement, Indoor
31. Commercial Amusement, Outdoor
32. Commercial Lodging (Hotel)
33. Electric Vehicle Charging Station
34. Fine Arts Instruction
35. Flea Market
36. Golf Carts, Sales or Rental
37. Golf Carts, Service
38. Hospital
39. Kennel
40. Library
41. Medical Office / Clinic / Lab
42. Nursery or Greenhouse, Retail
43. Nursing / Convalescent Home
44. Office
45. Parking Structure or Lot Incidental to Main Use
46. Parking Structure – Mixed Use
47. Personal Fitness
48. Pet Grooming Services
49. Place of Private Assembly
50. Place of Public Assembly
51. Private Club
52. Professional Services, Instruction/Counseling
53. Public Safety Facility
54. Recreation, Indoor
55. Recreation, Outdoor
56. Recreation, Outdoor – Private
57. Recycling Center
58. Restaurant, Drive-In / Through
59. Restaurant, No Drive-In / Through

- 60. Retail – Big Box
- 61. Retail – Commercial
- 62. School, Private
- 63. School, Public
- 64. Self Storage
- 65. Small Scale Food And Beverage Production
- 66. Vending Kiosk/ATM
- 67. Veterinarian, Small Animal
- 68. Vehicle Wash
- 69. Wholesale
- 70. Excavation
- 71. Research and Testing Laboratory
- 72. Marina
- 73. Parking and/or Multimodal Transportation Facility
- 74. Public Utility Facility, Neighborhood
- 75. Public Utility Plant
- 76. Adaptive Reuse of Signature Architectural Structures (e.g., castle, cathedral, firehouse, lighthouse)
- 77. Helistop

Uses not specifically listed in this Exhibit may be permitted only through a PUD amendment approved by City Council, applying the criteria in Section 2.201 of the Land Development Regulations for determination of similar uses.

EXHIBIT F

Required Parking Ratios

The parking ratios in this Exhibit supersede the parking requirements in Article 3 of the Land Development Regulations to the extent of any conflict.

Automobile Oil Change and Similar Establishments

One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift

Bank, Savings and Loan, or similar Establishments

One (1) space per three hundred and fifty (350) square feet of gross floor area

Boutique Hotel / Bed and Breakfast Facility

One (1) space per guest room in addition to the requirements for a normal residential use

Business or Professional Office (general)

One (1) space per three hundred and fifty (350) square feet of gross floor area except as otherwise specified herein

Church, Rectory, or other Place of Worship

One (1) parking space for each three (3) seats in the main auditorium

College or University

One (1) space per each day student

Community Center, Library, Museum, or Art Gallery

Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet

Commercial Amusement

One (1) space per five (5) guests at maximum designed capacity

Condominium Residence

One (1) space per unit, plus one (1) additional space for each bedroom beyond the second bedroom

Dance Hall, Assembly or Exhibition Hall without Fixed Seats

One (1) parking space for each four hundred (400) square feet of floor area thereof, as available to be shared with adjacent, full-time users

Dwellings, Multifamily

One (1) space for a unit with one (1) and two (2) bedrooms, plus one additional space for each additional bedroom above two (2) bedrooms

Farmer's Market, Flea Market

One (1) space for each five hundred (500) square feet of site area, as available to be shared with adjacent, full-time users

Furniture or Appliance Store, Wholesale Establishments

Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000)

Gasoline Station

Minimum of three (3) spaces for employees; adequate space for waiting, stacking, and maneuvering

Health Studio or Club

One (1) parking space per four hundred (400) square feet of exercise area

Hospital

One (1) space per each bed or examination room whichever is applicable

Hotel

One (1) parking space for each sleeping room or suite plus one (1) space for each one thousand (1,000) square feet of commercial floor area contained therein

Kindergartens, Day Schools, and Similar Child Care

One (1) paved off-street loading and unloading space on a through circular drive, and one (1) space per twenty (20) students, plus one (1) space per teacher

Library or Museum

Ten (10) spaces plus one (1) space for every five hundred (500) square feet over one thousand (1,000) square feet

Lodge or Fraternal Organization

One (1) space per two hundred (200) square feet

Medical or Dental Office

One (1) space per three hundred (300) square feet of floor area; facilities over 20,000 SF shall use hospital standards

Mini-Warehouse

Four (4) spaces per complex plus one (1) additional space per five hundred (500) square feet of rental office

Motor Vehicle Repair and Service

Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift

Nursing Home

One (1) space per five (5) beds

Private Club

One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area

Retail Store or Personal Service Establishment

One (1) space per three hundred and fifty (350) square feet of gross floor area

Restaurant (standalone without drive-through)

One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area

Restaurant (within multi-tenant building)

One (1) parking space for each four hundred (400) square feet of gross floor area

Restaurant (standalone with drive-through)

One (1) parking space for each one hundred and twenty-five (125) square feet of gross floor area

Sanitarium, Convalescent Home, Home for the Aged

One (1) parking space for each five (5) beds

School, Elementary, Secondary, or Middle

One and one half (1.5) parking spaces per classroom, or public assembly requirements, whichever is greater

School, High School

One and one half (1.5) parking spaces per classroom plus one (1) space per five (5) students, or public assembly requirements, whichever is greater

Single-Family, Attached

One (1) space per unit, plus one (1) space for each bedroom above the second bedroom

Single-Family, Detached

Two (2) spaces per home

Theater, Sports Arena, Stadium, Gymnasium or Auditorium

One (1) parking space for each four (4) seats or bench seating spaces

In areas characterized by mixed-use, pedestrian-oriented development, parking requirements may be reduced by up to 50% with a comprehensive shared parking plan.

EXHIBIT G

Special Sign Standards

The sign standards in this Exhibit supersede the sign regulations in Article 5 of the Land Development Regulations to the extent of any conflict.

