

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JULY 7, 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. Public Hearings

5.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 5.A.1 26BF-032 (Reserve 1-2 Beachside Village Sec 9)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Beachside Village Section 9 (2024), Beach Reserve & Pedestrian Access 1-4, in the City and County of Galveston, Texas.
Applicant: Debbie Reinhart
Property Owner: Ohana Development LLC

5.B PLATS

- 5.B.2 26P-031 (11246 Sportsman Road)** Public Hearing for a minor plat to reconfigure one lot into two. Property is legally described as Abstract 121, Page 57, Portion of Lot 92 (92-2), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas.
Applicant: Jennifer Grant, High Tide Land Surveying
Property Owners: Mahmoud Mobarak, Asiyah Properties, LLC

6. New Business and Associated Public Hearings

6.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

3. **26BF-028 (4019 11 Mile Rd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with fibercrete slab and driveway. Property is legally described as Lot 45R, Nottingham Campsite Replat, Lots 45 & 47, (2025) Abstract 121, within a subdivision in the City and County of Galveston, Texas.

Applicant: Charles J Purcell & Wendy Allen
Property Owner: Charles J Purcell & Wendy Allen

6.B **LICENSE TO USE**

4. **26P-030 (Adjacent to 8001 Bayside Avenue)** Request for a License to Use in order to place angled parking in the public right-of-way. Adjacent property is legally described as Abstract 121 Hall & Jones Survey Lots 5 & 6 Port Industrial Sites, in the City and County of Galveston, Texas.
Applicant: Chris Rupert
Adjacent Property Owner: 8001 Bayside Avenue, LLC.
Property Owner: City of Galveston

6.C **PLATS**

5. **26P-032 (11908 Stewart Road and Unaddressed Parcels to the East)** Request for a Preliminary Plat to establish a new subdivision. The properties are legally described as Abstract 121 Hall and Jones Survey, Northeast Part of Lot 235, Trimble and Lindsey Section 2 and Abstract 121 Hall and Jones Survey, North Part of Lot 230 (230-1), Trimble and Lindsey Section 2, and Abandoned Right of Way, in the City and County of Galveston, Texas.
Applicant: James D. Yarbrough, Jr, Delldotto Homes, LLC.
Property Owner: Delldotto Homes, LLC.

6.D **TEXT AMENDMENT**

6. **26PA-001** Text Amendment to Chapter 29 “Planning – Beach Access Dune Protection and Beach Front Construction” of the Code of the City of Galveston to modify regulations to Beach Access.

7. Discussion Items

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

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 06/29/2026 at 03:45 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

DEVELOPMENT SERVICES

Coastal Resources Division

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

To: Planning Commission, City of Galveston Planning Commission
From: Kyle Clark, Coastal Resources Manager
Date: Monday, December 29, 2025
Re: **26BF-032 (Reserve 1-2 Beachside Village Sec 9)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Beachside Village Section 9 (2024), Beach Reserve & Pedestrian Access 1-4, in the City and County of Galveston, Texas.
Applicant: Debbie Reinhart
Property Owner: Ohana Development LLC

Summary:

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

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

Description

The applicant is requesting to install two pedestrian walkovers at roughly 130 linear feet each, both ending in a T-head with ramps on either side. The applicant is requesting alternative designs for both walkovers to account for the steep angle caused by the height of the dune. The alternative design is to reduce the walkover height from the standard 4 feet tall to 2 feet tall at the crest of the dune. There were design limitations caused by the abrupt line of vegetation and trying to meet safe ramp slopes with the limited linear area after the dune crest. By reducing the height, they can achieve a more desired slope. The applicant proposes to perform the work by foot and hand tools only. No heavy equipment will be used. The applicant proposes a mitigation to offset the unavoidable impacts from the piling installation. The

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

² Texas Natural Resources Code § 63.056



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mitigation accounts for 64 square feet of dune vegetation. The applicant has identified two separate mitigation locations to transplant the vegetation too. Each location roughly 32 square feet. The applicant will monitor and water the construction corridor where vegetation was stepped on. The applicant proposes that if by 10 months the construction corridors or the on-site mitigations have not achieved 100% coverage then additional vegetation will be purchased and planted.

Public notice of the July 7, 2026, Planning Commission meeting was sent to twenty-two (22) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

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

A – Aerial Map

Reserve 1-2 Sec 9 Beachside Village

Case #26BF-032

BEG and FIRM Coastal Map Legend

BEG Shoreline Change Rates

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

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

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

▨ Subdivisions



0 150 300 450 600 750 900 1050 1200 1350 1500 1650 1800 1950 2100 2250 2400 2550 2700 Feet

1:2,086

Data Sources:

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

Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(hcummings) - 5/26/2026

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

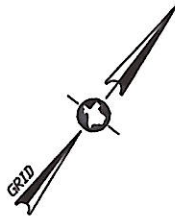
The data presented on these pages is not
legally binding on the City of Galveston or any of
its departments. These maps and the
associated data are representations ONLY and
may contain errors in the databases.



B – Topographic Surveys

LEGEND

B.F.E.	Base Flood Elevation
B.L.	Building Line
Fnd.	Found
M.H.W.	Mean High Water
M.L.W.	Mean Low Water
R.O.W.	Right of Way
U.E.	Utility Easement
---X---	Elevation Contour
---	Flood Line (FEMA)
+X.X'	Spot Elevation



SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 52°46'26" E	10.00'
L2	S 52°46'26" W	10.00'

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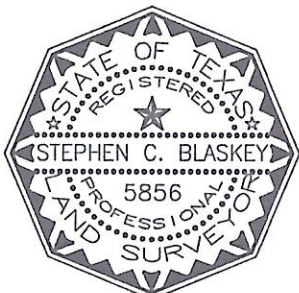
NOTES:

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- 6) Surveyed without benefit of a Title Report.

Topographic survey of Pedestrian Reserve 1, of **BEACHSIDE VILLAGE, Section 9**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2023012090, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

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

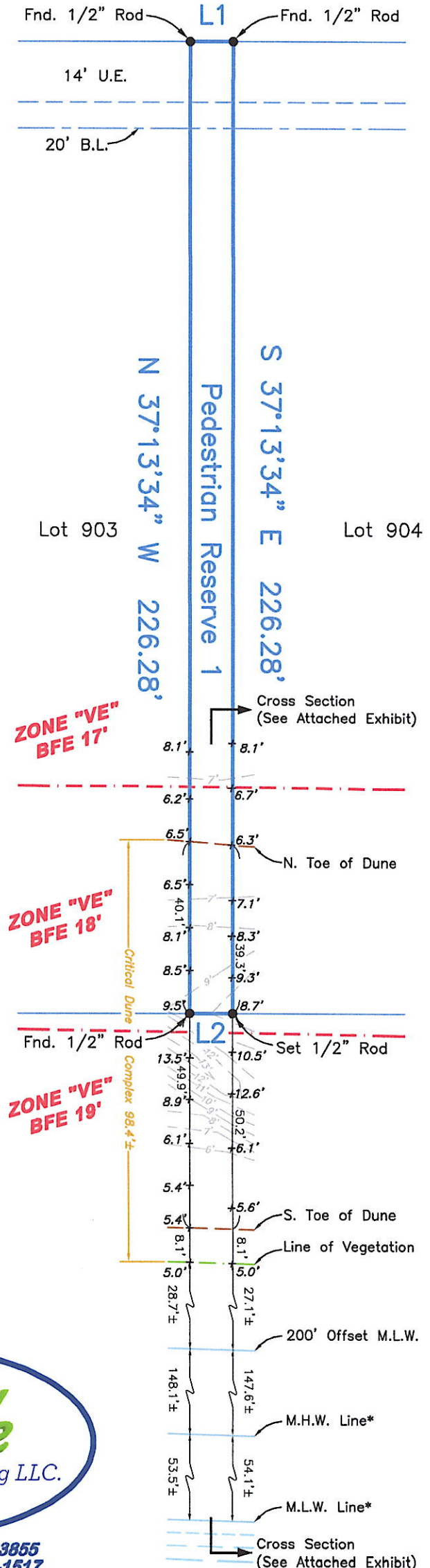


SURVEY DATE:	JANUARY 12, 2026
ACCT. No.:	1641-9000-000-002
DRAFTING:	JTK
JOB No.:	26-0014-1

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

BEACHSIDE DRIVE

(50' R.O.W.)



~ GULF OF MEXICO ~

LEGEND

- B.F.E. Base Flood Elevation
- B.L. Building Line
- Fnd. Found
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- - - Flood Line (FEMA)
- + X.X' Spot Elevation

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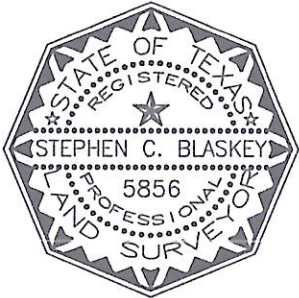
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Topographic survey of Pedestrian Reserve 2, of BEACHSIDE VILLAGE, Section 9, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2023012090, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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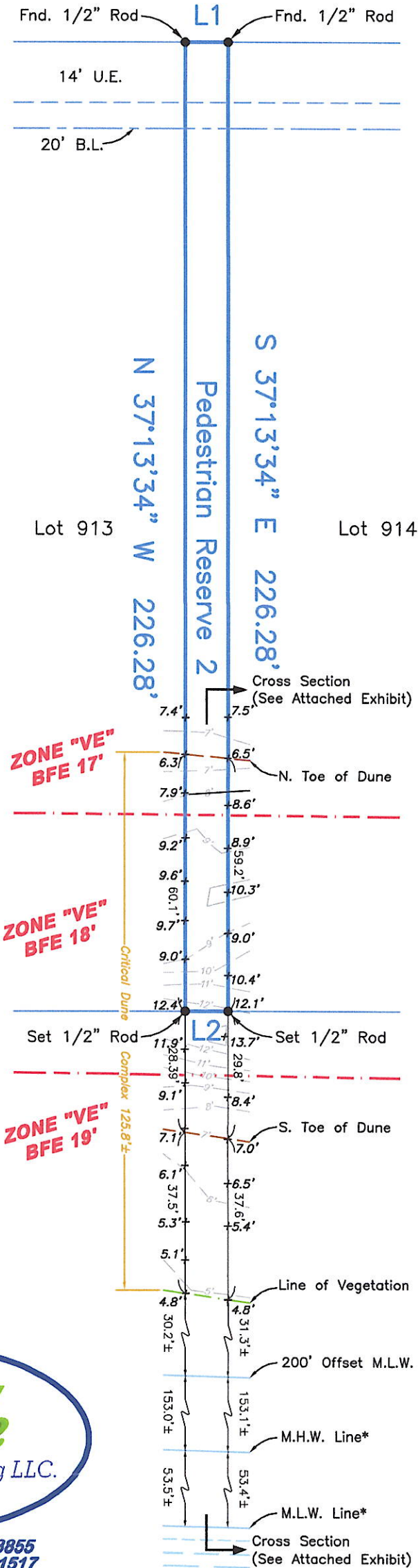
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE:	JANUARY 12, 2026
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BEACHSIDE DRIVE
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C – Site Plans and Drawings

Narrative for the Dune Walkovers In Beachside Village, Section 9

Ohana Development, LLC proposes to construct two ramp style dune walkovers in the 10' wide public beach access areas between Beachside Drive and the shore. These public beach access areas are labeled "Pedestrian Reserve 1 & 2" on the plat. Ohana is requesting a variance of two feet from the minimal standard for maintained walkover height. Since the walkover will be 4' wide, the normal standard would require the ramp to sit 4' above the tallest dune crest. As discussed with city staff, the dunes in Beachside Village, Section 9 are some of the tallest on the island and this variance will allow the slope of the ramp to be easier for the public to cross the dunes. These two walkovers will serve as the beach access not only for homeowners but for the general public as well.

The walkovers will be approximately 130' in length with 70' of that length landward of the peak of the dune and 60' of length on the seaward side. The walkovers will be 4' wide and the support posts will be 8' apart. This layout will use 32 posts per walkover.

To compensate for the anticipated damage to dune vegetation at each walkover support, the applicant proposes to transplant 64 square feet of dune vegetation adjacent to the existing line of vegetation. The 64 square feet of transplants was calculated as follows: 130' of length with posts every 8' will require 16 posts on each side of the ramp for a total of 32 posts per dune walkover.

The southern portion of the dune walkover will cross over approximately 35 feet of dunes which ends at the line of vegetation. At this point, the walkovers will make a ninety-degree turn to both the east and west and the ramp will slope to the sandy beach.

The dune walkover will be constructed using workers and hand tools. No large machinery will be used in construction of the walkovers.

The plants will be transplanted immediately after harvesting. It will be done by hand to minimize impacts to the existing dunes and dune vegetation. Proper recovery protocol will be used when harvesting plant material. Plants will be dug out using a sharpshooter shovel to minimize damage to the plants root system. The plants will be placed in holes that are at least 6" deep. Any dune vegetation that is trampled during construction will re-grow from their roots. After the walkovers are complete, mitigation will include watering the area and monitoring the progress of re-growth of the vegetation. If watering the existing dune vegetation proves unsuccessful, then dune vegetation will be purchased and planted. Dune vegetation will be sourced from Tom's Thumb by Cornelius Nursery and or Coastal Transplants depending on availability. Monitoring and maintenance will continue until the dune vegetation is established and approved by the City of Galveston and the Texas General Land Office.

Dune Vegetation Mitigation Time Line

Construction of the two ramp style dune walkovers in Beachside Village, Section 9 will begin upon City approval and the construction of both will follow the following timeline.

Day 0: Receive approval of the Beachfront Construction application from the City of Galveston. Take pictures along the 10' wide Pedestrian Reserve and the mitigation planting area prior to commencement of transplant operations.

Day 1: Place a rope barrier on the east and west edge of the Pedestrian Reserve. This will identify the construction area for the contractors. Care will be taken to avoid damaging dune vegetation outside of the Pedestrian Reserve.

Day 2-3: Distribute and plant 32 square feet of dune vegetation to the dune vegetation mitigation area. Upon completion of the transplant operation, install a protective barrier with signage around the mitigation area. The soil in the dune vegetation area must be moist prior to planting. To compensate for hot dry sand, the intended relocation site must be watered prior to placing the plant in the soil. Cover the roots and pack the sand to remove air pockets and water the new plant again, Water the transplanted vegetation as needed.

Day 4 until complete: Construct the ramp style dune walkover. Ohana Development will notify the City when construction has been completed. Upon completion of the walkover, begin watering areas where dune vegetation was trampled during construction. Continue watering until the vegetation achieves 100 percent coverage. If after 10 months, regrowth provides less than 100 percent coverage additional vegetation will be purchased and planted.

90 Days After Completion of the Walkover: First quarterly report to the City of Galveston that will include narrative and pictures which document the progression of the regrowth of vegetation.

After 90 Days to 3-year anniversary of construction: Ohana Development will submit quarterly reports until the City is satisfied with the dune vegetation mitigation effort along the project site. Ohana Development will provide these reports until such time that the City is satisfied that the mitigation project is successful.

Dune Vegetation Transplanting Time Line

As previously stated, Ohana Development will carefully extract 64 square feet of dune vegetation to compensate for damage done by the support posts for the ramp style walkover. The vegetation will be placed in the dune mitigation area in a watered hole at least 6" deep. The roots will be covered and the sand will be packed and watered. The mitigation site will be monitored and a quarterly report will be provided to the City until such time that the City deems the mitigation is successful. If 100% coverage is not achieved within the 10 months, , Ohana will purchase and plant additional dune vegetation.

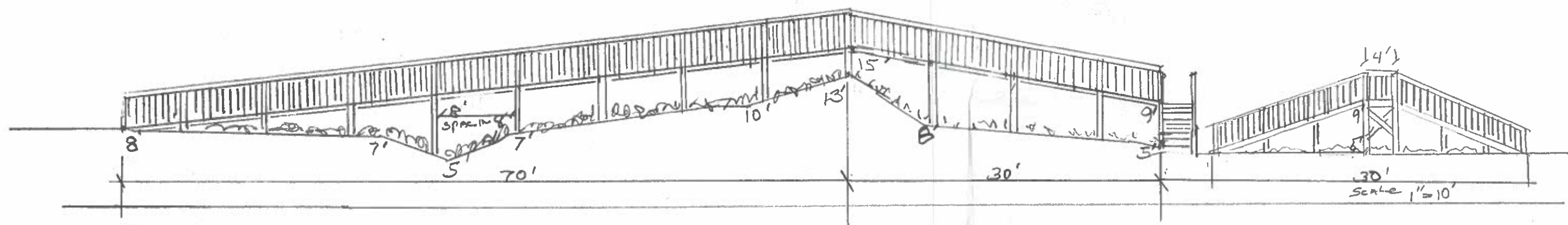
Synopsis of Mitigation Sequence

Avoid: The damage to the dune vegetation caused by the support piers used to construct the dune walkovers could not be avoided and the walkovers will be installed to the benefit of the public to safely cross the dunes to access the beach.

Minimize: The project location was chosen as to reduce impacts to dune and dune vegetation. The path to the beach is located within Pedestrian Reserves 1 & 2

Rectify: The project proposes constructing two 4' wide ramp style dune walkovers. Care will be taken to do minimal damage to the dune and dune vegetation and Ohana will mitigate for the damage caused by the support piers. Dune vegetation will be mitigated for on a 1:1 basis.

Compensate: The project compensated for damages to dune and dune vegetation by replacing what was damaged to the mitigation site on a 1:1 basis.



1" = 10'

LEGEND

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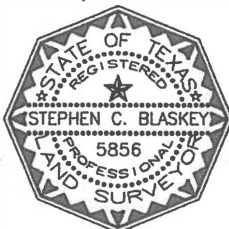
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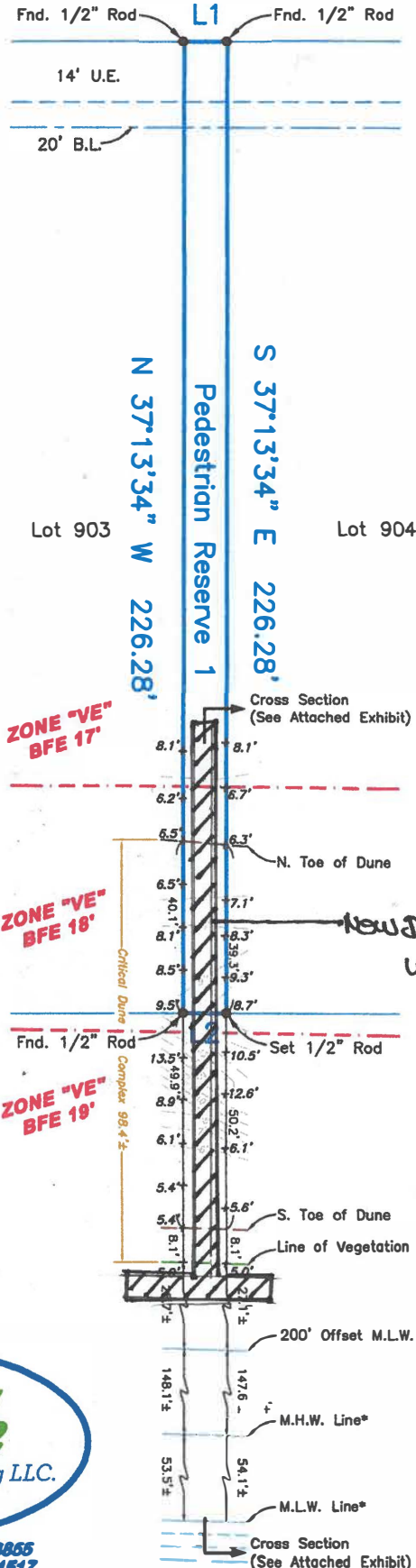


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BEACHSIDE DRIVE

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~ GULF OF MEXICO ~

LEGEND

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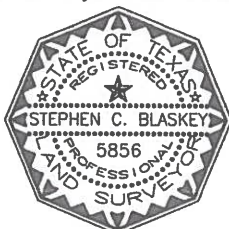
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 Registered Professional
 Land Surveyor No. 5856

