

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JUNE 2, 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. 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)
5. New Business and Associated Public Hearings

5.A GALVESTON LANDMARK

1. **26P-024 (1811 20th Street)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Paul Church
Property Owner: Pelicanproperties.com Investments LLC
2. **26P-026 (1616 Broadway / Avenue J)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas.
Applicant: Christine Glover
Property Owner: J. Michael and Christine Glover

5.B LICENSE TO USE

3. **26P-022 (Adjacent to 711 7th Street)** Request for a License to Use the public right of way for the construction of wood decks and stairs. Adjacent property is legally described as M.B. Menard Survey, Lot 7, Block 307, in the City and County of Galveston, Texas.
Applicant: Shaun Huddleston
Adjacent Property Owner: Craig Vogeler
Easement Holder: City of Galveston

5.C PLANNED UNIT DEVELOPMENT

4. **26P-025 (3615, 3619, 3701, and 3705 83rd Street and Vacant Parcels)** Request for a

Planned Unit Development (PUD) Overlay District to permit “Parking Lot, Commercial Surface Parking Area” land use. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 3, Block 34, Junemann Subdivision No 2; Lot 3, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 4, Block 34, Junemann Subdivision No 2; Lot 4, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 5, Block 34, Junemann Subdivision No 2; Lot 5, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 6 and 7, Block 34, Junemann Subdivision No 2 AKA Part of Right-of-Way (Lot 7), Junemann Subdivision; Lot 6 and 7, Block 35, Junemann Subdivision No 2 AKA South Part of Lot 35 and East 110.3 feet of Right-of-Way, Junemann Subdivision; in the City and County of Galveston Texas.

Applicant: Surinder Aulakh

Property Owner: Earl and David Nash

6. Discussion Items

6.A 2026 Planning Commission Planning and Design Awards (Staff)

7. 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 05/27/2026 at 2:35 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



26P-024

STAFF REPORT

ADDRESS:

1811 20th Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas

Applicant:

Paul Church

Property Owner:

Pelicanproperties.com Investments LLC

ZONING DISTRICT:

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

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

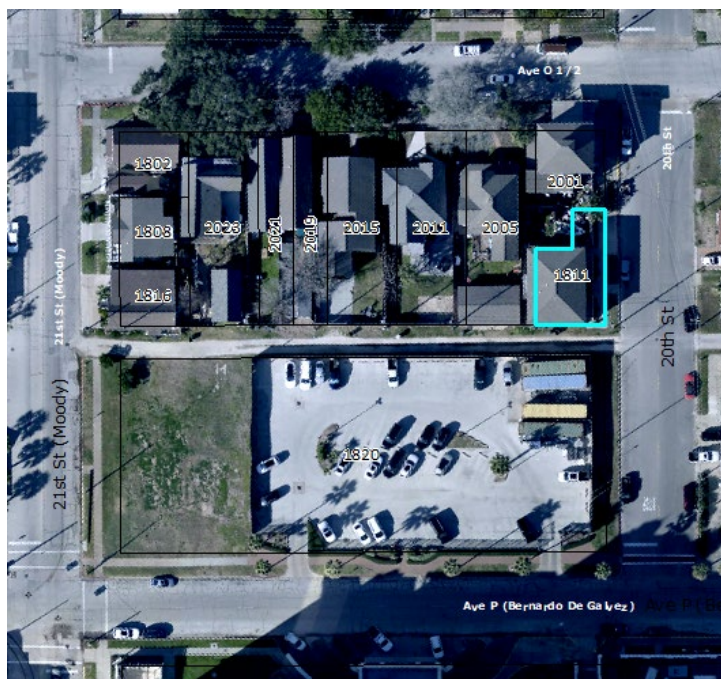
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				



Executive Summary

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

Zoning

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

Analysis

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

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

The Niccolai Apartment Building was constructed in 1934 by Aderbane Louis “Albert” Niccolai and his wife Amelia Foltin Niccolai. The apartment building replaced a smaller tenant building that was moved to 1917 Avenue O ½, where it still stands. Mr. Niccolai was an Italian immigrant who arrived in the United States via Ellis Island in 1916. Through the generosity of a former employer, Brewer W. Key, Mr. Niccolai was able to purchase the site, including the corner store at 2001 Avenue O 1/2, which had been built in 1904 by Carlo Vaiani, also an Italian immigrant.

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

The Niccolai Apartment Building is associated with the life and work of Galveston’s Italian immigrant population.

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

The Niccolai Apartment Building retains much of its historic integrity, including the name of the building which is featured on a tile mosaic on the front façade. The current owners have removed two windows on the front façade, but took pains to

match the brick infill. The herringbone pattern of the infill helps identify the infill as a modern alteration.

**Financial Incentives for
Historic Properties**

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

Other Reviews

The Landmark Commission will hear this request at the June 1, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 25, 2026.

Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

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

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

05/19/2026

Date

Rebirth of 1811 20th Street

After decades of decline, a Houston couple restores the Niccolai Apartments with grit, vision, and a view of the Galvez

By Kathleen Maca



Just a block behind the Grand Galvez, a modest sign on a brick façade quietly identifies the Niccolai Apartments. Completed in 1934, this 91-year-old building stands as a testament to Galveston's evolving residential landscape.

The Insurance Board records for 1811 20th Street reveal just how tangled the island's property histories can be. Its story is deeply intertwined with that of 2001 Avenue O ½, making it nearly impossible to chronicle one without the other.

Originally part of the same lot, 1811 20th Street shares roots with the corner property at 2001 Avenue O ½, home to a former grocery store built by Carlo (Charles) Vaiani.

Vaiani also operated a separate grocery at 1902 Avenue N - today the site of the Salty Dog Wash - and leased the Avenue O ½ location to other grocers over the years. These overlapping footprints and shifting uses reflect the dynamic character of Galveston's historic neighborhoods.

Vaiani and his wife, Aleida Guelfi, both born in Italy in 1874, arrived in America in the early 1890s - he in 1890, she in 1891. They were married in July 1894 in Galveston.

The grocery store at 2001 Avenue O ½ was constructed in 1904 and first appears in the 1905 city directory under the management of Silvio Alderigi (1873-1941), a grocer from Pisa, Italy. Alderigi leased the building until 1909, when it was taken over by another Italian immigrant family - the Franceschis - who operated the store until 1922.

During much of that period, the store was run by Clementina Franceschi (1867-1914), the family's matriarch. After her passing, her children continued to operate the business under her name, a tribute to her enduring presence in the neighborhood.



In 1909, a separate rental dwelling was added to the rear of the lot at 1811 20th Street. The long, narrow house was rented to a rotating cast of tenants including laborers, widows, and small families at a monthly rate of \$10.50.

For a time, it served as both the residence and office of Ferdinand Chimene (1861-1933), who ran his company Galveston Lamps and Oil from the property.

In 1922, Vaiani sold both the grocery and the adjoining rental house to Aderbane Louis "Albert" Niccolai (1894-1977), an Italian immigrant, and his wife Amelia Foltin (1903-1990), marking the beginning of the Niccolai family's long association with the site.

Their granddaughter, Rose Marie Niccolai Carter, has fond memories of her grandparents' home, where the sound of Italian filled the air as friends and neighbors gathered. "It was a very Italian neighborhood," she shared.

Carter recounted her grandfather's journey to America: "My grandfather came to America in 1916 through Ellis Island with a cousin," she said. "And I think you had to have a certain amount of money to be approved at customs."

To meet that requirement, each family member passed through customs one at a time, quietly handing the same cash back and forth to ensure approval - a clever act of solidarity that reflected both resourcefulness and resilience.

"When he first came to Galveston, my grandfather worked as a chauffeur for a gentleman named Mr. Brewer Key," Carter recalled.

Brewer W. Key (1859-1922), founder of the Gulf Lumber Company, was a prominent figure in Galveston's business community. Key left the bulk of his estate to the City of Galveston to benefit the public school system.

Upon his death in 1922, Key not only gifted most of his fortune to the city but also left \$2,000 to Niccolai. "And that's how my grandfather got his start and was able to buy property," Carter said.



That same year, Niccolai purchased the grocery store and moved his family into the upstairs residence, marking the beginning of a new chapter.

In 1933, the tenant building adjacent to the corner store was relocated around the corner to 1917 Avenue O ½, where it still stands today. On the vacated lot, Niccolai constructed a new brick apartment building featuring four units, which officially opened in April 1934.

Designed with flexibility in mind, the apartments were available furnished or unfurnished, and each came equipped with a modern convenience of the era - a brand-new Frigidaire refrigerator.

The first residents brought life to the building: Lloyd C. and Cath Abel settled into Unit #1, Alfred A. and Katherine Borofsky into Unit #2, Frank W. Heffernan into Unit #3, and Frank L. and Pauline McIntosh into Unit #4.

Niccolai continued operating the store next door through the late 1940s, renaming it the Victory Cash Store and Market during World War II - a patriotic nod to the times. In 1949, he sold the business to John and Pasquina Danesi, shifting his focus to the growing portfolio of rental properties he owned in Galveston.



Over the decades, the apartment building passed through several owners and gradually fell into disrepair. Today, it's experiencing a revival.

Paul Church and his wife Petra Puzzo, the current owners, have spent the past two years restoring the Niccolai Apartments and its four units. The renovation has been a labor of love and no small challenge, but their efforts are breathing new life into this historic corner of Galveston.

Church has a passion for restoring historic buildings, even when the process tests his patience. "They are fun to put back the way they were. Fun and painful," he said. "Over the last 10 years, we've redone over 40 or 50 homes." His Houston-based construction company is Construction Management Services of Texas.

Church first encountered the Niccolai Apartments while working on a house across the street - a pink building he affectionately calls the 'Mini Galvez.'

"I met the owner of the Niccolai Apartments when I was rehabbing the house across the street," he said. One afternoon, as he sat on the steps, the building seemed to call out to him. When the owner approached him about buying it, he didn't hesitate.

The renovation revealed just how fragile the structure had become. "It was like you could see right through the walls. We tore it down to the studs and rebuilt the whole building," Church said.

Despite the challenges, he found that the original brickwork provided a surprising amount of stability.

"The central brick and the parts that hooked into it were well-engineered and gave it some strength, but we had to rebuild all the subfloors and do a lot of leveling. All the plumbing and electrical systems are new, and we

added central air conditioning to all the units." Financing the project was another hurdle.

"Financing is also always a tricky part of projects for investors in Galveston property, and we couldn't have pulled together the construction fund for this one without Tom Berry at Investor Loan Source. He has a vision when it comes to these challenges."

Although Church aimed to preserve the original layout of the Niccolai Apartments, a few structural changes proved unavoidable. One notable adjustment involved removing a window at the center of the building's front façade - once used to illuminate the stairwell - to make room for a newly added closet.

