

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, MAY 5, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

**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 21, 2026 - Workshop
 - 4.B April 21, 2026 - Regular Meeting
5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)
6. Public Hearings
 - 6.A **PLATS**
 - 6.A.1 **26P-018 (Vacant Tract Adjacent to the East of 2911 South Sonny Lane)** Request for a Minor Plat to reconfigure two lots into four. The property is legally described as Abstract 121 Hall & Jones Survey Part of Lot 229 (229-11) Trimble & Lindsey Section 2, in the City and County of Galveston, Texas.
Applicant: Michael Gaertner
Property Owner: N3on Media, LLC.
7. New Business and Associated Public Hearings
 - 7.A **LICENSE TO USE**
 2. **26P-017 (Adjacent to 302 21st Street/Moody)** Request for a License to Use for construction fencing and scaffolding. Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.
Applicant: Dylan DeVito, The ITEX Group, LLC.
Adjacent Property Owner: Galveston 302 21st Street, LLC.
Easement Holder: City of Galveston

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 04/28/2026 at 03:50 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 WORKSHOP MEETING – April 21, 2026

CALL MEETING TO ORDER

The meeting was called to order at 2:30 p.m.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole

Members Absent: Ex-Officio CM Beau Rawlins

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician;

CONFLICT OF INTEREST

None

DISCUSSION ITEMS

Staff opened the “Review of Urban Neighborhood (UN) lot sizes, setback requirements, and permitted uses, as directed by City Council” discussion item.

***Daniel Lunsford arrives at 2:54 p.m.

PUBLIC COMMENT

Chairperson Rusty Walla opens Public Comment. Please see the attached list of presentations made to the Commission.

THE WORKSHOP MEETING ADJOURNED AT 3:27 PM





City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 21, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Herb Walpole
Members Absent:	Ex-Officio CM Beau Rawlins
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 April 7, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

Please see the attached list of presentations made to the Commission.

***Donna Fairweather arrives at 3:34pm

PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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.

A public hearing was held.

See the attached list of presentations made to the Commission.

***Donna steps away and returns at 3:53pm

*** Kyle Clark steps away at 3:53pm and returns at 4:00pm

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

TEXT AMENDMENT

26ZA-001 Request for text amendments to the Galveston Land Development Regulations, Article 5, Signage regulations.

Applicant: City of Galveston

Staff presented the staff report.

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 Chairperson tabled the motion.

The Chairperson called for additional questions or comments from the Commission.

Chairperson Walla made a motion to amend the main motion to recommend approval of the request and allow staff to increase the distance up to 5,500 linear feet from the property line or as deemed appropriate.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

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

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

The motion passed.

RECOGNITION OF RUSSEL J WALLA

The Commission recognized Chairperson Walla for having served on the Planning Commission for six years.

THE MEETING ADJOURNED AT 4:19 PM

STAFF REPORT

2830 2829 11829 11827 11821 11842 11838 11836 11800 11904 2837 11845 2911 2933 11935 11845 2 4 6 8 10 12 1 3 5 7 9

OSTERMEYER SONNY BARNHURST AVENUE

R-1

Executive Summary:

The applicant is requesting a Minor Plat to subdivide two parcels into four. Because the replat will increase the number of lots in a residential zoning district, Planning Commission hearing is required. Note that two of the proposed lots are flag lots, which are permitted with conditions per Land Development Regulations 6.302(B)(4)(b):

Flag Shaped Lots: A lot that is, generally, in the shape of a flag extended at the end of a pole wherein the pole portion of the lot serves to provide the required street frontage and the flag portion of the lot serves to provide the buildable area of the lot. A 12-foot width is required for the entire length of the pole.

Physical Characteristics:

The subject parcel is located south of Ostermeyer Road beginning approximately 140 feet east of the intersection of Ostermeyer Road and South Sonny Lane. The property is currently vacant; the area is adjacent to municipal water systems along Ostermeyer Road but there is no sanitary sewer available.

Zoning and Land Use:

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

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

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

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
5,000 square feet	20'	100 feet	20 feet	3 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that all proposed lots meet or exceed the minimum requirements for Residential, Single-Family (R-1) zoning. The smallest parcels proposed are 56.30 feet wide at the front setback, 126.88 feet long, and 7,144 feet in area. In addition, the proposed flag lots are at minimum 17.50 feet; Land Development Regulations require a minimum of 12 feet wide width for “flagpole” portions of flag lots.

