

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, APRIL 7, 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 March 3, 2026 – Regular Meeting

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

6.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 6.A.1 **24BF-034 (23305 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 1, Bay Harbor, Addition #3, in the City and County of Galveston, Texas.
Applicant: A&D Home Repair – Darian Beafneaux
Property Owner: Thomas Cooke
- 6.A.2 **26BF-004 (24023 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 5, Half Moon Beach Subdivision Replat in the City and County of Galveston, Texas.
Applicant: Paul Bieniawski
Property Owner: Paul Bieniawski
- 6.A.3 **26BF-011 (4230 Ghost Crab)** Public Notice for fortification to Fiddler Crab Lane, Ghost Crab Lane, and Sand Crab Lane. The City of Galveston seeks to install a concrete canvas both above and below grade to protect the end of street from future wave action. The city will also be making repairs to the end of streets where the concrete canvas will be installed.
Applicant: City of Galveston

Property Owner: City of Galveston

6.B **PLATS**

- 6.B.4 **26P-014 (24050 San Luis Pass Rd)** Public Hearing for a minor plat to reconfigure one lot into three lots. Property is legally described as Abstract 121 Hall & Jones Survey, Tract 16 16 38.110 Acres, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owners: George Sims

7. Old Business and Associated Public Hearings

7.A **PLANNED UNIT DEVELOPMENT**

- 7.A.5 **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. New Business and Associated Public Hearings

8.A **ABANDONMENT**

6. **26P-013 (Adjacent to 2201 Avenue L)** Request for an abandonment of approximately 2,570 square feet of alley right of way. Adjacent properties are legally described as M.B. Menard Survey Lots 6, 7, & East 28-8 Feet of Lot 5 (6-1) Block 22 Galveston and Adjacent West 1/2 of 22nd Street; M.B. Menard Survey Lots 8 & 9 Block 22 Galveston & Part of Adjacent West 1/2 of 22nd Street; and M.B. Menard Survey North 45 Feet of Lot 10 (10-2) Block 22; in the City and County of Galveston, Texas.

Applicant: Marc Hill

Adjacent Property Owner: Bryan Educational Institute

8.B **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

7. **26BF-008 (11395 Beachside Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed stairs and footpath to rear of residence. Property is legally described as Beachside Village, Section 4, (2016), Abstract 121, Lot 430, Acres 0.3488, within the City and County of Galveston, Texas.

Applicant: Egret Bay Builders, LLC / Dana Lee

Property Owner: Ignacio and Camila Cubero

8.C **GALVESTON LANDMARK**

8. **26P-012 (1813 24th Street)** Request for designation as a Galveston Landmark. The property is legally described as Eanes Subdivision (2013), Lot 5, Acres 0.256, in the City and County of

Galveston, Texas.
Applicant: John Zempter Eanes
Property Owner: John Zempter Eanes

8.D **PLATS**

9. **26P-015 (10415 Wern Road)** Request for a Minor Plat to reconfigure one lot into three. The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owner: Jim Sommerfield

9. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 03/30/2026 at 3:30 PM

Karina Rosales, Planning Technician

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

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



City of Galveston

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

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: None

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Donna Fairweather, Interim City Attorney; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 17, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

PUBLIC HEARING

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

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

Staff presented the staff report and noted that 215 public hearing notices were sent, and two returned in opposition.

Chairperson Walla opened the public hearing on the case. Mohamed Eldawy, 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.

Commissioner Rios seconded.

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

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

The motion passed.

GALVESTON LANDMARK

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

Staff presented the staff report and noted that 33 public hearing notices were sent, and one returned in favor.

Chairperson Walla opened the public hearing on the case. Gregory Sendejas, 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 Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Humphrey seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

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

Chairperson Walla opened the public hearing on the case. Jed Rollins and Jeff Blackard, representatives of the owners, made 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.

*** The Commission recessed from 5:20p.m. to 5:25 p.m.

Commissioner Humphrey made a motion to defer the request to the April 7, 2026, meeting in order for the applicant to provide additional information on height, drainage, lighting, and environmental.

Vice-Chairperson Singleton seconded.

Chairperson Walla made a motion to table the motion.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

The public hearing was reopened in order for the Commission to ask questions of the applicant.

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

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

The motion passed.

THE MEETING ADJOURNED AT 6:23 PM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

To: Rusty Walla, Planning Commission Chairperson, City of Galveston Planning Commission
From: Kyle Clark, Coastal Resources Manager
Date: Thursday, March 19, 2026
Re: **24BF-034 (23305 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abst 121, Hall & Jones Survey Lot 1, Bay Harbor Addition #3, in the City and County of Galveston, Texas.
Applicant: Darian Beafneaux
Property Owner: Tom Cooke

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 construct a new walkover approximately two hundred forty-two (242) feet long, four (4) feet wide and will maintain a height of four (4) feet over the tallest dune crest. Walkover will end at the line of vegetation.

The project will include mitigation of 48 square feet due to new post installation. An area of 100 square feet has been identified for additional mitigation if required. Only to be used in the event more damage occurs than proposed. Damages will be evaluated by the Coastal Resources Division after construction is completed.

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

² Texas Natural Resources Code § 63.056



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

Public notice of the April 7, 2026, Planning Commission meeting was sent to 3 adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

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

A – Aerial Map

23305 FM 3005
Case #24BF-034

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>

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

▨ Subdivisions



0 10 20 40 60 80 100 120 140 160 180 Feet

1:1,228

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.

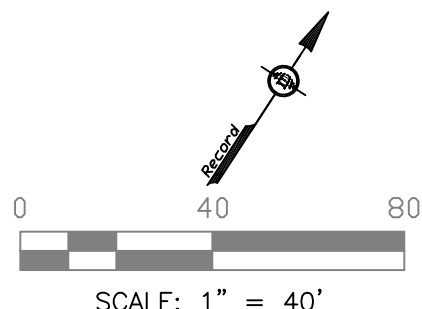
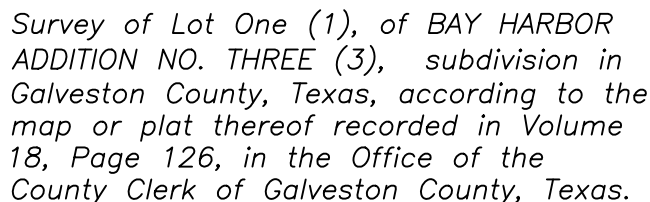
**Map prepared by the City of Galveston Development
 Services Department, Coastal Resources Division
 (Hcummings) - 2/11/2026**

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.

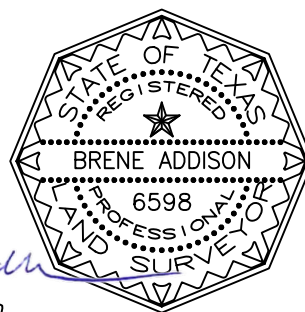
The data presented on these pages is not
 legally binding on the City of Galveston or any of
 its departments. These maps and the
 associated data are representations ONLY and
 may contain errors in the databases.



B – Topographic Surveys



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



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:

- 1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
- 2) This property lies within Zones VE (EL 17' and 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0577G Dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the South right-of-way line of San Luis Pass Road, being a found 5/8 inch rod at the Northwest corner of Lot 4 and a found 1/2 inch rod at the Northeast corner of Lot 2 of Bay Harbor Addition No. 3.

Legend:

- Contour Line
- Overhead Power
- Power Pole
- Telecomm. Box
- 6" Wood Bollard
- 4" x 4" Wood Post
- B.L. Building Setback Line
- U.E. Utility Easement
- Asphalt
- Building Line
- Easement Line
- Spot Elevation (Typ.)
- Clean-out
- Water Meter

Elevations expressed hereon are based on NAVD 88 Datum.

TRICON LAND SURVEYING, LLC

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

(N.T.S.) Not to Scale

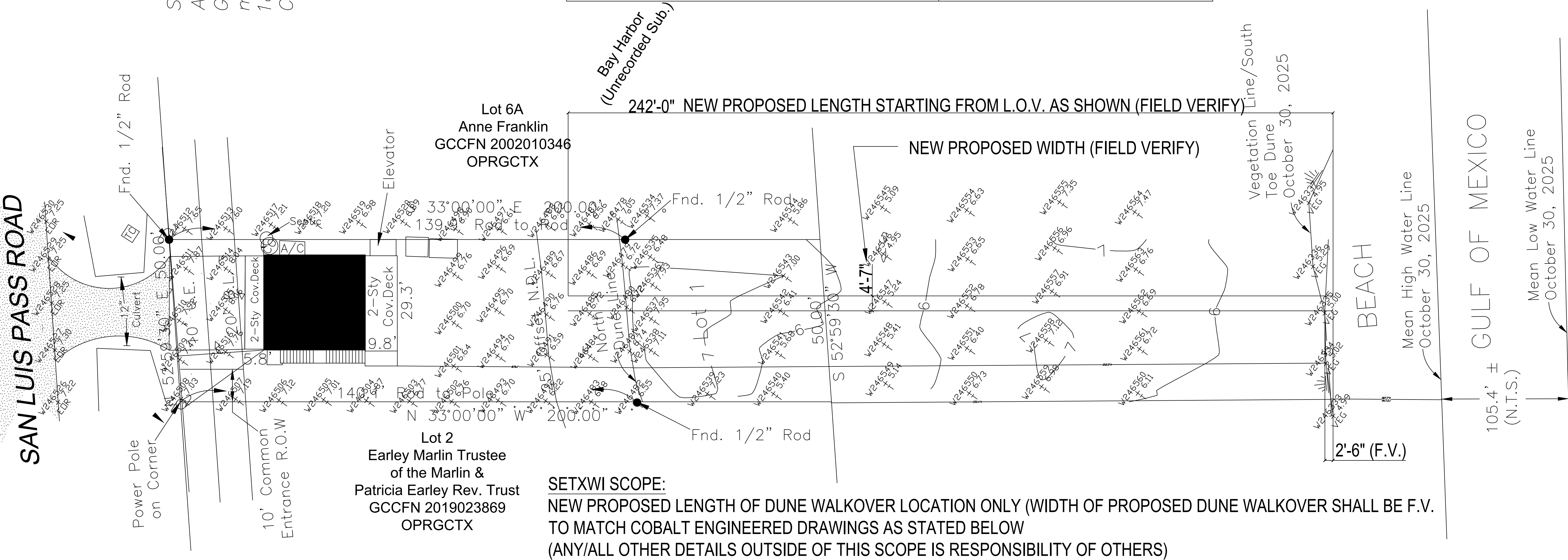
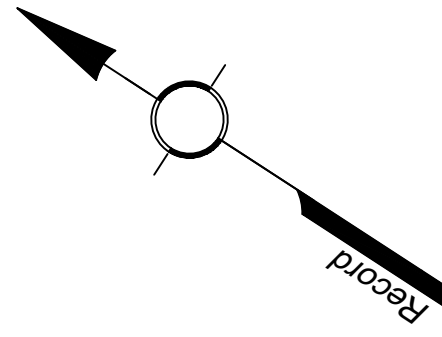
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

C – Site Plans and Drawings

SAN LUIS PASS ROAD

TLS Job No 25-0693
23305 San Luis Pass Road,
Galveston, TX 77554
Survey Date: October 30, 2025

Survey of Lot One (1), of BAY HARBOR
ADDITION NO. THREE (3), subdivision in
Galveston County, Texas, according to the
map or plat thereof recorded in Volume
18, Page 126, in the Office of the
County Clerk of Galveston County, Texas.



SETXWI SCOPE:
NEW PROPOSED LENGTH OF DUNE WALKOVER LOCATION ONLY (WIDTH OF PROPOSED DUNE WALKOVER SHALL BE F.V.
TO MATCH COBALT ENGINEERED DRAWINGS AS STATED BELOW
(ANY/ALL OTHER DETAILS OUTSIDE OF THIS SCOPE IS RESPONSIBILITY OF OTHERS)

DESIGN/ENGINEERED STAMPED DRAWINGS (COBALT ENGINEERING AND INSPECTIONS, LLC) SHALL BE REFERENCED FOR
CONSTRUCTION (#S 21-0977) AS ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ANY/ALL LOCAL MUNICIPALITY
REQUIREMENTS AND ANY/ALL GLO REQUIREMENTS AS REQUIRED

SURVEY PROVIDED BY OTHERS

NOTES:
1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zones VE (EL 17' and 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0577G Dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) Bearings are based on the monumentation of the South right-of-way line of San Luis Pass Rod, being a found 5/8 inch rod at the Northwest corner of Lot 4 and a found 1/2 inch rod at the Northeast corner of Lot 2 of Bay Harbor Addition No. 3.

Legend:
Contour Line
Overhead Power
Power Pole
Telecomm. Box
6" Wood Bollard
4" x 4" Wood Post
B.L. Building Setback Line
U.E. Utility Easement
Asphalt Building Line
Easement Line
Spot Elevation(Typ.)
Clean-out
Water Meter
(N.T.S.) Not to Scale
Parcel ID: 297083



WWW.SETXWI.COM

FIRM NO. F-26346
WES CONTACT:
PHONE:409-795-1415
EMAIL:WESLEY@SETXWI.COM

TIM CONTACT:
PHONE:409-795-1181
EMAIL:TIM@SETXWI.COM

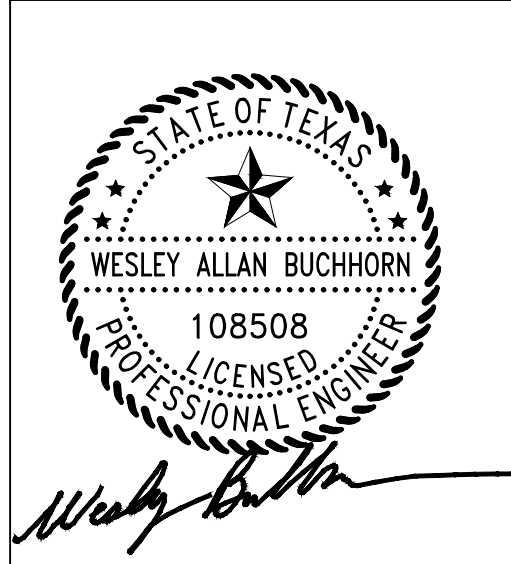
OFFICE USE ONLY
ORIGINAL RELEASE DATE

REVISION 1:
REASON:
DATE:
REVISION 2:
REASON:
DATE:
REVISION 3:
REASON:
DATE:

THIS SET OF DRAWINGS SHALL NOT USED
FOR CONSTRUCTION OR LOCAL
MUNICIPALITY /CITY/COUNTY PERMITTING
UNLESS SEAL FROM ONLY SOUTHEAST
TEXAS WINDSTORM INSPECTIONS IS
AFFIXED (NO OTHER SEALS PERMITTED)

CLIENT NAME:
A&D HOME REPAIR
PROJECT NAME:
NEW APPROX. 4'-7" X 242'
DUNE WALKOVER PLOT PLAN

ADDRESS:
23305 SAN LUIS PASS ROAD
GALVESTON, TX



DATE: 1-16-26
SHEET: P 1

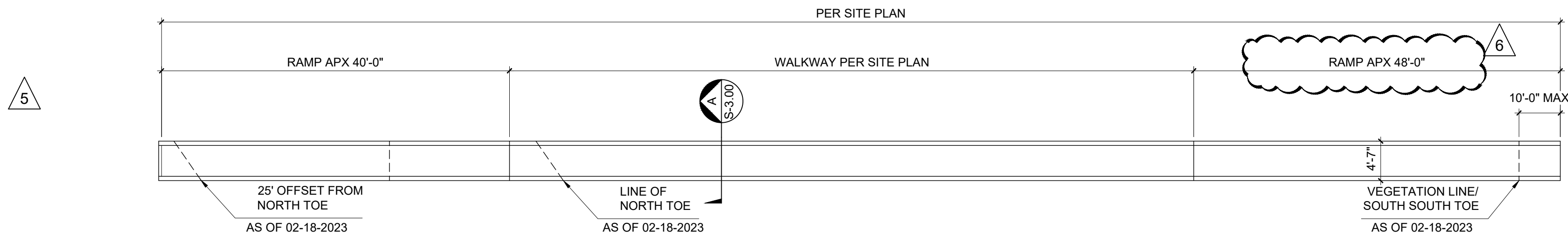
PROPOSED DUNE
WALKOVER PLOT
PLAN

SCALE 1/16"=1'-0"

01

PLAN VIEW

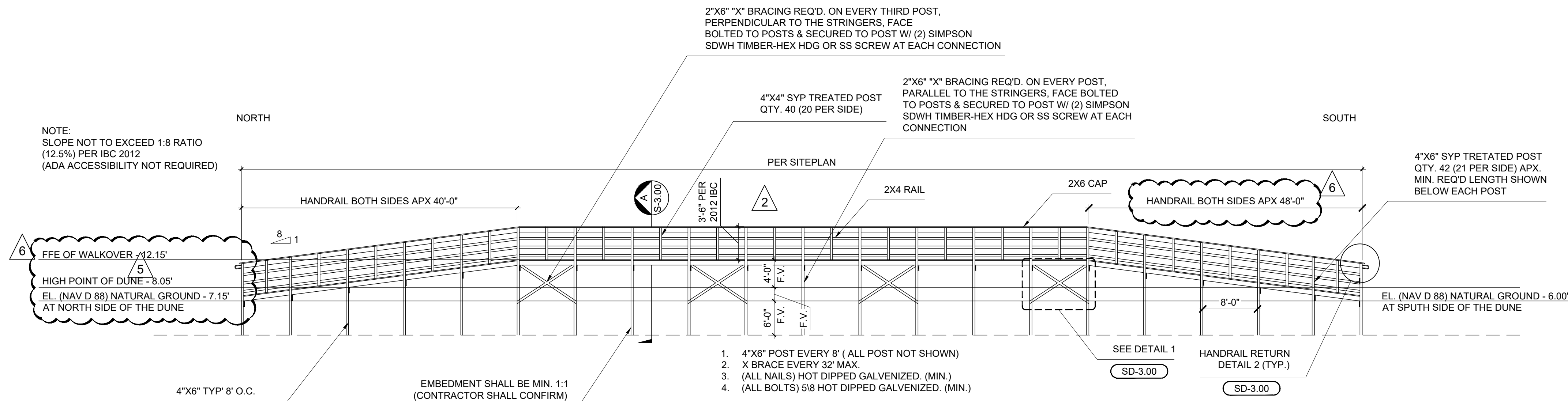
N.T.S.



02

ELEVATION VIEW

N.T.S.



LEGEND

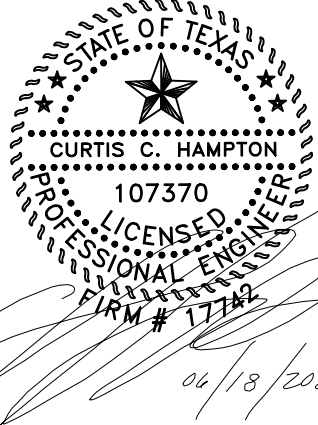
NOTES

- EXISTING CONDITIONS AND SURVEY DATA ARE FROM TLS JOB NO. 22-0112 SURVEY.PDF
- ELEVATIONS SHOWN IN FT. ABOVE MSL - MEAN SEAL LEVEL NAVD 88 AS TIED TO NGS MONUMENT HGCSD 62.
- 6X6 POSTS ARE RECOMED TO REDUCE THE POSSIBILITY OF WARPING & BOWING COMMON WITH TREATED NON-SQUARE MATERIALS.
- ALL LUMBER SHALL BE MINIMUM PRESSURE TREATED MATERIAL. (SEE FRAMING & MATERIAL NOTES ON S-3.00 FOR MORE DETAILS)

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	02/04/2022	ISSUED FOR CONSTRUCTION
1	10/03/2023	COASTAL RESOURCES REVISIONS
2	12/19/2023	COASTAL RESOURCES REVISIONS
3	03/12/2024	COASTAL RESOURCES REVISIONS
4	04/02/2024	UPDATED SURVEY
5	05/23/2024	REMOVED LANDING
6	06/18/2024	ADDED ELEVATIONS FOR CLARIFICATION

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



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



12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

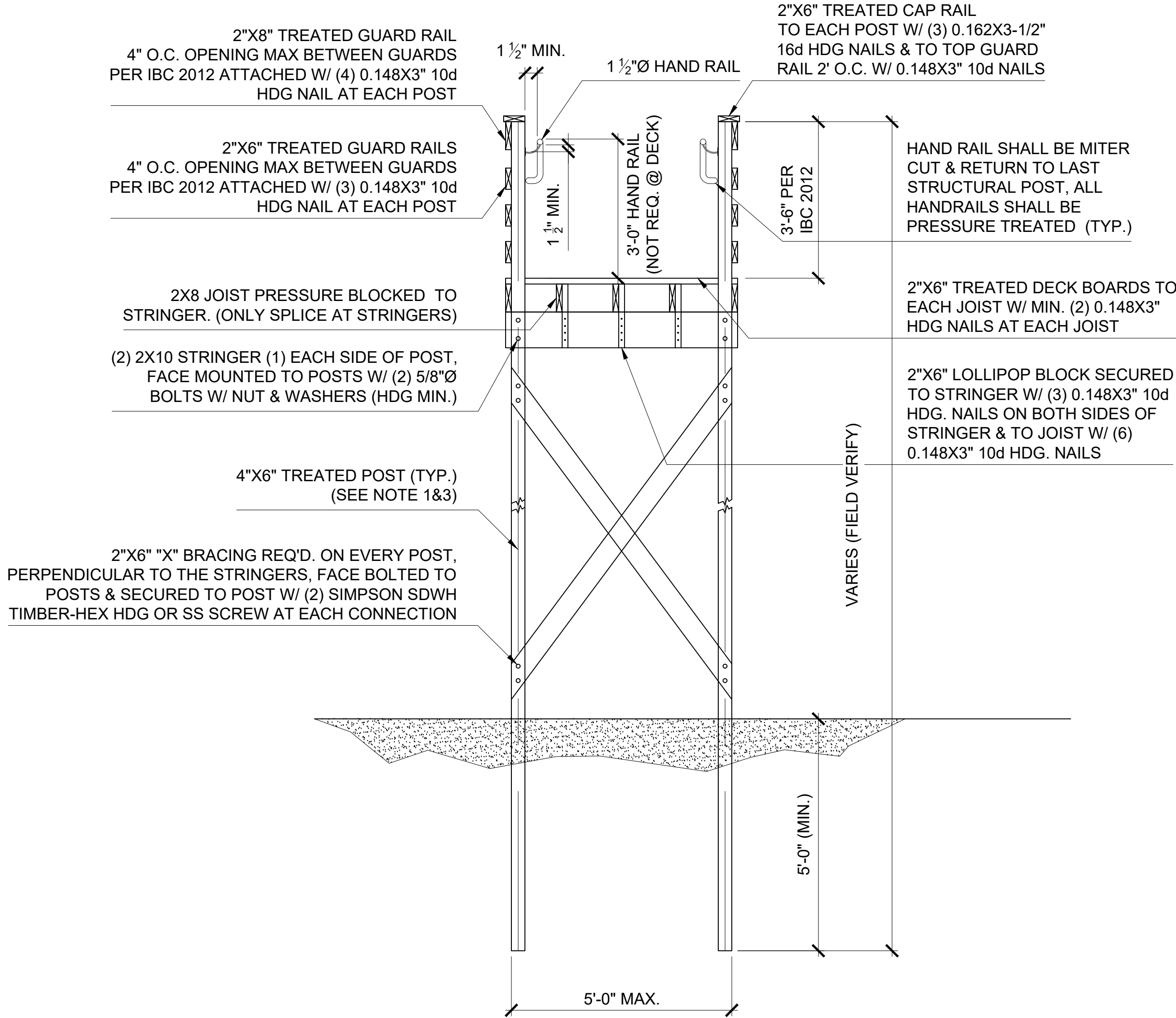
CLIENT:

COASTAL COTTAGE HOMES

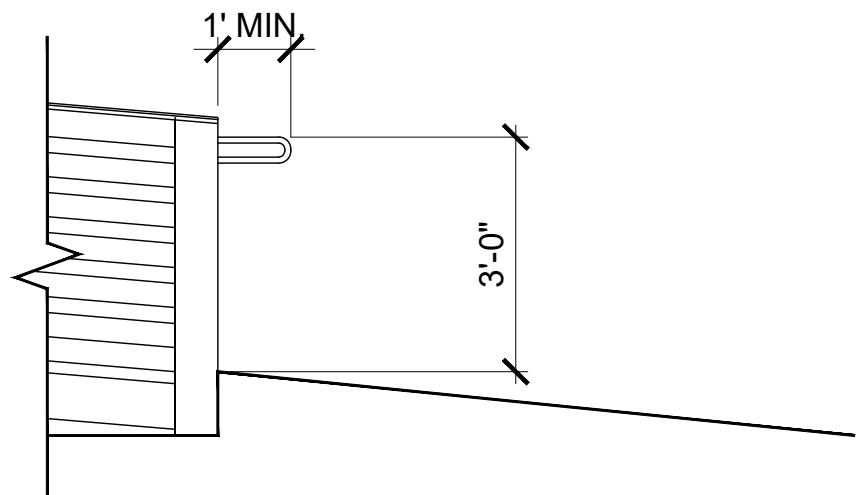
PROJECT LOCATION OR ADDRESS:
23305 SAN LUIS PASS ROAD
GALVESTON, TEXAS 77554

PRIVATE DUNE WALKOVER
PLAN & ELEVATION VIEW

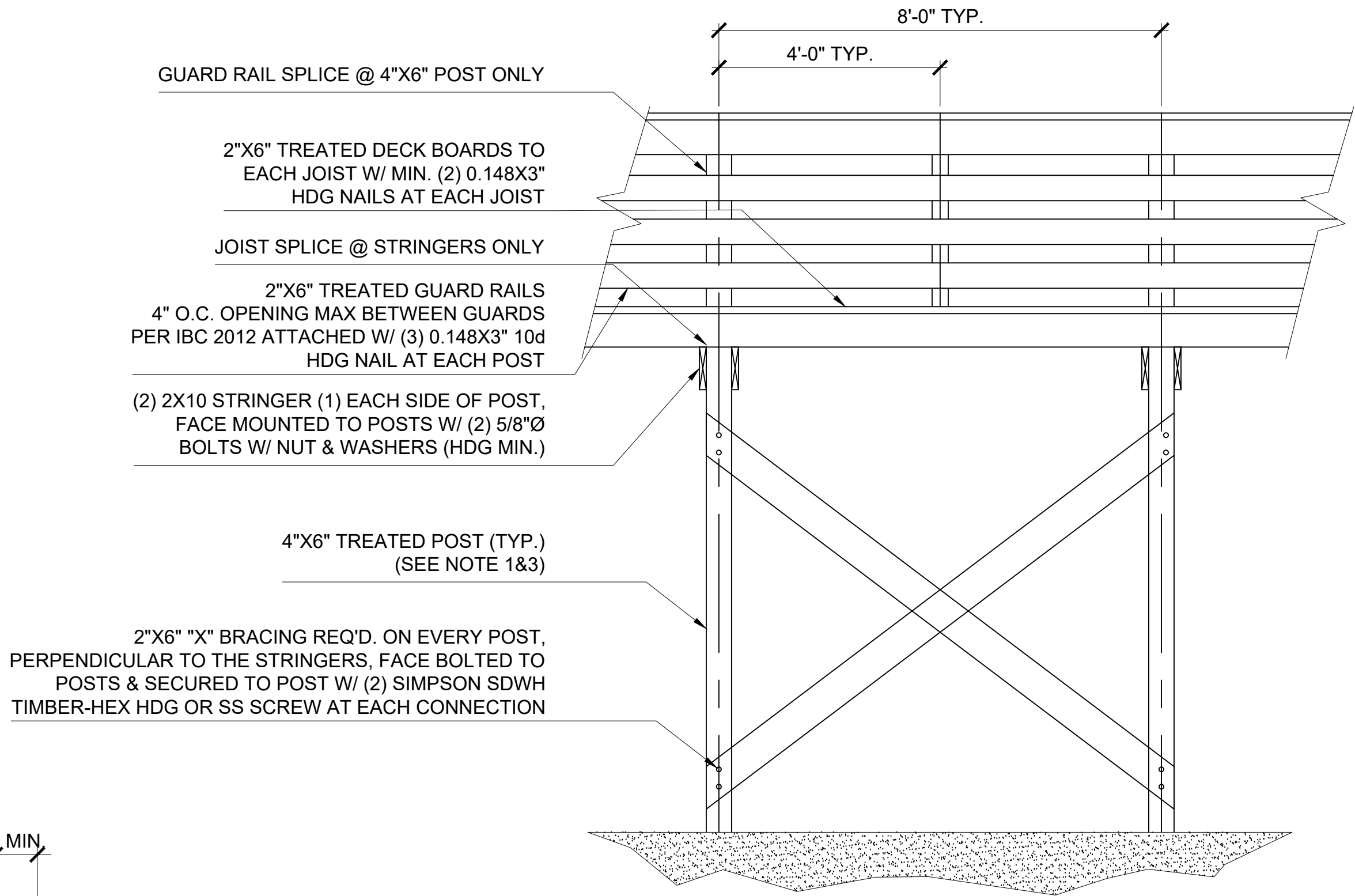
DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	21-0907	SCALE:	N.T.S.
DATE:	02/04/2022		21-0907S-2.00



A
S-2.00
SECTION A-A
N.T.S.



2
S-2.00
TYPICAL HANDRAIL RETURN
N.T.S.



1
S-2.00
DETAIL 1
N.T.S.

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.
- 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.
- ANY VEGETATION OR CONTOURS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED.
- DUNE WALKOVERS SHALL BE CONSTRUCTED TO MAINTAIN A 1/2" SPACING BETWEEN THE DECK BOARDS TO ALLOW RAIN & SAND TO PASS THROUGH THE DECK.
- 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.
- ALL WALKOVERS BUILT IN PUBLIC AREAS SHALL BE CONSTRUCTED WITH (2) GUARD RAILS.
- ALL WALKOVERS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT IBC COAD 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 CONCRET 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 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

TABLE 1806.2 PRESUMPTIVE LOA-BEARING VALUES				
CLASS OF MATERIALS	CLASS OF MATERIALS	LATERAL BEARING PRESSURE (psf/ft below natural grade)	LATERAL SLIDING RESISTANCE	
			Coefficient of friction _s	Cohesion (psf) _s
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, sildty 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.