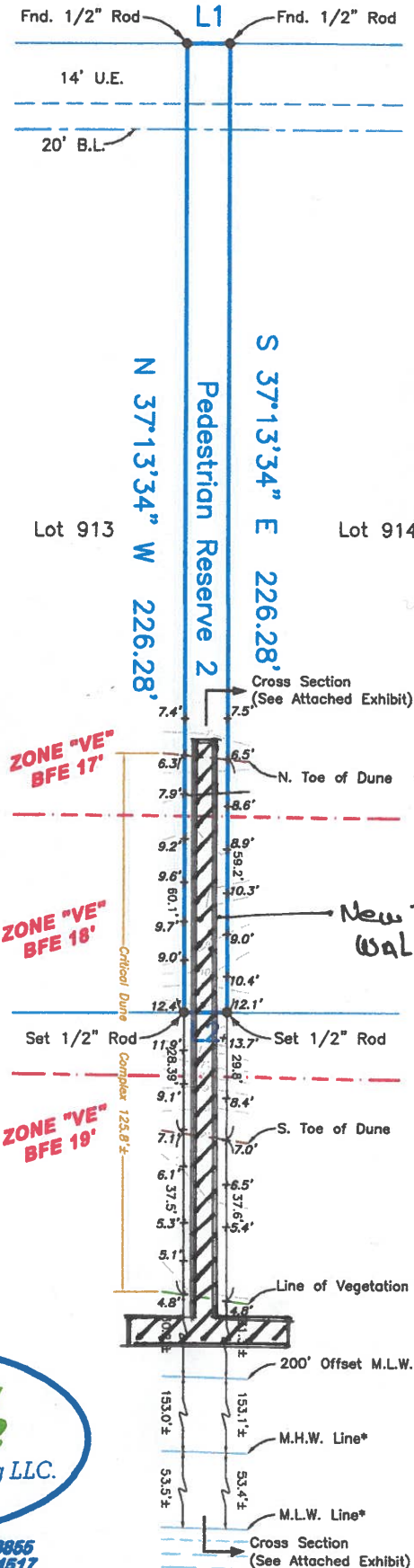


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ACCT. No.:	1641-9000-000-002
DRAFTING:	JTK
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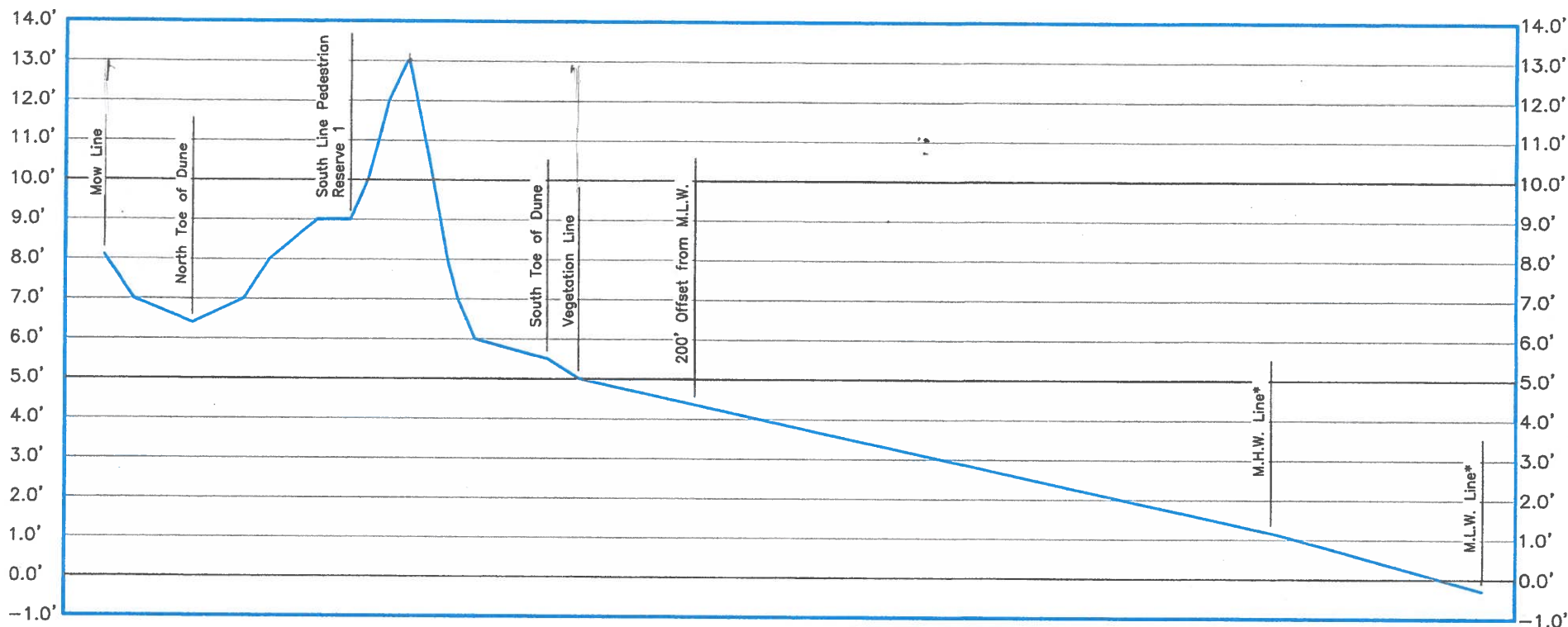
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BEACHSIDE DRIVE

(50' R.O.W.)



~ GULF OF MEXICO ~



CROSS SECTION

Horizontal Scale: 1"=30'

Vertical Scale: 1"=3'

LEGEND

M.H.W. Mean High Water

M.L.W. Mean Low Water



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SURVEY DATE:	JANUARY 12, 2026
ACCT. No.:	1641-9000-000-002
DRAFTING:	RGW
JOB No.:	26-0014_1-XSECT

* The Mean High Water Line and the Mean Low Water Line depicted hereon were located on January 12, 2026, and are referenced to the tide gauge located at the Galveston Pleasure Pier (NOAA ID# 8771510). The location of the MHW and MLW were determined by transferring the NOAA determined MHW and MLW elevations that are published for the N.G.S. Monument "WALL" (PID AW0588) to the site using RTK GPS techniques. The elevation used for the N.G.S. Monument "WALL" is 14.11 feet, the elevation used for the Mean High Water is 1.17 feet, and the elevation used for Mean Low Water is -0.30 feet.





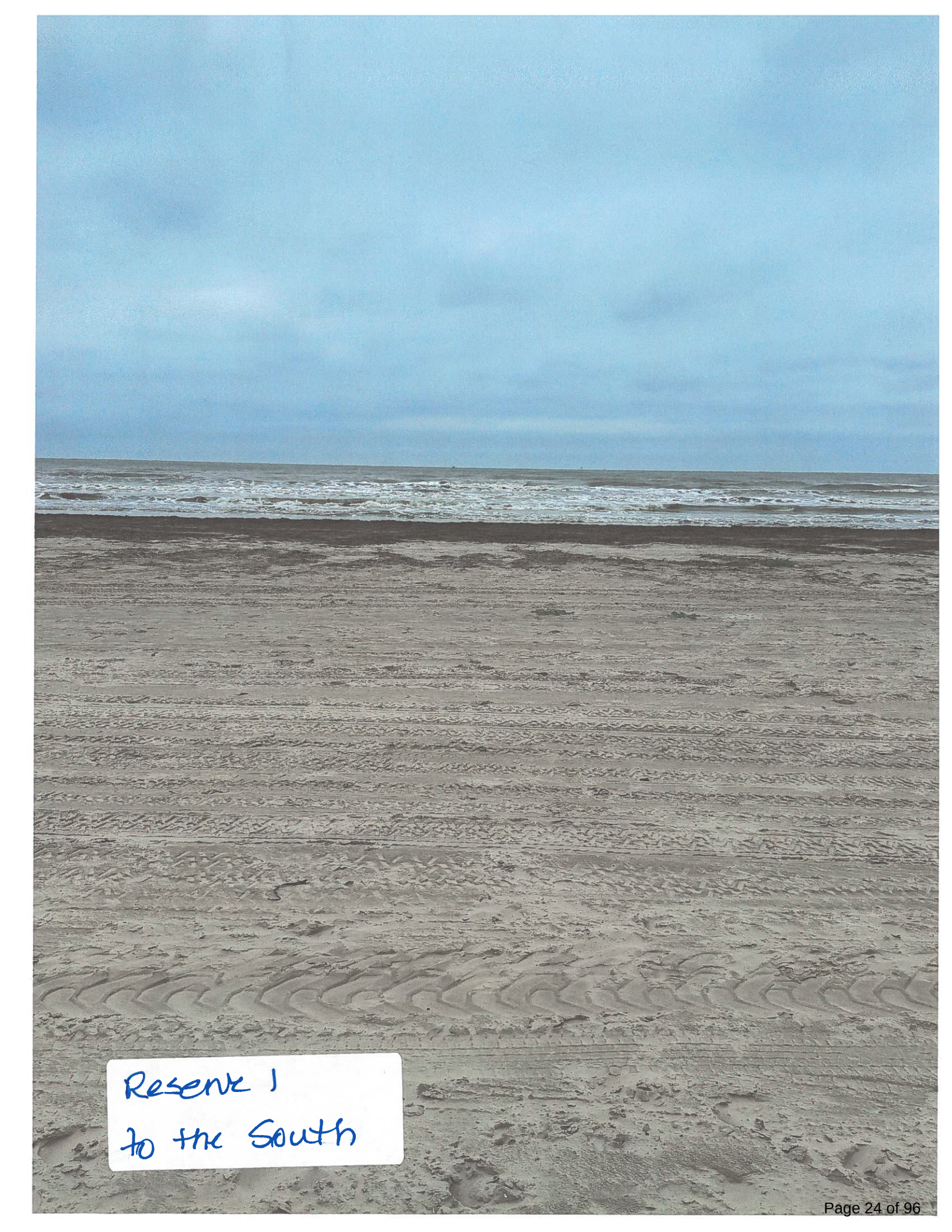
D – Site Photos



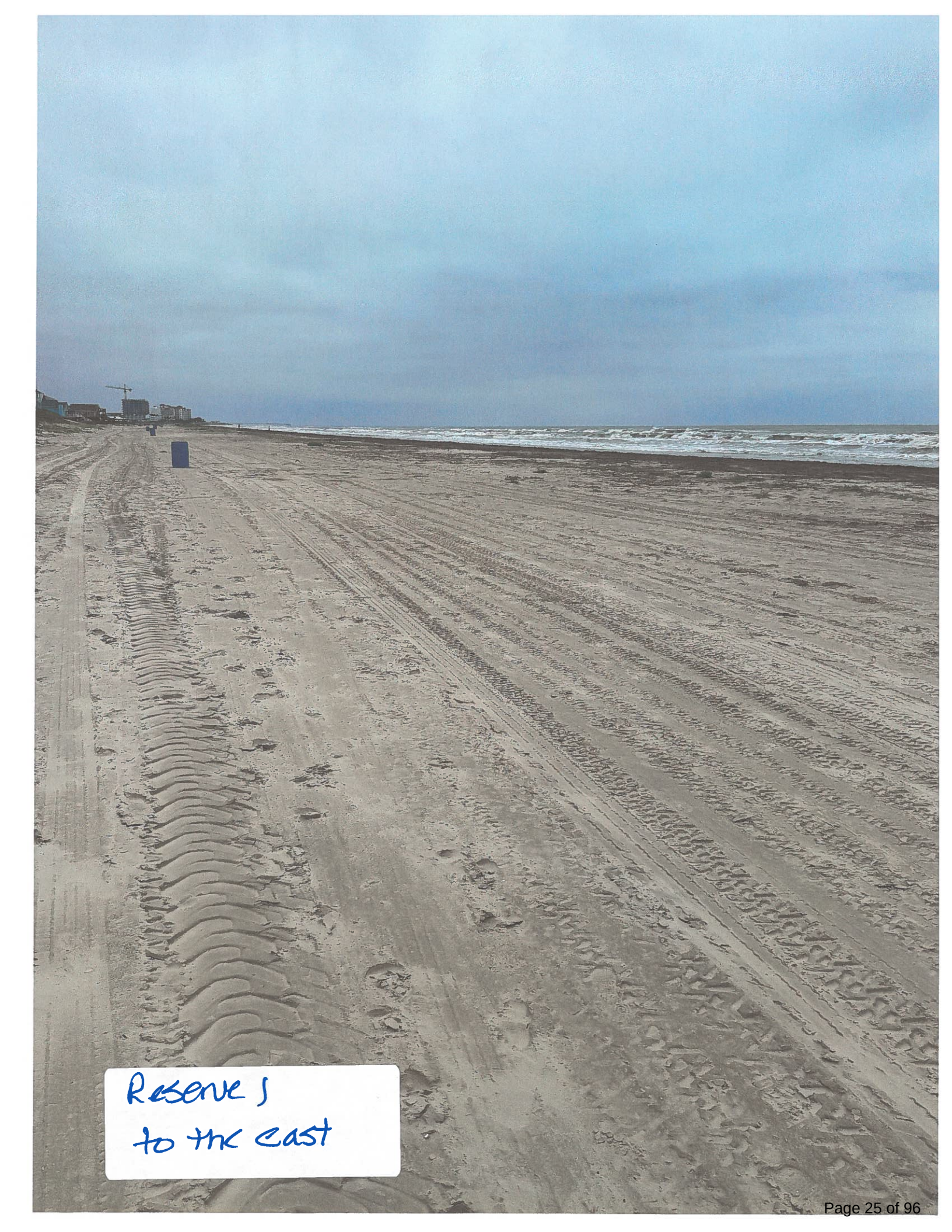
Reserve 1
mitigation Area



Reserve 1
To the North

A wide-angle photograph of a beach. The foreground is filled with numerous horizontal tire tracks in the sand. In the middle ground, the ocean waves are breaking, creating white foam. The horizon is flat, and the sky above is a uniform, overcast blue-grey color.

Reserve 1
to the South

A wide-angle photograph of a sandy beach. The foreground is dominated by numerous parallel tire tracks in the sand, receding towards the horizon. The beach is flat and extends to the ocean. In the distance, on the left, there are some buildings and a construction crane. The sky is overcast with grey clouds. The ocean is visible on the right side of the frame, with small waves breaking.

Reserve 1
to the east



Reserve 1
to the west



Reserve 1
to the North

A photograph of a grassy field with two survey markers. The markers are white poles with red and white diagonal stripes. The field is covered in green and brown grass. In the background, there is a hill covered in dense, dark green vegetation. The sky is a clear, pale blue.

Reserve 1
To the South



Reserve 1
to the East



Reserve 1
To the west

A photograph of a sandy dune area. In the foreground, there is a sandy surface with some sparse, low-lying green vegetation. Two white stakes with red and white striped tops are visible, marking a small area. In the middle ground, there is a dense patch of green dune vegetation. In the background, a wooden structure, possibly a viewing platform or walkway, is visible on the dune. To the left, a portion of a blue building is visible. The sky is overcast and grey.