To maintain the building's vintage charm, Church sourced brick that matched the original and laid it in a striking herringbone pattern. The result is a visually appealing, period-appropriate detail that now anchors the front exterior.





Inside, the renovation honors the building's past. The original shiplap and hardwood floors remain intact, and distinctive features like built-in ironing boards have been thoughtfully preserved, offering a tactile connection to the craftsmanship of a bygone era.

Each apartment within the Niccolai building boasts its own distinct layout, and Church and Puzzo often joke about which unit they'd choose for themselves. While honoring the building's history has been central to their approach, Church emphasizes that functionality and safety are just as important.

Thoughtful touches like built-in nightlights, stairwell illumination, impact-resistant windows, and security cameras ensure the property is both comfortable and secure.

The interiors are warm and inviting, but for Church, one feature stands out: "You can't beat the view of the Galvez."



Plans for the building's future reflect its blend of charm and practicality. One side will be reserved for long-term tenants, while the other two units will be available on Airbnb - offering visitors a chance to experience Galveston through the lens of its storied past.

"We put our hearts and souls into this building," Church said. "It's been crazy, and it's finally ready."

The restoration has also resonated with the Niccolai family. "I'm so happy that someone purchased the apartments and has made an effort to restore them," shares Carter, a family representative.

After years of commuting between Houston and Galveston, Church and Puzzo are preparing to make the island their permanent home.

"We think it'll be fun," said Church. "Galveston is like a small town, but with everything you need, and it always has festivities. I'm excited about it."

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26P-025

STAFF REPORT

ADDRESS:

1616 Broadway / Avenue J

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas

Applicant:

Christine Glover

Property Owner:

J. Michael and Christine Glover

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

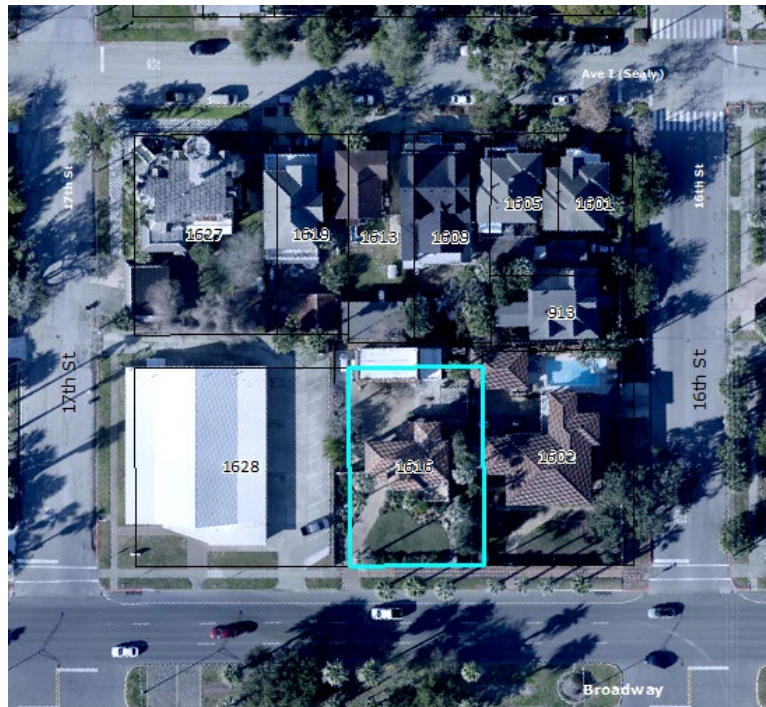
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
15				



Executive Summary

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

Zoning

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

Analysis

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

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

The Sally Trueheart Williams House was built in 1928 to replace a family home designed by Nicholas Clayton and located at 1606 Broadway, since demolished. After the passing of her father Henry Martyn Trueheart in 1914, Ms. Williams and her mother decided that the house was too large for them to maintain and made plans to build a home that was better suited to their needs. Architect Cameron Fairchild was hired to design the new house in the Spanish Colonial Revival style popular at the time.

- 2. Distinctive characteristics of a period or method of construction, or architecture, representative of, or a rare survivor of, the work of a master designer, builder, or craftsmen.**

Born in Waco, Cameron Fairchild began his architectural practice in Houston in 1925. Over the course of a long career, he became noted for his eclectic single-family “country houses” in affluent Houston neighborhoods such as Shadow Lawn, Boulevard Oaks, Braeswood, Riverside Terrace, and River Oaks.

Fairchild was especially identified with River Oaks, where he designed the Lamberth–Abercrombie House at 2221 River Oaks Boulevard, one of the first houses built on River Oaks Boulevard. Fairchild designed all five of the houses that the River Oaks Corporation built around the first of the River Oaks Courts on Stanmore Drive in 1936. Fairchild also designed 2112 Brentwood; 2911 Ella Lee Lane for his brother William Fairchild, 3244 Ella Lee Lane; 3320 Chevy Chase Drive; and the 17-story River Oaks Apartments.

During his long career, Fairchild designed or remodeled numerous public buildings in Houston, including the Jesse H. Jones Library Building at the Texas Medical Center (1954); the 14-story downtown First Savings Building (1964; demolished 2002); and South Texas College of Law. He was also responsible for numerous alterations and additions to Trinity Episcopal Church on Main Street, where he was a parishioner, vestry member, and senior warden.

Fairchild was also active in Galveston, where he designed many homes for the city's elite, and public buildings such as the seven-building student housing complex at University of Texas Medical Branch (1955). Beyond Houston and Galveston, Fairchild designed the Cody Memorial Library (1939) and the Lois Perkins Chapel (1948) on the campus of Southwestern University in Georgetown, Texas, and the Taylor Public Library in Taylor, Texas (1959). According to the Taylor Public Library website, Fairchild was chosen to design the library "because of his high standing in the profession of architecture and because Taylor had been the childhood home of both Mr. Fairchild and of his wife, the former Helen Tarkington."

Fairchild was born in Waco, Texas, on August 20, 1902. He was educated at Southwestern University in Georgetown and the University of Texas, from which he graduated in 1924. From 1924 to 1925, he worked for the Austin architect George L. Walling. In 1925, Fairchild began independent practice in Houston. He took a brief leave from architecture to serve in the armed forces during World War II. Fairchild served two terms as president of the Houston Chapter of the American Institute of Architects. He maintained his practice for over 50 years before retiring to Pine Bluff, Arkansas, where he died in 1985.

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

The Sally Trueheart Williams House retains all aspects of historic integrity of location, design, setting, materials, workmanship, feeling or association.

Financial Incentives for Historic Properties

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

Other Reviews

The Landmark Commission will hear this request at the June 1, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 25, 2026.

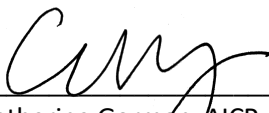
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

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

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director/ Historic Preservation Officer

05/19/2026
Date

Statement of Architectural Significance

1616 Broadway

Having admired her sister's newly constructed home in Houston, designed by architect Cameron Fairchild, Sally Trueheart Williams and her mother Annie decided to pare down their living space. Both mother and daughter had lived in the family home at 1606 Broadway for many years and decided that the Nicholas Clayton mansion was too much for them to maintain. They hired Cameron Fairchild to design, for them, a home in the estate's garden space.

Cameron Douglas Fairchild was born in Waco, Texas in 1902 and was educated at Southwestern University in Georgetown and the University of Texas in Austin. He was a member of the American Institute of Architects for most of his career and President of the Houston chapter in 1958. In 1928 he designed one of the first homes to be built on River Oaks Boulevard in Houston, the Clarence O. Lamberth-Jones Abercrombie house. Other River Oaks homes are the Marion Martin Home at 2521 Stanmore Drive and one for his brother at 2911 Ella Lee Lane.

Cameron quickly became known for his residential architecture. He designed homes in Houston's top neighborhoods, including River Oaks, Shadowlawn, Old Braeswood, Riverside Terrace, and Boulevard Oaks. In River Oaks, he was commissioned by the River Oaks Corporation to design the River Oaks Court homes, the first homes built on the lots on Stanmore Drive.

Other commissions of interest are The River Oaks High Rise at 3433 Westheimer, the Jesse H Jones Library in the Texas Medical Center in Houston, various structures within the property of Trinity Episcopal Church on Main Street in Houston, the Cody Memorial Library and the Lois Perkins Chapel on the grounds of Southwestern University in Georgetown and the Taylor Public Library in Taylor, Texas (now demolished)

The Trueheart/ Williams ladies wished for a popular house trend during the 1920 and 1930's after the Panama-California Exposition of 1915-1916: a Mediterranean-style home with an elegant, yet relaxed way of living. This was Fairchild's first Galveston commission, and it led to subsequent residential work from the Trueheart-Adriance-Menard-McCullough families as well as others who found his design to be current and well appointed.

The home at 1616 Broadway, known as a "country home", has an important feature in that the front door does not face Broadway. The front door is under the porte-cochère on the back corner of the house. In place of a front porch, so often seen in Galveston's Victorian homes, is a screened loggia, but is treated as a private extension as there is no door to the exterior.

Many of the aspects of the Mediterranean-style design appoint this house. Low pitch, red tile roofing, thick stucco walls, arched windows, expansive outdoor living space, and elaborated chimneys all combine to illustrate the style.

During construction of the site, it was decided to keep the Nicholas Clayton original carriage house and add stucco to the exterior to match the new house.

Galveston contractor William Roitsch built the house.

After the house was built, Fairchild had several Galveston commissions.

1602 Broadway

4525 Caduceus Place

2901 Avenue O

1705 35th Street

24 Cedar Lawn South

4804 Crockett Boulevard

5310 Seawall Boulevard (now demolished Eugenia Taylor and George Sealy, Jr. residence)

Statement of Historical and Cultural Significance

1616 Broadway

The property where 1616 Broadway now resides was 1606 Broadway in 1886. At that time, real estate developer and civic leader, Henry Martyn Trueheart, had famed architect Nicholas Clayton design a house for he and his family.

Henry Trueheart was one of the most prominent real estate agents in Galveston in the late 19th century. He was born in 1832 in Virginia. His parents, lawyer John Overton Trueheart and Ann Tomkins Minor Trueheart moved their family to Galveston just as Texas achieved statehood in 1845.

He was appointed the county tax assessor and collector in 1857, and held that position for almost 10 years, with his career being temporarily interrupted by the Civil War. Two months after enlisting in the Confederate Coast Guard Company, Henry Martyn Trueheart participated in the Battle of Galveston.

He married Annie Vanmeter Cunningham in West Virginia in 1866 and brought her home to Texas. The couple had seven children, three of which were lost in childhood.

Henry joined his father's real estate firm and eventually took it over along with his brother-in-law John Adriance, Sr. and cousin, Lucia Minor.

