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

One or more members of the Planning Commission may attend the meeting by videoconference.
A quorum of the members of the Planning Commission will be physically present at the meeting location.

1. Call Meeting to Order

2. Attendance

3. Conflict of Interest

4. Approval of Minutes

   4.A **May 19, 2026 – Regular Meeting**

   4.B **June 2, 2026 - Regular Meeting**

   4.C **June 16, 2026 - Regular Meeting**

   4.D **July 7, 2026 - Regular Meeting**

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

6. New Business and Associated Public Hearings

   6.A **BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS**

   1. **26BF-035 (22831 Gulf Drive)** Request for after-the-fact authorization for a Beachfront Construction Certificate and Dune Protection Permit for an already installed cargo-lift. Property is legally described as Abstract 121, Hall & Jones Survey, Section 13, Tract A, 22831 Gulf Drive, FKA, Lot 11, Block 1 & 1/4, Undivided Interest of Reserve C, Block 1, Terramar Beach Section 1, located in the City and County of Galveston, Texas.
      Applicant: Lee Overstreet
      Property Owner: Thomas Madigan

   6.B **LICENSE TO USE**

   2. **26P-033 (1402 Broadway / Avenue J)** Request for a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

6.C **PLATS**

3. **26P-034 (4011 11 ½ Mile Road)** Request for a Minor Plat to divide one lot into two. The property is legally described as Abstract 121, Page 55, Lot 48 Nottingham Campsite, in the City and County of Galveston, Texas.
Applicant: Kristie Stein
Property Owner: Kristie Stein

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 07/15/2026 at 2:50 PM

Karina Rosales, Planning Technician

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

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

City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING– May 19, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m. Commissioner Humphrey called the meeting to order due to the absence of the Chairperson and Vice-Chairperson as the most senior member present.

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Herb Walpole
Members Absent:	Tom Singleton, Ex-Officio CM Beau Rawlins
Staff Present:	Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Donna Fairweather, Interim City Attorney;

CONFLICT OF INTEREST

None

APPROVAL OF MINITES

The May 5, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

26BF-019 (23150 Gulf Drive) Request for an exemption and a Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with crushed gravel driveway and fibercrete footer. Property is legally described as Abstract 121, Page 13, Lot 6, Terramar Beach Section 5, a subdivision in the City and County of Galveston, Texas.
Applicant: Amy Barrington – Sheldon Homes, LLC
Property Owner: Poseidons Palace LLC

Staff presented the staff report.

Commissioner Humphrey opened the public hearing on the case. Jason Johnston, the property owner, gave a presentation to the Commission. The public hearing was closed, and Commissioner Humphrey called for a motion.

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

Commissioner Walpole seconded.

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

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

The motion passed.

GALVESTON LANDMARK

26P-019 (2922 Benardo de Galvez / Avenue P) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (3012-1), Southeast Block 64, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Stanton P. Bell, Jr.
Property Owner: Stanton P. Bell, Jr.

Staff presented the staff report and noted that 31 public hearing notices were sent, and four were returned in favor.

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

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Rios seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

26P-021 (902 16th Street) Request for a Planned Unit Development (PUD) Overlay District to permit "Office" land use. Property is legally described as M.B. Menard Survey, Lots 1 and 2, Block 195, in the City and County of Galveston Texas.
Applicant: Bryan Fagan, Fagan Realty Group, LLC
Property Owner: Linda Jean Kenney

Staff presented the staff report and noted that 24 public hearing notices were sent, and nine were returned in opposition.

Commissioner Humphrey opened the public hearing on the case. Mollie Levar, a representative for the applicant, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and Commissioner Humphrey called for a motion.

Commissioner Rios made a motion to recommend denial of the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

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

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

The motion passed.

PLATS

26P-023 (2005 53rd Street) Request for a Minor Plat to reconfigure five lots into two. The properties are legally described as Abstract 628 M.B. Menard Survey, Part of Lots 8 Through 12 (8-1), Block 124, Denver Resurvey, in the City and County of Galveston, Texas.
Applicant: Joseph Batiste
Property Owner: Joseph Odis Batiste Jr. Trust

Staff presented the staff report and noted that 30 public hearing notices were sent, and none were returned.

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

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

Commissioner Lightfoot seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:23 PM

City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING– June 2, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present:	Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Herb Walpole
Members Absent:	Ex-Officio CM Beau Rawlins
Staff Present:	Catherine Gorman, AICP, Assistant Director/HPO; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

GALVESTON LANDMARK

26P-024 (1811 20th Street) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Paul Church
Property Owner: Pelicanproperties.com Investments LLC

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

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

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

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

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Councilmember Beau Rawlins

Non-voting participant: None

The motion passed.

26P-026 (1616 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas.
Applicant: Christine Glover
Property Owner: J. Michael and Christine Glover

Staff presented the staff report and noted that 15 public hearing notices were sent, and two were returned in favor.

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

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

<u>LICENSE TO USE</u>

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

Staff presented the staff report and noted that 34 public hearing notices were sent, and three were returned in favor.

Vice-Chairperson Singleton opened the public hearing on the case. Shaun Huddleston, the applicant, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Walpole seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

26P-025 (3615, 3619, 3701, and 3705 83rd Street and Vacant Parcels) Request for a Planned Unit Development (PUD) Overlay District to permit "Parking Lot, Commercial Surface Parking Area" land use. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 3, Block 34, Junemann Subdivision No 2; Lot 3, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 4, Block 34, Junemann Subdivision No 2; Lot 4, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 5, Block 34, Junemann Subdivision No 2; Lot 5, Block 35, Junemann Subdivision No 2 AKA Part of Lot 35, Junemann Subdivision; Lot 6 and 7, Block 34, Junemann Subdivision No 2 AKA Part of Right-of-Way (Lot 7), Junemann Subdivision; Lot 6 and 7, Block 35, Junemann Subdivision No 2 AKA South Part of Lot 35 and East 110.3 feet of Right-of-Way, Junemann Subdivision; in the City and County of Galveston Texas.
Applicant: Surinder Aulakh
Property Owner: Earl and David Nash

Staff presented the staff report and noted that 83 public hearing notices were sent, and 36 were returned in opposition.

Vice-Chairperson Singleton opened the public hearing on the case. Surinder Aulakh, the applicant, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Lantz made a motion to recommend denial of the request with Staff's Recommendations.

Vice-Chairperson Singleton seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the "2026 Planning Commission Planning and Design Awards (Staff)" discussion item.

THE MEETING ADJOURNED AT 4:45 PM

City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING– June 16, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present:	Mary Jan Lantz, Anthony Rios, Tom Singleton, Herb Walpole
Members Absent:	Stan Humphrey, John Lightfoot, Ex-Officio CM Beau Rawlins
Staff Present:	Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Kyle Clark, Coastal Resources Manager; Marley Montgomery, Coastal Resources Intern; Donna Fairweather, Interim City Attorney; Trevor Fanning, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

26BF-002 (24575 FM 3005) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Tract 8-1, 3.350 Acres, in the City and County of Galveston, Texas.
Applicant: Frank Friesenhahn
Property Owner: FPS Land Development LLC

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

GALVESTON LANDMARK

26P-028 (1602 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey Lots 8, 9 and East Part of Lot 10 and Adjacent Abandoned Alley (8-0), Block 196, in the City and County of Galveston, Texas.
Applicant: Melody Van Kay
Property Owners: R. Douglas and Melody A. Van Kay

Staff presented the staff report and noted that 18 public hearing notices were sent, and two were returned in favor.

Vice-Chairperson Singleton opened the public hearing on the case. Douglas and Melody A. Van Kay, the applicants, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Walpole seconded.

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

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

The motion passed.