Reserve 2
mitigation area



Reserve 2
north



Resenc 2
South



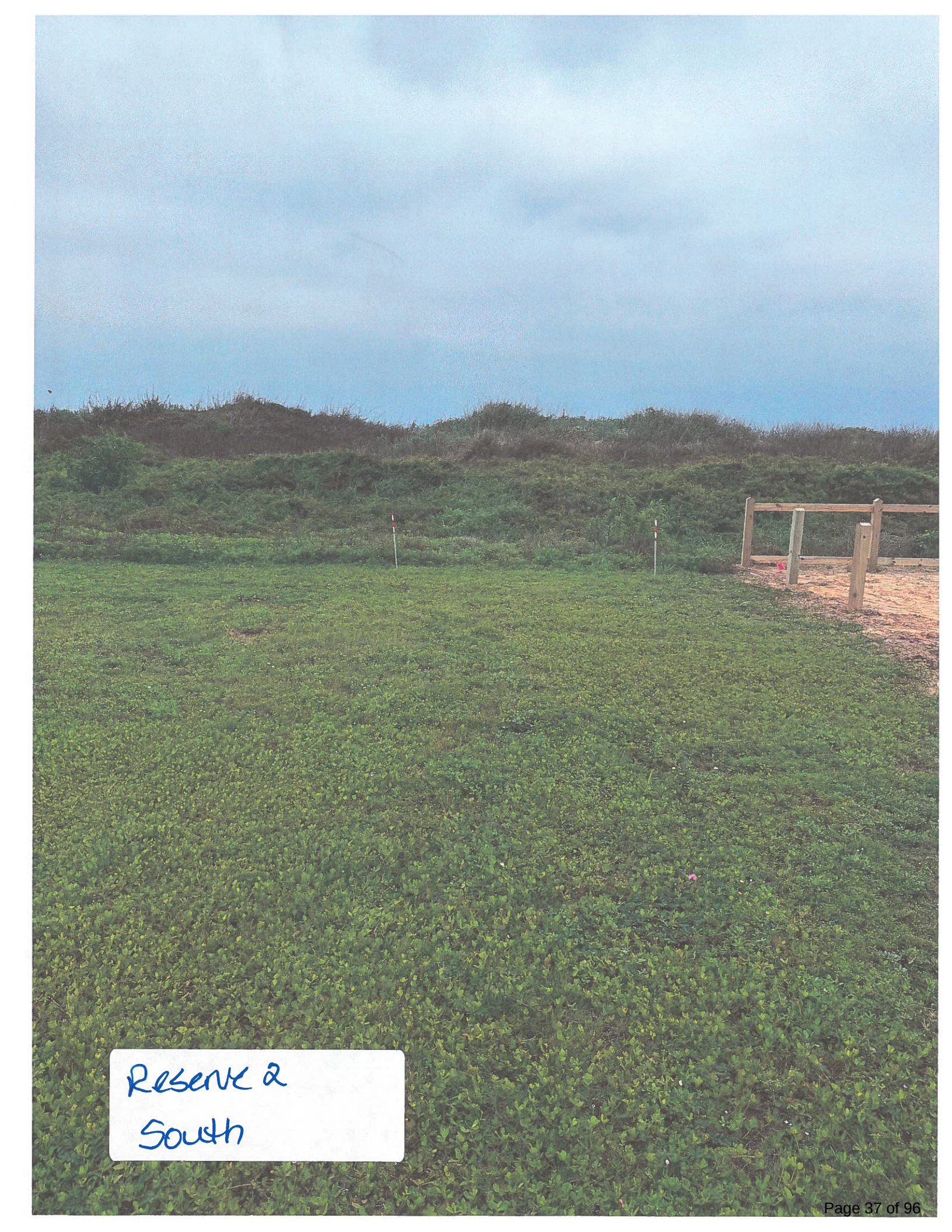
Reserve 2
East



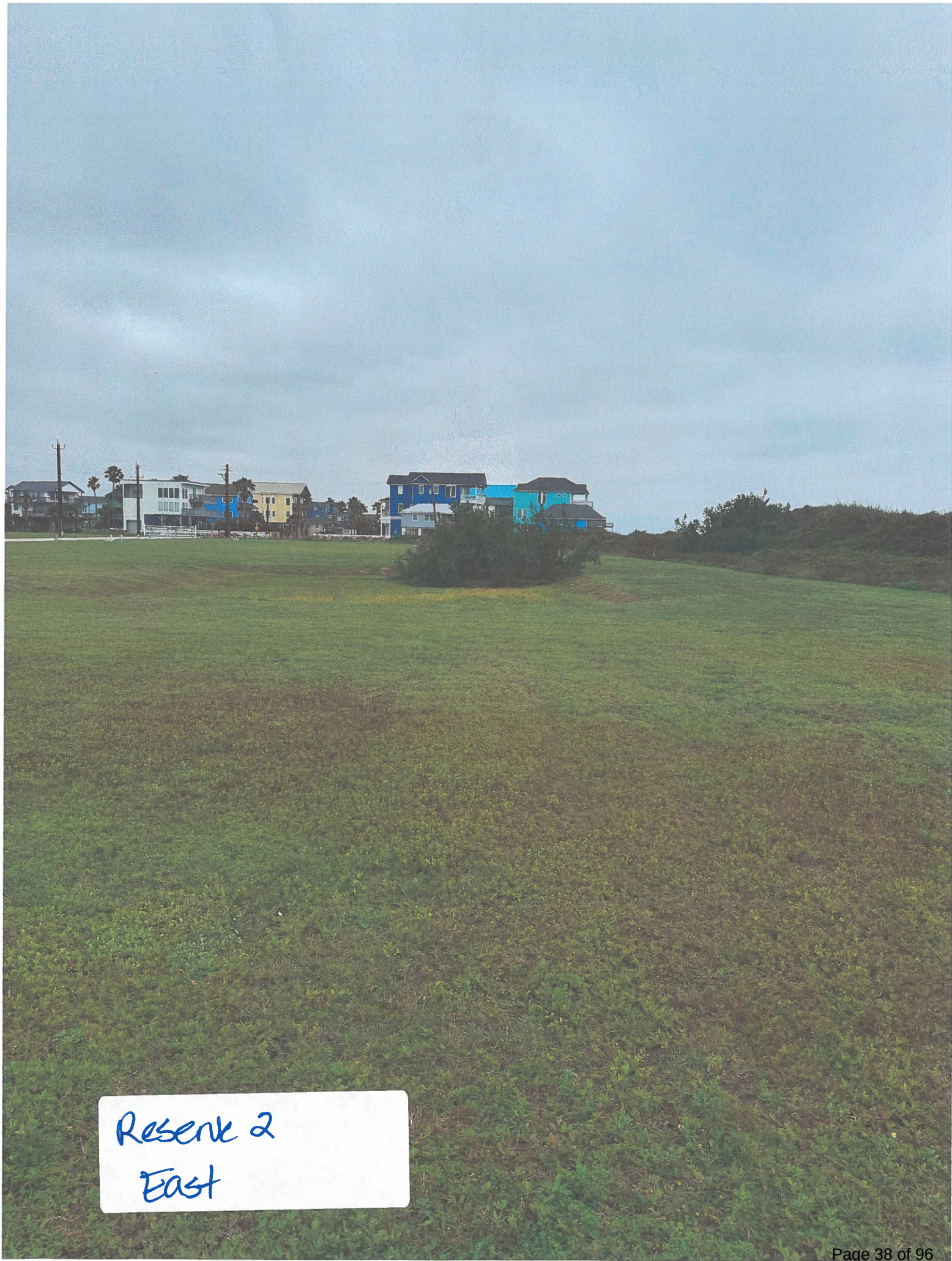
Reserve 2
west



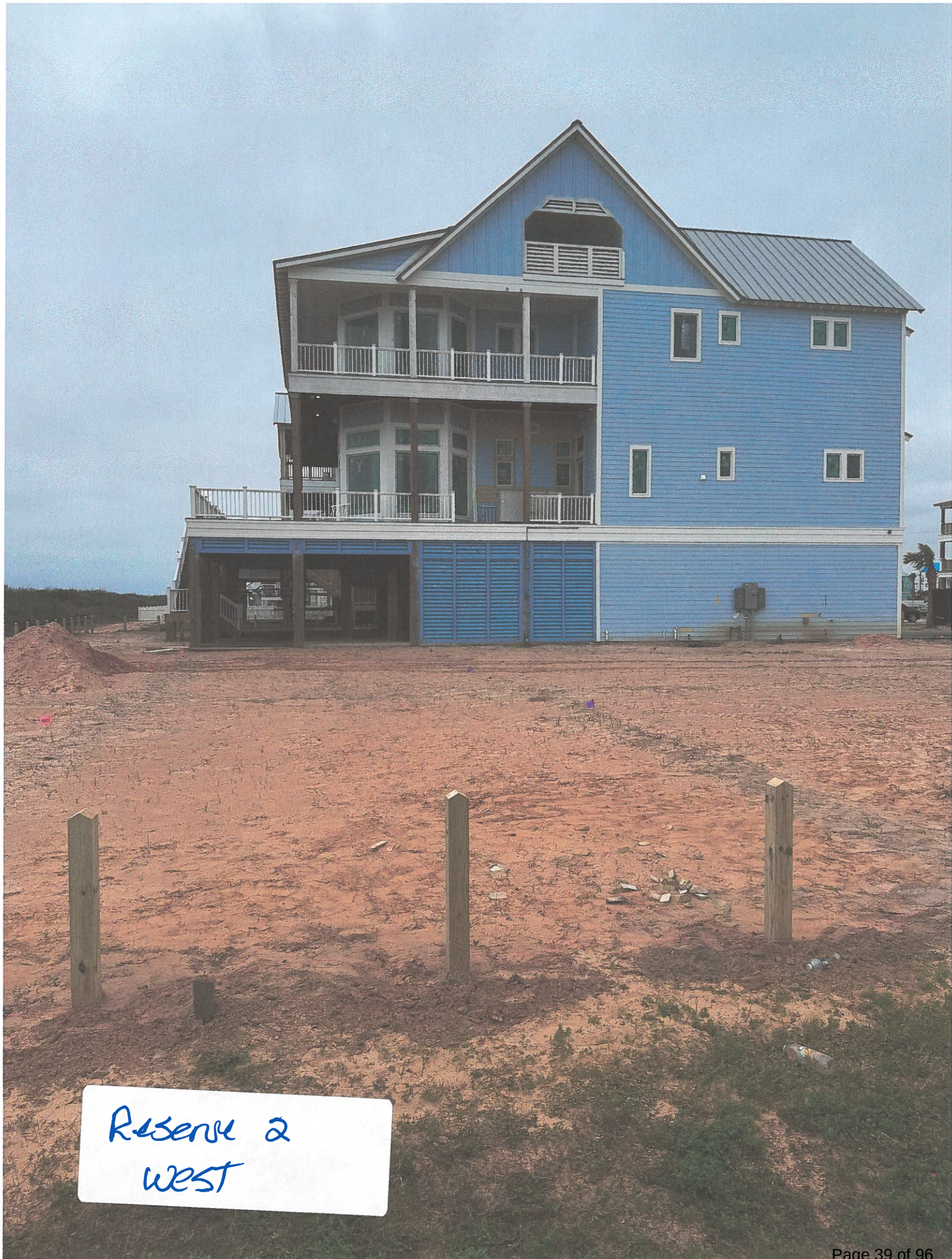
Reserve 2
north



Reserve 2
South



Reserve 2
East



Reserve 2
West

E – GLO Comment Letter



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

June 10, 2026

Via Electronic Mail

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

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

Site Address: Reserve 1-2 Section 9 Beachside Village, Galveston
Legal Description: Beachside Village Sec 9 (2024) Beach Reserve & Pedestrian Access 1-4
Lot Applicant: Debbie Reinhart c/o Ohana Development, LLC
Case Number: 24BF-032
GLO ID No.: BDCOG-26-0086

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to install two dune walkovers. The applicant also proposes compensation for 64 square feet of dune vegetation displaced by the posts of the walkover. According to the Bureau of Economic Geology, the area is eroding at a rate of seven to eight feet per year. Based on the information provided to our office for review, we have the following comments.

Regarding compliance with the City's Dune Protection and Beach Access Plan (Plan) and 31 Tex. Admin. Code § 15:

- Notwithstanding whether the proposed dune walkover is public and eligible for an alternative design standard per Section H(12) of the City's Plan, the dune walkovers must still comply with 31 Tex. Admin. Code § 15. 31 Tex. Admin. Code § 15.6(i)(B) requires the lowest level of a dune walkover with a width of 4 feet or less to be constructed at a height of at least 3 feet above the highest point of the tallest dune crest beneath and immediately adjacent to the dune walkover. Exceptions to the height requirement may be made for walkovers to descend to the beach over the foredune ridge.
 - The dune walkovers are proposed at a height of 2 feet above the tallest dune along the foredune ridge, which appears to be an insufficient height above the dunes to allow for the survival of the dune vegetation beneath it. If the City authorizes the 2-foot height for the walkovers to descend to the beach, the permittee will be required to compensate for any dune vegetation damaged by the low height of the walkover. The GLO recommends

the mitigation plan be amended to accommodate this dune vegetation to avoid unpermitted impacts.

- Any unauthorized adverse effects to dunes and dune vegetation are in violation of the Dune Protection Act and the City's Plan and are subject to enforcement action by the City of Galveston and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day. Compliance history is considered when determining penalty amounts.
 - The applicant does not propose to impact dunes or dune vegetation for a construction corridor and is prohibited from conducting any clearing or grading activities beneath or immediately adjacent to the proposed walkovers to facilitate construction. Any unauthorized clearing and grading activities that impact dunes and dune vegetation are a violation of the Dune Protection.

The requirements in 31 Tex. Admin. Code §§ 15.6(i) & 15.7(g) apply to the proposed dune walkovers. The City should note the following:

- The City must require permittees to relocate walkovers to follow any landward migration of the public beach.ⁱ
- The walkover must be constructed to maintain ½" spacing between the slats to allow rain and sand to pass through the decking.
- The use of concrete to stabilize the pilings of the walkover is prohibited.

Since the walkovers will be open to the general public and the City has therefore determined that they are public walkovers, the following applies:

- For all new construction of public dune walkovers in areas where vehicles are prohibited from driving on and along the public beach, local governments are required to construct walkovers accessible for persons with disabilities, where practicable.ⁱⁱ
- All pedestrian access routes and walkways must be clearly and conspicuously marked with permanent signs by the local government if the beach access is public.ⁱⁱⁱ
- The City should include the walkovers as public beach access points in the City's Plan to ensure public access will be preserved in accordance with 31 Tex. Admin. Code § 15.7(h).

Since compensation is required for the dune vegetation displaced by the posts of the walkover, the requirements in 31 Tex. Admin. Code § 15.4(g) apply, copied below:

- The permittee must complete the dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction. The GLO requests that the City notify the GLO of the date of the initiation of construction or note the date in the shared mitigation tracking spreadsheet.

- The permittee will have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.
- The City must require the applicant to conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts must include preservation and maintenance of restoration activities pending completion of compensation.
- The City shall determine a compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.
- The City must provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.
- When a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing on the permit at least 10 days prior to the hearing.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.^{iv} Any construction activities not authorized by a beachfront construction certificate or impacts to critical dunes and dune vegetation seaward of the dune protection line not authorized by a dune protection permit are a violation of state statutes and subject to enforcement action.^v

If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



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

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

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

ⁱⁱ 31 Tex. Admin. Code § 15.6(i)(3): "For all new construction of public dune walkovers in areas where vehicles are prohibited from driving on and along the public beach, local governments are required to construct walkovers accessible for persons with disabilities, where practicable."

ⁱⁱⁱ 31 Tex. Admin. Code § 15.4(f)(2)(B)(ii): “All pedestrian access routes and walkways shall be clearly and conspicuously marked with permanent signs by the local government if the beach access is public.”

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

^v 31 Tex. Admin. Code § 15.3(s)(3): “No person shall cause, engage in, or allow construction on land adjacent to and landward of public beaches and lying in the area either up to the first public road generally parallel to the public beach or to any closer public road not parallel to the beach, or to within 1,000 feet of mean high tide, whichever is greater, that affects or may affect public use of and access to and from public beaches unless the construction is properly certified by the appropriate local government as consistent with its local plan, this subchapter, and the Open Beaches Act.”

31 Tex. Admin. Code § 15.3(s)(1): “Unless a dune protection permit is properly issued by a local government authorizing the conduct, no person shall: (A) damage, destroy, or remove a sand dune or a portion of a sand dune seaward of a dune protection line or within a critical dune area; or (B) kill, destroy, or remove in any manner any vegetation growing on a sand dune seaward of a dune protection line or within a critical dune area.”

31 Tex. Admin. Code § 15.10(d): “A violation of any provision of this subchapter, a local government dune protection and beach access plan, or any permit or certificate or the conditions contained therein will subject a person to the potential assessment of administrative or civil penalties.”

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



26P-031

STAFF REPORT

ADDRESS:

11246 Sportsman Road

LEGAL DESCRIPTION:

Property is legally described as Abstract 121, Page 57, Portion of Lot 92 (92-2), Trimble and Lindsey, Section 2, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Jennifer Grant, High Tide Land Surveying

PROPERTY OWNERS:

Mahmoud Mobarak, Asiyah Properties, LLC

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

PUBLIC HEARING:

Public Hearing only. No action required by Planning Commission.

EXHIBITS:

- A – Survey Site Plan
- B – Proposed Replat

STAFF:

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

Public Notice Sent: 9

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 with Comment: Will need access to all portions of the first floor within 150' from an approved access road/driveway.

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 minor plat to reconfigure one lot into two in a Residential, Single Family (R-1) zoning district. All proposed lots exceed the required lot area for the R-1 zoning district as prescribed in the Galveston Land Development Regulations, Article 3, R-1 Addendum.

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

Zoning and Land Use:

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

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

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

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

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:

Case 26P-031 will be approved with the following conditions:

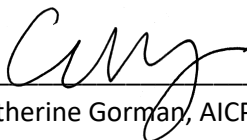
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by January 7, 2027;

Standard Conditions:

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

Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO
Development Services Department

06/22/2026

Date

TRIMBLE & LINDSEY SECTION 2

Survey of The West One Hundred feet (100.00') of the East One Hundred Sixty-five feet (165.00') of Lot Ninety-two (92), in Section Two (2), of Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, lying North of Sportsman Road, and being more particularly described by Metes and Bounds on attached Exhibit "A".

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

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE:	APRIL 30, 2026
ACCT. No.:	7206-0000-0092-000
DRAFTING:	MMC/RWB
JOB No.:	26-0305

LEGEND

BH	Bulkhead
Conc.	Concrete
Fnd.	Found
P.O.B.	Point of Beginning
RCP	Reinforced Concrete Pipe
	Cable Pedestal
	Fire Hydrant
	Power Pole
	Ditch Flow Line
	Ditch High Bank
	Fence - Wood
	Flood Line (FEMA)
	Overhead Utility Line



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

NOTES:

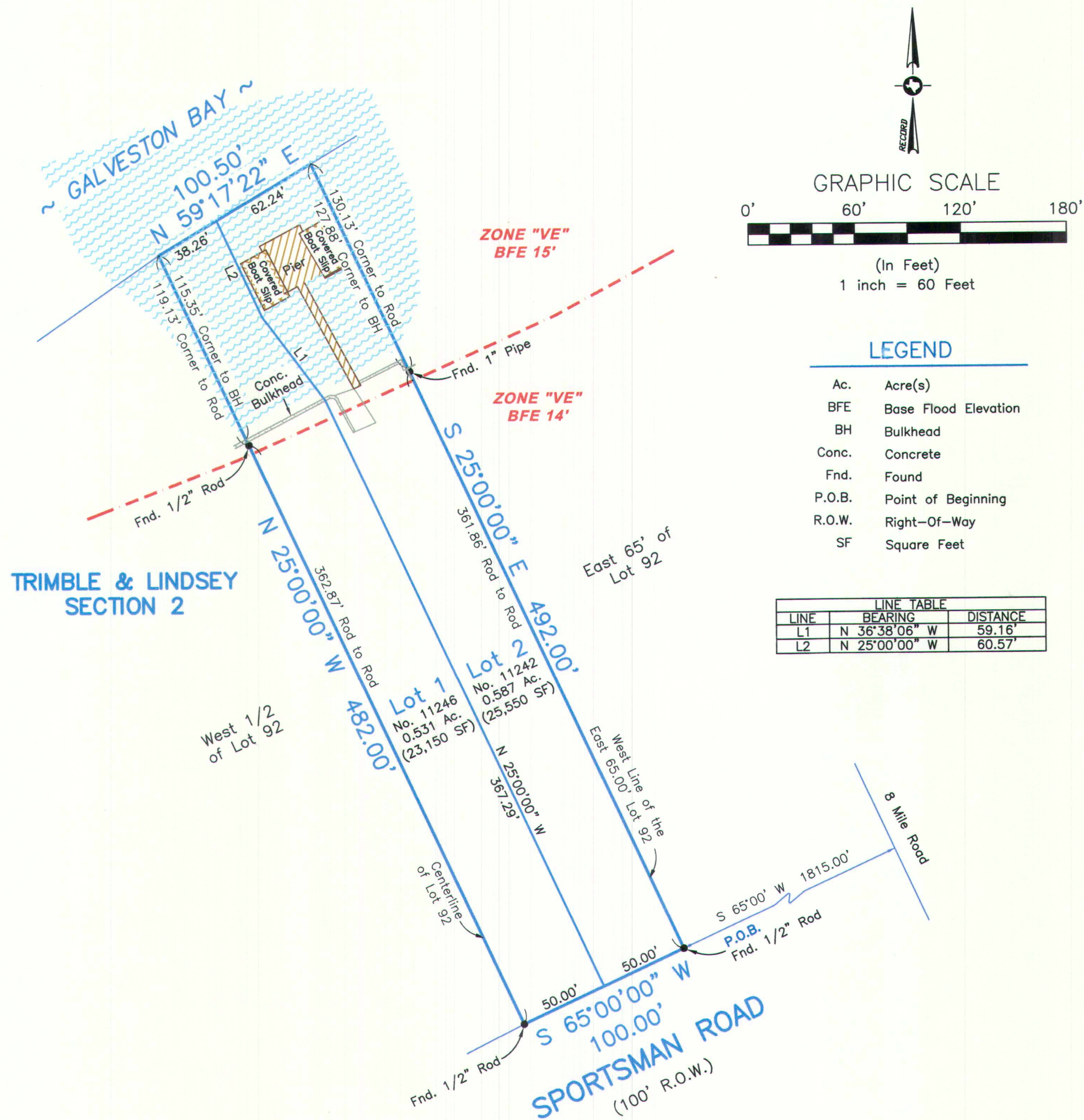
- 1) This property lies within Zone "VE" of the 100 Year Flood Plain (BFE 14' & 15') according to FIRM Panel No. 48167C0420G, dated August 15, 2019, as established by the Federal Emergency Management Agency (Flood zones shown in approximation hereon).
- 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) Bearings based on Monumentation of Centerline of 8 Mile Road, being a found 1/4 inch rod 35.3 feet South of the North Line of Sportsman Road, and a found 1/4 inch rod, 6,445.8 feet South, at the intersection of Homringhaus Road.
- 4) Surveyed without benefit of a Title Report.



SCALE: 1" = 60'

8 Mile Road

**SPORTSMAN
ROAD**
(100' R.O.W.)



STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS
That Asiyah Properties LLC, Mahmoud Mobarak (Name),
Manager (Title), owner of that certain tract or parcel of land, lying
and being situated in Galveston County, Texas, subdivided in the above
and foregoing plat do hereby make replat of said property according to
the lines and lots shown thereon, and designate said replat "MOBARAK
ADDITION" in Galveston County, Texas.
Asiyah Properties LLC
Mahmoud Mobarak (Name)
Manager (Title)

STATE OF TEXAS {}
COUNTY OF GALVESTON {}
Before me, on this day June 6th, 2026,
personally appeared Mahmoud Mobarak (Name), Manager (Title) of Asiyah
Properties LLC, known to me to be the person whose name is subscribed
to the foregoing instrument.
Notary Public, State of Texas



STATE OF TEXAS {}
COUNTY OF GALVESTON {}

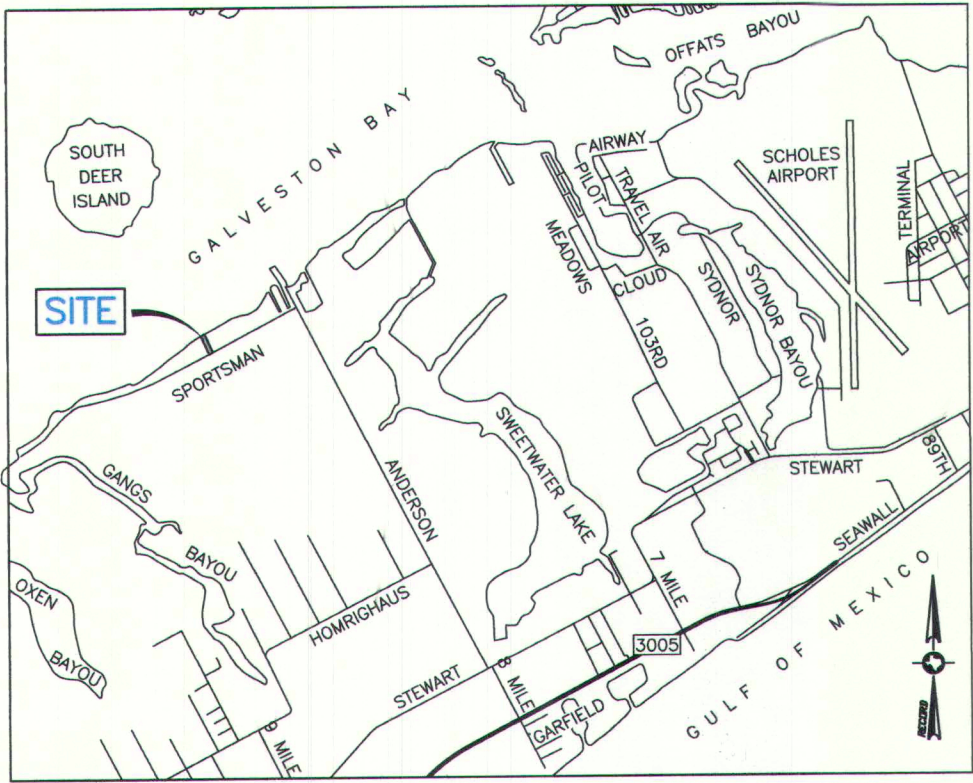
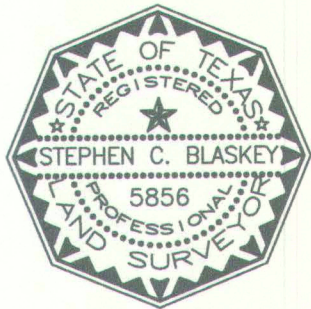
This Replat in the City of Galveston, Galveston County, Texas, as set
forth on this plat, has been approved by the Galveston Planning
Commission
on this _____ day of _____, 2026.

Secretary
Galveston Planning Commission

Chairman
Galveston Planning Commission

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

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



VICINITY MAP
Not to Scale

PROPERTY DESCRIPTION

BEING the West One Hundred feet (100.00') of the East One Hundred Sixty-five
feet (165.00') of Lot Ninety-two (92), in Section Two (2), of **TRIMBLE AND
LINDSEY SURVEY OF GALVESTON ISLAND**, in Galveston County, Texas, lying North of
Sportsman Road, being more particularly described by metes and bounds as
follows:

BEGINNING at the intersection of the North line of Sportsman Road, a 100 foot
Right-of-Way, and the West line of the East Sixty-five (65.00') of said Lot 92,
said point lying 1,815.00 feet West of the West line of 8 Mile Road, and being
marked by found 1/2 inch rod;

THENCE South 65°00'00" West, along the North line of said Sportsman Road, a
distance of 100.00 feet, to the Centerline of said Lot 92, said corner being
marked by a found 1/2 inch rod;

THENCE North 25°00'00" West, along the Centerline of said Lot 92, at a distance
of 362.87 feet passing a found 1/2 rod, at a distance of 366.65 feet passing
the Northerly face of a concrete bulkhead, and continuing for a total distance of
482.00 feet to a point for corner;

THENCE North 59°17'22" East, along the North line of said Lot 92, a distance of
100.50 feet, to a point for corner;

THENCE South 25°00'00" East, along the West line of said East 65' of Lot 92, at
a distance of 127.88 feet passing the Northerly face of a concrete bulkhead, at
a distance of 130.13 feet passing a found 1 inch pipe, and continuing for a total
distance of 492.00 feet, to the Point of Beginning, containing 1.118 Acres (48,700
Sq. Ft.) more or less.