Department Review and Comments:

There were no objections from outside utilities or other City departments. The City Fire Marshal requires that the northernmost portions of the flag lots be included in one common access easement for emergency services use. This is included on the proposed replat.

Plat Approval Criteria

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

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

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

Staff Approval:

The request will be approved with the following conditions:

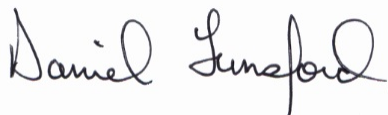
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by November 5, 2026;

Standard Conditions for Plat Requests:

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

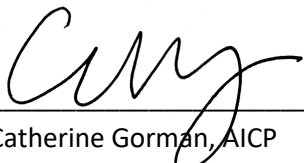
Respectfully Submitted,



Daniel Lunsford
Planning Manager

April 20, 2026

Date



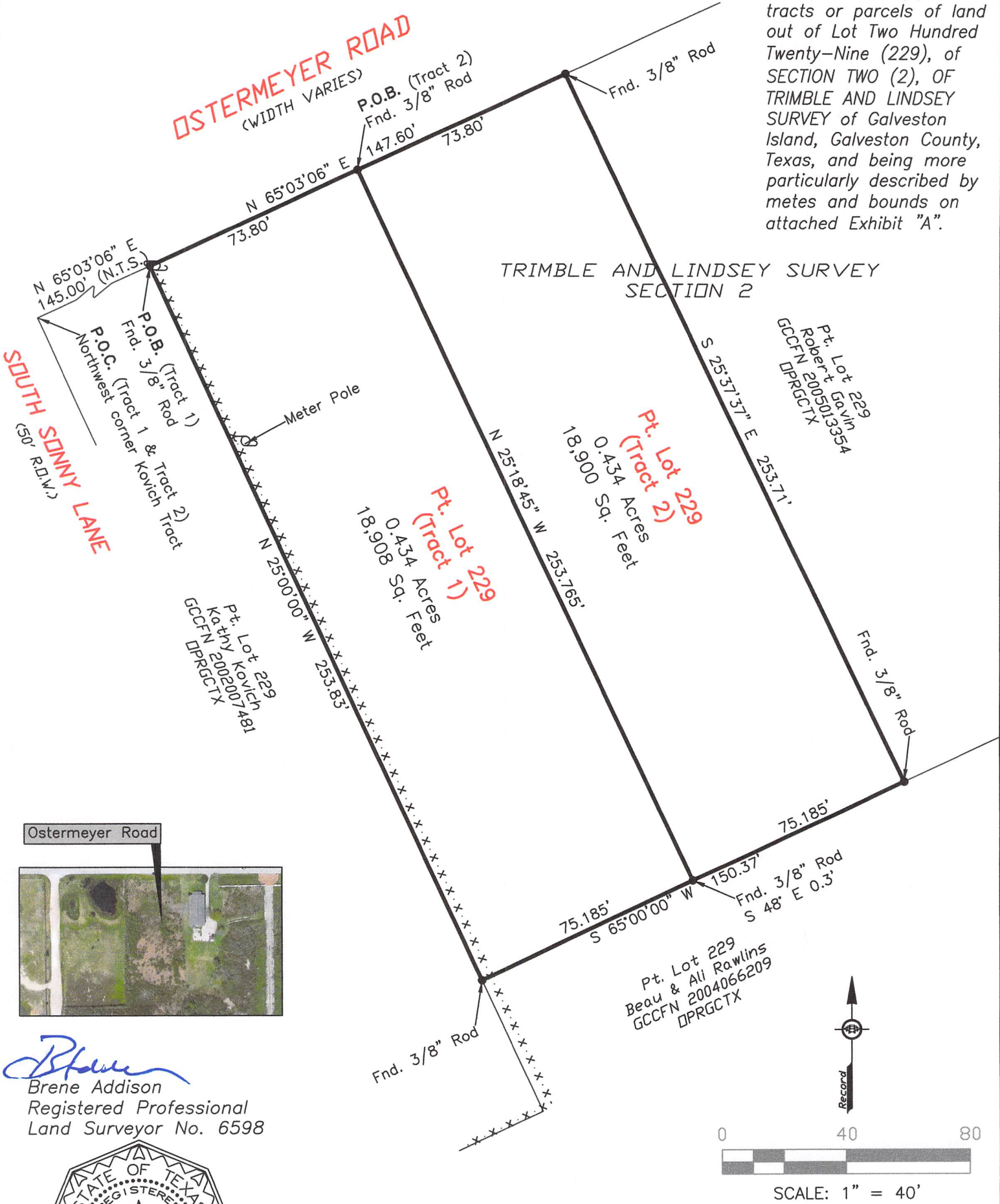
Catherine Gorman, AICP
Assistant Director / HPO