At the height of the family's real estate endeavors, they owned about three-million acres. By 1882 the company H.M. Trueheart and Company had Nicholas Clayton design an office at 212 22nd Street, currently Pearl Gallery. Then Trueheart commissioned Nicholas Clayton to design a family home on Broadway. The mansion Clayton designed consisted of 13 rooms, 8 closets, 2 bathrooms, 5 porches, and 7 mantled fireplaces with 6 brick flues. Included were a drawing room, library, sitting room, dining room, and a grand entry with a central staircase.

The second child to be born to Henry and Annie was Sally Cunningham Trueheart. In 1895 Sally married a grandson of General Sidney Sherman, a Massachusetts native who led the first charge against Santa Anna at San Jacinto. Albert Sidney Williams and Sally were married at Sally's home at 1606 Broadway. Less than a year later a daughter, Marjorie, was born.

Sally was a member of the Equal Suffrage Club, the Wednesday Club, First Presbyterian Church, American Red Cross, Daughter of the Confederacy, Daughters of the American Revolution, and Colonial Dames. She founded the Texas Federation of Women's Clubs.

In 1908, Sally created the card game, "Texas Heroes: An Instructive Game" meant to help children learn about influential Texans.

Following the death of Sally's father, Henry M. Trueheart in 1914, Sally remained in the Trueheart mansion with her daughter and widowed mother. As it became increasingly difficult

for the two women to maintain the large house, they decided to build a home better suited to their needs.

Sally commissioned Houston architect Cameron Fairchild to design their new home in the estate garden area on the west side of the mansion. Fairchild had just completed a Houston home for her sister, Elva Trueheart Brown. The new house was to be in the Spanish Colonial Revival style popularized during the Panama-California Exposition in San Diego's Balboa Park in 1915-1916. Based on Spanish precedents found across Latin America, the two-story, stucco-covered house featured most of the classic elements of the style including a multi-level tile roof, elaborated chimney top, window grills, and a balcony and balconet.

After the completion of the house at 1616 Broadway, Sally had the family mansion demolished and sold the lot. Annie passed away the following year at the age of 80.

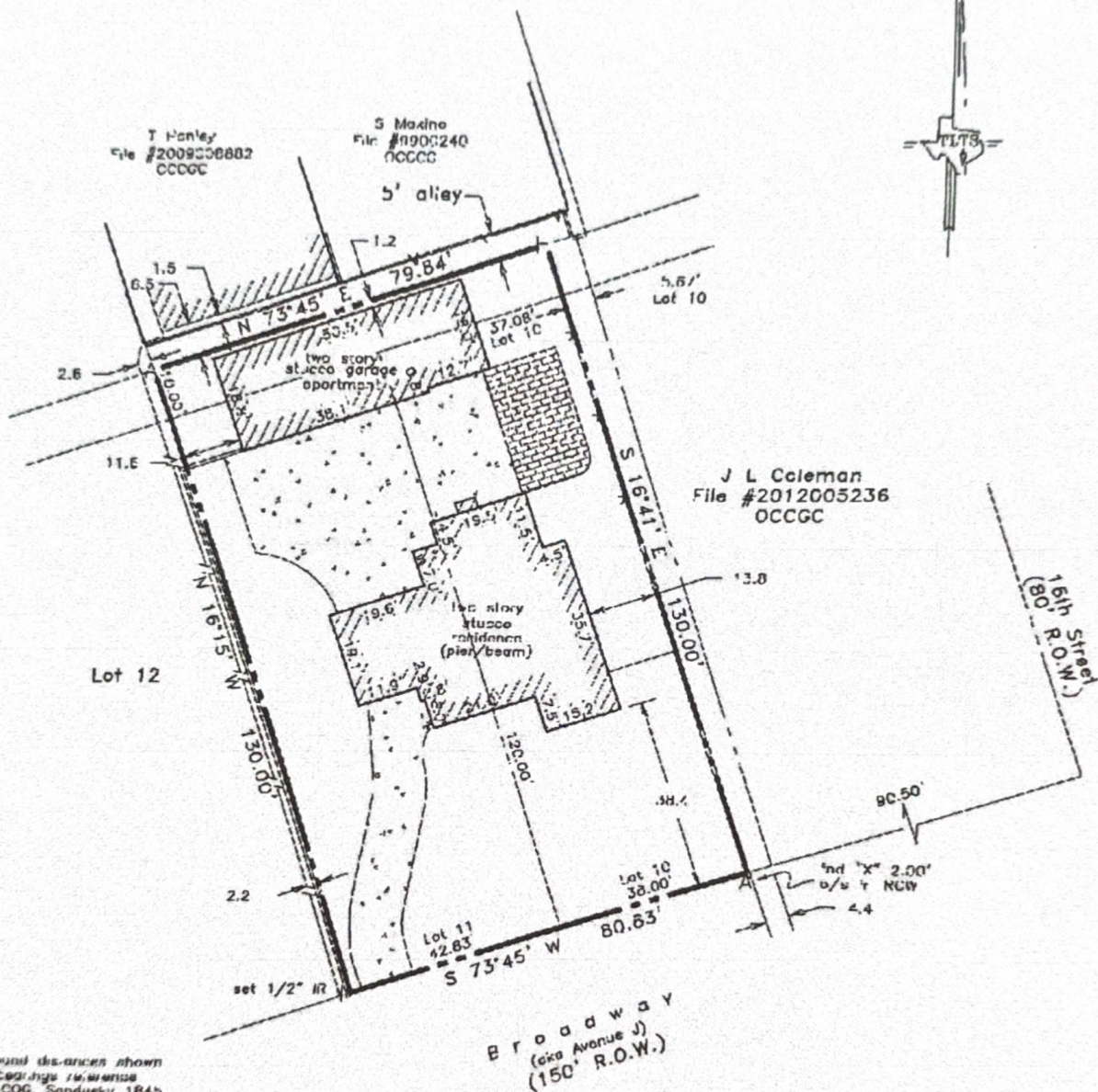
Sally also passed away at age 80 in Galveston.

Daughter Marjorie went on to marry John Warwick McCullough, former President of Hutchings-Sealy & Co. Bankers and President of the Sealy & Smith Foundation.

In 1990 Marjorie donated a gift to the Rosenberg Library for the construction of a public meeting room. This is a beautiful room located in the historic 1904 wing on the second floor. An oil portrait of the couple hangs in the room. Mrs. Trueheart Williams McCullough died in 1999 at the age of 103 years.







NOTES:
 - True ground distances shown
 - Plot & bearings reference
 Plan of COG, Sandusky 1845
 - Survey monuments reconciled
 w/minimum previous surveys

Scale: 1" = 30'
 0 10 20 30 40
 Feet

LAND TITLE SURVEY OF A TRACT OF LAND
 being Lot 11 and part of 10, in Block
 196, in the City and County of Galveston,
 Texas, being further described in the Field
 Notes attached.

Subject property: 1616 Broadway
 Galveston County, Texas
 To Boulder Park, LLC, William C. Trorn, President
 and Stewart Title Co., GF #16167031538;
 I hereby certify that this survey was made on the
 ground under my direct supervision and that this plat
 correctly represents the facts found at the time of the
 survey.



Laurence C. Wall
 RPLS #4814



26P-022

STAFF REPORT

ADDRESS:

Adjacent to 711 7th Street

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lot 7 Block 307, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Shaun Huddleston

ADJACENT PROPERTY OWNER(S):

Craig Vogeler

EASEMENT OWNER:

City of Galveston

ZONING:

Urban Neighborhood (UN)

REQUEST:

License to Use for entry decks and stairs

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

Daniel Lunsford
Planning Manager
(409) 797-3359
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
34				

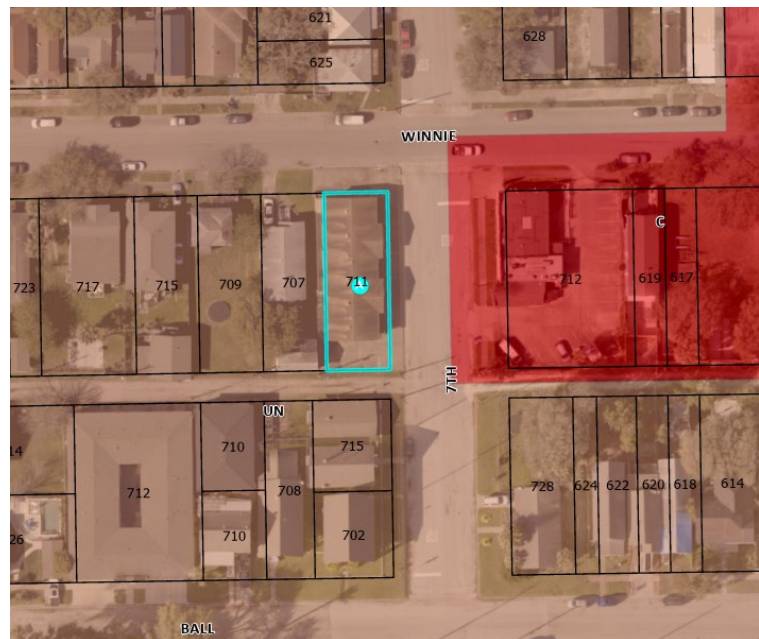
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

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

Private Utilities Notification Responses:

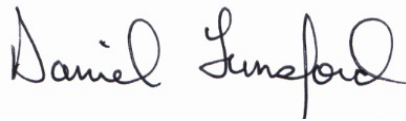
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a Permanent License to Use (LTU) the City right-of-way in order to place wood-framed entry decks and stairs along the structure and into the sidewalk area. The building houses multiple residential units with small stoops which are difficult to navigate. As part of this proposed improvement, the existing planters which are located on the subject property will be removed.
Physical Characteristics	The proposed decks will extend 5'-8" into the right-of-way and run the length of the building's east façade at regular intervals and are intended to improve access to the existing structure for residents. This will leave approximately 6'-4" of clear pedestrian path along the adjacent sidewalk. There are no proposed encroachments into the alley or along the Winnie / Avenue G façade of the building; only the 7th Street right of way will be affected. See the attached Applicant's Submittal for additional details.
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.
Staff Recommendation	Staff recommends approval with the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the decks and associated stairs; 2. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the accessible ramp, and should the right-of-way be damaged in any way, the licensee shall repair the area; 3. The licensee shall maintain a minimum of five (5) feet of unobstructed pedestrian access within the subject city rights-of-way; 4. The licensee shall ensure that future construction or improvements do not increase the degree of encroachment in any way; <i>Standard Conditions:</i> 5. 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; 6. The cleaning of the debris from the site shall be the responsibility of the Licensee; 7. 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; 8. 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; 9. 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