Staff introduced Jeanne Le, new Planner.

THE MEETING ADJOURNED AT 3:45 PM

City of Galveston

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

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present:	Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Herb Walpole, Ex-Officio CM Jeff Taylor
Members Absent:	Stan Humphrey
Staff Present:	Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Kyle Clark, Coastal Resources Manager; Marley Montgomery, Coastal Resources Intern; Donna Fairweather, Interim City Attorney; Trevor Fanning, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

Bruce Reinhart, the applicant, gave a presentation to the Commission.

A public hearing was held.

PLATS

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

A public hearing was held.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

Staff presented the staff report.

Vice-Chairperson Singleton opened the public hearing on the case. Charles J Purcell, the applicant and property owner, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Rios seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

LICENSE TO USE

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

Staff presented the staff report and noted that 9 public hearing notices were sent, and none returned.

Vice-Chairperson Singleton opened the public hearing on the case. Chris Rupert, the applicant, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

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

Commissioner Walpole seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None

Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

PLATS

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.

Staff presented the staff report and noted that 11 public hearing notices were sent, and none returned.

***Catherine Gorman steps away at 4:01 p.m. and returns at 4:09 p.m.

Vice-Chairperson Singleton opened the public hearing on the case. James D. Yarbrough, Jr., the applicant, gave a presentation to the Commission. The public hearing was closed, and the Vice-Chairperson called for a motion.

Commissioner Walpole made a motion to approve the request with Staff's Recommendations and the condition that there be a 20 ft. landscape buffer along Stewart Road.

Commissioner Lightfoot seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

TEXT AMENDMENT

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.

Staff presented the staff report.

Commissioner Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Vice-Chairperson Singleton seconded.

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

In favor:	Lantz, Lightfoot, Rios, Singleton, Walpole
Opposed:	None
Absent:	Humphrey
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

DISCUSSION ITEMS

Staff opened the "2026 Planning Commission Planning and Design Awards (Staff)" discussion item.

Staff welcomed Councilmember Jeff Taylor to the Commission.

THE MEETING ADJOURNED AT 4:19 PM

26BF-035 STAFF REPORT

ADDRESS:
22831 Gulf Drive, Galveston, TX 77551

LEGAL DESCRIPTION:
The property is legally described as Abstract 121, Hall & Jones Survey, Section 13, Tract A, 22831 Gulf Drive, FKA, Lot 11, Block 1 & 1/4, Undivided Interest of Reserve C, Block 1, Terramar Beach Section 1, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Thomas Madigan

PROPERTY OWNER:
Lee Overstreet

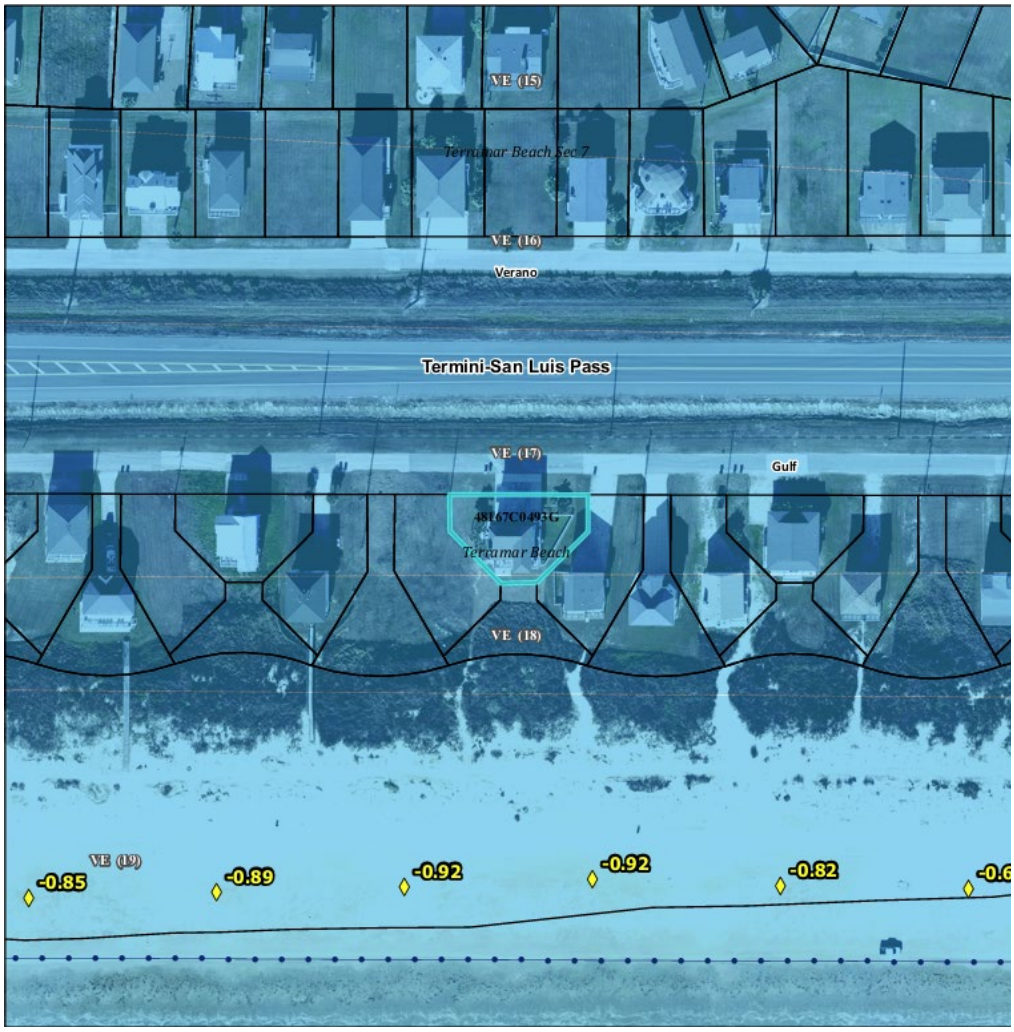
REQUEST:
After-the-fact Beachfront Construction Certificate/Dune Protection Permit for an already installed cargo-lift.

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 – GLO

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 after-the-fact approval to construct a cargo lift. The cargo lift is approximately 70 feet from the North Toe of the Critical Dune Area, 228 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 Terramar Beach Subdivision. Single-family dwellings are located to the East and West of the property; FM 3005 is located to the North of the property; a beach and dune system are located to the South of the subject property. According to the Bureau of Economic Geology, this area is stable.

Analysis:
The table below summarizes the applicant survey and site plan (Attachments B and C). The attachments 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	70
…the Line of Vegetation	228

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-035 with the following conditions:

Conditions for Case 26BF-035:

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

_____ 7/13/2026

Kyle Clark
Coastal Resources Manager

_____ 07/13/2026

Catherine Gorman, AICP
Assistant Planning Director / HPO

Date

A – Aerial Map

22831 Gulf Drive
Case #26BF-035

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 10 20 40 60 80 100 120 140 160 180 Feet