Section 1. Subdivision Monument Signs.

Two subdivision monument signs are allowed at each entrance to the Property:

- (a) Content limited to name and logo of subdivision.
- (b) Maximum monument size: 40 square feet; maximum sign area: 24 square feet; maximum height: 4 feet.
- (c) Materials: stone, cast stone, brick, split face CMU, or other approved materials.
- (d) Required landscaped area: 2 square feet per linear foot of horizontal sign length.

Section 2. Business Monument Signs (Type 1).

One monument sign per street frontage:

- (a) Length must exceed height.
- (b) Materials: stone, cast stone, brick, split face CMU.
- (c) Buildings under 20,000 SF: max 20 SF monument, 4 feet height, 10-foot setback.
- (d) Buildings 20,000-125,000 SF: max 40 SF monument, 24 SF sign area, 4 feet height, 15-foot setback.
- (e) Buildings over 125,000 SF: max 60 SF monument, 36 SF sign area, 6 feet height, 15-foot setback.

Section 3. Business Monument Signs (Type 2).

One sign per building per street frontage. Maximum 3 feet high, 6 feet long. May be located in roadway landscape zones.

Section 4. Business Group Monument Signs.

One sign per primary entrance to designated group sign area. Size varies by total floor area of buildings within group (40-60 SF monument, 4-6 feet height).

Section 5. Retail Facade Signs.

Wall signs permitted on any facade below roofline. Maximum aggregate sign area: 4% of street-facing facades. Maximum per business: lesser of 180 SF or 4% of occupied facade. Minimum: one 20 SF sign per business.

Section 6. Large Retail Facade Signs.

For businesses occupying 25,000+ SF: Maximum aggregate sign area is lesser of 260 SF or 4% of occupied facade.

Section 7. Building Identification and Directory Signs.

One directory sign (6 SF max) per main entrance. One building identification sign (24 SF max) per street-facing facade.

Section 8. Business Projecting Signs.

One per first-floor business. Maximum 12 SF, 3 feet height, 5-foot projection, 8-foot clearance. Graphics required on both sides.

Section 9. Business Awning Signs.

Maximum 8 SF, 8-foot clearance. Primarily graphic.

Section 10. Business Hanging Signs.

One per first-floor business. Maximum 4.5 SF, 18 inches height, 36 inches width, 3 inches thickness, 8-foot clearance. Graphics on both sides.

Section 11. Business Window Signs.

Maximum 12 SF per business, 2 feet height per sign. First floor, street-facing windows only.

Section 12. General Directional Signs.

Monument signs for wayfinding to generic destinations. Maximum 8 SF, 4 feet height. No limit on number. May be in roadway landscape zones, rights-of-way, or front yards.

EXHIBIT H

Master Plan

Master Plan drawing to be attached.

The Master Plan is illustrative of the development concept. Buildings are not required to be located as shown. Modifications to this PUD Plan shall be governed by Section 4.102(D)(4) of the Land Development Regulations. Minor amendments meeting the criteria in Section 4.102(D)(4)(a) may be approved by the Development Services Department. All other changes shall require City Council approval through the PUD amendment process.

END OF PUD PLAN

This PUD Plan shall be incorporated by reference into the City's PUD Ordinance establishing the Discovery Sands Planned Unit Development Overlay District.

DISCOVERY SANDS PUD

DEVIATION REPORT

Summary of Deviations from Base Zoning Standards
Prepared for City of Galveston Planning Commission

1. Overview

The Discovery Sands Planned Unit Development (PUD) establishes a single, unified set of development standards that apply across the entire approximately 351-acre Property. The Property is currently subject to multiple underlying base zoning districts: R-1 (Residential, Single Family), R-2 (Residential, Townhouse), RES/REC (Resort-Recreation).

The PUD overlay replaces the patchwork of underlying restrictions with unified standards designed to achieve a traditional European-style coastal village. The PUD does not create sub-districts within the Property; all standards apply uniformly throughout.

2. Dimensional Standards Comparison

Standard	R-1 Base	R-2 Base	RES/REC Base	PUD Standard
Minimum Lot Size	Per Div. 3.300	Per Div. 3.300	4,000 SF	None
Minimum Lot Width	Per Div. 3.300	Per Div. 3.300	40 ft	None
Minimum Lot Depth	Per Div. 3.300	Per Div. 3.300	50 ft	None
Front Setback	Per Div. 3.300	Per Div. 3.300	0 ft	None
Side Setback	Per Div. 3.300	Per Div. 3.300	3 ft	None
Rear Setback	Per Div. 3.300	Per Div. 3.300	10 ft	None
Maximum Height	50 ft	50 ft	120 ft	75 ft (5 stories)
Maximum Density	Per Div. 6.600	Per Div. 6.600	Per Div. 6.600	Market-driven
Off-Site Parking Location	Within 600 ft (§8.201(D))	Within 600 ft (§8.201(D))	Within 600 ft (§8.201(D))	Anywhere within Property
Maximum Lighting Levels	Per §7.102	Per §7.102	Per §7.102	Unrestricted
Internal Use Screening	Required	Required	Required	None within PUD

Signage Standards	Per LDR Art. 5	Per LDR Art. 5	Per LDR Art. 5	Per PUD Exhibit G
Parking Ratios	Per LDR Art. 8	Per LDR Art. 8	Per LDR Art. 8	Per PUD Exhibit F
Marketing Signage	Per LDR Art. 5	Per LDR Art. 5	Per LDR Art. 5	Up to 200 SF on-premise

3. Justification for Deviations

Lot Size, Width, and Depth: Traditional European villages feature varied lot sizes and configurations, including narrow lots, irregular shapes, and buildings constructed to property lines. Eliminating minimum lot size, width, and depth requirements allows for authentic village character with diverse building types and lot configurations.