MOBARAK ADDITION

BEING A REPLAT OF
THE WEST ONE HUNDRED FEET (100.00') OF THE
EAST ONE HUNDRED SIXTY-FIVE FEET (165.00') OF
LOT NINETY-TWO (92), IN SECTION TWO (2), OF
**TRIMBLE AND LINDSEY SURVEY OF GALVESTON
ISLAND**, IN GALVESTON COUNTY, TEXAS, LYING NORTH
OF SPORTSMAN ROAD

1.118 ACRES (48,700 SQ. FT.)
JUNE, 2026

STATE OF TEXAS {}
COUNTY OF GALVESTON {}

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

_____, 2026, at _____ O'Clock, ____M., and duly recorded on
_____, 2026, at _____ O'Clock, ____M., in Instrument Number
_____, Galveston County Records.

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

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

By _____, Deputy

SURVEY DATE: MAY 8, 2026
ACCT. No.: 7206-0000-0092-002
DRAFTING: RGW
JOB No.: 26-0305 - RP

NOTES:

1) This property lies within Zone "VE" of the 100 Year Flood Plain (BFE 14' & 15')
according to FIRM Panel No. 48167C0420G. dated August 15, 2019, as established by the
Federal Emergency Management Agency (Flood zones shown in approximation hereon).



26BF-028

STAFF REPORT

ADDRESS:

4019 11 MILE RD GALVESTON,
TX 77554

LEGAL DESCRIPTION:

The property is legally described as Lot 45R, Nottingham Campsite Replat, Lots 45 & 47, (2025) Abstract 121, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Charles J Purcell &
Wendy Allen

PROPERTY OWNER:

Charles J Purcell & Wendy
Allen

REQUEST:

Beachfront Construction
Certificate/Dune Protection
Permit in order to construct
a single-family dwelling
with fibercrete slab and
driveway

APPLICABLE LAND USE

REGULATIONS:

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

STAFF RECOMMENDATION:

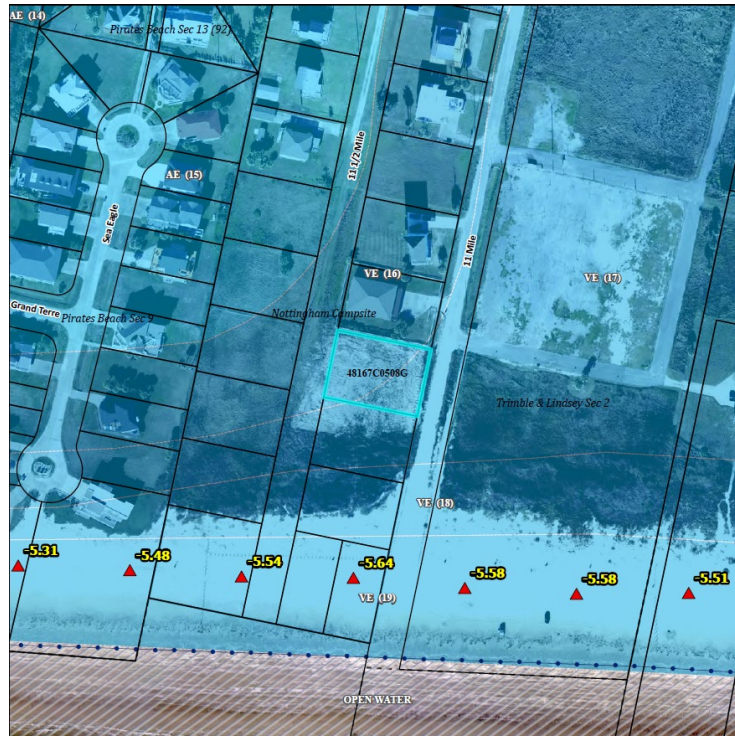
Approval with Conditions

EXHIBITS:

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

STAFF:

Kyle Clark
Coastal Resources Manager
KClark@GalvestonTX.gov



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

Executive Summary:

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

The applicant is requesting approval to construct a new single-family residence with a fibercrete slab and driveway. The request also includes fill and cut activities for land preparation. Fill and cut references the activity of bringing in or removing material or manipulating material to change contours and elevations on site. The applicant also requests a perimeter fence with gates, a septic system and a network of drainage swales around the property. Proposed construction of the single-family dwelling is approximately 36 feet from the North Toe of the Critical Dune Area, 196 feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, mitigation activities are not proposed.

Site and Surrounding Area:

The subject site is located in the Nottingham Campsites Subdivision. Single-family dwellings are located to the north; a beach and dune system are located to the south of the subject property. According to the Bureau of Economic Geology, this area is eroding at a rate of five to six feet per year.

Analysis:

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

Proposed Structure's Distance from:	Distance (Feet)
...North Toe of the Dune	36
...the Line of Vegetation	196

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

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

Staff Recommendation:

Staff recommends approval of 26BF-028 with the following conditions:

Conditions for Case 26BF-028:

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

ERP PRACTICABLE DEFINITION

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

TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)

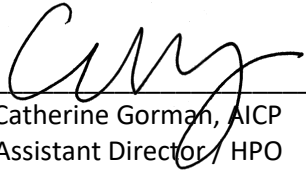
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

6/24/2026



Catherine Gorman, AICP
Assistant Director / HPO

06/24/2026
Date

A – Aerial Map

**4019 11 Mile Rd
Case #26BF-028**

**BEG and FIRM Coastal Map
Legend**

BEG Shoreline Change Rates

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

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

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

▭ Subdivisions



0 12.5 50 75 100 125 150 175 200 225 Feet

1:1,620

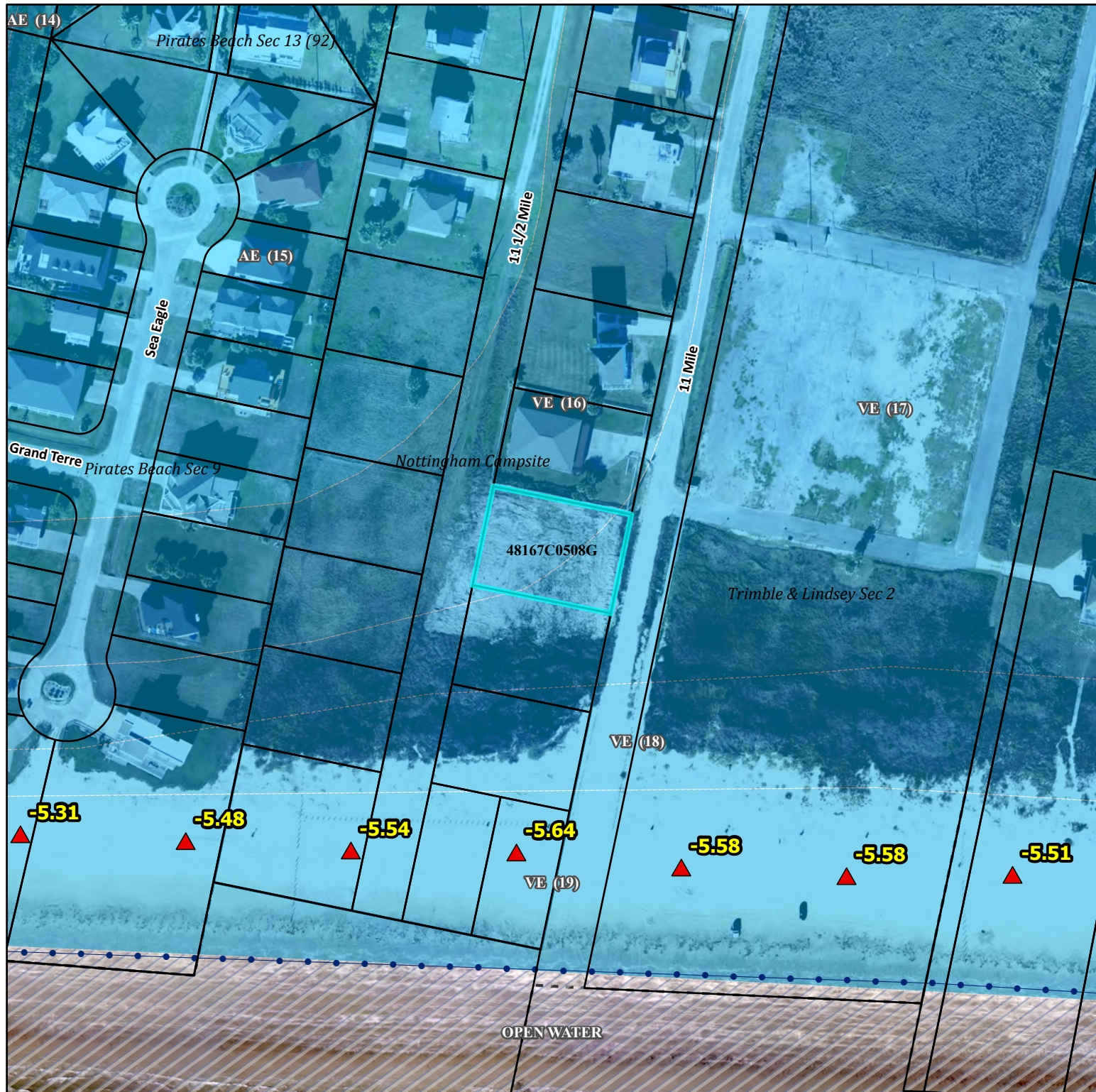
Data Sources:

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

**Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(hummings) - 5/14/2026**

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

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



B – Topographic Surveys

**SAN LUIS
PASS ROAD**
(120' R.O.W.) (AKA F.M. 3005)

Lot 43
Devon & Allison Buffington
GCCFN 2016025894
DPRGCTX

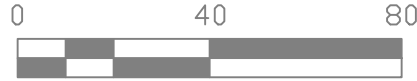
Lot 1
Charles Purcell
& Wendy Allen
GCCFN 2026007217
DPRGCTX

Lot 2
No. 4019
0.434 Acres
18,900 Sq. Ft.

Lot 49
David Muston
GCCFN 2005083880
DPRGCTX

PRIVATE ROADWAY
(50' R.O.W.)

11 MILE ROAD
(50' R.O.W.)



SCALE: 1" = 40'

Elevations expressed
hereon are based on
NAVD 88 Datum.

Survey of Lot Two (2), of LOT
45R REPLAT, NOTTINGHAM
CAMPSITE, a subdivision in
Galveston County, Texas,
according to the map or plat
thereof as recorded under
Galveston County Clerk's File
No. 2026007217 of the
Official Public Records of Real
Property of Galveston County,
Texas.



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.

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

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 VE (EL 16', 17' & 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, 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 DSHA and/or the local power company.
- 4) Bearings are record, based on the monumentation of the West right-of-way line of 11 Mile Road, being a found 1/2 inch rod at the Northwest corner of Lot 41 and a found 1/2 inch rod at the Northwest corner of Lot 43.

Legend:	
	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Asphalt
	Power Pole
	Down Guy
	Spot Elevation (Typ.)

**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: LB

Parcel ID:
122060; 293270

Surveyed for:
Charles Purcell

C – Site Plans and Drawings

50% R1W

50' R.O.W.

SCALE: $3/32"=1'-0"$

4019 11 MILE ROAD
GALVESTON, TEXAS 77554

7,046 SQ.FT. FRONT YARD
1502/7046 = 21.3% FIBERCRETE
43/7046 = 0.6% PERVIOUS, PERMEABLE PAVERS
5501/7046 = 78% OPEN AREA

DATA PER SURVEY DATED: FEBRUARY 20, 2026
TRICON LAND SURVEYING, LLC BRENE ADDISON, SURVEYOR
409-497-2772 IN GALVESTON, TX. 77551
ELEVATIONS EXPRESSED HEREON
ARE BASED ON NAVD 88 DATUM.

PROJECT NAME

Date: 4/21/26, 5/5/26,
5/12/26 PERMEABLE PAVERS
Revisions:

SITE PLAN

PG. 1 of 9

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CARPENTER & ASSOCIATES, ARCHITECTS AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT. CARPENTER & ASSOCIATES, ARCHITECTS IS A PROFESSIONAL ARCHITECTURAL FIRM IN THE STATE OF CALIFORNIA. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM CARPENTER & ASSOCIATES, ARCHITECTS.

A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULT IMMEDIATELY REGARDING FRAMING, WINDOWING AND THE FOUNDATION DESIGNS. CARPENTER & ASSOCIATES, ARCHITECTS

OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE ELIGIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS ARISE

NOTE: TO OWNERS & CONTRACTORS
To the best of our knowledge, these plans are drawn to comply with owner's specifications and any changes made to them after prints are produced, will be done at owner's expense. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors or omissions after building is started. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker can not be held responsible for any mistakes or omissions or error. The contractor on the job guarantee human construction errors and other details prior to construction must solve, reasonable thereafter.

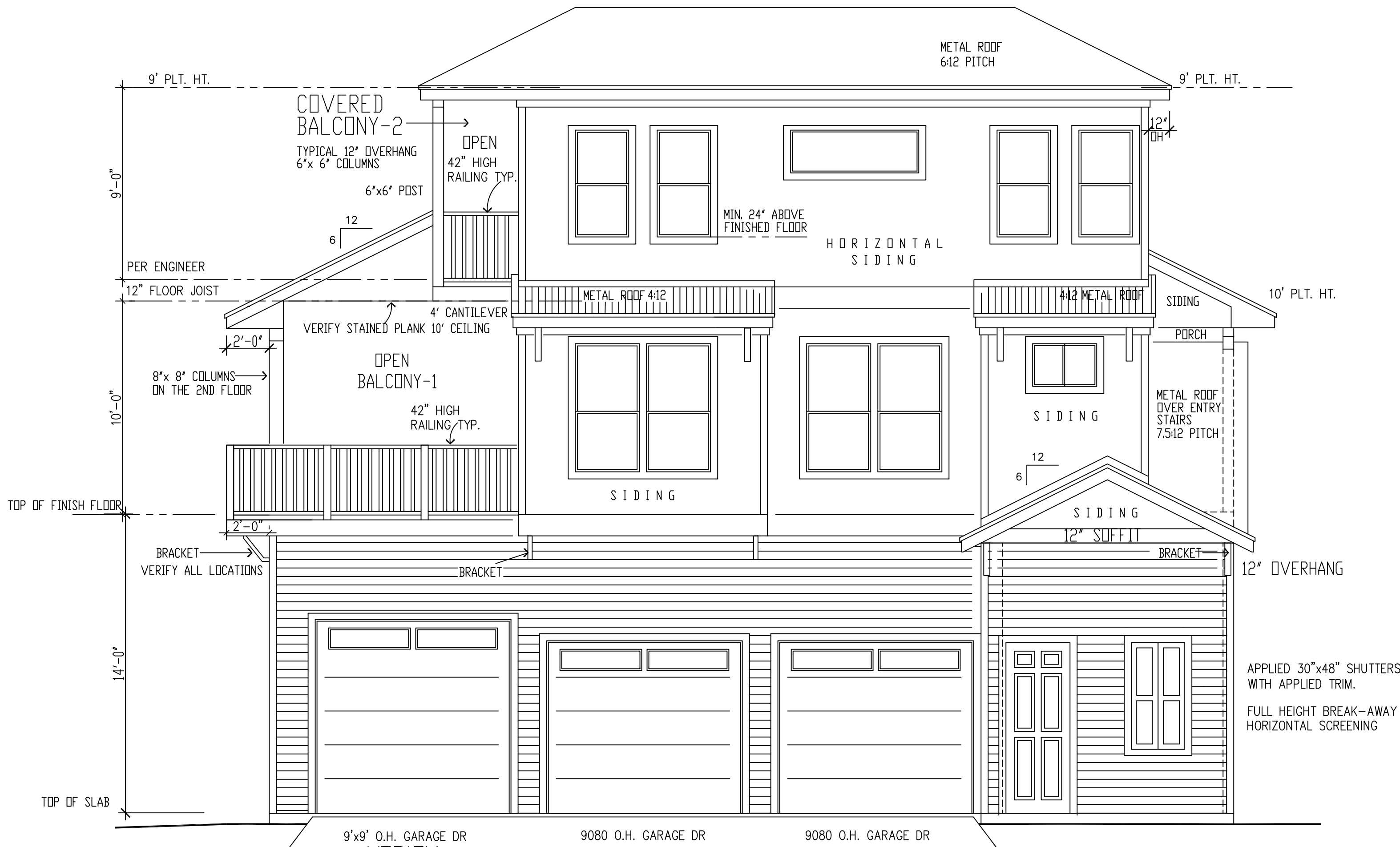
[illegible]

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

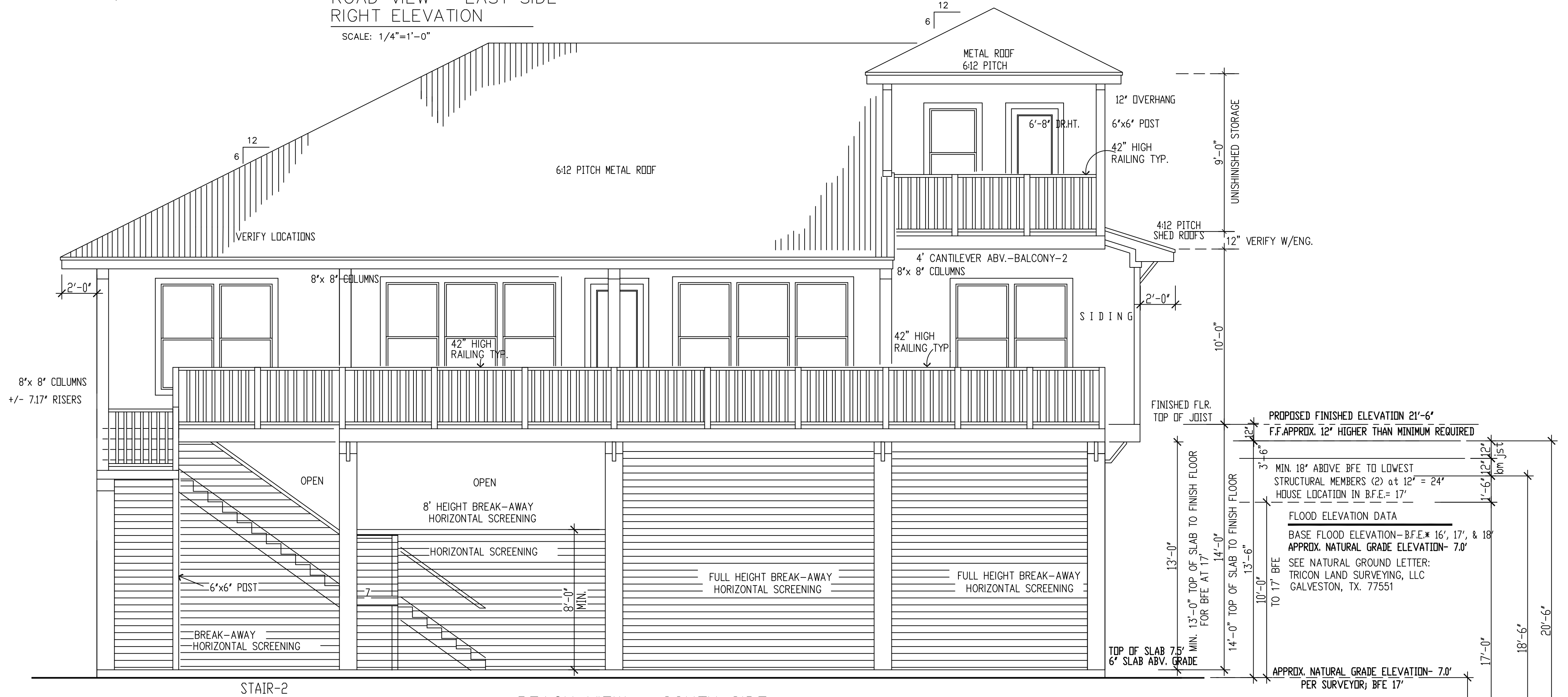
UTILITIES AND ATTENDANT EQUIPMENT SHALL NOT BE MOUNTED ON, PASS THROUGH, OR BE LOCATED ALONG BREAKAWAY WALLS. WHERE UTILITIES AND ATTENDANT EQUIPMENT ARE REQUIRED TO BE INSTALLED BELOW THE BFE TO ADDRESS LIFE SAFETY AND ELECTRIC CODE REQUIREMENTS, THEY SHALL BE MOUNTED ON THE SHELTERED (LANDWARD) SIDE OF FOUNDATION MEMBERS. IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT AND LINES SHALL BE INDEPENDENT OF THE WALLS SO NOT DAMAGED IF WALL PANELS BREAK AWAY.