1:1,335

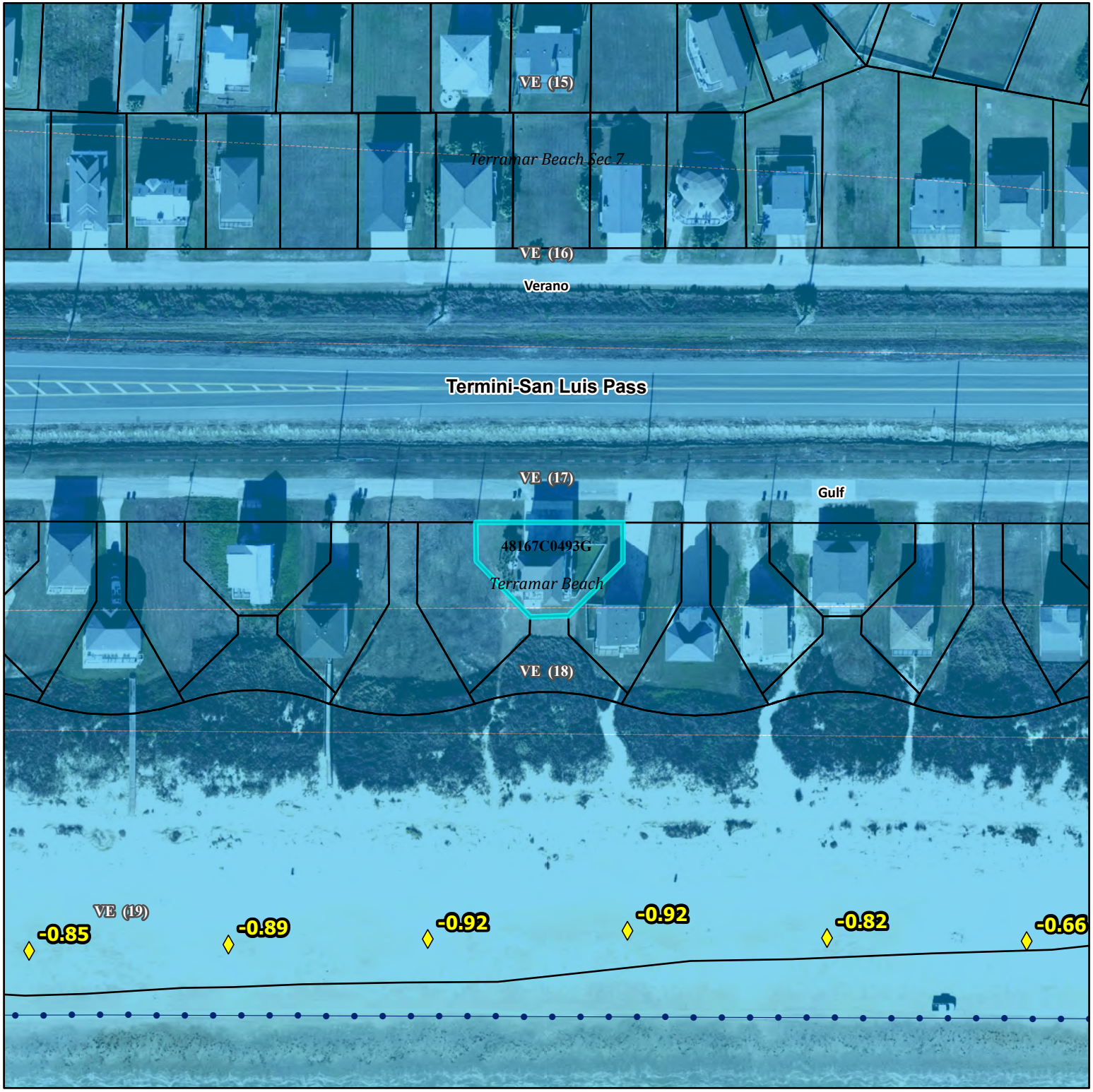
Data Sources:

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

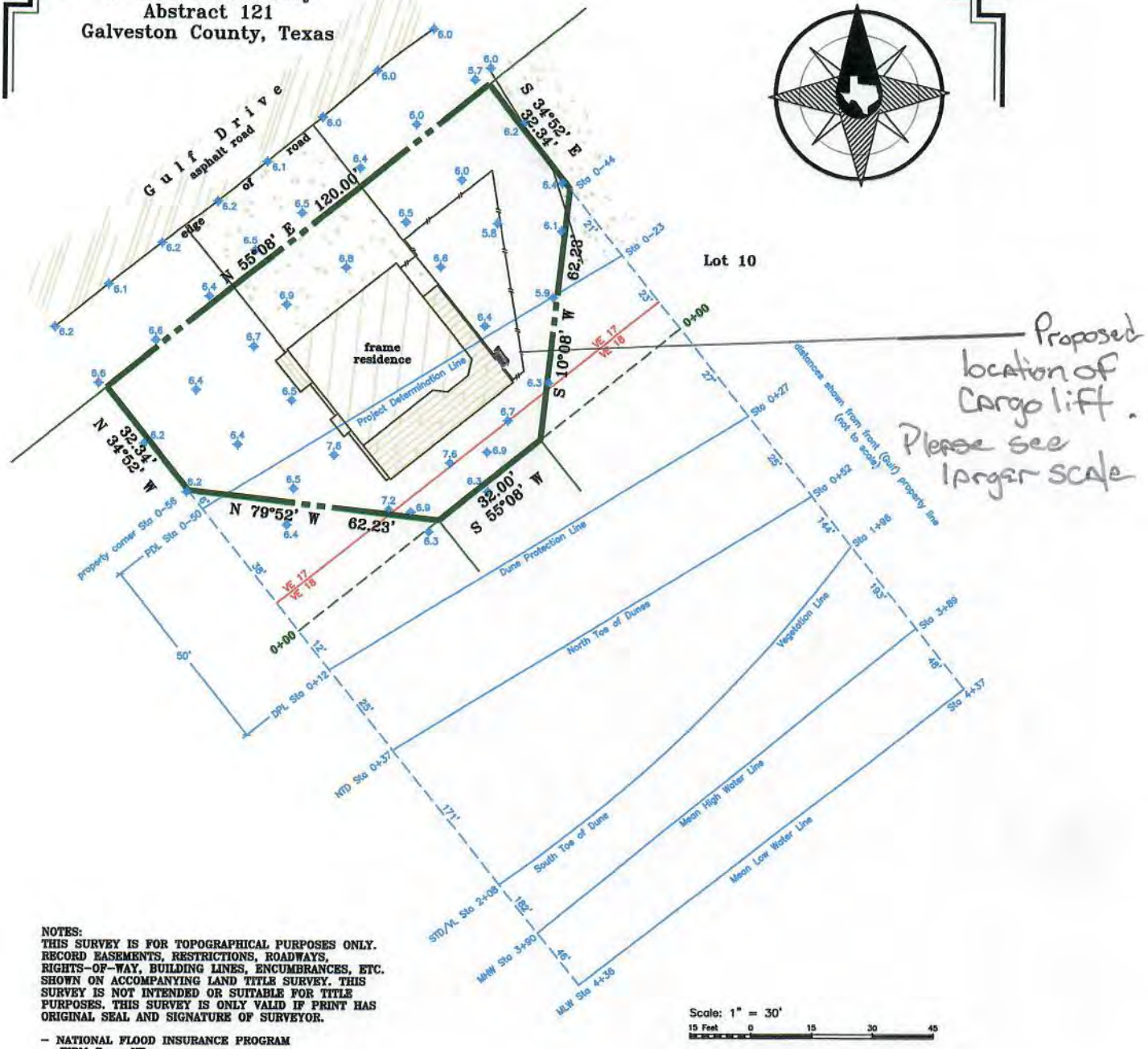
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Hall & Jones Survey
Abstract 121
Galveston County, Texas



NOTES:
THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. SHOWN ON ACCOMPANYING LAND TITLE SURVEY. THIS SURVEY IS NOT INTENDED OR SUITABLE FOR TITLE PURPOSES. THIS SURVEY IS ONLY VALID IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

- NATIONAL FLOOD INSURANCE PROGRAM
  :FIRM Zone VE
  :Community #485469
  :Map 48167C0434G
  :August 15, 2019
- Mean High Water = 1.17'
- Mean Low Water = -0.30'

TOPOGRAPHIC SURVEY OF A TRACT OF LAND being Tract A of "22831 GULF DRIVE", a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2012A, Map No. 54, of the Map Records of Galveston County, Texas.