10. 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,

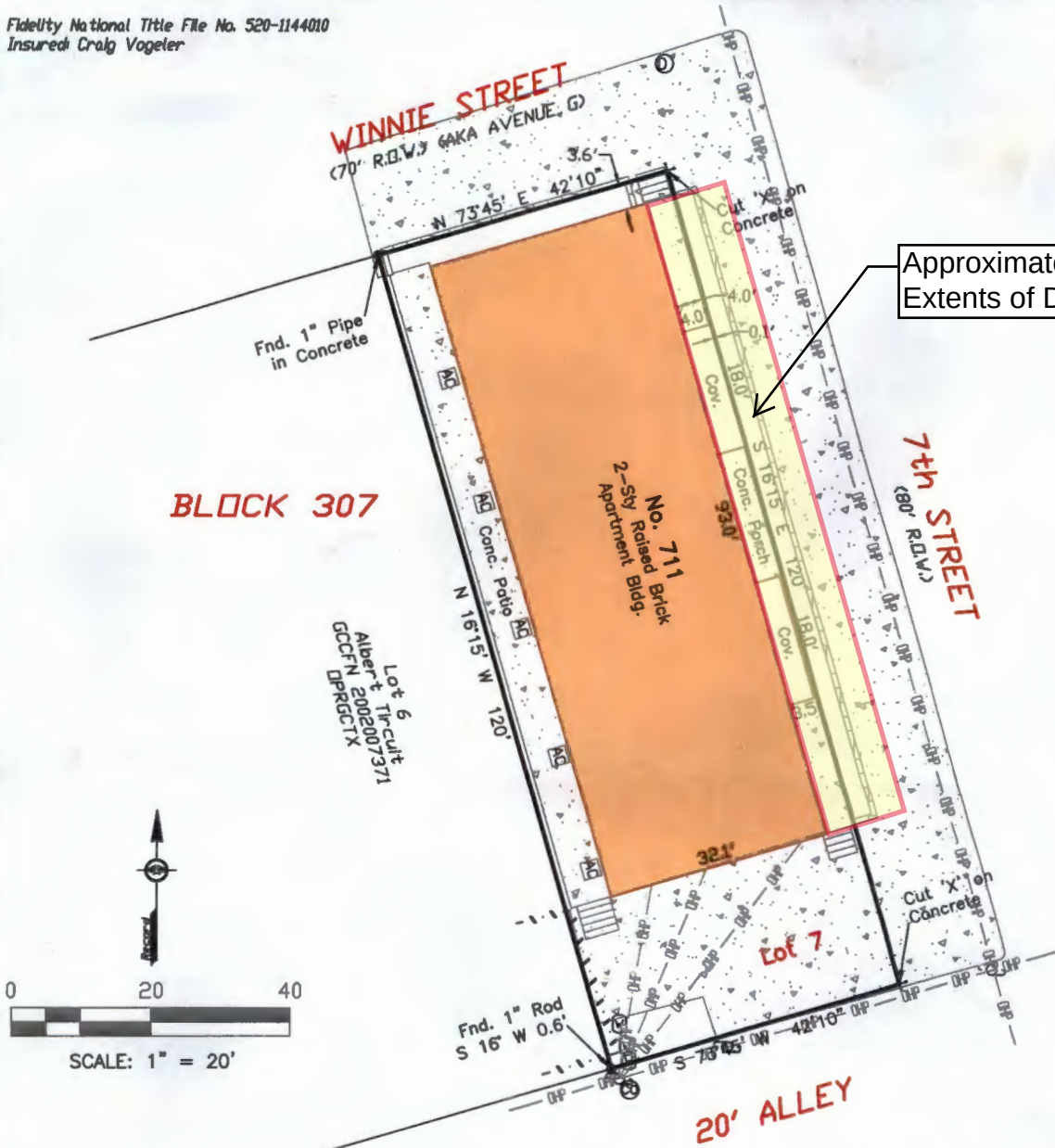


Daniel Lunsford
Planning Manager

May 21, 2026

Date

Fidelity National Title File No. 520-1144010
Insured: Craig Vogeler



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

Survey of Lot Seven (7), in Block
Three Hundred Seven (307), in the
City and County of Galveston, Texas.

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 the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
- 2) This property lies within Zone AE (EL 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0442G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are record, as shown on plat of City of Galveston in common use, based on the monumentation of the South right-of-way line of Winnie Street, being a found 1 inch pipe at the Northwest corner of Lot 4 and a found 1 inch pipe at the Northwest corner of Lot 7.

Legend:	
— DP —	Overhead Power
• • • • •	Chain Link Fence
— — — — —	Wood Fence
— — — — —	Concrete
— — — — —	Brick
⊗	Water Meter
⊙	Clean-out
⊕	Power Pole
⊖	Manhole



TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309
Drafting: JA
Parcel ID: 102500
Surveyed for:
Craig Vogeler

70' Row Winnie St.

existing stairs

flower bed

5'8"

12'10"

#5

#4

existing

#3

concrete

#2

patio

new wood handrails

new wood deck

5'8"

12'10"

12'10" from new patio to street

existing stairs

20' Alley

No. 911 Parcel
25' x 40' x 10'
Apartment

back concrete patio

Block 307

Siteplan

911 9th St. 80' Row

Written narrative

Reason we are asking permission for using city right of way is to extend existing concrete patio an additional 5'8" from front of bldg. existing patio is only 4'4" each door has 2 steps in front making walkway less than 2'. This would give each unit a patio approximately 10'x20'. Asking to use an additional 32" above the 4'4" currently being used as a flower bed along 7th st. approximately 100' the width of building. Add 3 new steps so each unit will have there entry access & install new wood hand rails sectioning each one off seperately. Existing patio walkway is less than 20" between railing & step to each door. This will allow each unit to walk up to door from steps.

Thanks
[Signature]





FOR RENT
409.795.9647



26P-025

STAFF REPORT

ADDRESS:

3615, 3619, 3701, and 3705 83rd Street and Vacant Parcels

LEGAL DESCRIPTION:

Properties are legally described as Abstract 121, Hall & Jones Survey, Lot 3, Block 34, Junemann Subdivision No 2; Lot 3, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 4, Block 34, Junemann Subdivision No 2; Lot 4, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 5, Block 34, Junemann Subdivision No 2; Lot 5, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 6 and 7, Block 34, Junemann Subdivision No 2 AKA Part of Right-of-Way (Lot 7), Junemann Subdivision; Lot 6 and 7, Block 35, Junemann Subdivision No 2 AKA South Part of Lot 35 and East 110.3 feet of Right-of-Way, Junemann Subdivision; in the City and County of Galveston Texas.

APPLICANT/REPRESENTATIVE:

Surinder Aulakh

PROPERTY OWNER:

Earl and David Nash

ZONING:

Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE ZONING LAND USE REGULATIONS:

Article 4 of the Land Development Regulations (LDR); Article 12 of the Land Development Regulations (LDR)

STAFF RECOMMENDATION:

Denial

EXHIBITS:

A – Zoning Map
B – Narrative / PUD Plan

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
83				

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 with Comment: The drainage plan submitted with the PUD request is not adequate. There will need to be a detention drainage system installed as part of this project. Drawings and calculations for this type of drainage system will be required.

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary

This is a request for a Planned Unit Development (PUD) Overlay District to establish “Parking Lot, Commercial Surface Parking Area” land use in the Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5) zoning district. The purpose of the PUD is:

- To allow for the land use of “Parking Lot, Commercial Surface Parking Area” which is not permitted in the Commercial (C) zoning district.

Site Details

The site consists of eight lots located at between 83rd Street and Rice and south of Stewart Road. The total area of the site is 1.612 acres (70,218.72 square feet). The site is unimproved with some palms and other vegetation present.

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

Ability of the Property to be used under Current Zoning

The property is zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5). The base zone of Commercial (C) regulates the permitted uses on the property. The Height and Density Development Zone (HDDZ) is a zoning overlay which regulates the design and placement of new buildings. Since no new buildings are proposed, the HDDZ regulations are not applicable.

The land use “Parking Lot, Commercial Surface Parking Area” is a prohibited land use in the Commercial (C) zoning district. The PUD request is to deviate from Table 2.201 of the Land Development Regulations to allow for “Parking Lot, Commercial Surface Parking Area” land use. The definition of “Parking Lot, Commercial Surface Parking Area” is: an off-street, surfaced, ground level parcel of land provided for parking or storage of motor vehicles, which is not accessory to any other use on the same or any other lot, and which operates as a commercial enterprise for which any fee is charged for the rental of parking spaces.

Compatibility with Base and Surrounding Zoning and Land Uses

Staff finds the request is not compatible with the base zone or surrounding zoning and land uses. The subject site has a base zone of Commercial (C). The proposed use of “Parking Lot, Commercial Surface Parking Area” is not permitted in this zoning district. The intention is to develop a commercial parking lot to serve the area’s commercial activity, visitor demand, and coastal-related parking demand.

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

The Land Development Regulations reflect a clear policy direction that new commercial surface parking lots should be limited in scope and carefully integrated into the urban environment. These uses are only permitted in two zoning districts—Light Industry (LI) and Heavy Industry (HI)—and when allowed, are subject to stricter landscaping standards.

**PUD Details
/Development Plan**

The purpose or intent of the PUD	To allow for the land use of “Parking Lot, Commercial Surface Parking Area” which is not permitted in the Commercial (C) zoning district
---	--

Building Height	No buildings are proposed.
Building Setbacks	No buildings are proposed.
Limits of Construction	Improvements are limited to a surface parking lot and customary site elements, including paved parking areas, striped spaces, internal drive aisles, sidewalks, curbs, landscape areas, shading structures, underground detention, utility improvements, screening/fencing if installed, lighting, and operational parking equipment as shown on the approved plan set.
Vehicular Parking	The proposed parking lot consists of 107 parking spaces.
Pedestrian Access	Pedestrian access will be provided by paved walk routes as shown on the site plan, including internal pedestrian movement from parking areas to any payment or access-control point.
Streets and Circulation	No new streets are proposed. Vehicular access to the site will be from 83 rd Street.
Screening and Landscape	Landscaping shall conform to Article 9 of the Land Development Regulations and shall be reviewed during the permitting process.
Signage	Signage shall conform to Article 5 of the Land Development Regulations and shall be reviewed during the permitting process.
Lighting	Site lighting shall conform to Article 7 of the Land Development Regulations and shall be reviewed during the permitting process.
Phasing or Scheduling	The project will be completed in a single phase after permitting.
Unique characteristics or exceptional circumstances	Please see Exhibit B for the Applicant's Narrative.

Criteria for Approval

According to Division 13.601 (C) of the Land Development Regulations, the Planning Commission may recommend approval, and City Council may grant the approval of a rezoning request if it is demonstrated that:

1. The proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the City of Galveston 2011 Comprehensive Plan and other adopted neighborhood plans, special area plans, redevelopment plans, or other plans applicable to the area;

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

Conformance

Staff finds that the request does not conform to the criteria for Planned Unit Developments (PUDs) in the City of Galveston. A PUD is designed to be used in conjunction with a designated base zoning district. Use standards and requirements of the specified base district shall apply unless specifically superseded by the standards and requirements of the PUD Development Plan. The Land Development Regulations reflect a clear policy direction that new commercial surface parking lots should be limited in scope and carefully integrated into the urban environment. The use is only permitted in two zoning districts—Light Industry (LI) and Heavy Industry (HI)—and when allowed, are subject to stricter landscaping standards.

