



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

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: MARCH 3, 2026, 3:30 P.M.

HUMPHREY, STAN

Stan Humphrey

LANTZ, MARY JAN

Mary Jan Lantz

LIGHTFOOT, JOHN

John Lightfoot

RIOS, ANTHONY

Anthony Rios

SINGLETON, TOM

Tom Singleton

WALLA, RUSTY

Rusty Walla

WALPOLE, HERB

Herb Walpole

RAWLINS, BEAU EX-OFFICIO

Beau J. Rawlins

**PLANNING COMMISSION
PUBLIC SIGN-IN SHEET
PLEASE INDICATE CASE NO., PRINT NAME, AND ADDRESS**

Meeting Date: March 3, 2026

CASE NO.	PRINTED NAME	CITY OF RESIDENCE
26P-011	MOHAMMAD EL DAWAY OWAYE	
"	STEVEN BIEBEL ARCHITECT	
26P-008	Sendejas Gregory	Galveston
26P-009	Chris Harrison	Fire Marshal
	Jeff Blackwood	Sulphur Springs
	Jed Rollins	McKinney
	Shareen Quintero	Jamaica
	ANDREW McDERMOTT	"
	Heather Owens	Jamaica Beach
	Marci Hurley Hoffman	Jamaica Beach
	Mary Mose	Jamaica Beach
	Kathy Tarnan	Galveston
	AD Jones	Galveston
	Sally	Galveston
	GREG WHIMMER	Galveston
	RUSSELL SCHWARTZ	JB
	Kim Schwarts	
	Susan Hohnbaum	Galveston
	Freda Pope	Jamaica Beach
	Emily Evans	
	Y Butrod	
	Jacob Huff	
	John Hewitt	Galveston
	Jamie Stoltz	Galveston
	Ron Wagon	Galveston
	Liana Channer	Jamaica Beach

Meeting Date: March 3, 2026

Planning Commission

Development Services Department

City of Galveston

March 3, 2026

Property Owner Notices & Public Comment

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

Notices Sent: **89**

Returned: 0

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

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

Notices Sent: **215**Returned: **2**In Opposition: **2**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
	X			Christopher R. Barnhart – [REDACTED]
	X			Jennifer Brooks – [REDACTED]



City of Galveston

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

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **March 3, 2026**, at 3:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **March 26, 2026**, at 5:00 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

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

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Daniel Lunsford, Planning Manager

- [] I am in favor
☒ I am opposed
[] I have no comment

26P-011
Planning Commission – March 3, 2026
City Council – March 26, 2026

COMMENTS: I plan to use this ROW for my property to access Seawall Blvd.

Christopher R. Barnhart
Signature of Property Owner

[REDACTED]
Address of property within notification area

Christopher R. Barnhart
Printed Name

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





City of Galveston

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Applicant: Mohamed Eldawy

Adjacent Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

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Planning and Development Division

PO Box 779 (3015 Market)

Galveston, Texas 77553-0934

Attn: Daniel Lunsford, Planning Manager

26P-011

Planning Commission – March 3, 2026

City Council – March 26, 2026

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

COMMENTS:

we don't need any more developments!!

Signature of Property Owner

Jennifer Brooks

Printed Name

Address of property within notification area

Leave it to nature. Go somewhere else!!

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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

Notices Sent: **33**

Returned: **1**

In Favor: **1**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				James Eugenio - [REDACTED]



City of Galveston

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3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **March 2, 2026**, at **4:00 p.m.**, a Public Hearing will be held by the **LANDMARK COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

26LC-002 (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

Notice is hereby given that on **March 3, 2026**, at **3:30 p.m.**, a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **March 26, 2026**, at **5:00 p.m.**, a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

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

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meetings and/or share your opinion by returning this form. Prior to 11:00 a.m. on the meeting dates, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Landmark Commission, Planning Commission, and City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Rebekah Annan, Planner

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

26LC-002 - L.C. – March 2, 2026
26P-008 - P.C. – March 3, 2026
26P-008 - C.C. – March 26, 2026

COMMENTS:

Signature of Property Owner

JAMES EUGENIO

Printed Name

Address of property within notification area

Please be advised that any and all comments received, are subject to the Texas Public Information Act.

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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

Notices Sent – Subject Properties: **25**

Returned: **55**

In Opposition – Subject Properties: **1**

In Opposition – Outside 200 ft. Notification Area: **33**

In Opposition – To City Council: **17**

In Opposition – Unknown Address: **4**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
PON – Subject Properties - INSIDE				
	X			Glenn H. Ring
Outside 200 ft. Notification Area				
	X			City of Jamaica Beach
	X			Jonathon Tromm
	X			Amanda Marcotulli
	X			Amedeo Marcotulli
	X			Angela Guthrie
	X			Barb Winge
	X			Carol Hollaway
	X			Charles Gay
	X			Christine Roath
	X			Dale Roath
	X			Elizabeth Lorenzo
	X			Heather Charron
	X			Heather Owens
	X			Jackie Cole
	X			Jeri Kinnear
	X			Jim Knebel
	X			Jo Williams
	X			John Story
	X			Justin Bossert
	X			Karen Willey
	X			Kevin Jensen
	X			Margaret Canavan
	X			Mary S Miller
	X			Michael Niebuhr
	X			Michelle Thompson
	X			Pam Diamont
	X			Paula Pesce
	X			Phil Kurtz
	X			Rebecca Naseman
	X			Richard White
	X			Sally
	X			Terri Bahun
	X			Theresa Elliott
To City Council				
	X			Barb Winge
	X			Becca Naseman
	X			Becky Giles
	X			David Dillman
	X			Janet Bales
	X			Kimberlee Marza
	X			Larry Byars

	X			Mark Morley
	X			Michele Piazza
	X			Michelle Thompsin
	X			Pamela Bailey
	X			Paula McMillan
	X			Paula Pesce
	X			Polly Goodner
	X			Rebeccs Schillaci
	X			Susie Calvin
	X			Traci Rushton
Unknown Address				
	X			Ashley Hill
	X			Heather Charron
	X			Joseph Marshall
	X			Lauren Stroope



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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

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Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

26P-009
Planning Commission – March 3, 2026
City Council – March 26, 2026

COMMENTS:

DEVELOPMENT WILL DAMAGE MY PROPERTY

Signature of Property Owner

GLENN H. RING

Printed Name

Address of property within notification area

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CITY OF JAMAICA BEACH

16628 San Luis Pass Road
5264 Jamaica Beach
Jamaica Beach, Texas 77554
PH (409) 737-1142 FAX (409) 737-5211
www.jamaicabeachtx.gov



March 2, 2026

Planning Commission
City Council
City of Galveston
P.O. Box 779
Galveston, Texas 77553

CC: Mayor, City of Galveston
City Manager, City of Galveston
Development Services Department
City of Galveston
City Secretary, City of Galveston

Re: Discovery Sands Planned Unit Development – Regional and Intergovernmental Considerations
Honorable Mayor, Councilmembers, and Planning Commissioners:

The City of Jamaica Beach respectfully submits this correspondence regarding the proposed **Discovery Sands Planned Unit Development (PUD)** currently under consideration by the City of Galveston. Jamaica Beach recognizes and respects the City of Galveston's jurisdiction and authority over land use decisions within its municipal boundaries. The purpose of this letter is not to oppose development, but rather to communicate regional considerations arising from the project's proximity to Jamaica Beach and its shared reliance on west-end coastal infrastructure and environmental systems. Based on publicly available materials, the proposed development represents a large-scale master-planned project immediately adjacent to Jamaica Beach along the FM 3005 corridor. Due to this proximity, certain potential impacts extend beyond municipal boundaries and may affect neighboring communities that share transportation routes, evacuation infrastructure, and coastal resources. Accordingly, the City of Jamaica Beach respectfully requests consideration of the following regional factors prior to final action on the proposed PUD.

1. Regional Transportation and Evacuation Capacity

FM 3005 serves as the primary evacuation and access corridor for west Galveston Island communities, including Jamaica Beach. Evaluation of evacuation clearance times and corridor capacity under anticipated project occupancy conditions would assist in understanding potential regional life-safety implications associated with large-scale development along this shared route.

2. Infrastructure and Utility Considerations

Publicly available materials reference proposed utility and wastewater infrastructure associated with the development. Given coastal proximity and shared environmental resources, additional clarity regarding system capacity, operational resilience, and performance during severe weather or storm events may assist in evaluating potential regional impacts.

3. Drainage, Coastal Resilience, and Lagoon Infrastructure

Project materials also reference a proposed large-scale lagoon feature associated with the development. Given the project's proximity to Galveston Bay and adjacent wetland environments, the City of Jamaica Beach respectfully requests clarification regarding stormwater management, overflow controls, and operational safeguards associated with this feature.

Evaluation of lagoon performance during extreme rainfall events, storm surge conditions, or hurricane-related flooding may assist in ensuring protection of surrounding coastal and wetland systems that function as shared environmental resources for west Galveston Island communities.

Consideration of contingency measures, discharge management practices, and long-term resilience under coastal storm conditions would help address potential regional environmental considerations.

4. Intergovernmental Coordination

Given the scale of the proposed project and its location immediately adjacent to Jamaica Beach, continued coordination between municipalities may assist in addressing shared public safety, infrastructure, and environmental considerations as planning progresses.

The City of Jamaica Beach appreciates ongoing regional cooperation and welcomes opportunities for coordination or information sharing as appropriate during the review process.

Conclusion

The City of Jamaica Beach appreciates the opportunity to provide these comments and respectfully requests that regional considerations be evaluated as part of the ongoing review of the Discovery Sands Planned Unit Development.

We value our longstanding intergovernmental relationship with the City of Galveston and look forward to continued collaboration in addressing matters affecting the west end of Galveston Island.

Respectfully submitted,

Mary Morse
Mayor, City of Jamaica Beach
On behalf of the City Council
City of Jamaica Beach, Texas

Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, March 3, 2026 10:13 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: Discovery Sands PUD



Tina Molina, Permit Technician

Development Services Department

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

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

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-----Original Message-----

From: Jonathon Tromm [REDACTED]
Sent: Tuesday, March 3, 2026 8:08 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Discovery Sands PUD

Greetings Planning Commission,

In reference to the Discovery Sands development's application for a PUD.

Definitely say NO. Definitely deny it. Before 2015, the Planning Commission, and the City Council, were known for always saying yes to SUP. Galveston is infamous across the country for granting variances.

Replacing the Zoning Standards with the LDR was meant in part to stop the granting of variances by presenting detailed and stable regulations.

It seems that to often the same thing is happening with PUD's being used to grant variances. This is a terrible development in terms of impact on the environment and infrastructure. Granting a PUD would make it even worse. Were this PUD to be approved, then demonstrably there would be no reason to have the Planning Commission or regulations. Were this PUD to be approved, then Galveston is saying to developers to come and do whatever they want. Terrible idea. Please vote NO and deny this PUD.

Sincerely,

Jonathon Tromm

Galveston, Texas

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City of Galveston

Public Comment Form

First Name *

Amanda

Last Name *

Marcotulli

Email *

[REDACTED]

Phone *

[REDACTED]

Meeting Body

PC-Planning Commission

Street Address *

[REDACTED]

City *

Galveston

State *

TX

ZIP *

77554

Subject *

Comments to Case 26P-009

Comments * (?)

500 character maximum

I've lived in Terramar Beach for 4yrs. Through Beryl & other storms, I've seen how quickly water can rise. Restored marshes are extremely important for absorbing storm water and reducing storm surge. I am concerned that adding hundreds of new homes will reduce our storm resiliency and pose an existential threat to the protected species that make our area special. Infrastructure & public services (eg medical, emergency, electrical grid, post) will be strained. I oppose PUD#26P-009. Thank you.

Multi-line



City of Galveston

Public Comment Form

First Name *

Amedeo

Last Name *

Marcotulli

Email *

Phone *

Meeting Body

PC-Planning Commission

Street Address *

City *

Galveston

State *

Tx

ZIP *

77554

Subject *

Comment on case 26P-009

Comments * (?)

500 character maximum

I've lived in Terramar Beach for 4yrs. Through Beryl & other storms, I've seen how quickly water can rise. Restored marshes are extremely important for absorbing storm water and reducing storm surge. I am concerned that adding hundreds of new homes will reduce our storm resiliency and pose an existential threat to the protected species that make our area special. Infrastructure & public services (eg medical, emergency, electrical grid, post) will be strained. I oppose PUD#26P-009. Thank you.

Multi-line

From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Opposed to PUD#26P-009
Date: Monday, March 2, 2026 12:30:31 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: Angela Guthrie [REDACTED]
Sent: Monday, March 2, 2026 9:23 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Opposed to PUD#26P-009

To Whom It May Concern,

I have visited Galveston every single year since I was 2, and my husband and I moved to Terramar Beach on the west end of Galveston full-time 4 years ago. It was the best decision we've ever made. We moved here for the beauty, history, and peace of the island and strongly oppose PUD#26P-009.