Setbacks: Zero-lot-line construction is essential to the traditional village concept, where buildings form continuous streetwalls, frame public spaces, and create intimate pedestrian environments. Requiring conventional setbacks would prevent the desired village character.

Building Height: The increased height allowance (75 ft / 5 stories) enables mixed-use buildings with ground-floor retail and upper-floor residential, as well as signature architectural elements like the lighthouse (up to 159 ft). This supports the economic viability of the village core while creating visual landmarks.

Density: Market-driven density allows the development to respond to housing demand and economic conditions while ensuring infrastructure capacity is maintained. The PUD permits density transfers between portions of the Property without amendment, providing flexibility while preserving overall infrastructure commitments.

Parking Location: The Land Development Regulations limit off-site parking to within 600 feet of the use (Section 8.201(D)). The PUD permits required parking to be located anywhere within the Property boundaries. This deviation supports the traditional village concept where centralized and shared parking facilities reduce surface parking and promote pedestrian activity. The Property's internal circulation, shuttle service options, and pedestrian infrastructure ensure adequate access between parking facilities and all uses.

Lighting: The Land Development Regulations establish maximum illumination levels (Section 7.102). The PUD removes maximum lighting level restrictions to allow for signature lighting designs that support the village atmosphere, public safety, and nighttime commercial activity. Minimum code requirements for safety are maintained.

Internal Screening: The Land Development Regulations require screening between differing uses. The PUD eliminates internal screening requirements within the Property to support the mixed-use village concept where residential, commercial, and recreational uses are intentionally co-located and integrated rather than separated.

Signage: The PUD establishes village-appropriate sign standards (Exhibit G) that supersede the Land Development Regulations' Article 5 sign regulations. The PUD sign standards emphasize

pedestrian-scale signage consistent with European village character, including blade signs, hanging signs, and projecting signs that would not be permitted under conventional standards.

Parking Ratios: The PUD establishes parking ratios (Exhibit F) tailored to the mixed-use, pedestrian-oriented character of the development. These ratios supersede the parking requirements in Article 3 of the Land Development Regulations to the extent of any conflict.

Marketing Signage: The PUD permits on-premise marketing signs up to 200 square feet during the development and sales period, which exceeds the sign area limitations in Article 5 of the Land Development Regulations. This deviation supports the marketing requirements of a phased master-planned community.

4. Other Key PUD Provisions

Permitted Uses: The PUD establishes a comprehensive list of permitted uses, organized by LDR Table 2.201 category names, including residential (single-family, attached, multifamily), commercial, retail, hospitality, and recreational uses. Uses not specifically listed require a PUD amendment approved by City Council, applying the criteria in Section 2.201 of the Land Development Regulations.

Parking: Parking may be located anywhere within the Property and shared between uses. Parking requirements may be reduced by up to 50% in mixed-use, pedestrian-oriented areas where the criteria in PUD Plan Section 2.09 are met.

Signage: The PUD establishes village-appropriate sign standards including blade signs, hanging signs, and monument signs. Billboards are prohibited under both the Land Development Regulations and this PUD.

Streets: Streets within the Property shall be private unless specifically dedicated to the City. Any streets to be dedicated as public rights-of-way shall be identified on the final plat. Private streets shall be maintained by the property owners' association. Gated entries are permitted for private residential neighborhoods.

Utilities: All utility lines must be underground.

5. Conclusion

The requested deviations from base zoning standards are necessary to achieve the traditional European coastal village design concept. The unified PUD standards replace the underlying base district requirements across the entire Property, providing a coherent development framework while maintaining flexibility to respond to market conditions. The deviations do not create adverse impacts on surrounding properties and will result in a unique development that enhances Galveston's character and tourism appeal.