April 20, 2026

Date

EXHIBIT A

Survey tracts or parcels of land out of Lot Two Hundred Twenty-Nine (229), of SECTION TWO (2), OF TRIMBLE AND LINDSEY SURVEY of Galveston Island, Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



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

- NOTES:
- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
 - 2) This property lies within Zone AE (EL 14) as established by the FEMA Flood Insurance Rate Map No. 48167C0507G, dated August 15, 2019.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 - 4) Bearings are record, based on the monumentation of the South right-of-way line of Ostermeyer Road.

Legend:

- Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete
- Power Pole

TRICON LAND SURVEYING, LLC

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

Drafting: JA

Parcel ID: 602671

Surveyed for:
South Land Title

NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property lies within Zone AE (EL 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0507G, Dated August 15, 2019.
3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston, Texas.
4) This property is subject to any restrictions of record.
5) All utilities shall be relocated as needed to avoid crossing platted property lines.
6) Bearings are record, as shown on record deed, based on the monumentation of the South right-of-way line of Ostermeyer Road and being denoted as control monument (C.M.).

LEGEND	
G.C.C.F.N. Galveston County Clerk's File Number	
O.P.R.R.P.G.C.T.X. Official Public Records of Real Property Galveston County Texas	
G.C.M.R. Galveston County Map Records	
-----Easement Line	
-----Building Line	
U.E. Utility Easement	
A.E. Aerial Easement	
B.L. Building Line	

PROPERTY DESCRIPTION

Being that certain tract or parcel of land out of Lot Two Hundred Twenty-Nine (229), of SECTION TWO (2), OF TRIMBLE AND LINDSEY SURVEY of Galveston Island, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of a one acre tract of land out of said Lot 229, as conveyed to Kathy Kovich by deed recorded under Galveston County Clerk's File No. 2002007481 of the Official Public Records of Real Proprety of Galveston County, Texas, said point being the intersection of the East right-of-way line of South Sonny Lane (50' R.O.W.) and the South right-of-way line of Ostermeyer Road (Width Varies), said point lying in the West line of Lot 229, of said Trimble and Lindsey Survey;

THENCE North 65° 03' 06" East along the North line of said Kovich tract and the South right-of-way line of said Ostermeyer Road, a distance of 145.00 feet to the PLACE OF BEGINNING and being the Northwest corner of the herein described tract, a found 3/8 inch rod;

THENCE North 65° 03' 06" East continuing along the South right-of-way line of said Ostermeyer Road, a distance of 147.60 feet to the Northeast corner of the herein described tract, a found 3/8 inch rod;

THENCE South 25° 37' 37" East a distance of 253.71 feet to the Southeast corner of the herein described tract, a found 3/8 inch rod;

THENCE South 65° 00' 00" West parallel to the South line of said Lot 229, a distance of 150.37 feet to the East line of said Kovich one acre tract and the Southwest corner of the herein described tract, a found 3/8 inch rod;

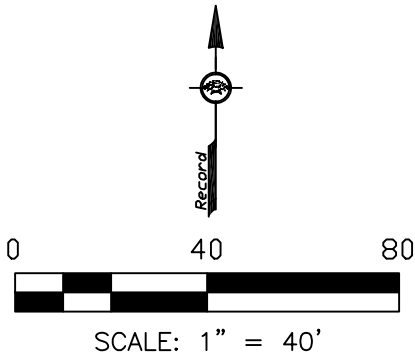
THENCE North 25° 00' 00" West along the East line of said Kovich one acre tract, a distance of 253.83 feet to the PLACE OF BEGINNING and containing 0.868 acres (37,806 sq.ft.) of land, more or less.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598



TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS 25-0763



AREA TABLE		
Lot	Sq. Feet	Acres
Lot 1	7,144	0.164
Lot 2	7,211	0.166
Lot 3	11,585	0.266
Lot 4	11,866	0.272

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

That I, Rafiq Ali, Managing Member, N3on Media LLC, being the owner of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "EGRET ESTATES", in the City and County of Galveston, Texas.