Subject property: 22831 Gulf Drive
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Thomas Paul Madigan and Heather Madigan. I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.and substancially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 6, Condition I, Topographic Survey.

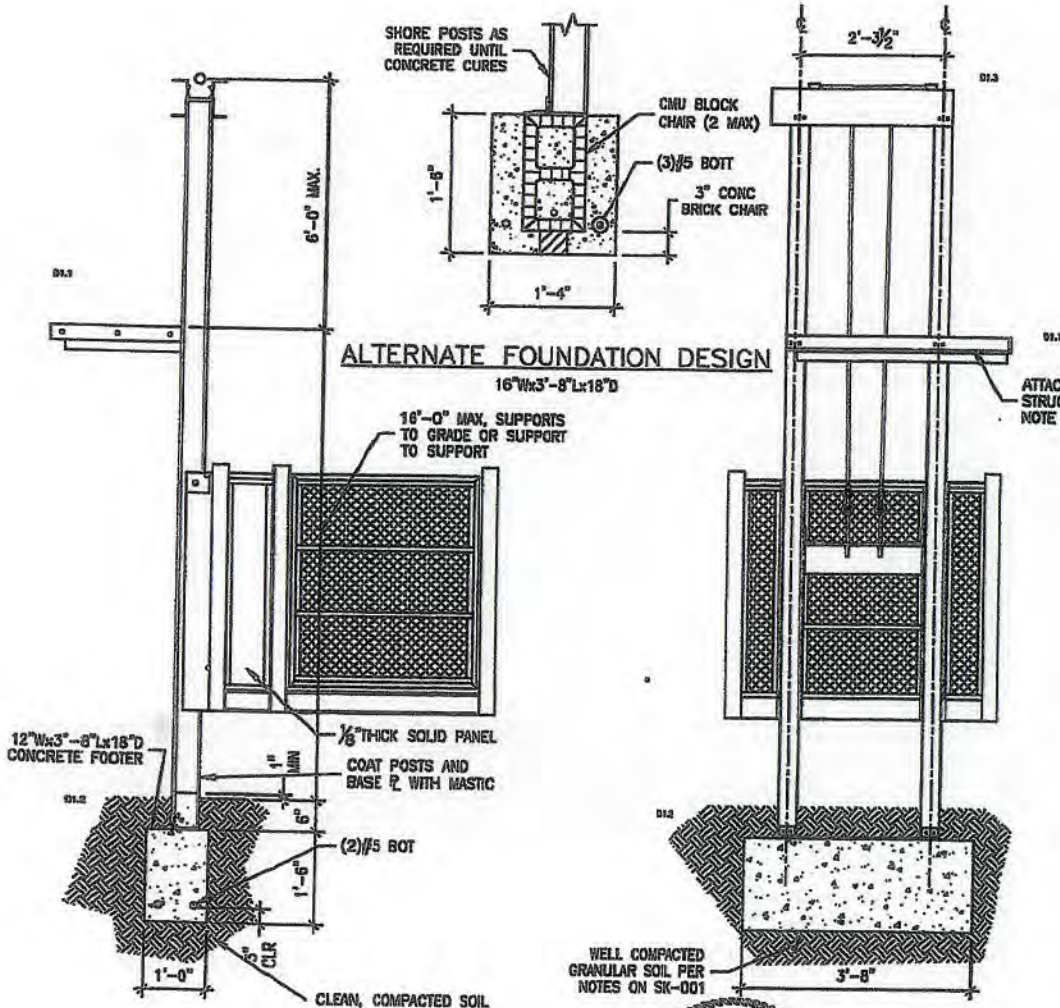
STATE OF TEXAS REGISTERED LAURENCE C WALL 4814 PROFESSIONAL LAND SURVEYOR

Laurence C. Wall
RPLS #4814
April 6, 2026

TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200
TLTS

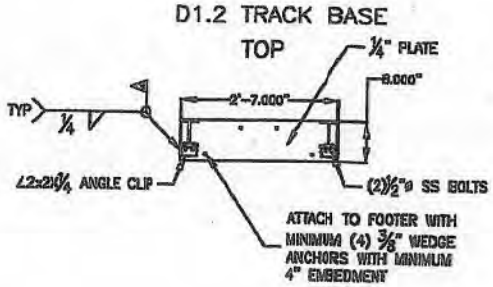
C – Site Plans and Drawings

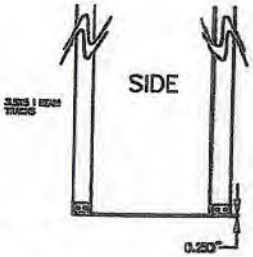
Gulf Drive
asphalt road
edge of road
N 55°08' E 120.00'
S 34°52' E 32.34'
62.23'
S 10°08' W
32.00'
S 55°08' W
N 79°52' W 62.23'
N 32.34' 34°52' W
frame residence
Project Determination Line
Lot 10
Proposed location of Cargo lift
Dune Protection Line
North Toe of Dunes
Vegetation Line
Property corner Sta 0-56
PDL Sta 0-50
Sta 0-44
Sta 0-23
Sta 0+27
Sta 0+52
0+00
50'
144'
VE 17
VE 18
70'
228'

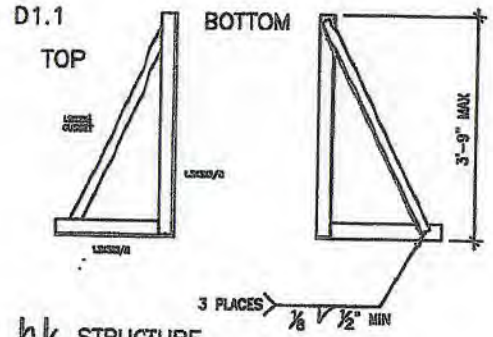


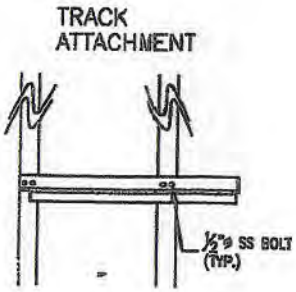
ALTERNATE FOUNDATION DESIGN

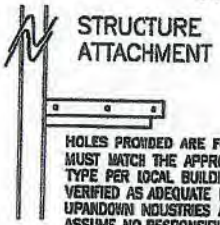
16"Wx3'-8"Lx18"D











HOLES PROVIDED ARE FOR (3)⅝"ø FASTENERS (MIN). INSTALLER MUST MATCH THE APPROPRIATE FASTENERS TYPE TO STRUCTURE TYPE PER LOCAL BUILDING CODES EACH STRUCTURE MUST BE VERIFIED AS ADEQUATE BY THE INSTALLER ON A JOB TO JOB BASIS. UPANDOWN INDUSTRIES AND LIEBL AND BARROW ENGINEERING ASSUME NO RESPONSIBILITY FOR THE INTEGRITY OF THE STRUCTURE THE UNIT IS BEING ATTACHED TO. MINIMUM FASTENER REQUIREMENTS FOR EACH ANCHOR: 500# SHEAR, 2300# TENSION.

LIFT IS FOR CARGO USE ONLY. THIS IS NOT A PASSENGER ELEVATOR. LIFT SHALL BE LOWERED TO GRADE IN THE ANTICIPATED EVENT OF ASD WIND SPEEDS IN EXCESS OF 100 MPH (CATEGORY II HURRICANE) OR LESS IF SPECIFIED BY MANUFACTURER.