Other Reviews

City Council has the final decision regarding the request for a Planned Unit Development. The request will be heard at the regular meeting of June 25, 2026.

Staff Recommendation

Due to nonconformance with the Criteria for Approval, Staff recommends denial of the request.

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

Specific Conditions:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. To allow for the land use of “Parking Lot, Commercial Surface Parking Area” which is not permitted in the Commercial (C) zoning district;
2. The applicant shall verify that no significant trees, as defined by Section 9.501 of the Land Development Regulations, exist on site before performing any site work. The removal of any significant tree requires a permit from the

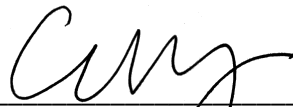
Development Services Department. The applicant should explore relocation of palms rather than removal;

3. The applicant shall adhere to the comments from the Public Works Department regarding drainage;
4. The development must conform to the site plan and design details included with the PUD application and ordinance;
5. A building permit(s) and/or Certificate of Occupancy for the project shall be issued no later than 24-months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
6. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties;

Standard Conditions of a Planned Unit Development (PUD):

7. The applicant shall adhere to all comments/conditions received from City departments;
8. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department; and,
9. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

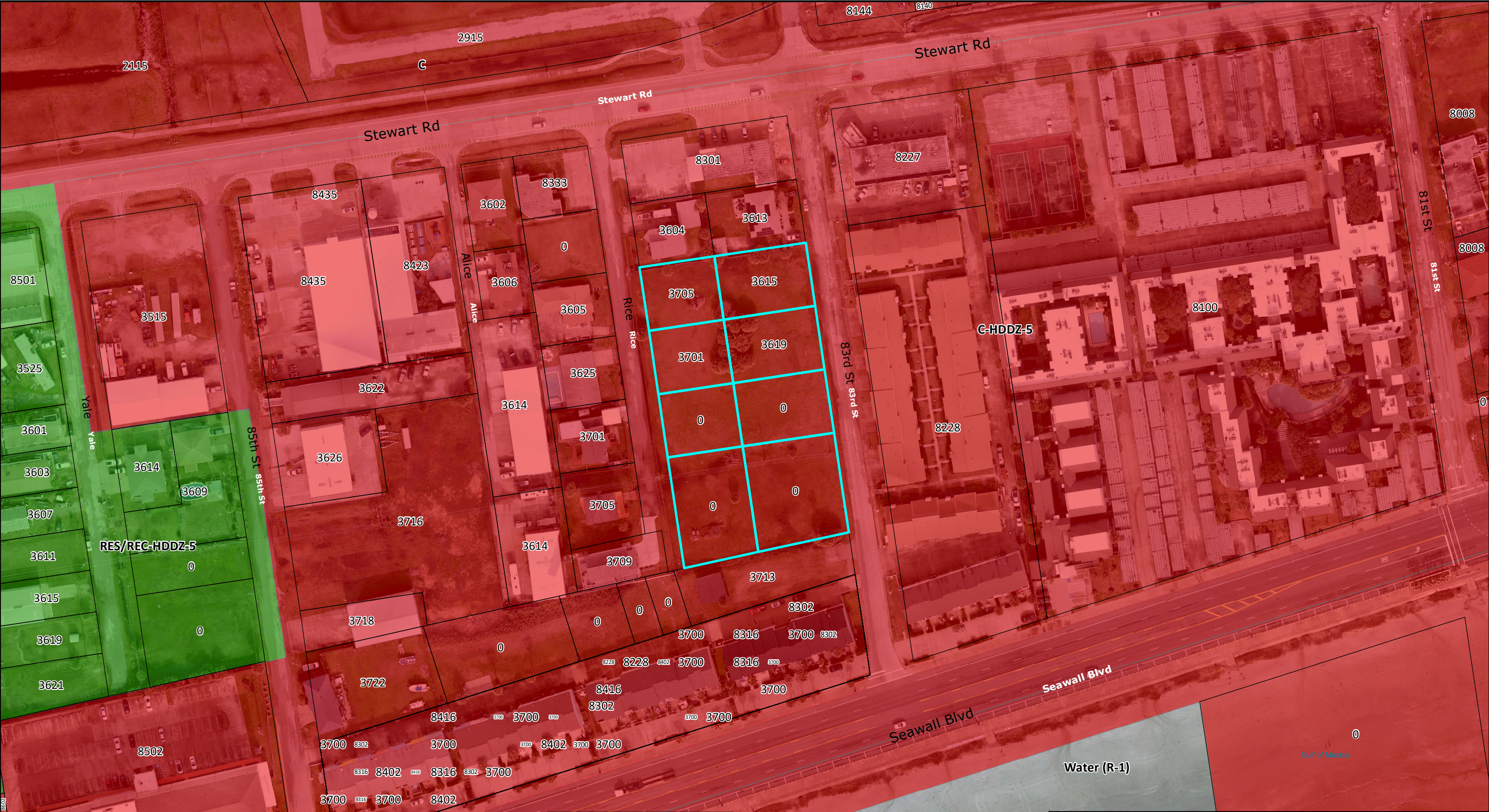
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

05/19/2026

Date



Planning and Development
Division

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



Printed on: 05/19/2026

By: City of Galveston
Development Services Department

Source Credits:

City of Galveston, USGS, et. al. - Basemap
Galveston Central Appraisal District (GCAD) -
Street Centerlines & Parcels
GCAD & Pictometry - 2020 Aeria;l City of Galveston -
Landmarks, Historic Districts, Zoning Overlays, &
Zoning Districts

N

1 in = 108 feet

0

100

Feet

Coordinate System: NAD 1983 StatePlane
Texas South Central FIPS 4204 Feet

Units: Foot US

Commercial (C)

Resort/Recreation (RES/REC)

Parcels

Image
RGB

Red: Band_1

Green: Band_2

Blue: Band_3



Planned Unit Development Plan

The Applicant and Property Owner are requesting approval of a Planned Unit Development (PUD) Overlay Zoning District on property currently zoned Commercial (C) and located within the Height and Density Development Zone (HDDZ) overlay in order to allow the use Parking Lot, Commercial Surface Parking Area as a principal use. The proposed development consists of a commercial paid surface parking facility to serve surrounding commercial activity, visitor demand, and coastal-related parking demand.

The subject site is comprised of approximately eight (8) existing lots located along 83rd Street within the Junemann Subdivision No. 2. The request proposes a single deviation from the current City of Galveston Land Development Regulations, specifically authorization of the use Parking Lot, Commercial Surface Parking Area within the Commercial (C) zoning district as otherwise prohibited by Article 2, Table 2.201 of the current Land Development Regulations.

The Applicant is not requesting deviation from any additional site development standards, landscaping requirements, screening requirements, lighting regulations, signage regulations, drainage requirements, floodplain regulations, or other applicable City ordinances beyond the use authorization specifically identified within this application.

Property Description and Platting Intent:

PID 120204 – 3705 83rd Street
PID 120205 – 3701 83rd Street
PID 120206 – No Assigned Address
PID 120207 – No Assigned Address
PID 120210 – 3615 83rd Street
PID 120211 – 3619 83rd Street
PID 120212 – No Assigned Address
PID 120213 – No Assigned Address

Although these parcels are currently assigned separate addresses and legal descriptions, they are under unified control and collectively comprise the subject site for this application. The Applicant intends to replat and consolidate the existing eight (8) lots into a single commercial lot to allow for coordinated site development and operation of the proposed paid surface parking facility. No base zoning change is requested as part of this application.

Exhibits List

Exhibit A – Attachment to Application for Planned Unit Development (PUD) Overlay Zoning District
Exhibit B – Location Maps
Exhibit C – Current Zoning Map and HDDZ Overlay Map
Exhibit D – Boundary Survey / Legal Description
Exhibit E – Submitted Site Plan
Exhibit F – Detention Overlay & Concept Elevations
Exhibit G – Operational Narrative for Paid Parking Use

Exhibit A | Attachment to Application for Planned Unit Development (PUD) Overlay Zoning District

NOTE: All references to Article numbers or Section numbers refer to such Article or Section of the City of Galveston Land Development Regulations unless otherwise noted.

- A. Compatibility with Base Zoning District.** A PUD is designed to be used in conjunction with a designated base zoning district. Use standards and requirements of the specified base district shall apply unless specifically superseded by the standards and requirements of the PUD.

Base Zoning District

The Base Zoning District for the subject property is **Commercial (C)**. The proposed PUD shall utilize the Commercial (C) Base Zoning District as the basis of development standards and is therefore compatible with the current zoning designations and surrounding development pattern.

Development Standard	Base Zoning District	Proposed PUD
Permitted Use	Parking Lot, Commercial Surface Parking Area prohibited within Commercial (C) District per Article 2, Table 2.201	Allow Parking Lot, Commercial Surface Parking Area as a principal use within the PUD

Permitted Uses

The Commercial (C) zoning district is intended to accommodate a broad range of commercial activity and compatible residential and civic uses, including retail sales, restaurants, offices, lodging, personal services, entertainment uses, and related commercial-support functions. The proposed Parking Lot, Commercial Surface Parking Area use functions as supporting commercial infrastructure serving nearby businesses, visitor activity, and coastal-related demand and is compatible with the operational character and intensity of surrounding commercially zoned properties.

The proposed deviation from the Base Zoning District is limited to authorization of the use Parking Lot, Commercial Surface Parking Area as a principal use. All other applicable development standards of the Commercial (C) zoning district shall remain applicable unless otherwise modified by future City approval.

- B. Compliance with Applicable City Codes.** The granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of this Code and other Codes and Ordinances of the City unless such relief is specified in the approved PUD Plan and PUD Ordinance.

The granting of a PUD zoning district shall not relieve the Applicant from complying with all other applicable sections of the City of Galveston Code of Ordinances, Land Development Regulations, adopted building codes, drainage requirements, floodplain regulations, or other applicable City regulations unless such relief is specifically requested and approved as part of the PUD.

The proposed PUD shall comply with all applicable Codes, Ordinances, and Regulations adopted and codified by the City of Galveston. The Applicant is not seeking relief from any Codes, Ordinances, or Regulations beyond what is specifically identified within this application, Exhibit "A", and the attached Development Plan and supporting exhibits.

- C. Plan Required.** An application for the establishment of a PUD zoning district shall be accompanied by a PUD Plan that meets the requirements of this Section. The PUD Plan shall become a part of the PUD Ordinance if approved by the City Council.

See attached Development Plan and supporting exhibits to the application.