Storm safety and flooding are huge concerns. I was visiting here in 2001 when Tropical Storm Allison hit and lived here when Hurricane Beryl hit. When Allison hit, I was in the movie theater with my 2 year old son, and when we got out of the theater a voluntary evacuation had been issued, strongly encouraging people to leave the island. We packed up and attempted to leave quickly, but the traffic was so bad that it took hours to get off of the island. It was terrifying driving through so many streets that were quickly becoming unpassable. We had to detour several times because of the flooding. If the island hadn't been so congested, it would have been much easier to evacuate, but the flooding of the streets would have still been a huge issue, even in 2001.

Hurricane Beryl was a nightmare. Many people left the island, but we chose to ride it out with many of our neighbors. We watched the cars pile up as they slowly traveled down 3005 to leave the island via San Luis Pass. We dealt with many structural problems in our own home and in friends' homes, but the lack of power for many days and the flooding added to our stress. Our street drains fairly well, but many in our area do not. The drainage issues will likely be much worse if we add another large development. We see that in town (Galveston) with all of the cement. After the hurricane the destruction was spread all over 3005. Trees and other large items blocked lanes all over 3005. It took weeks or longer of the community pulling together to clear roads and clean out clogged ditches for the west end to be returned to cleanliness and functionality. The city helped, but the streets and neighborhoods in town seemed to be the primary concern. We tend to take care of ourselves and our neighbors on the west end long before the city makes its way to us.

Community integrity is another major concern. People are drawn to Galveston for its beauty and history. With too much development we just become another crowded city that

happens to be near water. Driving down 3005, it's impossible to miss all of the empty houses - and there is already tons of new construction. We do not rent our home, but many in our neighborhood do, and a constant complaint is that the west end is oversaturated with STRs. Even in the summer many, many homes sit empty. There is no shortage of places for people to buy or rent.

Another comment we often read online or hear from those visiting is that they had no idea there are cows on the west end or that there is so much open space. This is said with wonder and joy. Many people (like those of us who choose to live here) love the beauty of open spaces. We moved to the island to escape the crowded cities we moved away from. We must protect the integrity of the island. Allow us to enjoy the peace that brought us here.

One final point, it should cause concern when anyone tries to rush any project, asking for exemptions and attempting to bypass rules that were put in place for a reason. That should raise huge red flags.

Please deny the approval of PUD#26P-009. Thank you for your consideration.

Sincerely,

Angela Guthrie
Terramar Beach - Galveston's West End

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#)
Subject: FW: Jamaica Beach proposed development
Date: Monday, March 2, 2026 4:48:13 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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-----Original Message-----

From: Barb Winge [REDACTED]
Sent: Monday, March 2, 2026 2:52 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Jamaica Beach proposed development

To whom it may concern,

My husband and I have come to Jamaica Beach from WI the last 5 years to stay for the entire month of January. We love this community and the people in it. The best part is being able to walk everywhere. We are considering buying something to make it our winter getaway.

Allowing this development to come in will negatively impact the small community in so many ways.

Please reconsider this development!

Thank you!

Barb Winge

Sent from my iPhone

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2 March 2026

Members of the Galveston Planning Commission,

I recommend denial of Case 26P-009 because the request for a PUD deviates from an extraordinary number of City requirements and regulations. This development is obviously poorly conceived and is incompatible with the surrounding area if the need for that many exceptions exists. The applicant is requesting that there be no minimum lot size, no setbacks, no density limitations, no maximum light standards, and no landscape screening. A 20 percent open space requirement, including the lagoon, is functionally impossible. The overdevelopment expectation defies reality.

Not one mention is made of flood resiliency or adaptation to sea level rise that is critical to Island development nowadays.

It appears to me that this developer is throwing everything against the wall to see what sticks without spending any time or money testing the viability of the concept. The ultimate goal of the applicant appears to be to maximize profit at whatever cost to the surrounding residents and environment. This proposed development is tantamount to building a three-ring circus next door to Jamaica Beach.

For six years I served on the Galveston Planning Commission, and I recall that these types of requests typically contain very little substance. If all these exceptions requested by this PUD are necessary to develop the land profitably, then this is not the right location for this type of development. It's really that simple.

Thank you for your consideration of my statement.

Carol Hollaway
Galveston, Tx 77551



City of Galveston

Public Comment Form

First Name *

Charles

Last Name *

Gay

Email *

Phone *

Meeting Body

PC-Planning Commission

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

26P-009

Comments * (?)

500 character maximum

From our deck on Bob Smith Dr, we look directly onto tidal wetlands and Jumbile Cove of West Bay. These wetlands are part of the bay during high tide. At least a hundred species of birds call this area home. During extreme high tide events (not hurricanes), these wetlands become inundated, reaching the elevation of Bob Smith Dr.

This proposed high density development on these wetlands and tidal flats will adversely affect the ecosystem and drainage, and place our community at risk.

Multi-line

From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 7:02:51 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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From: Chris Roath [REDACTED]
Sent: Monday, March 2, 2026 7:51 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Dear Members of the Planning Commission,

My name is Christine Roath, and I have lived full time in Galveston since 2024. I regularly birdwatch, fish, and kayak on the West End, and I care deeply about protecting the character, resilience, and environmental integrity of our Island. I am writing to respectfully urge you to deny approval of PUD #26P-009.

Living here year-round has given me firsthand experience with our vulnerability during hurricanes and heavy rain events. We know how quickly water levels rise and how strained drainage systems can become. The restored marsh areas adjacent to this proposed development play a vital role in absorbing stormwater, reducing surge impacts, and strengthening our Island's resilience.

Approving hundreds of new homes and condominiums next to approximately 100 acres of publicly funded marsh restoration would significantly increase density in a sensitive coastal area. I am concerned this would add runoff, strain drainage infrastructure, and potentially affect evacuation routes during major storms. Before any development of this magnitude is considered, the burden should be on the applicant to clearly demonstrate that it will not compromise storm safety or public infrastructure. I do not believe that standard has been met.

I am also deeply concerned about protecting the public investment already made in marsh restoration. These wetlands are not abstract policy points — they are places where I spend time fishing, kayaking, and birdwatching. They support fish nurseries and migratory bird habitats, including federally protected species such as the black rail. Approving large-scale development immediately adjacent to these restored wetlands risks undermining years of restoration work and taxpayer investment.

Development in coastal areas must prioritize long-term resilience over short-term growth. Granting regulatory exceptions in this case could set a precedent that encourages future high-density

development in environmentally sensitive areas of the West End.

For these reasons, I respectfully ask the Planning Commission to deny PUD #26P-009 and protect both the environmental resilience and long-term integrity of Galveston's West End.

Thank you for your time and service to our community.

Sincerely,
Christine Roath

[REDACTED]

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From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to case 26P-009To Whom It May Concern, My wife and I have been visiting Galveston, since we moved to Texas in 1996. We moved to the west end of Galveston full-time 2 years ago. It was the best decision we've ever made. We moved here for the b
Date: Tuesday, March 3, 2026 7:04:34 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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From: droath90 [REDACTED]
Sent: Monday, March 2, 2026 8:04 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to case 26P-009To Whom It May Concern, My wife and I have been visiting Galveston, since we moved to Texas in 1996. We moved to the west end of Galveston full-time 2 years ago. It was the best decision we've ever made. We moved here for the be...

Hurricane Beryl was a nightmare. Many people left the island, but we chose to ride it out with many of our neighbors. We watched the cars pile up as they slowly traveled down 3005 to

leave the island via San Luis Pass. We dealt with many structural problems in our own home and in friends' homes, but the lack of power for many days and the flooding added to our stress. Our street drains fairly well, but many in our area do not. The drainage issues will likely be much worse if we add another large development. We see that in town (Galveston) with all of the

cement. After the hurricane the destruction was spread all over 3005. Trees and other large items blocked lanes all over 3005. It took weeks or longer of the community pulling together to clear roads and clean out clogged ditches for the west end to be returned to cleanliness and

functionality. The city helped, but the streets and neighborhoods in town seemed to be the primary concern. We tend to take care of ourselves and our neighbors on the west end long before the city makes its way to us.

Community integrity is another major concern. People are drawn to Galveston for its beauty and history. With too much development we just become another crowded city that happens to be near water. Driving down 3005, it's impossible to miss all of the empty houses -

and there is already tons of new construction. We do not rent our home, but many in our neighborhood do, and a constant complaint is that the west end is oversaturated with STRs. Even in the summer many, many homes sit empty.

One final point, it should cause concern when anyone tries to rush any project, asking for exemptions and attempting to bypass rules that were put in place for a reason. That should raise huge red flags.

Please deny the approval of PUD#26P-009. Thank you for your consideration.

Respectfully,
Dale Roath

[REDACTED]

[REDACTED]

Sent from my T-Mobile 5G Device

----- Original message -----

From: Netflix <info@account.netflix.com>

Date: 1/10/26 5:47 PM (GMT-06:00)

To: [REDACTED]

Subject: Netflix: Your sign-in code

Enter this code to sign in



Enter this code to sign in

1 2 5 4

Enter the code above on your device to sign in to Netflix. This code will expire in 15 minutes.

If you didn't send this request, you can ignore this email or [review your recent device activity](#).

To help security, don't share this code with anyone outside your household.

The Netflix team



Questions? Call 1-866-952-4456
[121 Albright Way, Los Gatos, CA 95032, U.S.A.](#)

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This message was mailed to [REDACTED] by Netflix as part of your Netflix membership.
SRC: [653956AC_d441b17e-8c93-4993-98b3-f602f29975e5_en_US_EVO](#)

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Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, March 3, 2026 10:08 AM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: Comments to Case 26P-009



Tina Molina, Permit Technician

Development Services Department

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

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

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From: Elizabeth Lorenzo <[REDACTED]>
Sent: Tuesday, March 3, 2026 10:02 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Good morning,

My name is Elizabeth Lorenzo and I live on the west end of Galveston Island in the Isla Del Sol community. I live here full-time, work on the island, and have a child in the GISD. I strongly oppose the Discover Sands west end development because it places developer profit and second-home expansion above the safety and stability of the people who actually live on Galveston Island year-round. We already face heavy traffic and delays during peak season and holidays just to reach work, school, groceries, and medical care, and emergency services are stretched thin during these times. Adding high-density development will only worsen daily traffic congestion and create dangerous conditions during hurricane evacuations. In addition, removing dunes and wetlands eliminates critical natural storm surge protection for existing homes, increasing flood risk and the likelihood of greater hurricane damage. When the next storm hits, it will be residents—not the out of town developer—who bear the consequences.

Further, the developer is requesting sweeping exemptions for building height, setbacks, lot size, density, lighting, and parking regulations. These protections exist for a reason: to control overdevelopment, preserve safety, protect neighborhood character, and prevent infrastructure overload. Waiving them benefits a single developer while transferring long-term consequences to local families. This is particularly alarming given developer Jeffery Blackard's track record of violating subdivision maps and pit ordinances, alongside a demonstrated disregard for the environment.

This proposal asks local residents to accept worsening traffic, increased flood risk, and reduced safety so investors can profit. At the same time, there are already hundreds—if not thousands—of homes sitting vacant and for sale across the island, placing downward pressure on property values. Adding another large development will only compound that problem. Approving a project like Discovery Sands on the west end would fundamentally alter the character and

future of this island, undermining the very qualities that draw full-time residents to live here. Growth must be responsible and centered on protecting those who call Galveston home year-round. I urge you to reject proposal #26P-009 and put public safety and community stability ahead of short-term financial gain.

Sincerely,

Dr. Elizabeth Lorenzo

[REDACTED]

Galveston, TX 77554

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City of Galveston

Public Comment Form

First Name *

Heather

Last Name *

Charron

Email *

[REDACTED]

Meeting Body

PC-Planning Commission

Street Address *

[REDACTED]

City *

Galveston

State *

TX

ZIP *

77554

Subject *

REFERENCE CASE 26P-009

Comments * (?)

500 character maximum

I oppose PUD #26P-009 (Discovery Sands). This 351-acre, high-density project next to Jamaica Beach would weaken environmental and safety protections in a storm-vulnerable, marsh restoration area. Eliminating setbacks, increasing heights, and reducing standards threatens wetlands, increases flood risk, and strains infrastructure. Please deny this request and protect Galveston's West End.

Multi-line

From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 12:31:24 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: Heather Owens [REDACTED]
Sent: Saturday, February 28, 2026 8:58 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Good morning,

As a full-time resident and homeowner in Jamaica Beach, I am deeply concerned about the proposed Discovery Sands development planned right next to our community. This project would bring hundreds of new homes, condos, and commercial attractions into an area that has long served as a natural buffer against storms and flooding. The wetlands and marshes beside us are not vacant land—they protect our homes from storm surge, support migratory birds, and provide habitat for sensitive species, including the rare Galveston “ghost wolves,” whose unique genetic lineage is tied to our coastal ecosystem.

Increased density, more buildings, and relaxed environmental standards would fragment wildlife habitat, disrupt nesting and migration patterns, and permanently alter the fragile balance of this shoreline. There has also been no clear proof that our roads, drainage, water, sewer, and emergency services can handle such a dramatic increase in residents and tourism. Frankly, the infrastructure of the west end of Galveston simply cannot handle a development of this scale.

Beyond the environmental harm, this scale of development would forever change the quiet, resilient character of Jamaica Beach that full-time families like mine cherish. For the safety of our homes, the protection of our wildlife, and the long-term future of our community, this development should not move forward.

Please reconsider approving this development.