IRC - 2018

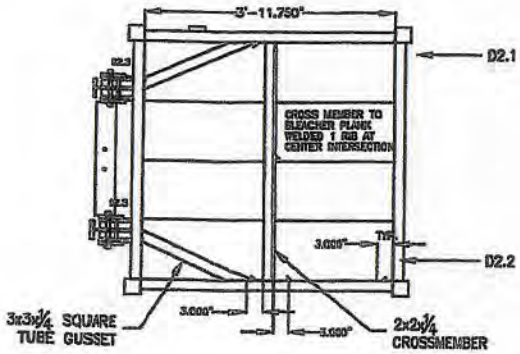
SEAL: STATE OF TEXAS · RICHARD S. BARROW · 71142 · LICENSED · PROFESSIONAL ENGINEER

10/27/22

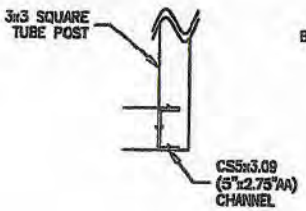
STRUCTURAL ASPECTS ONLY

PROJECT NO 21-004.10	PROJECT: Veranda Vator Cargo Lift		DATE: 10-27-2021
LIEBL & BARROW Professional Engineering	CLIENT: Upanddown Industries	SCALE: As Noted	SKETCH: SK-002 OF 5
10970 SOUTH CLEVELAND AVENUE, SUITE 9105 FORT MYERS, FLORIDA 33907 239-939-7657 PHONE	DESCRIPTION:		

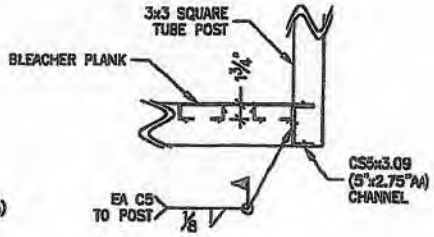
BOTTOM VIEW OF DECK



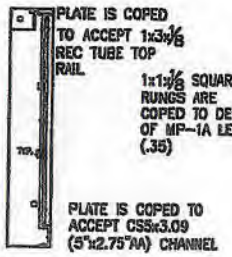
D2.1
TYPICAL PERIMETER CHANNEL TO POST CONNECTION



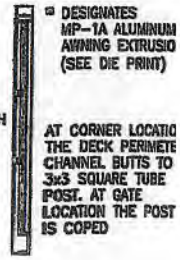
D2.2
TYPICAL "BLEACHER PLANK" CONNECTION



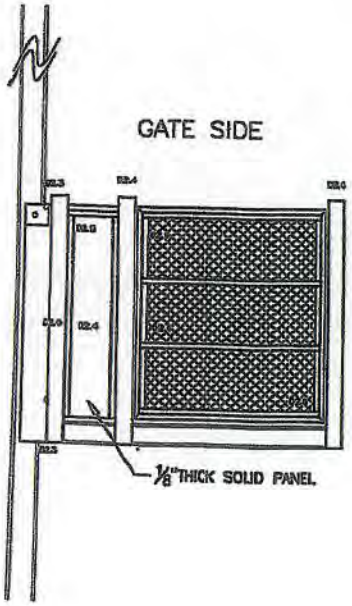
D2.3



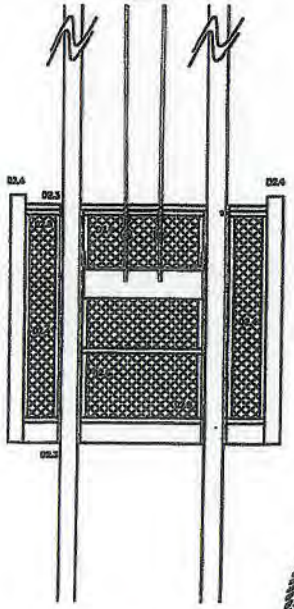
D2.4



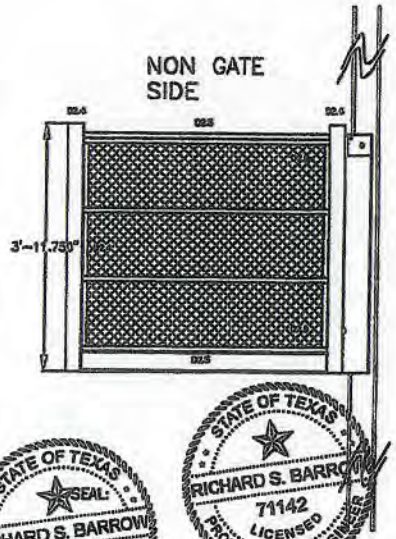
GATE SIDE



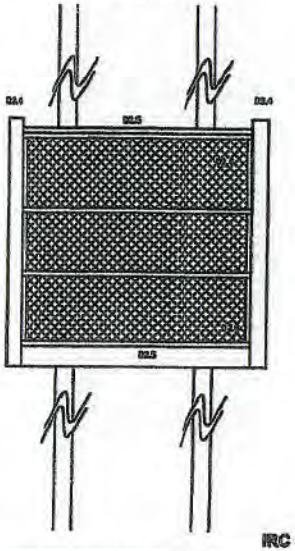
REAR



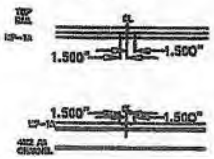
NON GATE SIDE



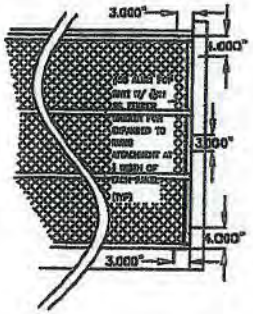
FRONT



D2.5



D2.6



IRC - 2018

STATE OF TEXAS SEAL RICHARD S. BARROW 71142 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS RICHARD S. BARROW 71142 LICENSED PROFESSIONAL ENGINEER

10/27/21

STRUCTURAL ASPECTS ONLY

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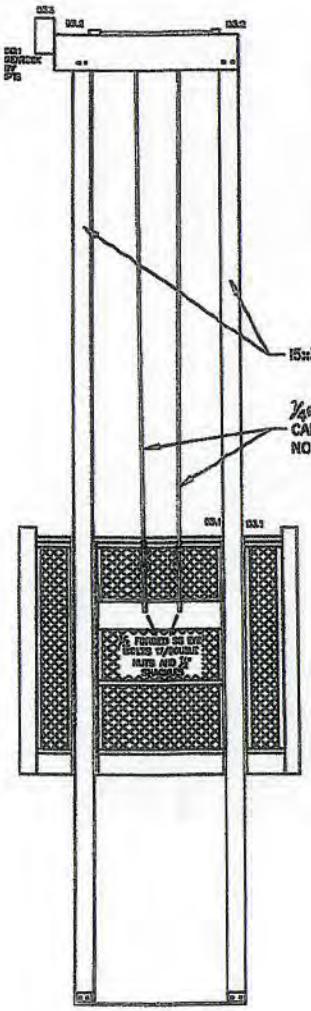
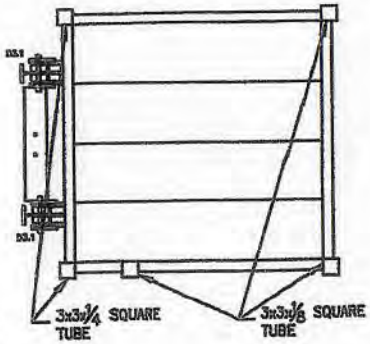
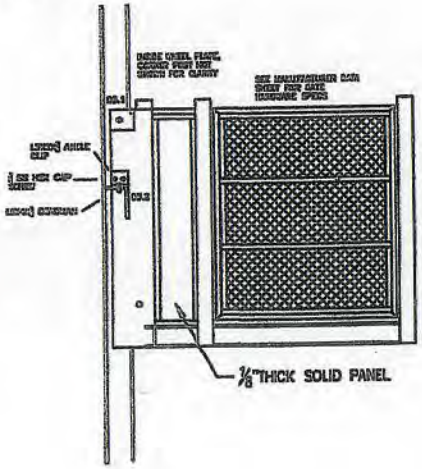
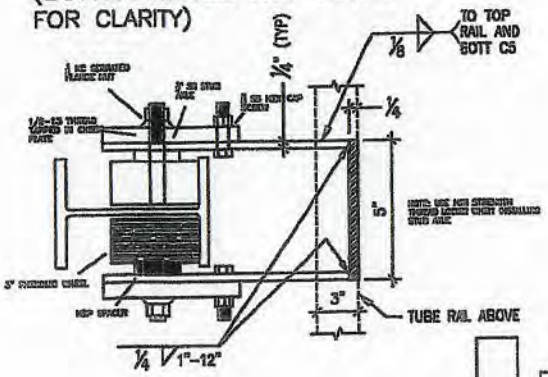
PROJECT NO 21-004.10 LIEBL & BARROW Structural Engineers 10070 SOUTH CLEVELAND AVENUE, SUITE #105 FORT MYERS, FLORIDA 33907 239-936-7007 PHONE	PROJECT: Veranda Vator Cargo Lift	DATE: 10-27-2021
	CLIENT: Upanddown Industries / SCALE: As Noted	SKETCH: SK-003
	DESCRIPTION:	OF 5