Rafiq Ali, Managing Member
N3on Media LLC

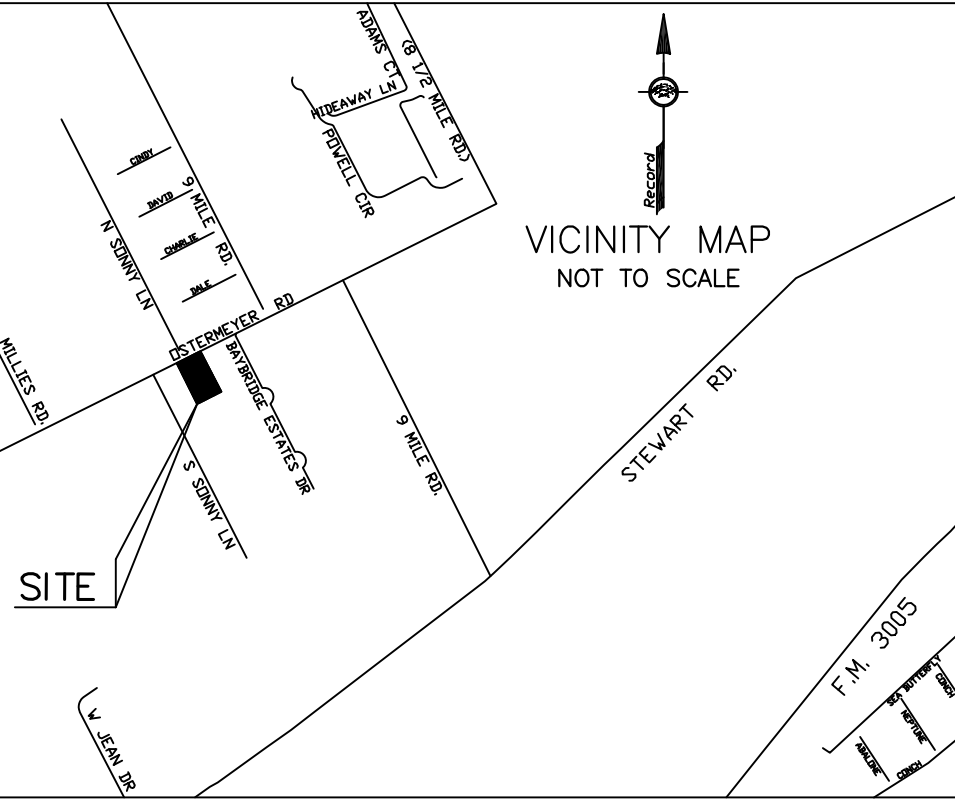
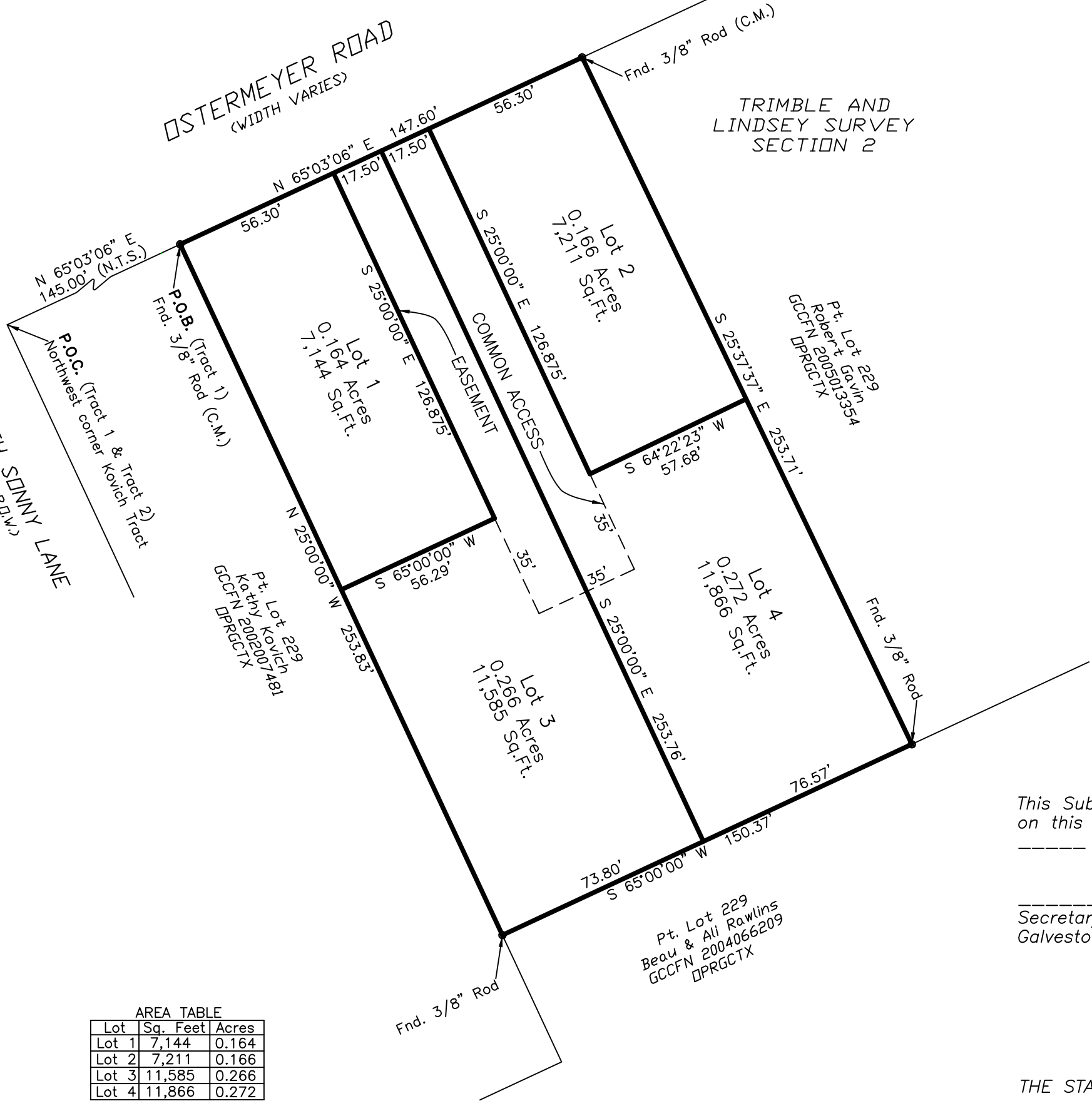
THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Rafiq Ali, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public for the
State of Texas
My Commission Expires_____



