

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, APRIL 21, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

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

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

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

4.A April 7, 2026 – Regular Meeting

5. Public Comment

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

6. Public Hearings

6.B BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 6.B.1 24BF-142 (17601 – 17731 Glei, Karankawa Beach Subdivision Lots 10-21)** Public Notice for Erosion Response Structure south of Karankawa Beach Subdivision. Properties are legally described as Abstract 121 Hall & Jones Survey, Lots 10-21, Karankawa Subdivision, in the City and County of Galveston, Texas.

Applicant: Marcus Michna

Property Owners: Assiouty Joseph E & Etal, Huntington Roger S & Karen A Huntington, Gates Ginger, Saxenian Esmeralda & Stephen C Saxenian, Levin Pavel A & Maren K, 3rd Coast Beach House LLC, 17701 Glei LLC, Dixon Darrell L & Shanda, Smith Mose Jr & Carol E, Donaldson Richard Lee & Frances Lea, Welch Jaclyn Trustee Of The Kenny Dewayne Welch Irrevocable Trust, Nortex Corp.

7. New Business and Associated Public Hearings

7.C TEXT AMENDMENT

2. **26ZA-001** Request for text amendments to the Galveston Land Development Regulations, Article 5, Signage regulations.
Applicant: City of Galveston

8. Recognition of Russel J Walla

9. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 04/15/2026 at 04:00 PM

Karina Rosales, Planning Technician

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

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



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 7, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:32 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; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 3, 2026, regular meeting minutes were approved as presented.

***Chairperson Walla announced that he will move agenda item “OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS| PLANNED UNIT DEVELOPMENT|26P-009(17130, 171196, 17200 San Luis Pass Road / F.M. 3005 and Adjacent Vacant Parcels)” to the end of the agenda.

PUBLIC COMMENT

None

PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

24BF-034 (23305 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 1, Bay Harbor, Addition #3, in the City and County of Galveston, Texas.
Applicant: A&D Home Repair – Darian Beafneaux
Property Owner: Thomas Cooke

26BF-004 (24023 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 5, Half Moon Beach Subdivision Replat in the City and County of Galveston, Texas.
Applicant: Paul Bieniawski
Property Owner: Paul Bieniawski

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

Applicant: City of Galveston

Property Owner: City of Galveston

A public hearing was held.

PLATS

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

Applicant: Tricon Land Surveying

Property Owners: George Sims

A public hearing was held.

See the attached list of presentations made to the Commission.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

ABANDONMENT

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

Applicant: Marc Hill

Adjacent Property Owner: Bryan Educational Institute

Staff presented the staff report and noted that 16 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Marc Hill, 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 Rios made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Singleton 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.

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

Applicant: Egret Bay Builders, LLC / Dana Lee

Property Owner: Ignacio and Camila Cubero

Staff presented the staff report.

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

Chairperson Walla made a motion to approve 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.

GALVESTON LANDMARK

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

Applicant: John Zempter Eanes

Property Owner: John Zempter Eanes

Staff presented the staff report and noted that 25 public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. Julie Baker, a representative for the applicant and property owner, 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.

Chairperson Walla seconded.

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

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

The motion passed.

PLATS

26P-015 (10415 Wern Road) Request for a Minor Plat to reconfigure one lot into three. The property is legally described as Abstract 121 Page 74, Part of Lot 377 (377-5), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Jennifer Grant, High Tide Land Surveying

Property Owner: Jim Sommerfield

Staff presented the staff report and noted that 21 public hearing notices were sent, and none returned.

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

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

Chairperson Walla seconded.

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

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

Opposed: None

Absent: None

Non-voting participant: Councilmember Beau Rawlins

The motion passed.

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and noted that 25 public hearing notices were sent, and one returned in favor.

Chairperson Walla opened the public hearing on the case. Jeff Blackard, a representative of the owner, and Kevin Dingman, the applicant, gave a presentation to the Commission.

*** The Commission recessed from 5:12 p.m. to 5:19 p.m.

***Daniel Lunsford leaves at 5:12 p.m.

*** Commissioner Humphrey leaves at 5:20 p.m.

See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to recommend approval of the request with the Planning Commission's Recommendations and additional conditions.

Commissioner Walpole seconded.

The Chairperson called for questions or comments from the Commission.

The Chairperson tabled the motion.

The public hearing was reopened at 6:18 p.m. in order for the Commission to ask questions of the applicant.

The public hearing was closed at 6:25 p.m., and the Chairperson called for additional questions or comments from the Commission.

Chairperson Walla made a motion to amend his main motion to recommend approval of the request with the Planning Commission's Recommendations including to recommend a conservation area be established, recommend that the City Council accept the applicant's offer of 15 workforce housing units, recommend that the sewer plant area be no less than five acres, recommend that the minimum lot size for Zone Three be the same as the requirements for lot size in Zone R2 of the Land Development Regulations.

Vice-Chairperson Singleton seconded.

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

In favor:	Lantz, Lightfoot, Rios, Walla, Walpole
Opposed:	Singleton
Absent:	Humphrey
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

Chairperson Rusty Walla announced his resignation with his last meeting being April 21, 2026.

THE MEETING ADJOURNED AT 6:43 PM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

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

From: Kyle Clark, Coastal Resources Manager

Date: Friday, April 10, 2026

Re: **24BF-142 (17601 – 17731 Glei, Karankawa Beach Subdivision Lots 10-21)** Public Notice for Erosion Response Structure south of Karankawa Beach Subdivision. Properties are legally described as Abstract 121 Hall & Jones Survey, Lots 10-21, Karankawa Subdivision, in the City and County of Galveston, Texas.

Applicant: Marcus Michna

Property Owners: Assiouty Joseph E & Etal, Huntington Roger S & Karen A Huntington, Gates Ginger, Saxenian Esmeralda & Stephen C Saxenian, Levin Pavel A & Maren K, 3rd Coast Beach House LLC, 17701 Glei LLC, Dixon Darrell L & Shanda, Smith Mose Jr & Carol E, Donaldson Richard Lee & Frances Lea, Welch Jaclyn Trustee Of The Kenny Dewayne Welch Irrevocable Trust, Nortex Corp.

Summary:

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

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

Description

The applicant is requesting approval to install an erosion response structure in the form of an on-beach bulkhead. Bulkhead is proposed to be 1,048 linear feet. The bulkhead will have two cut outs for public beach access to be maintained. The bulkhead will be covered with 1,670 cubic yards of beach quality sand.

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

² Texas Natural Resources Code § 63.056



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

Public notice of the April 21, 2026, Planning Commission meeting was sent to fifteen (15) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

GLO Status:

No GLO comments are available as this hearing is being held in advance of the GLO review to allow for any comments made during the public comment period to be added to the Beachfront Construction and Dune Protection submittal packet for GLO review.

Planning Commission:

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

A – Aerial Map

**17601 – 17731 Glei, Karankawa
Beach Subdivision Lots 10-21
Case #24BF-142
BEG and FIRM Coastal Map
Legend**

BEG Shoreline Change Rates

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

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

— Lot Lines

▭ Parcels

⋯ 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

⋯ Subdivisions



0 20 40 80 120 160 200 240 280 320 360 Feet

1:2,637

Data Sources:

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

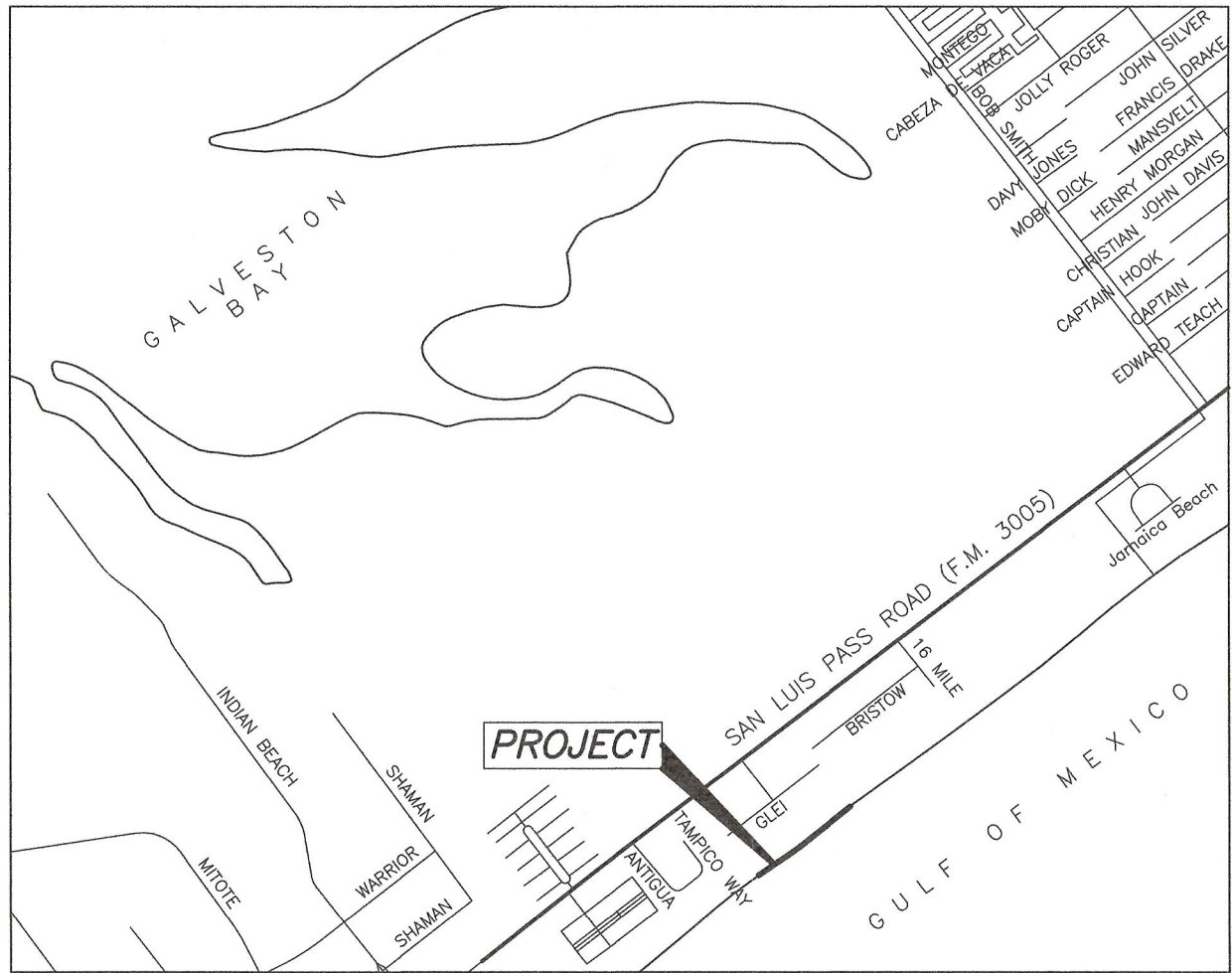
**Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(hccummings) - 4/7/2026**

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

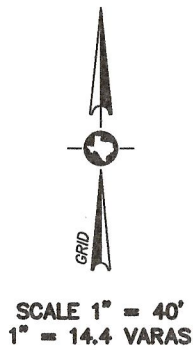
The data presented on these pages is not
legally binding on the City of Galveston or any of
its departments. These maps and the
associated data are representations ONLY and
may contain errors in the databases.