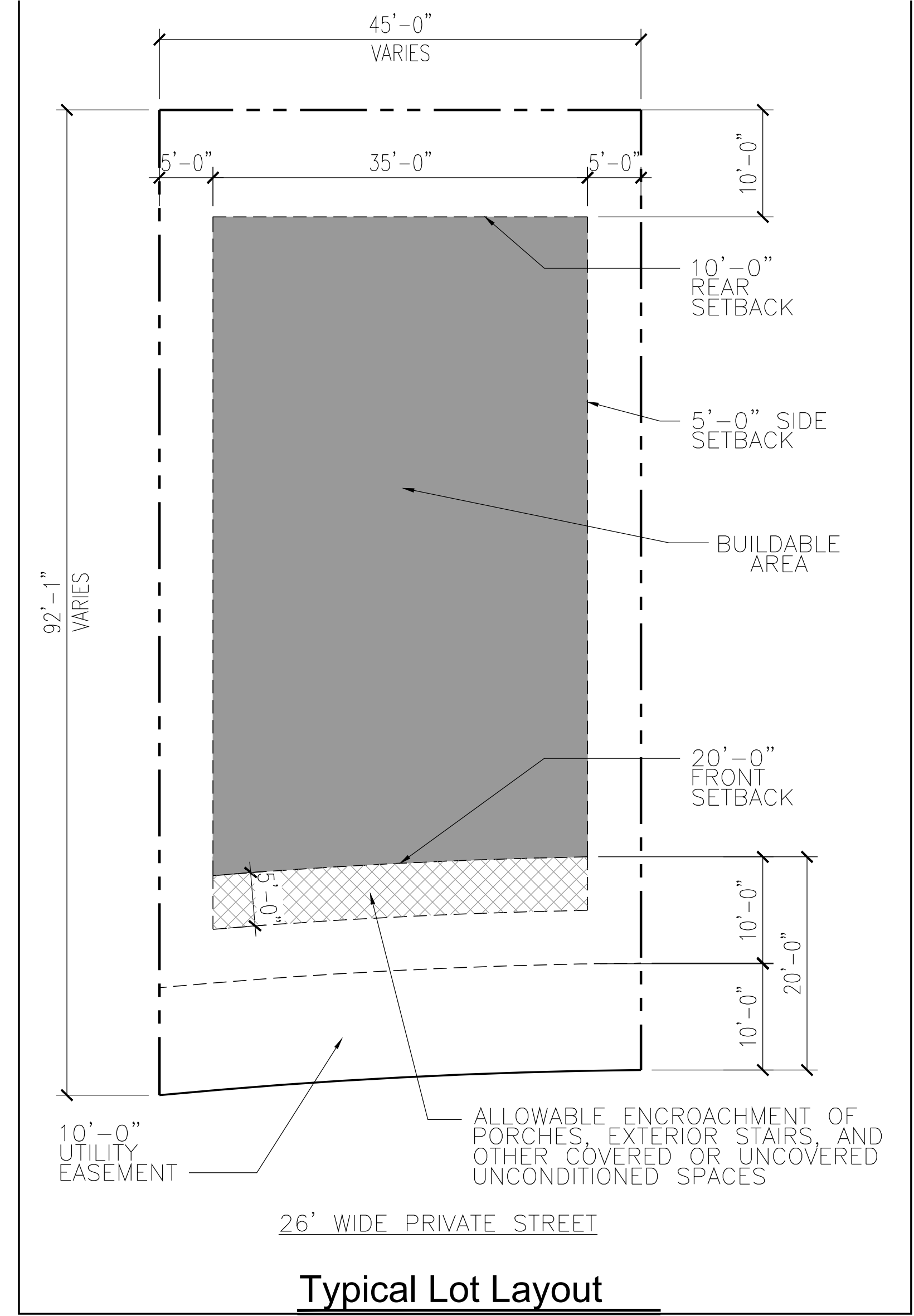
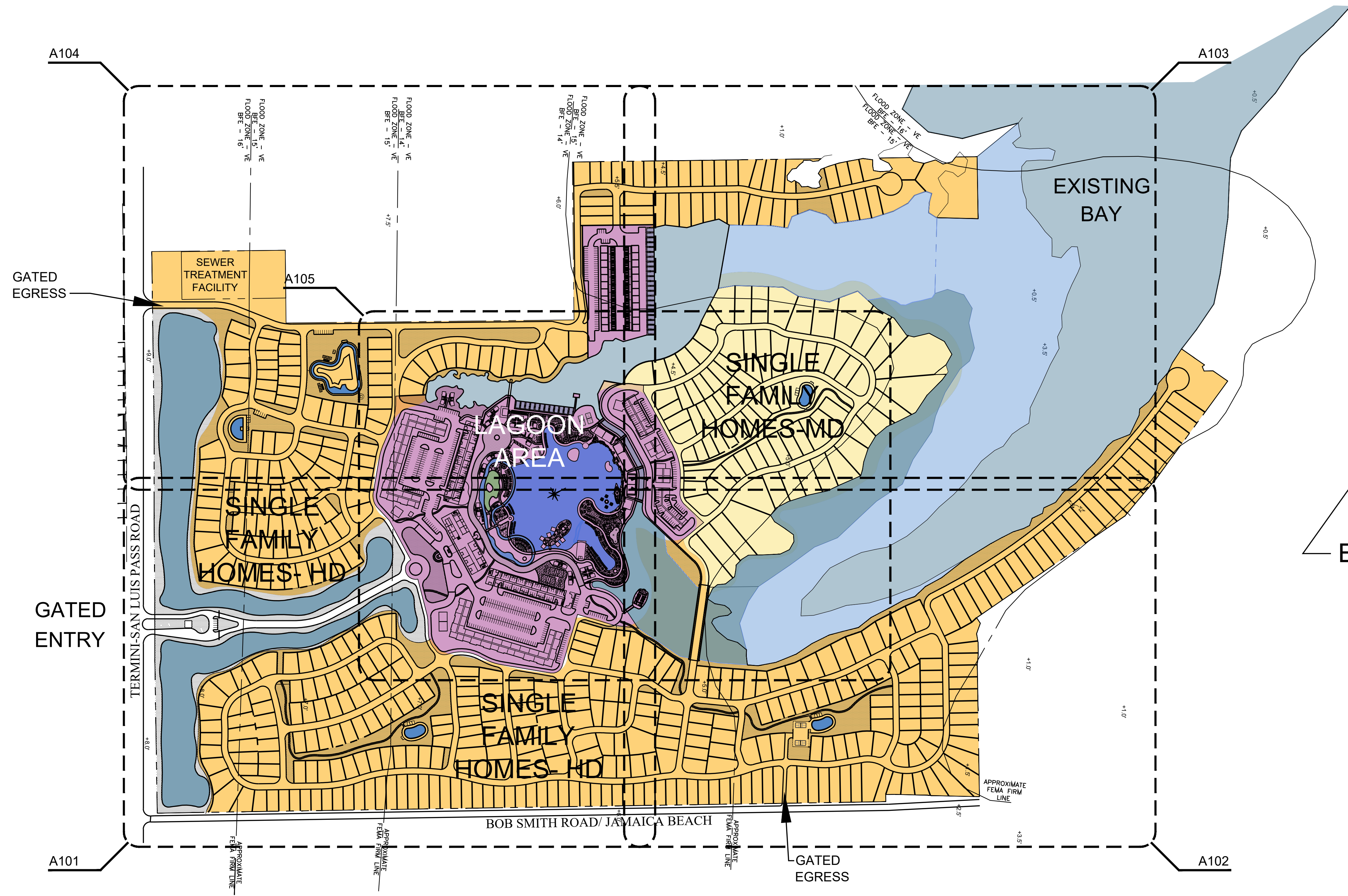


DISCOVERY SANDS
BLACKARD COMPANIES
401 ADRIATIC PARKWAY
MCKINNEY, TEXAS 75072

DISCOVERY SANDS

Proposed Master Plan

Galveston , Texas



LEGEND:

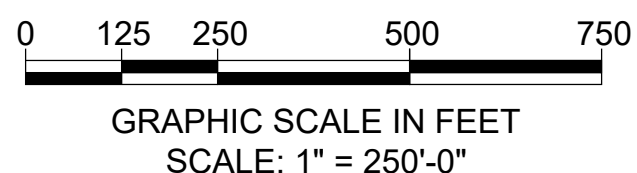
PROPERTY LINES: APPROX. 351 ACRES

- COMMON AREAS
- SINGLE FAMILY LOTS-
HIGH DENSITY: 99 ACRES/ 480 LOTS
MAX. HEIGHT= 50' BFE
- SINGLE FAMILY LOTS-
MEDIUM DENSITY: 24 ACRES/ 88 LOTS
MAX. HEIGHT= 50' BFE
- TOTAL LOTS: 568 LOTS /
4.7 LOTS PER
ACRES AVERAGE
- MIXED USE AREAS: 30.4 ACRES
MAX. HEIGHT= 75' BFE
HOTEL
RESIDENTIAL CONDOS
RETAIL
RESTAURANT
WEDDING CHAPEL
RESORT AMENITIES
BOAT STORAGE

PROJECT SUMMARY:

- APPROX. 170 ACRES
- LOTS: 568
- GATE HOUSE: 900 S.F.
- ENTRY LAKE 1: 6 ACRES
- ENTRY LAKE 2: 4 ACRES
- POOLS/ SPAS:
 - 1 LAGOON POOL (3.4 ACRES)
 - 4 NEIGHBORHOOD POOLS
 - 4 HOT TUBS
 - RESORT SPA
 - LAZY RIVER (1,190 LIN. FT.)
 - SURF PARK
- BOARDWALK: 2,365 LIN. FT.
- BOAT SLIPS: 44 STORAGE/ OWNER
24 PADDLE BOARD/ KAYAK
- FISHING PIER
- BOAT STORAGE: 198 INDOOR RACKS
- CONDOS: ~ 213
- BUNGALOWS: 40 (~320 S.F.)
- CABANAS: 74
- LOUNGE CHAIRS: ~642
- FIRE PITS: 4
- CHAPEL: 150 SEATS
- RECEPTION HALL: 2,600 S.F.
- FITNESS: 1,400 S.F.
- MARKET: 2,800 S.F.
- ICE CREAM: 1,400 S.F.
- COFFEE: 1,400 S.F.
- YOGA STUDIO: 1,400 S.F.
- BURGERS/ PIZZA: 1,400 S.F.
- PICKLE BALL: 4 COURTS
- SAND VOLLEYBALL: 2 COURTS