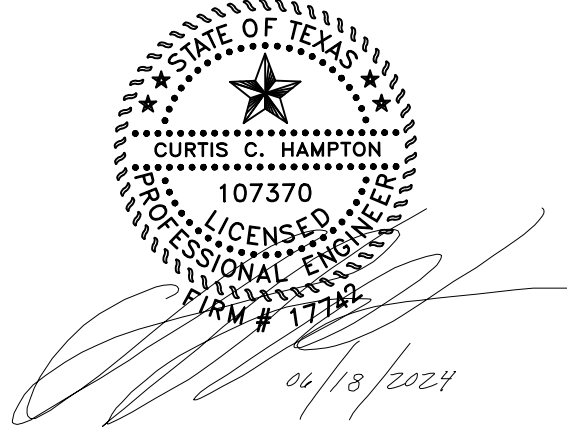
LEGEND

NOTES

- EXISTING CONDITIONS AND SURVEY DATA ARE FROM TLS JOB NO. 22-0112 SURVEY.PDF
- ELEVATIONS SHOWN IN FT. ABOVE MSL - MEAN SEAL LEVEL NAVD 88 AS TIED TO NGS MONUMENT HGCSO 62.
- 6X6 POSTS ARE RECOMED TO REDUCE THE POSSIBILITY OF WARPING & BOWING COMMON WITH TREATED NON-SQUARE MATERIALS.
- ALL LUMBER SHALL BE MINIMUM PRESSURE TREATED MATERIAL. (SEE FRAMING & MATERIAL NOTES ON S-3.00 FOR MORE DETAILS)

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	02/04/2022	ISSUED FOR CONSTRUCTION
1	10/03/2023	COASTAL RESOURCES REVISIONS
2	12/19/2023	COASTAL RESOURCES REVISIONS
3	03/12/2024	COASTAL RESOURCES REVISIONS
4	04/02/2024	UPDATED SURVEY
5	05/23/2024	REMOVED LANDING
6	06/18/2024	ADDED ELEVATIONS FOR CLARIFICATION

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



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



CLIENT:
COASTAL COTTAGE HOMES
PROJECT LOCATION OR ADDRESS:
23305 SAN LUIS PASS ROAD
GALVESTON, TEXAS 77554

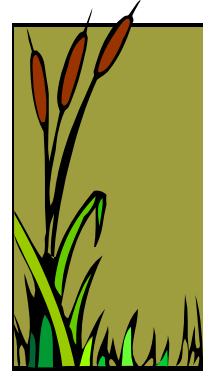
PRIVATE DUNE WALKOVER
SECTIONS & DETAILS

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	21-0907	SCALE:	N.T.S.
DATE:	02/04/2022		21-0907S-3.00

D – Mitigation Plan

A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



January 23, 2026

Dune Vegetation Mitigation Plan in conjunction with construction of a Dune Walkover

Mr. Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
3015 Market St.
Galveston, TX 77550

Site Location: 23305 San Luis Pass Rd., Galveston, Texas 77554
Legal Description: Abstract 121 Hall & Jones Survey Lot 1 Bay Harbor Addition #3
Lot Applicant: A&D Home Repairs, Inc.
Lot Owner: Thomas & Rebecca Cooke

Dear Mr. Clark,

Mr. & Mrs. Cooke have hired A&D Home Repairs, Inc. to construct a 242-foot long dune walkover. This will allow Mr. & Mrs. Cooke to access the beach and avoid impacts to dunes and dune vegetation.

The dune walkover will be constructed using workers and hand tools. No machinery (e.g., Bobcat, Backhoe, etc.) will be used to construct the dune walkover. The dune walkover will begin 25 feet North of the North Toe of Dune (45 feet from the concrete slab under the home). It will end three feet seaward of the Line of Vegetation.

To compensate for anticipated damage to dune vegetation at each support, the applicant proposes to **plant 48 square feet of dune vegetation** in the "Dune Vegetation Mitigation Area". The 48 square feet of plants were calculated as follows: 24 posts per side X 2 sides = 48 posts (with an allowance of one square foot planted per post). The 100 square foot "Dune Vegetation Mitigation Area" was selected due to its position in the foredune area and presence of sparse vegetation. It is located East of the Dune Walkover and North of the existing access road. This area will provide ample room for the plants while not disturbing existing dune vegetation. Coastal Transplants, LLC will provide and plant dune vegetation in the Dune Vegetation Mitigation Area. Mr. Steve Mercer is the point of contact for Coastal Transplants, LLC. He can be reached by phone at 910-431-9814.

Impacts to dune vegetation along the dune walkover will be limited to a ten-foot-wide area by placing a rope and bollard barrier along each side of the walkover alignment.

Contours on the site will not be altered. A layout showing the existing contours is included with this submittal.

The following is from the Dune Protection and Improvement Manual for the Texas Gulf Coast – 6th Edition: “Immediate watering of transplants is not imperative, but success is increased if planting is done after a rain or if the dune is watered before the planting. Continual watering of the newly planted vegetation, especially during drought conditions, is encouraged to help increase the likelihood of survival. Dune grasses should never be mowed as this destroys their ability to trap sand and may kill the plants.”

A rope and bollard fence, along with signing, will be installed around the perimeter of the Dune Vegetation Mitigation Area to protect the newly planted vegetation. The signage will reference the nourishment project is for 23305 San Luis Pass Rd. Example pictures of the rope and bollard protection, along with sign verbiage, are included in this report.

We believe dune vegetation which is trampled during construction will re-grow from their roots. After the dune walkover is completed, mitigation will be accomplished within the previously mentioned ten-foot-wide impact area. Mitigation will include watering the area and monitoring the progress of re-growth of dune vegetation.

- 1) A detail of “23305 San Luis Pass Rd. Dune Walkover Construction and Dune Vegetation Mitigation Time Line”, is included in this submittal. Monitoring and maintenance will continue until dune vegetation is established to City of Galveston approval. The applicant is responsible for timely submission of the required assessments of dune vegetation progress.

REMEMBER: THE INITIAL MITIGATION EFFORT IS NOT COMPLETE UNTIL THE CITY OF GALVESTON HAS BEEN NOTIFIED WITH NARRATIVE AND PICTURES.

The shoreline in this area is eroding. An interactive map on The Bureau of Economic Geology’s web site (<https://www.beg.utexas.edu>) was utilized to determine the average annual shoreline change in this area. The “Linear Regression Rate” at Site 2690 on the interactive map is -2.40 feet/year. The dune vegetation mitigation project will not cause coastal erosion.

The planted dune vegetation will not adversely affect the public or public beach access as it will be planted landward of an “access road” used to empty trash barrels. Once established, the planted vegetation will help stabilize the dune in this area and will not exacerbate erosion.

The dune walkover is in Zone VE (EL 17-19 feet) according to FEMA’s National Flood Hazard Layer (NFHL) Viewer and does lie within a 100-year flood plain.

The applicant, A&D Home Repairs, Inc., is the contractor. They will post a bond or provide proof of insurance.

Contact information for all adjacent landowners is included at the end of this document. The adjacent landowners will be provided with notice of the hearing at least 10 days prior to the hearing on the application.

The applicant will notify the City of Galveston, in writing, when work begins. The applicant will be responsible for any mitigating costs associated with this project.

Respectfully submitted this January 23, 2026,



Andy R. Bouse
281-627-2659
A & M Wetland Consulting Services, LLC



Michael J. Christley, P.E.
979-549-7063

23305 San Luis Pass Rd.
Dune Walkover Construction and Dune Vegetation Mitigation Time Line

Construction of the Dune Walkover will begin upon City approval.

Day 0 - 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 operations.

Day 1 – Place rope and bollard barrier along the West and East side of the proposed dune walkover (See Cross Section). This will provide the contractor with the limits of the work area. Care should be taken to avoid damaging dune vegetation outside the 10-foot-wide work area.

Day 2 until complete – Construct the Dune Walkover.

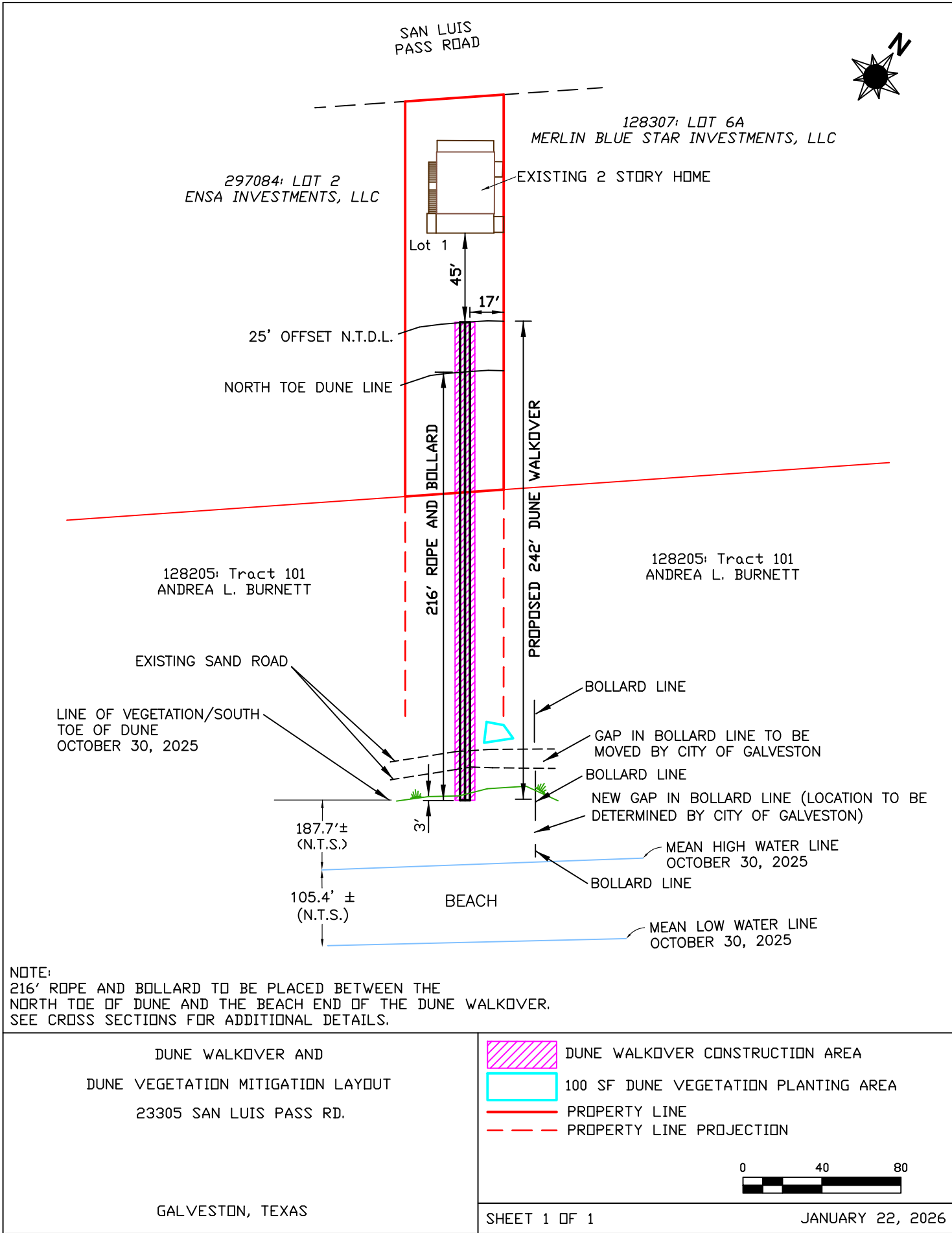
Upon completion of the dune walkover, begin watering areas where dune vegetation was trampled during construction. Continue watering until the dune vegetation achieves 100 percent coverage. If, after three years, re-growth provides less than 100 percent coverage, a Dune Vegetation Mitigation Plan will be submitted which will provide for planting dune vegetation to achieve 100 percent coverage.

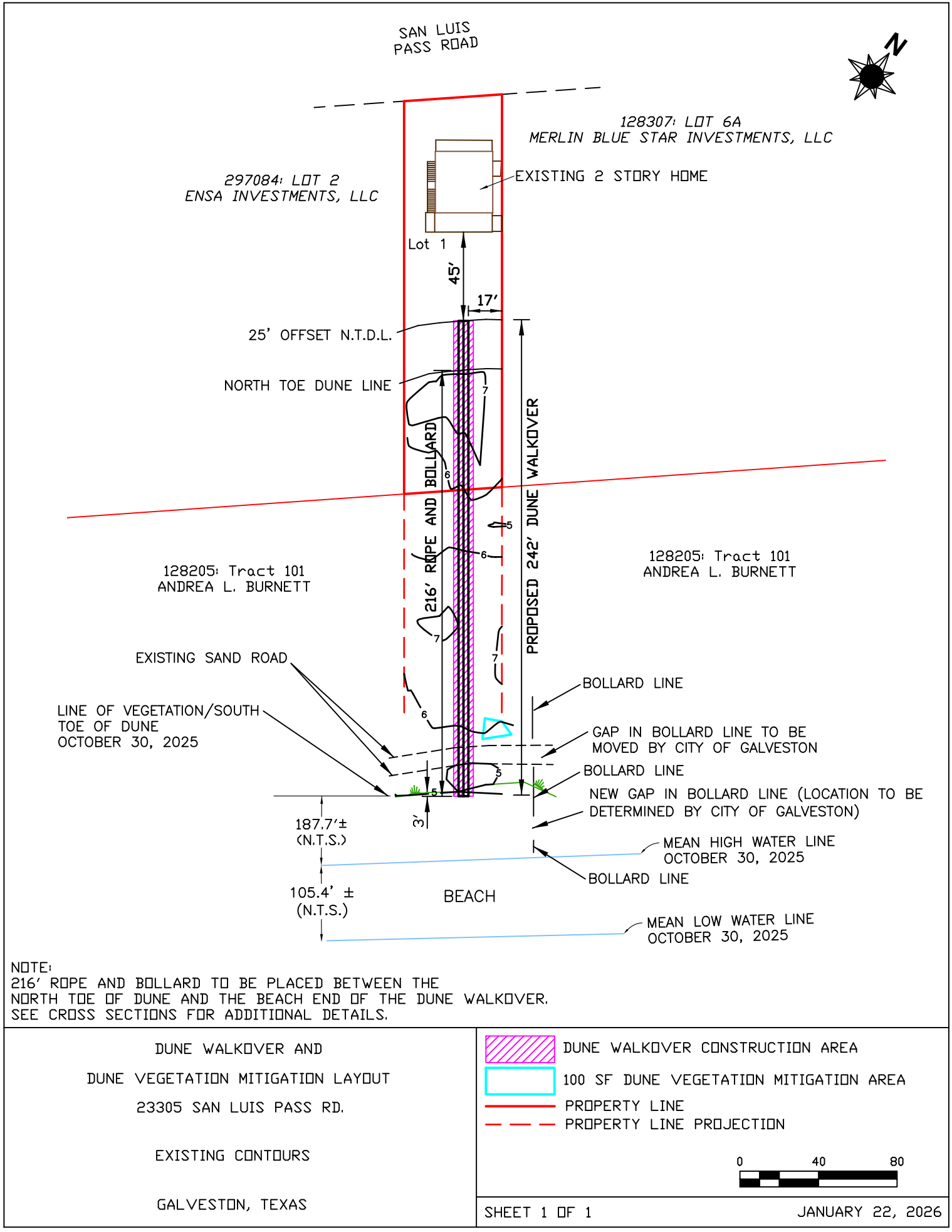
Spring of 2026 – Plant 48 square feet of Dune Vegetation in the Mitigation Area. Upon completion of the planting operation, install a “Rope & Bollard” barrier along with signage around the perimeter of the Dune Vegetation Mitigation Area. The signage will reference the nourishment project is for 23305 San Luis Pass Rd.

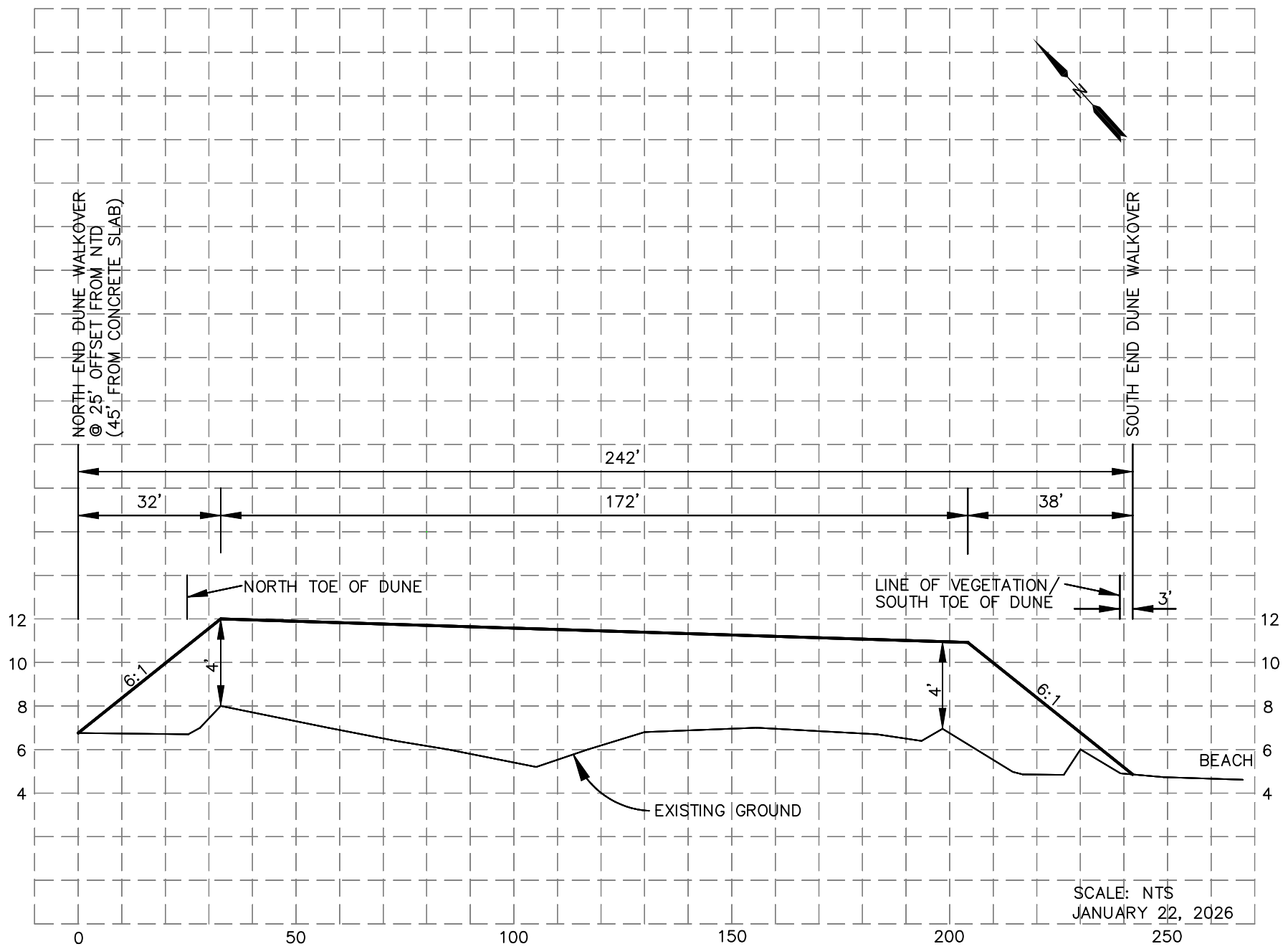
NOTIFY THE CITY OF GALVESTON ONCE CONSTRUCTION OF THE DUNE WALKOVER IS COMPLETE, OR WITHIN TEN DAYS OF INITIATION, WHICHEVER COMES FIRST. THE WRITTEN NOTIFICATION SHOULD INCLUDE PICTURES.

Day 90 – First Quarterly Report to the City of Galveston. The Report should include narrative and pictures which document the progression of the regrowth of vegetation along the dune walkover alignment, and vegetative cover of the Dune Vegetation Mitigation Area.

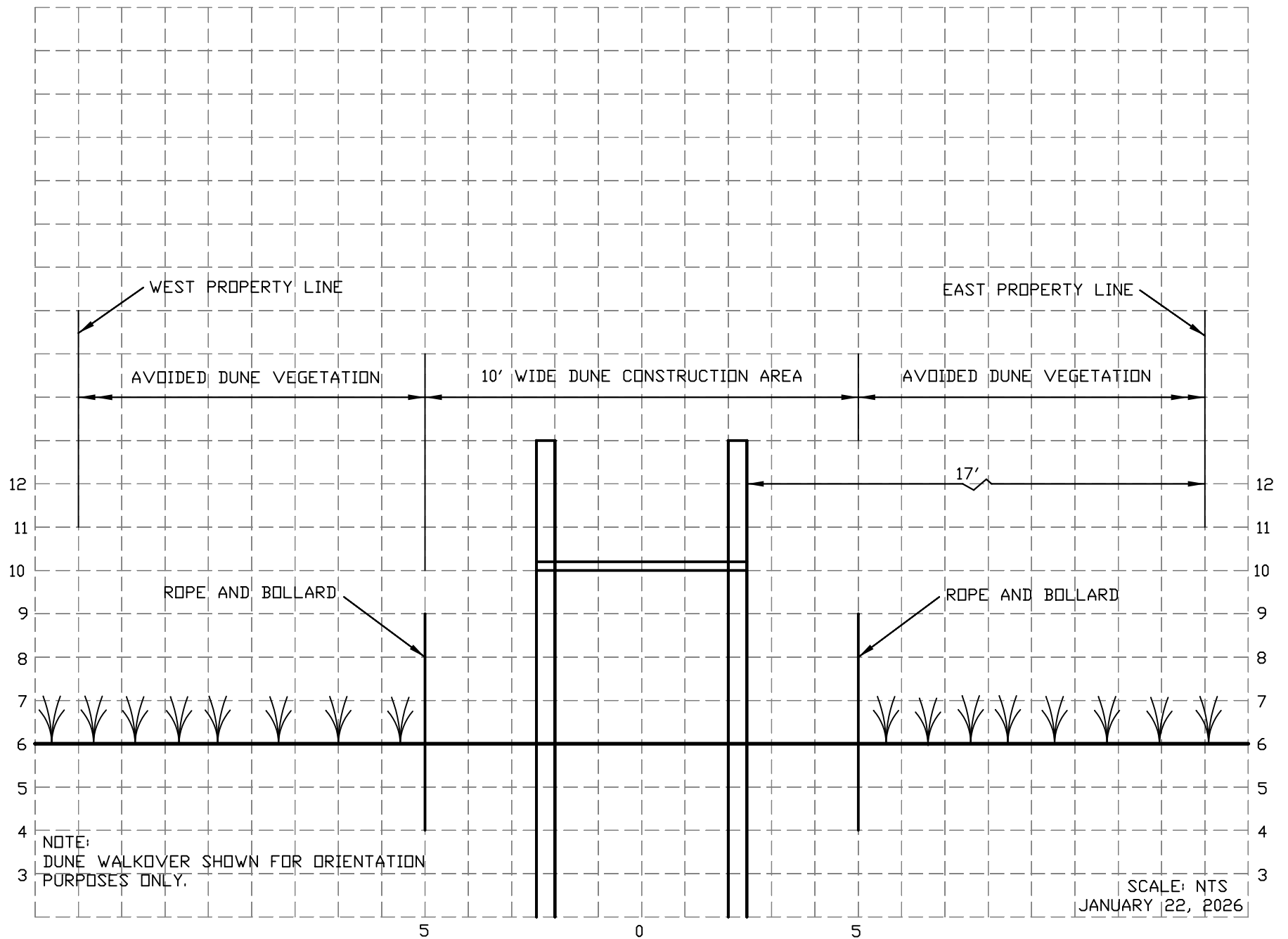
From day 90 to 3-year anniversary of project initiation, the applicant must submit quarterly reports (see above) until he receives City of Galveston approval.







23305 SAN LUIS PASS DUNE WALKOVER PROFILE
(FACING NORTH-EASTWARD)



23305 SAN LUIS PASS RD. DUNE WALKOVER CONSTRUCTION AREA (FACING NORTH-WEST)

23305 San Luis Pass Rd.: Pictures of the North End of the proposed Dune Walkover
(near the clients home)

End of Dune
Walkover



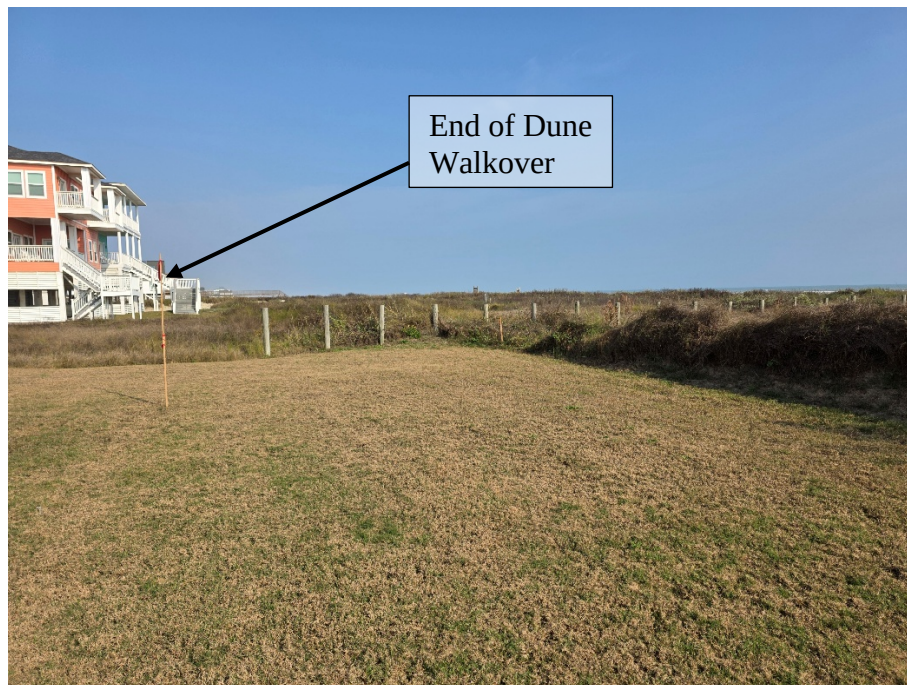
Northerly view along proposed Dune Walkover alignment. The proposed Dune Walkover will begin 25 feet landward of the North Toe of Dune. January 6, 2026



Southerly view along the proposed dune walkover alignment as seen from the South side of the home. The tall vegetation in the background is at the North Toe of Dune. January 6, 2026



Southerly view along the proposed Dune Walkover alignment as seen from the North Toe of Dune. January 6, 2026



Easterly view of the site near the existing home. The North Toe of Dune can be seen near the right side of the picture. The bollards are on the adjacent property. January 6, 2026



Westerly view of the site near the existing home. The North Toe of Dune can be seen near the left side of the picture. January 6, 2026

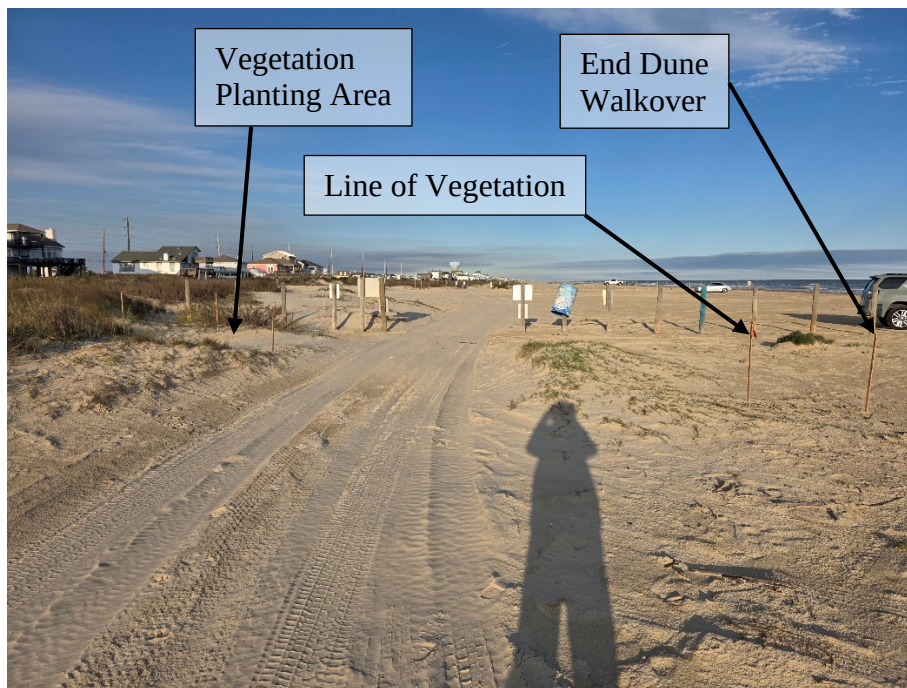
Pictures of the South End of the proposed Dune Walkover (Beach end)



Northerly view along the proposed Dune Walkover alignment. January 12, 2026



Southerly view along the proposed Dune Walkover alignment. January 12, 2026



Easterly view of the proposed Dune Walkover. The gap in the bollard line will be closed and moved towards the Beach. January 12, 2026



Westerly view of the proposed Dune Walkover and the Line of Vegetation. January 12, 2026



Westerly view at the gap in the bollard line. The gap in the bollard line will be closed and moved closer to the Beach. January 12, 2026



Northerly view of the Dune Vegetation planting area. The planting area is outlined in black.
January 12, 2026



Two pictures from the GLO which depict acceptable signage and bollard and rope barrier.