B – Topographic Surveys



VICINITY MAP — NOT TO SCALE



BOUNDARY LINE DESCRIPTION

COMMENCING at N.G.S. Monument "62" (PID AW5708), said point having the following coordinates: Northing: 13,645,727.08, Easting: 3,264,124.39, a convergence angle of 01°59'24.79", and a grid scale factor of: 0.99885674;

THENCE South 48°29'32" West, a distance of 20,714.76 feet (7,457.3 Varas) to the POINT OF BEGINNING, said point lies on the Mean High Water Line of the Northerly shore of the Gulf of Mexico (State Submerged Tracts 280) and the Southerly line of KARANKAWA SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 16, Page 23, of the Map Records of Galveston County, Texas, being out of and a part of the HALL AND JONES SURVEY, Abstract Number 121, and has the following coordinates: Northing: 13,631,998.96, Easting: 3,248,611.81, a convergence angle of 01°57'56.47", and a grid scale factor of 0.998867264;

THENCE meandering along the Mean High Water Line of the Northerly shore of the Gulf of Mexico (State Submerged Tracts 280 and 286), the following courses and distances:

- 1) North 52°45'34" East, a distance of 78.80 feet (28.4 Varas);
- 2) North 59°34'43" East, a distance of 110.40 feet (39.7 Varas);
- 3) North 54°42'59" East, a distance of 172.52 feet (62.1 Varas);
- 4) North 52°20'35" East, a distance of 193.56 feet (69.7 Varas);
- 5) North 52°44'36" East, a distance of 173.99 feet (62.6 Varas);
- 6) North 53°14'08" East, a distance of 255.32 feet (91.9 Varas) to the POINT OF TERMININATION, said point lies on the Mean High Water Line of Northerly shore of the Gulf of Mexico (State Submerged Tract 266), and has the following coordinates: Northing: 13,632,578.62, Easting: 3,249,406.83, a convergence angle of 01°58'00.97", and a grid scale factor of 0.999867190, said point also lies South 48°13'22" West, a distance of 19,735.47 feet (7,104.8 Varas) from said N.G.S. Monument "62" (PID AW5708).

November 22, 2024

I certify that on the above dates, that the littoral boundary of the herein described property, was surveyed on the ground, according to the law under my direction, and this map together with dimensions and coordinates is true and correct as of the above date.

HIGH TIDE LAND SURVEYING, LLC

Stephen C. Blaskey
Licensed State Land Surveyor
email: stephen@hightidesurveying.com



REVISED: JANUARY 13, 2025
SURVEY DATE: NOVEMBER 22, 2024
FILE NO.: 4356-0000-0000-002
DRAFTING: RGW
JOB NO.: 24-0525

SAN LUIS PASS ROAD (a.k.a. F.M. 3005)

Lot B
17811 San Luis
Pass Rd.
George E. Sims, Jr. &
Timothy McCarty
(No Instrument Found)

Lot A
17801 San Luis
Pass Rd.
George E. Sims, Jr. &
Timothy McCarty
(No Instrument Found)

GM WELDING
(G.C.C.F. #2022044744)

Lot 21
17731 Glel
Nortex Corporation
(G.C.C.F. #2018032)

Lot 20
17725 Glel
Kenny Deweyn Welch
Irrevocable Trust
(G.C.C.F. #2023056210)

Lot 19
17719 Glel
Richard Lee Davidson &
Frances Lee Davidson
(G.C.C.F. #202039777)

Lot 18
17713 Glel
Moss Smith Jr. &
Carol E. Smith
(G.C.C.F. #2012038590)

Lot 17
17707 Glel
Darrell L. Dixon &
Sharon V. Dixon
(G.C.C.F. #2021087948)

Lot 16
17701 Glel
Shannon Rolston
(G.C.C.F. #202252381)

Lot 15
17631 Glel
3rd Coastal Beach
Houses LLC
(G.C.C.F. #2021087948)

Lot 14
17625 Glel
Pamela Lynn &
Maren Levin
(G.C.C.F. #202303577)

Lot 13
17619 Glel
Esmeralda Sorenson &
Stephen C. Sorenson
(G.C.C.F. #2019035774)

Lot 12
17613 Glel
Ginger Gates &
Cherrisse
(G.C.C.F. #200905048)

Lot 11
17607 Glel
Roger Huntington &
Karen Huntington
(G.C.C.F. #200905048)

Lot 10
17601 Glel
Joseph Hensley
(G.C.C.F. #200905048)

Lot 51
Eleanor
Strane Lee
(G.C.C.F. #247791)
GULF PALMS
(Vol. 4 Pg. 36,
G.C.M.R.)

POINT OF TERMINATION
N: 13,632,578.62'
E: 3,249,406.83'
CONVERGENCE ANGLE: 01°58'00.97"
GRID SCALE FACTOR: 0.999867190

LEGEND	
A.E.	Overhead Aerial Easement
B.L.	Building Setback Line
CM	Denotes Control Monument
F.C.	Film Code
Fnd.	Found
G.C.C.F.	Galveston County Clerk's File
G.C.D.R.	Galveston County Deed Records
G.C.M.R.	Galveston County Map Records
MHW	Mean High Water
Pg.	Page
R.O.W.	Right-Of-Way
Sq. Ft.	Square Feet
U.E.	Utility Easement
U/R	Unrecorded
Vol.	Volume
(nts)	Not to Scale

NOTICE:

- 1) ALL DISTANCES ARE GRID DISTANCES AND ARE SHOWN IN U.S. SURVEY FEET AND VARAS.
- 2) ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFER TO THE TEXAS COORDINATE SYSTEM OF 1983 — SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.070 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.
- 3) ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND REFER TO THE TEXAS COORDINATE SYSTEM OF 1983 — SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.070 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.
- 4) LOCAL TIDE GAUGE REFERENCED TO:
GALVESTON PLEASURE PIER
NATIONAL OCEAN SERVICE STATION ID#: 8771510
LENGTH OF SERIES: 4 YEARS
TIDAL EPOCH: DECEMBER 2006 — NOVEMBER 2010
CONTROL TIDE STATION: 8771510 GALVESTON PLEASURE PIER
GULF OF MEXICO
- 5) ON THE DATE OF THIS SURVEY THERE WAS NO APPARENT ARTIFICIAL FILL OR BUILDUP UPON OR ADJACENT TO THE LINE OF MEAN HIGH WATER EXCEPT AS SHOWN HEREON.
- 6) ON THE DATE OF THIS SURVEY THERE WAS NO APPARENT RETAINING WALL OR OTHER STRUCTURE UPON OR ADJACENT TO THE LINE OF MEAN HIGH WATER EXCEPT AS NOTED ON THIS SURVEY.
- 7) THE LITTORAL BOUNDARY AS SHOWN ON THIS SURVEY WAS LOCATED IN ACCORDANCE WITH METHODOLOGY APPROVED BY THE GENERAL LAND OFFICE.
- 8) THIS SURVEY COMPLIES WITH REQUIREMENTS IN CHAPTER 21 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.
- 9) PROJECT NUMBER: 24BF-142 (City of Galveston Project Number)
DESCRIPTION OF EROSION RESPONSE ACTIVITY: BULKHEADING

NOTICE:

This survey was performed in accordance with Section 33.136, Natural Resources Code, for the purpose of evidencing the location of the shoreline in the area depicted in this survey as that shoreline existed before commencement of erosion response activity, as required by Chapter 33, Natural Resources Code. The line depicted on this survey fixes the shoreline for the purpose of locating a shoreline boundary, subject to movement landward as provided by Section 33.136, Natural Resources Code.

This survey does not, nor is intended to be used to identify, delineate or fix the line of vegetation or the landward boundary of the public beach.

Line shown hereon was surveyed on the ground by Stephen Blaskey, Richard Ziegelmair, and Malcolm Comeaux on November 22, 2024.

COASTAL BOUNDARY SURVEY OF A PORTION OF THE LITTORAL BOUNDARY OF THE KARANKAWA SUBDIVISION (BEING OUT OF AND PART OF HALL AND JONES SURVEY, ABSTRACT 121), ALONG THE LINE OF MEAN HIGH WATER, SITUATED ON THE NORTHERLY BANK OF THE GULF OF MEXICO IN GALVESTON COUNTY, TEXAS. 12.4 MILES, SOUTH 46°19'12" WEST, OF THE GALVESTON COUNTY COURTHOUSE.



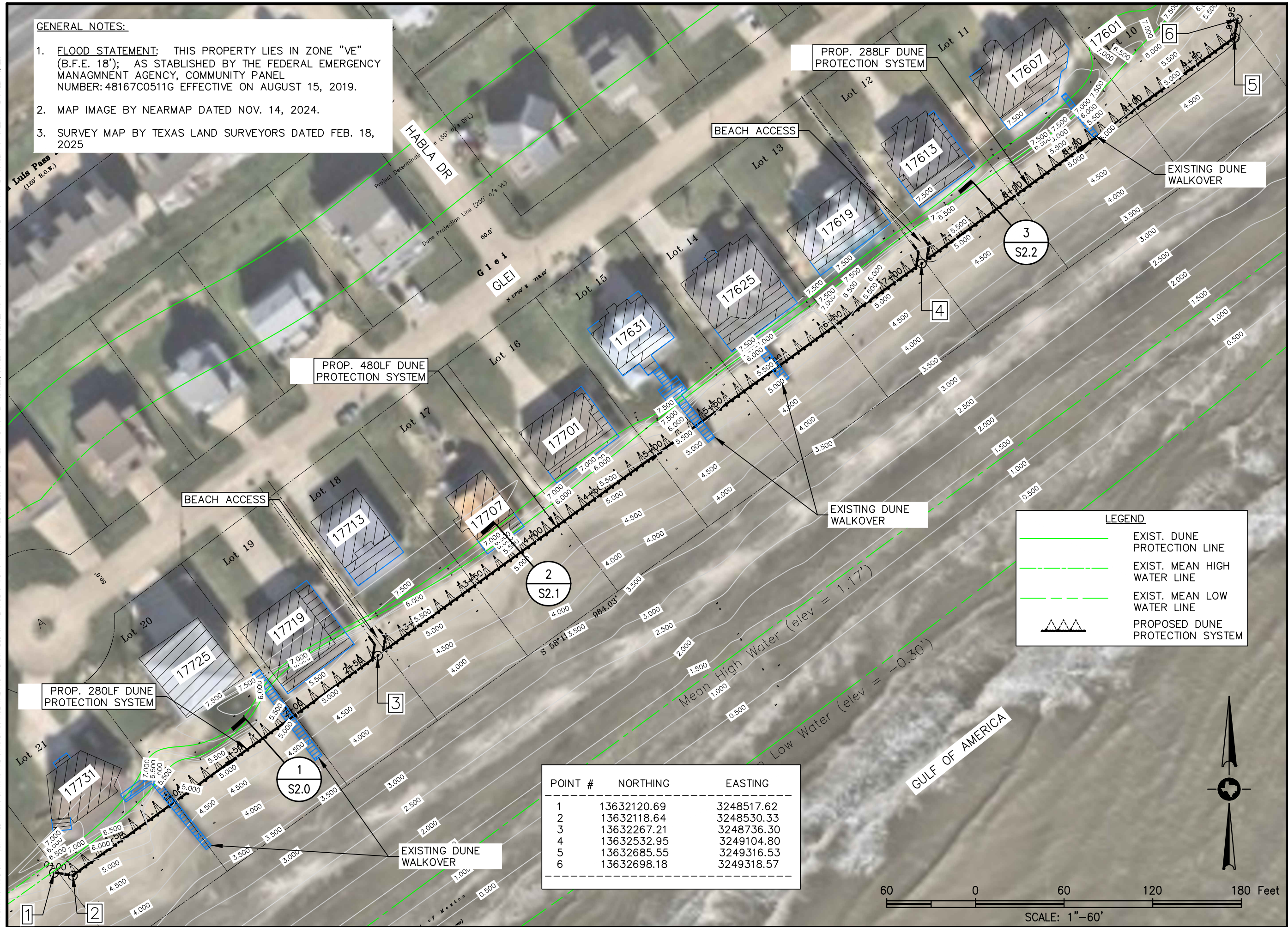
GALVESTON OFFICE
Registration Number: 10193665
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