Thank you,

[REDACTED]

[REDACTED]

Jamaica Beach, TX 77554

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: For Planning Commissioners - Case 26P-009 Discovery Sands
Date: Monday, March 2, 2026 1:53:51 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)
[Jumbile-II-report.pdf](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: Jackie [REDACTED]
Sent: Monday, March 2, 2026 1:39 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: For Planning Commissioners - Case 26P-009 Discovery Sands

Dear Planning Commissioners,

Below are two reports about extensive marsh and wetland restoration work done in the area of the proposed Discovery Sands development PUD. I hope you will use these in your considerations for the request. The applicant does not seem to address the protection or mitigation of these extensive and valuable projects in the PUD request. Please require consideration of this previous restoration work.

1. Jumbile Cove- NOAA report- the very cove being used for Discovery Sands.
2. West End restoration projects by Texas Parks and Wildlife including Jumbile Cove and immediate adjacent areas.

Thank you, Jackie Cole

- 1.
2. <https://storymaps.arcgis.com/stories/e4119e8608d64ce58f47667b84724c99>

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Site Report: Jumbile Phase II

Original restoration completed in 2004

Jumbile Cove Phase II restoration was implemented in the winter of 2003-2004 by Texas Parks and Wildlife Division, with funding from the Galveston Bay Estuary Program, the Texas General Land Office, NOAA's Community Based Restoration Program, and the US Fish and Wildlife Service Coastal Program. The project footprint encompassed 48 acres, in which 18 acres of intertidal habitat was constructed.

Where, What, Why

Jumbile Cove in West Galveston Bay had suffered extensive losses of intertidal marsh in the latter half of the past century due to a combination of wave-induced shoreline erosion and accelerating rates of relative sea level rise. Aerial imagery-based estimates suggest that between 1930 and 1995 roughly 50% of the intertidal marsh and 70% of the tidal flat habitat in Jumbile Cove converted to open water. The restoration of estuarine habitat complex from the creation of multiple, circular, marsh mounds was intended to **replace lost wetland acreage** and **baffle wave energy to slow the rate of erosion of the remaining natural marsh shoreline**. Additionally, the creation of protected, shallow areas between mounds was intended to **provide suitable habitat for seagrass colonization**. The overall goal was to achieve a mosaic of 50% open water and 50% intertidal habitat.



Figure 1. Change in extent of marsh habitat in the western portion of Jumbile Cove over time.

How

The project was constructed by hydraulically dredging material from a nearby borrow site and using it to create multiple intertidal marsh mounds. Dredged sediments were described as predominately fine-grained, loose sands. The design and placement of marsh mounds was intended to allow unrestricted ebb and flow of tidal waters and ingress and egress of aquatic organisms. Mounds were constructed with a target elevation of 0.67 m [2.2 ft] NAVD88 based on elevation of nearby natural marsh and were planted by hand with *Spartina alterniflora*. The mounds were initially designed such that their higher, interior portions would remain above mean sea level to provide area for marsh to migrate into as sea levels rise. As a result, planting efforts focused on a band around the perimeter of each mound at intertidal elevations. The interior, higher portions of the mounds were left to colonize naturally. Individual mounds ranged in size from ~15 to 50 meters [50 to 150 ft] in diameter.

Site Physical Characteristics

While winds from the SSE are dominant in this region, the project site is relatively well-protected from southerly winds due its location on the northern shore of Galveston Island. In contrast, the site is fully exposed to winds from the north, and the strongest winds tend to blow from the NNW. Despite this wind exposure, shallow nearshore water depths limit average wave heights just offshore of the project area (Figure 2).

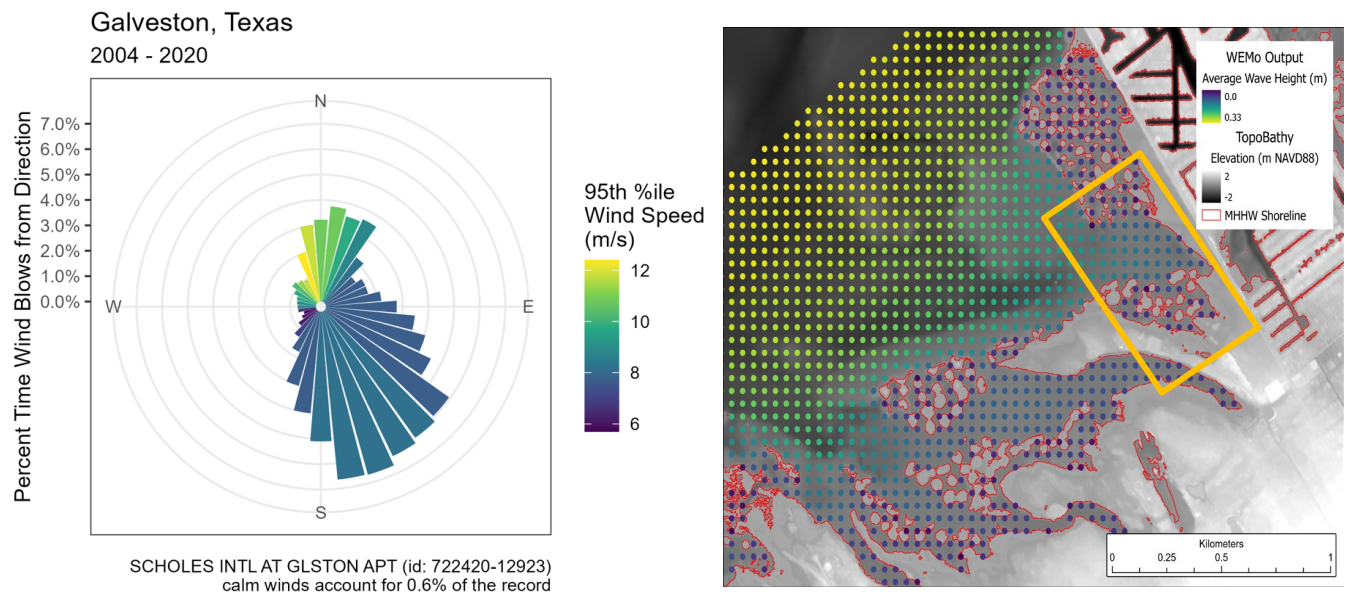


Figure 2. Average measured wind conditions over the project lifespan (left) were used to model wave energy conditions using the Wave Exposure Model (WEMo, right). Yellow box in the right panel outlines the approximate project footprint.

Performance Over Time

As of 2023 (19 years after project construction) 47 of 55 mounds constructed within the Jumbile II footprint are still present. Several mounds, primarily those that are on the seaward edge of the complex, have experienced significant losses in total area and have been reshaped by waves. Mounds with a more interior placement within the complex have been relatively stable in area over time. Changes in areal extent of constructed intertidal habitat based on delineation of the lowest extent of vegetated shoreline allow for an analysis of changes in total areal extent over time. This comparison indicates a 33% reduction in intertidal area over the past 22 years. (2010 total area = 17.1 acres, 2022 total area = 11.4 acres). The bulk of these losses has been from erosion of the wave exposed sides of outer islands.



Figure 3. Digitized shorelines from 2010 and 2022 (using imagery available from the Natural Agriculture Imagery Program; NAIP). Shoreline position was defined by the outer extent of vegetation on each mound.

The target elevation for constructed mounds was 0.67 m [2.2 ft] NAVD88 based on the elevation distribution of *Spartina alterniflora* on nearby natural shorelines. Elevation surveys conducted in 2009, 5 years after project completion, showed some early loss of elevation which was hypothesized to be the result of settling and spreading of the mounds under their own weight, but repeat surveys of those same transects indicate that they have been relatively stable since 2009. In the time since project implementation, local mean sea level has increased by 25 cm [9.8 inches]. Visual inspection of time

series aerial imagery illustrates the slow colonization of the interior, higher elevation portions of the mound by wetland vegetation, a trend that has likely been facilitated by sea level rise.

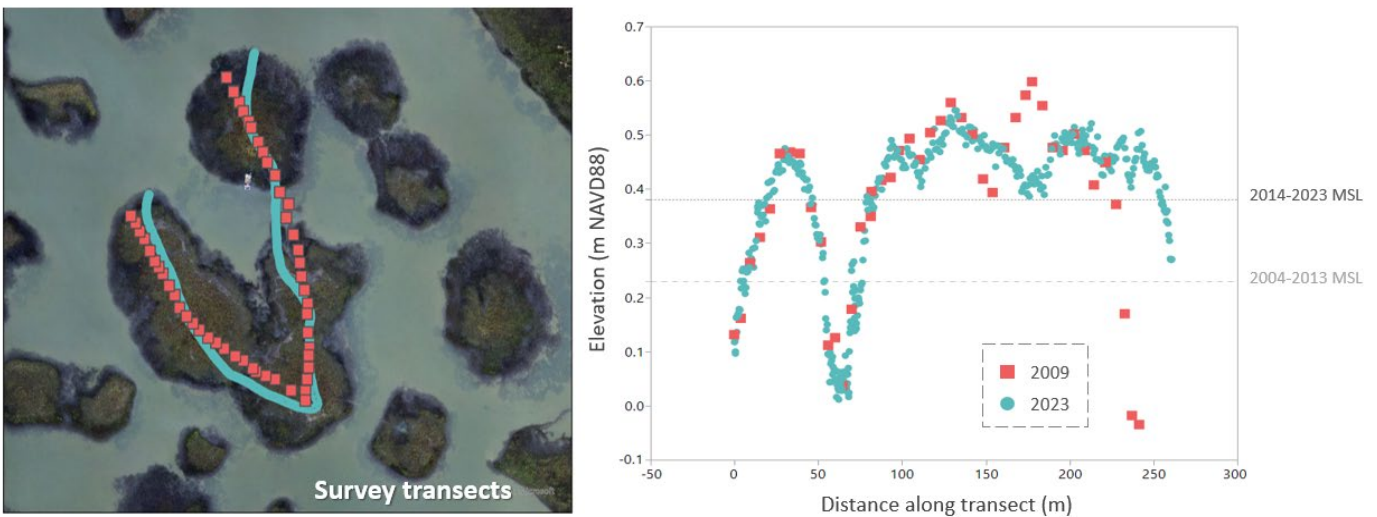


Figure 4. Elevation data collected by repeat GPS surveys of the same transect in 2009 and 2023 indicate that elevations of interior mounds have remained stable over time.

Current Habitat Distribution

As of 2023, the mound perimeters were vegetated with a monospecific band of tall form *S. alterniflora*. Mound interiors were vegetated with a mixed community of shorter growing *S. alterniflora*, *Salicornia* spp. and *Batis maritima*. We also noted the presence of sparsely distributed young black mangroves *Avicennia germinans* (~30 cm [1 ft] tall) on many mounds. Multiple patches of the seagrass *Halodule wrightii* were present within the project footprint, predominantly on the leeward side of mounds. Analysis of UAS imagery collected during the 2023 monitoring effort suggests that approximately 1.5 acres of *H. wrightii* were present at that time.



Figure 5. Habitat distribution as of 2023

Sediments and Carbon Accumulation

Analysis of sediment structure in placed sediments that are deeper than the root zone confirm that the sediments used for mound creation were > 90% sand with little organic content. As the created marsh has matured, the mounds have accumulated fine grained sediments (silt/clay) and organic matter from the production and turnover of plant roots. As of 2023, the surface sediments (upper 10 cm) were similar in sediment structure to those of nearby natural marshes. The organic matter content (%) in surface sediments (0-5 cm) of marsh mounds was 4% by weight, while that of nearby natural marshes at the same elevation was 8%. A back of the envelope carbon calculation based on the average carbon stock in the top 15 cm of sediment and total area of remaining intertidal habitat suggests that this site has accumulated on the order of 129,000 Kg of organic carbon since construction.

Performance Summary

The Jumbile Cove phase II restoration project resulted in an estuarine habitat complex that has been relatively stable in the 19 years since its creation. Despite losses in extent of some of the exterior mounds, 10 acres of intertidal habitat and 1.5 acres of seagrass habitat were present in 2023 as a result of this restoration effort. To the naked eye, the created habitat is indistinguishable from the adjacent natural marsh. While the mounds are not building elevation at the rate required to keep pace with local relative sea level rise, they have persisted and provided intertidal habitat for the nearly two decades since construction. They do seem to be meeting the goal of encouraging seagrass colonization and the wave model output indicates that the presence of mounds serves to protect the adjacent shoreline from wave energy.

Report Credit: Davis, J., LeClaire, A., Bost, M., Walker, Q., & Giannelli, R. (2024). Site Report: Jumbile Phase II. US DOC NOAA NOS National Centers for Coastal Ocean Science (NCCOS). Marsh Mounds:



From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Planning commission reference case 26P-009
Date: Monday, March 2, 2026 12:33:13 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: Jeri Kinnear [REDACTED]
Sent: Sunday, March 1, 2026 11:43 AM
To: Planning Counter <Planning@GalvestonTX.Gov>; Beau Rawlins <BeauRawlins@galvestontx.gov>; Dr. Craig Brown <CraigBrown@GalvestonTX.Gov>
Subject: Planning commission reference case 26P-009

All,

I am asking that you **NOT** approve the request from the Discovery Sands project for a PUD #26P-009

I have lived in Galveston over 26 years and in that time I have had the experience of working on many projects, including as chair of the Chamber of Commerce Land Development Regulations Review Committee, the Ike recovery committee (along with 330 others), as the Chair of the Park Board of Trustees the year before Ike, the year Ike hit, and the year after. I have seen first-hand what can happen when a major storm hits and we are overdue. I remember the debris piles from Ike and how long it took to clean up the city. It was years. Will the Discovery Sands developers assure the City it will be responsible for the cleanup of damages from a hurricane to their project? What about evacuation? Remember Rita (and it didn't even hit us). The traffic in that area is horrendous in the summer. Do we really want to add an extra 7,000 people before we have a solution to alleviate the existing traffic issues?