23305 San Luis Pass Rd.: Adjacent Land Owners List



23305 San Luis Pass Rd. (297083) is outlined in Red.

297084: Name: ENSA Investments, LLC
Mailing Address: 2613 W. TC Jester Blvd.
Houston, TX 77008

128307: Name: Merlin Blue Star Investments, LLC
Mailing Address: 2124 Limrick Dr.
Pearland, TX 77581-5156

128205: Name: Andrea L. Burnett
Mailing Address: P.O. Box 22
Beasley, TX 77417

E – GLO Comment Letter



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

February 26, 2026

Via Electronic Mail

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

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

Site Address: 23305 San Luis Pass Rd, Galveston
Legal Description: ABST 121 Hall & Jones Sur Lot 1 Bay Harbor Addition #3
Lot Applicant: A&D Home Repair – Darian Beafreaux c/o Tom Cooke
Case Number: 24BF-034
GLO ID No.: BDCOG-26-0025

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a four-foot-wide dune walkover. The applicant also proposes in-place mitigation for impacts to dune vegetation within a 10-foot-wide construction corridor and on-site compensation for 48 square feet of dune vegetation displaced by the posts of the walkover. According to the Bureau of Economic Geology, the area is stable. Based on the information provided to our office for review, we have the following comments.

We have the following comments regarding compliance with the City's Plan and 31 Tex. Admin. Code § 15:

- The applicant proposes to mitigate for impacts to dune vegetation within a 10-foot-wide construction corridor by watering the trampled vegetation to promote regrowth. If any dune vegetation damaged within the construction corridor is not restored successfully via watering, the permittee must plant vegetation or seeds within the mitigation area to the extent necessary to provide an equal or greater area of vegetative cover when compared to the pre-existing dune vegetation.ⁱ

Since the construction of a dune walkover is proposed, the requirements in 31 Tex. Admin. Code §§ 15.6(i) & 15.7(g) apply. In addition, the City should note the following:

- The City must require permittees to relocate walkovers to follow any landward migration of the public beach or seaward migration of dunes.ⁱⁱ

Since mitigation is required, the requirements in 31 Tex. Admin. Code § 15.4(g) apply, copied below:

- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction. The GLO requests that the City notify the GLO of the date of the initiation of construction or note the date in the shared mitigation tracking spreadsheet.
- The permittee will have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.
- The City must require the applicant to conduct mitigation and compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts must include preservation and maintenance of restoration activities pending completion of mitigation and compensation.
- The City shall determine a mitigation and compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.
- The City must provide written notification to the GLO after determining that mitigation and compensation is complete. The GLO may conduct a field inspection to verify compliance.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.ⁱⁱⁱ If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



Michelle Leslie
Manager, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

These are comments based on the materials provided. The citations listed may not be exhaustive. The local government is required to consider the entirety of Texas Natural Resource Code Chapters 61 and 63 and 31 Texas Administrative Code 15 when determining whether to authorize the proposed activities.^{iv}

ⁱ 31 Tex. Admin. Code § 15.4(f)(3): "Local governments shall require permittees, as a condition of the permit, to mitigate all adverse effects to dunes and dune vegetation which will occur after a permittee has avoided and minimized such adverse effects to the greatest extent practicable. Local governments shall require the permittee to mitigate damage to dunes and dune vegetation so as to provide, when compared to the pre-existing dunes and dune vegetation, an equal or greater area of vegetative cover and dune volume, an equal or greater degree of protection against damage to natural resources, and an equal or greater degree of protection against flood and erosion damage and other nuisance conditions to adjacent properties."

ii 31 Tex. Admin. Code § 15.7(g)(4)(A): “After significant landward migration of the landward boundary of the public beach, local governments shall require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.”

iii 31 Tex. Admin. Code § 15.3(t)(5): “In the event of a material change to the site conditions or the proposed construction since approval of the original application, a local government shall require that an applicant or permittee amend an application for a permit or certificate, or obtain a new permit or certificate. All information relevant to the material changes, such as site conditions, project plans, and required changes to mitigation or compensation, must be disclosed by the applicant or permittee to the local government. The local government will submit the amended application for a permit or certificate or new application to the General Land Office for review and comment.”

iv 31 Tex. Admin. Code § 15.3(s)(8): “When determining whether to approve a proposed activity, a local government shall review and consider: (A) the permit or certificate application; (B) the proposed activity's consistency with this subchapter and the local government's dune protection and beach access plan, including the dune protection and beachfront construction standards contained in both; (C) any other law relevant to dune protection and public beach use and access which affects the activity under review; (D) the comments of the General Land Office; and (E) any other information the local government may consider useful to determine consistency with the local government's dune protection and beach access plan, including resource information made available to them by federal and state natural resource entities and landowners immediately adjacent to the tract. A local government shall not issue a dune protection permit or beachfront construction certificate that is inconsistent with its plan, this subchapter, and other state, local, and federal laws related to the requirements of the Dune Protection Act and Open Beaches Act.”



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: Thursday, March 19, 2026
Re: **26BF-004 (24032 San Luis Pass Road)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abst 121, Hall & Jones Sur Lot 5, Half Moon Beach Sub Replat, in the City and County of Galveston, Texas.
Applicant: Paul Bieniawski
Property Owner: Paul William and Sheryl Lynne Bieniawski

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 demolish an existing walkover and to construct a new walkover approximately two hundred thirty-eight (238) feet long, four (4) feet wide and will maintain a height of four (4) feet over the tallest dune crest. Walkover will end at the line of vegetation.

The project will include mitigation of 768 square feet of dune vegetation due to new post installation and a construction corridor. 23 cubic yards of sand are proposed to be displaced with majority being placed back to support the posts. The remaining sand will be spread evenly amongst the mitigation 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 April 7, 2026, Planning Commission meeting was sent to two (2) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

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

A – Aerial Map

24023 FM 3005
Case #26BF-004

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>

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

▨ Subdivisions



0 10 20 40 60 80 100 120 140 160 180 Feet

1:1,151

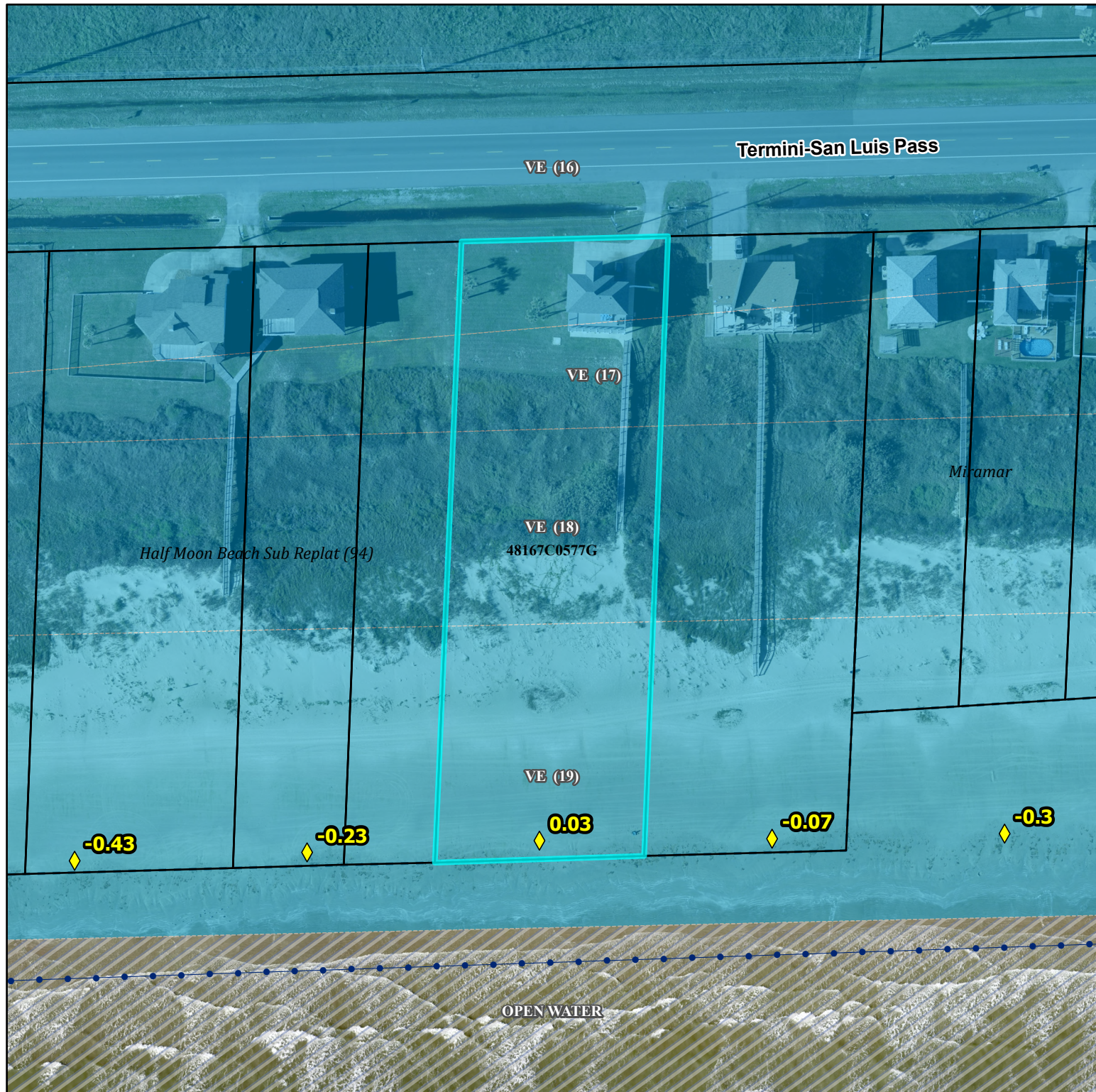
Data Sources:

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) - 1/26/2026**

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

F.M. 3005
(VARIABLE R.O.W.)

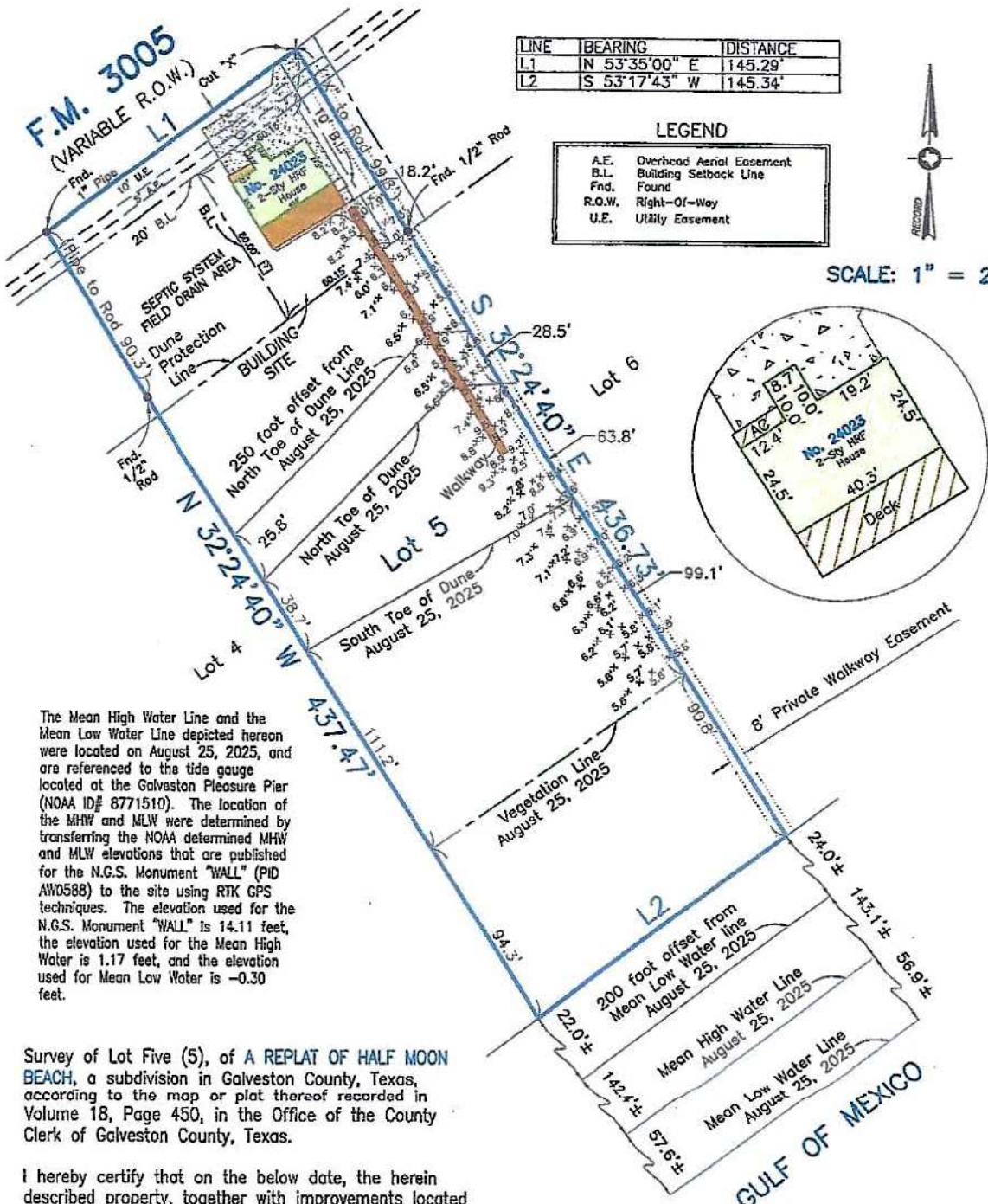
LINE	BEARING	DISTANCE
L1	N 53°35'00" E	145.29'
L2	S 53°17'43" W	145.34'

LEGEND

A.E.	Overhead Aerial Easement
B.L.	Building Setback Line
Fnd.	Found
R.O.W.	Right-Of-Way
U.E.	Utility Easement



SCALE: 1" = 20'



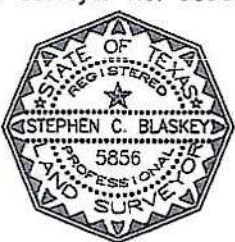
The Mean High Water Line and the Mean Low Water Line depicted hereon were located on August 25, 2025, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AWD588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

Survey of Lot Five (5), of A REPLAT OF HALF MOON BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 450, in the Office of the County Clerk of Galveston County, Texas.

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

Stephen C. Blaskey

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE:	AUGUST 25, 2025
FILE No.:	3785-0000-0005-000
DRAFTING:	AM
JOB No.:	25-0359

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on Monumentation of the South R.O.W. line of F.M. 3005.
 - 4) Deed references shown hereon are not a statement of ownership.
 - 5) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCSO 62.
 - 6) Surveyed without benefit of a Title Report.

C – Site Plans and Drawings

F.M. 3005
(VARIABLE R.O.W.)

LINE	BEARING	DISTANCE
L1	N 53°35'00" E	145.29'
L2	S 53°17'43" W	145.34'

LEGEND

A.E.	Overhead Aerial Easement
B.L.	Building Setback Line
Fnd.	Found
R.O.W.	Right-Of-Way
U.E.	Utility Easement

SCALE: 1" = 20'

Remove Existing Walkover 120'
Add/Replace with 113' Section

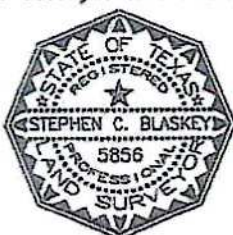
Add new Walkover as shown on accompanying diagram 125'

The Mean High Water Line and the Mean Low Water Line depicted hereon were located on August 25, 2025, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AWD0588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

Survey of Lot Five (5), of A REPLAT OF HALF MOON BEACH, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 18, Page 450, in the Office of the County Clerk of Galveston County, Texas.

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

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: AUGUST 25, 2025
FILE No.: 3786-0000-0005-000
DRAFTING: AM
JOB No.: 25-0359

GALVESTON OFFICE
Registration Number: 10183855
(409) 740-1517 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

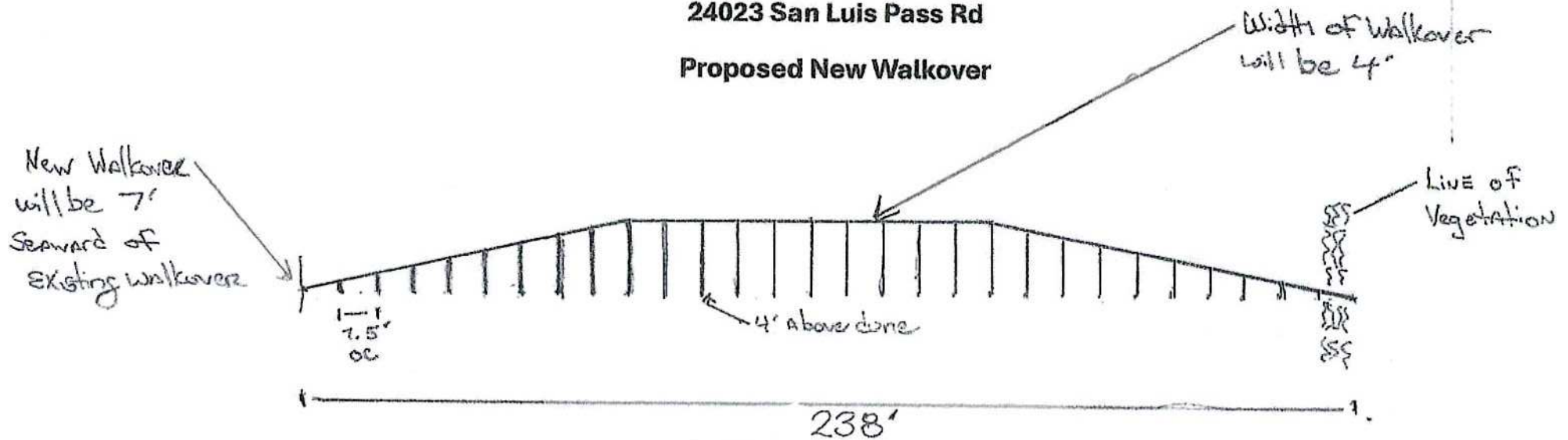
NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plot, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on Monumentation of the South R.O.W. line of F.M. 3005.
- 4) Deed references shown hereon are not a statement of ownership.
- 5) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCSD 62.
- 6) Surveyed without benefit of a Title Report.

Paul & Sheryl Bieniawski

24023 San Luis Pass Rd

Proposed New Walkover



Existing Walkover = 120'
New Walkover will
start 7' seaward from existing
extension to existing = 125'
walkover to vegetation
line

Total length of new
Walkover 238'

Starting Point of
Proposed New Walkover



D – Mitigation Plan



GREEN - new construction

RED - Mitigation Zone

Mitigation Plan
Dune Walkover Renovation Project
24023 Termini San Luis Pass Rd

Avoid

Our focus through this construction project will be the protection of the barrier sand dune and the native plant life that currently exists between the established South Toe and the North Toe of the dune structure. We also intend to protect the native grass area bounded by the North Toe of the dune structure and the beachward edge of our landscaped back yard. We will achieve this through procedures of demolition and construction that will mandate that all heavy equipment being used must approach this construction zone from beachside and must remain within this 12-foot-wide zone. This will allow us to avoid any disruption of the dune structure and native grasses that are outside the construction zone.

Minimize

We will minimize any impact that this project might have by confining the use of heavy equipment to an area that extends for 4 feet on either side of the proposed 4-foot-wide walkover (total width 12 feet). Additionally, we will confine the deposition of any sand displaced by demolition or construction to this 12-foot-wide area. We also will minimize any damage to the beachside vegetation.

Mitigate

We plan to install a total of 62 new support posts for the new walkover, using a combination of a compact excavator, power auger and air jetting equipment that will be necessary to sink these posts. We estimate that we will displace approximately 23 cubic yards of sand by digging the holes necessary for the installation of these support posts (10 cubic feet of sand per new post x 62 new posts = 620 cubic feet = 22.9 cubic yards). It is possible that we may be able to reuse some of the holes that will remain following the removal of the old support posts, and this would decrease the amount of sand that would need to be redistributed. However, we will not know if this possibility is feasible until demolition is completed.

The sand that is displaced by this construction will be deposited within the proposed 12-foot-wide construction zone that is described above. This sand will be used to build up the dune structure under and around the new walkover. Presently this area is being impacted negatively by foot traffic that begins at the beachside termination of the current walkover. Additionally, this displaced sand will be used to back fill any unused holes remaining after removal of old support posts.

The portion of the proposed construction zone that courses through the current dune structure is approximately 64 feet in length. When you consider the width of the proposed construction zone, we will be mitigating for slightly over 750 square feet of native dune vegetation. It is our belief that the natural vegetation on the dune and the surrounding area will repopulate quickly and spread to fill in any bare areas that have been caused by the construction, similar to what has been seen with neighboring properties on Miramar Beach. Additionally, extending the length of the walkover will greatly reduce pedestrian traffic that currently can be observed walking through the native plants between the South Toe of the dune and the beachward vegetation line.

We estimate that the entire mitigation process will take 3-4 months to allow for enough regrowth of native plant life currently present to achieve a return to the condition prior to this proposed renovation. If after ten (10) months from initiation of construction, the vegetation has not begun to substantially regrow, additional plantings to further promote the mitigation area will be undertaken.

Compensate

If adequate regrowth and spread of the native plants does not occur in this proposed time frame on the dune structure in and around the construction site, we will coordinate the planting of approved native grasses and other coastal vegetation to expedite this process of repair and renewal.

Timeline

We will report to the City of Galveston Coastal Resources department upon completion of the construction of the walkover and provide the status of the dune structure adjacent to the construction zone after one (1) year. Permittee will provide photos of the mitigation area and submit those to the City of Galveston Coastal Resources Department. At that time, a determination will be made in conjunction with the city regarding whether any additional mitigation efforts will be required, and for the timing of that mitigation.

If approval for construction is granted in a timely fashion, we anticipate completion of this project by the end of June 2026, at which point we will submit the initial report as requested.

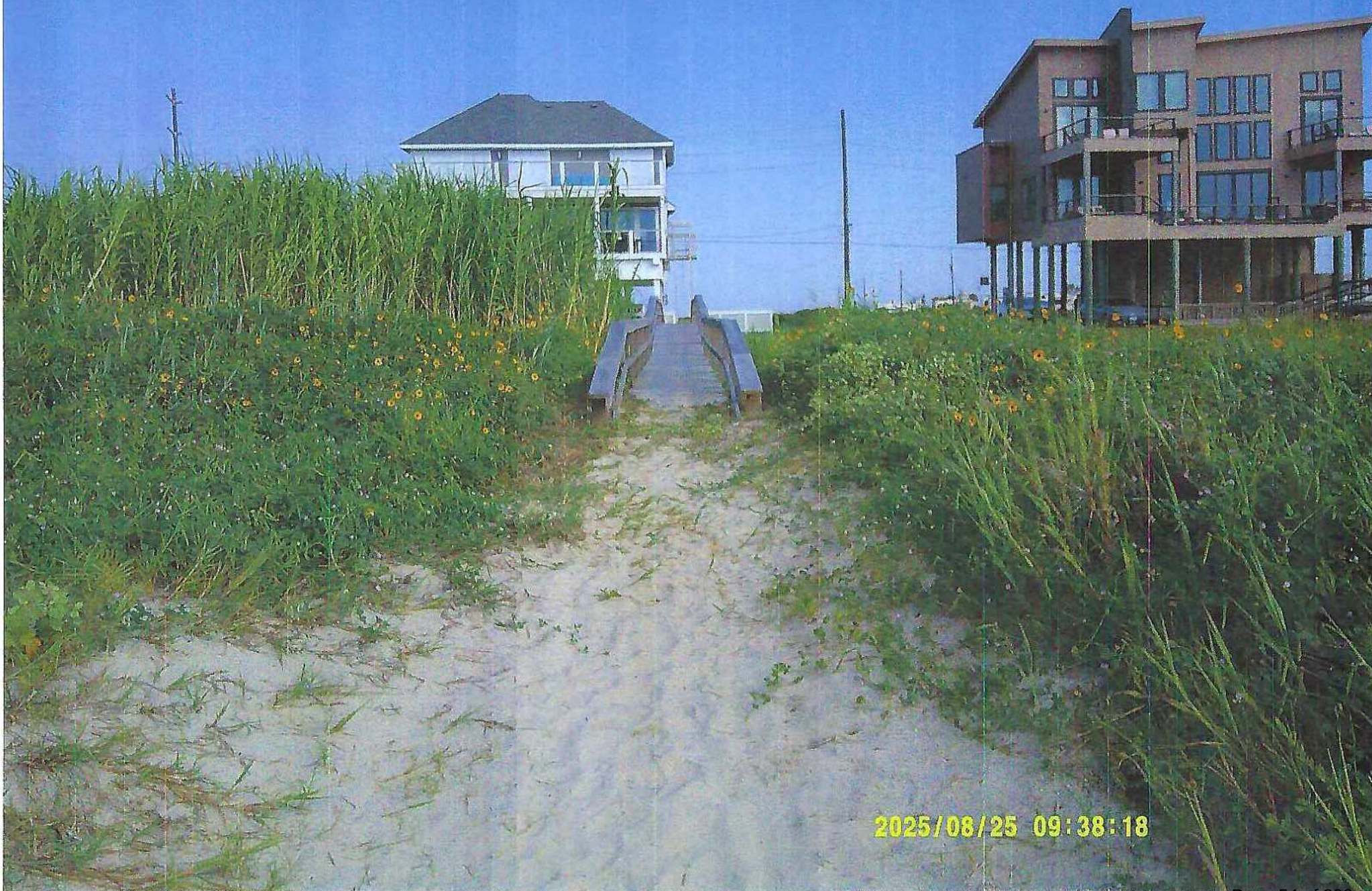
E – Site Photos

Existing Walkover, looking South



2025/08/25 09:39:14

South of Line of Vegetation, looking North

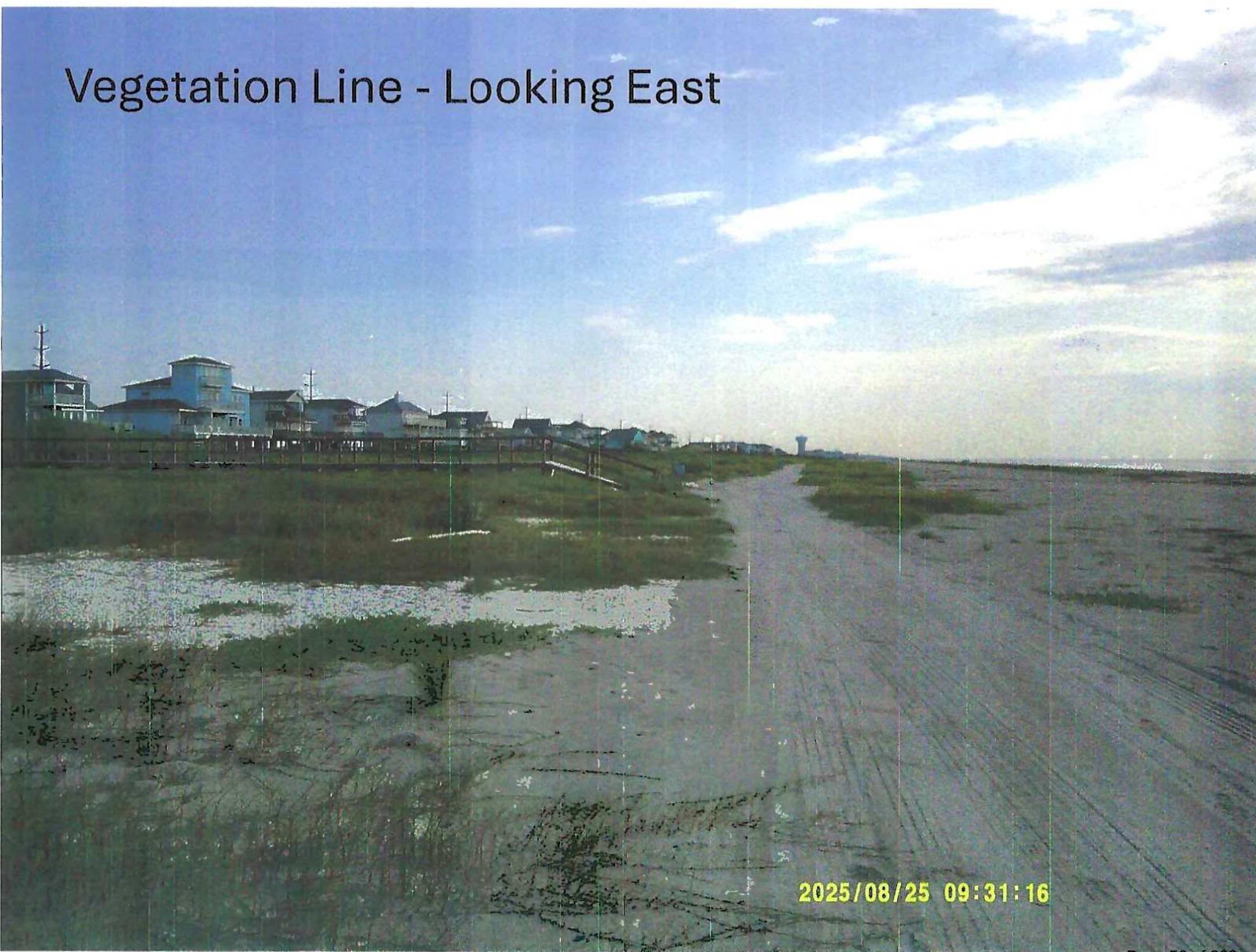


2025/08/25 09:38:18



Closeup of Existing Walkway Exit
7/18/25

Vegetation Line - Looking East



2025/08/25 09:31:16

Vegetation Line - Looking North



2025/08/25 09:31:14

Vegetation Line - Looking South



2025/08/25 09:31:22

Vegetation Line - Looking West



2025/08/25 09:31:25



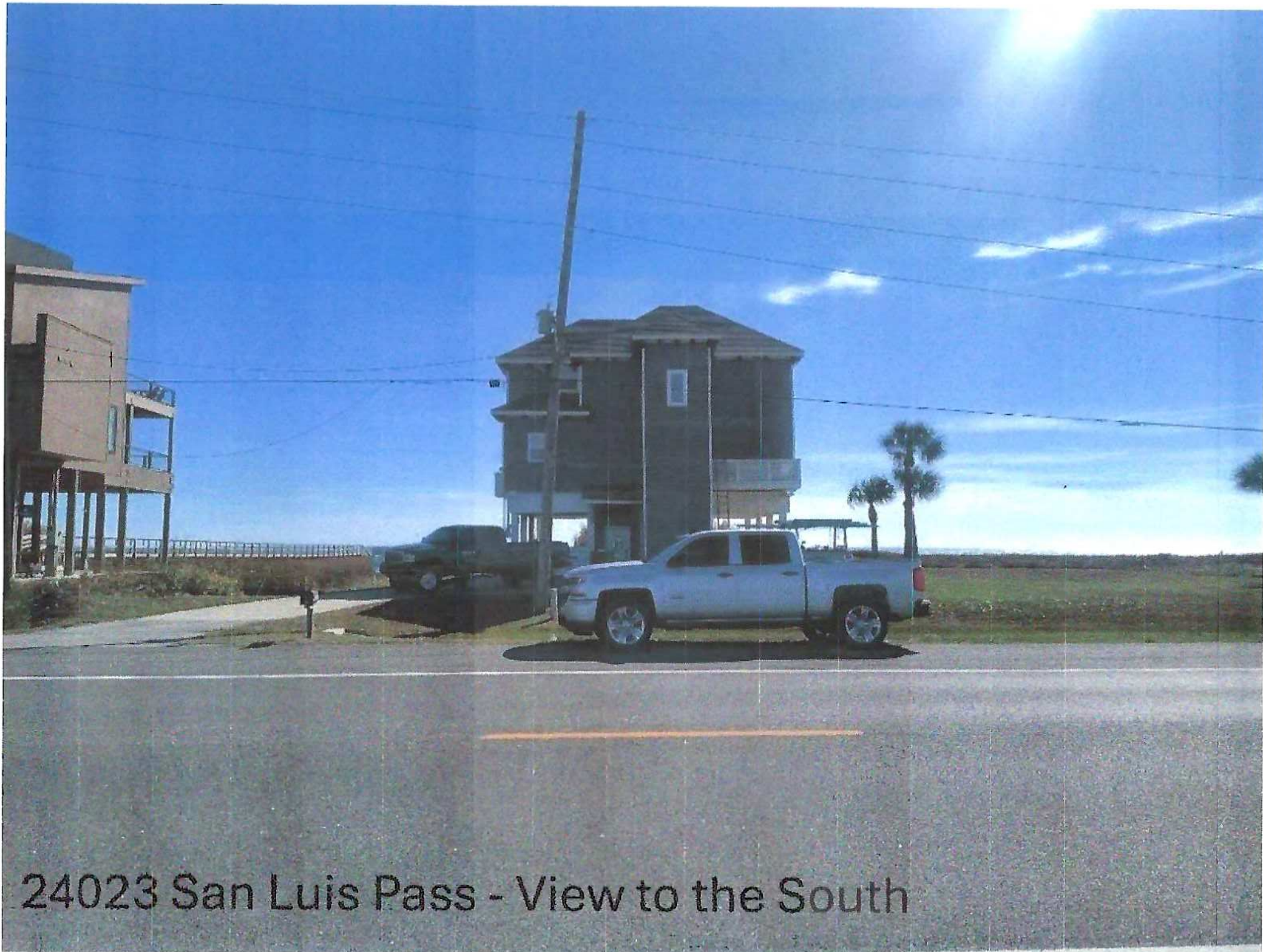
24023 San Luis Pass - View looking East

24023 San Luis Pass - Viewing looking North



24023 San Luis Pass-View looking West





24023 San Luis Pass - View to the South





F – GLO Comment Letter



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

February 25, 2026

Via Electronic Mail

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

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

Site Address: 24023 San Luis Pass Rd, Galveston
Legal Description: ABST 121 Hall & Jones Sur Lot 5 Half Moon Beach Sub Replat
Lot Applicant: Paul Bieniawski
Case Number: 26BF-004
GLO ID No.: BDCOG-26-0024

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to demolish an existing walkover and construct a new 4-foot-wide walkover that extends to the line of vegetation. The applicant also proposes in-place mitigation for impacts to 768 square feet of dune vegetation from a 12-foot-wide construction corridor and on-site compensation for approximately 23 cubic yards of dunes that will be displaced by the posts of the walkover. According to the Bureau of Economic Geology, the area is stable. Based on the information provided to our office for review, we have the following comments.