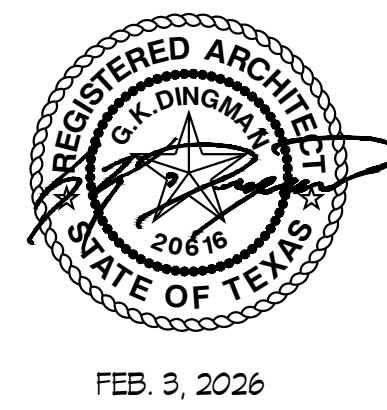
EXISTING WETLANDS
TO REMAIN
UNDISTURBED



OVERALL SITE PLAN

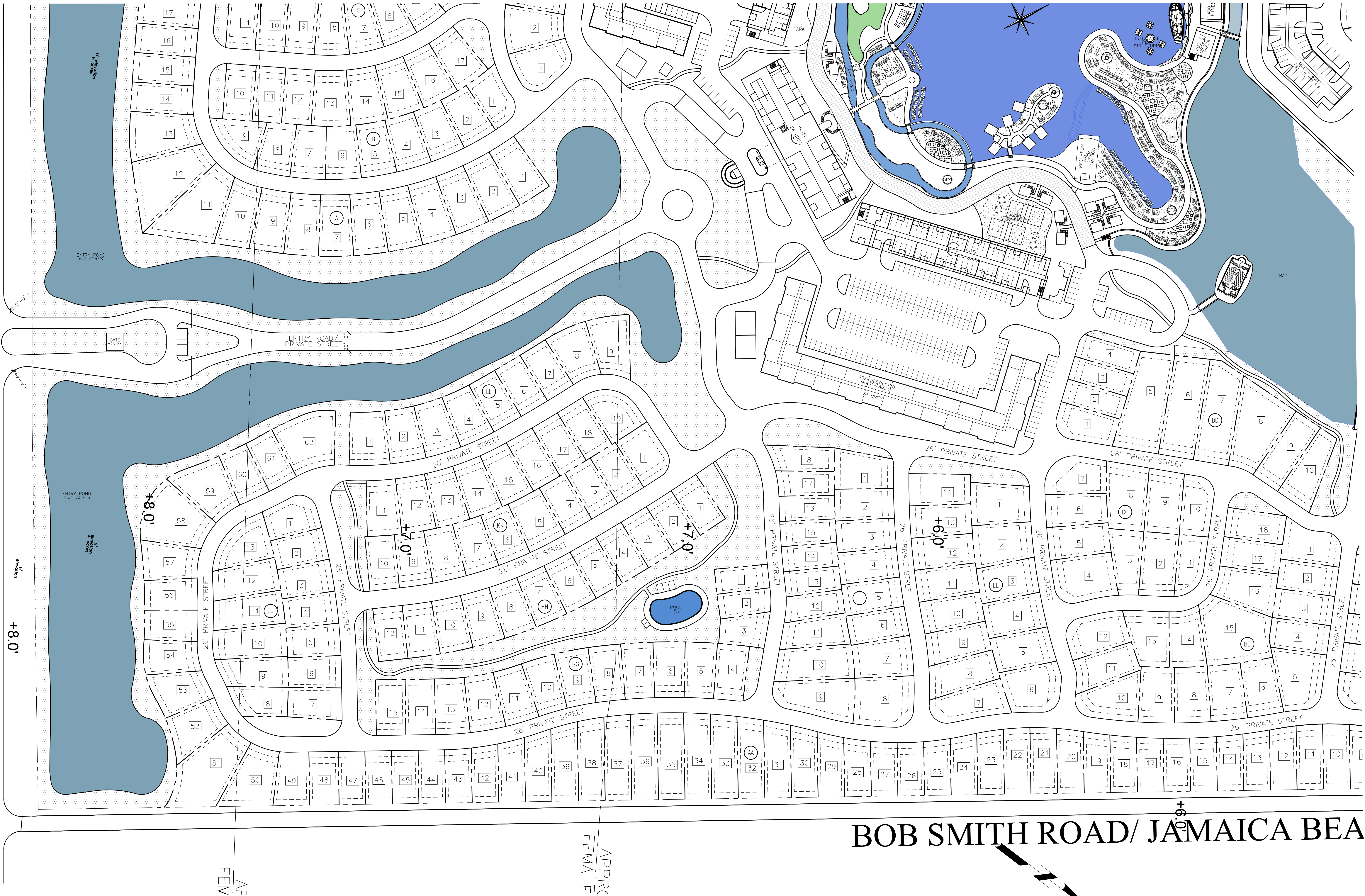
A100

PRELIMINARY LAYOUT FOR
PRESENTATION PURPOSES ONLY,
SUBJECT TO CHANGE



kevin@7d4.net
972-768-8283
8446 Winged Foot Dr.
Frisco, Texas 75034
www.7d4.net

TERMINI-SAN LUIS PASS ROAD



BOB SMITH ROAD/ JAMAICA BEA



Blackard

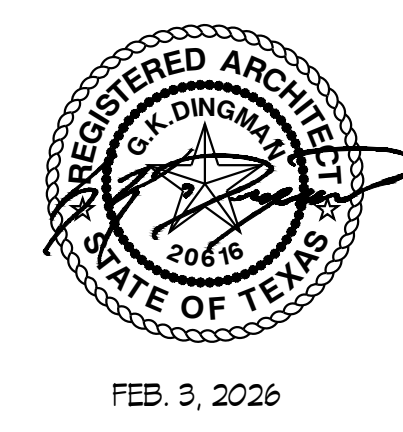
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BLACKARD COMPANIES
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DISCOVERY SANDS
Proposed Master Plan
Galveston , Texas

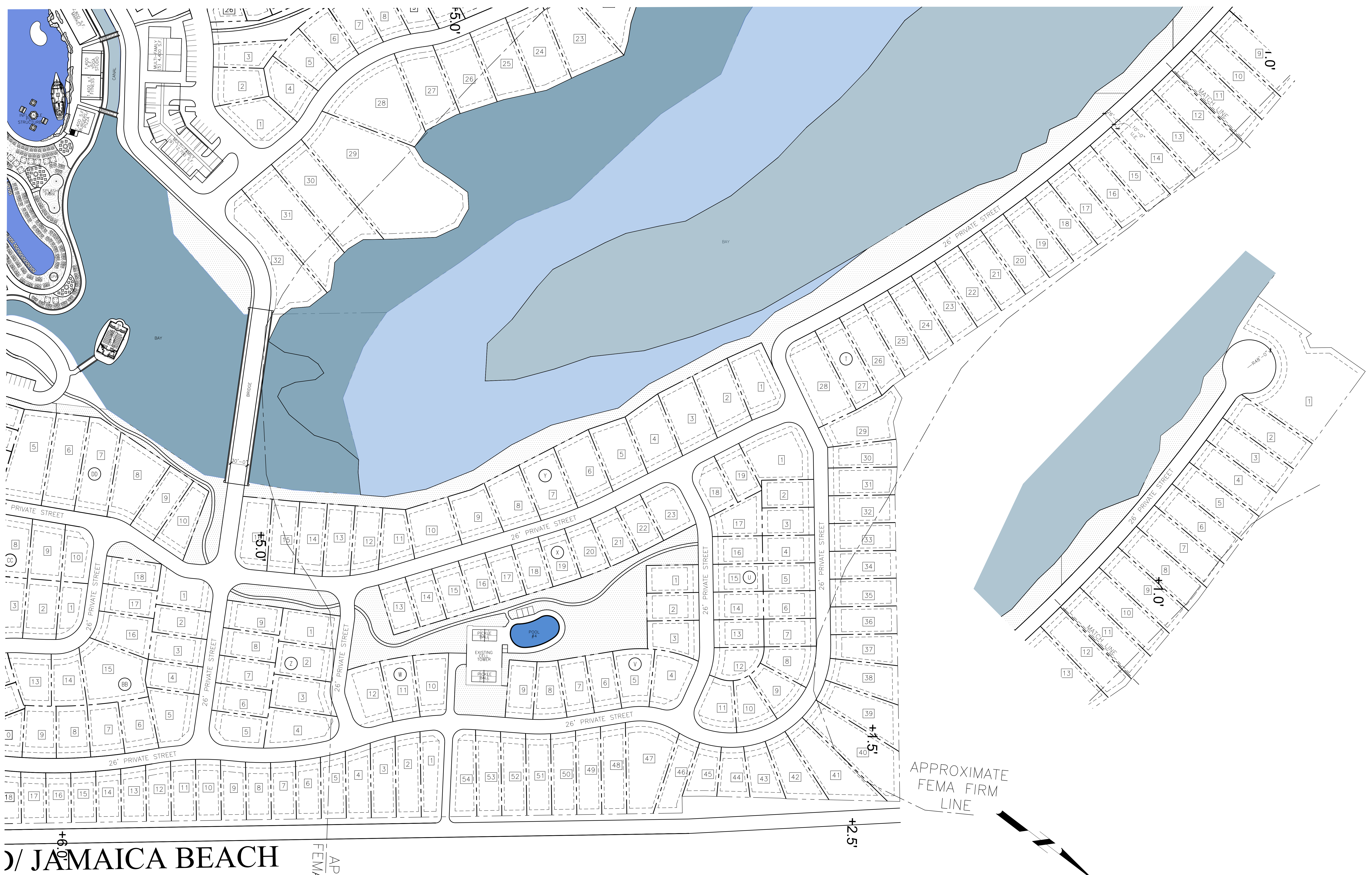
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SCALE: 1" = 60'-0"