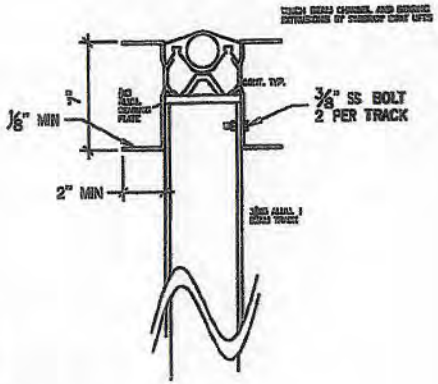




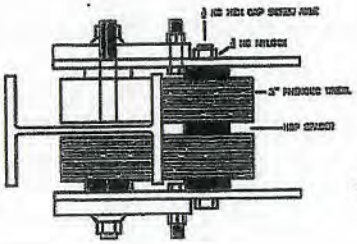
D 3.1 TOP WHEEL ASSMEBLY (BOTTOM WHEELS NOT SHOWN FOR CLARITY)

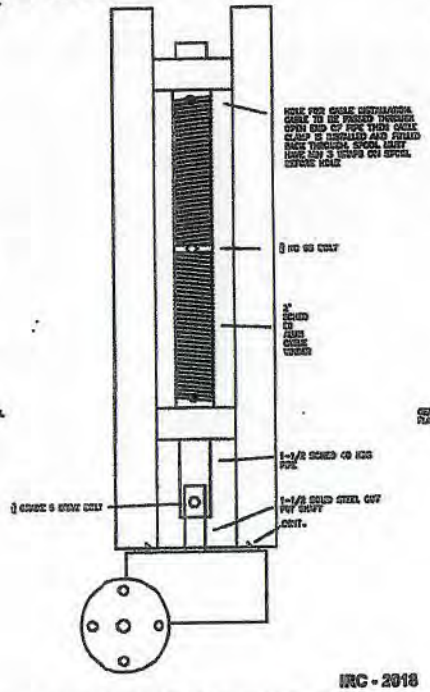


D3.2 WINCH BEAM TO TRACK CONNECTION

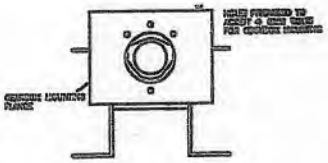


WHEEL ASSEMBLY WITH BOTTOM WHEELS SHOWN





D3.3 GEARBOX AND DRIVE SHAFT



SEAL:

10/27/22

STRUCTURAL ASPECTS ONLY

IRC - 2018

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PROJECT NO 21-004.10 LIEBL & BARROW 10570 SOUTH CLEVELAND AVENUE, SUITE 9100 FORT MYERS, FLORIDA 33907 239-936-7557 PHONE	PROJECT: Veranda Vator Cargo Lift	DATE: 10-27-2021
	CLIENT: Upanddown Industries	SCALE: As Noted
	DESCRIPTION:	SKETCH: SK-004 OF 5

D – Site Photos

LIFE IS BETTER
IN THE
HOT TUB
SOAK, RELAX & UNWIND
Isla del Sol

E – GLO Comment Letter

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

June 8, 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:	22831 Gulf Drive, Galveston
Legal Description:	ABST 121 Hall & Jones Sur Sec 13 Tract A 22831 Gulf Drive FKA Lot 11 Blk 1 & 1/4 Und Int of Res C Blk 1 Terramar Beach Sec 1
Lot Applicant:	Lee Overstreet c/o Thomas Madigan
Case Number:	26BF-035
GLO ID No.:	BDCOG-26-0084

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 installed a cargo lift prior to obtaining a beachfront construction certificate and dune protection permit. The cargo lift was installed more than 200 feet from the line of vegetation. According to the Bureau of Economic Geology, the area is stable. Based on the information provided to our office for review, we have the following comments:

- In the future, the property owner must obtain a beachfront construction certificate and dune protection prior to commencing construction activities. Any unauthorized activities or activities not in compliance with the City of Galveston Beach Dune Protection and Beach Access Plan as well as state statutes and rules 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.[i]

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.[ii] 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.[iii]

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

Sincerely,

Michelle Leslie

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.[iv]

---

[i] 31 Tex. Admin. Code § 15.9(a)(1)(A): "In addition to any penalties assessed by a local government, any person who violates either the Dune Protection Act, the Open Beaches Act, this subchapter, a removal order issued pursuant to subsection (b) of this section, a restoration order issued pursuant to subsection (c) of this section, or a permit or certificate condition is liable for a civil penalty of not less than $50 nor more than $2000 per violation per day as provided in the Dune Protection Act, §63.181(b) and the Open Beaches Act, §61.018(c). Each day the violation occurs or continues constitutes a separate violation. Violations of the Dune Protection Act, the Open Beaches Act, and the rules adopted pursuant to those statutes are separate violations, and the General Land Office may assess separate penalties. The assessment of penalties under one Act does not preclude another assessment of penalties under the other Act for the same act or omission. Conversely, compliance with one statute and the rules adopted thereunder does not preclude the General Land Office from assessing penalties under the other statute and the rules adopted pursuant to that statute."

[ii] 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."

[iii] 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."

[iv] 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."

Planning Commission
Planning and Development Division
City of Galveston
July 21, 2026

26P-033 STAFF REPORT

ADDRESS:
1402 Broadway / Avenue J

LEGAL DESCRIPTION:
M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
John Liles, R. B. Hash & Associates

ADJACENT PROPERTY OWNER(S):
Galveston Historical Foundation

EASEMENT OWNER:
City of Galveston

ZONING:
Residential, Single-Family, Historic District, Galveston Landmark (R-3-H)

REQUEST:
License to Use (LTU)

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

STAFF RECOMMENDATION:
Approval with findings and conditions

EXHIBITS:
A - Applicant's Submittal

STAFF:
Daniel Lunsford
Planning Manager
(409) 797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
17				

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

City Department Notification Responses:
Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection with Comment: Applicant shall coordinate with Public Works if traffic control devices are required.

Private Utilities Notification Responses:
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection

Executive Summary

The applicant requests a License to Use the right of way on 14th street. The right of way will be blocked off to the public and will be used as a loading zone for a roof replacement project at Bishop's Palace.