This Subdivision plat in the City of Galveston, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commission on this _____ day of _____, 2026.

Secretary
Galveston Planning Commission

Chairperson
Galveston Planning Commission

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

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2026, at _____ O'clock, ____m, and duly recorded on _____, 2026, at ____ O'clock, ____m, Instrument # _____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____Deputy

EGRET ESTATES

A REPLAT OF PART OF LOT 229,
SECTION 2, TRIMBLE AND LINDSEY SURVEY
CITY AND COUNTY OF GALVESTON, TEXAS

4 LOTS – 37,807 SQUARE FEET

April 6, 2026

Owner(s):
N3on Media LLC

Surveyor:
Brene Addison
Registered Professional Land Surveyor No. 6598



26P-017

STAFF REPORT

ADDRESS:

Adjacent to 302 21st Street/Moody

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Dylan DeVito, The ITEX Group, LLC.

ADJACENT PROPERTY OWNER(S):

Galveston 302 21st Street, LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business, Galveston Landmark (CB-H)

REQUEST:

License to Use (LTU)

APPLICABLE REGULATIONS:

Section 13.202 of the LDR and Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
13				

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

City Department Notification Responses:

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

Private Utilities Notification Responses:

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



Executive Summary	The applicant is requesting a License to Use the public right of way (LTU) for construction fencing and scaffolding associated with ongoing renovations to the building. A permanent License to Use for construction fencing and scaffolding was approved by the Planning Commission See site plan for extents of the construction items. Note that because the property is a Galveston Landmark, the Landmark Commission may provide a recommendation to the Planning Commission regarding the request. In 2024, the applicant was granted a license to Use for one year regarding the placement of construction fencing and scaffolding, with conditions, terms, and reservations. The approval expired on September 30, 2025, and was extended by the Planning Commission to October 2027. This request is for an additional area for the construction fencing and scaffolding along Mechanic/Avenue C.
Physical Characteristics	The construction fencing in the right-of-way is installed along the entire building frontage on 21st Street and Mechanic, and it obstructs most of the width of the sidewalk area. The scaffolding is installed along the entire building frontage on 21st Street, but only up to halfway of the building's frontage on Mechanic, which is approximate 48 linear feet. The request is to extend construction fencing and scaffolding along Mechanic to take in all of the building frontage. the Please see Exhibit A for details of the extents of the encroachment.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Other Reviews	Due to the designation of this property as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Landmark Commission will consider this request at their May 4, 2026 meeting.