The City of Galveston has a definitive set of Land Development Regulations and an extensive Comprehensive Plan, commented on by the citizens of Galveston and approved by their representatives. Why would you give a developer a pass on what have been decades old approved regulation documents?

A conservation wetlands project, 20 years in the making and paid for with federal dollars, is astonishingly not in consideration by the Discovery Sands project, although it abuts their project. The conservation wetlands project provides for storm water runoff, reduces flooding and storm surge and is a nursery for aquatic wildlife as well as for bird habitats (those that live here and those passing through). Is that a testament to the type of citizen they will be for the Island?

Please deny this PUD 26P-009 request for the benefit of the Island.



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From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to case 26P-009
Date: Tuesday, March 3, 2026 7:05:06 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

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From: Jknebel [REDACTED]
Sent: Monday, March 2, 2026 8:34 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Crknebel [REDACTED]
Subject: Comments to case 26P-009

To whom it may concern,
Actually this concerns me, as a weekender for the last 29 years in Sea Isle, I have seen many up's and downs as I have previously spent many weekends at my inlaws place in Jamaica beach. Adding the proposed resort without changes to the traffic pattern is going to create major traffic issues. Please reconsider accepting or considering this project until a west end bridge has been included in this construction and a wildlife and wetland study has been concluded. With Roseate beach already underway 3005 and 61st street are already overwhelmed I'm not sure how much more traffic Galveston and the west end can handle.

Jim Knebel
[REDACTED]

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Daniel Lunsford](#); [Catherine Gorman](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 12:30:13 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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From: Jo Williams <[REDACTED]>
Sent: Monday, March 2, 2026 4:21 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

I would like to express my **strong disapproval** of PUD #26P-009 (Discovery Sands). As a long-time resident of Galveston Island, I am saddened by the loss of our natural spaces that I have witnessed in my 39 years of living on the island. Not only do these areas contribute to the quality of life here, they perform many vital functions. Marsh areas, like those near the proposed development site, play a documented role in reducing storm surge and flooding impacts. They also serve as habitats for migratory birds and aquatic species, some of which are federally protected (and bring tourism dollars to the island).

Public funds have been used for marsh restoration in this area. Approving high-density development immediately next to these restored systems raises concerns about protecting long-term public investment.

These are just a few of the reasons why I respectfully ask the Planning Commission to deny approval of PUD#26P-009. Thank you for your time.

Sincerely,
Jo Williams

[REDACTED]

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City of Galveston

Public Comment Form

First Name *

John

Last Name *

Story

Email *

Phone *

Meeting Body

PC-Planning Commission

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

CASE 26P-009

Comments * (?)

500 character maximum

My name is John Story. I have spent part of every one of my 68 years on Galveston Island, and my family's history here predates the 1900 Storm. I oppose this rezoning. Adding 730 homes and 200 condos will strain roads, sewage, evacuation routes, and beach access that are already overcrowded. It will fundamentally alter the character of the West End. If allowed, it will have a significant negative impact on current residents and property owners. Please deny or significantly reduce this project.

Multi-line



City of Galveston

Public Comment Form

First Name *

Justin

Last Name *

Bossert

Email *

[REDACTED]

Phone *

Meeting Body

PC-Planning Commission

Street Address *

[REDACTED]

City *

Galveston

State *

Texas

ZIP *

77551

Subject *

Case 26P-009 "Discovery Sands"

Comments * (?)

500 character maximum

As a BOI and person that grew up on the west end, I know firsthand the detrimental effects this development will bring to our beloved island.

Threatens Public Investments: this will destroy restorative marsh efforts spanning decades. Weakens Storm Protection and Flood Risk: this will alter natural flood barriers and increase property damage to future storms to currently established neighborhoods

Endangers Wildlife & Protected Habitat: this will destroy what little natural wildlife areas we have

Multi-line

This development goes against who we are as an island, and sets a precedent that the west end is open for development where anyone that is from this island or knows anything about it at all, would tell you how they cherish the nature and beauty of this island. I say NO to this for reasons above. Please put your citizens first and deny this developer this land.

Karen Willey

Jamaica Beach, TX 77554

Mailing Address:

February 27, 2026

City of Galveston
Planning Commission & Development Department
City of Galveston City Counsel

RE: Concerns Regarding Proposed Development of Discovery Sands on Wetlands Adjacent to Jamaica Beach (Case 26P-009)

Dear Members of the Planning Commission and City Council,

I am writing to formally express my serious concerns regarding the proposed development planned adjacent to the wetlands in Jamaica Beach.

This coastal area is environmentally sensitive and serves as a critical habitat for local wildlife. The wetlands provide essential protection for numerous species, including migratory birds, marine life, and the coastal canids often referred to locally as “ghost wolves.” Disrupting this ecosystem through large-scale development risks permanent damage to habitats that cannot be replaced once lost.

In addition to wildlife impacts, the wetlands function as a natural flood mitigation system for our community. They absorb storm surge and heavy rainfall, helping protect homes and infrastructure. Given our region’s vulnerability to hurricanes and coastal flooding, reducing or altering these wetlands could significantly increase flood risks for residents of Jamaica Beach and surrounding areas.

There are also concerns regarding fish populations and water quality. Increased runoff, construction disturbance, and potential contamination could negatively affect nearby waterways and the delicate balance of the coastal ecosystem. The long-term environmental cost may far outweigh the short-term economic benefit of development.

Traffic and infrastructure strain must also be considered. Jamaica Beach has limited road access, and additional development will likely increase congestion, emergency response times, and safety risks for current residents.

A significant Karankawa Native American burial ground and campsite (site 41GV5) was discovered in the early 1960s during construction in Jamaica Beach, Texas. Excavations uncovered at least 19 skeletons (17 adults, 2 children) in a 30-foot square area, revealing artifacts like carved bone jewelry and tools. The site, marked by the Texas Historical Commission in 1966 confirms the area was a key, long-term habitation site for the tribe. What will happen if additional burial sites are discovered on this property during excavation? Will the City Council and Planning Committee consider the Karankawa burial grounds in their decision? Will you notify the Karankawa Tribe of Texas, The Houston Museum of Natural Science and the Houston Archeological Society of this potential disturbance so they can oversee any excavation?

I respectfully request that the City conduct comprehensive environmental impact studies, flooding analyses, and traffic assessments before approving any development plans or zoning changes of this land. Transparency with residents and careful consideration of long-term consequences are essential.

Our wetlands are not vacant land waiting to be built upon; they are a vital part of the natural system that protects our homes, wildlife, and way of life on Galveston Island. I urge the City to proceed with extreme caution and prioritize environmental preservation and community safety over an economic boost from developing one of the few remaining wetlands on the island.

Disrupting this ecosystem through large-scale development risks permanent damage to habitats that cannot be replaced once lost.

I am attaching exhibits for further consideration.

Thank you for your time and consideration of these concerns.

Sincerely,

Karen Willey

ATTACHMENT 1

"Ghost wolves" in Jamaica Beach, TX, are a unique population of coyotes with significant ancestry from the nearly extinct red wolf, often found roaming the dunes and beaches of West Galveston Island. These genetically distinct canids, which possess up to 70% red wolf DNA, represent a crucial, living reservoir for restoring the species.

Key Details About Jamaica Beach Ghost Wolves:

- **Location:** While found throughout the island, a distinct, frequently observed pack resides in the wild areas near Galveston Island State Park, directly adjacent to Jamaica Beach.
- **Appearance and Behavior:** They resemble coyotes but are often larger and, according to reports, may appear more "fearless". They are most active from dusk to dawn, often navigating around residential homes and beachside developments.
- **Genetic Significance:** Researchers from institutions like Michigan Tech and Princeton have identified these animals as crucial to the survival of the red wolf species.
- **Conservation:** Ongoing development, such as the previously proposed Margaritaville resort, has raised concerns for their habitat. Residents are advised to drive slowly at night and allow them to pass.

Key Protection Measures:

- **Scientific Monitoring:** Researchers (Drs. Brzeski and vonHoldt) are tracking, tagging, and creating a genetic database.
- **Development Mitigation:** Developers are being urged to include wildlife corridors, safe road crossings, and specialized lighting to protect habitats, particularly near the East End and West End.
- **Community Engagement:** The Galveston Island Humane Society and local residents are tracking, reporting, and supporting the animals.
- **Policy Advocacy:** Conservationists are working to establish local ordinances and recognize the importance of these hybrid populations.

The **Gulf Coast Canine Project** is leading these efforts, with significant focus on reducing conflict and ensuring long-term coexistence on the island.

"Ghost wolves" (genetically unique coyotes with red wolf DNA) in the Jamaica Beach/Galveston area are being protected through the Gulf Coast Canine Project's monitoring (GPS tracking, camera traps), advocacy for wildlife corridors in new developments, and a \$2M grant for citizen-driven tracking and conservation. Efforts focus on non-lethal management and habitat preservation.

Below, please find the GPS tracking of one ghost wolf (tracker 87294). As you can see, the extreme high concentration directly at the proposed site is home to this endangered species. Information obtained from The Gulf Coast Canine Project's website www.gulfcoastcanineproject.org.



ATTACHMENT 2



The Lorenz Family Jamaica Beach Bird and Fish Estuary

- Located on Bob Smith Drive between Managua Way and Pelican Road

From the Galveston Daily News August 14, 2013 and updated November 12, 2015

JAMAICA BEACH — An Austin family has donated 9.4 acres of wetlands to a Jamaica Beach organization for the purpose of creating a nature habitat in the tiny island town.

The piece of land was donated on Monday by Perry Lorenz, an Austin-based real estate developer, and Charlotte Herzele, a lecturer at the University of Texas. The two are siblings who inherited the land after the deaths of their parents.

Lorenz said Tuesday that his father, Howard Lorenz, bought the land in 1976 after falling in love with the natural beauty of the island. Howard Lorenz died in 1982 within weeks of a house being built nearby.

The house was sold long ago, but the land remained in the family's possession, Lonrenz said. Aside from an occasional visit to the island, they became absentee owners. They feared that the state of the land would deteriorate if it was not put in the hands of someone else.

"It makes me happy to know we did our part to preserve part of the island," Lorenz said.

The homeowners association has no plans to develop the land, said Margaret Lloyd, the group's vice president. Instead, it will be named the Lorenz Family Jamaica Beach Bird and Fish Estuary and maintained as a nature preserve.

Lloyd said the location, east of Bob Smith Drive and north of Managua Way, is a popular spot for bird watching and for kayakers looking to enjoy the sunset.

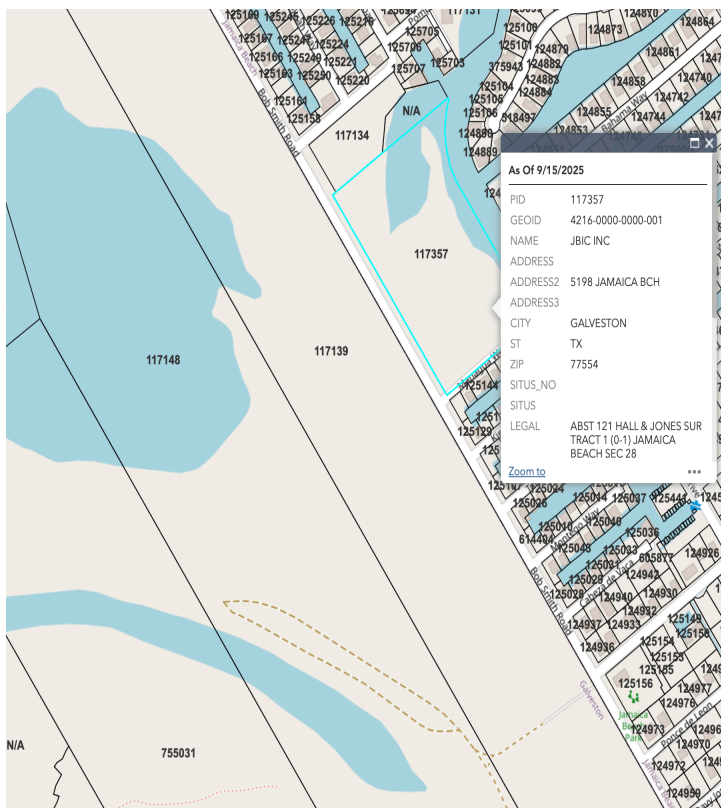
"It's been used as kind of a public area for a long time, but it's always been owned by private landowner," Lloyd said. "It's just a very peaceful little spot."

The wetland area is one of the few undeveloped tracts in Jamaica Beach, a city of less than 1,000 residents that covers less than one square mile.