NOTE: TO OWNERS & CONTRACTORS: To the best of our knowledge, these plans are withdrawn to comply with owner's specifications and any changes made to them after prints are reproduced, will be done at owner's expense. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for omissions or errors after building is started. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker can not be held responsible for any mistakes or omissions. The contractor on the job guarantee human error. The contractor must check all dimensions and other details prior to construction and is solely responsible thereafter.

PG. 2 of 9



ROAD VIEW – EAST SIDE
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



BEACH VIEW – SOUTH SIDE
FRONT ELEVATION
SCALE: 1/4"= 1'-0"

BUILDER & OWNER TO CONFIRM BRACKET/CORBEL SIZES, LOCATIONS
AND DESIGN PRIOR TO CONSTRUCTION.

- NOTE: 1. EXTERIOR WALLS TO HAVE HORIZONTAL SCREENING.
BUILDER TO VERIFY WITH CUSTOM OWNERS PRECISE LOCATIONS.
2. ALL CONSTRUCTION TO MEET 2021 BUILDING CODES.
VERIFY ALL CURRENT BUILDING CODES ADOPTED BY CITY OF GALVESTON.
3. BUILD LOWEST HORIZONTAL MEMBER
A MINIMUM OF 18" ABOVE THE B.F.E.
4. VERIFY CORBEL/BRACKET DESIGN WITH BUILDER, OWNER AND
ENGINEER TO VERIFY DESIGN, SIZE AND CONNECTIONS.
VERIFY CORBEL SIZE FOR OVERHANGS, PRIOR TO CONSTRUCTION

NOTE: BREAKAWAY SCREENING

INSECT SCREENING, PROVIDED THAT NO ADDITIONAL SUPPORTS ARE
REQUIRED FOR SCREENING, OR WOOD OR PLASTIC LATTICE OR DECOR TRIM
WITH AT LEAST 40% OF THE AREA OPEN AND MADE OF MATERIAL NO THICKER
THAN 1/2 INCH; OR WOODEN OR PLASTIC SLATS OR SHUTTERS WITH AT LEAST
40% OF THE AREA OPEN AND MADE OF MATERIAL NO THICKER THAN
1 INCH AND BREAKAWAY CONSTRUCTION SHALL NOT BE CONSIDERED
ENCLOSURE WALLS. ANY OF THESE SYSTEMS MUST BE DESIGNED AND
INSTALLED TO COLLAPSE UNDER STRESS WITHOUT JEOPARDIZING THE
STRUCTURAL SUPPORT OF THE BUILDING OF ABNORMALLY HIGH TIDES
OR WIND DRIVEN WATER IS MINIMIZED.

OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOR ARE WE

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AND THE FOUNDATION DESIGNS. CARPENTER & ASSOCIATES. ARCHITECTS IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY. MATTER OR FORM IF ANY PROBLEMS ARISE.

Builder / Owner:

PROJECT NAME

STALEY HOMES
PLAN #1884 SF
BEACHFRONT
CUSTOM HOME

Date: 4/21/26

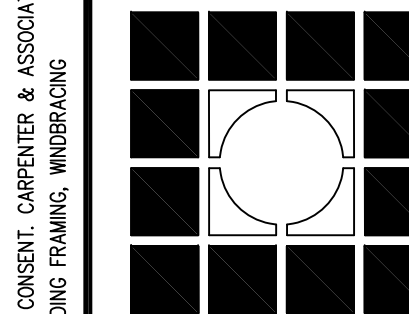
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FRONT & RIGHT
ELEVATIONS

PG. 5 of 9

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8441 GULF FRWY., SUITE 105
HOUSTON, TEXAS 77017
713-320-0250
Kathleen@Carpenter-architect.com



PURCELL/ALLEN RESIDENCE
BUILDER: STALEY HOMES
4019 11 MILE ROAD
GALVESTON, TEXAS 77554

Date: 4/21/26

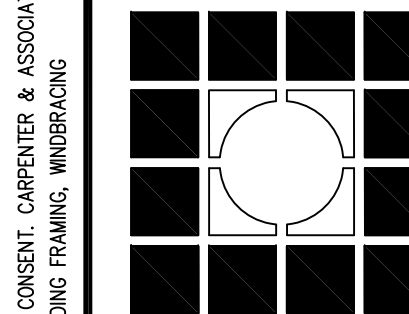
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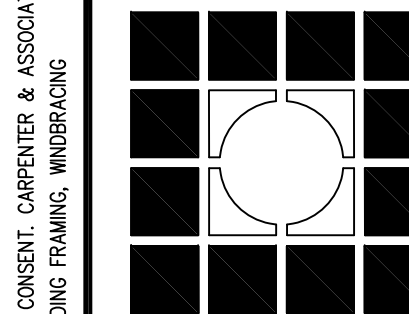
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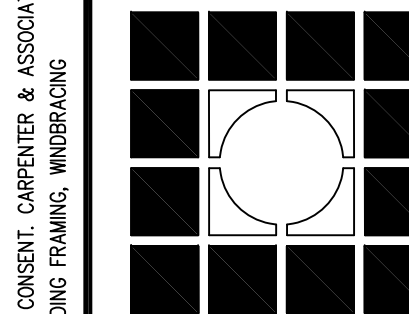
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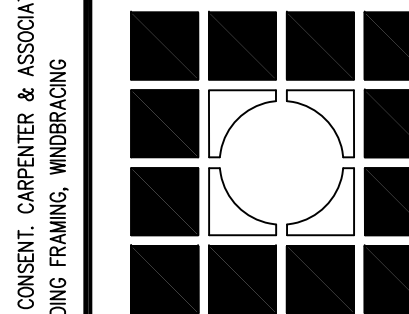
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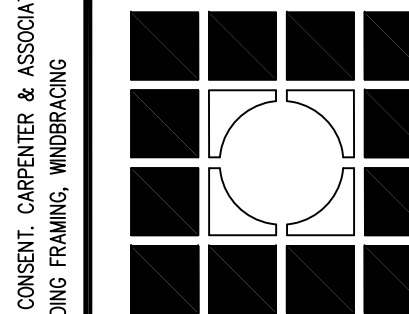
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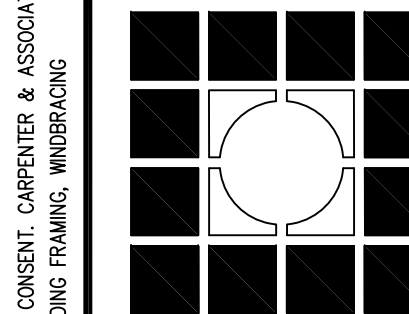
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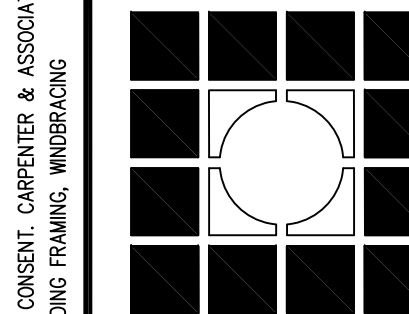
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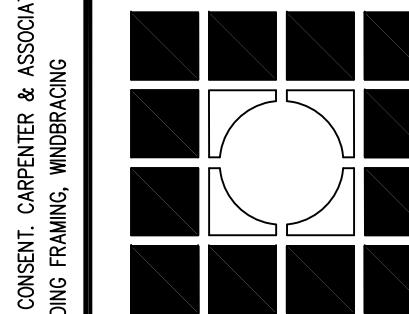
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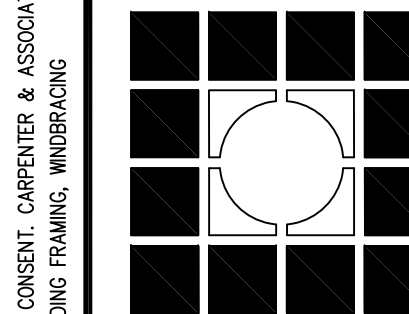
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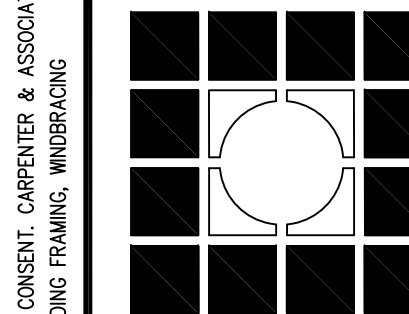
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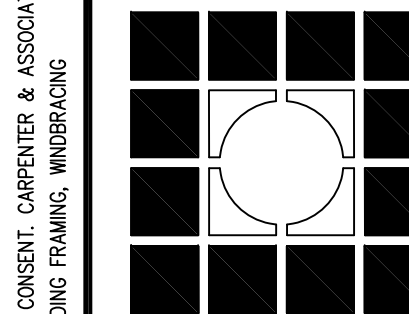
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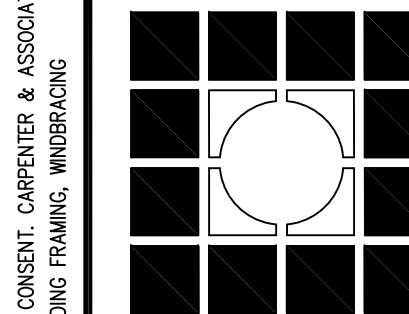
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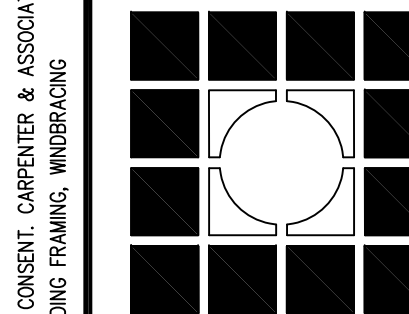
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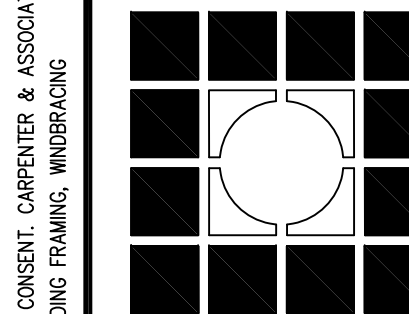
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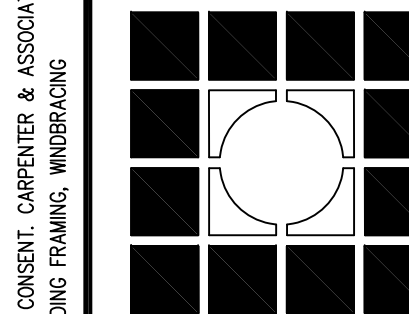
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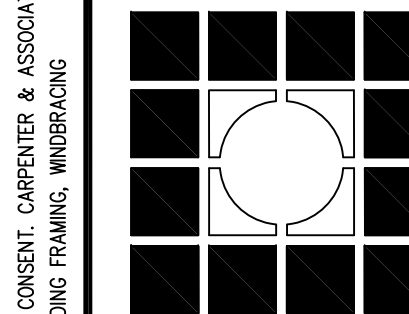
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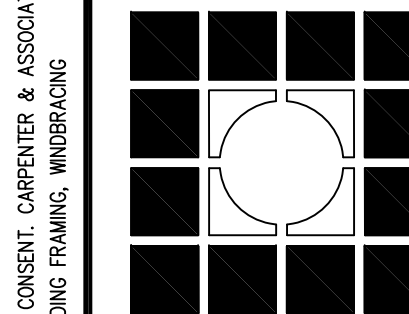
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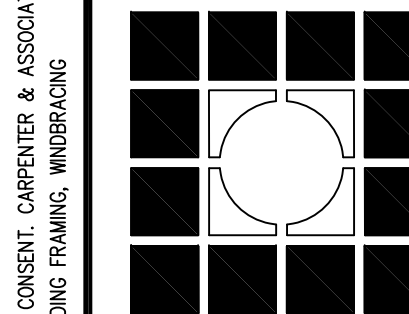
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Kathleen@Carpenter-architect.com



PURCELL/ALLEN RESIDENCE
BUILDER: STALEY HOMES
4019 11 MILE ROAD
GALVESTON, TEXAS 77554

Date: 4/21/26

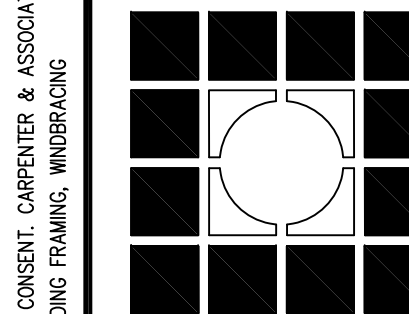
Revisions:

Scale: AS NOTED

FRONT & RIGHT
ELEVATIONS

PG. 5 of 9

carpenter & associates architect
8441 GULF FRWY., SUITE 105
HOUSTON, TEXAS 77017
713-320-0250
Kathleen@Carpenter-architect.com



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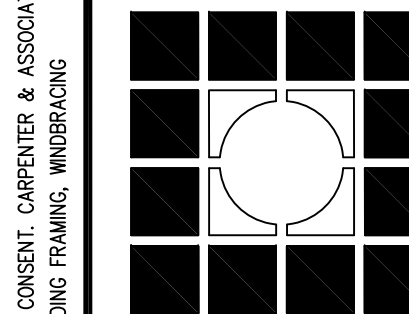
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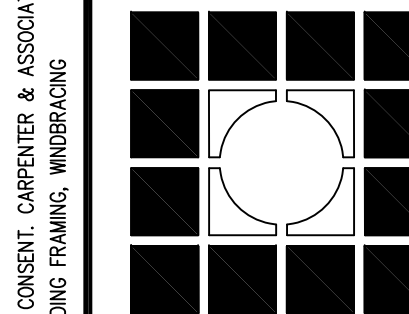
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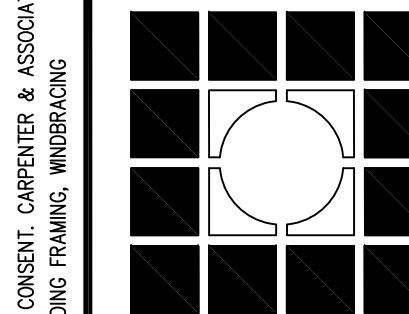
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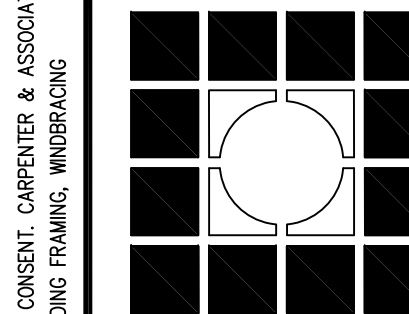
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PG. 5 of 9

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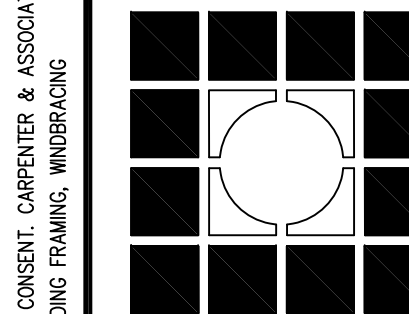
Revisions:

Scale: AS NOTED

FRONT & RIGHT
ELEVATIONS

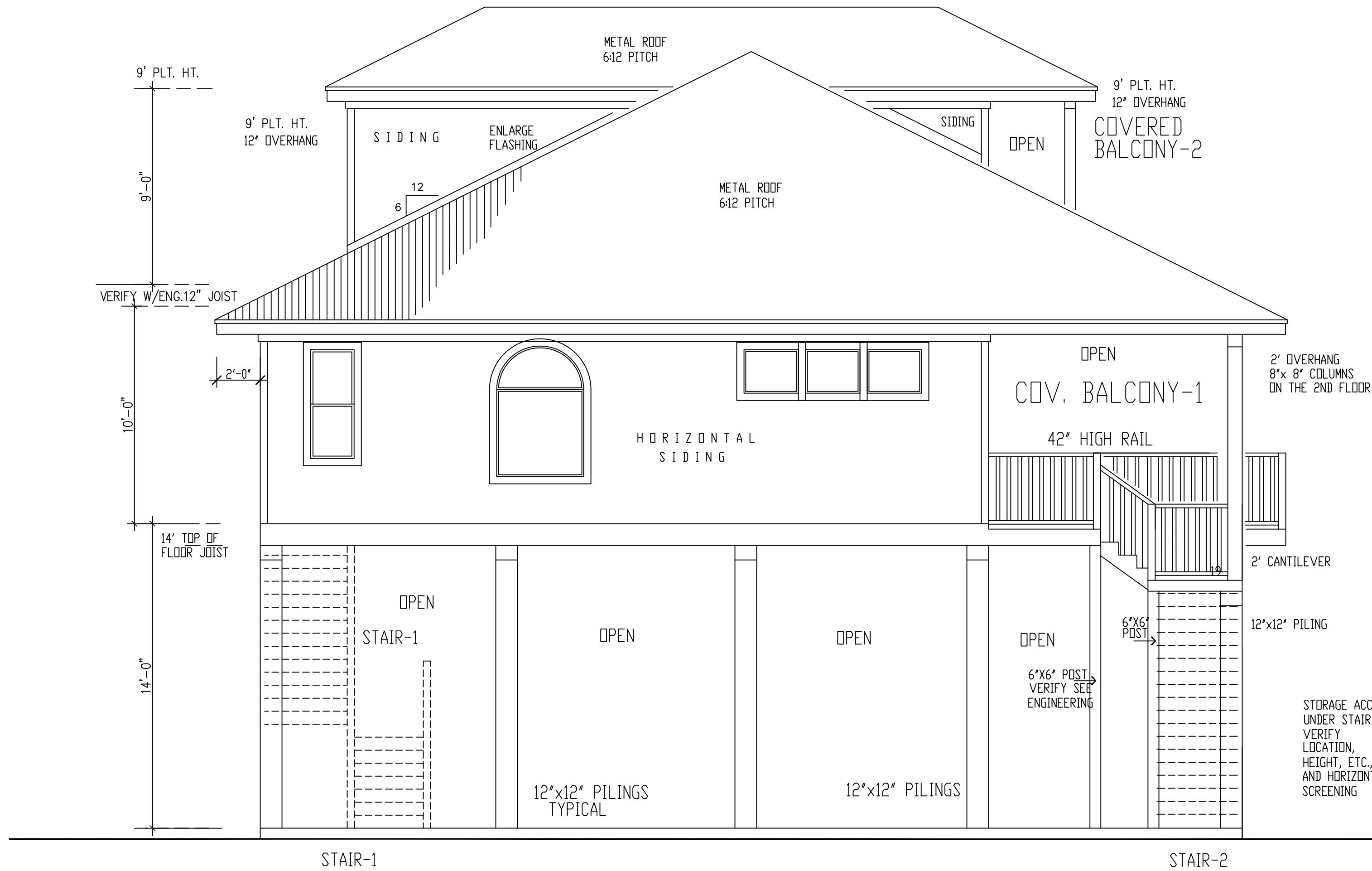
PG. 5 of 9

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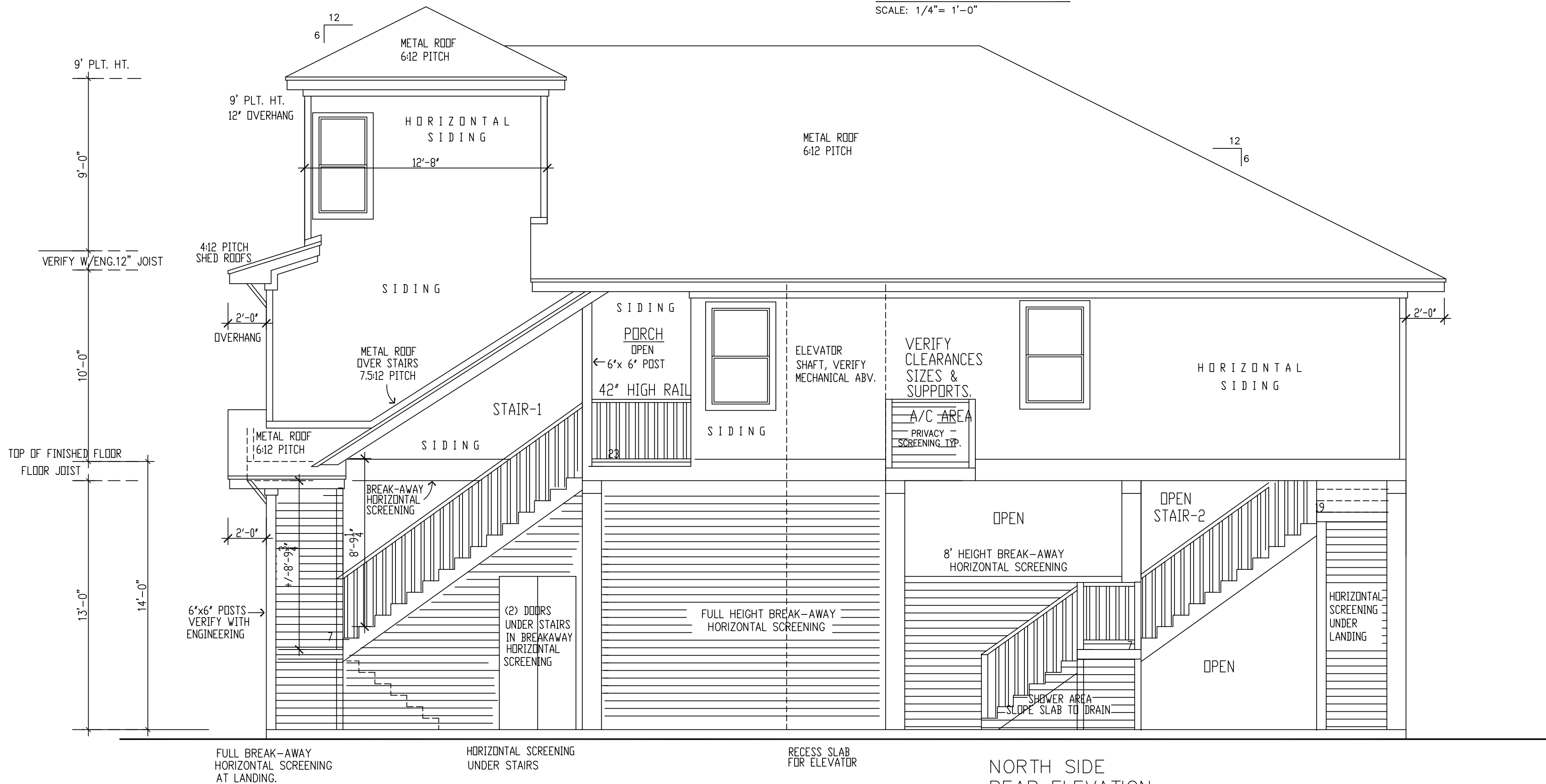


PURCELL/ALLEN RESIDENCE
BUILDER: STALEY HOMES
4019 11 MILE ROAD
GALVESTON, TEXAS 77554

Date: 4/21/26



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

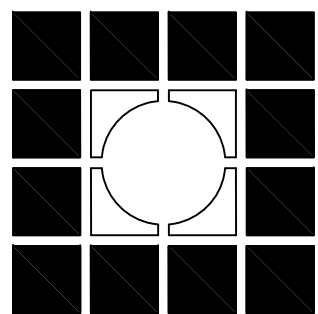


NORTH SIDE
REAR ELEVATION
SCALE: 1/4" = 1'-0"
VERIFY ALL PRIOR TO
CONSTRUCTION

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CARPENTER & ASSOCIATES, ARCHITECTS AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT. CARPENTER & ASSOCIATES, ARCHITECTS IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER OR FORM IF ANY PROBLEMS ARISE.

OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE, NOR ARE WE.

NOTE: TO OWNERS & CONTRACTORS
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES MADE TO THIS DESIGN ARE THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.



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HOUSTON, TEXAS 77017
713-320-0250
kathleen@carpenter-architect.com

PURCELL/ALLEN RESIDENCE
BUILDER: STALEY HOMES
4019 11 MILE ROAD
GALVESTON, TEXAS 77554

PROJECT NAME

STALEY HOMES
PLAN #1884 SF
BEACHFRONT
CUSTOM HOME

Date: 4/21/26
Revisions: 5/5/26

Scale: AS NOTED

REAR & LEFT
ELEVATIONS
STAIR SECTION

PG. 6 of 9



SEE CIVIL DRWG'S FOR
DITCH & CULVERT DESIGN
CULVERT PER CITY OF
GALVESTON REQUIREMENTS

11 MILE ROAD (50' R.O.W.)

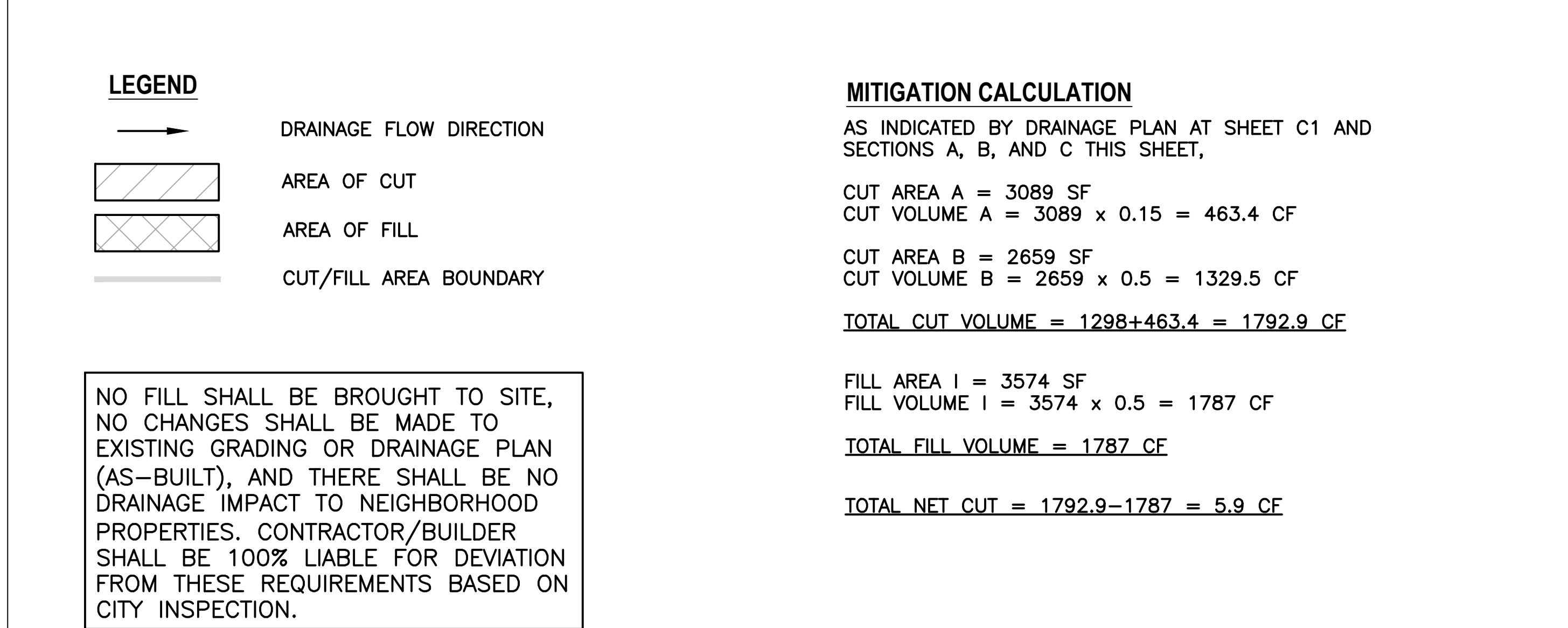
SITE PLAN
SCALE: 3/32"=1'-0"

LOT TWO (2),
OF LOT 45R REPLAT,
NOTTINGHAM CAMPSITE,
GALVESTON COUNTY, TEXAS

4019 11 MILE ROAD
GALVESTON, TEXAS 77554

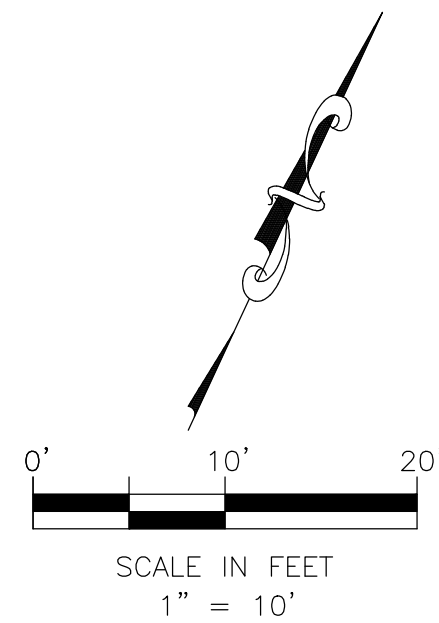
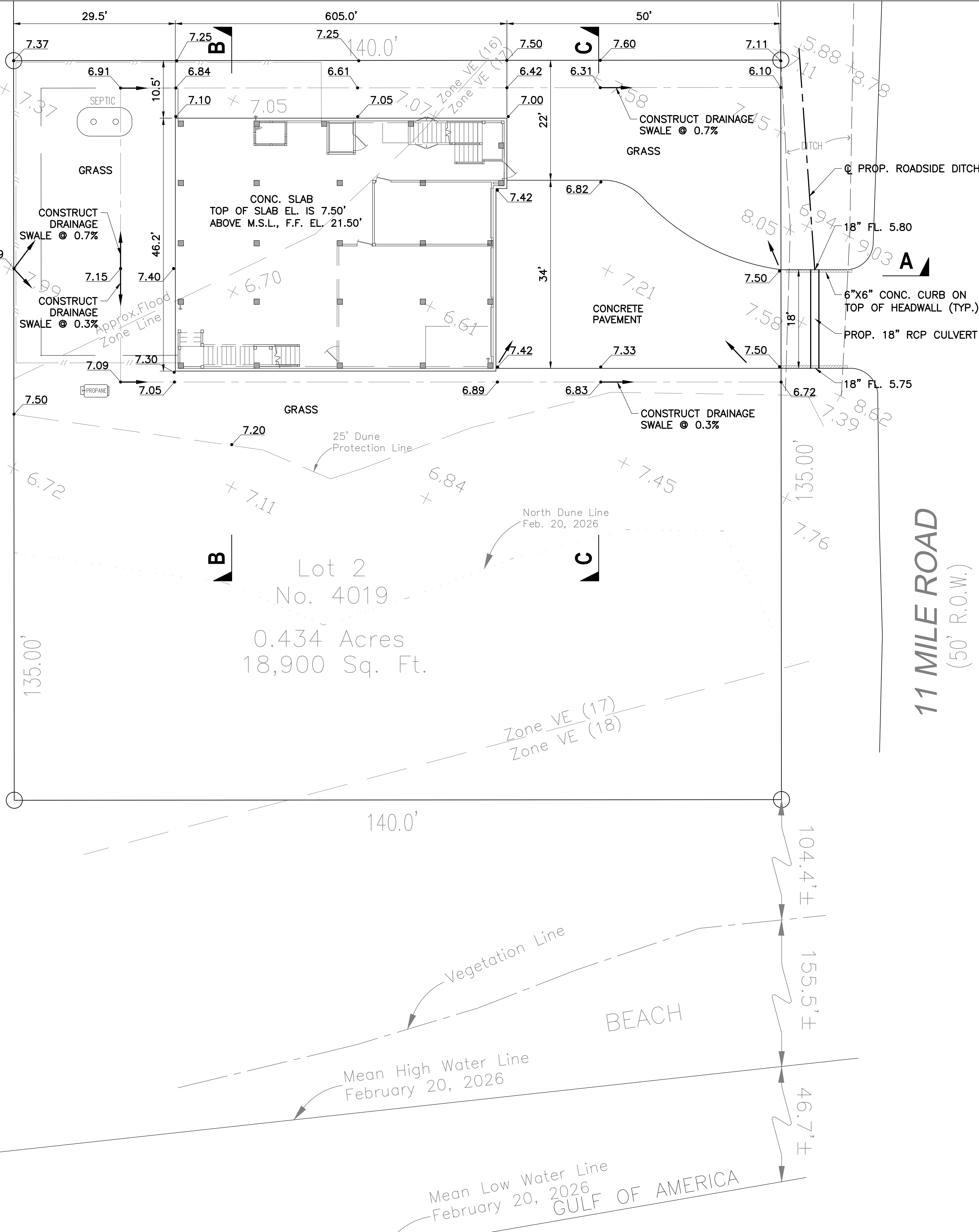
BEACHFRONT
HOUSE SLAB- 2,620 SQ.FT.
FIBERCRETE DRIVEWAY- 1,502 SQ.FT.
DRIVE TO PROP. LINE- 302 SQ.FT.
DOOR ENTRYWAY PERVIOUS,
PERMEABLE PAVERS- 43 SQ.FT.
7,046 SQ.FT. FRONT YARD
1502/7046 = 21.3% FIBERCRETE
43/7046 = 0.6% PERVIOUS, PERMEABLE PA
5501/7046 = 78% OPEN AREA

FLOOD ELEVATION DATA, ZONE VE
(SFE) BASE FLOOD ELEVATIONS ON LOT: 15', 17', 18'
HIGHEST BFE AT HOUSE LOCATION: 17' BFE
APPROXIMATE NATURAL GROUND ELEVATION: 7.0 FEET
PROPOSED FINISHED ELEVATION: 31'-6"
DATA PER SURVEY DATED: FEBRUARY 20, 2026
TRICON LAND SURVEYING, LLC (BENE ACCESSION, SURVEYOR
409-697-2772 IN GALVESTON, TX 77501
ELEVATIONS EXPRESSED HEREON
ARE BASED ON NAVD 83 DATUM



C2

PRIVATE ROADWAY
50' R.O.W.



BENCHMARK

BEARINGS BASED ON MONUMENTATION OF NORTH R.O.W. LINE OF BAY WATER DRIVE, BEING A FOUND 5/8" ROD AT THE NE CORNER OF LOT 24, BEING A FOUND 5/8" ROD AT THE SW CORNER OF LOT 33. ELEVATIONS ARE SHOWN IN FEET ABOVE MEAN SEA LEVEL NAVD '88 DATUM AS TIED TO NGS MONUMENT HGCD 62.

FLOOD NOTE

THIS PROPERTY DOES LIE WITHIN ZONE VE AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASE FLOOD ELEVATIONS ON LOT: 16', 17' AND 18'. HIGHEST BFE AT HOUSE LOCATION IS 17'.

OWNER

CONSULTANTS

MISSION ENGINEERING INC.
5409 W. ORANGE STREET
PEARLAND, TEXAS 77581
[T] 832-298-3698
[E] dzhuang@missioneng.com
TPEF Registration No. F-11771

PROJECT NAME

STATELY HOMES
PLAN #1884 SF
CUSTOM HOME
LOT 2

PROJECT NUMBER

2604031

PROJECT LOCATION

4019 11 MILE ROAD
GALVESTON, TEXAS 77554

DATE OF ISSUE

4/27/2026

REVISIONS

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DRAWINGS AND SPECIFICATIONS AS
INSTRUMENTS OF SERVICE ARE AND SHALL
REMAIN THE PROPERTY OF THE ENGINEER.
THEY ARE NOT TO BE USED ON OTHER
PROJECTS WITHOUT THE WRITTEN CONSENT
FROM THE ENGINEER.



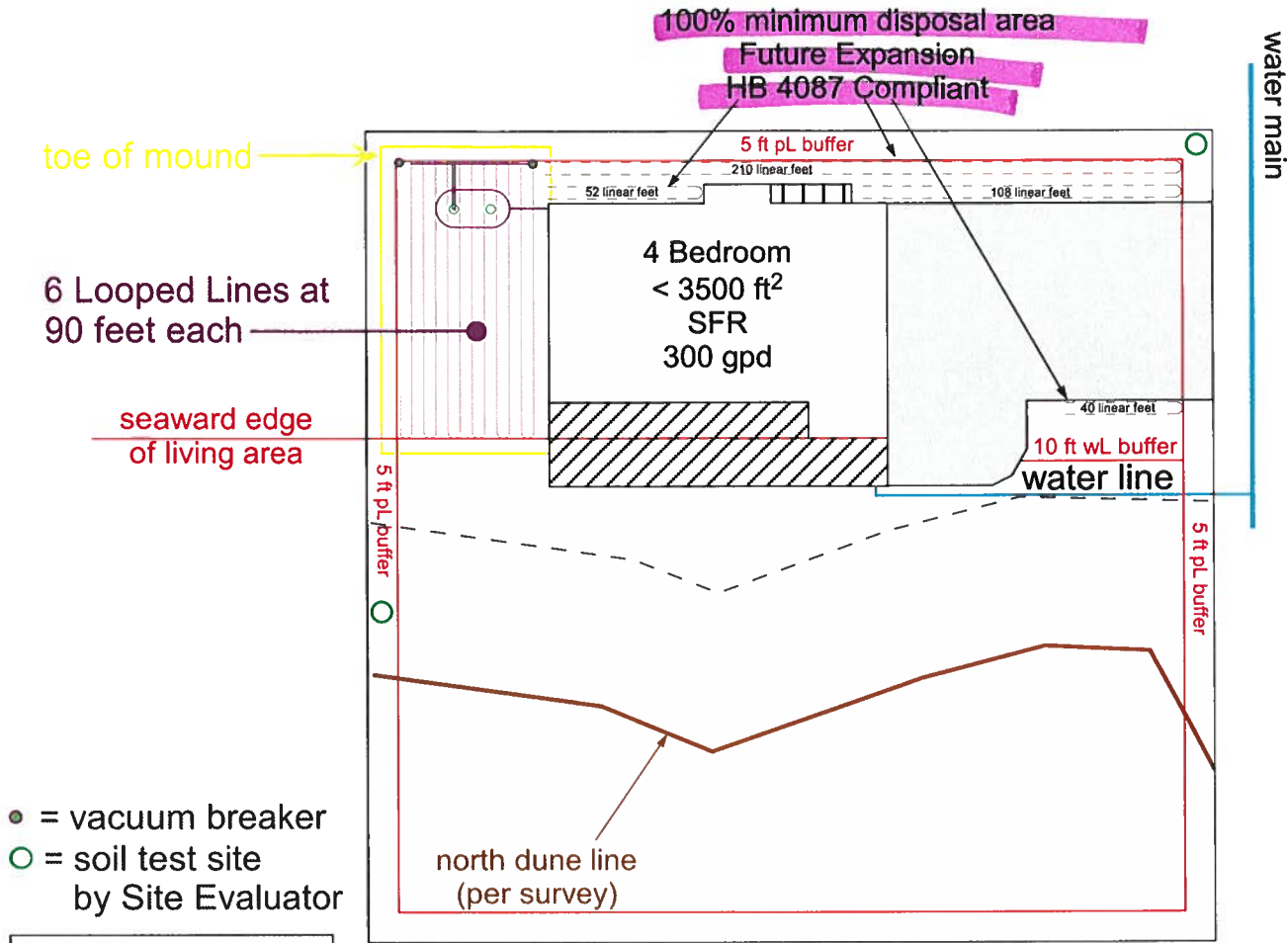
4/27/2026

SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

C1



Per the Site Evaluator, this property does lie within the 100 year floodplain

Per the Site Evaluator, this property exhibits less than 4% slope across its entire area

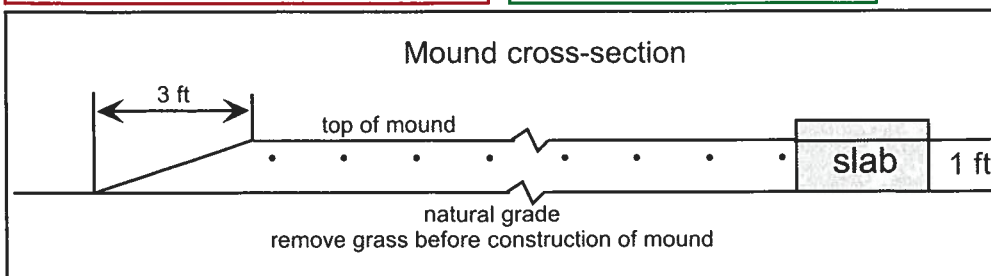
Note:
The OSSF drainfield is a 12 inch high mound of class 1b loamy sand. Prior to construction of the structure, it is required that the footprint of the structure be filled with the same amount of soil to prevent drainage problems

Note:
The OSSF drainfield is to be completely sodded by the property owner prior to operation of the system



04-14-26

The designer, Garry Gana, R.S., has no first hand knowledge of this property. The design is based entirely on information provided by an Independent Site Evaluator.



Fence:

Aluminum, [Spear-Top](#) (Open Picket): - 6-ft yard fence with fasteners, hinges, and latches made of 316-grade stainless steel or hot-dip galvanized, rated for high wind speeds (e.g., 110–130+ mph). "Coastal Package" hardware



D – Site Photos













E – Supplementary Documents



Memorandum

Date: 4/6/2026

Subject: CONFIRMATION OF ADDRESS

The Maps & Records Department of CenterPoint Energy has assigned and confirms the following E-911/service address:

Address: 4019 11 Mile Rd

Postal City: Galveston

Zip Code: 77554

Please verify City and Zip Code with USPS

CAD#: 122060

Legal Description: LOT 45R NOTTINGHAM CAMPSITE RPLT
LOTS 45 & 47 (2025) ABST 121

ESIID# N/A

If you need additional assistance, please e-mail electricregionalstructure@centerpointenergy.com.