D. Development Plan

- Development requirements for the PUD Ordinance shall be set forth in the PUD Plan and the PUD Ordinance and shall include:

a. Purpose and Intent of PUD

The purpose and intent of the PUD is to facilitate the development of a commercial paid surface parking facility on the subject property located at 3615 83rd Street, Galveston, Texas. The PUD is being proposed to allow a single, limited deviation from the Land Development Regulations by authorizing the use Parking Lot, Commercial Surface Parking Area as a principal use within the Commercial (C) zoning district.

b. PUD Land Uses

The sole principal land use proposed within this PUD is Parking Lot, Commercial Surface Parking Area. This use is intended to operate as a paid off-street surface parking facility serving commercial activity, visitor demand, and related area parking needs. The use will be established on a single unified tract following replatting of the existing lots.

c. Density

107 Parking Spaces

d. Building Height

No principal building is proposed as part of this development. Any incidental site improvements, including shading structures, lighting, signage, access-control equipment, fencing, or payment equipment, shall comply with applicable code requirements at the time of permitting.

e. Building Setbacks

No principal building is proposed. Site improvements will be placed as shown on the approved PUD plan and supporting civil/site plans.

f. Limits of Construction

Improvements are limited to a surface parking lot and customary site elements, including paved parking areas, striped spaces, internal drive aisles, sidewalks, curbs, landscape areas, shading structures, underground detention, utility improvements, screening/fencing if installed, lighting, and operational parking equipment as shown on the approved plan set.

g. Building Elevations

Not applicable. No principal building elevations are proposed with this request. Please see Appendix F for shading structures elevations.

h. Vehicular Parking

Vehicular parking is proposed as shown on the submitted site plan for the project. The current layout contains approximately 107 numbered parking spaces, subject to final engineering and accessibility review.

i. Pedestrian Access

Pedestrian access will be provided by paved walk routes as shown on the site plan, including internal pedestrian movement from parking areas to any payment or access-control point.

j. Streets and Circulation

Vehicular access and internal circulation will be provided as shown on the conceptual site plan, including driveway access from 83rd Street and internal circulation aisles serving the parking field.

k. Screening and Landscaping

Screening and landscaping shall comply with Article 9 Landscaping standards as applicable to the proposed use. It is the intent of the PUD to provide a high standard of site design, landscape installation, and perimeter screening throughout the development while maintaining compliance with all applicable City landscape regulations. See attached site plan exhibits and supporting landscape documents for additional detail.

l. Environmental Protection

Stormwater management and drainage improvements, including underground detention shown on the current concept plan, will be provided in accordance with City review and permitting requirements. The project will also comply with any applicable floodplain or coastal review requirements triggered by final engineering or site conditions.

m. Signage

Only site identification (monument) and operational signage is anticipated, subject to separate compliance with the City's signage regulations and permitting requirements.

n. Lighting

All lighting within the PUD shall comply with regulations defined in Article 7 Outdoor Lighting as applicable to the proposed use. A photometric lighting plan will be submitted during permitting, and lighting will be designed to provide safety and visibility while minimizing spillover onto adjacent properties and public rights-of-way.

o. Phasing or Scheduling

The project is currently anticipated to be developed in one phase.

p. Any other requirements of these regulations or as the City Council may deem appropriate

To Be Determined

2. The Application shall specify the extent to which deviation from otherwise applicable Code requirements is justified by unique characters of the site or other exceptional circumstances.

The PUD is not seeking any deviation for the International Code Council family of Codes and National Electric Code adopted by the City of Galveston.

3. The following information shall be shown on the PUD Plan in a legible schematic form with a reduced, reproducible print of the approved drawing suitable for duplication as an exhibit to the PUD ordinance:

a. Proposed land uses including uses to be prohibited per base district;

The proposed land use within the PUD is Parking Lot, Commercial Surface Parking Area. Except for authorization of this use as specifically requested by this application, permitted uses within the PUD shall otherwise remain those permitted within the Commercial (C) zoning district as defined by Article 2, Table 2.201 of the Land Development Regulations.

b. Existing natural features such as drainage ways, one-hundred-year floodplain (if applicable), and existing topography at two-foot contour intervals;

See attached Exhibit D

c. Location of proposed buildings, building envelopes or building setbacks;

See attached Exhibit E

d. A tabulation of proposed dwellings units' density in residential areas;

Not Applicable

e. A tabulation of proposed floor area ratios and maximum heights of proposed buildings;

Not Applicable

f. Proposed circulation systems, including preliminary street cross-sections;

Vehicular access and internal circulation are provided as shown on the submitted site plan exhibits, including driveway access from 83rd Street and internal circulation aisles serving the parking field. No public streets are proposed within the limits of the PUD.

g. Proposed public parks, green belts, and other open spaces;

Not Applicable

h. Proposed public facilities, i.e. school sites, fire stations, etc.;

Not Applicable

i. Location and type of proposed landscaping including existing landscaping;

See attached Exhibit E

j. Public access;

Public vehicular and pedestrian access will be provided from 83rd Street as shown on the submitted exhibit E

k. Proposed Easements;

Not Applicable

l. Proposed trail networks;

Not Applicable

m. Identifications of environmentally sensitive areas;

Not Applicable

n. Transit network and/or stop.

Not Applicable

Exhibit B | Location Map

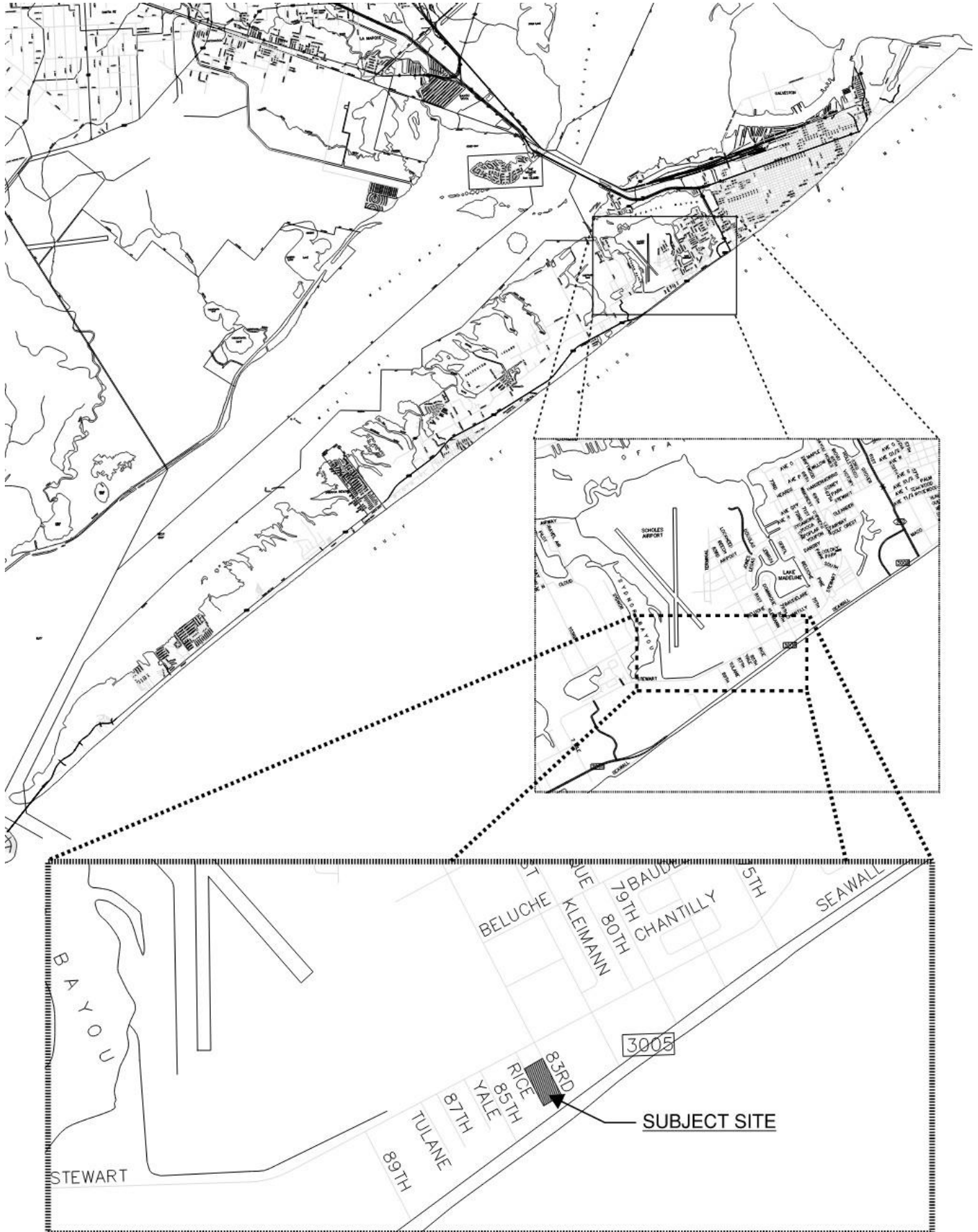
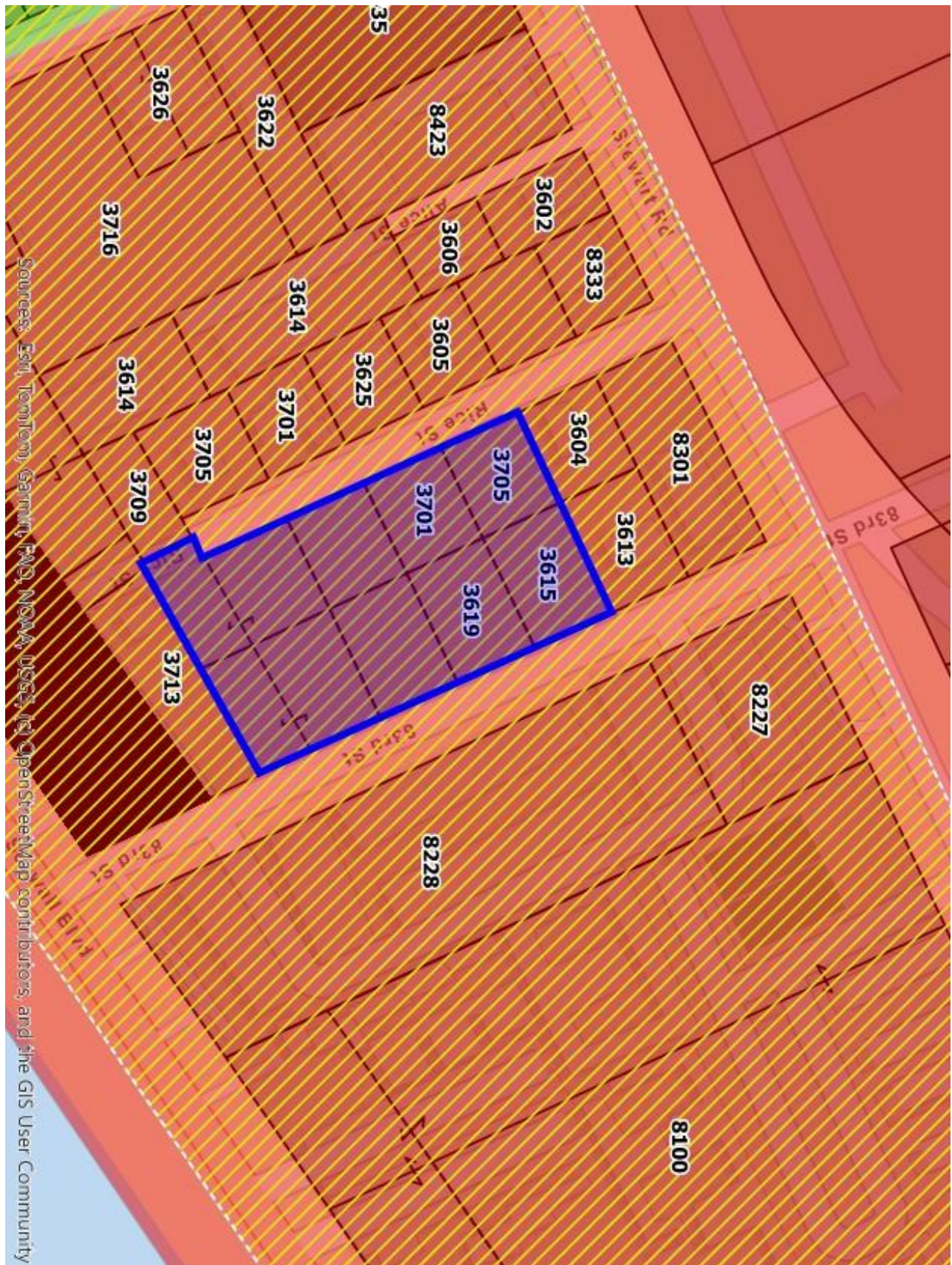
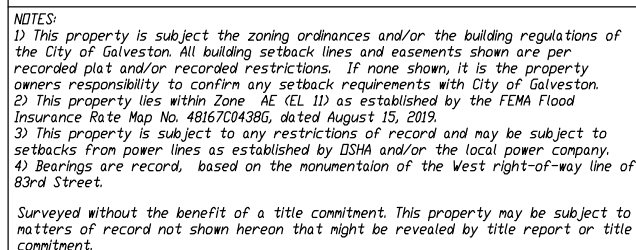