**Staff
Recommendation**

Staff recommends the case be approved subject to the following conditions:

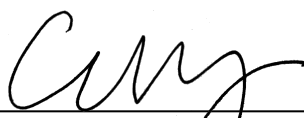
Specific Conditions:

1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing and scaffolding;
2. The License to use shall be valid until October 21, 2027;
3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area;

Standard Conditions:

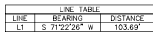
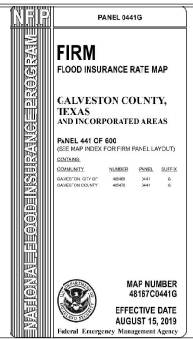
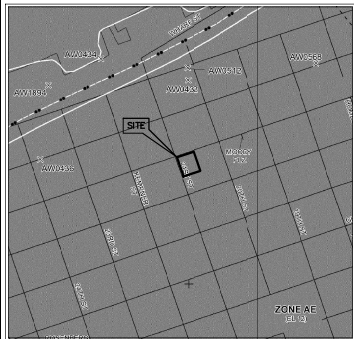
4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;
5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

04/22/2026
Date

[illegible]



WINDROSE
LAND SURVEYING | PLATTING

3535 W. LEAH HAVEN PARKWAY, LSTE 150 • HOUSTON, TEXAS 77041 | 713.438.2881
WWW.REGISTRATION.MX | WWW.WINDROSE-SURVEYSERVICES.COM

ALTA / NPS LAND TITLE SURVEY OF
0.2856 AC. / 12,443 SQ. FT.
ALL OF LOTS ONE (1), TWO (2) AND THE WEST EIGHTEEN FEET
(W. 18') OF LOT THREE (3), BLOCK 560
OF THE CITY OF GALVESTON
SITUATED IN THE
MICHAEL B. MERNARD SURVEY
ABSTRACT NO. 628
CITY OF GALVESTON, GALVESTON COUNTY, TEXAS

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FILED BY:	ROS/P	CREATED BY:	ROS	JOB NO.	6049-ALTA
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1. REFER TO ALL DRAWINGS TO VERIFY ALL DRAINAGE INFORMATION, FINAL GRADES, EASEMENTS, PROPERTY LINES AND SETBACKS.
2. ALL COMMON AND PUBLIC AREAS SHALL BE HANDICAP ACCESSIBLE.
3. ALL SIDEWALKS SHALL HAVE NO GREATER THAN A ONE PERCENT, NOR MORE THAN 1/2 INCH PER FOOT, SLOPE. ALL SIDEWALKS IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE ELEVATED WITH A SLOPE NOT EXCEEDING 1/2%.
4. FINISH FLOOR ELEVATION OF THE LOWEST HABITABLE SPACE SHALL BE A MINIMUM OF 12 INCHES ABOVE THE FIN ELEVATION OF THE STREET OR OTHER MAJOR DRAINAGE SERVING THE PROJECT.
5. FRONT DECK AND LOBBY AREAS PROVIDING PUBLIC ACCOMMODATION SHALL BE ACCESSIBLE TO THE PUBLIC. ALL PUBLIC ACCOMMODATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
6. MANEUVERING CLEARANCES AT EXTERIOR DOORS TO THE STREET SHALL HAVE A LEVEL AREA AT THE REQUIRED CLEARANCE. ALL CLEARANCES AT A SLOPE NOT TO EXCEED 1:50 IN ANY DIRECTION, SHALL BE MAINTAINED. ALL REQUIRED CHANGE IN LEVEL NOT EXCEEDING 1/2".

PLAN DETAIL TA

01-16-2020

**Tapestry Hotel
Galveston**
302 Moody Ave
Galveston, TX 77550

SHEET NUMBER: A1-01