Previously, a License to Use the public right of way was granted until March 31, 2026 (25LC-046). This request is an extension of the previous request in order to finish the project.

Physical Characteristics

The construction items will be placed on the right-of-way along 14th Street and traffic control devices will be used to manage traffic in the area, including pedestrian warning signs along Broadway and Sealy Avenue. The sidewalk area on 14th Street from Broadway to the alley will be closed to pedestrian traffic. Please see Exhibit A for details of the extent of the encroachment.

The applicant requests that the construction items remain in their current deployment until August 7, 2026.

Paid Parking

No paid parking is affected by this LTU request.

License to Use

A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establishes the procedure for processing LTU approval. There were no objections from outside utilities or other City departments. However, the Public Works Department made a comment requesting the applicant to pay an additional fee for the use of safety devices to regulate traffic.

Other Reviews

Due to the location of the property within the East End Historic district and designation as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Landmark Commission will consider this request at their July 20, 2026 meeting.

Staff Recommendation

Staff recommends Case 26P-033, request for a License to Use the public right-of-way be approved, subject to the following conditions:

Specific Conditions:

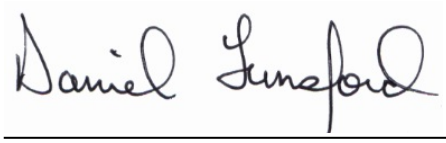
1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project;
2. The License to use shall be valid until December 31, 2025;
3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area;
4. The applicant shall coordinate with Public Works if city-owned traffic control devices are required, and if so shall pay all associated fees;

Standard Conditions:

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 30, 2026 Date

Catherine Gorman, AICP
Assistant Director/HPO — June 30, 2026 Date

Legend
Bishop?s Palace
Bishop?s Palace
Galveston Historical Fndnt
Sacred Heart Catholic Church (Holy?
Parking access for loading and unloading materials.
Anticipated start date:
June 22nd
Anticipated completion date:
August 7th
1419
Galveston Historical Fndnt
Bishop's Palace
Bishop's Palace
Sacred
EXHIBIT A
LTU Request Area
N
100 ft
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Planning Commission
Development Services Department
City of Galveston
July 21, 2026

26P-034 STAFF REPORT

ADDRESS:
4011 11 ½ Mile Road

LEGAL DESCRIPTION:
The property is legally described as Abstract 121, Page 55, Lot 48 Nottingham Campsite, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Kristie Stein

PROPERTY OWNERS:
Kristie Stein

ZONING:
Residential, Single-Family (R-1)

REQUEST:
Minor Plat

APPLICABLE LAND USE REGULATIONS:
Article 6 - Land Development Regulations

RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Survey
B – Proposed Replat

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

Public Notice Sent: 18
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: Fire apparatus access road required
Police Chief: No Objection
Engineering and 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. Both proposed lots met or exceed the required lot dimensions for the R-1 zoning district as prescribed in the Galveston Land Development Regulations, Article 3, R-1 Addendum.

Because the parcel is located on a private drive (called 11 ½ Mile Road) with no direct access to public infrastructure or emergency services, Planning Commission action is required.

Zoning and Land Use:

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

Each proposed lot will be 50 feet wide, 140 feet long, and 7,000 square feet in area.

Department Review and Comments:
There were no objections from outside utilities or other City departments. However, the Fire Marshal notes that 11 ½ Mile Road/Deets Road must be improved to a fire apparatus access road per 2021 International Fire Code Section 503.1.1 in order to ensure adequate access for emergency services. While Coastal Resources had no objections to the replat but note that a Beachfront Construction permit will be required to improve 11 1/2 Mile Road per the Fire Marshal's comments. Such improvements are required to meet City standards as administered by Engineering and Public Works and the City of Galveston Beach Access Plan.

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 Recommendation:
Staff recommends the request be approved with the following conditions:

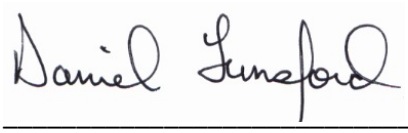
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by January 21, 2027;
2. The private roadway commonly known as 11 ½ Mile Road or Deets Road shall be improved to a fire apparatus access road per 20210 IFC 503.1.1 and all other applicable standards prior to plat filing;

Standard Conditions:

3. 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
4. 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,



June 30, 2026

Daniel Lunsford
Planning Manager
Development Services Department

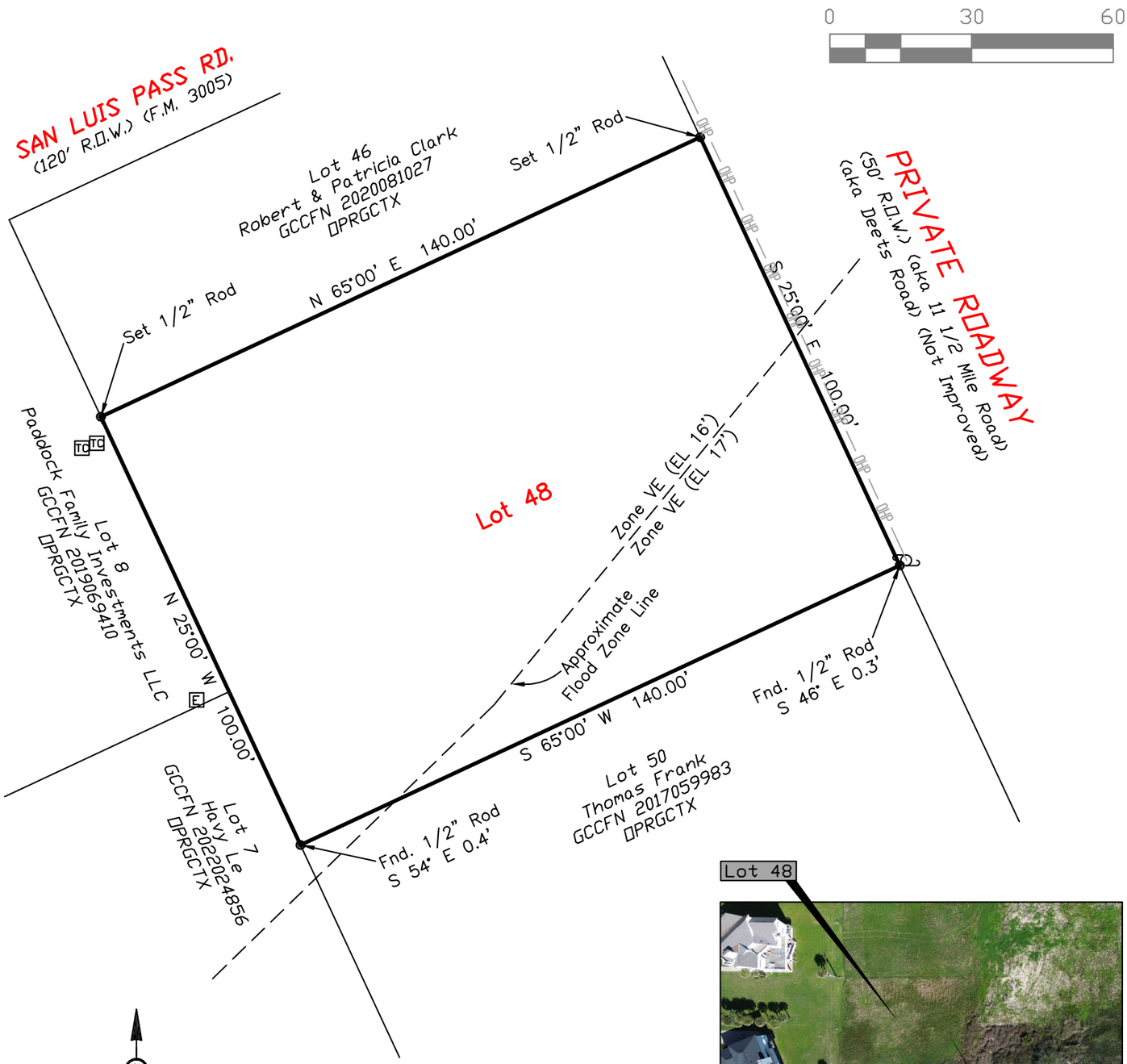
Date

June 30, 2026

Catherine Gorman, AICP
Assistant Director/HPO
Development Services Department

Date

TLS Job No 26-0167	Deets Road, Galveston, TX. 77554	Survey Date: March 23, 2026



SCALE: 1" = 30'

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.