C – Site Plans and Drawings

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC

GENERAL NOTES:

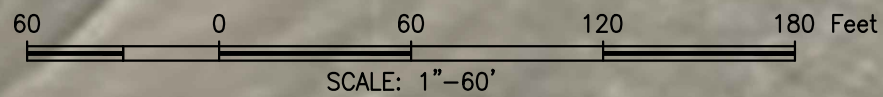
1. FLOOD STATEMENT: THIS PROPERTY LIES IN ZONE "VE" (B.F.E. 18'); AS STABLISHED BY THE FEDERAL EMERGENCY MANAGMNET AGENCY, COMMUNITY PANEL NUMBER: 48167C0511G EFFECTIVE ON AUGUST 15, 2019.
2. MAP IMAGE BY NEARMAP DATED NOV. 14, 2024.
3. SURVEY MAP BY TEXAS LAND SURVEYORS DATED FEB. 18, 2025



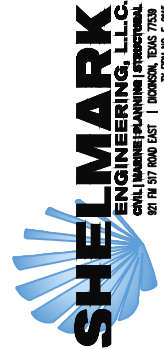
POINT #	NORTHING	EASTING
1	13632120.69	3248517.62
2	13632118.64	3248530.33
3	13632267.21	3248736.30
4	13632532.95	3249104.80
5	13632685.55	3249316.53
6	13632698.18	3249318.57

LEGEND

- EXIST. DUNE PROTECTION LINE
- EXIST. MEAN HIGH WATER LINE
- EXIST. MEAN LOW WATER LINE
- PROPOSED DUNE PROTECTION SYSTEM



DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS



ISSUED FOR

A	03/19/2025
B	06/26/2025
C	02/03/2026
D	03/16/2026

REVIEWS
PERMITS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS



SHEET:	OVERALL SITE PLAN
SHEET NO:	C1.0
SCALE:	1"=60'
BY:	SR
JOB NO:	24-276
REV:	D

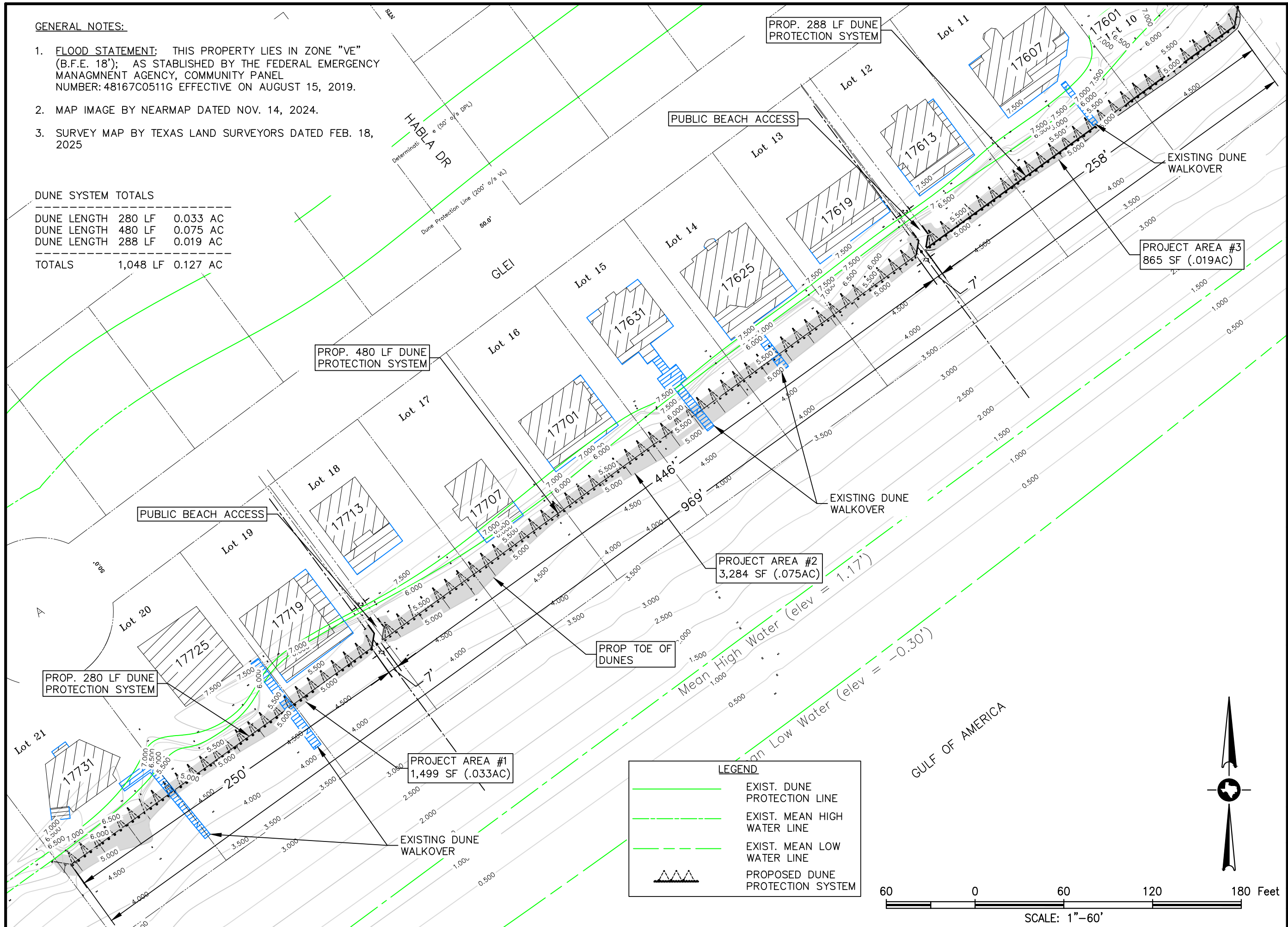
INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC

GENERAL NOTES:

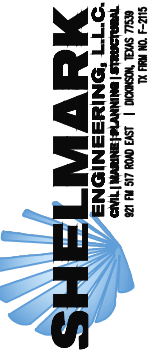
1. FLOOD STATEMENT: THIS PROPERTY LIES IN ZONE "VE" (B.F.E. 18'); AS STABLISHED BY THE FEDERAL EMERGENCY MANAGMNET AGENCY, COMMUNITY PANEL NUMBER: 48167C0511G EFFECTIVE ON AUGUST 15, 2019.
2. MAP IMAGE BY NEARMAP DATED NOV. 14, 2024.
3. SURVEY MAP BY TEXAS LAND SURVEYORS DATED FEB. 18, 2025

DUNE SYSTEM TOTALS

DUNE LENGTH	280 LF	0.033 AC
DUNE LENGTH	480 LF	0.075 AC
DUNE LENGTH	288 LF	0.019 AC
TOTALS	1,048 LF	0.127 AC



DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS



ISSUED FOR	03/19/2025
A	REVIEWS
B	06/26/2025
	PERMITS
C	02/03/2026 REVISED
	PER CITY COMMENTS
D	03/16/2026 REVISED
	PER CITY COMMENTS

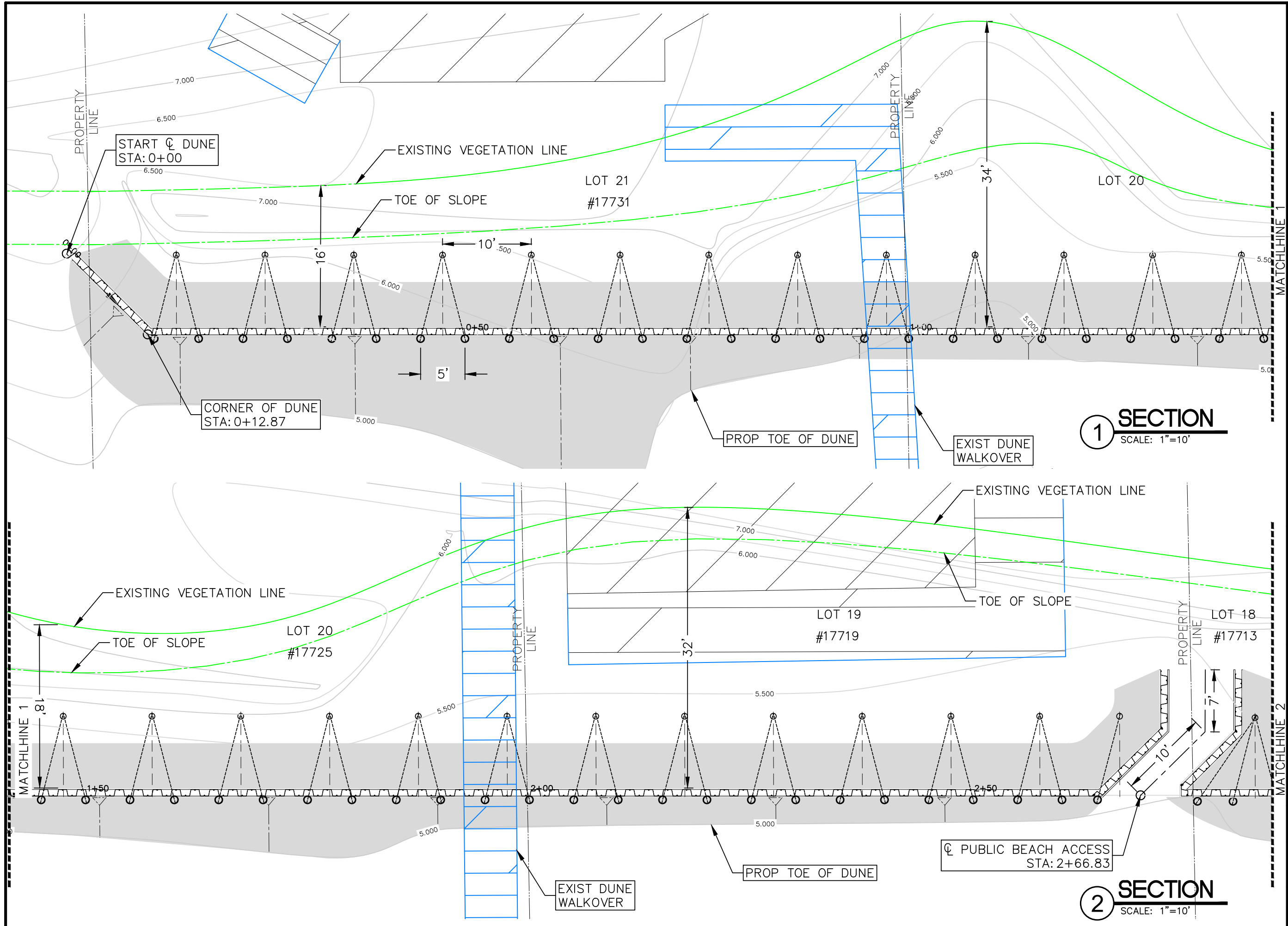


SHEET:
DIMENSIONAL SITE PLAN

SHEET NO:
C1.1

SCALE:	1"=60'	BY:	SR
JOB NO:	24-276	REV:	D

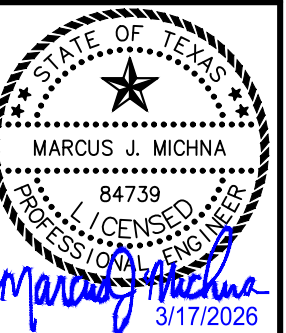
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DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS



ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
D	03/16/2026 REVISED PER CITY COMMENTS

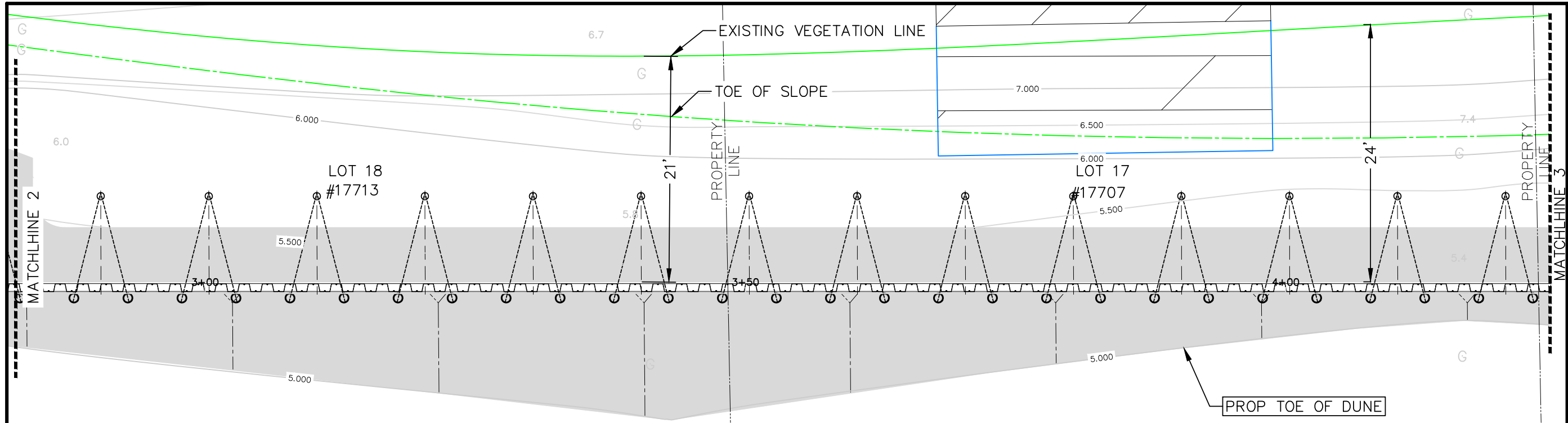


SHEET: DUNE SYSTEM - PARTIAL PLAN WEST

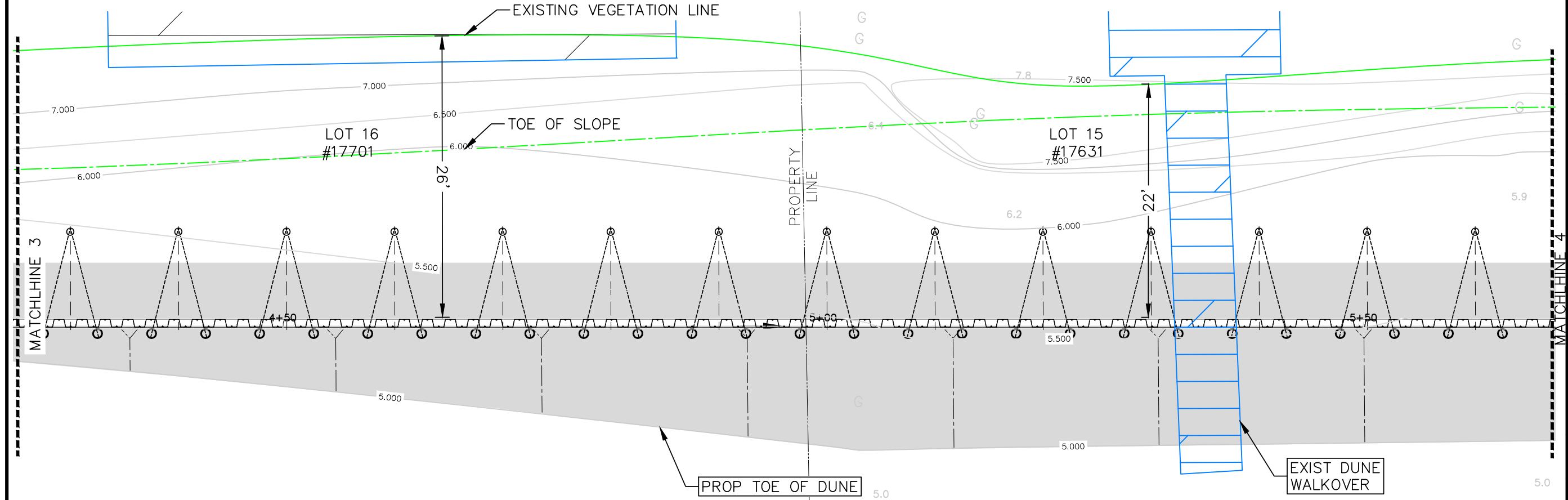
SHEET NO: **C1.2**

SCALE: 1" = 10'	BY: SR
JOB NO: 24-276	REV: D

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC



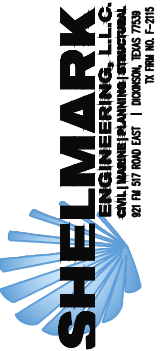
3 SECTION
SCALE: 1"=10'



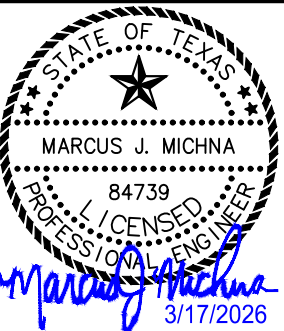
4 SECTION
SCALE: 1"=10'

PROJECT:

**DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS**



ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
D	03/16/2026 REVISED PER CITY COMMENTS

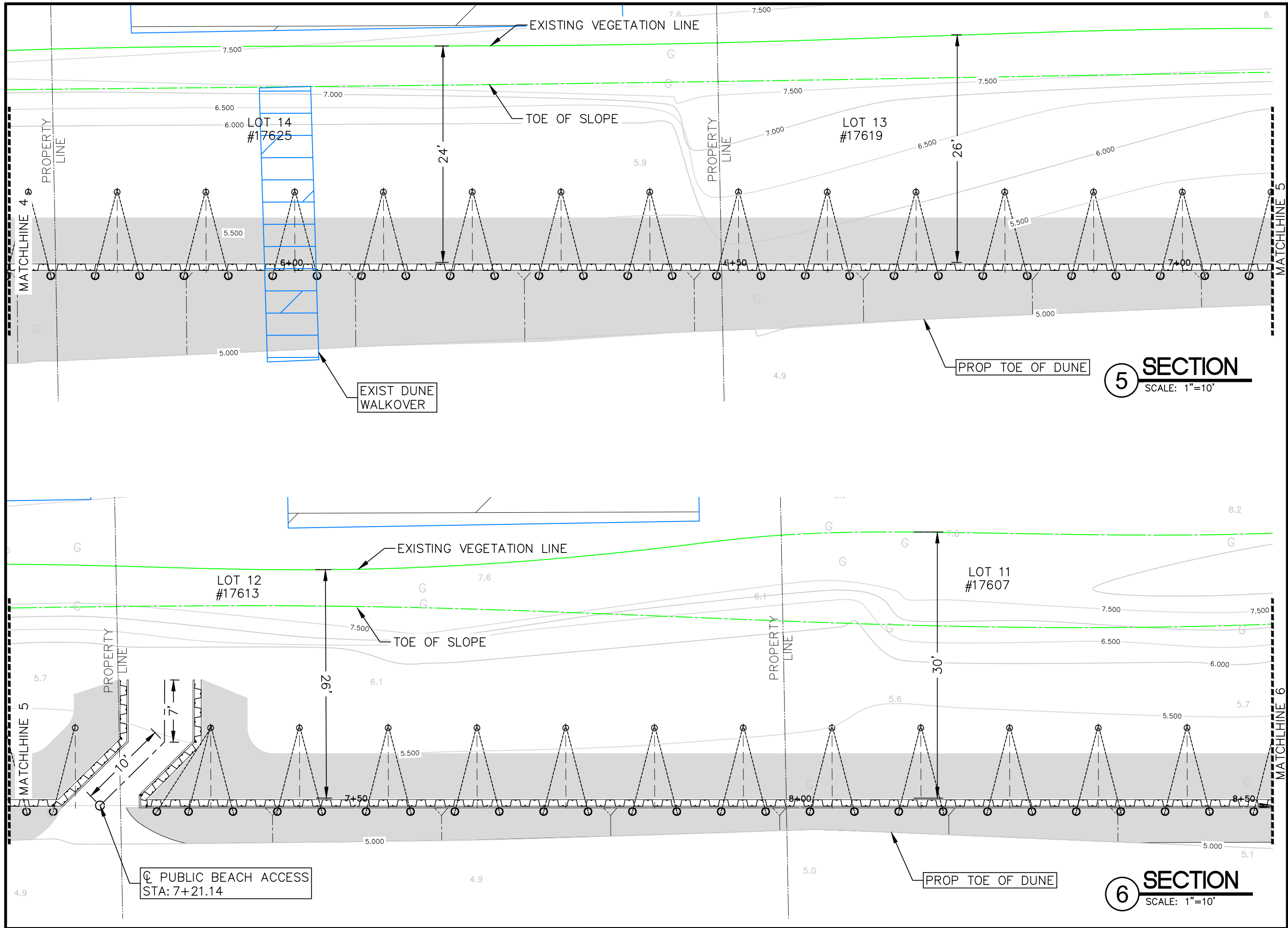


SHEET:
DUNE SYSTEM - PARTIAL
PLAN CENTRAL

SHEET NO:
C1.3

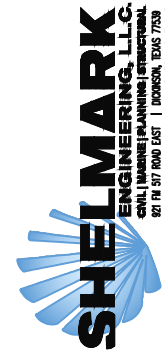
SCALE: 1" = 10'	BY: SR
JOB NO: 24-276	REV: D

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC

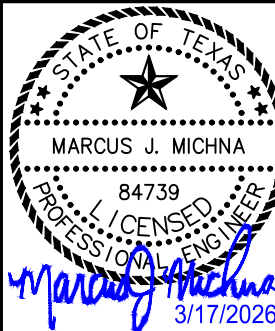


PROJECT:

**DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS**



ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
D	03/16/2026 REVISED PER CITY COMMENTS



SHEET: DUNE SYSTEM -
PARTIAL PLAN
CENTRAL

SHEET NO:
C1.4

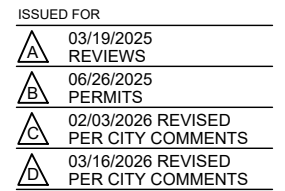
SCALE: 1" = 10'	BY: SR
JOB NO: 24-276	REV: D

This topographic map shows a coastal area with two lots: Lot 10 (#17601) and Lot 11 (#17607). The map features contour lines with elevations ranging from 5,000 to 7,500 feet. A proposed dune toe is indicated by a dashed line with circular markers, and an existing vegetation line is shown as a solid line. A blue hatched area represents an existing dune walkover. The map includes a property line, a matchline on the left, and a corner of a dune on the right. Key dimensions include a 33-foot vertical distance from the matchline to the dune toe and a 49-foot vertical distance from the dune toe to the vegetation line. Stationing markers are present along the dune toe, including 9+00, 9+50, and 9+94.91.