Since the construction of a dune walkover is proposed, the requirements in 31 Tex. Admin. Code §§ 15.6(i) & 15.7(g) apply. In addition, the City should note the following:

- The City must require permittees to relocate walkovers to follow any landward migration of the public beach or seaward migration of dunes.ⁱ

Since mitigation is required, the requirements in 31 Tex. Admin. Code § 15.4(g) apply, copied below:

- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.
 - The GLO requests that the City notify the GLO of the date of the initiation of construction or note the date in the shared mitigation tracking spreadsheet.
 - The applicant proposes to water the impacted dune vegetation within the 12-foot-wide construction corridor and to plant vegetation if adequate regrowth has not occurred after

10 months. The vegetation must be planted within one year of the initiation of construction.

- The permittee will have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.
- The City must require the applicant to conduct mitigation and compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts must include preservation and maintenance of restoration activities pending completion of mitigation and compensation.
- The City shall determine a mitigation and compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.
- The City must provide written notification to the GLO after determining that mitigation and compensation is complete. The GLO may conduct a field inspection to verify compliance.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.ⁱⁱ If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



Michelle Leslie
Manager, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

*These are comments based on the materials provided. The citations listed may not be exhaustive. The local government is required to consider the entirety of Texas Natural Resource Code Chapters 61 and 63 and 31 Texas Administrative Code § 15 when determining whether to authorize the proposed activities.*ⁱⁱⁱ

ⁱ 31 Tex. Admin. Code § 15.7(g)(4)(A): "After significant landward migration of the landward boundary of the public beach, local governments shall require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers."

ⁱⁱ 31 Tex. Admin. Code § 15.3(t)(5): "In the event of a material change to the site conditions or the proposed construction since approval of the original application, a local government shall require that an applicant or permittee amend an application for a permit or certificate, or obtain a new permit or certificate. All information relevant to the material changes, such as site conditions, project plans, and required changes to mitigation or compensation, must be disclosed by the applicant or permittee to the local government. The local government will submit the amended application for a permit or certificate or new application to the General Land Office for review and comment."

iii 31 Tex. Admin. Code § 15.3(s)(8): “When determining whether to approve a proposed activity, a local government shall review and consider: (A) the permit or certificate application; (B) the proposed activity's consistency with this subchapter and the local government's dune protection and beach access plan, including the dune protection and beachfront construction standards contained in both; (C) any other law relevant to dune protection and public beach use and access which affects the activity under review; (D) the comments of the General Land Office; and (E) any other information the local government may consider useful to determine consistency with the local government's dune protection and beach access plan, including resource information made available to them by federal and state natural resource entities and landowners immediately adjacent to the tract. A local government shall not issue a dune protection permit or beachfront construction certificate that is inconsistent with its plan, this subchapter, and other state, local, and federal laws related to the requirements of the Dune Protection Act and Open Beaches Act.”



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: Thursday, March 19, 2026

Re: **26BF-011 (4230 Ghost Crab)** Public Notice for Erosion Response Structure for Fiddler Crab Ln, Ghost Crab Ln, and Sand Crab Ln. The City of Galveston seeks to install a concrete canvas both above and below grade to protect the end of street from future wave action. The city will also be making repairs to the end of streets where the concrete canvas will be installed.

Applicant: City of Galveston
Property Owner: City of Galveston

Summary:

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

The concrete canvas is an erosion control device and as part of the permitting process requires a public hearing. It was not required but notifications were sent to property owners immediately adjacent to the construction site that a public hearing will be held.

Description

The applicant is requesting to install a multi segmented concrete canvas that encompasses the end of each road on the beachfront facing side. The applicant is also requesting to make repairs by repaving the end of each road that the concrete canvas is utilized. New bollards will be installed as well.

Public notice of the April 7, 2026, Planning Commission meeting will be sent to 12 adjacent property owners, most being City of Galveston lots. 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).

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

**Fiddler Crab Ln, Ghost Crab Ln,
Sand Crab Ln
Case #26BF-011
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>

— Lot Lines

▭ Parcels

⬢ 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

⋯ Subdivisions



0 2040 80 120 160 200 240 280 320 360 Feet

1:2,337

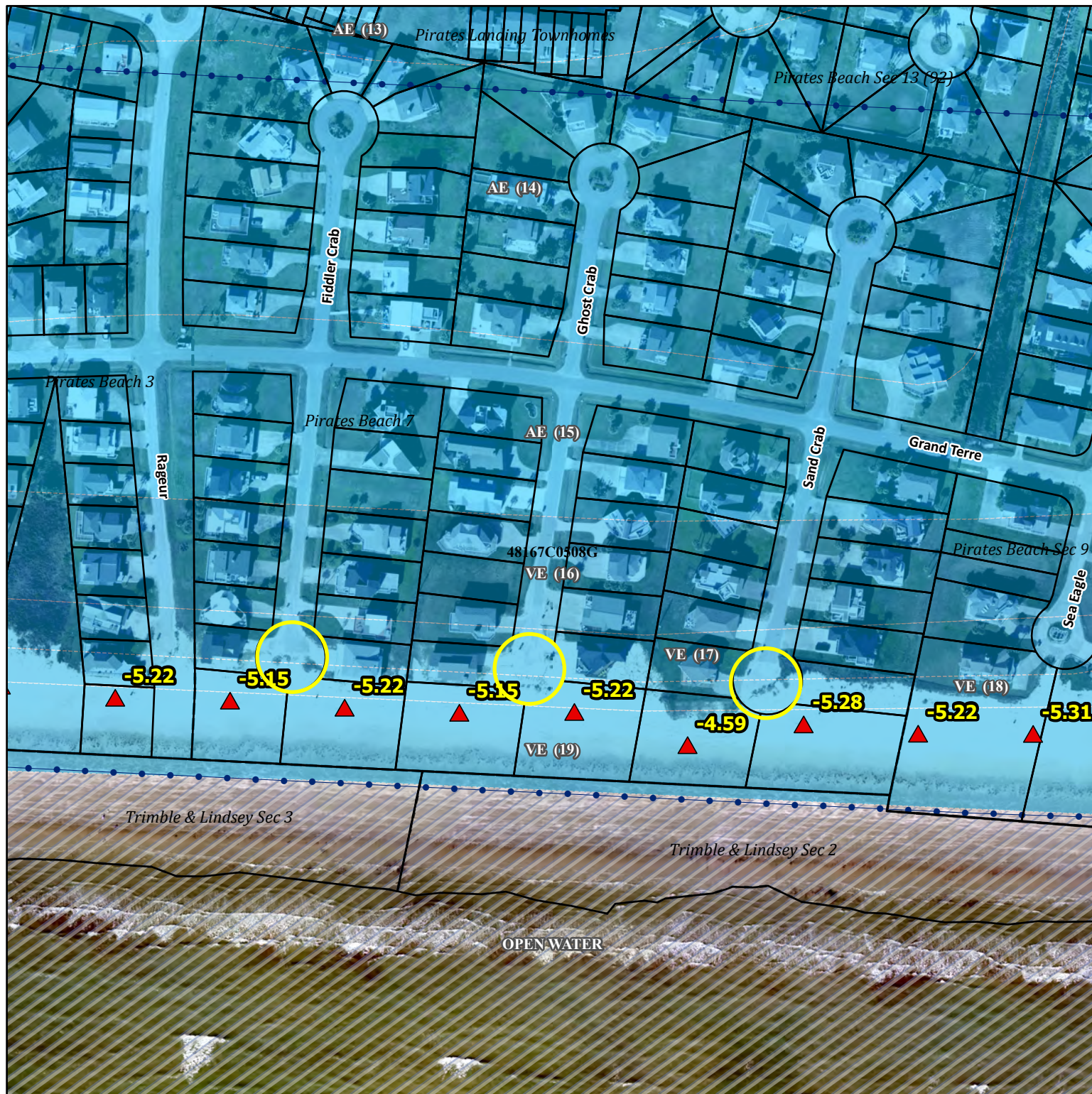
Data Sources:

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) - 3/19/2026**

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.



**Fiddler Crab Ln, Sand Crab Ln
Ghost Crab Ln
Case #26BF-011
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>

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

0.2% Annual Chance

Zone A

Zone AE, Zone AO

Zone VE

Zone X

Open Water

Subdivisions



0 1530 60 90 120 150 180 210 240 270 Feet

1:1,940

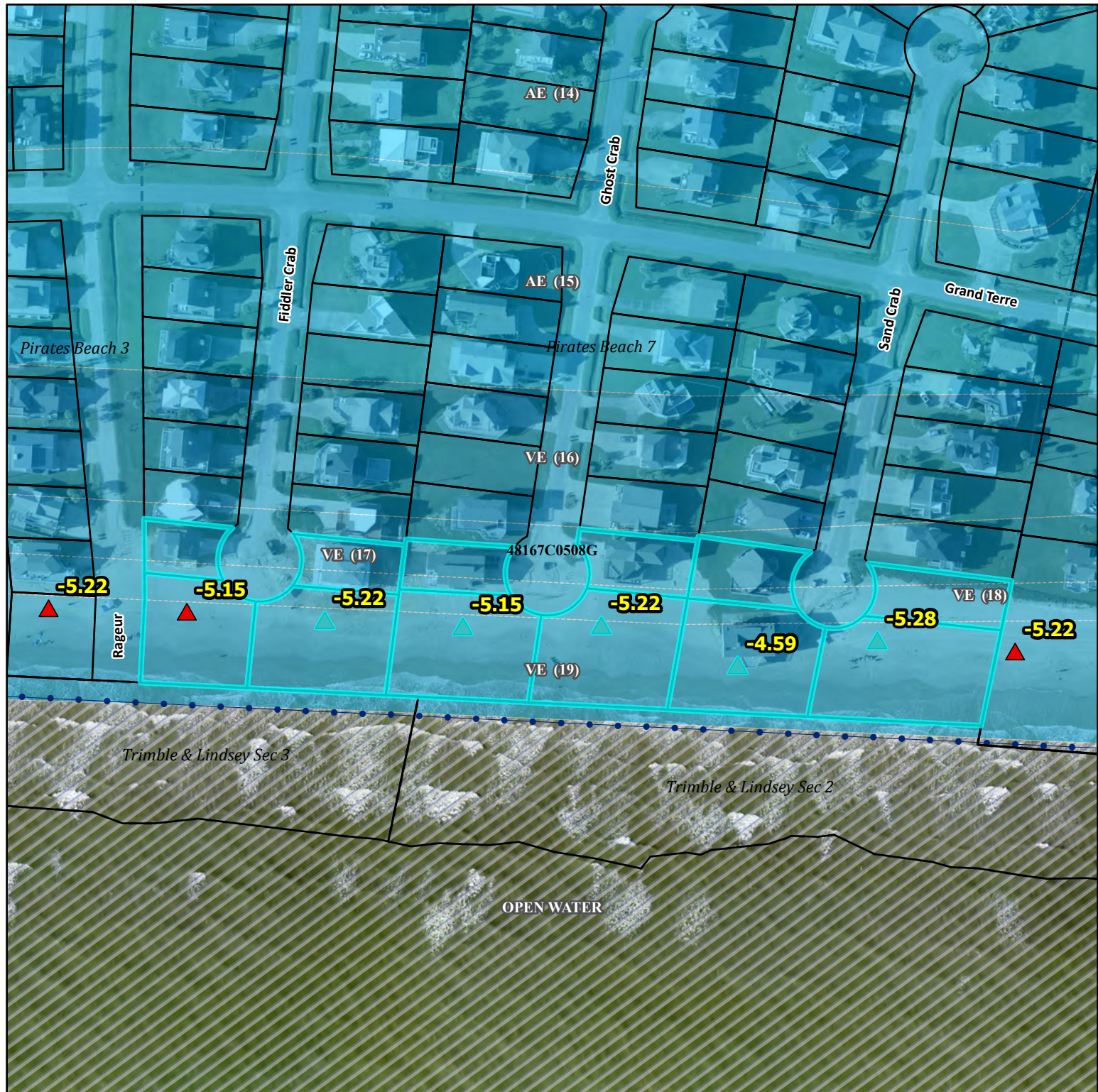
Data Sources:

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) - 3/3/2026**

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CITY OF GALVESTON
ENGINEERING DEPARTMENT
3015 MARKET ST. GALVESTON, TX 77553
409.797.3630

HURRICANE BERYL ROADWAY RECOVERY PROJECTS

FIDDLER CRAB
CONCRETE MAT
EXHIBIT

DRAWING NO:

1-XE

		REVISIONS			
	INITIALS	DATE	NO.	DESCRIPTION	BY
			1		
DRAWN BY:	JTA	11/07/25	2		
			3		
DESIGNED BY:	JTA	11/07/25	4		
			5		
			6		
			7		
CHECKED BY:			8		

SHEET NO:

1 OF 3















CAUTION
WATCH OUT
FOR SNAKE





CITY OF GALVESTON
ENGINEERING DEPARTMENT
3015 MARKET ST. GALVESTON, TX 77553
409.797.3630

HURRICANE BERYL ROADWAY RECOVERY PROJECTS

GHOST CRAB CONCRETE MAT EXHIBIT

DRAWING NO:

EX-2

SHEET NO:

2 OF 3



SEE ME ON
FOR SALE
2025-2026
FRANCISCA DEFEW
602.888.7879
811.200.0000
www.francisca.com
SHOW BY
APPOINTMENT ONLY

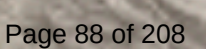








SEE ME ON
FOR SALE
FRANCISCA RIVER
CALL 202.254.1234
OR 202.254.1235
SIGNED BY
APPOINTMENT 0.11









CITY OF GALVESTON
ENGINEERING DEPARTMENT
3015 MARKET ST. GALVESTON, TX 77553
409.797.3630

HURRICANE BERYL ROADWAY RECOVERY PROJECTS

SAND CRAB CONCRETE MAT EXHIBIT

DRAWING NO:

EX-3

		REVISIONS			BY
		INITIALS	DATE	NO.	DESCRIPTION
DRAWN BY:		JTA	11/06/25	1	
				2	
				3	
DESIGNED BY:		JTA	11/06/25	4	
				5	
				6	
				7	
CHECKED BY:				8	

SHEET NO:

3 OF 3













CAUTION
WATCH OUT FOR DRIFTS





26P-014

STAFF REPORT

ADDRESS:

24050 San Luis Pass Rd

LEGAL DESCRIPTION:

Property is legally described as Abstract 121 Hall & Jones Survey, Tract 16 16 38.110 Acres, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNERS:

George Sims

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

PUBLIC HEARING:

Public Hearing only. No action required by Planning Commission.

EXHIBITS:

A – Survey Site Plan

B – Proposed replat

STAFF:

Rebekah Annan

Planner

409-797-3645

rannan@galvestontx.gov

Public Notice Sent: 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: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection

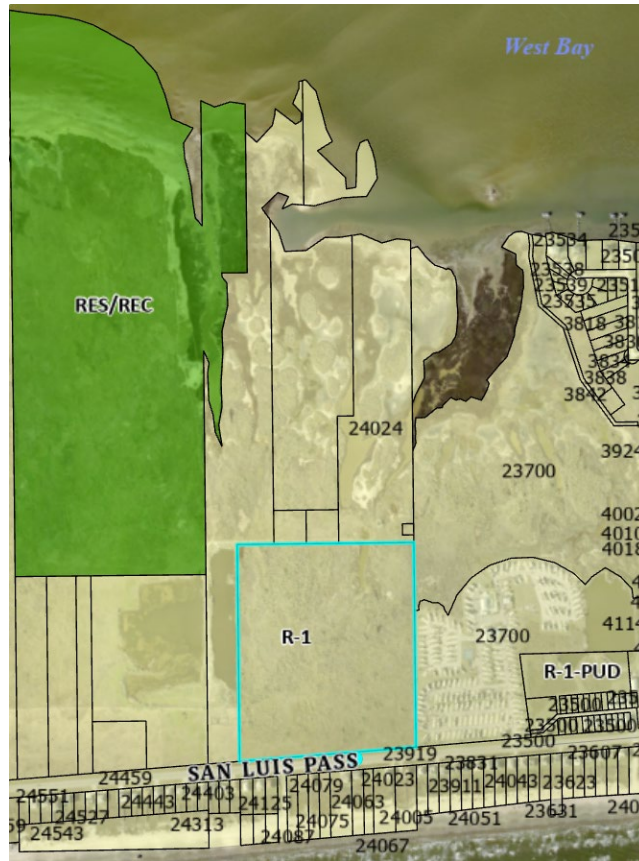
Comcast: No Objection

CenterPoint Energy: No Objection with comment: If aerial easements (AE) are included, the plat should include the aerial dedication language, which is as follows:

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

Texas Gas Service: No Objection



Executive Summary:

The applicant is requesting a minor plat to reconfigure one lot into three lots in a Residential, Single Family (R-1) zoning district.

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

Site Area:

The subject currently does not have any structures in the area.

Zoning and Land Use:

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

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

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

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

Department Review and Comments:

There were no objections from outside utilities or other City departments. Although, CenterPoint made a comment on aerial easement dedication language. The language states that the owner agrees to the public utility easements on all lots be unobstructed as shown in the site plan and shall be extended so that the aerial easement for one lot totals 21'-6" in width and the other 30'-0" in width.

Staff Approval:

Case 26P-014 will be approved with the following conditions:

Specific Conditions:

1. The applicant shall accommodate the filing of the plat by October 7, 2026;
2. Aerial easement dedication language shall be added to the plat

Standard Conditions:

3. The applicant shall conform to all comments/conditions received from City Departments and private utilities. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this plat; and
4. The applicant shall comply with all recordation requirements; and, shall provide the Development Services Department with Galveston County filing fees by certified check or money order.

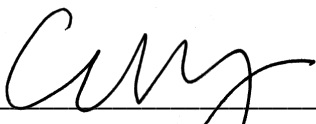
Respectfully Submitted,



Rebekah Annan
Planner

3/25/26

Date



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

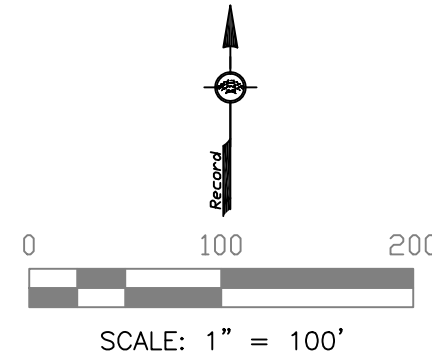
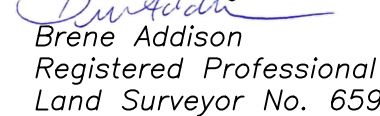
03/25/2026

Date

<i>TLs Job No 25-0755</i>	<i>San Luis Pass Road, Galveston, TX. 77554</i>	<i>Survey Date: July 17, 2025</i>
----------------------------------	--	--



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



NOTES:		Legend: ○ Overpass Power ○ Wire Fence ⊙ Power Pole ⊞ Telephone Box — Water's Edge — Escrow Limit Line
1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston. All building setbacks and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owner's responsibility to confirm any setback requirements with City of Galveston.	X Power Pole X Wire Fence ⊙ Power Pole ⊞ Telephone Box — Water's Edge — Escrow Limit Line	TRICON LAND SURVEYING, LLC Mailing: 6324 Stewart Rd, #251 Galveston, TX 77551 Phone: 409.762.1111 Tricon@triconsurveying.com Parcel ID: 117441 Drafting JA
2) This property lies within Zone VE (C-1, B-1 & I-C) as established by the FEMA Flood Insurance Rate Map No. 48167C0273 dated August 15, 2019.		
3) This property is subject to any restrictions of record and may be subject to additional easements as established by recorded plat and/or recorded restrictions.		
4) Bearings are recorded, as shown by deed recorded under Galveston County Clerk's File No. 7726276 of the Official Public Records of Real Property of Galveston County, Texas, based on the nomenclature of the North right-of-way line of San Luis Pass Road.		



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 – 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	1	0	1	0

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

City Department Notification Responses:

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

Private Utilities Notification Responses:

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



Background

At the March 3, 2026 Planning Commission meeting, this request was deferred to the April 7, 2026 meeting in order for the applicant to provide more information regarding:

- Building height,
- Drainage,
- Lighting, and
- Environmental concerns.

The applicant has included a cover letter addressing the above items and has made the following changes to the original request:

- Removed the deviation request to eliminate the maximum lighting requirements in Section 7.102 (D).
- Establish Planning Areas within the development site:
 - Planning Area 1:
 - Located within 500 feet of Bob Smith Road.
 - Incorporate Residential, Single-Family (R-1) standards:
 - Lot size – 5,000 square feet
 - Lot width – 50 feet
 - Lot depth – 100 feet
 - Front setback – 20 feet
 - Side setback – 3 feet
 - Rear setback – 10 feet
 - Height – 50 feet, with additional allowances for architectural features and mechanical equipment screening.
 - Planning Area 2:
 - Located within 650 feet of FM 3005.
 - Incorporate Commercial (C) standards:
 - Lot size – 0 square feet
 - Lot width – 40 feet
 - Lot depth – 100 feet
 - Front setback – 0 feet
 - Side setback – 5 feet
 - Rear setback – 0 feet
 - Height – 50 feet, with additional allowances for architectural features and mechanical equipment screening.
 - Planning Area 3:
 - All other areas.
 - Incorporate standards as established by the PUD.

Please note, the Fire Marshal has removed his original objection to the request.

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 to:

- 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 in Planning Areas 1 and 2 from 50 feet to 70 feet in the R-1 and R-2 zoning districts, Article 3, for architectural features and mechanical equipment screening.
- Increase the maximum height requirement in Planning Area 3 from 50 feet to 120 feet in the R-1 and R-2 zoning districts, Article 3.
- 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 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 in Planning Areas 1 and 2 from 50 feet to 70 feet in the R-1 and R-2 zoning districts, Article 3, for architectural features and mechanical equipment screening. • Increase the maximum height requirement in Planning Area 3 from 50 feet to 120 feet in the R-1 and R-2 zoning districts, Article 3. • 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.
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	• 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 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 70 feet in Planning Areas 1 and 2 and 120 feet in Planning Area 3.
Building Setbacks	The proposal is to eliminate the required setbacks in Planning Area 3. In Planning Area 1, the applicant proposes to use the setback requirements of the Residential, Single-Family (R-1) zoning district and Planning Area 2 will use the setback requirements of the Commercial (C) zoning district.
Limits of Construction	The proposed site plan is shown in Exhibit B.
Building Elevations	See Exhibit B for the Applicant's Submittal.
Vehicular Parking	See Exhibit B 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	See Exhibit B for the Applicant's Submittal.
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 B for the Applicant's Submittal.

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 in Planning Areas 1 and 2 from 50 feet to 70 feet in the R-1 and R-2 zoning districts, Article 3, for architectural features and mechanical equipment screening.
 - c. Increase the maximum height requirement in Planning Area 3 from 50 feet to 120 feet in the R-1 and R-2 zoning districts, Article 3.
 - 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 parking and screening requirements in Articles 3 and 8 and replace with PUD Exhibit F.
 - g. Allow for private streets.
2. The applicant shall provide a Geographic Information Systems (GIS) layer for the proposed internal “planning areas” to the City of Galveston prior to the filing of the application for a preliminary plat;
 3. 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):

4. The use shall conform to the attached PUD plan and other applicable ordinances;
5. 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;
6. The applicant shall adhere to all comments/conditions received from City departments;
7. 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;
8. 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,
9. 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 April 23, 2026.

Respectfully Submitted,

Teresa Evans

 Teresa Evans, CECd, EDPF, Executive Director

March 30, 2026

 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.

March 24, 2026

*Chairman and Members of the Planning Commission
City of Galveston
823 Rosenberg, 2nd Floor
Galveston, TX 77550*

Re: Discovery Sands Planned Unit Development — Supplemental Information

Dear Chairman and Commissioners,

On March 3, 2026, the Planning Commission deferred consideration of the Discovery Sands PUD to allow the applicant additional time to address questions raised during the hearing. We appreciate the Commission's willingness to allow that additional time, and we have used it to confer with our qualified consultants and refine the PUD Plan in direct response to the concerns identified.

During the hearing, the Commission indicated it was expecting additional information on four topics: building height, drainage, lighting, and environmental concerns. This letter addresses each in turn, and the enclosed materials provide the supporting detail.

Building Height

Since the March 3 hearing, the PUD Plan's building height provisions have been substantially revised. The version previously before the Commission applied a uniform 75-foot, five-story cap across the entire property. The revised PUD Plan replaces that single standard with a layered framework tied to each planning area's location and proximity to existing development.

Planning Areas 1 and 2—the areas nearest Bob Smith Road and FM 3005, respectively—now cap building height at 50 feet, matching the R-1 and C base district standards and with the zoning already in place on the site. That is a 25-foot reduction from the prior submittal along the road frontages most visible to surrounding properties. Planning Area 3, the interior village core, permits buildings up to 120 feet, again matching the heights allowed under the existing RES/REC Zoning already in place. The lighthouse, previously permitted to reach 159 feet, is now subject to the 120-foot cap—a 39-foot reduction.

Architectural embellishments in Planning Areas 1 and 2 may extend up to 10 feet above the roofline, not to exceed 60 feet total—down from the prior 20-foot allowance. Mechanical equipment screening may extend up to 20 feet above actual building height in all planning areas, provided it is set back or architecturally integrated. These provisions are detailed in Section 2.06 of the revised PUD Plan.

Blackardco.com

Principal Office:
401 Adriatic Parkway, 7th Floor
McKinney, Texas 75072
United States of America

Drainage

We have engaged Shelmark Engineering to advise on drainage design criteria for the project. Their letter, enclosed as Exhibit A, confirms that the development will be designed in accordance with the City of Galveston's Drainage Design Criteria, including the requirement that stormwater be discharged north toward Galveston Bay or conveyed to an existing drainage system with sufficient capacity. All building permit and construction plan applications will include site drainage plans prepared under the supervision of a licensed Professional Engineer, with calculations performed to the City's minimum 25-year rainfall event standard and applicable runoff intensity rates. The design will not direct stormwater onto adjacent properties, and existing drainage patterns traversing the site will be preserved or accommodated through drainage easements.