Exhibit C | Current Zoning w/ HDDZ Overlay Map





**TRICON
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Mailing: 6341 Stewart Rd. #25
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: 120204

*Surveyed for:
David Nash*

Exhibit "A"

Tract 2

Being that certain tract or parcel of land out of Lot 199 in Section One (1) of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, and being that same tract called 'Tract Two' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 199, also being the Northwest corner of Junemann Subdivision No. 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map Number 63.1 of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE North 65°00'00" East, along the North line of said Lot 199 and the North line of said Junemann Subdivision No. 2, a distance of 220.00 feet to the Northeast corner of said Junemann Subdivision No. 2;

THENCE South 25°00'00" East, along the East line of said Junemann Subdivision No. 2, a distance of 152.60 feet to the PLACE OF BEGINNING of the herein described tract;

THENCE South 25°00'00" East, continuing along the East line of said Junemann Subdivision No. 2, a distance of 228.9 feet to the Southeast corner of the herein described tract;

THENCE South 65°00'00" West, parallel to the North line of said Junemann Subdivision No. 2, a distance of 90.00 feet to the Northeast line of Rice Street (40' private right-of-way), same being the Southwest corner of the herein described tract;

THENCE North 25°00'00" West, along the Northeast right-of-way line of said Rice Street, parallel to the East line of said Junemann Subdivision No. 2, a distance of 228.90 feet, to the Northwest corner of the herein described tract, a set 1/2 inch rod;

THENCE North 65°00'00" East, parallel to the North line of said Junemann Subdivision No. 2, a distance of 90.00 feet to the PLACE OF BEGINNING, and containing 0.473 acres (20,601 Sq. Ft.) of land, more or less.


Brene Addison
Registered Professional
Land Surveyor No. 6598

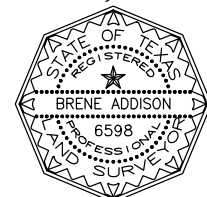


Exhibit "A"

Tract 3

Being that certain tract or parcel of land out of Lot 199 in Section One (1) of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, and being that same tract called 'Tract Three' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Junemann Subdivision No. 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map Number 63.1, same being the Northeast corner of Lot 34 of Junemann Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map Number 60, both of the Map Records in the Office of the County Clerk of Galveston County, Texas;

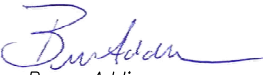
THENCE South 25°00'00" East, along the East line of said Junemann Subdivision No. 2, a distance of 381.50 feet to the PLACE OF BEGINNING of the herein described tract;

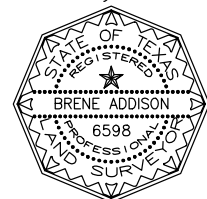
THENCE South 25°00'00" East, continuing along the East line of said Junemann Subdivision No. 2 and the East line of said Junemann Subdivision, a distance of 126.62 feet to the South line of said Junemann Subdivision No. 2 and the Southeast corner of the herein described tract;

THENCE South 60°55'37" West, along the South line of said Junemann Subdivision No. 2, a distance of 90.245 feet to the Southwest corner of the herein described tract, a set 1/2 inch rod;

THENCE North 25°00'00" West, parallel to the East line of said Junemann Subdivision No. 2 and along the East line of Rice Street (40' private right-of-way), a distance of 133.04 feet to the Northwest corner of the herein described tract;

THENCE North 65°00'00" East, parallel to the North line of said Junemann Subdivision No. 2, a distance of 90.00 feet to the PLACE OF BEGINNING, containing 0.268 acres (11,685 sq. ft.) of land, more or less.


Brene Addison
Registered Professional
Land Surveyor No. 6598



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 T.B.P.E.L.S. Firm No. 10194309

Exhibit "A"

Tract 5

Being that certain tract or parcel of land being part of Lot Thirty-Five (35), of JUNEMANN SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 707, Page 80, and transferred to Plat Record 12, Map Number 60, in the Office of the County Clerk of Galveston County, Texas, and being that same tract called 'Tract Five' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 34 of said Junemann Subdivision, same being the Northeast corner of Junemann Subdivision NO. 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map Number 63.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE South 25°00'00" East, along the East line of Lot 34 of said Junemann Subdivision and East line of said Junemann Subdivision No. 2, a distance of 152.60 feet to the PLACE OF BEGINNING of the herein described tract;

THENCE South 25°00'00" East, continuing along the East line of Lot 34 of said Junemann Subdivision and East line of said Junemann Subdivision No. 2, a distance of 76.30 feet to the Southwest corner of the herein described tract;

THENCE North 65°00'00" East, parallel to the North line of said Junemann Subdivision, a distance of 110.00 feet to the East line of said Lot 35 of Junemann Subdivision, same being the West line of 83rd Street (50' right-of-way);

THENCE North 25°00'00" West, along the East line of said Lot 35 of Junemann Subdivision and along the West line of said 83rd Street, a distance of 76.30 feet to the Northeast corner of the herein described tract;

THENCE South 65°00'00" West, parallel with the North line of said Junemann Subdivision, a distance of 110.00 feet to the PLACE OF BEGINNING, and containing 0.193 acres (8,393 sq. ft.) of land, more or less.

Brene Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



Exhibit "A"

Tract 6

Being that certain tract or parcel of land being part of Lot Thirty-Five (35), of JUNEMANN SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 707, Page 80, and transferred to Plat Record 12, Map Number 60, in the Office of the County Clerk of Galveston County, Texas, and being that same tract called 'Tract Six' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 34 of said Junemann Subdivision, same being the Northeast corner of Junemann Subdivision NO. 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map Number 63.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas;

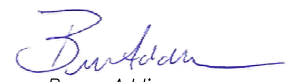
THENCE South 25°00'00" East, along the East line of Lot 34 of said Junemann Subdivision and East line of said Junemann Subdivision No. 2, a distance of 228.9 feet to the PLACE OF BEGINNING of the herein described tract;

THENCE South 25°00'00" East, continuing along the East line of Lot 34 of said Junemann Subdivision and East line of said Junemann Subdivision No. 2, a distance of 76.30 feet to the Southwest corner of the herein described tract;

THENCE North 65°00'00" East, parallel to the North line of said Junemann Subdivision, a distance of 110.00 feet to the East line of said Lot 35 of Junemann Subdivision, same being the West line of 83rd Street (50' right-of-way);

THENCE North 25°00'00" West, along the East line of said Lot 35 of Junemann Subdivision and along the West line of said 83rd Street, a distance of 76.30 feet to the Northeast corner of the herein described tract;

THENCE South 65°00'00" West, parallel with the North line of said Junemann Subdivision, a distance of 110.00 feet to the PLACE OF BEGINNING, and containing 0.193 acres (8,393 sq. ft.) of land, more or less.


Brene Addison
Registered Professional
Land Surveyor No. 6598



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 T.B.P.E.L.S. Firm No. 10194309

Exhibit "A"

Tract 7

Being that certain tract or parcel of land being part of Lot Thirty-Five (35), of JUNEMANN SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 707, Page 80, and transferred to Plat Record 12, Map Number 60, in the Office of the County Clerk of Galveston County, Texas, and being that same tract called 'Tract Seven' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 35 of said Junemann Subdivision, same being the intersection of the South line of Stewart Road (100' right-of-way) and the West line of 83rd Street (50' right-of-way);

THENCE South 25°00'00" East, along the East line of Lot 35 of said Junemann Subdivision and the West line of said 83rd Street, a distance of 381.50 feet to the PLACE OF BEGINNING of the herein described tract;

THENCE South 25°00'00" East, continuing along the East line of Lot 35 of said Junemann Subdivision and the West line of said 83rd Street, a distance of 76.30 feet to the Southeast corner of the herein described tract;

THENCE South 65°00'00" West, parallel to the North line of said Junemann Subdivision, a distance of 110.00 feet to the East line of said Lot 34 of Junemann Subdivision, same being the Southwest corner of the herein described tract;

THENCE North 25°00'00" West, along the East line of said Lot 34 and the West line of said Lot 35 of Junemann Subdivision, a distance of 76.30 feet to the Northwest corner of the herein described tract;

THENCE North 65°00'00" East, parallel with the North line of said Junemann Subdivision, a distance of 110.00 feet to the PLACE OF BEGINNING, and containing 0.193 acres (8,393 sq. ft.) of land, more or less.