PROP TOE OF DUNE

END @ DUNE
STA: 9+94.91

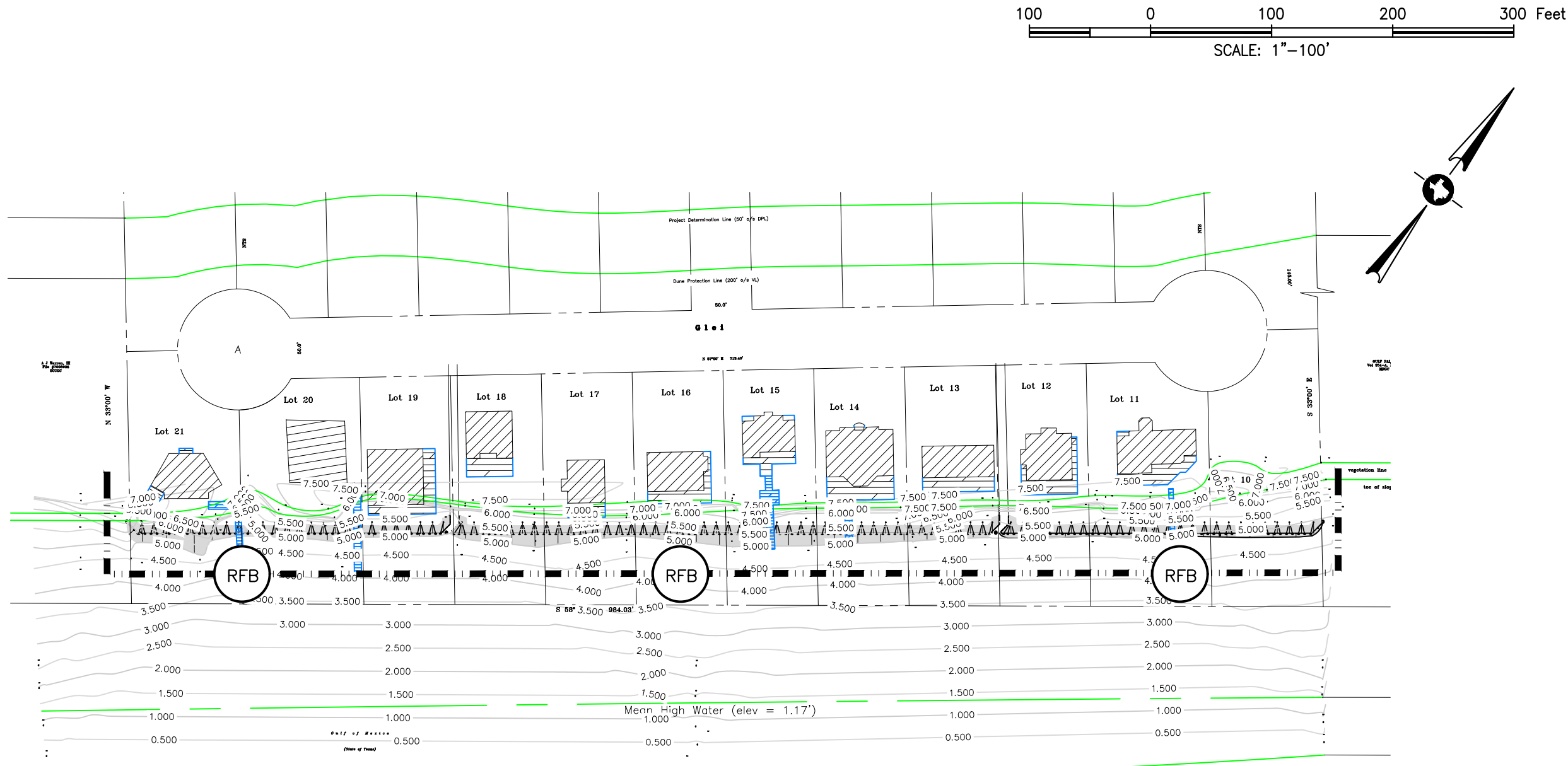
PROJECT:



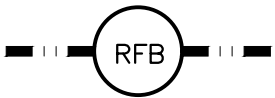
SCALE: 1" = 10' BY: SR

JOB NO:	24-276	REV:	D
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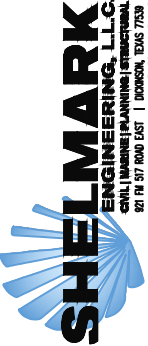


SWPPP LEGEND



REINFORCED FILTER FABRIC FENCE

DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS

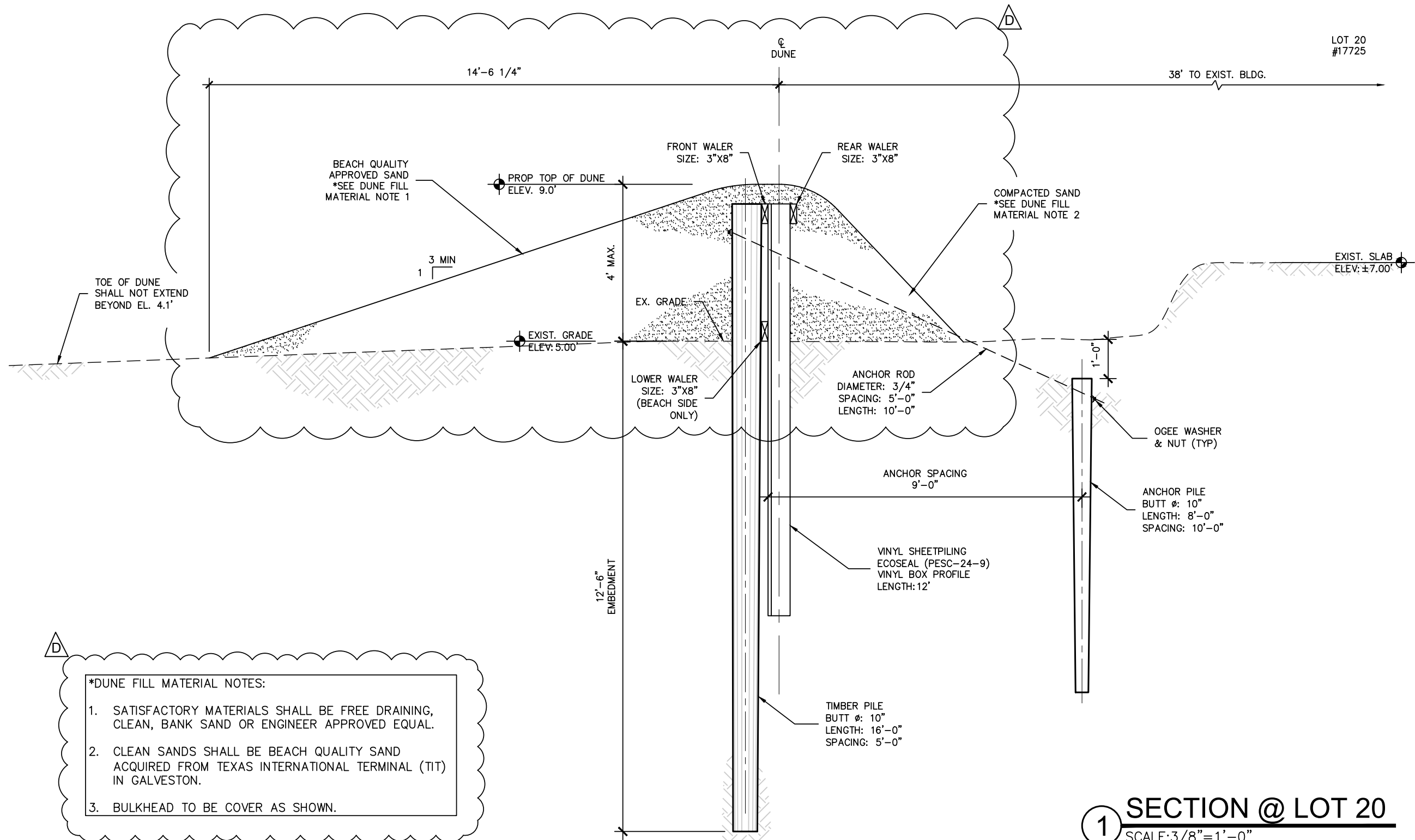


ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
D	03/16/2026 REVISED PER CITY COMMENTS



SHEET:	
SWPPP PLAN	
SHEET NO:	
C1.6	
SCALE:	1" = 100'
BY:	SR
JOB NO:	24-276
REV:	D

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC



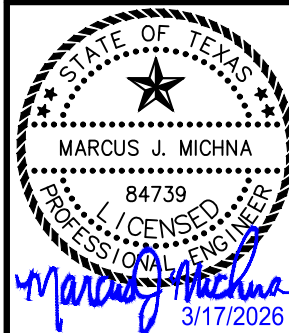
***DUNE FILL MATERIAL NOTES:**

1. SATISFACTORY MATERIALS SHALL BE FREE DRAINING, CLEAN, BANK SAND OR ENGINEER APPROVED EQUAL.
2. CLEAN SANDS SHALL BE BEACH QUALITY SAND ACQUIRED FROM TEXAS INTERNATIONAL TERMINAL (TIT) IN GALVESTON.
3. BULKHEAD TO BE COVER AS SHOWN.

**DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS**



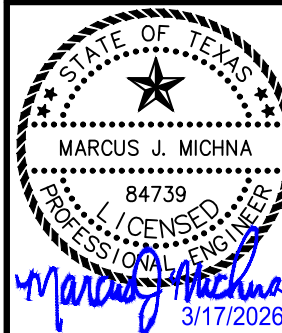
ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
D	03/16/2026 REVISED PER CITY COMMENTS



SHEET: SECTION 1	
SHEET NO: S2.0	
SCALE: 3/8" = 1'-0"	BY: SR
JOB NO: 24-276	REV: D

SHELMARK
ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL
921 FM 517 ROAD EAST | BOCKSON, TEXAS 77539

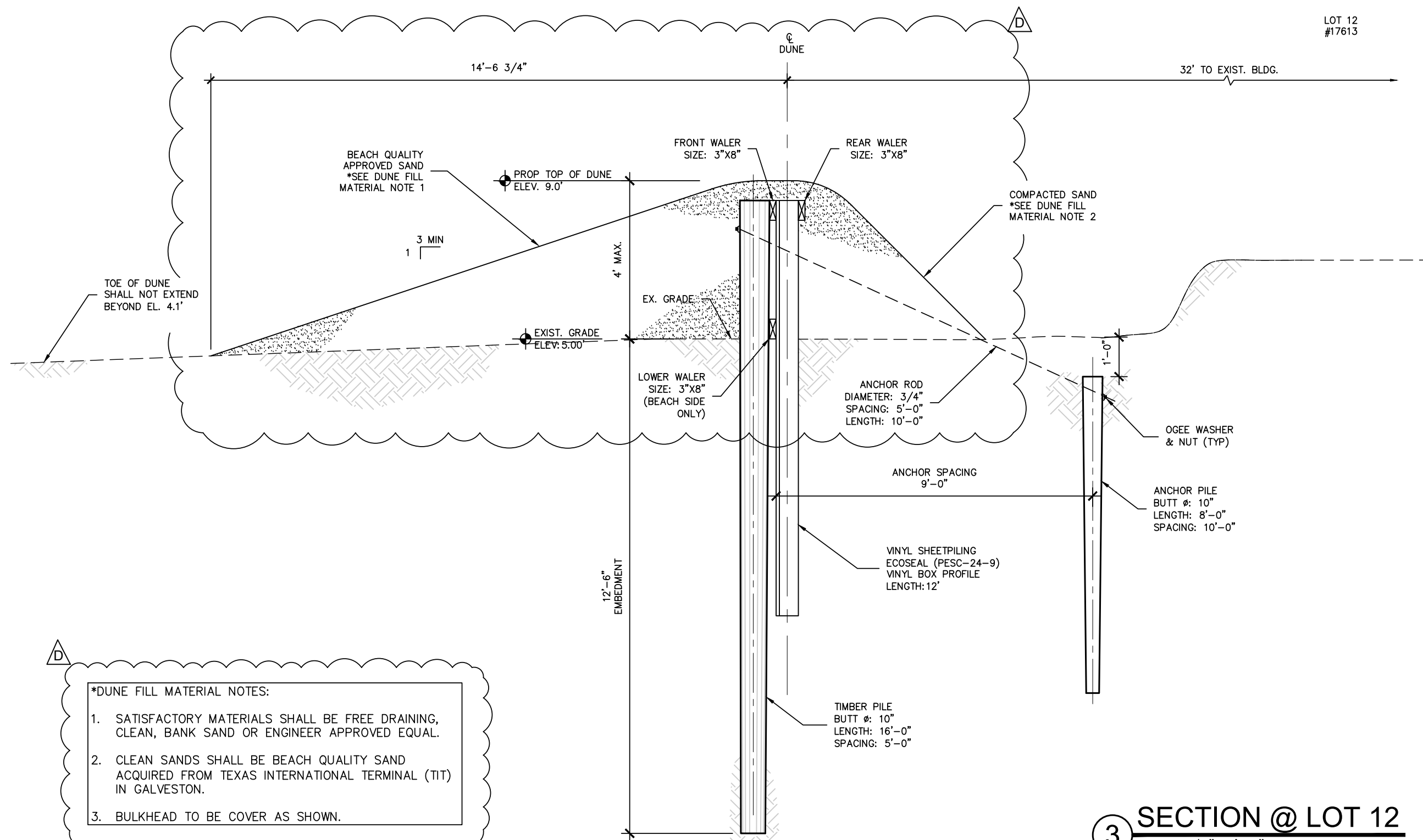
ISSUED FOR	
<u>A</u>	03/19/2025 REVIEWS
<u>B</u>	06/26/2025 PERMITS
<u>C</u>	02/03/2026 REVISED PER CITY COMMENTS
<u>D</u>	03/16/2026 REVISED PER CITY COMMENTS



SHEET: SECTION 2

SHEET NO: S2.1

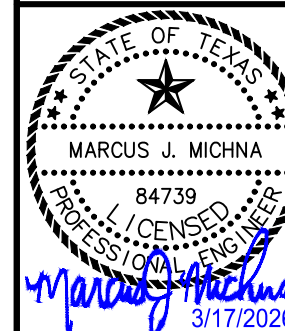
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JOB NO: 24-276	REV: D



**DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS**



ISSUED FOR	
A	03/19/2025 REVIEWS
B	06/26/2025 PERMITS
C	02/03/2026 REVISED PER CITY COMMENTS
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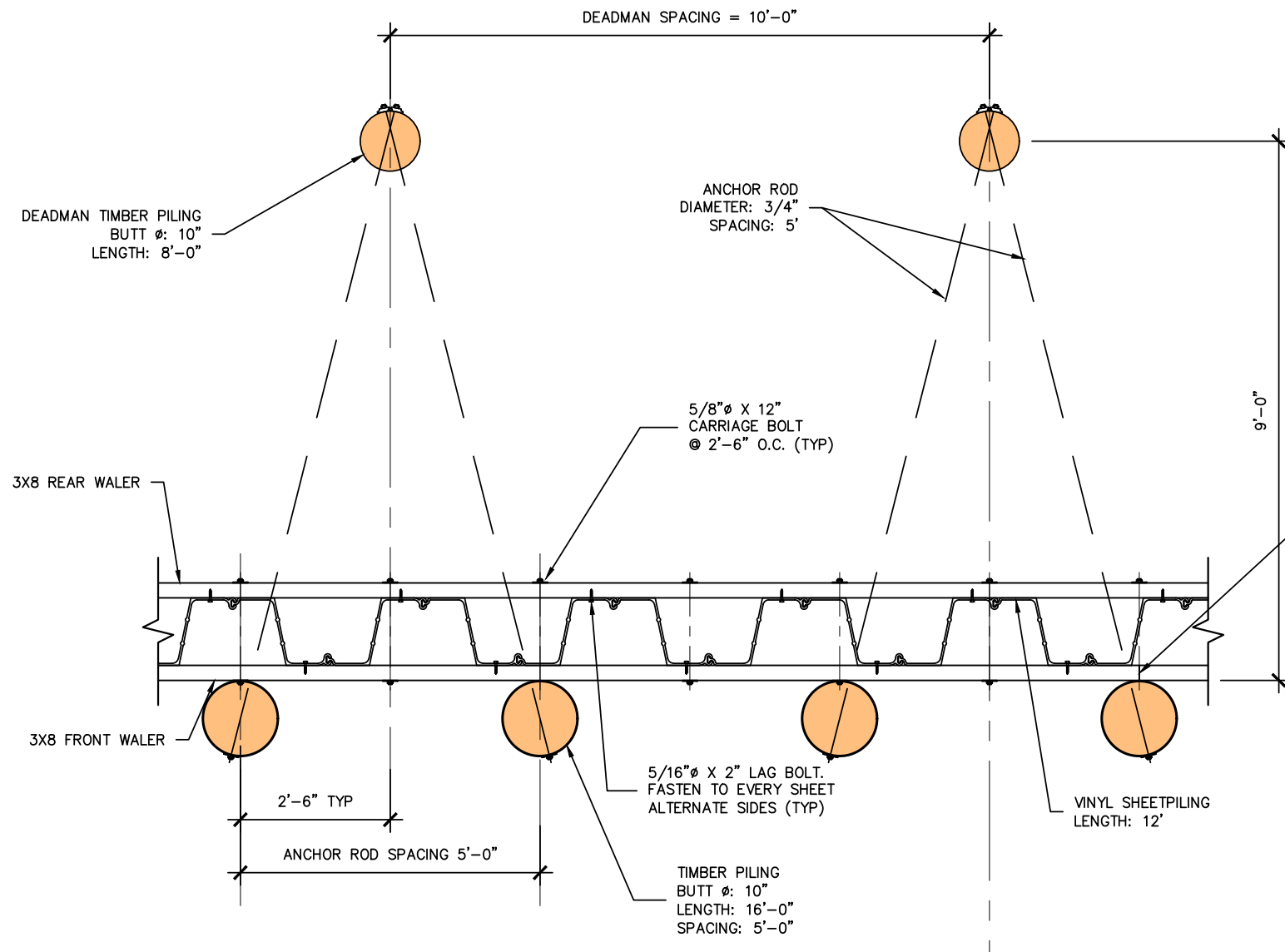


SHEET: SECTION 3

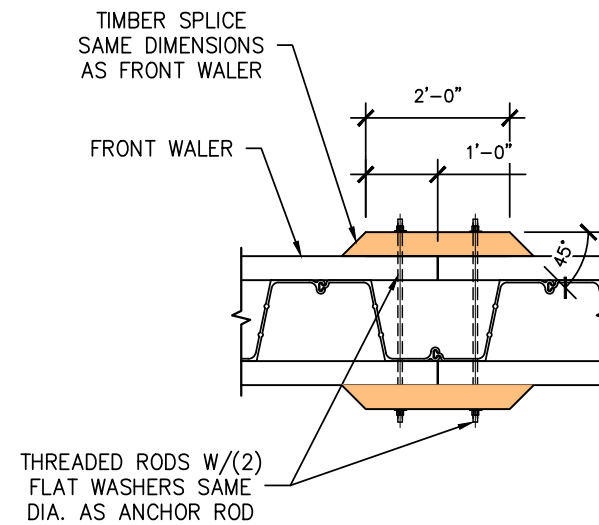
SHEET NO: S2.2

SCALE:	3/8"=1'-0"	BY:	SF
JOB NO:	24-276	REV:	D

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHEL MARK ENGINEERING, LLC



1 TYP. BULKHEAD DETAIL
SCALE:N.T.S.



2 SPLICE DETAIL (AT NOT PILE LOC.)
SCALE:N.T.S.

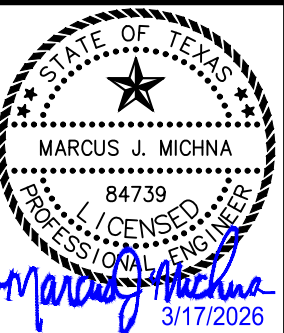
ALL SPLICES SHALL
OCCUR BEHIND
TIMBER PILES

PROJECT:

**DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS**



ISSUED FOR	
A	03/19/2025 REVIEWS
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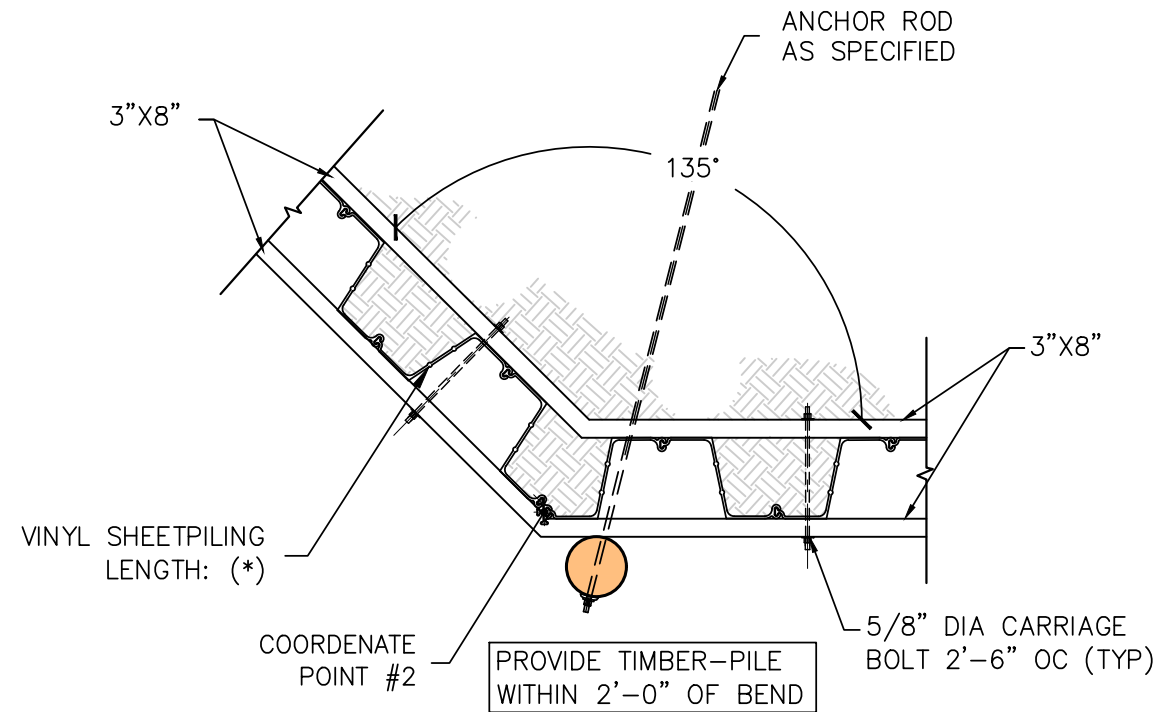


SHEET:
BULKHEAD DETAIL

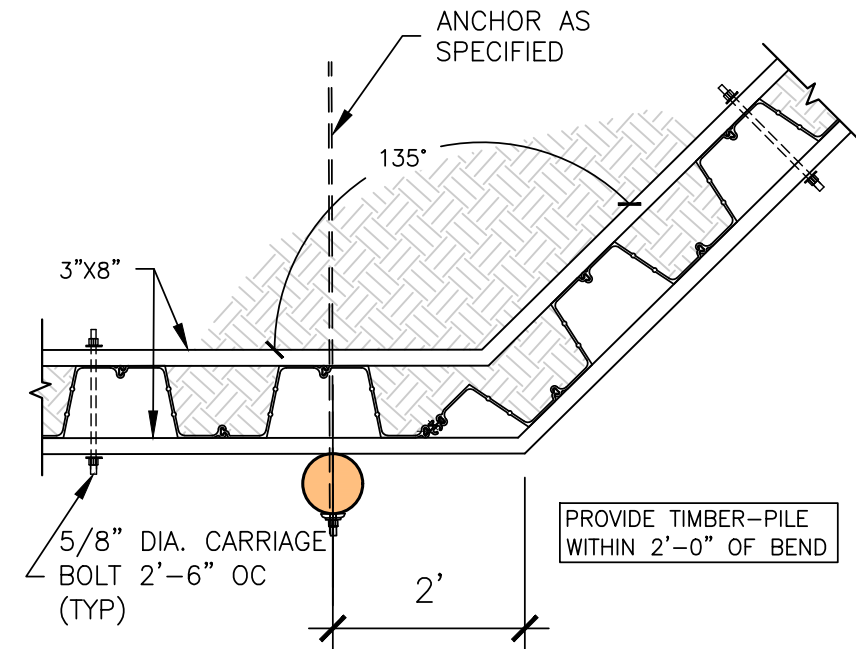
SHEET NO:
D1.1

SCALE:	AS NOTED	BY:	SR
JOB NO:	24-276	REV:	D

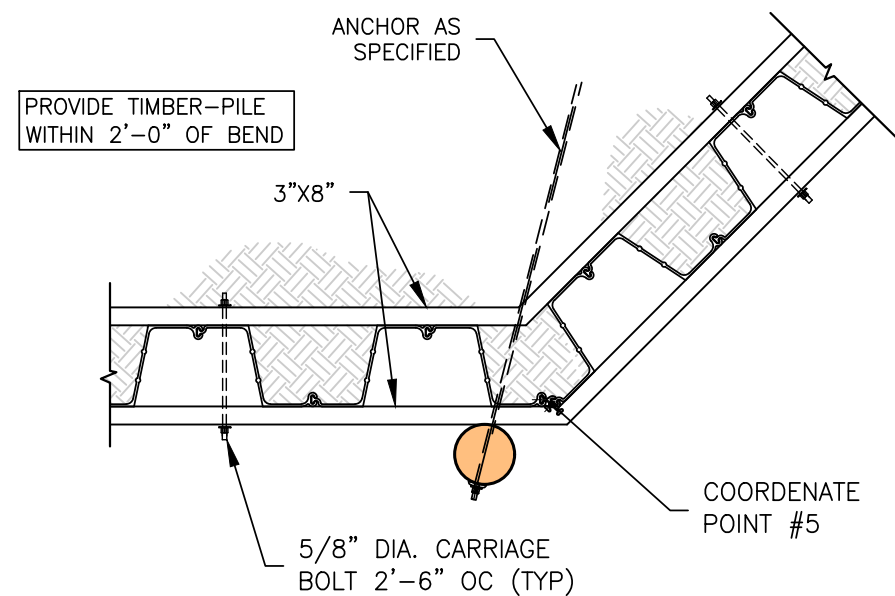
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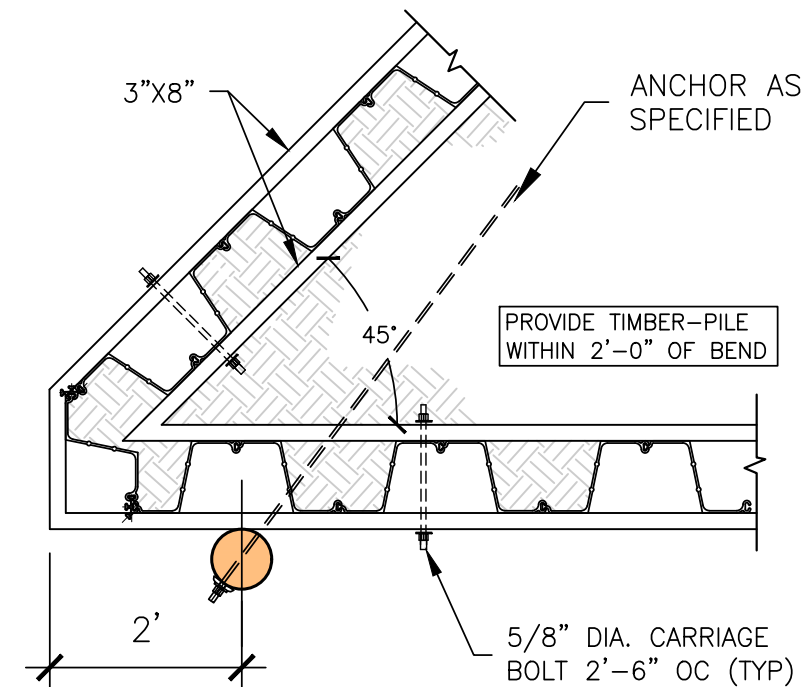
3 WEST END CORNER DETAIL
(STA 0+12.87)
SCALE:N.T.S.



5 BEACH ACCESS WEST
CORNER DETAIL (TYP.)
SCALE:N.T.S.

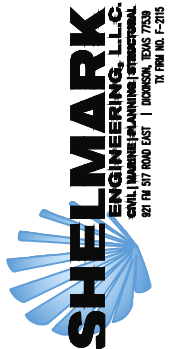


4 EAST END CORNER DETAIL
(STA 9+82.13)
SCALE:N.T.S.

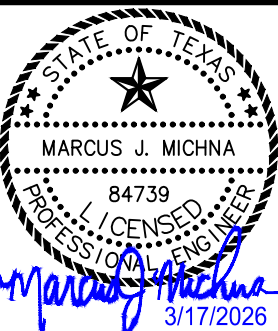


6 BEACH ACCESS EAST
CORNER DETAIL (TYP.)
SCALE:N.T.S.

DUNE PROTECTION SYSTEM
KARANKAWA SUBDIVISION - LOTS 10-21
GALVESTON, TEXAS



ISSUED FOR	
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SHEET: COORNER DETAILS	
SHEET NO: D1.2	
SCALE: AS SHOWN	BY: SR
JOB NO: 24-276	REV: D

D – Site Photos



























26ZA-001

STAFF REPORT

APPLICANT:

City of Galveston

REQUEST:

Text Amendment

APPLICABLE ZONING LAND USE**REGULATIONS:**

Article 5. Sign Regulations

PROPOSED TEXT AMENDMENT:

Request for text amendments to the Galveston Land Development Regulations, Article 5. Signage Regulations

EXHIBITS:

- A – Proposed Text Amendment – Strikeouts/Additions Version
- B – Area Maps

STAFF RECOMMENDATION:

Approval

STAFF:

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

Background:

Prior to 2015, several signs associated with the Beachtown Subdivision were installed in the right of way along Seawall Boulevard, E. Beach Drive, and Apffel Park Drive. The city contacted the developer of the Beachtown community to discuss removing or relocating the non-compliant signs onto private property, and/or securing the required permits and licenses; however, the signs do not currently meet Article 5 regulations regarding sign design. Since the existing signs were not permitted, they are not legally nonconforming. The city and developer also discussed alternative signage currently not permitted due to distance from the subject development and the proposed sign location and the city proposed signs that would serve as Directional, Off-Site signs for multiple tenants located further than 1,000 feet from Seawall Boulevard.

In or around January of 2026, staff was contacted by a business on Pelican Island wishing to upgrade off-site signage along Seawolf Parkway. The signage is near the end of its serviceable life; however, Directional, Off-Site signage regulations prevent its replacement because the distance between the business and Seawolf Parkway exceed current maximum distance. Site visits indicate that this condition exists in a number of places along Harborside Drive, on Pelican Island, and along Seawall Boulevard's easternmost extents. In March 2026, the Galvestonian condo association also contacted staff to inquire about placement of Directional, Off-Site signage as well along Seawall Boulevard; unfortunately, staff cannot approve the Galvestonian's request because of the distance between the Galvestonian development and Seawall Boulevard.