Lighting

In the revised PUD Plan, we have removed the lighting deviation entirely. Discovery Sands will comply fully with the City's lighting requirements as set forth in the Land Development Regulations. Beyond code compliance, we intend to adopt lighting standards in our CC&Rs that exceed the City's requirements, with particular attention to minimizing light spillover onto adjacent properties and the surrounding natural environment. We view responsible lighting not as a concession but as essential to the village character we are building.

Environmental Concerns

We have engaged Integrated Environmental Solutions, LLC (IES) to manage the project's compliance with Section 404 of the Clean Water Act. Their letter, enclosed as Exhibit C, outlines the scope of work: a formal delineation of all aquatic features on the property in accordance with the USACE Wetland Delineation Manual, coordination with the U.S. Army Corps of Engineers to obtain an Approved Jurisdictional Determination establishing the limits of regulated waters, and direct collaboration with our development team to avoid and minimize impacts to those areas. IES will then prepare and coordinate either a Section 404 permit or obtain a letter from the USACE confirming that no permit is required.

We want to reaffirm what we stated at the March 3 hearing: the wetlands on this property are an asset, not an obstacle. Our development plan is designed to work around these areas, and we are committed to leaving them in their natural state. The engagement of IES and the federal regulatory process described above provide the framework to ensure that commitment is honored—not as a matter of good intentions, but as a matter of enforceable compliance.

Beyond preservation, we intend to take an active role in restoring wetland areas that have already been degraded. The Jumbile Phase I, Jumbile Phase II, and J Cove salt marsh restoration sites—originally established through state and federal

coastal restoration programs—are located on or adjacent to the property. Blackard Companies was part of the team behind many of those original restoration efforts in the area, so we have a direct stake in their success. An estimated 90% of the restoration work at these sites has since been destroyed by storms, subsidence, and other factors. We see our work in rehabilitating these natural resources not as an environmental obligation but as an opportunity to finish what we helped start—and to demonstrate that responsible development and habitat restoration can advance together. Our mission in developing Discovery Sands is to foster understanding, appreciation, and protect coastal margins and marine environments through the collaborative power of business, science, and education.

Traffic

Although not among the four topics identified during the hearing, we have also engaged Qualls Design to perform a Traffic Impact Analysis for the project. Their letter of engagement is enclosed as Exhibit B. The TIA will address trip generation, FM 3005 access, peak-hour capacity, turn lanes, decel lanes, and any other warranted mitigation measures, and will be developed in coordination with both the City of Galveston and TxDOT.

As we noted during the March 3 hearing, FM 3005 is a state-maintained highway under TxDOT jurisdiction, and traffic capacity and evacuation planning on that corridor are state responsibilities. TxDOT actively manages Galveston's hurricane evacuation infrastructure, including the I-45 contraflow operation and the Zip Zone evacuation system that sequences departures by area to prevent gridlock. TxDOT also has an active capital project on FM 3005 to raise an 18.7-mile stretch of the roadway by 18 inches to a minimum elevation of 7.5 feet above sea level, improving both drainage resilience and roadway reliability during storm events. Our TIA will be coordinated with TxDOT to ensure Discovery Sands is planned in alignment with the state's ongoing investments in this corridor.

The enclosed package includes the revised PUD Plan, the revised Deviation Report, and the consultant letters referenced above. We welcome the opportunity to present this information to the Commission on April 7 and to answer any additional questions.

Respectfully,



Jeffery Blackard
Chief Executive Officer
Blackard Companies

Enclosures:

Discovery Sands PUD Plan (Revised March 20, 2026)
Discovery Sands PUD Deviation Report (Revised March 20, 2026)
Exhibit A – Shelmark Engineering, LLC: Drainage Design Criteria (March 19, 2026)
Exhibit B – Qualls Design: Traffic Impact Analysis Engagement (March 18, 2026)
Exhibit C – Integrated Environmental Solutions, LLC: Waters of the U.S. Permitting Procedures (March 24, 2026)

cc: *Teresa Evans, Executive Director of Development Services*
Catherine Gorman, Assistant Director of Development Services

Exhibit A

Drainage Design Criteria

Shelmark Engineering, LLC

March 19, 2026

March 19, 2026

Mr. Jed Rollins
Blackard Companies
401 Adriatic Parkway - Suite 700
McKinney, Texas 75070

RE: Drainage Design Criteria
Discovery Sands Development
Galveston, Texas

Dear Mr. Rollins;

As requested, we have reviewed the City of Galveston Drainage Design Criteria applicable to new development on the West End. The proposed development will be designed in accordance with the applicable provisions of these criteria, including requirements that stormwater be discharged north toward Galveston Bay or conveyed to an existing drainage system with sufficient capacity that ultimately drains to the north side of the island, as determined by the design engineer.

All applications for building permits and/or construction plans will include a site drainage plan prepared under the supervision of and sealed by a Professional Engineer licensed in the State of Texas and employed by Shelmark Engineering, LLC, along with supporting drainage calculations. Such calculations will be performed in accordance with applicable City criteria, including, but not limited to, the minimum 25-year rainfall event standard and the City's established runoff intensity rates of 6.6 cubic feet per second per acre (CFS/Ac) for commercial development and 4.1 CFS/Ac for residential development, as applicable.

In accordance with Section 11.086 of the Texas Water Code, the design will not intentionally direct stormwater runoff onto adjacent properties. The sealed construction plans will provide for the conveyance, detention, and/or containment of stormwater runoff within the site or through approved drainage infrastructure, in accordance with applicable regulations and accepted engineering practices.

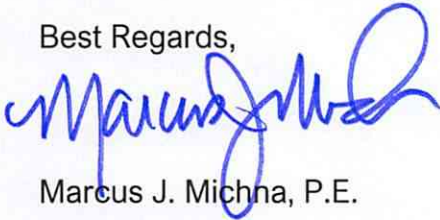
To the extent that existing drainage patterns or flows traverse the proposed development site, the Developer shall provide drainage easements as required by applicable regulations to accommodate the continued conveyance of such flows. The

Page 2

Developer shall not materially interfere with natural or established drainage patterns of upstream properties unless alternative drainage facilities of equal or greater capacity are designed and constructed, subject to applicable regulatory approvals and at the Developer's expense.

Should you have any further questions, please do not hesitate to contact us.

Best Regards,



Marcus J. Michna, P.E.

MJM/cle

S:\Projects\2025 Projects\25-127 BridgeView Real Estate - Jamaica Beach Development\Design\25-127 Discovery Cove Drainage.wpd

Exhibit B

Traffic Impact Analysis Engagement

Qualls Design

March 18, 2026



10207 Birchline Dr
Spring, TX 77379

Texas Registration Number F-23500

(713) 398-7461
dustin@quallsdesign.com

March 18, 2026

City of Galveston
Planning Commission
City Council Chambers
823 Rosenberg, 2nd Floor
Galveston, TX 77550

Re: Traffic Impact Analysis (TIA) Services for Discovery Sands

Dear City of Galveston Planning Commission,

Qualls Design has been contacted to perform traffic engineering related services for the proposed Discovery Sands residential development located along FM 3005, west of Jamaica Beach, in Galveston, Texas.

A scope of services for an anticipated Traffic Impact Analysis (TIA) will be developed with both the City of Galveston as well as with TxDOT for ultimate buildout of the proposed Discovery Sands development. Scope items would include:

- Trip generation and distribution
- FM 3005 access analysis
- AM and PM peak hour capacity analysis (level-of-service and vehicle delay)
- Warranted mitigation and improvements that would be identified as a part of the TIA and included in the project construction

Once the scope of services has been defined and agreed upon, the TIA will be developed and submitted to both reviewing agencies.

If you have any questions concerning the TIA development, please do not hesitate to contact me at (713) 398-7461 or dustin@quallsdesign.com.

Sincerely,

A handwritten signature in blue ink that reads "Dustin Qualls, PE, PTOE".

Dustin Qualls, PE, PTOE, RAS
Principal Engineer

Exhibit C

Waters of the U.S. Permitting Procedures

Integrated Environmental Solutions, LLC

March 24, 2026



Mr. Jed Rollins
Blackard Companies
401 Adriatic Parkway; Suite 700
McKinney, Texas 75070

RE: Discovery Sands Waters of the United States Permitting Procedures

Dear Mr. Rollins,

Integrated Environmental Solutions, LLC (IES) has been retained by Blackard Companies to assist in complying with Section 404 of the Clean Water Act (CWA). Discovery Sands is a proposed residential development located at 17200 Terminal-San Luis Pass Road in the City of Galveston, Texas. This project is proposed to have multiple sized residential lots, a lagoon water park, extend the bay into the development to provide boat access through a canal system, and various passive nature recreational amenities. This property is unique as it has access to Terminal-San Luis Pass Road and extends to the northwest to the Galveston Bay. Due to the nature of the site ranging from 10 feet above sea level (ASL) to 0 feet ASL, there is always a concern for both freshwater and tidal wetlands. The following is the process that IES will conduct to assist the project in complying with Section 404 of the CWA:

1. IES will conduct a delineation of all aquatic features within the project site in accordance with 33 Code of Federal Regulations 328.3(e) and the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0);
2. IES will coordinate with the USACE to obtain an Approved Jurisdictional Determination (i.e., determine the limits of regulated waters of the United States);
3. Coordinate with Blackard Companies on the site planning to avoid and minimize impacts to waters of the United States; and
4. Prepare and coordinate either a Section 404 dredging permit or obtain a letter from the USACE stating that no permit is required for the project.

Please do not hesitate to contact me if you have any questions at (972) 562-7672 or rreinecke@intenvsol.com.

Sincerely,

Integrated Environmental Solutions, LLC.

Rudi Reinecke
Vice President

File.reference.60;910;762

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 – Intentionally Deleted

Exhibit C – Internal Planning Area Map

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 PUD Plan. 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 unified development standards that apply across the Property. Within three internal planning areas defined in Section 2.30, the applicable base-district standards of the LDR also apply as described in that section. The following table summarizes the key deviations:

Standard	R-1 Base	R-2 Base	RES/REC Base	PUD
Min. Lot Size	5,000 SF	1,600 SF	4,000 SF	Mixed
Min. Lot Width	50 ft	20 ft	40 ft	Mixed
Min. Lot Depth	100 ft	80 ft	50 ft	Mixed
Front Setback	20 ft	5 ft	0 ft	Mixed
Side Setback	3 ft	0 ft	3 ft	Mixed
Rear Setback	10 ft	10 ft	10 ft	Mixed
Max. Height	50 ft	50 ft	120 ft	50 ft (PA 1-2); 120 ft (PA 3)
Max. Density	6 du/ac	6 du/ac	6 du/ac	6 du/ac (aggregate)
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
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. Within the three internal planning areas established by Section 2.30, development must also comply with the applicable base-district standards as specified in that section. In all other areas, the PUD Standard column of this table controls.

Section 2.03. Density.

- (a) The total number of dwelling units within the Property shall not exceed 6 units per acre, calculated by dividing the total number of approved dwelling units by the total gross land area of the Property in acres. This limit applies in the aggregate and does not restrict the density of any individual parcel or phase.
- (b) Density may be transferred between portions of the Property without amendment to this PUD Plan, provided overall density does not exceed the limit in subsection (a).
- (c) Residential unit types may be adjusted based on market demand without requiring PUD amendment, provided infrastructure capacity is maintained.
- (d) This PUD establishes that there are no minimum or maximum lot sizes, except as provided in Section 2.30.

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, or as provided in Section 2.30.

Section 2.05. Setbacks and Lot Width Standards.

- (a) A minimum lot width shall not be required, except as provided in Section 2.30.
- (b) Minimum front, side, and rear yards shall not be required, except as provided in Section 2.30.
- (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.

(d) Notwithstanding the foregoing, all buildings shall maintain setbacks from established fire lanes sufficient to provide the clearances required by Appendix D of the 2021 International Fire Code.

Section 2.06. Building Height.

(a) Within Planning Areas 1 and 2, no building shall exceed fifty (50) feet in height except as provided in subsections (c) through (e). Within Planning Area 3, no building shall exceed one hundred twenty (120) feet in height.

(b) Lighthouse: One lighthouse may be constructed within the lagoon area in Planning Area 3 with a footprint no greater than 51 feet by 51 feet. The floor area of each level above 75% of the total height shall not be greater than 75% of the lighthouse footprint. The lighthouse is subject to the height limit in subsection (a).

(c) Architectural Embellishments (Planning Areas 1 and 2): 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 limit by up to 10 feet, provided total height including embellishments does not exceed sixty (60) feet above grade.

(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) Village Architectural Features (Planning Areas 1 and 2): 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 10 feet (but not to exceed 60 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 and other bodies of water. 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 26-foot wide drive aisle shall be maintained for emergency vehicles.

Two points of vehicular access complying with the remoteness requirements of Appendix D of the 2021 International Fire Code shall be provided. Where only one point of vehicular access is provided, all dwelling units shall be equipped throughout with an approved automatic sprinkler system.

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.

(e) Bollards or other traffic-control devices installed within or adjacent to fire apparatus access roads shall comply with Appendix D of the 2021 International Fire Code. Bollard placement shall be coordinated with the Galveston Fire Marshal prior to construction.

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. Intentionally Deleted.

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.
- (g) Notwithstanding the foregoing, no projection shall impede the unobstructed width or vertical clearance of a fire apparatus access road as required by Appendix D of the 2021 International Fire Code.

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.

(e) Single-family dwellings located on fee-simple lots within Planning Area 1, as defined in Section 2.30, shall comply with the R-1 district standards of the LDR to the extent required by that section.

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. Internal planning areas established under Section 2.30 impose additional district-level standards in designated portions of the Property but do not alter the unified design character of 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).

Section 2.30. Internal Planning Areas.

(a) The Property is divided into three internal planning areas as depicted on Exhibit C and described in subsections (b) through (d). Areas of the Property not designated as a planning area are not modified by this PUD Plan, and existing zoning regulations continue to apply without deviation.

(b) Planning Area 1. All land within 500 feet of the Bob Smith Road right-of-way, measured from the nearest edge of that right-of-way.

(1) Applicable Standards. Development within Planning Area 1 shall comply with the minimum lot area, lot width, lot depth, setback, building height, and parking standards of the R-1 Single-Family Residential district as set forth in Division 3.300 of the LDR, together with Notes 1 through 10 applicable to that district.

(2) Exceptions. Landscaping within Planning Area 1 shall be governed by Section 2.17 of this PUD Plan. Signage shall be governed by Section 2.10 and Exhibit G. Building height exceptions in Section 2.06(c) through (e) shall apply within Planning Area 1.

(c) Planning Area 2. All land within 660 feet of the State Highway FM 3005 right-of-way, measured from the nearest edge of that right-of-way.

(1) Applicable Standards. Development within Planning Area 2 shall comply with the minimum lot area, lot width, lot depth, setback, building height, and parking standards of the C Commercial district as set forth in Division 3.300 of the LDR, together with Notes 1 through 11 applicable to that district.

(2) Exceptions. Landscaping within Planning Area 2 shall be governed by Section 2.17 of this PUD Plan. Signage shall be governed by Section 2.10 and Exhibit G. Building height exceptions in Section 2.06(c) through (e) shall apply within Planning Area 2.

(3) Overlap. Where Planning Area 1 and Planning Area 2 overlap, the standards of Planning Area 2 shall control.

(d) Planning Area 3. All land within the Property that is not located in Planning Area 1 or Planning Area 2. Development within Planning Area 3 shall be governed exclusively by the standards of this PUD Plan.

(e) Where a conflict exists between the standards of this Article and those imposed by a planning area designation, the more restrictive standard shall control unless this section expressly provides otherwise.

(f) The planning area designations supplement the unified PUD standards set forth elsewhere in this Article. They do not replace or limit any PUD standard that is more restrictive than the applicable base district standard.

(g) The boundaries of each planning area shall be depicted on Exhibit C. Where a lot straddles the boundary of two planning areas, the planning area in which the majority of the lot area lies shall govern.

(h) Where a base district incorporated by this section contains provisions that apply by their terms only to geographic areas outside the Property, such provisions shall not apply within the Property.

ARTICLE III

EXHIBITS

Section 3.01. Exhibits.

The following exhibits are incorporated into this PUD Plan and shall constitute a part of the official standards for the Discovery Sands PUD Overlay District in conjunction with this PUD Plan.

EXHIBIT A
PUD District Map and Legal Description

[Attached map]

[Legal description to be attached]

EXHIBIT B
Intentionally Deleted

EXHIBIT C
Internal Planning Area Map

*Not a
Planning Area*

Zone-3

EXHIBIT D
Design Standard Images

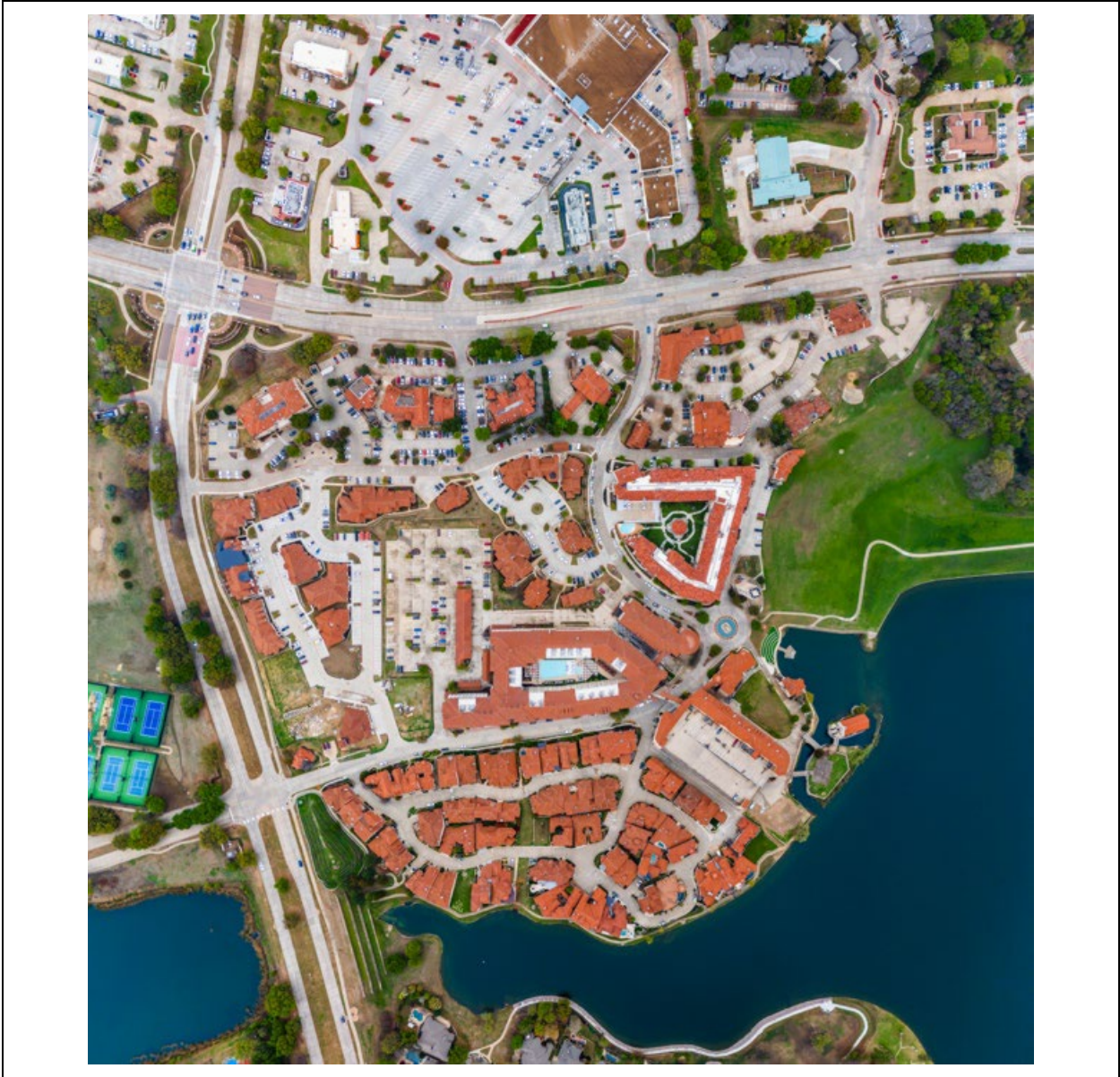














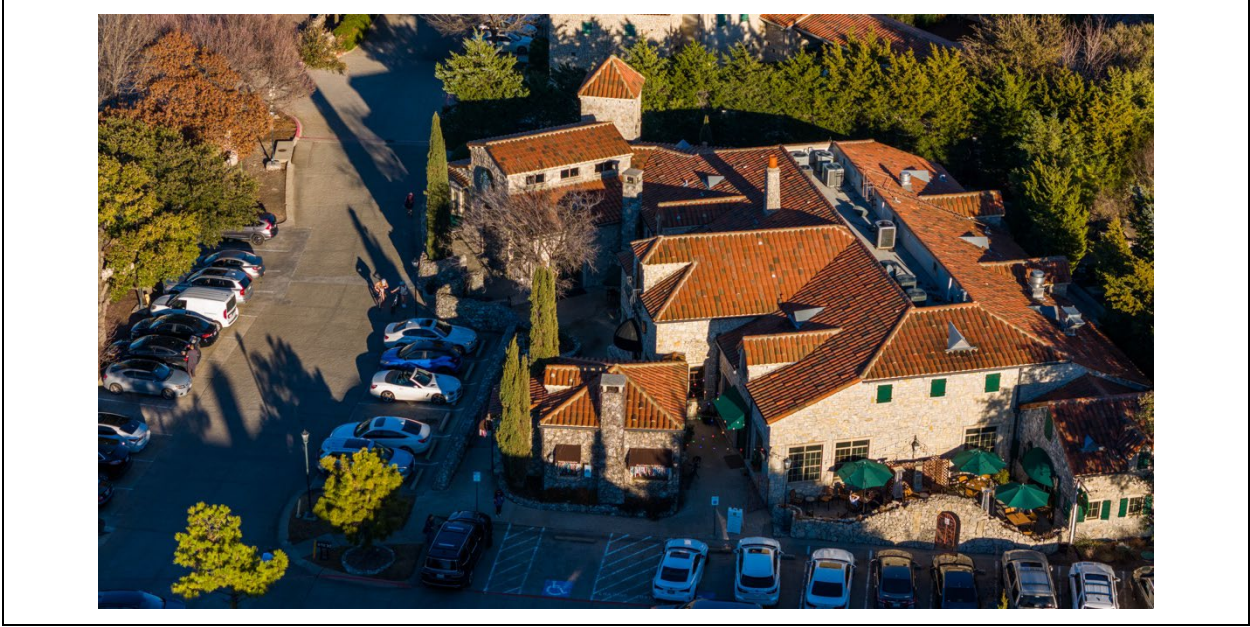


EXHIBIT E

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 development standards for the 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 creates three internal planning areas that selectively incorporate base district dimensional standards while establishing unified PUD-wide standards for uses, parking, signage, landscaping, and other site elements.

The PUD overlay replaces the patchwork of underlying restrictions with a coordinated framework designed to achieve a traditional European-style coastal village. Planning Area 1 (within 500 feet of Bob Smith Road) incorporates R-1 dimensional standards. Planning Area 2 (within 650 feet of State Highway [FM 3005](#)) incorporates C Commercial dimensional standards. Planning Area 3 (remainder of the Property) is governed exclusively by the PUD's own standards.

2. Dimensional Standards Comparison

Commented [A1]: Same corrections as on the PUD Plan

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	Mixed
Minimum Lot Width	Per Div. 3.300	Per Div. 3.300	40 ft	Mixed
Minimum Lot Depth	Per Div. 3.300	Per Div. 3.300	50 ft	Mixed
Front Setback	Per Div. 3.300	Per Div. 3.300	0 ft	Mixed
Side Setback	Per Div. 3.300	Per Div. 3.300	3 ft	Mixed
Rear Setback	Per Div. 3.300	Per Div. 3.300	10 ft	Mixed
Maximum Height	50 ft	50 ft	120 ft	50 ft (PA 1-2); 120 ft (PA 3); <u>embellishments +10 ft (max 60 ft, PA 1-2); mech. equip. +20 ft (all PAs)</u>

Maximum Density	Per Div. 6.600	Per Div. 6.600	Per Div. 6.600	6 du/ac (aggregate)
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
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: Within Planning Areas 1 and 2, lot dimensional standards from the applicable base districts (R-1 and C) apply through Section 2.30 of the PUD Plan. R-1 district (Planning Area 1) and the C Commercial district (as applied by this PUD Plan for Planning Area 2) apply through Section 2.30. Within Planning Area 3, the PUD establishes no lot size, width, or depth minimums. This approach preserves conventional dimensional controls along Bob Smith Road and State Highway FM 3005 while allowing the village core to feature varied lot sizes, narrow lots, and buildings constructed to property lines consistent with traditional European coastal village character.

Setbacks: Within Planning Areas 1 and 2, setback requirements from the applicable base districts apply through Section 2.30. R-1 district (Planning Area 1) and the C Commercial district (as applied by this PUD Plan for Planning Area 2) apply through Section 2.30. Within Planning Area 3, no independent setback requirements are imposed, allowing zero-lot-line construction where buildings form continuous streetwalls, frame public spaces, and create the intimate pedestrian environments characteristic of traditional European coastal villages.

Building Height: Within Planning Areas 1 and 2, the PUD caps building height at 50 feet, consistent with the R-1 and C base districts. Within Planning Area 3, maximum building height is 120 feet. The lighthouse structure in Planning Area 3 is subject to that 120-foot cap. Architectural embellishments and village-character features in Planning Areas 1 and 2 may extend up to 10 feet above the roofline, not to exceed 60 feet total. Mechanical equipment screening may extend up to 20 feet above actual building height in all planning areas. These height exceptions are not provided for in the R-1 or C district standards and constitute deviations from the base district height regulations. These allowances create visual landmarks and roofline variety while maintaining a scale compatible with the surrounding area.

Density: Maximum residential density is capped at 6 dwelling units per gross acre in the aggregate, calculated by dividing total approved dwelling units by the total gross land area of the Property. This limit does not restrict the density of any individual parcel or phase (except, for example, those areas in Planning Area 1, which are bound by the dimensional restrictions of the

R-1 Zoning District), allowing higher-density development near the lagoon and village core to be offset by lower-density areas elsewhere. Density may be transferred between portions of the Property without amendment, provided the aggregate cap is not exceeded.

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.

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.

Commented [A2]: Gates allowed on private ROWs only

Utilities: All utility lines must be underground.

5. Conclusion

The PUD establishes a layered framework that incorporates base district dimensional standards along the Property's primary road frontages (Planning Areas 1 and 2) while applying unified PUD standards within the village core (Planning Area 3). The remaining deviations—parking location, signage, internal screening, and marketing signage—are tailored to the mixed-use, pedestrian-oriented character of the development. Building height is ~~capped at 50 feet in Planning Areas 1 and 2, and 120 feet in Planning Area 3~~ limited to 50 feet in Planning Areas 1 and 2 and 120 feet in Planning Area 3, with defined exceptions for architectural embellishments (up to 60 feet) and mechanical equipment screening (up to 20 feet above building height). Density is limited to 6 dwelling units per gross acre in the aggregate. These standards do not create adverse impacts on surrounding properties and will result in a development that continues and enhances Galveston's character and appeal.



26P-013

STAFF REPORT

ADDRESS:

Adjacent to 2201 Avenue L, 2202 Avenue M,
and 2210 Avenue M Rear

LEGAL DESCRIPTION:

Adjacent properties are legally described as
M.B. Menard Survey Lots 6, 7, & East 28-8
Feet of Lot 5 (6-1) Block 22 and Adjacent
West 1/2 of 22nd Street; M.B. Menard
Survey Lots 8 & 9 Block 22 & Part of Adjacent
West 1/2 of 22nd Street; and M.B. Menard
Survey North 45 Feet of Lot 10 (10-2) Block
22 in the City and County Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Marc Hill

ADJACENT PROPERTY OWNER:

Bryan Educational Institute / Bryan Museum

EASEMENT OWNER:

City of Galveston

ZONING:

Commercial, Neighborhood Conservation
District 1 (C-NCD-1)

REQUEST:

Abandonment

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval

EXHIBITS:

A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
16				

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

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: Existing alley utilities need to be relocated at developer's expense.

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 2,428 square feet of right-of-way west of 22nd Street and roughly aligned with the center of the Gulf Breeze apartments. This is associated with proposed redevelopment of the adjacent tracts.

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Vacant
North	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Vacant
South	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Parking
East	Multifamily, Neighborhood Conservation District 1, Galveston Landmark (MF-NCD-1-H)	Multifamily
West	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Commercial

Impact on Transportation

Staff finds that the abandonment will not have any adverse impact on the transportation system. While it will result in an east-west alley being interrupted, all properties adjacent to the abandonment and along the remainder of the alley still retain alley access and/or direct access to main streets.

Impact on Public Utilities and Services

There are water and sewer lines in the area of the request. The Engineering Division of Public Works notes these will require relocation at developer’s expense and may include protective easements depending on the proposed development. This requirement will be reviewed during plat and permit phases as well. The applicant shall also coordinate with all outside utilities in order to relocate any of their infrastructure which may be affected by the proposed development.

CenterPoint Energy reviewed the abandonment request and verified that they require a Street and Alley Abandonment application. This is included as a condition for approval of the abandonment.

Other Considerations

The area in question does not meet the minimum dimensions and area for new parcels in Commercial (C) zoning districts. Because of this, and because of the proposed development, a replat of the alley is required if the abandonment request is approved.

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. Closing the east portion of the alley will not impact any properties not involved in the proposed redevelopment, and redevelopment will by necessity require utility relocations in close coordination with city departments and outside utilities.

Other Hearings

City Council has the final decision regarding requests for abandonment. Council will hear this request on April 23, 2026.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

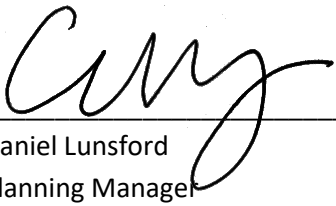
1. The applicant shall replat the abandoned right-of-way no later than November 23, 2026;
2. The applicant will coordinate with city departments and outside utilities as required to relocate any utilities in the right of way. The City of Galveston shall not be responsible for the required relocations.