Breene Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598

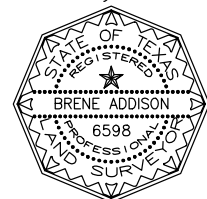


Exhibit "A"

Tract 8

Being that certain tract or parcel of land being part of Lot Thirty-Five (35), of JUNEMANN SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 707, Page 80, and transferred to Plat Record 12, Map Number 60, in the Office of the County Clerk of Galveston County, Texas, and being that same tract called 'Tract Eight' as conveyed to Earl Nash and David Nash as recorded in Galveston County Clerk's File No. (GCCFN) 2012005445 in the Official Public Records of Real Property of Galveston County, Texas (OPRRPGCTX), said tract being more particularly described by metes and bounds as follows:

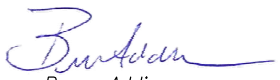
BEGINNING at the Southeast corner of said Junemann Subdivision, in the West line of 83rd Street (50' right-of-way), same being the Southeast corner of an abandoned 50 foot county road, a set 1/2 inch rod;

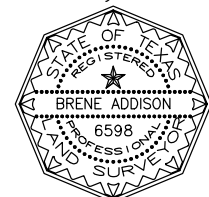
THENCE South 60°55'37" West, along the South line of said Junemann Subdivision and the South line of said abandoned 50 foot road, a distance of 110.30 feet to the Southwest corner of said Lot 35 of Junemann Subdivision, and the Southwest corner of the herein described tract;

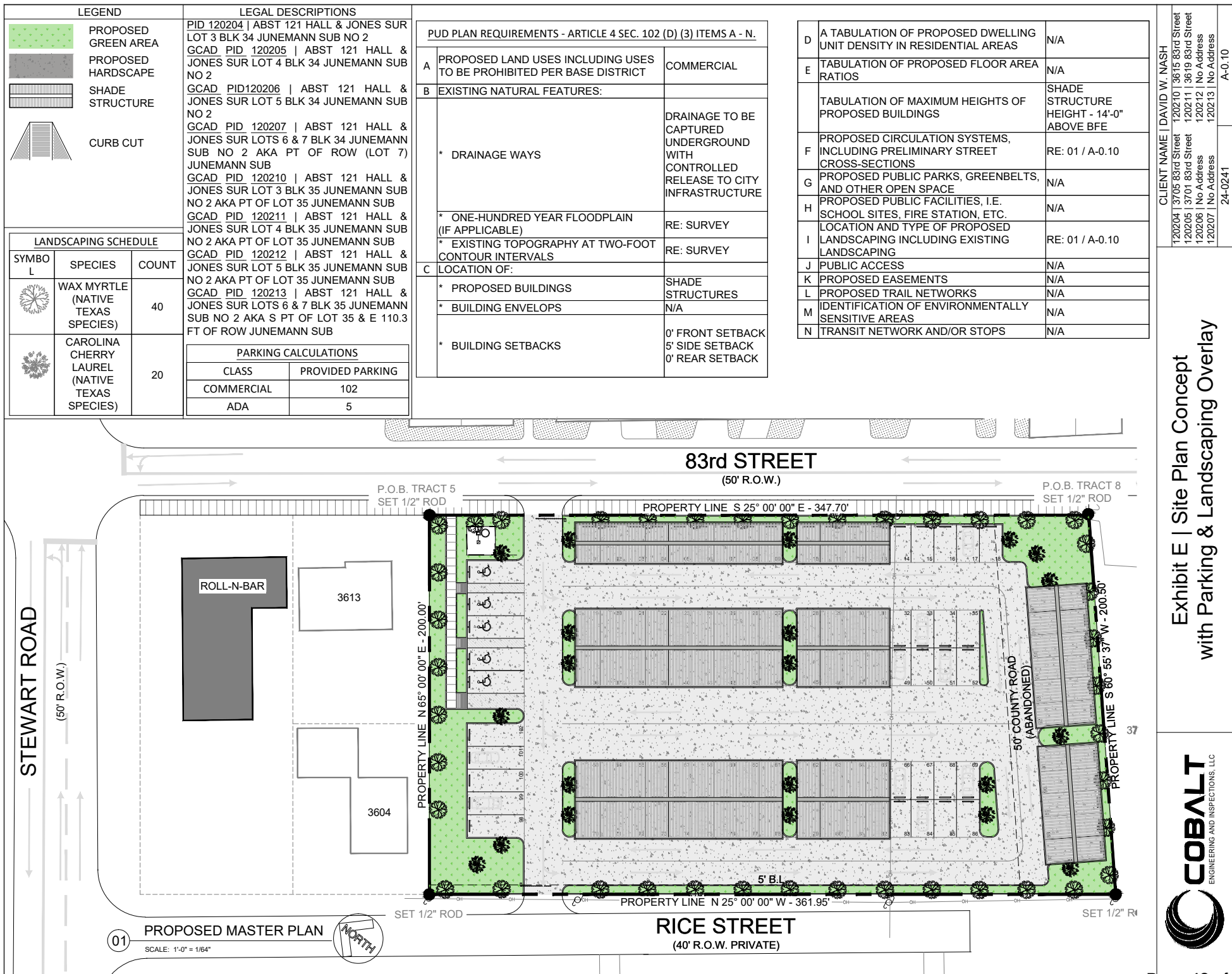
THENCE North 25°00'00" West, along the West line of said Lot 35 of Junemann Subdivision, a distance of 126.62 feet to the Northwest corner of the herein described tract;

THENCE North 65°00'00" East, parallel with the North line of said Junemann Subdivision, a distance of 110.00 feet to the East line of said Junemann Subdivision and the West line of said 83rd Street, same being the Northeast corner of the herein described tract;

THENCE South 25°00'00" East, along the East line of said Junemann Subdivision and the West line of said 83rd Street, a distance of 118.80 feet to the PLACE OF BEGINNING, and containing 0.310 acres (13,498 sq. ft.) of land, more or less.


Brene Addison
Registered Professional
Land Surveyor No. 6598





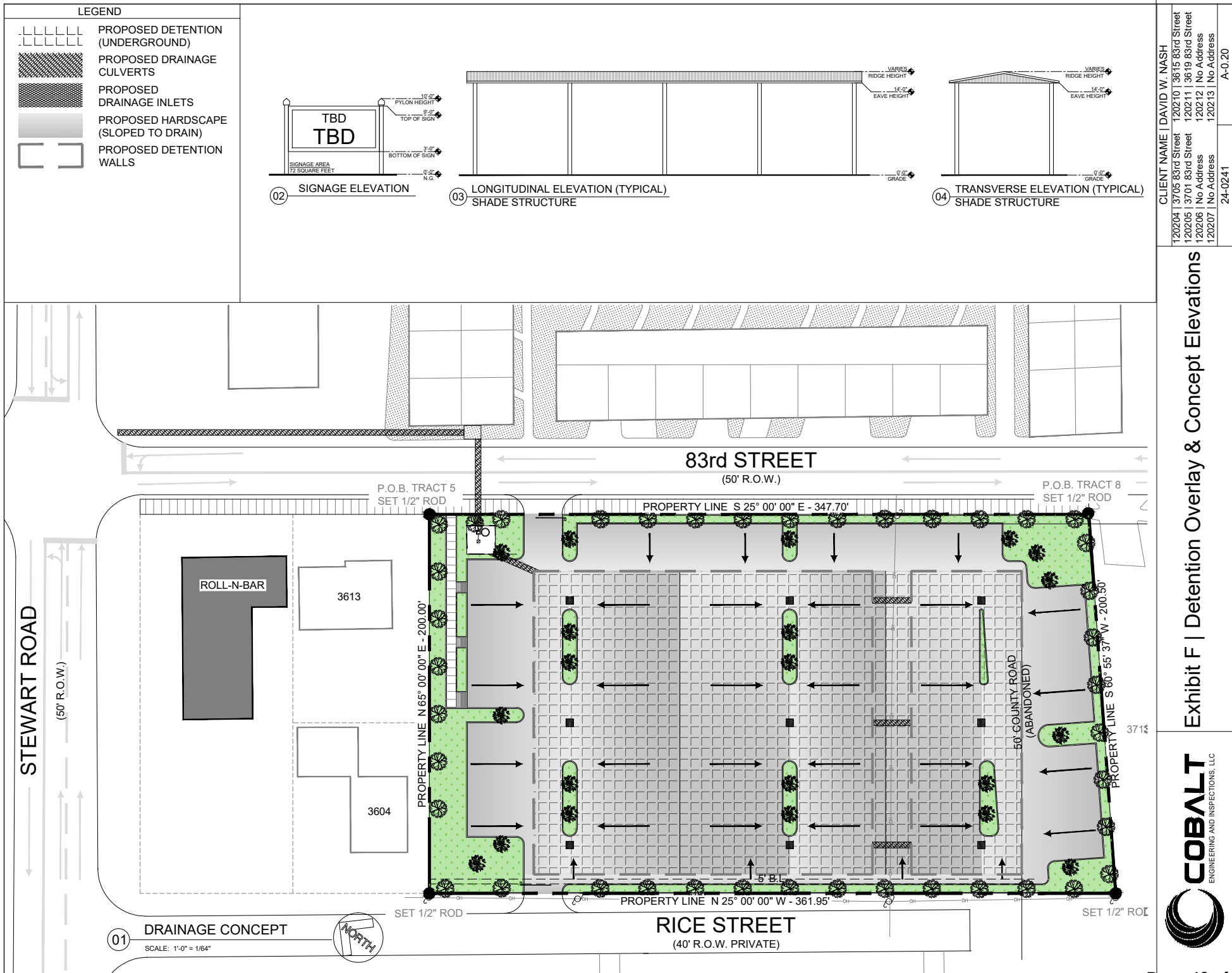


Exhibit G | Operational Narrative for Paid Parking Use

The proposed development will operate as a self-service, paid surface parking facility designed to accommodate short-term and extended parking demand associated with nearby commercial uses and coastal activity.

Parking operations will be managed through a digital self-pay kiosk system, allowing users to independently select and purchase parking without the need for on-site staff. The system will support flexible parking durations, including hourly, daily, and weekly arrangements, providing adaptability for a range of user needs.

Access to the site will remain open, with clear signage directing users to designated parking areas and payment locations. Upon arrival, users will park in marked spaces and complete payment through the on-site kiosk. The system may incorporate license plate-based tracking or receipt verification to ensure compliance.

The facility is intended to function as a low-intensity commercial use, with minimal operational impact. No permanent staffing is required, and activity is limited to vehicle ingress, parking, and egress. Lighting and site visibility will support safe use during evening hours, and periodic maintenance will be conducted to ensure cleanliness and functionality.

Overall, the operation is designed to provide a simple, efficient, and low-impact parking solution, supporting surrounding commercial activity while maintaining orderly site conditions.