Currently, Land Development Regulations Section 5.408 limit Directional, Off-Site signage to no more than four square feet per business, no more than eight feet high if freestanding, and cannot be located more than 1,000 feet from the associated anchor site (see Exhibit A and below). They must follow very specific design standards which prohibit logos and branding associated with the respective businesses. This places significant restrictions on a few areas which are geographically isolated from main roadways, specifically Pelican Island, sections of Harborside Drive, and the easternmost end of Seawall Boulevard.

Executive Summary

The proposed changes to Land Development Regulations, Article 5, intend to provide flexibility for developments and businesses facing similar challenges. The following is the current Land Development Regulations regarding Directional, off-Site signage:

A. Limited Use Standards.

1. Shall not exceed an area of 4 square feet (1 foot in height by 4 feet in width) for each business.
2. Shall not exceed a height of 8 feet.

Executive Summary (Con'd)

3. Shall be designed with black letters and white background, white letters with blue background, or white letters with brown background.
 4. Lettering shall be a simple block font.
 5. Shall include the name, symbol, or logo of a business and an arrow indicating the direction.
 6. Each establishment is allowed two signs each to be located on different sites.
 7. The anchor site shall be allowed a maximum of four directional signs not to exceed 16 square feet of area.
 8. The property owner for a sign location must give written permission in the application for the usage of the property. The applicant must present the written permission at the time of permitting.
 9. The light from any illuminated sign shall be so shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.
- B. Placement.
1. The sign face shall be located within 1,000 feet of the subject's business.
 2. The sign face shall not be the principal or sole use of land on the parcel where the directional offsite sign is proposed to be displayed.
 3. When detached, the sign face shall be placed on detached signage as a tenant sign.
 4. When attached, the sign face shall be placed on a building as a wall sign.
 5. There shall be no more than one sign face, attached or detached, per direction of facing.

Staff requests approval for changes to the following sections of the Land Development Regulations, Article 5:

Definitions (Sec. 5.201)

- Add a definition for "Suspended sign"

***Suspended Sign:** a sign whose face is suspended from a freestanding structure securely attached to the ground. It may be incorporated into a monument, pole, or pylon sign that otherwise conforms to the sign standards. This does not include sandwich board or a-frame signs.*

Purpose: currently, Article 5 definitions do not allow for sign faces which are suspended in or from sign frames or structures. Adding this definition provides flexibility in sign design overall. The proposed sign type will not supersede Article 5 Regulations in any other way, nor will it exempt such signage from the typical permit review requirements (including windstorm engineering requirements).

- Add a definition for, "Directional, Off-Site Multitenant Sign"

***Directional, Off-Site Multitenant Sign:** a Directional, Off-Site sign which is not more than 3,750' from its tenants. Directional, Off-Site Multitenant Signs shall include at least three tenants per sign.*

Purpose: to distinguish Directional, Off-Site signage which allows for larger, multitenant signs from smaller, more modest Directional, Off-Site signs already permitted under LDR 5.408. This is intended to limit proliferation of these signs by requiring them to include multiple tenants.

Modify Directional, Off-Site sign standards (5.408)

- Change 5.408(B)(1) to read:

The sign face shall be located within 1,000 feet of the subject's business *except as provided in Section C, below.*

Purpose: reinforce the proposed Directional, Off-Site Multitenant sign definition and classification. Within 1000' of the subject site, a tenant could have one Directional, Off-Site sign per LDR 5.408(B); over 1000' but not to exceed 3,750' away Directional, Off-Site Multitenant signs would be allowed so long as they meet the design standards in LDR 5.107 *and* contain at least three tenants.

- Change 5.408(B)(2) to read:

The sign face shall not be the principal or sole use of land on the parcel where the directional offsite sign is proposed to be displayed *except if located in a dedicated reserve.*

Purpose: discourage the use of a parcel strictly for advertising except in the specific geographic areas listed. Note that leaving 5.408(B)(2) unchanged may require directional multitenant signs to be placed in the right of way and therefore may require Planning Commission to approve a License to Use the public right of way for each sign under these proposed changes.

- To 5.408(A)(7), add:
C. In the following areas only, Directional, Off-Site Multitenant signage is permitted and shall follow the design standards in Table 5.107 when within 3,750 feet of the associated land use, regardless of the zoning where the sign is located:
 - *Seawolf Parkway;*
 - *Seawall Boulevard from First Street to Boddeker Road;*

Purpose: allow for larger, more informative Directional, Off-Site signs that can serve more than one tenant in limited geographic areas where development is more than 1,000 feet from a main roadway (which is the current distance limit for Directional, Off-Site signage). This also allows for flexibility in sign design overall.

Criteria for Text Amendments

Per Section 13.700: Text Amendments of the Land Development Regulations: Recommendations and decisions regarding petitions for amendments to the text of these regulations are legislative in nature, but shall be based on consideration of all the following criteria:

1. The proposed amendment will help to implement the adopted City of Galveston 2011 Comprehensive Plan or if it involves a topic that is not addressed or not fully developed in the City of Galveston 2011 Comprehensive Plan, the proposed amendment will not impair the implementation of the adopted City of Galveston 2011 Comprehensive Plan and other adopted special-area and special-topic plans when compared to the existing regulations.
2. The proposed amendment is consistent with the stated purposes of these regulations.
3. The proposed amendment will maintain or advance the public health, safety, or general welfare.
4. The proposed amendment will help to mitigate adverse impacts of the use and development of land on the natural or built environment, including, but not limited to mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation or will be neutral with respect to these issues.
5. The proposed amendment will advance the strategic objectives of the City Council such as fiscal responsibility, efficient use of infrastructure, public services, and other articulated City objectives.

Per Section 13.702: Text Amendments of the Land Development Regulations:

Purposes: Text amendment proposals shall serve the following purposes:

1. Advancing the goals, objectives and policies of the City's Comprehensive Plan and other adopted special-area and special-topic plans;
2. Securing adequate light, air, convenience of access, and safety from fire, flood and other danger;
3. Lessening or avoiding congestion in public ways;
4. Promoting the public health, safety, comfort, morals, convenience and general welfare; and
5. Otherwise accomplishing the purposes of Texas Local Government Code Chapter 211, Municipal Zoning Authority.

Considerations: In preparation and considering proposals for text amendments, the Planning Commission and City Council shall pay reasonable regard to:

1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

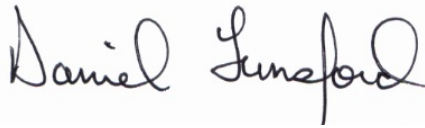
Other Reviews

City Council has final decision-making authority on this request. It will be reviewed at the May 28, 2026, regular meeting.

Staff Recommendation

Staff recommends approval of the proposed text amendment. The proposed changes will allow more flexible, responsive signage for very specific areas that are more than 1,000 feet away from main roadways to increase visibility of developments otherwise isolated from Seawolf Parkway and the eastern end of Seawall Boulevard. In addition, current regulations allow each business to have one or more smaller, single tenant Directional, Off-Site signs; allowing for larger multitenant signs may avoid proliferation of multiple, smaller signs in these areas.

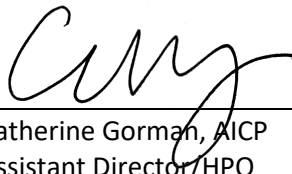
Respectfully Submitted,



Daniel Lunsford
Planning Manager

April 15, 2026

Date



Catherine Gorman, AICP
Assistant Director/HPO

April 15, 2026

Date

SEC. 5.201 SIGN DEFINITIONS

Suspended Sign: *a sign whose face is suspended from a freestanding structure securely attached to the ground. It may be incorporated into a monument, pole, or pylon sign that otherwise conforms to the sign standards. This does not include sandwich board or a-frame signs.*

Directional, Off-Site Multitenant Sign: a Directional, Off-Site sign which is not more than 3,750' from its tenants.

Directional, Off-Site Multitenant Signs shall include at least three tenants per sign.

SEC. 5.408 DIRECTIONAL OFF-SITE SIGN**A. Limited Use Standards.**

1. Shall not exceed an area of 4 square feet (1 foot in height by 4 feet in width) for each business.
2. Shall not exceed a height of 8 feet *except as provided in Section C, below.*
3. Shall be designed with black letters and white background, white letters with blue background, or white letters with brown background.
4. Lettering shall be a simple block font.
5. Shall include the name, symbol, or logo of a business and an arrow indicating the direction.
6. Each establishment is allowed two signs each to be located on different sites.
7. The anchor site shall be allowed a maximum of four directional signs not to exceed 16 square feet of area.
8. The property owner for a sign location must give written permission in the application for the usage of the property. The applicant must present the written permission at the time of permitting.
9. The light from any illuminated sign shall be so shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.

B. Placement.

1. The sign face shall be located within 1,000 feet of the subject's business *except as provided in 5.408(A)(1)(a).*
2. The sign face shall not be the principal or sole use of land on the parcel where the directional offsite sign is proposed to be displayed *except if located in a dedicated reserve.*
3. When detached, the sign face shall be placed on detached signage as a tenant sign.
4. When attached, the sign face shall be placed on a building as a wall sign.
5. There shall be no more than one sign face, attached or detached, per direction of facing.

C. In the following areas only, Directional, Off-Site Multitenant signage is permitted and shall follow the design standards in Table 5.107 when within 3,750 feet of the associated land use, regardless of the zoning where the sign is located:

- Seawolf Parkway;
- Seawall Boulevard from First Street to Boddeker Road;

Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Detached Signs. 1. Limited to 1 Monument, Pylon or Pole sign type per site. If site has two street frontages, a least one sign must be monument. 2. Properties east of 59th Street, north of Seawall Boulevard, south of Harborside Drive to and Including Ferry Road are limited to monument only (not applicable to properties fronting Seawall Boulevard or Harborside Drive).						
Pole	1 per street frontage.	200 square feet	50 feet	On site	Internal, External,	Along Broadway/I-45 from base of Causeway to west of 59 th Street and/or adjacent to elevated roadways.
Monument	1 per street frontage.	200 square feet	12 feet	On site	Internal, External,	Sign base width measures at least 75 percent of the width of the sign.
Pylon	1 per street frontage.	200 square feet	20 feet	On site	Internal, External,	Sign base measures less than 75 percent of the width of the sign, but not less than 25 percent.
Subdivision	2 per intersection	150 square feet	12 feet	Reserve area	Internal, External	(Sec 5.416)
Directional/Informational (on-site)	<u>n/a</u>	6 square feet	8 feet	On site	Internal, External	Giving directions to motorists regarding parking and access drives.
Directional (off-site)	2 per business	4 square feet (1'x4')	8 feet	Within 1,000 feet	External Internal	(Sec 5.408)
A Frame, Sandwich Board or Easel	1 per site	6 square feet	4 feet	On site	None	Displayed during business hours only. Wood, aluminum or metal only. Free of attachments.
<i>Suspended</i>	<i>1 per site</i>	<i>200 square feet</i>	<i>20 feet</i>	<i>On Site</i>	<i>External Internal</i>	<i>Suspended sign faces may be incorporated into other sign types.</i>
<i>Directional (off-site) Multitenant</i>	<i>1 per intersection</i>	<i>200 square feet</i>	<i>20 feet</i>	<i>Off Site</i>	<i>External Internal</i>	<i>Giving directions to motorists regarding nearby businesses.</i>



Pelican Island



***Seawall Boulevard
(1st St to Boddeker)***