Kind regards,

Mike Smallwood

CenterPoint Energy
Addressing & Regional Structure

E – GLO Comment Letter



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

May 26, 2026

Via Electronic Mail

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

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

Site Address: 4019 11 Mile Road, Galveston
Legal Description: Lot 45R Nottingham Campsite Rplt Lots 45 & 47 (2025) ABST 121
Lot Applicant: Charles Purcell & Wendy Allen
Case Number: 26BF-028
GLO ID No.: BDCOG-26-0078

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes a single-family residence with an unreinforced fibercrete driveway, fibercrete paving beneath the structure, a permeable paver sidewalk, and a septic system. The applicant also proposes grading activities and drainage swales landward of the dune protection line. The proposed construction is located within 200 feet landward of the line of vegetation and within the Enhanced Construction Zone. According to the Bureau of Economic Geology, the area is eroding at a rate of five to six feet per year.

Based on the information provided to our office for review, we have the following comments:

- The construction activities must not interfere with the public's ability to use Access Points 13 and 14 as designated in the City of Galveston Dune Protection and Beach Access Plan.
- Since the proposed construction is located within the City's Enhanced Construction Zone, the requirements in the City's Erosion Response Plan §§ 5.3 and 5.4 apply. The City should note the following:
 - The proposed construction must be designed to minimize impacts to natural hydrology and provide for the gradual and dispersed drainage of storm water runoff, such that runoff within the lot approximates natural rates, volumes, and direction of flow to avoid erosion and dune damage.
 - The proposed construction must be located as far landward as practicable.

- The proposed fibrous reinforced concrete beneath the structure and for the driveway must be constructed in 4 foot by 4 foot section and a maximum of four inches thick with section separated by expansion joists.
- The City shall assess a “Fibrous Reinforced Concrete Maintenance Fee” of \$200.00 to be used to pay for the clean-up of fibrous reinforced concrete from the public beaches should the need arise.
- Prior to construction, the applicant must complete a dune enhancement or restoration project consistent with the definition for restored (man-made) dunes. In cases where the completion of an enhancement or restoration project is deemed infeasible due to site constraints, payment of a fee-in-lieu of satisfying the requirement shall be made to the City. Funds collected will be used to support dune restoration, beach nourishment, or beach access improvements.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.ⁱ Any construction activities not authorized by a beachfront construction certificate or impacts to critical dunes and dune vegetation seaward of the dune protection line not authorized by a dune protection permit are a violation of state rules and subject to enforcement action.ⁱⁱ

If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



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

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

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

ⁱⁱ 31 Tex. Admin. Code § 15.3(s)(3): “No person shall cause, engage in, or allow construction on land adjacent to and landward of public beaches and lying in the area either up to the first public road generally parallel to the public beach or to any closer public road not parallel to the beach, or to within 1,000 feet of mean high tide, whichever is greater, that affects or may affect public use of and access to and from public beaches unless the construction is properly certified by the appropriate local government as consistent with its local plan, this subchapter, and the Open Beaches Act.”

31 Tex. Admin. Code § 15.3(s)(1): “Unless a dune protection permit is properly issued by a local government authorizing the conduct, no person shall: (A) damage, destroy, or remove a sand dune or a portion of a sand dune seaward of a dune protection line or within a critical dune area; or (B) kill, destroy, or remove in any manner any vegetation growing on a sand dune seaward of a dune protection line or within a critical dune area.”

31 Tex. Admin. Code § 15.10(d): “A violation of any provision of this subchapter, a local government dune protection and beach access plan, or any permit or certificate or the conditions contained therein will subject a person to the potential assessment of administrative or civil penalties.”

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



26P-030

STAFF REPORT

ADDRESS:

Adjacent to 8001 Bayside Avenue

LEGAL DESCRIPTION:

Adjacent property is legally described as Abstract 121 Hall & Jones Survey Lots 5 & 6, Port Industrial Sites, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Chris Rupert

ADJACENT PROPERTY OWNER(S):

8001 Bayside Avenue, LLC.

EASEMENT OWNER:

City of Galveston

ZONING:

Light Industrial (LI)

REQUEST:

License to Use for angled parking

APPLICABLE REGULATIONS:

Section 13.203(N)(1) of the LDR and Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Applicant's Submittal
- B – Applicant's Submittal w/ GIS Overlay

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
12				

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:

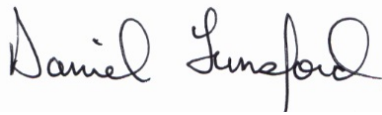
AT&T: No Objection
 Comcast: No Objection
 CenterPoint Energy: No Objection
 Texas Gas Service: Gas lines in the LTU area



Executive Summary	The applicant is requesting a Permanent License to Use (LTU) the City right-of-way in order to place seven angled parking spaces partially within the Bayside Avenue right of way.
Physical Characteristics	The parking spots will be 9 feet wide and 24 feet deep, angled so that vehicles eastbound on Bayside Drive will pull in and back out when leaving. The right of way area in question is free of obstacles or visible obstructions, and the adjacent roadway is approximately thirty feet wide. The Bayside Avenue right of way is fifty feet wide. There is no sidewalk along Bayside Avenue, and due to the industrial nature of the area and isolation from other land uses there is little pedestrian traffic. The north side of Bayside Avenue is designated as a no parking zone, but parallel parking is permitted on the south side. See the attached Applicant's Submittal for additional details.
Other Reviews	Texas Gas indicated that there are natural gas service lines in the right of way which may be affected by construction. The applicant is required to coordinate with all area utilities prior to construction to ensure all utilities in the work area are protected. This is included in staff's recommendations as specific condition #5.
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) establishes 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 angled parking spaces; 2. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the parking spaces, and should the right-of-way be damaged in any way, the licensee shall repair the area; 3. The licensee shall ensure that future construction or improvements do not increase the degree of encroachment in any way; 4. The licensee shall coordinate with all area utilities prior to and during construction to ensure all utilities in the work area are protected; <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.

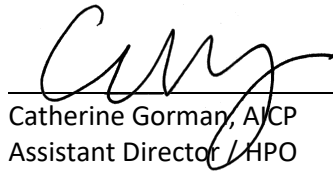
Respectfully Submitted,



Daniel Lunsford
Planning Manager

June 22, 2026

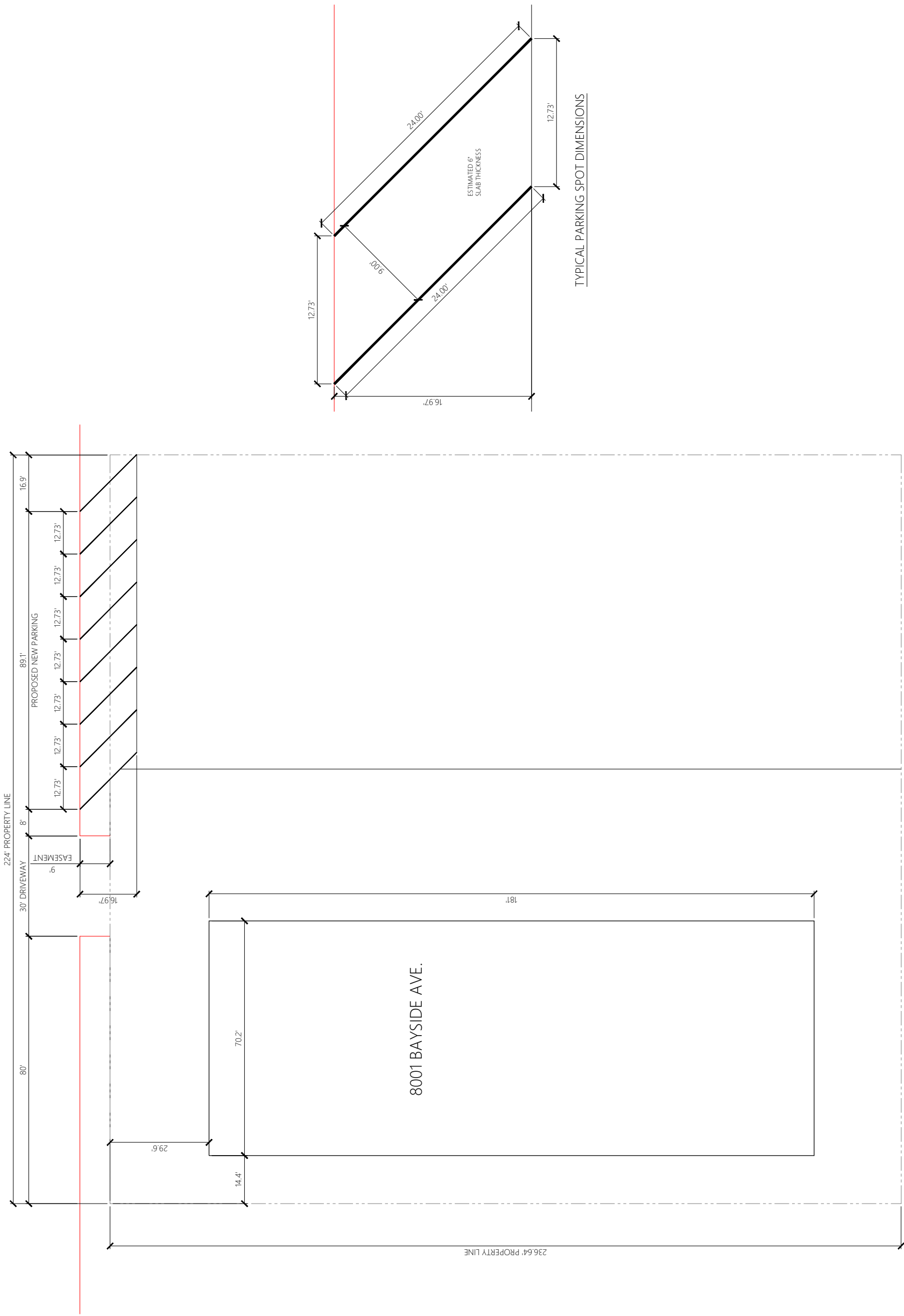
Date



Catherine Gorman, AICP
Assistant Director / HPO

June 22, 2026

Date







26P-032

STAFF REPORT

ADDRESS:

11908 Stewart Road and Unaddressed Parcels to the East

LEGAL DESCRIPTION:

The properties are legally described as Abstract 121 Hall and Jones Survey, Northeast Part of Lot 235, Trimble and Lindsey Section 2 and Abstract 121 Hall and Jones Survey, North Part of Lot 230 (230-1), Trimble and Lindsey Section 2, and Abandoned Right of Way, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

James D. Yarbrough, Jr, Delldotto Homes, LLC.

PROPERTY OWNER:

Delldotto Homs, LLC.

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Preliminary Plat

APPLICABLE LAND USE REGULATIONS:

Article 6, and Article 10 of the Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Survey
- B – Preliminary Plat, Salt and Stone Estates

STAFF:

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

Public Notices: 11

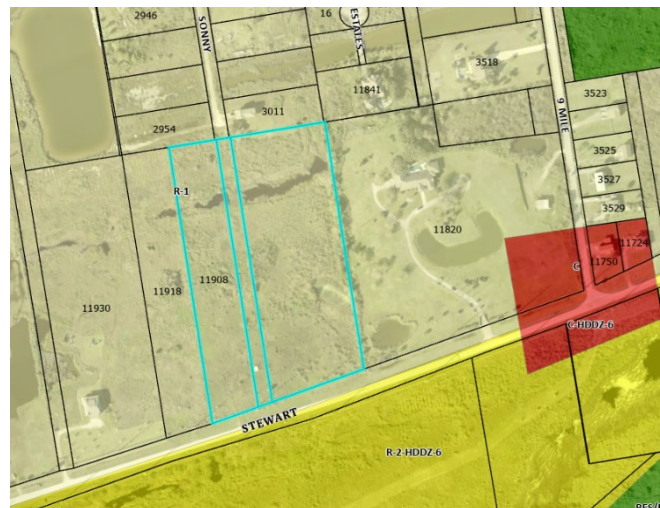
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

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/City Engineer: No Objection

Private Utilities Notification Responses:

AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: Street/Alley Closure application required
Texas Gas Service: No Objection



Executive Summary:

The request is to establish a new subdivision consisting of 59 residential lots and one reserve. The proposed subdivision name is Salt and Stone Estates, to be developed in a single phase.

Note that an abandonment of a portion of S. Sonny Lane was approved by City Council under Ordinance 26-022 (26P-006); however, right of way will be rededicated to the City to connect S. Sonny Lane to Stewart Road.

Physical Characteristics:

The subject site is located east and west of an undeveloped, cleared portion of South Sonny Lane, approximately 0.2 miles west of 9 Mile Road. As previously mentioned, the proposed subdivision will extend South Sonny Lane to Stewart Road; the abandonment (case 26P-006) was required to realign South Sonny through the proposed subdivision by shifting it approximately 60 feet to the west. The proposed subdivision will have direct access to Ostermeyer Road to the north via South Sonny Lane, and to Stewart Road to the south via the proposed South Sonny Lane extension.

The properties to the north, east, and west are all zoned Residential, Single-Family (R-1) and are largely undeveloped, with the exception of a few single-family homes to the north along South Sonny Lane. The property to the south of Stewart Road is owned by The Artist Boat as a nature reserve and is likewise undeveloped.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1)	Vacant
North	Residential, Single-Family (R-1)	Residential
South	Townhouse Residential, Height and Density Development, Zone Six (R-2-HDDZ-6)	Vacant
East	Residential, Single-Family (R-1)	Residential
West	Residential, Single-Family (R-1)	Vacant

Lot and Block Configuration and Conformance:

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

TRADITIONAL NEIGHBORHOOD LOT REQUIREMENTS (TN)

Zoning	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Set Back	Side Set Back	Rear Set Back
Residential, Single-Family (R-1)	5,000 square feet	50 feet	100 feet	20 feet	3 feet	10 feet

All of the proposed lots meet the minimum requirements for width, depth, and area for Residential, Single-Family (R-1) zoning. Note, however, that four lots will have double frontage along Stewart Road and the proposed Gulf Haven Street; per Land Development Regulations 6.302(B)(5)(f), double frontage lots may be considered if the front and rear are indicated on the final plat documents. Generally speaking, the street the lots are addressed from establishes the front and the associated setbacks.

Beachfront Construction:

None of the proposed subdivision lies within 1,000 feet of mean high tide and thus no additional beachfront construction reviews are required.

Easements:

The preliminary plat indicates a number of 10-foot wide utility easements at the rear of the majority of the lots to provide city water and/or sanitary sewer. The proposed subdivision has access to municipal water service from South Sonny Lane and Stewart Road, and it has access to sanitary sewer service from Stewart Road.

Streets, Utilities, and Drainage:

No construction plans were submitted with the preliminary plat request. Construction drawings must be reviewed and approved and conform to all conditions posed by city departments and/or private utility companies before a final plat can be filed.

Proposed utilities shall conform to Article 6, 6.305, and proposed drainage improvements shall conform to Article 6, 6.306, as well as any comments from the Texas General Land Office with regard to drainage. CenterPoint Energy requires a Street and Alley Abandonment application, which applies to part of the existing South Sonny Lane right-of-way. This is included as a condition for approval of the abandonment.

The proposed subdivision includes sixty feet wide public rights-of-way, which conforms to minimum standards for new subdivisions per LDR Article 6.

Variances from the Subdivision Regulations:

The applicant is proposing a to establish two blocks that exceed the maximum block length of 700 feet. The applicant is also proposing a permanent street without a turnaround of at least fifty feet outside street radius. Any variances from the Subdivision Regulations, Article 6, must be approved by the Planning Commission, in accordance with Section 12.301(D) of the Land Development Regulations.

The applicant is proposing double frontage lots. Double frontage lots are lots that have frontage and access to two different, non-intersecting streets. Section 6.302(F)(1) of the Land Development Regulations (LDR) prohibits double frontage lots unless the Planning Commission finds that a double frontage is needed to separate residential development from traffic arterials or to overcome unique topographical or environmental restrictions. In this case, the Staff finds that double frontage is needed to separate residential development from Steward Road. Per Section 6.302(F)(2) of the LDR, in order to determine setbacks, the final plat shall designate the front and rear of any double frontage lots. The addressing system included on the plat addresses the lots from Gulf Haven.

Substantial Compliance:

The following items are not in conformance with the Subdivision Regulations and should be considered for a determination of substantial compliance:

Article 6, Table 6.302, Maximum Block Length and Perimeter

1. Maximum Length. Street right-of-way block length shall conform with the following:

a. Block length west of 61st Street shall have an average length of 450 feet and a maximum length of 700 feet.

According to the Preliminary Plat, South Sonny Lane and Mariposa Lane both exceed the maximum block length allowed for this area of the City. Please refer to Exhibit C for specific details.

Alternative Standard of Compliance with Subdivision Regulations:

1. An alternative standard of compliance enables an applicant to propose variations from certain subdivision standards prescribed by these regulations and still achieve substantial compliance with the regulations.

The Planning Commission is given the authority to approve plats that are not in conformance with the City's Subdivision regulations provided the following items are met:

- a. The Planning Commission may approve a plat, site plan, or PUD plan with an alternative standard of compliance for any requirement of this article if it determines that the alternative standard meets or exceeds the requirement of this article and conforms to the City's infrastructure policies identified in the City of Galveston 2011 Comprehensive Plan, Infrastructure Master Plan, Parks and Open Space Master Plan, and complies with all applicable laws and these regulations.

- b. This Section does not apply to the following standards:
 - 1. Application submittal requirements;
 - 2. Frontage requirements;
 - 3. The City's Zoning regulations;
 - 4. Required widths for streets, sidewalks, and alleys;
 - 5. Requirements for the type of infrastructure to be included in a proposed subdivision; or
 - 6. The maintenance and guarantee of improvements provisions.
- c. In determining that the alternate standard complies with this article, the Planning Commission shall consider:
 - 1. Any applicable goals, objectives and policies of the 2011 Comprehensive Plan;
 - 2. The existing and proposed land use of the general vicinity;
 - 3. The probable effect of the proposed development upon traffic, public health, safety convenience, and welfare in the vicinity; and
 - 4. The impact of the proposed development on exposure to flood damage.

Specific conditions and approved alternate standards shall be shown as notes on the plat and in the official minutes of the Planning Commission.

Planning Commission:

The Planning Commission must approve a plat if it conforms to the general plan of the municipality and to the general plan for the extension of the municipality. The Planning Commission's approval of a plat or replat request is evidence that the application meets the requirements of Chapter 212 of the Texas Local Government Code and Land Development Regulations. The Planning Commission's approval does not indicate that the plat or replat complies with any applicable deed restrictions. The Planning Commission does not have the legal authority to reject an Applicant's request for a plat or replat because of conflicts with applicable deed restrictions. Compliance with pertinent deed restrictions is the sole responsibility of the applicant.

Staff Recommendation:

Staff recommends case 26P-032 be approved with the following conditions:

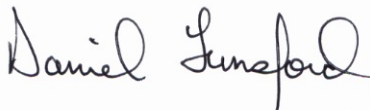
Specific Conditions to Case 26P-032:

- 1) The Planning Commission finds that a double frontage is needed to separate residential development from traffic arterials;
- 2) Specific conditions and approved alternate standards shall be indicated as notes on the final plat;
- 3) The final plat must identify common open spaces such as a "park," "open space," or similar designation as restricted in use, per Article 6, 6.307 (B) (2). This will apply to Reserve A;
- 4) The applicant shall include an open space maintenance plan as part of the application for development approval of the final plat. This plan shall designate and indicate the boundaries of all parks or open space, and shall specify the manner in which the park or open space shall be perpetuated, maintained, and administered, in accordance with Article 6, 6.307 (F).
- 5) Prior to final plat application filing:
 - a. The applicant shall address and incorporate all comments or conditions of approval from City Departments, and private utility companies into the final plat design;
 - b. The applicant shall receive approval of water, sanitary sewer, roadway, drainage, access, sidewalks, street lighting, and infrastructure construction plans by all City Departments in accordance with Article 6, Division 6.200 – Guarantee and Maintenance of Infrastructure Improvements;
- 6) The final plat shall include all required parking, landscaping, and lighting plans;
- 7) The subdivider shall pay for all improvements required except as otherwise provided by City Code;

Standard Conditions for Preliminary Plat requests:

- 8) 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;
- 9) Prior to any construction or site work the applicant shall receive approval of a Pollution Prevention Control Plan by the City Engineer/Public Works Department;
- 10) Prior to the issuance of any building permits for the subject development, the applicant shall submit a final plat for the subject tract of property, in accordance with the City of Galveston Subdivision Regulations;
- 11) The project shall conform to the Land Development Regulation requirements regarding lot area, width, depth, and overall development layout;
- 12) The applicant shall comply with requirements for a Final Plat in accordance with the Land Development Regulations; and
- 13) 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 final plat.

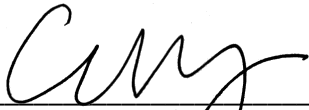
Respectfully Submitted,



Daniel Lunsford
Planning Manager

06/29/2026

Date



Catherine Gorman, ACP
Assistant Planning Director / HPO

06/29/2026

Date

TRIMBLE & LINDSEY
SURVEY
ABSTRACT 121

EXHIBIT

GREENSPACE C

BAYBRIDGE ESTATES
PLAT RECORD 2005A
MAP NO. 168
FILE NO. 2005071220
M.R.G.C.