To ensure the that the area will not be developed, the land was deed-restricted to be a nature habitat, to be used only of nonmotorized recreational purposes.

This article can be found on the Jamaica Beach website. www.jamaicabeachtx.org.

Below, please see the location of the fish estuary on Bob Smith Drive directly adjacent to the proposed development site. This map is from www.galvestoncad.maps.arcgis.com



ATTACHMENT 3

Birds

The estuary is a popular spot for both year-round residents and migratory birds.

- **Waders & Water Birds:** You can frequently spot Great Blue Herons, Great Egrets, Snowy Egrets, Pelicans and Roseate Spoonbills foraging in the shallow waters.
- **Raptors:** Ospreys (fish hawks) are commonly seen hovering and diving for prey.
- **Winter Visitors:** During the cooler months, Sandhill Cranes are iconic visitors to the area, along with various duck species like Teals and Mallards.
- **Shorebirds:** The mudflats attract Willets, American Avocets, Black-necked Stilts, and various sandpipers.

Fish

The estuary's seagrass meadows and marshes provide a protected "nursery" habitat for many species.

- **Common Estuarine Fish:** The waters are home to Mullet, Red Drum (Redfish), Spotted Seatrout, and Southern Flounder, which use these areas to grow before moving into deeper bay or gulf waters.
- **Small Prey Fish:** You will also find high concentrations of smaller species like Killifish (Mudminnows), Sheepshead Minnows, and Hardhead Catfish, which serve as the primary food source for the local bird population.
- **Crustaceans:** While not fish, the estuary is teeming with Blue Crabs and Shrimp, which are essential to the local ecosystem.

Other Wildlife

- Alligators
- Bull Sharks
- Blacktip Sharks
- Sea Turtles
- Jellyfish

This information was compiled through various websites.

ATTACHMENT 4

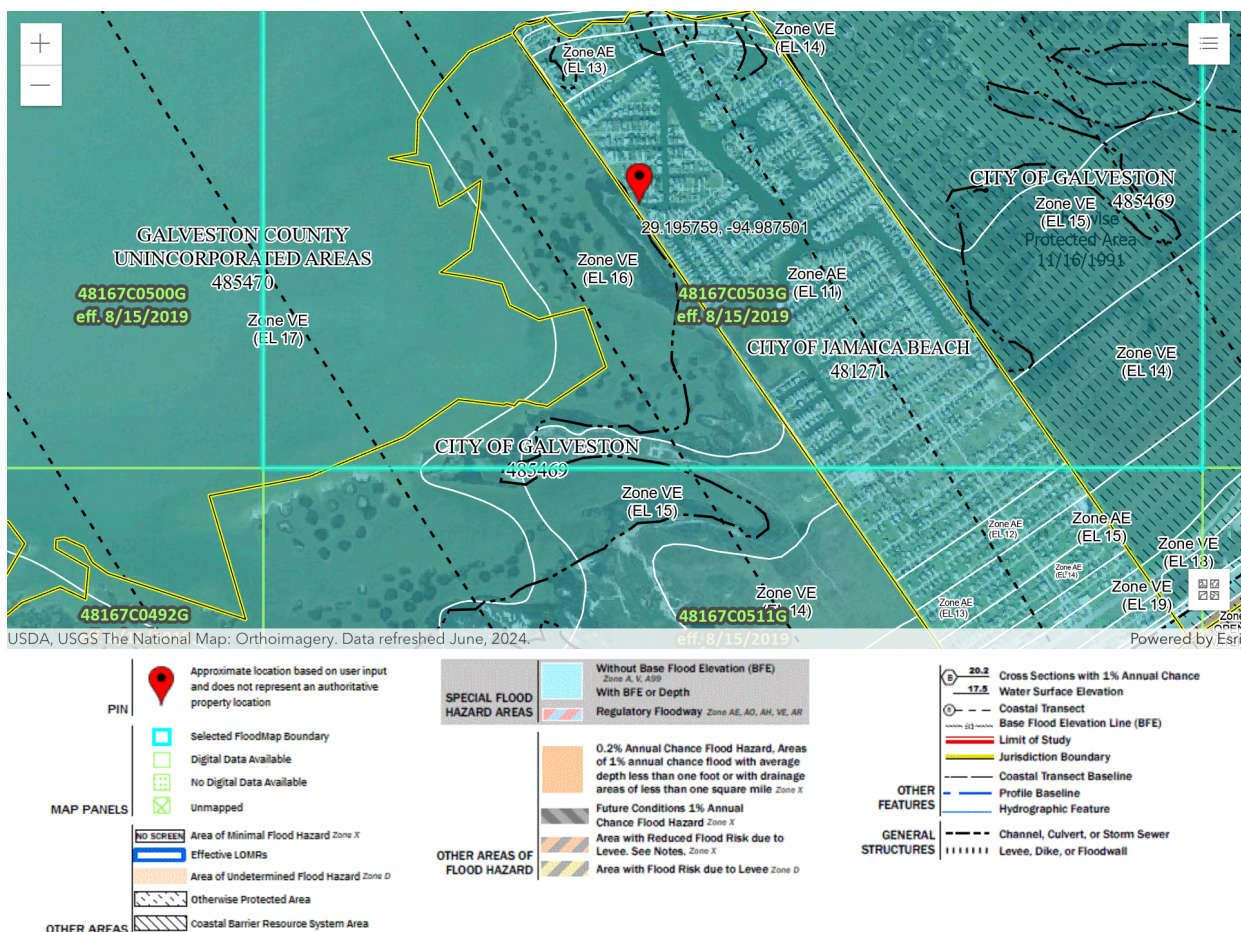


The notice requesting for rezoning posted on Bob Smith Drive. Per FEMA there are only two flood zones in the surrounding area, VE and A/AE. Since the proposed development is requesting a zoning change, it can be assumed that they want to be changed from VE to A/AE.

Is there a precedent for prior approvals to change FEMA flood zones from VE to A/AE? If so, what were the effects on the surrounding communities?

Key Price Differences and Factors): google search results:

- VE Zones (Coastal High Hazard): These areas face the highest rates which is driven by potential for >3-foot waves, storm surge, and erosion.
- A/AE Zones (100-Year Floodplain): These are considered high-risk but typically have lower premiums than VE zones.



This map was found on msc.fema.gov

ATTACHMENT 5

After the discovery in 1962, the handling of the skeletons was a mix of immediate excavation, unfortunate looting, and eventual scientific curation.

Immediate Handling & Excavation

- **Initial Disturbance:** Before official protection was established, some remains were removed by "pot hunters" (unauthorized treasure seekers) as souvenirs, with skulls being a primary target.
- **Museum Involvement:** The Houston Museum of Natural Science and the Houston Archeological Society (HAS) took responsibility for the formal archaeological excavation shortly after the discovery.
- **Scientific Study:** Archaeologists used traditional methods to collect data on the nine individuals found, including eight adults and one child, noting they were buried in a "tightly flexed" position.

Long-term Curation

- **Transfer of Remains:** For a period, some remains and artifacts were kept at the now-defunct Galveston Museum. However, due to administrative issues (often referred to as the "Galveston fiasco"), many records were lost.
- **Current Repository:** In 1980, the Texas Historical Commission stepped in to secure the collections. The remains and artifacts from the Jamaica Beach area (including nearby Mitchell Ridge) were eventually transferred to the Texas Archeological Research Laboratory (TARL) at the University of Texas at Austin for permanent curation.

Local Legend & Modern Context

- **Anecdotal Reports:** Local accounts suggest that during the initial 1960s chaos, some remains were briefly kept in private homes (such as under houses in plaster of Paris) while owners decided what to do with them.
- **Repatriation Efforts:** Today, the Karankawa Kadla (descendants of the Karankawa) are active in protecting such sites and ensuring their ancestors are treated with respect, often advocating for the protection of remaining burial grounds from further development.

From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 3:59:11 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: Kevin Jensen [REDACTED]
Sent: Monday, March 2, 2026 3:28 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

My name is Kevin Jensen. I am a homeowner in Terramar Beach on the west end of Galveston. I would like to state that I am opposed to PUD #26P-009. The cities resources are already stretched thin. Adding a new development of this magnitude will make it even worse. Storm drainage is also a major concern. The development next to a restored wetland would likely affect drainage in a negative way. It would also impact the coastal wetlands nearby where my friends like to do birdwatching. There are already so many homes for sale on the market that make this development unnecessary. It will result in even less demand for the homes that are struggling to sell. Plus

For these reasons I would respectfully request that Planning Commission deny approval of this proposed development.

Sincerely,
Kevin Jensen

[Sent from the all new AOL app for iOS](#)

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Daniel Lunsford](#); [Rebekah Annan](#); [Catherine Gorman](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 4:02:18 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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

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

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From: margaret canavan [REDACTED]
Sent: Monday, March 2, 2026 3:44 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

I am a 5-year resident of Galveston Island who has lived in several areas of town over those years. I love this place and strongly oppose PUD #26P-009 and request that you do not approve of this request.

During my residence I have seen the environmental and commercial effects of exceptions to carefully crafted planning guidelines. Things such as increased flooding in east end areas, eroding beaches threatening beachfront homes, loss of flood-preventing wetlands, and displacement of native plants and animals due to residential encroachment on wetlands.

The proposed development would adversely effect wetlands and the integrity of this important coastal feature. From an economic standpoint, it is poor planning to damage the publicly funded marsh restoration that is near to this proposed project.

In terms of public safety and livability, it is foolish to place such a resident-intensive development in an area prone to coastal flooding, and with less than ideal evacuation ability. Anyone who purchased in such an area would be making a very risky investment.

Over the years I have seen too many examples of special exemptions which have opened the door to even more inappropriate development. The applicant in this case should redesign their proposal to fit within the thoughtfully crafted guidelines for coastal development.

Thank you for reading this. I hope you will deny this proposal and require that the applicant make necessary changes if they wish to develop any residential community in the area.

Margaret Canavan
[REDACTED]

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#)
Subject: FW: PUD 26P 009
Date: Monday, March 2, 2026 4:48:02 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

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From: Mary Miller <[REDACTED]>
Sent: Monday, March 2, 2026 4:40 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: PUD 26P 009

To whom it may concern:

I have been coming to Galveston Island every year since I was a baby . In 2017, I bought my home in Terramar Beach addition which was a life long dream of mine to retire here.

I oppose PUD 26P 009. Not only will it disrupt an area for nature and birds but will bring unnecessary traffic to the West End on 3005.

Not to mention that Jamaica Beach always tends to flood even after a small tropical storm , it will push the water and divert it to areas that are currently unaffected .

It will create extra loads to the already taxed electric grids.

There currently are not enough police, emergency or Marshall's to cover the increase in activity in the area .

Parking is always a problem as well.

This is not an effective proposal.

Many Thanks for your consideration

Mary S Miller
Terramar Beach Resident since 2017
[REDACTED]
Galveston , Texas 77554

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Dear Members of the Planning Commission,

I write to you with serious concerns regarding the Planned Unit Development request known as “Discovery Sands,” a proposed 200+ acre, high-density development on Galveston’s West End. As presented, the project would add 733 lots and 213 condominiums while seeking significant regulatory exemptions, including the elimination of minimum lot sizes and setbacks, increased building heights, and other modifications to established density standards. I respectfully urge you to carefully evaluate not only what this proposal would construct, but what it may permanently compromise.

Over the past two decades, approximately 100 acres of wetland in and around this area have been restored using public funding. These restoration efforts were not cosmetic improvements. They were deliberate, science-based investments in storm protection, habitat enhancement, fisheries productivity, and long-term coastal resilience. Taxpayers at the local, state, and federal levels have invested millions of dollars to rebuild natural systems that buffer storm surge, absorb floodwaters, improve water quality, and sustain wildlife. As stewards of that public investment, we bear the responsibility of ensuring that adjacent land-use decisions do not undermine the very systems taxpayers have paid to restore.

Coastal wetlands are not vacant land waiting for development; they are living infrastructure. They support the ecological foundation of Galveston’s recreational and commercial fisheries industries. These wetlands and coastal uplands function as nursery habitat for shrimp, blue crab, redfish, flounder, and numerous other species that sustain charter guides, commercial harvesters, seafood markets, restaurants, and tourism-based businesses across the island. Anglers travel from across Texas to fish West Bay precisely because of the productivity created by these wetland systems. Commercial fisheries likewise depend on healthy estuarine habitat. When wetlands are fragmented, filled, or stressed by runoff and increased density, fisheries productivity declines. In a community where fishing is both cultural identity and economic driver, weakening these ecosystems directly threatens long-term economic stability.

Beyond habitat fragmentation, the potential introduction of hardened shorelines associated with high-density waterfront development raises additional concerns. Bulkheads, revetments, and other shoreline armoring structures may protect individual properties in the short-term, but they often degrade adjacent wetland function, disrupt sediment movement, and diminish natural shoreline resilience, while requiring massive long-term investment to maintain. Hardened shorelines can accelerate erosion elsewhere, reflect wave energy rather than dissipate it, and reduce the capacity of marsh systems to migrate naturally as sea levels rise. They can also impair or eliminate submerged aquatic

vegetation (SAV), which serves as critical habitat for juvenile fish and invertebrates while improving water clarity and stabilizing sediments. The loss or degradation of SAV beds would have cascading impacts on fisheries productivity and water quality in West Bay.