Standard conditions for an abandonment:

3. The market value of the subject property as determined by an appraiser shall be reviewed and approved by the City Manager. The applicant shall pay the appraiser's fee. The appraiser shall be appointed by the City;
4. The applicant shall pay the value of the right-of-way, as determined by the appraisal and as approved by the City Manager, within sixty (60) days of receiving the notice of the determined value;
5. The Applicant shall pay a late fee of \$500.00 if the determined value is not remitted to the city within the sixty (60) days after notification;

6. If the payment is not remitted to the City within six (6) months, the abandonment is subject to revocation by the city; and
7. 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.

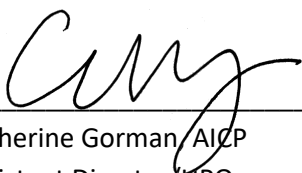
Respectfully Submitted,



for Daniel Lunsford
Planning Manager

03/24/2026

Date



Catherine Gorman, AICP
Assistant Director/HPO

03/24/2026

Date

TLS Job No 26-0059

2202 Avenue M, Galveston, TX 77550

Survey Date: February 2, 2026
Revised: March 19, 2026

Survey of part of a Twenty (20) foot alley, situated North of and adjacent to Lot Eight (8), Nine (9), and Ten (10), out of Block Twenty-Two (22) in the City and County of Galveston, Texas, according to the map or plat thereof in common use, said part of 20 foot alley being more particularly described by metes and bounds on attached Exhibit "A".

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



Brene Addison
Registered Professional
Land Surveyor No. 6598

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°43'00" E	20.00'
L2	N 16°42'57" W	10.00'
L3	N 73°17'00" E	14.17'
L4	N 16°42'57" W	10.00'

NOTES:
1) This property is subject to the zoning ordinances and/or building regulations of the City of Galveston.
2) This property lies within Zone AE (EL 11) as established by the FEMA Flood Insurance Rate Map No. 48167C0441G, dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) Bearings are record, as shown on map of City of Galveston in common use, based on the monumentation of the centerline of 23rd Street, being a found brass disc at the intersection of Ball and 23rd Street and a found 1/2 inch plug at the intersection of Avenue N and 23rd Street.

Legend:

- OHP — Overhead Power
- Chain Link Fence
- - - Wood Fence
- Concrete
- Asphalt
- Water Meter
- Power Pole

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: BA

Parcel ID: 100240

Exhibit "A"

Being part of a Twenty (20) foot alley, situated North of and adjacent to Lot Eight (8), Nine (9), and Ten (10), out of Block Twenty-Two (22) in the City and County of Galveston, Texas, according to the map or plat thereof in common use, said part of 20 foot alley being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 8, in Block 22, a cut 'x' in concrete;

THENCE South 73° 17' 00" West, along the South line of said 20 Foot alley and the North line of said Lot 8, Lot 9, and Lot 10, a distance of 128.50 feet to the Northwest corner of said Lot 10, and the Southwest corner of the herein described tract, a set nail;

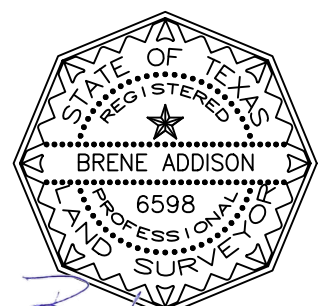
THENCE North 16° 43' 00" West, a distance of 10.00 feet to the centerline of said 20 foot alley, a point for corner;

THENCE North 73° 17' 00" East, along the centerline of said 20 foot alley, a distance of 14.17 feet to a point for corner;

THENCE North 16° 43' 00" West, a distance of 10.00 feet to the North line of said 20 foot alley, same being the Southeast corner of that certain tract or parcel of land conveyed to Ronald Rodriguez and Thomas Boggs, as recorded in Galveston County Clerk's File Number 2022001606 in the Official Public Records of Real Property of Galveston County, Texas, a found wooden fence post;

THENCE North 73° 17' 00" East, along the North line of said 20 foot alley and the South line of Lot 5, Lot 6, and Lot 7, in said Block 22, a distance of 114.33 feet to the Southeast corner of said Lot 7 and being the West line of 22nd Street, the West Half being abandoned by City of Galveston Ordinance No. 89-30, recorded in Galveston County Clerk's File Number 8925505 in the Official Public Records of Real Property of Galveston County, Texas, a cut 'x' in concrete;

THENCE South 16° 43' 00" East, along the West line of said abandoned 22nd Street, a distance of 20.00 feet to the PLACE OF BEGINNING, and containing 0.056 Acres (2,428 Square Feet) of land, more or less.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



26BF-008

STAFF REPORT

ADDRESS:

11395 BEACHSIDE DR
GALVESTON, TX 77554

LEGAL DESCRIPTION:

The property is legally described as Beachside Village Section 4 (2016) Abstract 121, Lot 430, Acres 0.3488, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Egret Bay Builders, LLC –
Dana Lee

PROPERTY OWNER:

Ignacio and Camila Cubero

REQUEST:

Beachfront Construction
Certificate/Dune Protection
Permit in order to construct
a new set of stairs to the
rear of the single-family
residence.

APPLICABLE LAND USE

REGULATIONS:

Chapter 29, Article 2, Beach
Access Dune Protection and
Beachfront Construction
Regulation.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Aerial Map
B – Topographic Survey
C – Site Plan & Drawings
D – Site Photos
E – GLO Comment Letter

STAFF:

Kyle Clark
Coastal Resources Manager
KClark@GalvestonTX.gov



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

Executive Summary:

The City of Galveston's Dune Protection and Beach Access Plan designates the Planning Commission as the authority to review and consider for approval applications for a Beachfront Construction Certificate/Dune Protection Permit when proposed construction activities occur in areas within or seaward of the Dune Conservation Area or up to 50 feet landward of the Dune Protection Line. The Dune Protection Line is the area within 25 feet landward of the North Toe of the Critical Dune Area or within 200 feet landward of the Line of Vegetation for those beach areas where no dunes exist west of the terminus of the Seawall.

The applicant is requesting approval to install a new set of stairs and a footpath to a large-scale single-family residence. . The proposed construction of the new set of stairs is large-scale single-family dwelling is approximately 26.9 feet from the North Toe of the Critical Dune Area and 117.9 feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, mitigation activities are not proposed.

The single-family residence was reviewed, and approved, by the Planning Commission on March 4, 2025, under case number 24BF-137.

Site and Surrounding Area:

The subject site is located in Beachside Village Subdivision. Single-family dwellings are located to the North, East, and West; a beach and dune system are located to the South of the subject property. According to the Bureau of Economic Geology, this area is eroding.

Analysis:

The table below summarizes the applicant survey and site plan (Attachments B and C). The attachments indicate the proposed new construction and the location of proposed construction in relation to on-site conditions:

Proposed Structure's Distance from:	Distance (Feet)
...North Toe of the Dune	26.9
...the Line of Vegetation	117.9

In accordance with Chapter 29: Planning – Beach Access Dune Protection & Beach Front Construction, before issuing a permit, the Planning Commission must find that the proposed construction conforms with the Beachfront Construction Certificate and Dune Protection Permit standards.

- ☒ The proposed activity is not a prohibited activity as defined in these standards.
- ☒ The proposed activity will not materially weaken dunes or materially damage dune vegetation seaward of the Dune Protection Line based on substantive findings as defined in "Technical Standards" of these standards.
- ☒ There are no practicable alternatives to the proposed activity that is located seaward of the Dune Protection Line and adverse effects cannot be avoided as provided in the Mitigation sequence as outlined in these Standards.
- ☒ The applicant's mitigation plan, for an activity seaward of the Dune Protection Line, which is not required, will adequately minimize, rectify, and/or compensate for any unavoidable adverse effects.
- ☒ The proposed activity complies with any applicable requirements of: Requirements for Beachfront Construction Certificate and Dune Protection Permits and Management of the Public Beach of this Section; and
- ☒ The structure is located as far landward as practicable.

Staff Recommendation:

Staff recommends approval of 26BF-008 with the following conditions:

Conditions for Case 26BF-008:

1. The applicant must adhere to all aspects of Chapter 29: Planning-Beach Access Dune Protection & Beachfront Construction of the City of Galveston Code of Ordinances.
2. The applicant must adhere to all aspects of the Texas Administrative Code Title 31. Natural Resources and Conservation, Part 1. General Land Office, Chapter §15. Coastal Area Planning, including but not limited to those outlined in the GLO Comment Letter associated with this Beachfront Construction Certificate and Dune Protection Permit.
3. The construction activities must minimize impacts on natural hydrology and must not cause erosion of adjacent properties. The applicant shall direct all stormwater inland away from the critical dune area, public beach, and adjacent properties.

4. Where applicable, the proposed construction must be consistent with FEMA minimum requirements or with the FEMA approved local ordinance.

ERP PRACTICABLE DEFINITION

Practicable means available and capable of being done after taking into consideration existing building practices, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot, and considering the overall development plan for the property.

TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)

In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

3/19/2026

Catherine Gorman, AICP
Assistant Planning Director / HPO

Date

APPLICATION FORM

2

Beachfront Construction Certificate Dune Protection Permit

CITY OF GALVESTON
COASTAL RESOURCES DIVISION

CoastalResources@GalvestonTX.Gov
Phone: (409) 797-3660

For internal use only: Case No.: _____

Date Submitted: _____

I. TYPE OF REQUEST (Select one)

☐ Sand Fence/Dune Vegetation
(Section V)

☐ Beach-quality fill/Dune
Restoration (Section VI)

☐ Beach Access (Pedestrian or
Vehicular) (Section VII)

☐ Driveway/Slab, Perimeter
Fence†, In-Ground Pool (Section VIII)

☒ Construction (Single/multifamily or
Commercial, Additions or Relocations,
Decks and expansions, Piling Work)
(Section IX)

II. PROPERTY INFORMATION Please Fill Digitally (or print if handwritten)

11395 Beachside Dr., Galveston, TX 77554

Street Address/Location (if address is not established, it must be obtained prior to applying - typically through CenterPoint Energy)

Lot 430, Beachside Village , Section 4

Legal Description (Lot Number, Block Number, Subdivision) (May be found at <http://www.galvestoncad.org/> → Property Search)

Short Description of Request: Requesting to build a set of stairs at the south side of the property

Approximate Duration of Construction: 1 month

III. APPLICANT INFORMATION

Ignacio and Camila Cubero

Property Owner Name

4710 Waring St., 1416 N Houston, TX 77027

Property Owner Mailing Address

Egret Bay Builders, LLC/ Dana Lee

Applicant/Representative Name

16708 Fm 3005- Suite M, Galveston, TX 77554

Applicant Mailing Address

(713) 412-6835

Property Owner Telephone

lcubero@eventellect.com

Property Owner E-mail Address
(409) 256-9080

Applicant Telephone

Egretbaybuilders@hotmail.com

Applicant E-mail Address

ATTEST: I certify that ☒ I am the legal owner on record, I have full authority to make this application, the information provided is correct and accurate, and that I understand all documents submitted with this application are subject to open records requests in accordance with the Open Records Act / Texas Public Information Act.

Ignacio Cubero
Ignacio Cubero (Dec 5, 2024 08:48 CST)

Ignacio Cubero
Ignacio Cubero (Feb 4, 2026 12:13:03 CST)

2-4-2026

Signature of Property Owner If different from applicant both must sign

Date

Dana Lee

2-4-2026

Signature of Applicant

Date

Site Information for sections VIII & IX:

*Lot Area: 15,193.85 ft²

*Proposed Finished Elevation: 20 ft

Driveway Material: Fibercrete

*Footprint Area 5,845.17 ft²

*Footprint Material: Fibercrete Squares

Driveway Area: 2,482 ft²

Structure's Distance to Line of Vegetation: 117.9 ft Structure's Distance to North Toe of Critical Dune Area: 26.9 ft

*Only needed for section IX **Reinforced concrete will not be permitted in the Enhanced Construction Zone within 200-feet of the LOV, or 150-feet from the NTD.
Unreinforced Fibercrete may be considered.

Only this page of the application form needs to be filled out and scanned/submitted. All other pages are for applicant's informational purposes. Submit complete applications with all required materials to CoastalResources@GalvestonTX.Gov. Incomplete applications may face significant delays.

A – Aerial Map

11395 Beachside Drive **Case #26BF-008**

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>

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

0.2% Annual Chance

Zone A

Zone AE, Zone AO

Zone VE

Zone X

Open Water

Subdivisions



0 510 20 30 40 50 60 70 80 90 Feet

1:788

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) - 2/13/2026**

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

BEACHSIDE DRIVE
(50' R.O.W.)



SCALE: 1" = 30'

LEGEND

- B.L. Building Line
- Fnd. Found
- L Landing
- R.O.W. Right of Way
- U.E. Utility Easement
- XX.X* House Dimensions
- XX.X** Piling Envelope Dimensions
- © Clean Out
- ⓔ Electric Box
- Ⓜ Meter Pole
- Ⓣ Telecommunications Box
- Ⓦ Water Meter
- Fence --- Wood

LINE	BEARING	DISTANCE
L1	N 52°45'22" E	71.41'
L2	S 56°12'05" W	75.29'

The Mean High Water Line and the Mean Low Water Line depicted hereon were located on January 13, 2026, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.

Survey of Lot Four Hundred Thirty (430), of BEACHSIDE VILLAGE SECTION FOUR (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under Instrument No. 2015068517 and amended under Instrument No. 2016074762, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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


Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



Registration Number: 10193855
(281) 554-7739 (409) 740-1517
200 HOUSTON AVE, SUITE B
LEAGUE CITY, TX 77573
www.hightidelandsurveying.com

SURVEY DATE: JANUARY 13, 2026
FILE No.: 1637-0000-0430-000
DRAFTING: RWB
JOB No.: 26-0022

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on recorded plat.
- 4) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCD 62.
- 5) Surveyed without benefit of a Title Report.

C – Site Plans and Drawings

Page 176 of 208

NOTE:
CULWELL DESIGNS DOES NOT ENGINEER THE STRUCTURE.

THE BUILDER SHOULD CONSULT AN ENGINEER TO VERIFY STRINGER AND JOIST SIZES, SPACING, LOCATIONS AND REINFORCING AS WELL AS PILING LOCATIONS, TYPE, SIZES AND DEPTHS.

SLAB DETAILS AND NOTES TO BE VERIFIED BY ENGINEER.

ALL STRUCTURAL NOTES AND DRAWINGS ARE TO BE CHECKED, VERIFIED AND STAMPED BY A LICENSED ENGINEER.

STRUCTURAL DESIGN DRAWINGS AND NOTES ARE DONE TO ASSIST THE ENGINEER, CULWELL DESIGNS ASSUMES NO LIABILITY FOR STRUCTURAL DESIGN.

SLAB NOTE:

THE BUILDER IS TO CONSULT AN ENGINEER FOR SPECIFIC SLAB AND GRADE BEAM SIZES, LOCATION AND REINFORCING.

STRUCTURAL DRAWINGS AND NOTES PROVIDED TO ASSIST THE ENGINEER.

CULWELL DESIGNS DOES NOT ENGINEER THE STRUCTURE AND ASSUMES NO LIABILITY FOR FOUNDATION DESIGN.

PILING NOTE:

THE BUILDER IS TO CONSULT AN ENGINEER TO VERIFY PILING SIZE, LOCATIONS, SPACING AND DEPTHS.

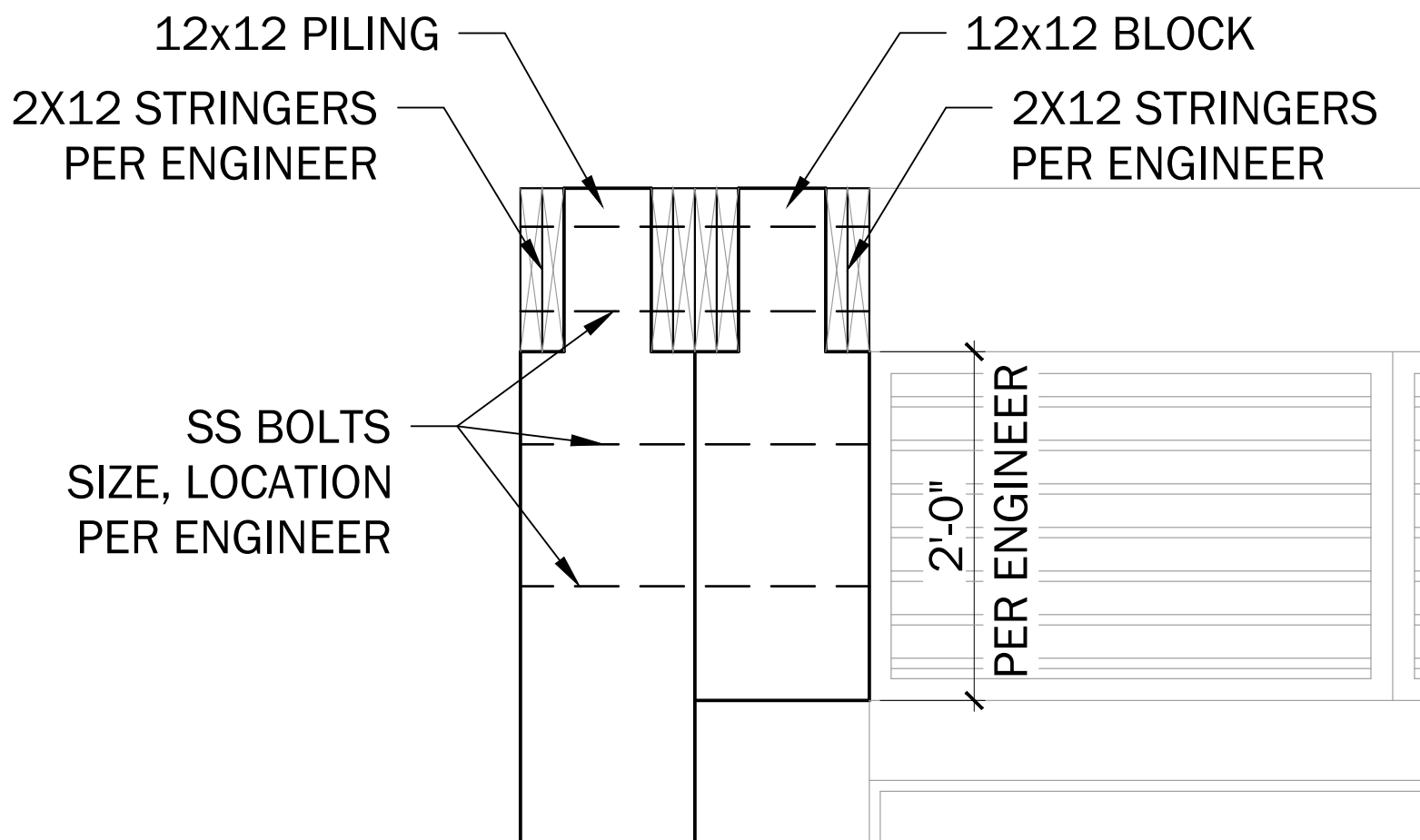
STRUCTURAL DRAWINGS AND NOTES PROVIDED TO ASSIST THE ENGINEER.

CULWELL DESIGNS DOES NOT ENGINEER THE STRUCTURE AND ASSUMES NO LIABILITY FOR FOUNDATION DESIGN.

NOTE:
VERIFY PILING LAYOUT WITH ENGINEER.

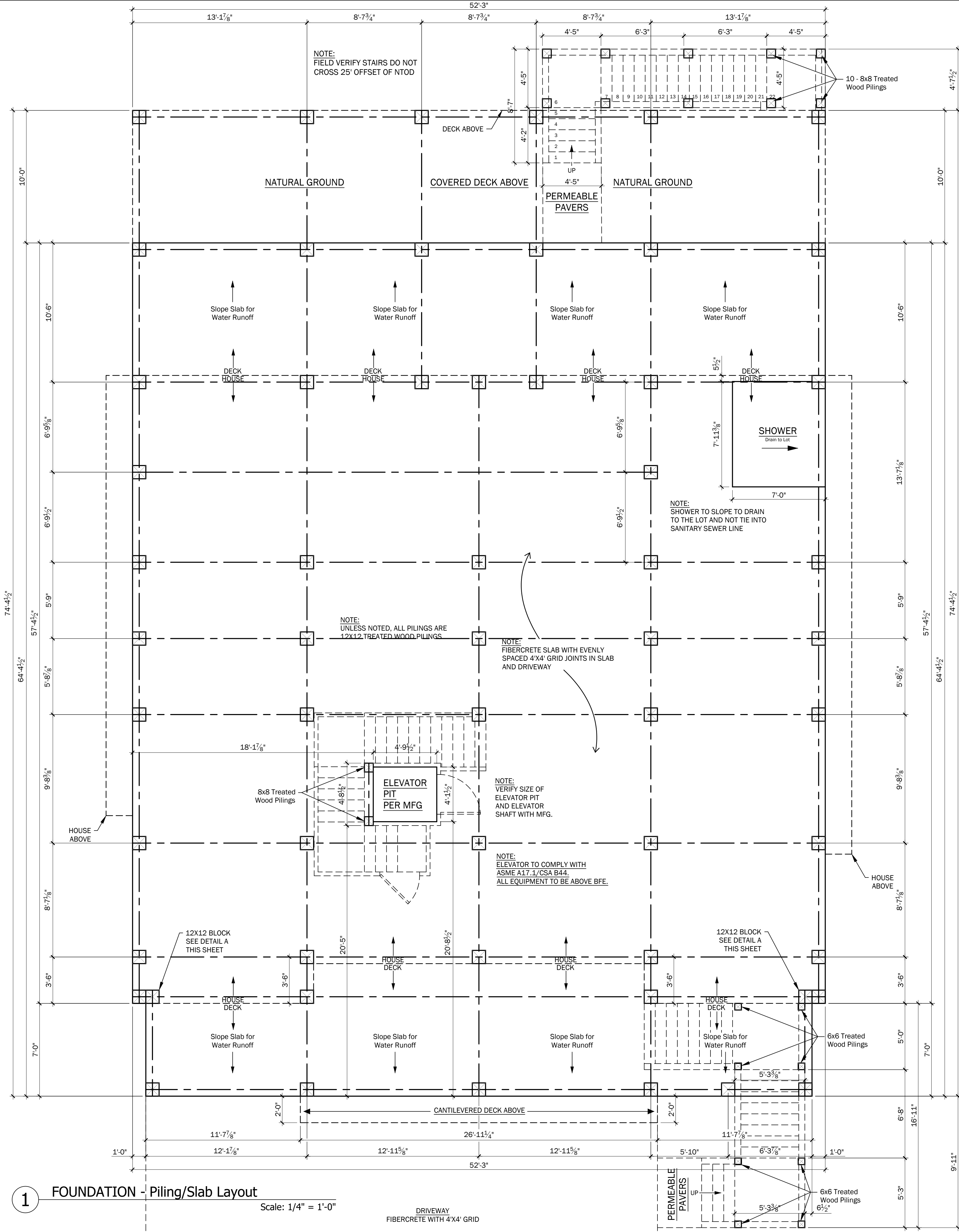
2 DETAIL A - FRONT VIEW

Scale: 1" = 1'-0"



1 FOUNDATION - Piling/Slab Layout

Scale: 1/4" = 1'-0"



TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
NO.	REVISION/ISSUE	DATE
1	GALV. COASTAL UPDATES	12/17
2	REMOVE ELEVATED SLAB	01/22/25
3	ADDED PILINGS PER ENGINEER	02/16/25
4	ADDED NOTE FOR SPRINKLER SYSTEM	03/20/25
5	UPDATED PER INTERIOR DESIGNER	07/14/25
6	ADDED DWGS FROM FIRE SUPPRESSION	10/08/25
7	NEW SITE PLAN PER CITY	01/29/26

Culwell Designs
Galveston, TX - 713-213-9804
e-mail: culwelldesigns@att.net

Square Footage

1st Floor:	2537
2nd Floor:	2319
3rd Floor:	n/a
Total Living SF:	4856
Grnd Floor Enclosed	298
Decks Incl A/C Deck:	2390
Slab:	3364

PROJECT NAME AND ADDRESS

Proposed Beach House for

The Cubero Family

11395 Beachside Drive - Lot 430
Beachside Village
Galveston, TX 77554

Copyright © 2026

To the best of our knowledge, these plans, drawings and specifications are designed to comply with the owner's wishes and criteria. Any changes made to these drawings after final prints are made, will be at the sole expense of the owner/contractor.

The owner/contractor will be responsible for verification of all dimensions, details and specifications.

Culwell Designs, their employees, or subcontract labor personnel will not be liable for any human error after construction has been started.

No warranties are given or implied as to the completeness or accuracy of these plans. All structural and foundation design is to be checked, verified and stamped by a licensed engineer. Windstorm Certified if applicable.

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DRAWN BY S. CULWELL		SHEET A3 of 1
DATE 01/29/26		
SCALE SHOWN		

TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
NO.	REVISION/ISSUE	DATE
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e-mail: culwelldesigns@att.net

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DRAWN BY S. CULWELL	SHEET
DATE 01/29/26	A4
SCALE SHOWN	of 1

NOTE:
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STRUCTURE.

THE BUILDER SHOULD CONSULT AN ENGINEER TO VERIFY STRINGER AND JOIST SIZES, SPACING, LOCATIONS AND REINFORCING AS WELL AS PILING LOCATIONS, TYPE, SIZES AND DEPTHS.

SLAB DETAILS AND NOTES TO BE VERIFIED BY
ENGINEER.

ALL STRUCTURAL NOTES AND DRAWINGS ARE TO BE
CHECKED, VERIFIED AND STAMPED BY A LICENSED
ENGINEER.

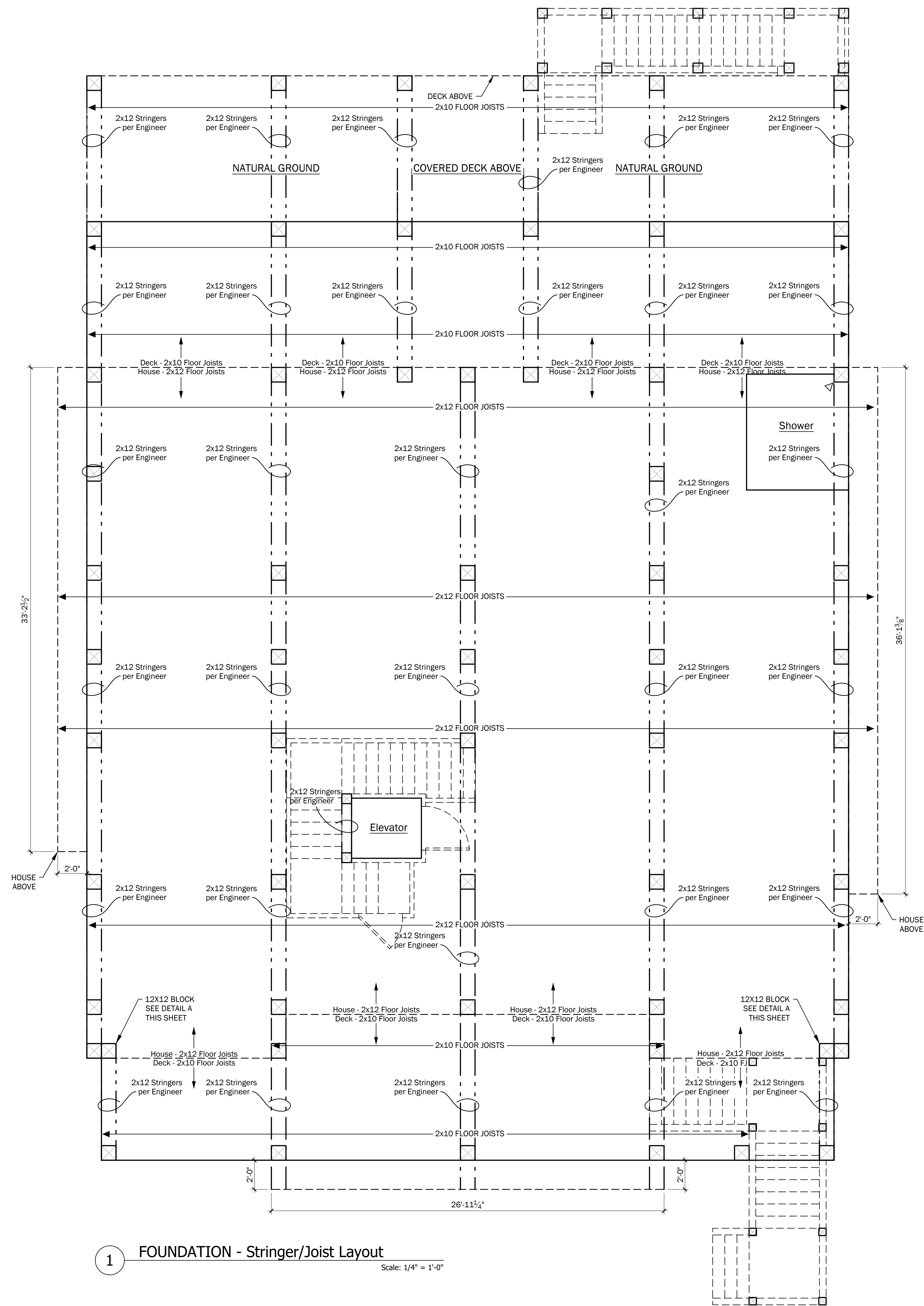
STRUCTURAL DESIGN DRAWINGS AND NOTES ARE DONE
TO ASSIST THE ENGINEER, CULWELL DESIGNS ASSUMES
NO LIABILITY FOR STRUCTURAL DESIGN.