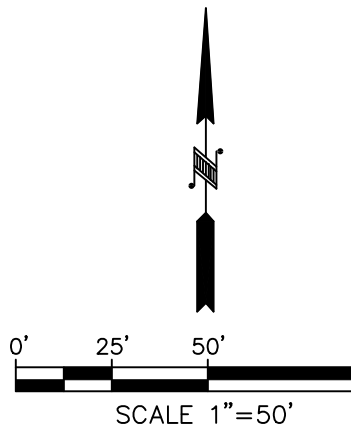


EXHIBIT A

LOT 9

LOT 3

LOT 2

LOT 9

OSTERMAYER
PLAT RECORD 13
MAP NO. 57
M.R.G.C.

LOT 1

LOT 8

S SONY LANE
(60' R.O.W.)

LOT 7

P.O.B.
NE CORNER OF LOT 235
TRIMBLE AND
LINDSEY SURVEY, SEC 2

P.O.B.
NE CORNER OF LOT 230
TRIMBLE AND
LINDSEY SURVEY, SEC 2

SECTION 2
TRIMBLE & LINDSEY
SURVEY

POSEIDON GLOBAL INVESTMENTS LLC
C.F. NO. 2020054325
O.P.R.G.C.

1.0636 ACRES
(46,331 SQ.FT.)
(VACANT)

LOT 230

DELDOTTO HOMES LLC
C.F. NO. 2025019185
O.P.R.G.C.

LOT 235

DELDOTTO HOMES LLC
C.F. NO. 2025019185
O.P.R.G.C.

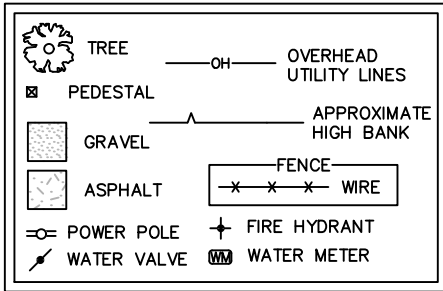
REMAINDER OF TRACT 2
SULLIVAN BROTHERS BUILDERS LTD
C.F. NO. 2021034974
O.P.R.G.C.

GIRL SCOUTS OF SAN JACINTO COUNCIL
C.F. NO. 2022053137
O.P.R.G.C.

50' ROAD
(60' R.O.W. NOT OPEN)

STEWART ROAD
(R.O.W. VARIES)

LEGEND



LINE	BEARING	DISTANCE
L1	N 63°00'32" E	50.00'
L2	S 52°25'46" W	50.86'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83, POINTS (A)
AND (B) WERE HELD FOR HORIZONTAL CONTROL.

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-CO
P.O. Box 2543 : Allen, TX 77512 : (281)393-1382

DATE: JANUARY 7, 2026
JOB# 1-160867-26

COUNTY OF GALVESTON

WE, JAMES D. YARBROUGH, JR., HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 11.4056 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SALT AND STONE ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, SALT AND STONE ESTATES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES D. YARBROUGH, JR., THIS _____ DAY OF _____, 20____.

JAMES D. YARBROUGH, JR. _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. YARBROUGH, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE AND FOREGOING PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I WAS PRESENT AT THE TIME THE PLAT WAS PREPARED AND THAT I AM A LICENSED SURVEYOR UNDER MY SUPERVISION ON THE GROUND. I HAVE INSPECTED ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS REPLAY IS 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 _____, 20____.

SECRETARY
GALVESTON PLANNING COMMISSION

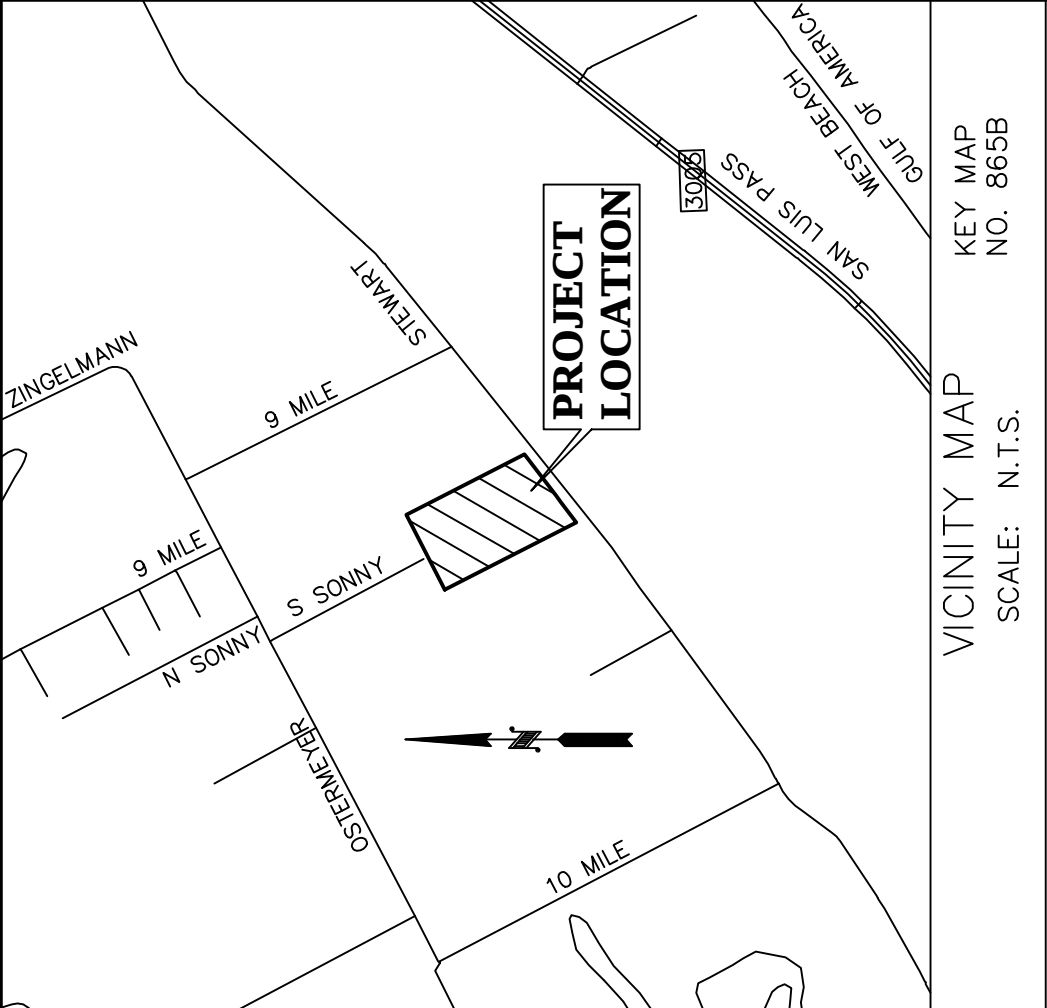
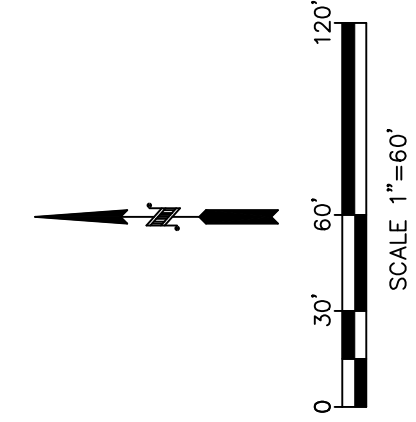
CHAIRMAN
GALVESTON PLANNING COMMISSION

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M.
AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK _____ M. IN DOCUMENT NUMBER _____ GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY



GENERAL NOTES

1. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTHLAND TITLE, (GUARANTEE FILE) G.F. NO. TP25108484 EFFECTIVE DATE AUGUST 27, 2025.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C 0502Z, WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE " AE" (AREAS DETERMINED TO BE WITHIN OF) THE 100 YEAR FLOODPLAIN.
3. THIS TRACT LIES WITHIN THE CITY OF GALVESTON, GALVESTON COUNTY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
5. PROJECT BENCHMARK PUBLISHED ELEVATION - 14.37
THE BENCHMARK PUBLISHED ELEVATION - 14.37
FLOODPLAIN REFERENCE MARK NUMBER AW0584 IS A BRASS DISK LOCATED ON THE SEAWALL OF THE FLAGSHIP HOTEL PIER TO REACH THE STATION FROM RAMP LEADING TO THE FLAGSHIP HOTEL PIER TO REACH THE STATION FROM THE JUNCTION OF STATE ROUTE 342 (61ST STREET) AND SEAWALL BOULEVARD IN GALVESTON, PROCEED NORTHEAST ALONG SEAWALL BOULEVARD FOR 2.6 MI (1.6 MI) TO THE INTERSECTION OF STATE ROUTE 342 (61ST STREET) AND SEAWALL BOULEVARD. THE STATION IS A STANDARD COS TIDAL BENCH MARK DISK STAMPED ---NO.44 1957--- AND CEMENTED INTO A DRILL HOLE IN THE TOP OF THE CONCRETE SEAWALL. IT IS 8.80 M (28.87 FT) EAST-SOUTHEAST OF THE CONCRETE SEAWALL. THE BENCHMARK IS 0.80 M (2.62 FT) NORTH OF THE SOUTH EDGE OF SEAWALL BOULEVARD, AND 0.80 M (2.62 FT) NORTH OF THE SOUTH EDGE OF THE SEAWALL. (NAVD 1988, 2001 ADJ)
TEMPORARY BENCHMARK ELEVATION - 7.66
OPERATING NIT ON FIRE HYDRANT BEARING N 49°20' W, A DISTANCE OF 13.78' FROM A 1/2" IRON ROD W/CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF LOT 230 AND SOUTHWEST CORNER OF LOT 1 OF OS ENWATER.

LEGEND:

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- M.R.C.C. = MAP RECORDS OF GALVESTON COUNTY
- D.R.G.C. = DEED RECORDS OF GALVESTON COUNTY
- I.P. = IRON PIPE
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- P.G. = PAGE
- C.B. = BLOCK NUMBER
- SET 1/4" IS W/CAP MARKED "SURVEY 1"
- TEMPORARY BENCHMARK

SALT AND STONE ESTATES

A SUBDIVISION OF 11.4056 ACRES (496,827 SQ. FT.)
IN THE TRIMBLE & LINDSEY SURVEY, SECTION 2
A-121, IN THE CITY OF GALVESTON,
GALVESTON COUNTY, TEXAS

www.survey1inc.com
Survey 1, Inc.
Your Land Survey Company

OWNER:

JAMES D. YARBROUGH, JR.

11908 STEWART ROAD

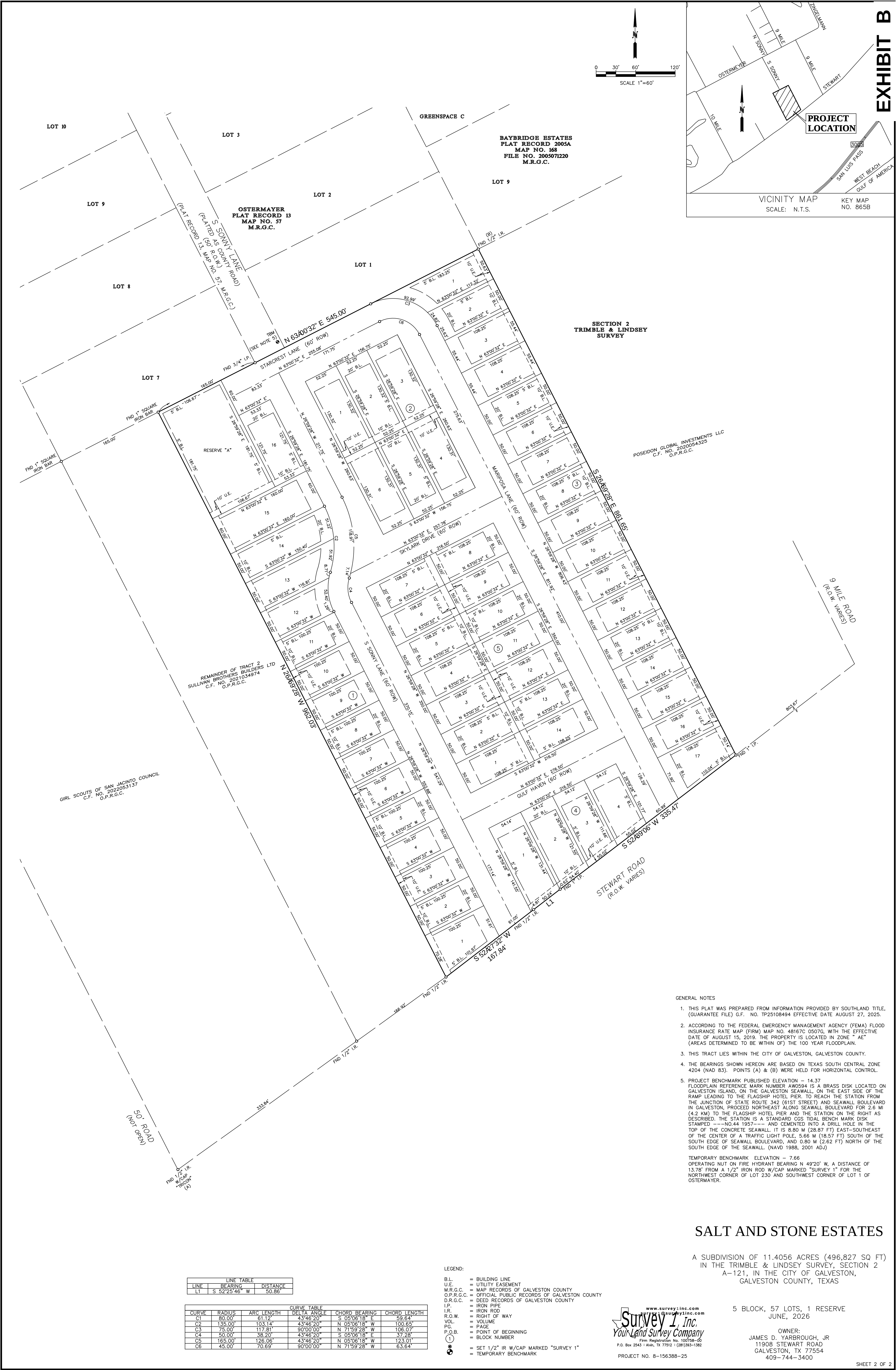
GALVESTON, TX 77554

409-744-3400

5 BLOCK, 57 LOTS, 1 RESERVE

JUNE, 2026

PROJECT NO. 8-156388-25



GENERAL NOTES

1. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTHLAND TITLE, (GUARANTEE FILE) C.F. NO. TP25108494 EFFECTIVE DATE AUGUST 27, 2025.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C 0507G, WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE WITHIN OF) THE 100 YEAR FLOODPLAIN.

3. THIS TRACT LIES WITHIN THE CITY OF GALVESTON, GALVESTON COUNTY.

4. THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.

5. PROJECT BENCHMARK PUBLISHED ELEVATION - 14.37
FLOODPLAIN REFERENCE MARK NUMBER AW0594 IS A BRASS DISK LOCATED ON GALVESTON ISLAND, ON THE GALVESTON SEAWALL, ON THE EAST SIDE OF THE RAMP LEADING TO THE FLAGSHIP HOTEL PIER. TO REACH THE STATION FROM THE JUNCTION OF STATE ROUTE 342 (61ST STREET) AND SEAWALL BOULEVARD IN GALVESTON, PROCEED NORTHEAST ALONG SEAWALL BOULEVARD FOR 2.6 MI (4.2 KM) TO THE FLAGSHIP HOTEL PIER AND THE STATION ON THE RIGHT AS DESCRIBED. THE STATION IS A STANDARD CGS TIDAL BENCH MARK DISK STAMPED ----NO.44 1957---- AND CEMENTED INTO A DRILL HOLE IN THE TOP OF THE CONCRETE SEAWALL. IT IS 8.80 M (28.87 FT) EAST-SOUTHEAST OF THE CENTER OF A TRAFFIC LIGHT POLE, 5.66 M (18.57 FT) SOUTH OF THE SOUTH EDGE OF SEAWALL BOULEVARD, AND 0.80 M (2.62 FT) NORTH OF THE SOUTH EDGE OF THE SEAWALL. (NAVD 1988, 2001 ADJ.)

TEMPORARY BENCHMARK ELEVATION - 7.66
OPERATING NUT ON FIRE HYDRANT BEARING N 49°20' W, A DISTANCE OF 13.78' FROM A 1/2" IRON ROD W/CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF LOT 230 AND SOUTHWEST CORNER OF LOT 1 OF OSTERMAYER.

SALT AND STONE ESTATES

A SUBDIVISION OF 11.4056 ACRES (496,827 SQ FT)
IN THE TRIMBLE & LINDSEY SURVEY, SECTION 2
A-121, IN THE CITY OF GALVESTON,
GALVESTON COUNTY, TEXAS

5 BLOCK, 57 LOTS, 1 RESERVE
JUNE, 2026

OWNER:
JAMES D. YARBROUGH, JR
11908 STEWART ROAD
GALVESTON, TX 77554
409-744-3400

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°25'46" W	50.86'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.00'	61.12'	43°46'20"	S 05°06'18" E	59.64'
C2	135.00'	103.14'	43°46'20"	N 05°06'18" W	100.65'
C3	75.00'	117.81'	90°00'00"	N 71°59'28" W	106.07'
C4	50.00'	38.20'	43°46'20"	S 05°06'18" E	37.28'
C5	165.00'	126.06'	43°46'20"	N 05°06'18" W	123.01'
C6	45.00'	70.69'	90°00'00"	N 71°59'28" W	63.64'

- LEGEND:
- B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
M.R.G.C. = MAP RECORDS OF GALVESTON COUNTY
O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
D.R.G.C. = DEED RECORDS OF GALVESTON COUNTY
I.P. = IRON PIPE
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
① = BLOCK NUMBER
⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊙ = TEMPORARY BENCHMARK

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PROJECT NO. 8-156388-25



26PA-001

STAFF REPORT

APPLICANT/REPRESENTATIVE:

City Staff

REQUEST:

Text Amendment to Chapter 29
"Planning – Beach Access Dune
Protection and Beach Front
Construction" of the Code of
the City of Galveston to modify
regulations to Beach Access.

APPLICABLE REGULATIONS:

Code of City of Galveston 2015,
Chapter 29, "Planning – Beach
Access Dune Protection and
Beach Front Construction"

STAFF RECOMMENDATION:

Recommend Approval

EXHIBITS:

A – Draft Ordinance
B – Maps

STAFF:

Kyle Clark
Coastal Resources Manager
409-797-3563
kclark@galvestontx.gov

Executive Summary:

Staff is requesting approval of a text amendment to the Code of the City of Galveston Chapter 29, "Planning – Beach Access Dune Protection and Beach Front Construction" to modify regulations related to Beach Access.

Background:

City of Galveston (City) Staff was informed by the Galveston Island State Park (State Park) that Beach Access Point (AP) 17 (15 Mile Road) is entirely within State Park property, and they were not able to locate a real estate instrument granting the City authorization to utilize the property or maintain the road for a beach access. The State Park is requesting the closure of this access point and will immediately assume control over this area.

After notification from the State Park, City Staff researched city records for any approved real estate instrument authorizing the City to maintain road and beach access on State Park property. The search by City Staff did not result in any evidence of a legal real estate instrument held by the City over the property. Since there is not a legal real estate instrument held by the City over the road and beach access, several state statutes prohibit the City from using its assets or staff to maintain the road and beach access.

City Staff are pursuing a text amendment to account for the closure of AP 17 (15 Mile Road).

Analysis:

The amendment to the City of Galveston’s Dune Protection and Beach Access Plan is proposed to read and provide for as follows:

APPENDIX A: BEACH ACCESS AND PARKING PLAN

Access Point 17: 15-Mile Road

Current Language:

AP 17: 15-Mile Road

On-beach: parking via 15-Mile Road, minimum width of 150 linear feet

Off-beach: n/a

Amenities: n/a

Proposed Language:

AP 17: ~~15-Mile Road~~ Reserved

~~On-beach:~~ parking via 15-Mile Road, minimum width of 150 linear feet

~~Off-beach:~~ n/a

~~Amenities:~~ n/a

Implementation:

If approved by City Council, this ordinance will become effective after its adoption and publication in accordance with the Charter of the City of Galveston. Once the ordinance becomes effective, City of Galveston Staff will be able to move forward working with GLO on updating this language in the City of Galveston’s Dune Protection and Beach Access Plan.

The updated plan will be presented to GLO for review, issuance in the *Texas Register* for 30 days of public notification, and approval after addressing any comments received from the public notification.

Once GLO approves the updated Dune Protection and Beach Access Plan, this modification for beach access parking will go into effect.

Recommendation:

Staff recommends approval of the ordinance to amend Chapter 29 “Planning – Beach Access Dune Protection and Beach Front Construction” Ordinance.

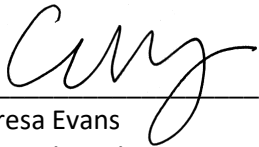
Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

6/22/2026

Date



for Teresa Evans
Executive Director, Development Services Department

06/24/2026

Date