These natural systems also provide measurable storm protection benefits, not just for one subdivision, but for the broader community. Marshes and shallow bay habitats reduce storm surge energy, absorb rainfall, and buffer wave action during tropical storms and hurricanes. Weakening these systems through adjacent high-density development or shoreline hardening does not simply affect the immediate project site; it can increase vulnerability for neighboring communities. Storm protection is a shared resource. Compromising it in one area can shift risk elsewhere.

The 2024 Texas Parks and Wildlife Department *Land and Water Resources Conservation and Recreation Plan* clearly identifies increasing land fragmentation, habitat degradation, and strain on water resources as significant statewide challenges. Its mission, to conserve natural and cultural resources for present and future generations, should resonate locally as well. Approving high-density development immediately adjacent to sensitive coastal wetlands runs counter to the conservation principles articulated by our state's leading resource management agency.

Similarly, the Texas A&M AgriLife Extension report, *Ecosystem Service Values for Texas*, quantifies the substantial economic value that wetlands provide through flood and storm hazard risk reduction, habitat support, recreation, water supply, and water quality improvements. When these ecosystem services are not fully incorporated into development decisions, they are effectively treated as having no value. That omission is not fiscally conservative; it is fiscally imprudent. It disregards both scientific evidence and the long-term financial costs that arise when natural protective systems are degraded and must later be replaced with expensive engineered alternatives, at the cost to taxpayers.

It is also important to consider the broader planning implications of this request. As you all know, a PUD is a mechanism designed to modify established city standards, standards that were adopted to protect public safety, infrastructure capacity, environmental integrity, and long-term resilience. If a project can only proceed by eliminating minimum lot sizes, increasing building heights, reducing setbacks, and relaxing density requirements, that reality should prompt serious reflection. Development should adapt to the rules created to safeguard the island, not repeatedly seek to change them. The city's land development regulations exist because past experience has demonstrated the risks of overbuilding in vulnerable coastal areas.

Finally, this decision will set precedent. Granting significant density increases and regulatory exemptions in one ecologically sensitive area makes it easier for future proposals to request similar treatment. Over time, incremental exceptions can erode the very standards designed to protect Galveston's long-term viability. The West End has historically maintained a balance between community character, tourism, fisheries, and natural landscapes. Approving high-density development with substantial exemptions risks tipping that balance toward short-term growth at the expense of long-term resilience and economic stability. The Planning Commission has done a wonderful job trying to minimize constant PUD requests, and I don't want to see those efforts go to waste.

Galveston and the surrounding area have invested decades of public resources into restoring and protecting its coastal marsh systems. Those investments were made with the understanding that natural infrastructure provides enduring benefits to the entire community. I respectfully ask that you voice your concerns regarding this proposal and deny any version of the development that relies on weakening established standards or that places restored and natural wetland systems at risk.

Your role as Planning Commissioners is not only to evaluate what can be built, but to safeguard what must be protected. The decisions you make today will shape the island's environmental integrity, economic strength, and storm resilience for generations to come.

I ask that if you have any more direct questions for me, please do not hesitate to reach out before this upcoming meeting.

Respectfully,

Michael Niebuhr
Coastal resiliency professional



From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Against Approval of PUD #26-009(Discovery Sands)
Date: Monday, March 2, 2026 4:01:56 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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From: Michelle Thompson [REDACTED]
Sent: Monday, March 2, 2026 2:47 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Against Approval of PUD #26-009(Discovery Sands)

Against Approval of PUD 326P-009 (Discovery Sands)

Good Morning, My Name is Michelle Thompson and I live in Terramar Beach Community. We have had our house in Terramar since 2004, we became permanent residence three years ago.

Since living here full time I have had the pleasure of enjoying the many natural habitats that exist on our island. I also value the coastal wetlands and all it brings to the island. Every year we participate in bird migration visiting local areas where these birds migrate. Every year the sandhill cranes migrate to the area that Discovery sands is wanting to develop. We will destroy the ecosystem of the wonderful birds and the joy they bring those who visit our island. Development in this region would have a direct negative impact on the quality of life for many that live here permanently.

Hurricane Ike and Harvey and out storms have affected us, and we have seen how quickly water can rise during these storms. We have flooding with just regular storms, and our drainage is not sufficient. I am concerned that this development will add additional pressure on our current drainage system. Along with flooding and drainage our current infrastructure with evacuation cannot sustain additional development we do not have enough evacuation routes as this will clog our streets and highways to get off island. You will be putting the safety of the current residence at high risk.

For this reason, I respectfully ask the Planning Commission to deny approval of PUD #26P-009.

Thank you for your time.

Michelle Thompson

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: 26P-009
Date: Monday, March 2, 2026 12:28:42 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



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-----Original Message-----

From: Pam Diamont [REDACTED]
Sent: Friday, February 27, 2026 4:10 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: 26P-009

As an owner of a family home in galveston since 1976, I have seen so many new developments that have caused Irreparable damage to the island. Increased flooding, major power outage, drainage, destruction of wildlife, and wetlands. Developers only care about their bottom line not about the sustainability and beauty of the island.

I vote no!
Pam Diamont
[REDACTED]
Galveston, Texas

Sent from my iPad

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Daniel Lunsford](#); [Catherine Gorman](#); [Rebekah Annan](#)
Subject: FW: Case 26P-009 Do Not Approve
Date: Monday, March 2, 2026 12:29:26 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



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From: Paula Pesce [REDACTED]
Sent: Sunday, March 1, 2026 8:18 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Paula Pesce [REDACTED]
Subject: Case 26P-009 Do Not Approve

The house at [REDACTED], in Jamaica Beach, across from proposed PUD 26P-009, has been in my family since 1981. It is not a rental property. My tax dollars have gone to the the restoration of the wetlands acreage across from my home. The wetlands help protect my home and all homes in Jamaica Beach from storm surge. Birds and coyotes are among the life in the wetlands. Such a large development will strain Galveston's sewage, drainage and water systems.

Do Not Approve PUD #26P-009|

Paula Pesce

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From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 12:29:06 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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From: Phil Kurtz [REDACTED]
Sent: Saturday, February 28, 2026 1:28 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Good Afternoon.

My name is Phil Kurtz and I live in Jamaica Beach. I have lived here for 5 years and have been visiting Jamaica Beach for over 20 years.

I am not in favor of PUD 26P-009 for many reasons.

1. The proposal includes a 3-4 acre pond and a large moat being dug parallel to 3005. Regardless of how well this part of the project is engineered and executed the result will be additional flood risk for the surrounding area (including my yard), an increase in mosquito breeding area and a major disruption to wildlife that reside in the area. I was here in 2008 and thanks to Ike I know first hand the damage a flood can do. More roofs and blacktop roads would have made it even worse.
2. Traffic on 3005 during holidays, summertime and holidays is very heavy. It can take 10 minutes or more to get on FM 3005 and over an hour to get off the island. Remembering hurricane evacuations in the past the times are even higher. Without a major expansion of 3005 it simply cannot handle the additional traffic of the 5000 new residents from Discovery Sands. I am also concerned with the new mega resorts being developed east end will further add to getting off the island. I would believe Fire, Police and Ambulance services capacity are part of the standard zoning review process.
3. I believe water usage for residents, the lazy river, freshwater ponds and landscape irrigation will affect the water table which can result in nearby municipal wells running dry or needing re-drilled.
4. Our island is so critical for so many migratory birds, fish nurseries and other wildlife we must do everything we can to preserve as much of it as possible. The effectiveness of the publicly funded marsh restoration project adjacent to this development can be greatly reduced. I am confident that preserving as much of the remaining natural habitat of our island is job one for everyone.
5. My final concern is really more of a question, if the project is approved and started then

abandoned how will it get cleaned up and not be a hazard or an eyesore.

For the above reasons I am respectfully asking the Planning Commission to deny approval of PUD#26-009.

Thank you for your time

Phil Kurtz

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City of Galveston

Public Comment Form

First Name *

Rebecca

Last Name *

Naseman

Email *

Phone *

Meeting Body

ZBA-Zoning Board of
Adjustments

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

Please Do Not Allow the New Development

Comments * (?)

500 character maximum

Jamaica Beach is loved for it's charm and small town feel. It's away from the hussle of the main island. Please do not allow this new development - it will ruin Jamaica Beach. The view of the bay loved by all those homes would be gone; the wildlife and fishing in that area destroyed. The state park is just on the other side of the neighborhood. All those new homes, all the additional car and boat traffic, it will destroy the JB area. We beg you to stop this.

Multi-line

From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 11:02:57 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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From: Richard White [REDACTED]
Sent: Tuesday, March 3, 2026 11:00 AM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Dear Sir/Madam,

My name is Richard White and I live on Jolly Roger Road in Jamaica Beach with my family. We vacationed and visited friends in Jamaica Beach for decades prior to purchasing a home here. I am adamantly opposed to the Discovery Sands Development Project (PUD#26-009) for the following reasons.

Firstly, digging pits for lakes in this project will increase the potential for breaching the island during a tropical cyclone. Dredging a channel for boat access to the bay and digging pits for lakes will destroy publicly funded marsh restoration adjacent to this project and negatively impact fisheries and migratory birds that are vital to Eco-tourism in Galveston. Using spoil from digging pits and dredging to elevate the project site along with the increase in impervious surfaces created by the project will expose adjacent land to catastrophic flooding. The Development Company associated with this project, according to one local witness, has a history of digging pits and using the spoil from pits inappropriately on construction projects. I have already been negatively impacted by flooding caused by distant hurricanes Laura and Delta (100-125 miles away), distant tropical cyclone Alberto and hurricane Beryl. Each of these flooded our property and limited access to our home. Alberto caused substantial flooding of our property even though Alberto made landfall 698 miles from Galveston and only had maximum sustained winds of 50 MPH.

Secondly, FM 3005 currently lacks the capacity to efficiently accommodate traffic flow during summer and on days with special events. Local Emergency Response units in Pirates Beach, Sea Isle and Jamaica Beach may lack the capacity to administer to major incidents associated with this completed project. Assistance from the City of Galveston when needed already may take up to an hour or more to reach areas of the West End. Increased traffic congestion created by this project will slow both local and distant Emergency Response and imperil life and property with the development of Discovery

Sands or other major development projects. Although the developer promotes the project as a unique inclusive residential community, the development plans include features more consistent with a gated destination resort. A resort brings a much different array of safety, security and traffic issues than a residential community and therefore creates a less predictable and less desirable set of response needs that negatively impact established communities. The West End of Galveston Island does not need this project or any additional residential building that will sit in an oversaturated housing market. There are plenty of examples of this already on the West End.

Thank you for your attention to my concerns.

Richard White

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From: Sally [REDACTED]

Date: February 27, 2026 at 2:33:36 PM CST

To: City Manager <CityManager@galvestontx.gov>

Subject: Discovery Sands

Reply-To: [REDACTED]

My family owns a home on Bob Smith, Jamaica Beach. We have serious concerns about the proposed development next to Jamaica Beach. Bob Smith is under water during high water tides. It is seriously underwater during storms. The island is sinking and the water is rising. This should be a well known fact and many homes in Jamaica Beach have had to elevate their decks.

I do not have a degree in water management but cannot understand how sewage can be safely drained underwater to their wastewater treatment plant. When there is no power? Are the developers planning to do a grade raising like they did after the 1900 storm? Where will the water drain from Jamaica beach? How will we access our homes without elevating Bob Smith. What is the definition of wetlands?

Flood insurance is limited on the amount for which you can get coverage.

I am aware that the Planning Commission has a lot of experience with developers, wetlands, storms, power outages, and winter ice storms. My family wishes that their concerns be considered and that this development be sent back to the developers.



City of Galveston

Public Comment Form

First Name *

Terri

Last Name *

Bahun

Email *

[REDACTED]

Phone *

[REDACTED]

Meeting Body

PC-Planning Commission

Street Address *

[REDACTED]

City *

Galveston

State *

TX

ZIP *

77554

Subject *

PUD #26P-009

Comments * (?)

500 character maximum

I am a FT resident of Galveston's West End. I oppose this proposal and request the Board deny this project in its entirety, leaving this land undeveloped and away from mass development.

Why does this ambitious (\$\$) developer requests bypass of rules regarding lighting, density and building height?

A development here would strain the ecosystem structure, and the increased human footprint would destroy the delicate estuaries. For PROFIT by FEW.

It is unnecessary and dangerous.

Multi-line

From: [Lindsey Oberholtzer](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#); [Daniel Lunsford](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Monday, March 2, 2026 4:17:09 PM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Lindsey Oberholtzer, Permit Technician

Development Services Department

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From: Theresa Elliott [REDACTED]
Sent: Monday, March 2, 2026 4:07 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Cc: Theresa Elliott [REDACTED]
Subject: Comments to Case 26P-009

Certainly the owners of this property (aka Proposed Discovery Sands Development) have every right to utilize their investment within existing guidelines, however, given the location and all points made to follow, under no circumstances should variances be granted.

A 350 acre project like Discovery Sands surely has plenty of space and opportunity to be developed responsibly within existing guidelines without asking for variances.