SITE PLAN
A101

PRELIMINARY LAYOUT FOR
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0/ JAMAICA BEACH



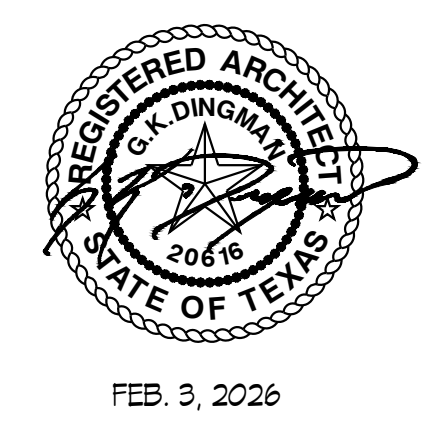
Blackard
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Proposed Master Plan
Galveston , Texas

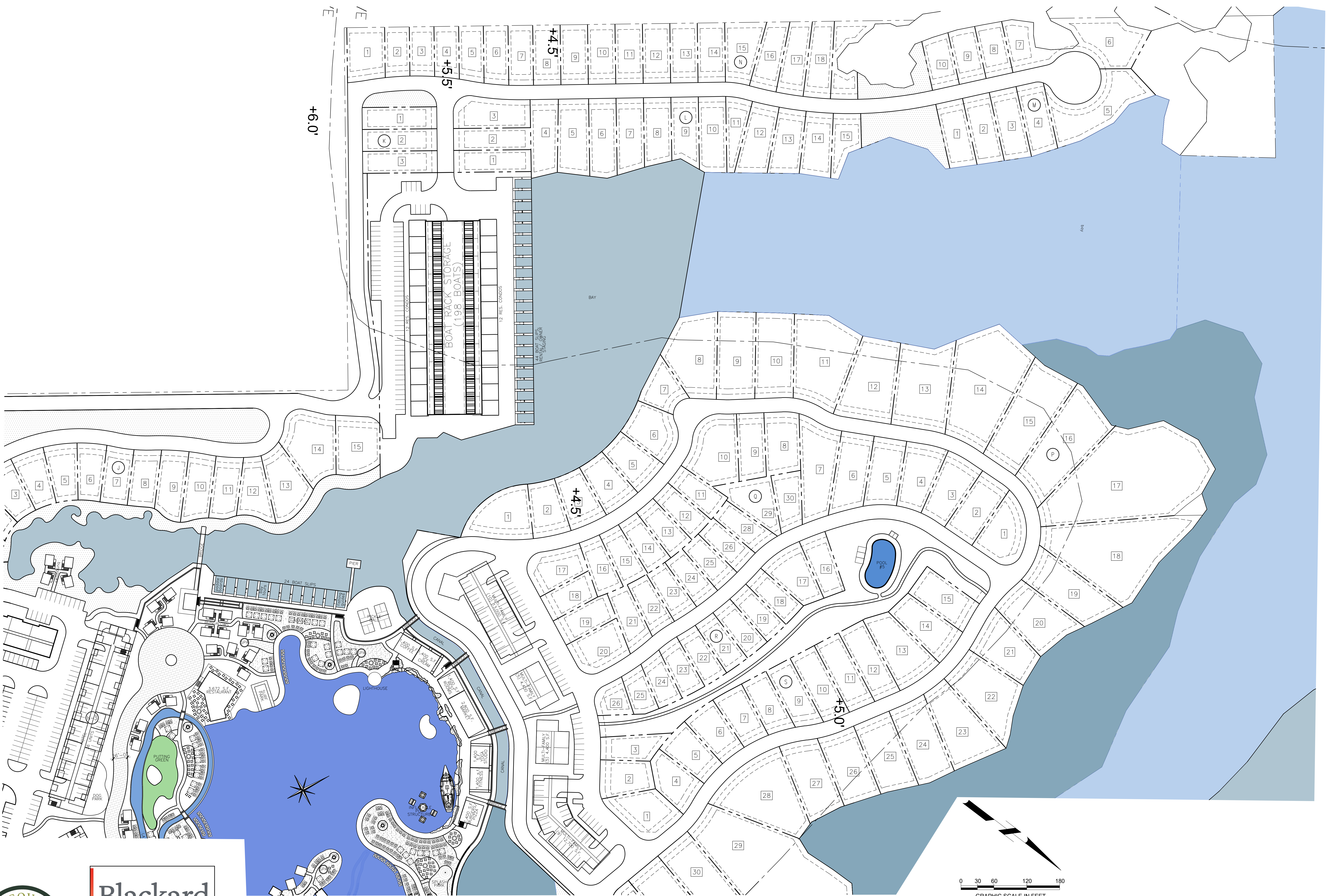
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SITE PLAN
A102

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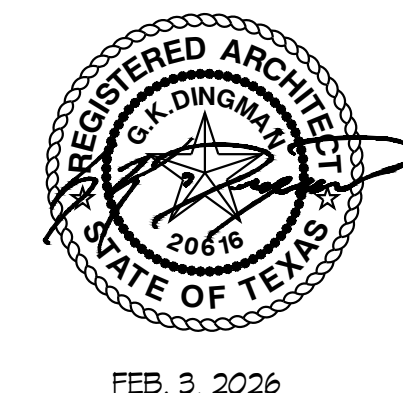