STRINGER/JOIST NOTE:

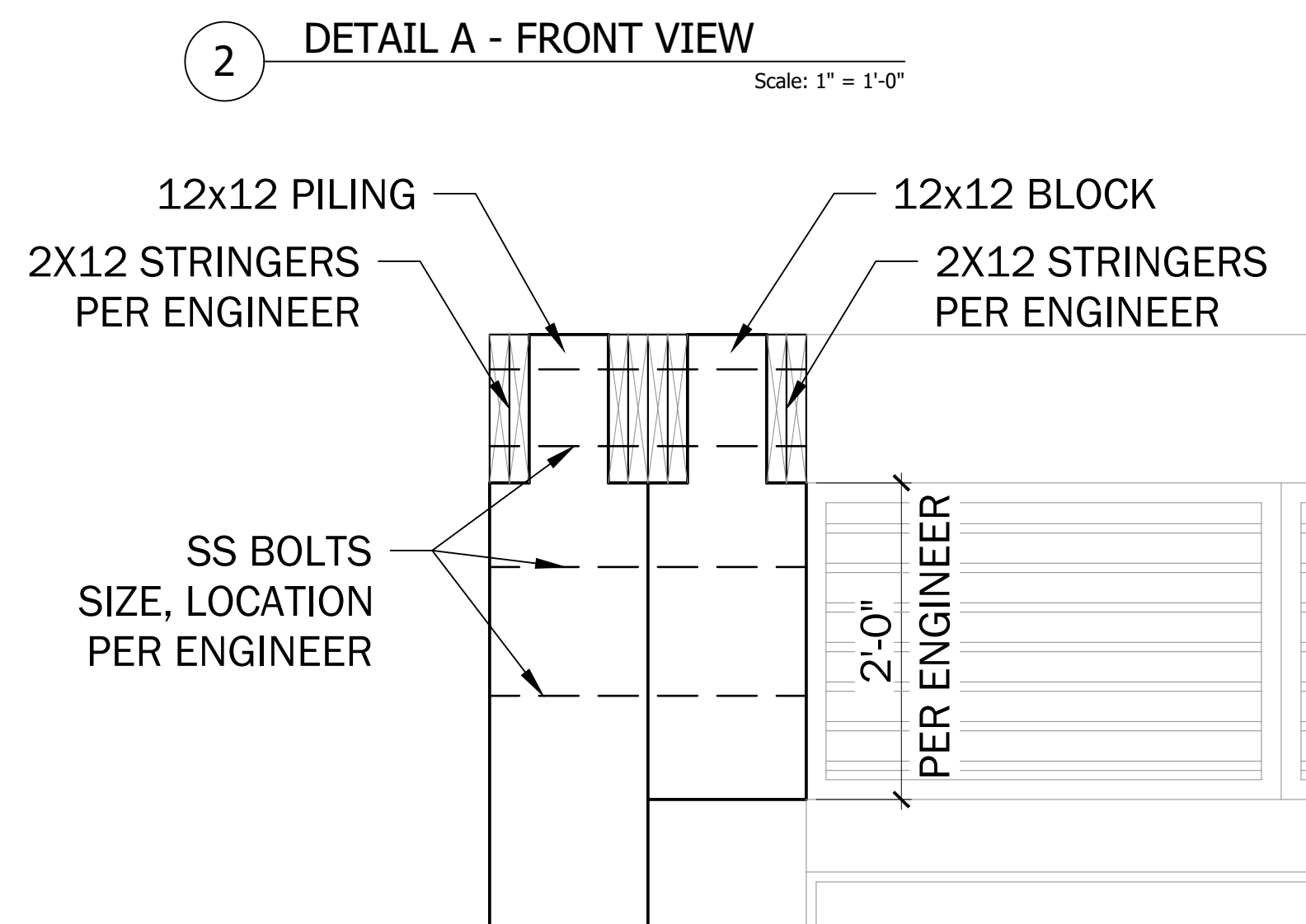
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STRUCTURAL DRAWINGS AND NOTES PROVIDED
TO ASSIST THE ENGINEER.

CULWELL DESIGNS DOES NOT ENGINEER THE
STRUCTURE AND ASSUMES NO LIABILITY FOR
FOUNDATION DESIGN.



1 FOUNDATION - Stringer/Joist Layout Scale: 1/4" = 1'-0"



2 DETAIL A - FRONT VIEW

Note:
All Trim, Casing and Flashing to be applied first
followed by siding

All Window and Door Casing to be Hardi Trim

All Trim to be Hardi Trim - Corner Trim 1x8
Freize 1x8

All Siding to be Hardi Plank 6" Reveal

Board and Batten to be Hardi Panel and
Hardi Trim 1x3 @ 16" O.C.

See Detail Sht A13 - Deck Trim

Roof to be Standing Seam Aluminum



1 REAR ELEVATION

Scale: 1/4" = 1'-0"

TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
NO.	REVISION/ISSUE	DATE
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7	NEW SITE PLAN PER CITY	01/29/26

Culwell Designs

Galveston, TX - 713-213-9804
e-mail: culwelldesigns@att.net

Square Footage	
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3rd Floor:	n/a
Total Living SF:	4856
Grnd Floor Enclosed	298
Decks Incl A/C Deck:	2390
Slab:	3364

PROJECT NAME AND ADDRESS

Proposed Beach House for

The Cubero Family

11395 Beachside Drive - Lot 430
Beachside Village
Galveston, TX 77554

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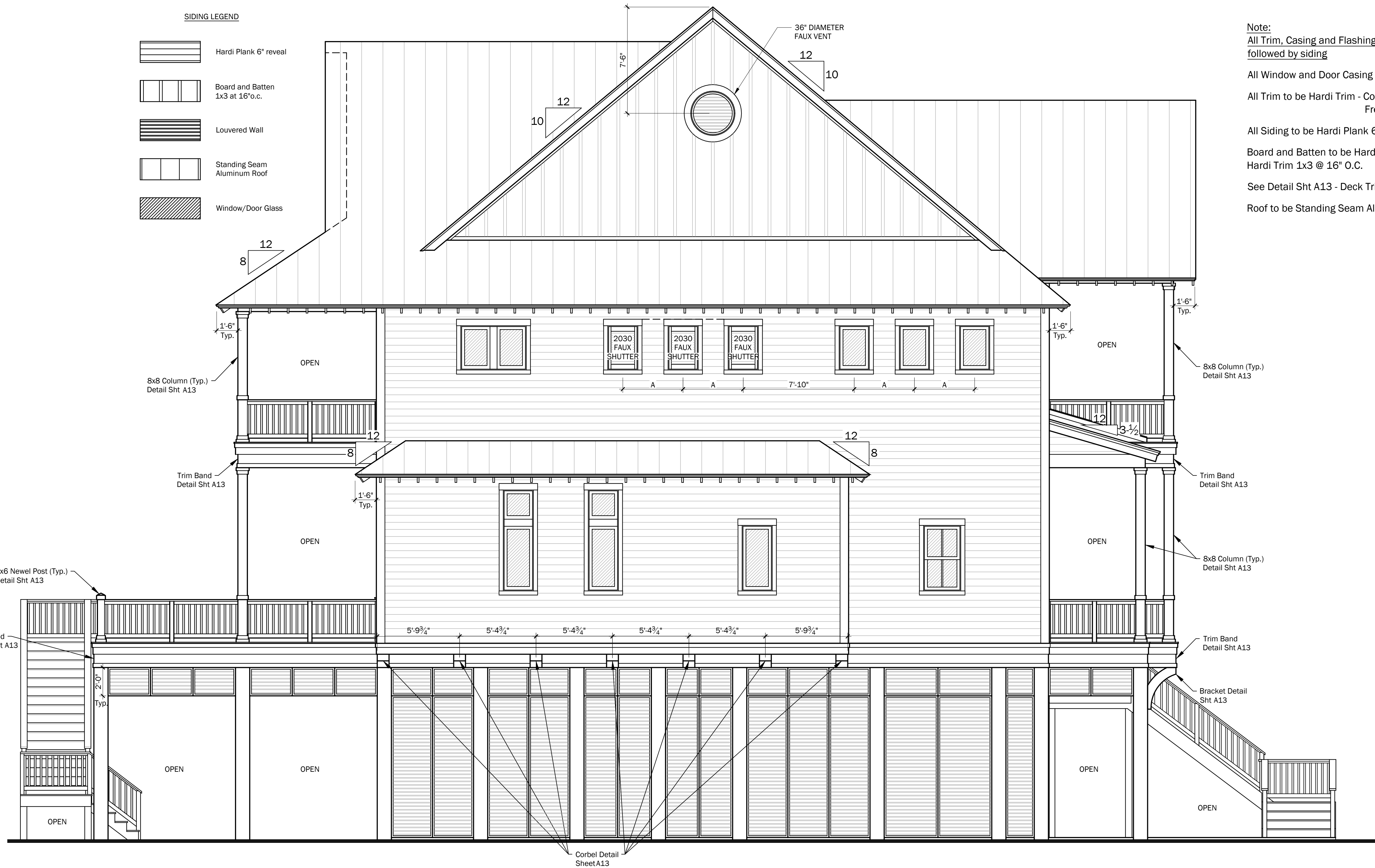
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DRAWN BY	SHEET
S. CULWELL	A14
DATE	01/29/26
SCALE	SHOWN of 1



1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
NO.	REVISION/ISSUE	DATE
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Galveston, TX - 713-213-9804
e-mail: culwelldesigns@att.net

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Slab:	3364

PROJECT NAME AND ADDRESS	
Proposed Beach House for The Cubero Family 11395 Beachside Drive - Lot 430 Beachside Village Galveston, TX 77554	

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DRAWN BY		SHEET
S. CULWELL		A15
DATE	01/29/26	
SCALE	SHOWN	
		of 1

Note:
All Trim, Casing and Flashing to be applied first
followed by siding

All Window and Door Casing to be Hardi Trim

All Trim to be Hardi Trim - Corner Trim 1x8
Freize 1x8

All Siding to be Hardi Plank 6" Reveal

Board and Batten to be Hardi Panel and
Hardi Trim 1x3 @ 16" O.C.

See Detail Sht A13 - Deck Trim

Roof to be Standing Seam Aluminum



1 RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"

TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
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Culwell Designs

Galveston, TX - 713-213-9804
e-mail: culwelldesigns@att.net

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PROJECT NAME AND ADDRESS

Proposed Beach House for
The Cubero Family

11395 Beachside Drive - Lot 430
Beachside Village
Galveston, TX 77554

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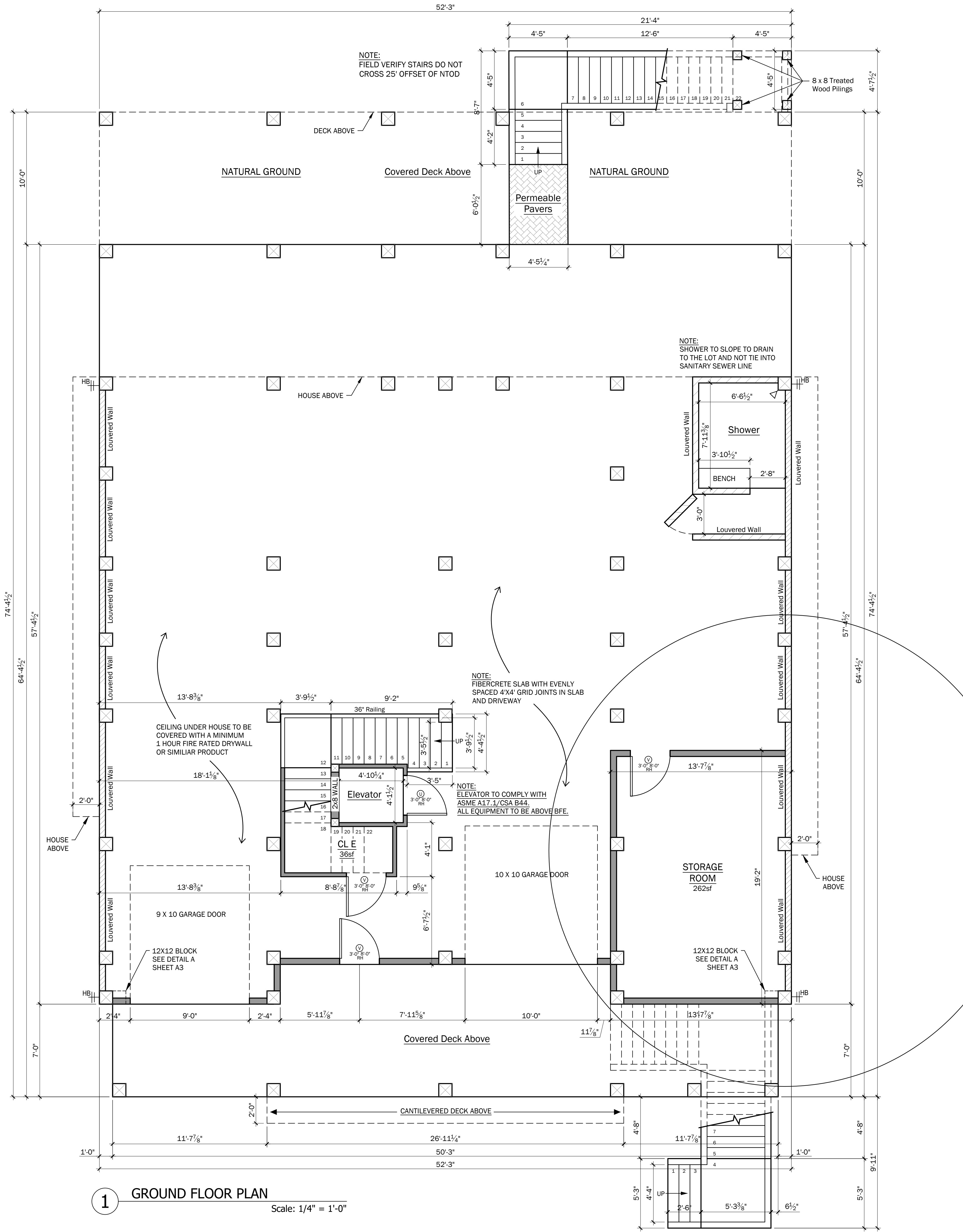
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DRAWN BY S. CULWELL	SHEET A16 of 1
DATE 01/29/26	
SCALE SHOWN	

Wall Legend
Louvered Wall - Typical
Louvered Wall - 8' Tall
2x Framed Wall - Typical
All Ground Floor Walls to be Engineered Break-Away

Plumbing Legend
HOSE BIBB

Note:
Stair Calculations as Follows:
Ground to 1st Floor:
Slab to Bottom of Stringer is 12" = 144"
2x12 Stringers and 2x12 Floor Joists = 22½"
1½" Subfloor Decking = 1½"
Total = 167½"
Divided by 22 Steps, Riser Ht. = 7½"
Tread Run Framing Depth = 10"
1st Floor to 2nd Floor:
1st Floor Plate Height is 12" = 144"
Truss Depth (Engineer to Verify) = 24"
1½" Subfloor Decking = 1½"
Total = 169½"
Divided by 23 Steps, Riser Ht. = 7½"
Tread Run Framing Depth = 10"
Riser Heights are Rounded to the Nearest ½"
Field Verify these Heights and Calculations
If Re-calculated, Riser Ht. not to Exceed 7½"



1 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

TITLE		
FINAL SET I - 01/29/26		
FILE NAME		
Cubero Final - 07-06-25		
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7	NEW SITE PLAN PER CITY	01/29/26

Culwell Designs
Galveston, TX - 713-213-9804
e-mail: culwelldesigns@att.net

Square Footage	
1st Floor:	2537
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Decks Incl A/C Deck:	2390
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PROJECT NAME AND ADDRESS
Proposed Beach House for
The Cubero Family
11395 Beachside Drive - Lot 430
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Galveston, TX 77554

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DRAWN BY S. CULWELL		SHEET A5 of 1
DATE 01/29/26		
SCALE SHOWN		

D – Site Photos



Back of house
1-8-2026











South of Vegetaion line
1-8-2026

E – GLO Comment Letter



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

February 24, 2026

Via Electronic Mail

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

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

Site Address: 11395 Beachside Drive, Galveston
Legal Description: Beachside Village Sec 4 (2016) Abst 121, Lot 430, Acres 0.3488
Lot Applicant: Egret Bay Builders LLC - Dana Lee c/o Ignacio and Camila Cubero
Case Number: 26BF-008
GLO ID No.: BDCOG-26-0026

Dear Mr. Cummings:

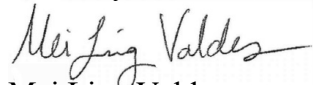
The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a permeable walkway and a new staircase. The construction is located within 200 feet landward of the line of vegetation and adjacent to the Dune Conservation Area. According to the Bureau of Economic Geology, the area is eroding at a rate of seven to eight feet per year.

We have the following comments regarding compliance with the City's Plan and 31 Tex. Admin. Code § 15:

- In the future, the property owner must obtain a beachfront construction certificate and dune protection permit prior to the commencement of construction. Any unauthorized activities or activities not in compliance with the City of Galveston Beach Dune Protection and Beach Access Plan as well as state statutes and rules is subject to enforcement action by the City of Galveston and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day.ⁱ
- Based on the photographs and survey included in the application materials, the property owner has been mowing the area seaward of the north toe of the dune which is prohibited.ⁱⁱ

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.ⁱⁱⁱ If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,



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

These are comments based on the materials provided. The citations listed may not be exhaustive. The local government is required to consider the entirety of Texas Natural Resource Code Chapters 61 and 63 and 31 Texas Administrative Code § 15 when determining whether to authorize the proposed activities.^{iv}

ⁱ 31 Tex. Admin. Code § 15.9(a)(1)(A): “In addition to any penalties assessed by a local government, any person who violates either the Dune Protection Act, the Open Beaches Act, this subchapter, a removal order issued pursuant to subsection (b) of this section, a restoration order issued pursuant to subsection (c) of this section, or a permit or certificate condition is liable for a civil penalty of not less than \$50 nor more than \$2000 per violation per day as provided in the Dune Protection Act, §63.181(b) and the Open Beaches Act, §61.018(c). Each day the violation occurs or continues constitutes a separate violation. Violations of the Dune Protection Act, the Open Beaches Act, and the rules adopted pursuant to those statutes are separate violations, and the General Land Office may assess separate penalties. The assessment of penalties under one Act does not preclude another assessment of penalties under the other Act for the same act or omission. Conversely, compliance with one statute and the rules adopted thereunder does not preclude the General Land Office from assessing penalties under the other statute and the rules adopted pursuant to that statute.”

ⁱⁱ City of Galveston Dune Protection and Beach Access Plan Appendix C § 7.2: “...Paving, grading, or altering the ground below the lowest habitable floor in any manner, including mowing, grading, filling, or fertilizing, is prohibited in the following areas, whichever is further landward: the area between the line of vegetation and 25 feet seaward from the habitable structure, or the area 25 feet landward of the north toe of the dune...”

ⁱⁱⁱ 31 Tex. Admin. Code § 15.3(t)(5): “In the event of a material change to the site conditions or the proposed construction since approval of the original application, a local government shall require that an applicant or permittee amend an application for a permit or certificate, or obtain a new permit or certificate. All information relevant to the material changes, such as site conditions, project plans, and required changes to mitigation or compensation, must be disclosed by the applicant or permittee to the local government. The local government will submit the amended application for a permit or certificate or new application to the General Land Office for review and comment.”

^{iv} 31 Tex. Admin. Code § 15.3(s)(8): “When determining whether to approve a proposed activity, a local government shall review and consider: (A) the permit or certificate application; (B) the proposed activity's consistency with this subchapter and the local government's dune protection and beach access plan, including the dune protection and beachfront construction standards contained in both; (C) any other law relevant to dune protection and public beach use and access which affects the activity under review; (D) the comments of the General Land Office; and (E) any other information the local government may consider useful to determine consistency with the local government's dune protection and beach access plan, including resource information made available to them by federal and state natural resource entities and landowners immediately adjacent to the tract. A local government shall not issue a dune protection permit or beachfront construction certificate that is inconsistent with its plan, this subchapter, and other state, local, and federal laws related to the requirements of the Dune Protection Act and Open Beaches Act.”



26P-012

STAFF REPORT

ADDRESS:

1813 24th Street

LEGAL DESCRIPTION:

The property is legally described as Eanes Subdivision (2013), Lot 5, Acres 0.256, in the City and County of Galveston, Texas

Applicant:

John Zempter Eanes

Property Owner:

John Zempter Eanes

ZONING DISTRICT:

Residential, Single-Family, Historic District (R-3-H)

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

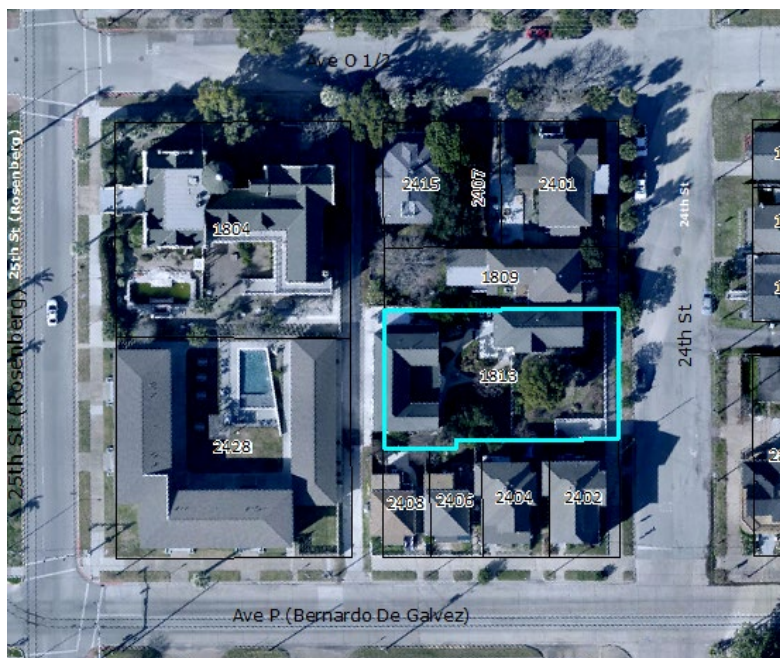
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				



Executive Summary

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

Zoning

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

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 James Walter and Agnes May Zempter House at 1813 24th Street is a rare example of a house that has remained in the same family that built it four generations ago.

The property derives primary significance from its direct association with the rebuilding of Galveston following the 1900 Storm, one of the most consequential events in the city’s history. Constructed in 1906, the house was built during the critical reconstruction and grade-raising period that reshaped Galveston’s physical and economic landscape.

James Walter Zempter, a skilled craftsman and contractor, arrived in Galveston in 1900 to participate in the rebuilding effort. By 1903, he had established a contracting partnership and later founded his own firm, J.W. Zempter Contracting & Co., which operated for over four decades. During this time, Zempter contributed significantly to the reconstruction and expansion of Galveston’s built environment, including the construction of public schools, infrastructure improvements, and commercial and institutional buildings. His work included projects associated with the seawall system, educational facilities, and municipal infrastructure essential to the city’s recovery and growth.

The subject residence was constructed by Zempter himself and served as his family home. As such, it represents a direct and tangible link to the labor, craftsmanship, and entrepreneurial activity that underpinned Galveston’s recovery in the early twentieth century.

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.

The residence is strongly associated with the life and work of James Walter Zempter, a locally significant builder whose contributions to Galveston's development were substantial and long-lasting. Over the course of his career, Zempter constructed numerous buildings and infrastructure elements that contributed to the city's physical and civic framework.

In addition to his professional work, Zempter was deeply engaged in the community, maintaining long-term involvement in civic and professional organizations, including the Galveston Builder's Exchange, Rotary Club, and the Independent Order of Odd Fellows.

The property also reflects the continued contributions of subsequent generations of the Zempter family, including educators, medical professionals, and civic leaders, reinforcing the residence's association with individuals who have played meaningful roles in the community over more than a century.

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.

The James Walter and Agnes May Zempter House retains much of its historic integrity. Alterations made to the structure by Mr. Zempter in 1928 have become significant in their own right.

Financial Incentives for Historic Properties

The property is in a historic district and is ineligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Landmark Commission will hear this request at the April 6, 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 April 23, 2026.

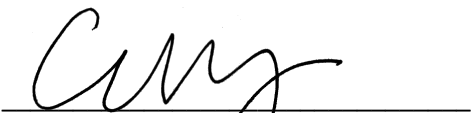
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

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

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director/ Historic Preservation Officer

03/24/2026
Date

JAMES WALTER AND AGNES MARY ZEMPTER HOUSE

1813 24th Street, Galveston TX 77550

Galveston is a unique community known for its rich history, diverse economy, Victorian architecture, and coastal charm. What brings Galveston its historical prominence is its experience and recovery from the largest and deadliest natural disaster in the United States, the Great Hurricane of 1900. Striking on September 18, 1900, over six thousand people lost their lives and a community known as the “Wall Street of the South” was washed away by 145 MPH winds and rising flood waters. Although the Great Hurricane caused unbelievable death and destruction for Galveston, its road to recovery provided opportunities for employment and growth. James W. Zempter came to Galveston believing in that opportunity and, four generations later, the Zempter family is still contributing to the community of Galveston and living in the same home that Mr. Zempter built 120 years ago.

COMING TO GALVESTON

James Walter Zempter was born in Falmouth, KY in 1875. At 17 he left the family farm with \$50 in his pocket and traveled to Cincinnati where he began working with his brother as a stair builder. In 1900, the day before Thanksgiving, he came to Galveston as many young men did, to be part of the rebuilding after the Great Storm. He came to Galveston with his few tools, his two hands and his skills as a stair-maker to find the success of which he was dreaming. As a skilled craftsman, he found work quickly and by 1903 he joined W. H. Jassen in the contracting business, establishing Janssen & Zempter Contractors and Builders. They advertised as able to “furnish estimates and contract for buildings of all kinds complete in every detail...hardwood floors and stairs a specialty.” [1]

In 1905 Mr. Zempter met Agnes Mary Webb, who had emigrated from England. He met her on a blind date and romance ensued. [2] Jim completed building his home in 1906 and on November 23, he and Agnes were married. [3] Nine months later, on August 10, 1907, their only child, Shelby Ida Zempter was born.

Mr. Zempter continued to work with Janssen, building numerous homes and businesses until 1910, when the company dissolved and Jim formed his own business, J.W. Zempter Contracting & Co. This business would last over 40 years and undertook many projects critical to the rebuilding of Galveston.

BUILDING A FAMILY HOME

One day in 1906 he read an advertisement in the Galveston Daily News saying lots were for sale on 24th Street near the beach. The land had been filled in as part of the island grade raising. He bought the land and began to build his home on a double lot. [4a-d] The house was built in a simple Queen Anne style with twin porches, turned porch posts and lacy trim set under a high

cross-gabled roof. [5,6] Its southern windows would bring in the breezes from the Gulf. Built of cypress, the home was painted in traditional white with green window sashes and shutters. A color scheme that remains to this day. [7] Edge grain pine floors were installed on both floors and glass inset pocket doors were placed between the living room and dining room. These doors still retain their original hardware and glass. All the doors and windows had wood framing around them, which remain to this day. Most of the windows retain their original glass. In the center of the home a telephone was installed and the number assigned was 4118. As the years progressed, this telephone number expanded and is now (and still working) 409-763-4118. At the rear of the property Mr. Zempter built a shed for his horse and wagon. Over the years, this shed would be expanded into a full-scale garage and workshop. The current owner, Zempter's great grandson, John Zempter Eanes, has expanded the garage additionally to provide space for his four-vehicle antique Packard car collection.

In 1928 Mr. Zempter undertook a major renovation of the home, incorporating many of the Craftsman elements of style so popular at the time. [8a,b] The main front door was moved to the center of the home's front, and a vestibule entryway was added in front of the main door. The stairway was moved to the center of the house, and a fireplace was constructed in the living room, with a walnut mantel and matching walnut bookcases on either side, all built by Mr. Zempter. Because Mrs. Zempter complained frequently about the downstairs being cold during the Galveston winters, the downstairs pine floors were covered with new, cross-laid oak floors. Upstairs, the original pine floors remain unchanged.

SECOND and THIRD GENERATIONS

In 1931 Shelby Zempter met Robert Hills Eanes, of Austin Texas while they attended the University of Texas. They graduated together [9] and were married on August 27, 1931, and resided in the family home while Robert Hill Eanes attended the University of Texas Medical Branch pursuing his medical degree. In February of 1935, with his wife 8 months pregnant and him being only three months from graduating from medical school, Robert underwent surgery due to an illness contracted during his medical studies laboratory work, and, tragically died at age 28 on February 2, 1935.[10] Shelby gave birth to their son, Robert Zempter Eanes, three days later. She was unable to attend her husband's funeral. Robert Hill Eanes was awarded his medical degree, posthumously, with his graduating class of 1935.[11] Shelby and young Robert Eanes continued to live with Jim and Agnes Zempter, three generations together.

Shelby remained a widow for 15 years, finally remarrying on April 8, 1947, to Scottish ship Captain John Alick Mowat. Shelby and her new husband lived in a garage apartment located above the garage until her parents passed away and they moved into the main house. Shelby served many years as a biology teacher at Ball High School, which her father had helped to construct. Becoming a teacher in 1932 wasn't easy as there was considerable hiring discrimination against women. [12] With the assistance of her father, she fought against this discrimination, but it took several years before she was hired.

Young Robert Zempter Eanes followed in his late father's footsteps, graduating with his medical degree from the University of Texas Medical Branch in 1960. He continued his educational studies, receiving a PhD from the University of California, San Francisco in Biochemistry in 1971. Robert married Laura Holloway Becker on June 6, 1958, in Trinity Episcopal Church in Galveston. They went on to have three children. Robert died in February of 2024 in Galveston, and his widow Laura lives nearby to her son John (current owner of the home).