Over the years, the City of Galveston's master plan, ordinances and regulations have been carefully reviewed and established by many of our citizens and elected officials. The focus has been on community development centered around increasing the number of permanent residents and families who live and work on the Island. Encouraging green space has also been on the list of priorities.

And rightly so based on the many studies utilized in the development of these guidelines. We need to pull those expensive studies off the shelf and follow their recommendations.

This development, adding over 700 houses and over 200 condos, is focused on tourists and short term rentals, not on increasing permanent residency.

Additionally, millions of our tax dollars have already been spent on wetland restoration surrounding the area and this development will undoubtedly undermine the positive effects of those projects. Storm Protection and flood impact in the area

should be a major consideration.

Currently, traffic on the west end is often deadlocked. This creates not only an inconvenience for residents and visitors, but also causes problems for public safety and emergency response teams. Another large scale development will only add to this problem, thus the need for mindful and proactive traffic solutions prior to its approval.

The water, sewage & drainage system on the west end is already strained. Water pressure is often very low during the summer as it is. This is another infrastructure issue worthy of study prior to adding hundreds of more “straws in the ground”.

Elimination of over 300 acres of beautifully preserved green space, which is natural habitat to hundreds of species of wildlife, is another factor to be considered. Again, the property owner has every right to utilize their investment, but not without strict regulations being followed, just like the rest of us homeowners have to.

On a side note, for another day’s consideration, there are many underutilized or deteriorated properties throughout the city that need to be rehabilitated. We should be focused on encouraging those types of projects rather than scraping more land and further taxing our infrastructure.

Please do not allow this proposed development to by-pass any environmental or safety rules, including setbacks, height & density regulations or any other requirements currently set in place for this property.

Theresa Elliott



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City of Galveston

Public Comment Form

First Name *

Barb

Last Name *

Winge

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Hudson

State *

Wi

ZIP *

54016

Subject *

Development planned near Jamaica Beach

Comments * (?)

500 character maximum

We have come to Jamaica Beach from WI for the last 5 years and stay for the entire month of January. We love the small community, the farm along Bob Smith and the quietness of the area. The people are so kind and really love their community.

If this development goes through it changes the entire feel of the area. The traffic, noise, lights will all have a huge negative impact to the community.

Please rethink this development.

Thank you!

Barb

Multi-line



City of Galveston

Public Comment Form

First Name *

BECCA

Last Name *

NASEMAN

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

Please Vote Against the New Development

Comments * (?)

500 character maximum

Jamaica Beach is loved for it's charm and small town feel. It's away from the hussle of the main island. Please do not allow this new development - it will ruin Jamaica Beach. The view of the bay loved by all those homes would be gone; the wildlife and fishing in that area destroyed. The state park is just on the other side of the neighborhood. All those new homes, all the additional car and boat traffic, it will destroy the JB area. We beg you to stop this.

Multi-line



City of Galveston

Public Comment Form

First Name *

Rebecca

Last Name *

Naseman

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Richmond

State *

TX

ZIP *

77406

Subject *

Opposed to Re-zoning Near Jamaica Beach

Comments * (?)

500 character maximum

Please do not allow the enormous development to happen on the land next to Jamaica Beach. People live there and have homes there and vacation there BECAUSE it feels like a small town. JB is away from the hassle of the main island. Allowing the new development will destroy the JB neighborhood and all the charm it brings to the island. That land is meant to be appreciated, not abolished.

Multi-line



City of Galveston

Public Comment Form

First Name *

becky

Last Name *

giles

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

galveston

State *

texas

ZIP *

77554

Subject *

development discovery sands

Comments * (?)

500 character maximum

unsustainable natural wetland preservation migratory path complete annihilation light pollution habitat destruction
peace and quiet for all life forms will be forever ruined.

read the Lorax understand SUSTAINABLE

Multi-line



City of Galveston

Public Comment Form

First Name *

David

Last Name *

Dillman

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

Project west of Jamaica Beach

Comments * (?)

500 character maximum

I see that a variance to a property west of Bob Smith has been applied for. This green space, home to many red wolf coyotes and a migratory nesting area for waterfowl birds should be left as is, not developed. This project as mentions building on the bay which will require massive dredging and will destroy the marsh and Jumbile Cove. No variance to the property should be awarded.

Multi-line



City of Galveston

Public Comment Form

First Name *

Janet

Last Name *

Bales

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

PUD #26P-009

Comments * (?)

500 character maximum

I oppose PUD #26P-009 with exemptions that would allow a bypass of standard safety/environmental rules, including: Elimination of minimum lot size/setback requirements; Increase allowable building heights; Reduce maximum density, lighting, and parking requirements, Creation of private streets. These changes would allow high-density development in an area that has received decades of public investment in marsh restoration/storm protection. Please require traffic/environment impact studies first.

Multi-line

Please deny PUD #26P-009 until developers provides traffic and environmental studies BEFORE approving the request for rezoning this land. The project would impact communities all along FM 3005. Thank you.



City of Galveston

Public Comment Form

First Name *

Kimberlee

Last Name *

Marza

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Tx

ZIP *

77552

Subject *

Discovery Sands

Comments * (?)

500 character maximum

Discovery Sands would replace wetlands that now absorb storm surge and floodwater, leaving water with nowhere to go but into nearby neighborhoods. This threatens public marsh restoration investments and increases risk to current homeowners. If approved, the City must require real flood mitigation, infrastructure upgrades, and wetland replacement. Residents also deserve answers about who will offset rising insurance costs caused by increased flood exposure.

Multi-line



City of Galveston

Public Comment Form

First Name *

Larry

Last Name *

Byars

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

Against approval of PUD # 26P-009 Discovery Sands

Comments * (?)

500 character maximum

I am against the development of Discovery Sands.

There is so much bad about this project: sewer, insufficient power supply, additional traffic, new road construction, detrimental to drainage, tremendous destruction to wetlands & endangering Jamaica Beach bird sanctuary that is only a few feet from the proposed project.

The only thing this project does is depend the pockets of the developers.

Thank you for your consideration of voting this unnecessary project down.

Multi-line



City of Galveston

Public Comment Form

First Name *

Mark

Last Name *

Morley

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

Proposed rezoning and development of land referred to as 'Discovery Sands'

Comments * (?)

500 character maximum

If this land is approved for rezoning and residential development, I ask that the council take into consideration the importance of protecting the wetlands. Any alterations could be damaging to the natural flow and filtering of water from heavy rains and high tides. It would also harm the fish, wildlife, and bird habitat as this has been the home of numerous gray wolves for many years. Of equal concern is the stress on the roads and infrastructure that a dense residential development brings.

Multi-line

The only access road to this area is via 3005 which already gets backed up traveling through Jamaica Beach. A high volume of beach users cross 3005 from Jamaica Beach on foot, by golf cart, and by vehicle. More traffic caused by a large development just west of Jamaica Beach would make the crossing more challenging and more dangerous. Vehicles turning into and leaving a new residential development onto the 2 lanes of 3005 are also going to increase the chances of accidents. If residential development is approved, please do not include multi-unit buildings due to the dense nature of occupancy, or allow any alteration to the wetlands.



City of Galveston

Public Comment Form

First Name *

Michele

Last Name *

Piazza

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

TX

ZIP *

77554

Subject *

PUD #26P-009 Discovery Sands

Comments * (?)

500 character maximum

this development is being developed in an environmentally sensitive area and consequently could not only affect the land directly being developed but also the land around it.

There have been multiple subdivisions developed in the past 15 years since I have been going down regularly, on the west end with limited or no waterfront lots. They have failed. This project is primarily dry lots, it will likely suffer the same consequences.

Multi-line



City of Galveston

Public Comment Form

First Name *

michelle

Last Name *

thompson

Email *

[REDACTED]

Phone *

[REDACTED]

Meeting Body

CC-City Council

Street Address *

[REDACTED]

City *

Galveston

State *

Tx

ZIP *

77554

Subject *

against approval of PUD #26P-009

Comments * (?)

500 character maximum

this development will hurt wildlife ecosystems-bird migration, turtle, wolf, fisheries and natural landscapes. Infrastructure city can not take this growth as there is no infrastructure in place for major hurricanes. Putting safety of wildlife & residents at risk. development should have to comply with current codes, rules and ecological system. this will only lead to more development on the island which will destroy our natural buffers (wetlands) creating increased flooding and storm surge.

Multi-line



City of Galveston

Public Comment Form

First Name *

Pamela

Last Name *

Bailey

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Nevada

ZIP *

77554

Subject *

Proposed Development West End Near Jamaica Beach

Comments * (?)

500 character maximum

Very concerned about destroying the wetlands and endangering the wildlife if this proposal were to be approved.
Please do NOT approve this project!

Multi-line



City of Galveston

Public Comment Form

First Name *

Paula

Last Name *

McMillan

Email *

[REDACTED]

Phone *

Meeting Body

CC-City Council

Street Address *

[REDACTED]

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

Proposed Discovery Sands Development

Comments * (?)

500 character maximum

This form is being submitted because my husband and I who live in Jamaica Beach live in very close proximity to the Wastewater Treatment plant. We have numerous concerns about this development and its proposal to tie onto our plant. We have witnessed during numerous tropical storms and hurricanes overflow of the treatment plant. During the peak of the rental season in Jamaica Beach the stench of the plant is strong and noticeable on numerous occasions.

Multi-line



City of Galveston

Public Comment Form

First Name *

Paula

Last Name *

Pesce

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

26P-009

Comments * (?)

500 character maximum

The proposed development would:

- significantly impact traffic along FM 3005
- significantly impact public safety in the event of hurricane evacuation
- significantly impact drainage and flooding resilience
- ruin the coastal and environmental improvements paid for by tax dollars
- significantly impact wildlife

Multi-line



City of Galveston

Public Comment Form

First Name *

Paula

Last Name *

Pesce

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Jamaica Beach

State *

TX

ZIP *

77554

Subject *

Comments to Case # 26P-009

Comments * (?)

500 character maximum

The house at [REDACTED] in Jamaica Beach, across from proposed PUD 26P-009, has been in my family since 1981. It is not a rental property. My tax dollars have gone to the the restoration of the wetlands acreage across from my home. The wetlands help protect my home and all homes in Jamaica Beach from storm surge. Birds and coyotes are among the life in the wetlands. Such a large development will strain Galveston's sewage, drainage and water systems. Do Not Approve PUD #26P-009

Multi-line



City of Galveston

Public Comment Form

First Name *

Polly

Last Name *

Goodner

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Texas

ZIP *

77554

Subject *

Discovery Sands

Comments * (?)

500 character maximum

I object to the building of this development. I live in Indian Beach. It's a threat to the community of Indian Beach as well as the whole west end of Galveston.. it damages beyond use of all the wetlands , destroys of any native wildlife. I have lived in Indian Beach for eight years. I have seen a change just now the building that is going on here in Indian Beach less and less migratory birds.. there is already enough housing available many houses for sale in Indian Beach in the surrounding area

Multi-line



City of Galveston

Public Comment Form

First Name *

Rebeccs

Last Name *

Schillaci

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galvedton

State *

TX

ZIP *

77554

Subject *

Proposed new Development next to Jamaica Beach

Comments * (?)

500 character maximum

As a home owner in Playa San Luis on far west end we are against this development .. it sounds huge. There is already alot of traffic on the hwy going thru Jamaica Beach! at spring break and summer time. Traffic is backed up at the light. Dangerous crossings from cars across the hwy. Also the environmental impact would be devastating for wildlife on the beachside. We vote no to condos in the beach side. Houses are good. .

Multi-line

No to condos



City of Galveston

Public Comment Form

First Name *

Susie

Last Name *

Calvin

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Tx

ZIP *

77554

Subject *

Discovery Sands

Comments * (?)

500 character maximum

I am a full time resident of Terramar and have lived here for 6 years. While the market is correcting somewhat and there may be fewer homes being sold that will be STR's, I strongly believe this development will be mostly STR's and not help with traffic and beaches that are already crowded on the west end. Even though the developer has stated they will have strict ordinances and steep fines for STR violations, this doesn't eliminate the issue. Susie Calvin

Multi-line



City of Galveston

Public Comment Form

First Name *

Traci

Last Name *

Rushton

Email *

Phone *

Meeting Body

CC-City Council

Street Address *

City *

Galveston

State *

Tx

ZIP *

77554

Subject *

Discovery Sands

Comments * (?)

500 character maximum

I've been a full time resident at Pointe West for over 10 years. I am concerned with the new project of Discovery Sands and how it will affect our environment and coastal line. This development would have a negative impact on our native wildlife and habitat and coastal ecosystems. In addition the west end is not equipped with the infrastructure to handle a community of this size. We already have power, communication and traffic issues. I request that this proposal is denied.

Multi-line

From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 7:01:55 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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-----Original Message-----

From: Ashley Hill [REDACTED]
Sent: Monday, March 2, 2026 6:00 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

To whom it may concern,

This issue is very unsettling. I'm fully aware that the developers purchased the property so they have the right to do what they want....but when will it stop? When all land is developed? When wildlife has nowhere to live? They were here first. Money is the root of all evil.

We actually looked at purchasing the property when it first went up for sale, but our broker did research and said it would take "deep pockets" to get it rezoned and developed. We wanted to do something up front and keep the back open for nature. Unfortunately we are not that wealthy!