DISCOVERY SANDS
Proposed Master Plan
Galveston , Texas

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GRAPHIC SCALE IN FEET
SCALE: 1" = 60'-0"

SITE PLAN
A103

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www.7d4.net

NI-SAN LUIS PASS ROAD

0'6+

0'40'-0"

0'40'-0"

SAZCO 9
UNITS/AC 9

ENTRY ROAD
6.2 ACRES

ENTRY ROAD/
PRIVATE STREET

26' PRIVATE STREET

+4.5

BAY



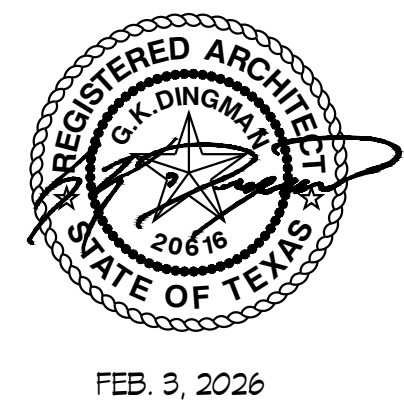
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SCALE: 1" = 60'-0"

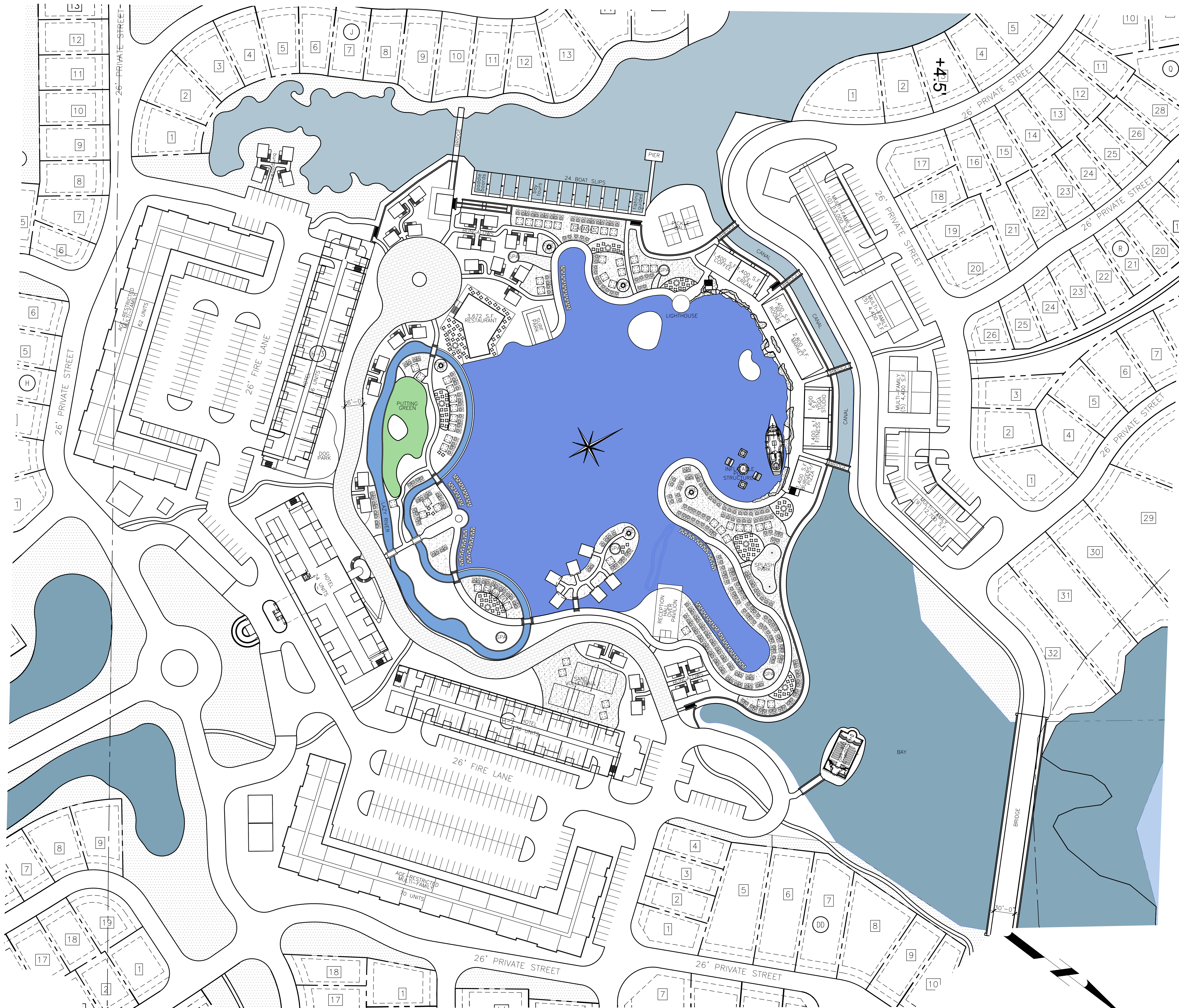
SITE PLAN
A104

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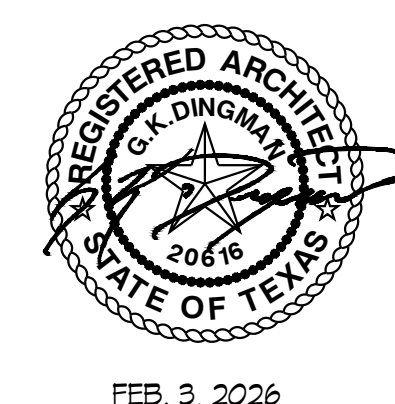
FEB. 3, 2026



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SCALE: 1" = 60'-0"

SITE PLAN
A105

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FEB. 3, 2026



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