ZEMPTER GALVESTON BUILDINGS

Jim Zempter built many structures in Galveston [13] including Murdoch's Bathhouse [14], the West End extension of the Seawall and groins [15,16,17,18], Galveston's Recreation Pier[19], Galveston City Reservoir[20], William B. Travis School[21a,b], Alamo School[22,23], George W. Carver School, Goliad School [24], Booker T. Washington School, 2 wings of Ball High School[25], The 59th Street Pumping Station[26a,b], Power Plant and Hospital Building of the John Sealy Hospital[27], Trinity Church Parish House[28], Family Washing Company Plant[29], the Kahn-Zempter Building[30a,b] including the Women's Specialty Company Store[31], Galveston Housing Authority Low Income Housing[32a.b], Christian Science Church, Beissner Building, Wiley & Nicholls Warehouse, Ulman Stern Warehouse, the YWCA Building[33], Galveston Cotton Mill, Brewer W. Key Home, Daniel Kempner Home, Fellman Seinsheimer Home, many homes on Avenue O, many homes on 24th Street, 25th Street[34] and Avenue P plus hundreds of miles of highways and roads[35a-d] including the roadway between the city limits and the Galveston causeway. He also built roadways in New Mexico. Jim Zempter retired in 1954[36][37] and died, at home, October 24, 1964. He was always proud to be able to say that nothing he ever built in Galveston was destroyed by hurricanes or other acts of God.

In addition to running a vibrant business he was actively involved in the Galveston community through The Galveston Builder's Exchange, the Galveston Rotary Club[38], and the Independent Order of Odd Fellows in Galveston[39a,b], serving for over 50 years in each organization.

THE FOURTH GENERATION

His wife, Agnes Mary, continued to live in the home until her death in October 1969[40]. During her marriage and life in Galveston she was active civically. During World War I she was an active Red Cross Worker and served on the Board of Directors of the YWCA and the Lasker Home for Homeless Children.[41] Later she was a founding member of the Sam Houston Mothers Club (which became the PTA), and a member of the League of Women Voters and the Galveston Garden Club.

Captain Mowat died in 1972 and Shelby died, in the Zempter home, in 1983.

With the death of Shelby, Jim Zempter's great-grandson, John Zempter Eanes, became the fourth-generation owner. One month after his arrival in Galveston, Hurricane Alicia struck. As a testament to the skills of his great-grandfather, the house sustained little damage other than the roof.

When John took ownership of the home, he began extensive upgrades to the home's plumbing and electrical systems. Central air conditioning was added and in 1994, the kitchen was completely renovated and the rear deck installed. In 1998 renovations began in the dining room. Painstaking removal of multiple layers of wallpaper revealed wainscoting that is believed to be original to the home. Heavily damaged by wallpaper tacks, which took months to remove, the wainscoting was painted and a chair rail was added along with crown molding to complete the renovation.

In 2022 John undertook a complete renovation of the garage area, expanding it to accommodate his vintage cars. In 2024 the main home underwent additional renovations, with a completely new kitchen being installed, an upstairs bedroom being converted to a master bath/laundry room and all rooms in the home being painted with added crown molding installed, and the original bathroom to the home being modernized. The home was also completely rewired, with all the old knob and tube wiring removed. Before the 2024 renovation John could always say that every nail and board in the home had either been put in by himself or his Great-Grandfather Zempter. 2025 saw the installation of a pool and spa, which was only possible since the home sits on a double lot. Despite the many internal renovations over the years, the exterior of the home remains, largely, unchanged for over 120 years.

John and his wife, Lynn Louise Iredale, were married at Trinity Episcopal Church in Galveston on April 28, 2001, the fourth generation united there. They have cared for their family's historic home and decorated it with both modern and antique furniture. The home displays a bedroom suite that was given to John's maternal Great-Grandmother, Marie Becker, by her father, upon her marriage in 1885. It had been dismantled and laid forgotten in a corner of the garage until John had it refinished and restored in 2001. The restoration revealed a beautiful burled walnut tester bed set with marble dresser tops and wardrobe with its original hardware intact. As Lynn was born and raised in Pennsylvania, many Pennsylvania Amish/Mennonite quilts are found in the home.

John and Lynn, while living and working in Galveston have contributed to their community with John serving in Kiwanis for over 30 years and currently serves on the Board of Directors of the African Children's Haven. Lynn has served on the Board of Directors of the Galveston Island Humane Society, serving as both Treasurer and Chairwoman of the Capital Campaign (to rebuild the animal shelter after Hurricane Ike), the Board of Directors of Gleanings from the Harvest/Galveston County Food Bank, and the Board of Directors of the Galveston Island Tree Conservancy which in 2025 recognized her with their Deep Roots Award for her work in securing two million dollars to restore and replant the historic Broadway Esplanade after Hurricane Ike. She has also served as President and Treasurer of the Silk Stocking National Historic District Neighborhood Association and the Eanes are active supporting members of the Galveston Historic Foundation.

ZEMPTER FAMILY HOME IMPORTANCE

While there are many people who have worked to make Galveston the vibrant community that it is today, there are few families that can attest to four generations, living in a 120 year old family-built home, and continuing the dedication of community involvement begun back in 1900 with the arrival of a young, stair-maker, believing in the dream of a new life. Mr. Zempster's contribution to the rebuilding of Galveston is significant and his craftsmanship is evident through the many Zempster built structures that still stand, including the family home he built in 1906. Although many decades have passed since James Walter Zempster first came to Galveston to establish his family and his business, the Zempster bloodline proudly continues to claim Galveston as its home.

SOURCES:

1. Jassen & Zempter Advertisement, Galveston Daily News, 1906
2. Photographs of James Walter Zempter and Agnes Mary Webb Zempter, 1906
3. Marriage License for James Zempter & Agnes Webb, November 23, 1906
4. (a,b,c,d) Certificate of Guaranty, 0Purchase Agreement and Title Certificate for the purchase of SW Block of Outlot 67, Lots 10 & 11, February 3, 1906
5. 1813 24th Street, front view, James, Agnes and Baby Shelby pictures, 1907 (family photograph)
6. 1813 24th Street, Side view, 1907 (family photograph)
7. 1813 24th Street, front view, Current 2025 (family photograph)
8. (a,b) Insurance document for 1813 24th Street, beginning 1906, Rosenberg Library archives
9. Robert Hills Eanes and Shelby Zempter graduation announcement, Austin American Statesman News, September 1, 1931
10. Robert Hills Eanes Obituary (Galveston Daily News) and Photographs, February 2, 1935
11. Graduation Class Photograph, School of Medicine, Class of 1935
12. Galveston Daily News, May 1932
13. Galveston Tribune, May 18, 1954
14. Galveston Daily News, November 17, 1915
15. Galveston Daily News, January 6, 1927
16. Galveston Daily News, June 4, 1926
17. Family Photograph, Seawall Extension JW Zempter Construction, 1927
18. Family Photograph, (current) 61 Street Plaque commemorating West End Seawall & Boulevard Construction, 1926-1930; recognizing J.W. Zempter Co as one of the builders
19. Galveston Daily News, May 20, 1941
20. Galveston Daily News, September 24, 1942
21. (a,b): Galveston Daily News, September 15, 1946
22. Galveston Daily News, October 1, 1935
23. Photograph of (old) Alamo School, approximate date 1950
24. Galveston Daily News December 5, 1923
25. Galveston Daily News, December 19, 1915
26. (a,b): Galveston Daily News, January 16, 1943
27. Galveston Daily News, October 1, 1928
28. Galveston Daily News, October 1, 1931
29. Galveston Daily News, April 5, 1925

30. Galveston Daily News, October 1, 1928 and March 22, 1928
31. Galveston Daily News, November 27, 1928
32. Galveston Daily News, June 19, 1951
33. Galveston Daily News, July 26, 1951
34. Galveston Daily News, May 20, 1928
35. Galveston Daily News, December 1, 1926, August 7, 1927, August 29, 1933, November 21, 1933
36. (a): Galveston Daily News, January 22, 1950, (b): Falmouth Outlook News, February 10, 1950
37. Galveston Daily News, May 18, 1954
38. Family Photograph of Resolution given to James W. Zempter, posthumously for his 50 years of service to the Galveston Rotary Club, November 18, 1964
39. (a,b) Galveston Daily News, September 4, 1955 and April 26, 1959
40. Galveston Daily News, October 8, 1969
41. Galveston Daily News, January 30, 1924



26P-015

STAFF REPORT

ADDRESS:

10415 Wern Road

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jennifer Grant, High Tide Land Surveying

PROPERTY OWNER(S):

Jim Sommerfield

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Survey

B – Proposed Replat

STAFF:

Daniel Lunsford

Planning Manager

409-797-3659

dlunsford@galvestontx.gov

Public Notices Sent: 21

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

City Department and Private Utility Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works/City Engineer: No Objection

Planning: No Objection

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Background:

The parcels to the immediate west were replatted to their current configuration in 2023; this established Wern Road aka Broome Road aka 105th Street as a variable width ROW. This is reflected in the survey and proposed replat included in the exhibits.

Background (Con'd)

The applicant has also provided documents showing that a portion of 10411 Wern Road was conveyed to the owner of 10415 Wern Road via deed conveyance. This 41' x 83' section is included in this replat request and will become the southernmost portion of the proposed Lot 3 (see Exhibits).

Executive Summary:

The applicant is requesting a Minor Plat to subdivide one parcel into three. Because not all parcel have frontage on a public street, Planning Commission review is required. Lot 3 has frontage on a portion of Wern Road which is a private access easement.

Physical Characteristics:

The subject parcel is located north of Schaper Road between Wern Road and 105th Street. It is currently vacant except for an existing residence located on the proposed southernmost lot. According to the proposed replat provided by the applicant, all lots will have direct access either to Wern Road (Proposed Lot 3) or 105th Street (proposed Lots 1 and 2).

Zoning and Land Use:

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

Lot Sizes, Conformance with the Residential Single-Family (R-1) District:

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

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
2,500 square feet	0'	0 feet	0 feet	0 feet	0 feet

The proposed replat submitted (see Exhibit B) shows that all proposed lots meet or exceed the minimum requirements for Residential, Single-Family (R-1) Modified zoning. The smallest parcel proposed is 83 feet wide, 128 feet long, and over 10,000 square feet in area.

Department Review and Comments:

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

Plat Approval Criteria

According to Section 13.502 of the Land Development Regulations, the following are the approval criteria for plats:

A. **Generally.** Preliminary plats, final plats, and development plats shall be approved if, following review by City staff, it is determined that the plat meets all applicable regulations. The staff report may include "standard conditions" that serve as a checklist of ordinary regulatory requirements, but which are not corrections or changes necessary to conform to applicable regulations.

1. If a plat is submitted to the Planning Commission with only the "standard conditions" in the staff report and no other conditions are required, then the plat will be considered to meet all applicable regulations, approval will be recommended, and the item may be placed on a consent agenda of the Planning Commission.
2. If a plat does not meet all applicable regulations, the plat will be denied, except that readily verifiable conditions may be attached to preliminary approval, the satisfaction of which becomes a prerequisite for final approval.

Staff Recommendation:

Staff recommends the request be approved with the following conditions:

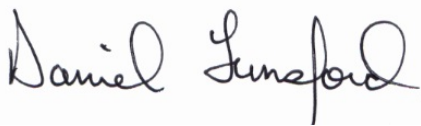
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by October 7, 2026;

Standard Conditions for Plat Requests:

- 2) The applicant shall conform to all comments/conditions received from City departments and/or private utility companies. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this preliminary plat;
- 3) Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
- 4) The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
- 5) The applicant shall comply with requirements for a Minor Plat in accordance with the Land Development Regulations; and
- 6) In accordance with the Land Development Regulations, all street names, addresses, easements, and all front, side and rear building lines must be shown on the plat documents.

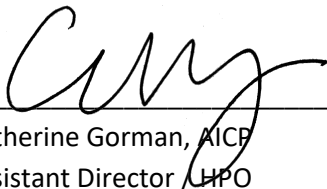
Respectfully Submitted,



Daniel Lunsford
Planning Manager

March 23, 2026

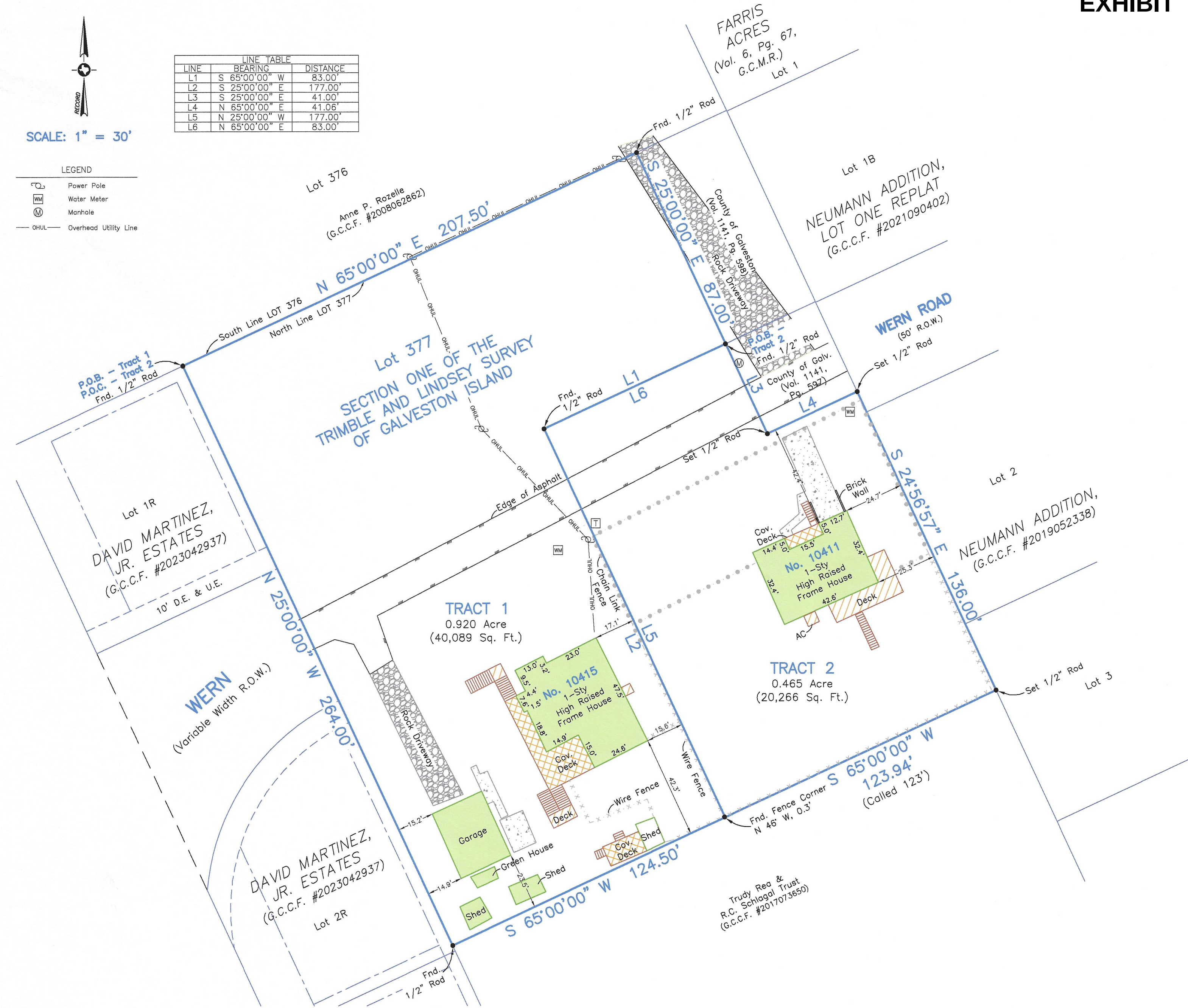
Date



Catherine Gorman, AICP
Assistant Director / HPO

March 23, 2026

Date



TRACT 1

Survey of that certain tract being out of and a part of Lot Three Hundred Seventy-seven (377) of Section One (1), TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, in Galveston County, Texas, said tract also being out of and a part of that certain tract conveyed to Bonnie Jean Charping and Jimmie Wayne Sommerfield by instrument recorded in Galveston County Clerk's File 9822002, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Charping and Sommerfield tract, said corner also being Northeast corner of Lot One-R (1R) of DAVID MARTINEZ, JR. ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File 2023042937; being on the Northern line of said Lot 377; and being marked by a found 1/2 inch rod;

THENCE North 65°00'00" East, along the North line of both said Lot 377 and of said Charping and Sommerfield tract, a distance of 207.50 feet to the most Northerly corner of the herein described tract, said corner also being the Northwest corner of that certain tract conveyed to the County of Galveston, Texas, by instrument recorded in Volume 1141, Page 598 of the Deed Records of Galveston County, Texas, and being marked by a found 1/2 inch rod;

THENCE South 25°00'00" East, a distance of 87.00 feet to the most Easterly corner of the herein described tract, said corner also being the Southwest corner of said County of Galveston; being the most Northerly corner of that certain tract conveyed to David M. Martinez by instrument recorded in Galveston County Clerk's File Number 2022017566; and being marked by a found 1/2 inch rod;

THENCE South 65°00'00" West, along the Northern line of said David M. Martinez tract, a distance of 83.00 feet to a reentrant corner of the herein described tract, said corner also being the Northwest corner of said David M. Martinez tract and being marked by a found 1/2 inch rod;

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

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: JULY 15, 2025
FILE No.: 7205-0000-0377-005
DRAFTING: AM/RCW
JOB No.: 25-0291

TRACT 1 (Continued)

Survey of that certain tract being out of and a part of Lot Three Hundred Seventy-seven (377) of Section One (1), TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, in Galveston County, Texas, said tract also being out of and a part of that certain tract conveyed to Bonnie Jean Charping and Jimmie Wayne Sommerfield by instrument recorded in Galveston County Clerk's File 9822002, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Charping and Sommerfield tract, said corner also being Northeast corner of Lot One-R (1R) of DAVID MARTINEZ, JR. ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File 2023042937; being on the Northern line of said Lot 377; and being marked by a found 1/2 inch rod;

THENCE North 65°00'00" East, along the North line of both said Lot 377 and of said Charping and Sommerfield tract, a distance of 207.50 feet to the most Northerly corner of the herein described tract, said corner also being the Northwest corner of that certain tract conveyed to the County of Galveston, Texas, by instrument recorded in Volume 1141, Page 598 of the Deed Records of Galveston County, Texas, and being marked by a found 1/2 inch rod;

THENCE South 25°00'00" East, a distance of 87.00 feet to the most Easterly corner of the herein described tract, said corner also being the Southwest corner of said County of Galveston; being the most Northerly corner of that certain tract conveyed to David M. Martinez by instrument recorded in Galveston County Clerk's File Number 2022017566; and being marked by a found 1/2 inch rod;

TRACT 2

Survey of that certain tract being out of and a part of Lot Three Hundred Seventy-seven (377) of Section One (1), TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, in Galveston County, Texas, said tract also being that same tract conveyed to David M. Martinez by instrument recorded in Galveston County Clerk's File Number 2022017566, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of that certain tract conveyed to Bonnie Jean Charping and Jimmie Wayne Sommerfield by instrument recorded in Galveston County Clerk's File 9822002, said corner also being Northeast corner of Lot One-R (1R) of DAVID MARTINEZ, JR. ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File 2023042937; being on the Northern line of said Lot 377; and being marked by a found 1/2 inch rod;

THENCE North 65°00'00" East, along the North line of both said Lot 377 and of said Charping and Sommerfield tract, a distance of 207.50 feet to a corner and being marked by a found 1/2 inch rod;

TRACT 2 (Continued)

THENCE South 25°00'00" East, a distance of 87.00 feet to the POINT OF BEGINNING and most Northerly corner of said David M. Martinez tract, said corner also being the Northwest corner of that certain tract conveyed to the County of Galveston, Texas, by instrument recorded in Volume 1141, Page 597, of the Deed Records of Galveston County, Texas, and being marked by a found 1/2 inch rod;

THENCE South 25°00'00" East, along the Western line of said County of Galveston tract, a distance of 41.00 feet to a reentrant corner of the herein described tract, said corner also being the Southwest corner of said County of Galveston tract and being marked by a set 1/2 inch rod;

THENCE North 65°00'00" East, along the Southern line of said County of Galveston tract, a distance of 41.06 feet (called 40 feet) to the most Easterly North corner of the herein described tract, said corner being on the Western line of NEUMANN ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded Galveston County Clerk's File 2019052338 and being marked by a set 1/2 inch rod;

THENCE South 24°56'57" East, along the Western line of said NEUMANN ADDITION, a distance of 136.00 feet to the Southeast corner of both the herein described tract and of said David M. Martinez tract and being marked by a set 1/2 inch rod;

THENCE South 65°00'00" West, along the Southern line of said David M. Martinez tract, a distance of 123.94 feet (called 123') to the Southwest corner of both the herein described tract and of said David M. Martinez tract, from which corner a found fence corner bears North 46° West, 0.3 feet;

THENCE North 25°00'00" West, along the Western line of said David M. Martinez tract, a distance of 177.00 feet to the most Westerly corner of both the herein described tract and of said David M. Martinez tract and being marked by a found 1/2 inch rod;

THENCE North 65°00'00" East, along the Northern line of said David M. Martinez tract, a distance of 83.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 0.465 acre (20,266 square feet) of land, more or less.

NOTES:

1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.

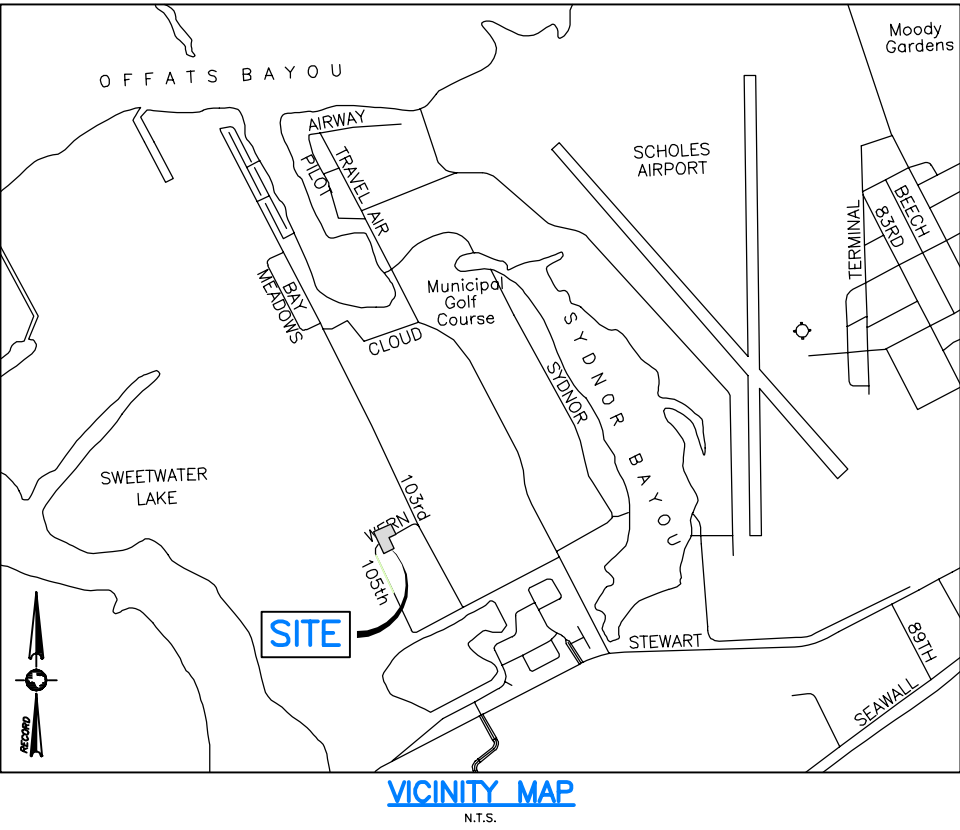
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).

3) Bearings based on Monumentation of West line of MARTINEZ ESTATES (23004B/16).

4) Stewart Title Company Insured: Bonnie Jean and Jimmie Wayne Sommerfield
GF No.: 1949451
Effective Date: February 8, 2023.



GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



PROPERTY DESCRIPTION

Survey of that certain tract being out of and a part of Lot Three Hundred Seventy-seven (377) of Section One (1), TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, in Galveston County, Texas, said tract also being out of and a part of that certain tract conveyed to Bonnie Jean Charping and Jimmie Wayne Sommerfield by instrument recorded in Galveston County Clerk's File 9822002 Together with all of that certain tract, called 0.078 acre, conveyed to Jim Sommerfield by instrument recorded in Galveston County Clerk's File Number, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Charping and Sommerfield tract, said corner also being Northeast corner of Lot One-R (1R) of DAVID MARTINEZ, JR. ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File 2023042937; being on the Northern line of said Lot 377; and being marked by a found 1/2 inch rod;

THENCE North 65°00'00" East, along the North line of both said Lot 377 and of said Charping and Sommerfield tract, a distance of 207.50 feet to the most Northerly corner of the herein described tract, said corner also being the Northwest corner of that certain tract conveyed to the County of Galveston, Texas, by instrument recorded in Volume 1141, Page 598 of the Deed Records of Galveston County, Texas, and being marked by a found 1/2 inch rod;

THENCE South 25°00'00" East, at distance of 87.00 feet passing the Southwest corner of said County of Galveston tract, said corner also being the most Northerly corner of the aforementioned Jim Sommerfield 0.078 acre tract, and continuing for a total distance of 128.00 feet to the most Easterly corner of both the herein described tract and of said Jim Sommerfield 0.078 acre tract and being marked by a set 1/2 inch rod;

THENCE South 65°00'00" West, a distance of 83.00 feet to a reentrant corner of the herein described tract, said corner also being the most Southerly corner of said Jim Sommerfield 0.078 acre tract, being in the Western line of that certain tract conveyed to David M. Martinez by instrument recorded in Galveston County Clerk's File Number 2022017566, and being marked by a set 1/2 inch rod;

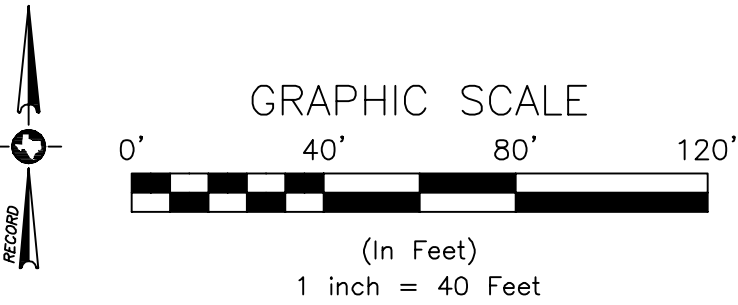
THENCE South 25°00'00" East, along the Western line of said David M. Martinez tract, a distance of 136.00 feet to the most Southerly East corner of the herein described tract, said corner also being the most Southerly corner of said David M. Martinez tract, being on the Southern line of said Charping and Sommerfield tract, and from which a found fence corner bears North 46° West, 0.3 feet;

THENCE South 65°00'00" West, along the Southern line of said Charping and Sommerfield tract, a distance of 124.50 feet to the most Southerly corner of both the herein described tract and of said Charping and Sommerfield tract, said corner also being on the Eastern line of said DAVID MARTINEZ, JR. ESTATES and being marked by a found 1/2 inch rod;

THENCE North 25°00'00" West, along the Western line of said Charping and Sommerfield tract and the Eastern line of said DAVID MARTINEZ, JR. ESTATES, a distance of 264.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 0.998 acre (43,492 square feet) of land, more or less.

LEGEND	
A.E.	Aerial Easement
B.L.	Building Line
CT.	Court
DR.	Drive
G.C.C.F.	Galveston County Clerk's File
G.C.M.R.	Galveston County Map Records
LN.	Lane
No.	Number
PG.	Page
P.O.B.	Point Of Beginning
P.O.C.	Point Of Commencing
P.R.	Plat Record
R.O.W.	Right-Of-Way
SQ. FT.	Square Feet
TR.	Tract
U.E.	Utility Easement
VOL.	Volume

SURVEY DATE:	JANUARY 23, 2026
FILE No.:	7205-0000-0377-005
DRAFTING:	RGW
JOB No.:	25-0291 RP



SECTION ONE OF THE
TRIMBLE AND LINDSEY SURVEY
OF GALVESTON ISLAND

Lot 1R
DAVID MARTINEZ,
JR. ESTATES
(G.C.C.F. #2023042937)

Lot 2R
DAVID MARTINEZ,
JR. ESTATES
(G.C.C.F. #2023042937)

Lot 376
Anne P. Rozelle
(G.C.C.F. #2008062862)

Lot 2
0.341 Acre
(14,864 Sq. Ft.)

Lot 1
0.413 Acre
(18,004 Sq. Ft.)

Lot 3
0.244 Acre
(10,624 Sq. Ft.)

Lot 377
Trudy Rea &
R.C. Schlagal Trust
(G.C.C.F. #2017073650)

Lot 1B
NEUMANN ADDITION,
LOT ONE REPLAT
(G.C.C.F. #2021090402)

Lot 2
NEUMANN ADDITION,
(G.C.C.F. #2019052338)

FARRIS ACRES
(Vol. 6, Pg. 67, G.C.M.R.)

David M. Martinez
(G.C.C.F. #2022017566)

County of Galveston
(Vol. 1141, Pg. 598)

N 65°00'00" E 123.94'
(Called 123')

SECTION ONE OF THE
TRIMBLE AND LINDSEY SURVEY
OF GALVESTON ISLAND

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SOMMERFIELD ADDITION

BEING A SUBDIVISION OF

A PART OF LOT THREE HUNDRED SEVENTY-SEVEN (377) OF SECTION ONE (1), TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, IN GALVESTON COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF AND A PART OF THAT CERTAIN TRACT CONVEYED TO BONNIE JEAN CHARPING AND JIMMIE WAYNE SOMMERFIELD BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE 9822002 TOGETHER WITH ALL OF THAT CERTAIN TRACT, CALLED 0.078 ACRE, CONVEYED TO JIM SOMMERFIELD BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE

NUMBER

0.998 ACRE (43,492 SQ. FT.)
JANUARY, 2026

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

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

That I, Jim Sommerfield, owner of that certain tract or parcel of land, lying and being situated in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make replat of said property according to the lines and lots shown thereon, and designate said replat "SOMMERFIELD ADDITION" in Galveston County, Texas.

Jim Sommerfield — Owner

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

Before me, on this day _____, 2026, personally appeared Jim Sommerfield, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

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

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

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

on this ____ day of _____, 2026.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Secretary
Galveston Planning Commission

Chairman
Galveston Planning Commission

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

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

_____, 2026, at _____ O'Clock, __M., in

Instrument Number _____, Galveston County Records.

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

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas

By _____ **EXHIBIT B**