There are over 90 houses for sale in JB alone, so why build so many more? Where does the wildlife go? They will build it up so all of JB will get more flooding. What about water supply? Emergency response? Traffic impact? Electricity before, during and after storms/hurricanes. When is enough enough? Developers are going to ruin the whole reason everyone loves the island.

This is heartbreaking not only for JB but for the whole island!

Please consider all of these concerns, plus others as you make your decision.

Sincerely,
Ashley Hill

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From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 7:04:48 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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-----Original Message-----

From: Heather Charron [REDACTED]
Sent: Monday, March 2, 2026 9:33 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Dear Members of the Planning Commission and City Council,

I am writing to formally oppose Planned Urban Development (PUD) #26P-009, also known as the Discovery Sands development proposed on Galveston's West End adjacent to Jamaica Beach.

This 351-acre, high-density development would introduce 733 new residential lots, 213 condominiums, and a tourist attraction into one of the most ecologically sensitive and storm-vulnerable areas of Galveston Island. The request to eliminate minimum lot sizes and setback requirements, increase allowable building heights, reduce density and lighting standards, and create private streets represents a sweeping departure from established safety and environmental protections.

This area has benefited from decades of public investment in marsh restoration, coastal resilience, and storm protection infrastructure. Approving this development—particularly with the requested exemptions—would undermine those efforts and place fragile coastal ecosystems at risk. Wetlands and marshes are not vacant land; they serve as critical storm buffers, wildlife habitats, water filtration systems, and flood mitigation tools. Once degraded, these systems cannot simply be rebuilt.

In addition to ecological concerns, this proposal raises serious questions about hurricane evacuation capacity, infrastructure strain, increased flooding risk, and long-term taxpayer burden. High-density development in a coastal hazard zone shifts risk onto residents and future generations while prioritizing short-term private j

Galveston's West End is valued precisely because it is not overdeveloped. Its natural systems, open spaces, and lower density are part of what protect the island and sustain its character. Approving this PUD with extensive variances sets a precedent that weakens environmental standards island-wide.

I respectfully urge you to deny PUD #26P-009 and require any future proposals for this site to fully comply with existing environmental, safety, and zoning regulations.

Please prioritize long-term resilience, environmental stewardship, and responsible growth over short-term development interests.

Thank you for your time and consideration.

Sincerely,
Heather Charron

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From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 7:05:31 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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-----Original Message-----

From: joseph marshall [REDACTED]
Sent: Monday, March 2, 2026 10:29 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

Hi my name is Joseph Marshall, I live in the palm beach area and have lived on the island for 12 years. I fish and bird watch in this area and development of this area will negatively affect this area. I respectfully request the planning commission to deny approval of PUD #26P-009

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From: [Tina Molina](#) on behalf of [Planning Counter](#)
To: [Catherine Gorman](#)
Cc: [Daniel Lunsford](#); [Karina Rosales](#); [Rebekah Annan](#)
Subject: FW: Comments to Case 26P-009
Date: Tuesday, March 3, 2026 7:07:19 AM
Attachments: [City3Color_60p_3c9c6c84-a89b-4a38-bddf-450e68d5cc3b.png](#)



Tina Molina, Permit Technician

Development Services Department

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

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

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-----Original Message-----

From: Lauren Stroope [REDACTED]
Sent: Monday, March 2, 2026 10:57 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: Comments to Case 26P-009

To whom it may concern:

My name is Lauren Stroope and I am a permanent resident of Galveston's West End and have been for many years and hopefully many more to come. The island has always been my home; however, I am deeply troubled by the proposed mass development of Discovery Sands.

We already have a large "resort style" community being built near Bermuda Beach and another multi home neighborhood going up around the lake at Pirates.

The housing market has been under extreme duress due to the saturation of homes STILL for sale. Why do we need more houses? Furthermore, why do we need more houses that will primarily sit unused most of the year as so many do?

My home faces West towards the State Park and we can often see the Milky Way. Adding yet another development with flood lights on homes with no one there and street lights will just give more unnecessary light pollution.

How is this a "tourist attraction"? The people who come to these condo's, or what I'm sure will be STR's, are unlikely to spend much money on actual attractions that Galveston has to offer. They have everything they need in this single location and will pick up a grocery order from HEB, Walmart or Kroger while on their way to their rental. They are less likely to come into town, spend money at our local eateries and support local businesses.

Nothing about this plan helps our local community and businesses other than bring in tax revenue for the city NOT the people.

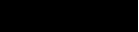
We also do NOT have the infrastructure to support this. 3005 is already congested in the peak months/holiday's. If this is approved, it will no doubt lead to further development only adding in the traffic issues. Trying to get through Jamaica Beach can be an absolute nightmare. That's not even addressing water and sewage concerns.

This development is also a huge blow to our West End wetlands which we've worked so hard to restore after Ike and other storms. The end goal was NOT to have a massive tourist attraction be built over it. We do this to enjoy and take in the natural beauty of our island.

Galveston is slowly losing our charm as the city takes every chance it can seem to get on a new tax revenue source. More houses, more money. It's greedy and concerning. We don't HAVE to develop every empty piece of land available.

That's just one of the reasons I love living on the West End because it ISN'T over developed. You're outside of the city and almost in this country beach setting that's so wildly different than what East End has to offer. Please do not take that away from us.

Please do not approve this Discovery Sands.

Lauren Rae Stroope
Stroope Honey Farms

TAMUG '13

Sent from my iPhone

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Planning Commission

Development Services Department

City of Galveston

March 3, 2026

Property Owner Notices & Public Comment

Additional comments received for case 26P-009.

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

Notices Sent: **89**

Returned: 0

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

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

Notices Sent: **215**

Returned: **2**

In Opposition: **2**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
	X			Christopher R. Barnhart – [REDACTED]
	X			Jennifer Brooks – [REDACTED]

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

Notices Sent: **33**

Returned: **1**

In Favor: **1**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				James Eugenio - [REDACTED]

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

Notices Sent – Subject Properties: **25**

Returned: **58**

In Opposition – Subject Properties: **1**

In Opposition – Outside 200 ft. Notification Area: **36**

In Opposition – To City Council: **17**

In Opposition – Unknown Address: **4**

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
PON – Subject Properties - INSIDE				
	X			Glenn H. Ring
Outside 200 ft. Notification Area				
	X			City of Jamaica Beach
	X			Jonathon Tromm
	X			Amanda Marcotulli
	X			Amedeo Marcotulli
	X			Angela Guthrie
	X			Barb Winge
	X			Carol Hollaway
	X			Charles Gay
	X			Christine Roath
	X			Dale Roath
	X			Elizabeth Lorenzo – Additional comment received.
	X			Heather Charron
	X			Heather Owens
	X			Jackie Cole
	X			Jeri Kinnear
	X			Jim Knebel
	X			Jo Williams
	X			John Story
	X			Justin Bossert
	X			Karen Willey
	X			Kevin Jensen
	X			Margaret Canavan
	X			Mary S Miller
	X			Michael Niebuhr
	X			Michelle Thompson
	X			Pam Diamont
	X			Paula Pesce
	X			Phil Kurtz
	X			Rebecca Naseman
	X			Richard White
	X			Sally
	X			Terri Bahun
	X			Theresa Elliott
	X			Rhonda Hamlin
	X			Brandon McDermott
	X			Peter Deichmann
To City Council				
	X			Barb Winge
	X			Becca Naseman
	X			Becky Giles
	X			David Dillman

	X			Janet Bales
	X			Kimberlee Marza
	X			Larry Byars
	X			Mark Morley
	X			Michele Piazza
	X			Michelle Thompsin
	X			Pamela Bailey
	X			Paula McMillan
	X			Paula Pesce
	X			Polly Goodner
	X			Rebeccs Schillaci
	X			Susie Calvin
	X			Traci Rushton
Unknown Address				
	X			Ashley Hill
	X			Heather Charron
	X			Joseph Marshall
	X			Lauren Stroope



City of Galveston

Public Comment Form

First Name *

Elizabeth

Last Name *

Lorenzo

Email *

Phone *

Meeting Body

PC-Planning Commission

Street Address *

City *

Galveston

State *

TX

ZIP *

77554

Subject *

CASE 26P-009

Comments * (?)

500 character maximum

I urge the Galveston Planning Commission to deny the west end development. It will worsen traffic into town and burden emergency services (which are already stressed during peak season), and strain evacuation routes. Removing dunes and wetlands increases hurricane storm surge risk for existing neighborhoods. This project sacrifices public safety and long-term resilience of Galveston residents, who will bear the full brunt of a development like this, so a developer can profit from second homes.

Multi-line

Karina Rosales

From: Tina Molina on behalf of Planning Counter
Sent: Tuesday, March 3, 2026 12:36 PM
To: Catherine Gorman
Cc: Daniel Lunsford; Karina Rosales; Rebekah Annan
Subject: FW: CASE 26P-009



Tina Molina, Permit Technician

Development Services Department

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

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

Get social! Follow @cityofgalveston On Facebook, Twitter, & Instagram

From: Rhonda [REDACTED]
Sent: Tuesday, March 3, 2026 12:09 PM
To: Planning Counter <Planning@GalvestonTX.Gov>
Subject: CASE 26P-009

As a Galveston resident and homeowner, I am asking that the PUD be denied on all agenda items up for review. The west end property owners of Galveston cannot take anymore electric failures, traffic, flooding, or rental properties.

The burdens on the west end speak for themselves and everyone is aware of existing issues that will only grow in the coming future if development such as this is allowed.

The west end of Galveston gets little to no law enforcement when needed and I can only imagine the amount of burden that will come from this development will significantly increase the level of harm for west end residents in Galveston.

Please DENY approval.

Sincerely,
Rhonda Hamlin

Rhonda Hamlin
Owner/Principal
Hamlin Energy, LLC

[REDACTED]
GALVESTON, TX 77554

[REDACTED]
WWW.HAMLINENERGY.COM

EM: [REDACTED]

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City of Galveston

Public Comment Form

First Name *

Brandon

Last Name *

McDermott

Email *

[REDACTED]

Phone *

[REDACTED]

Meeting Body

PC-Planning Commission

Street Address *

[REDACTED]

City *

Jamaica Beach

State *

Texas

ZIP *

77554

Subject *

Agenda Item 7.C - Discovery Sands Development

Comments * (?)

500 character maximum

Brandon McDermott, City Councilmember, Jamaica Beach (adjacent municipality). Respectfully request consideration of regional impacts prior to PUD approval. Has evacuation capacity on FM 3005 been evaluated under full project occupancy? Public materials reference significant coastal infrastructure, including a lagoon near bay wetlands. Additional review of traffic, evacuation, and storm resilience may be appropriate before final action.

Multi-line

Honorable Planning Commissioners,

My name is Brandon McDermott, and I serve as a City Councilmember for the City of Jamaica Beach, which is located immediately adjacent to the proposed Discovery Sands development.

Although I am unable to attend tonight's meeting in person due to work obligations, I respectfully request that this written comment be entered into the public record for consideration.

Jamaica Beach recognizes and respects the City of Galveston's authority over land use decisions within its jurisdiction. My comments are not intended as opposition to development, but rather to highlight regional considerations arising from the scale and location of this proposal along the west end of Galveston Island.

FM 3005 functions as the primary access and evacuation corridor serving multiple west-end communities, including Jamaica Beach. Given the magnitude of the proposed development, I respectfully ask whether traffic impacts and evacuation clearance times under anticipated full project occupancy conditions have been fully evaluated prior to consideration of Planned Unit Development approval.

Publicly available project materials also reference significant coastal infrastructure elements, including utility systems and a large lagoon feature situated in close proximity to Galveston Bay and adjacent wetland environments.

Understanding how these systems are designed to perform during extreme rainfall events, storm surge conditions, or hurricane-related flooding may be important not only for the development itself, but for neighboring communities that share interconnected coastal and environmental systems.

Projects of this scale can introduce regional effects extending beyond municipal boundaries, particularly where transportation, evacuation, and coastal resilience systems are shared. For that reason, confirmation that these considerations have been comprehensively analyzed prior to final zoning action may assist in ensuring informed decision-making and long-term public safety for west Galveston Island communities.

Given the regional nature of the infrastructure and life-safety considerations involved, additional evaluation or continued review prior to final recommendation may assist in ensuring that all relevant impacts are fully understood.

I respectfully encourage careful consideration of these regional factors as review of this proposal proceeds, and I appreciate your time and service to the community.

Respectfully submitted,

Brandon McDermott

City Councilmember

City of Jamaica Beach



City of Galveston

Public Comment Form

First Name *

Peter

Last Name *

Deichmann

Email *

Phone *

Meeting Body

PC-Planning Commission

Street Address *

City *

Galveston

State *

TX

ZIP *

77550

Subject *

"Discovery Sands" PUD #26P-009

Comments * (?)

500 character maximum

Good morning,

My name is Pete Deichmann, I am a resident of Galveston Island, an outdoorsman, a fisherman, a Mardi Gras enthusiast, and proud father to a first generation BOI. I am opposed to PUD #26P-009. Our natural resources in Galveston are something to be cherished, and vital for storm protection. High density development, especially with exemptions as proposed by this developer are detrimental to both of those. Please protect our island from this monstrosity.

Respectfully,
Pete Deichmann

Multi-line