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

Brene Addison
Registered Professional
Land Surveyor No. 6598

Survey of Lot Forty-Eight (48), of NOTTINGHAM CAMPSITE, a subdivision of part of Lots 471 and 472, in Section Two (2), of Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 40 and transferred to Plat Record 5, Map No. 20, of the Map Records of Galveston County, Texas.

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

NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone VE (EL 16' & 17') 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 OSHA and/or the local power company.
4) Bearings are record, as shown on plat of Nottingham Campsite, based on the monumentation of the West right-of-way line of Private Roadway, being a found 3/8 inch rod at the Northeast corner of Lot 40 and a found 1/2 inch rod at the Northeast corner of Lot 32.

Legend:
- OHP — Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete
- Power Pole
- E — Electrical Box
- TC — Telecomm. Box

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

Drafting: JA

EXHIBIT A

Surveyed for:
MPV Consolidated

THE STATE OF TEXAS {}

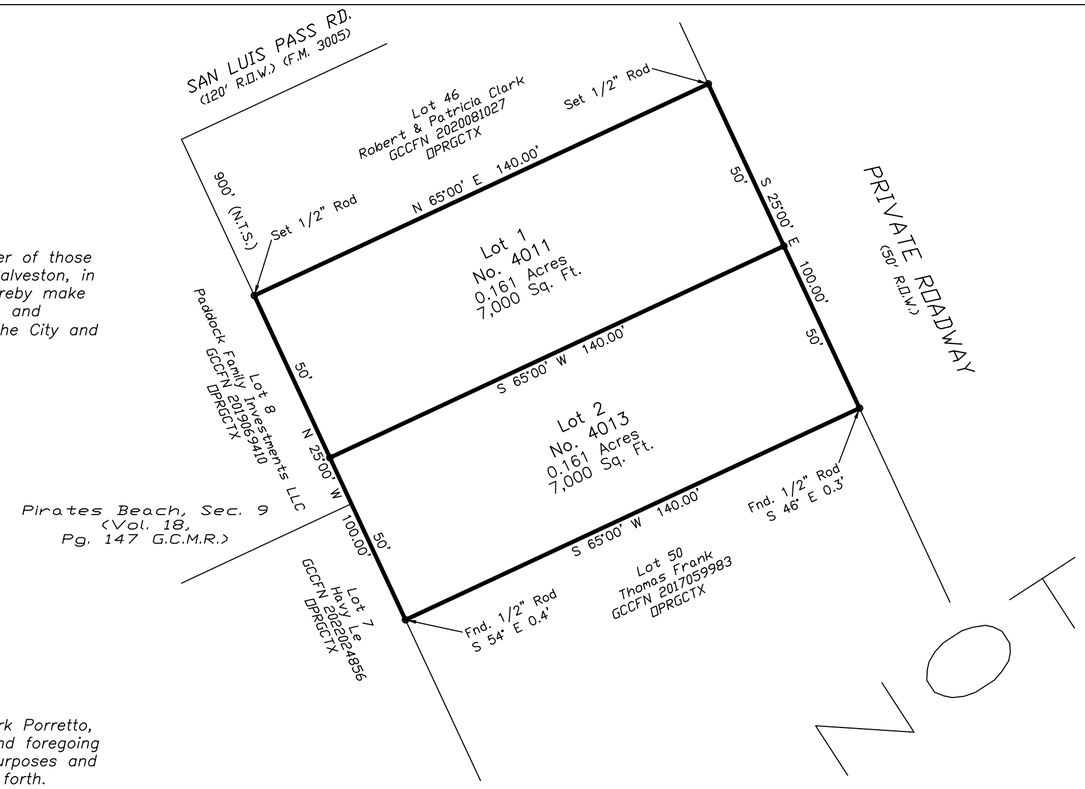
KNOW ALL MEN BY THESE PRESENTS

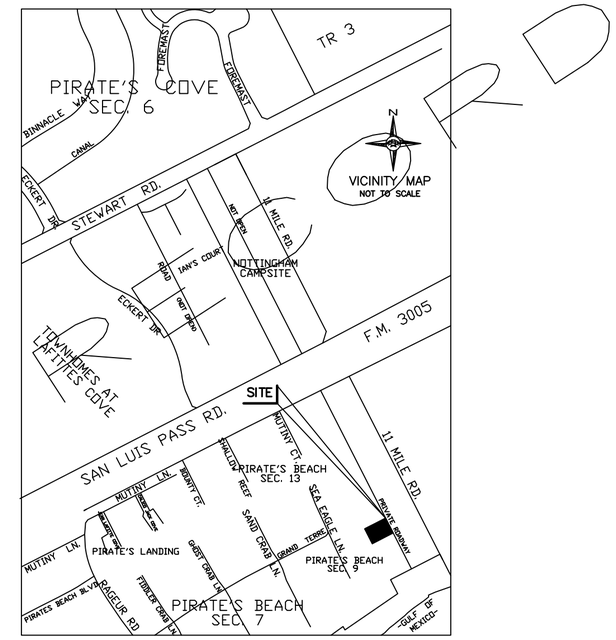
COUNTY OF GALVESTON {}

That I, Mark Porretto, Attorney-in-Fact for Kristie M. Stein, being the owner of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "LOT 48, NOTTINGHAM CAMPSITE REPLAT", in the City and County of Galveston, Texas.

_____

Mark Porretto, Attorney-in-Fact
Kristie Stein (Owner)





THE STATE OF TEXAS {}

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON {}

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

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

_____

Notary Public for the
State of Texas
My Commission Expires_____

AREA TABLE

Lot	Sq. Feet	Acres
Lot 1	7,000	0.161
Lot 2	7,000	0.161

LEGEND

— — — —	Building Line
— — — —	Easement Line
F.B.L.	Front Building Line
R.B.L.	Rear Building Line
U.E.	Utility Easement
A.E.	Aerial Easement
G.C.C.F.N.	Galveston County Clerk's File Number
OPRRPGCTX	Official Public Records of Real Property Galveston County Texas

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

_____ _____

Secretary
Galveston Planning Commission

Chairperson
Galveston Planning Commission

PROPERTY DESCRIPTION:

Being Lot Forty-Eight (48), of NOTTINGHAM CAMPSITE, a subdivision of part of Lots 471 and 472, in Section Two (2), of Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 40 and transferred to Plat Record 5, Map No. 20, of the Map Records of Galveston County, Texas.

NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property lies within Zone VE (EL 16' & 17') as established by the FEMA Flood Insurance Rate Map No. 48167C0508G, Dated August 15, 2019.
3) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Galveston, Texas.
4) This property is subject to any restrictions of record.
5) All utilities shall be relocated as needed to avoid crossing platted property lines.
6) Bearings are record, as shown on plat of Nottingham Campsite, based on the monumentation of the West right-of-way line of Private Roadway, being a found 3/8 inch rod at the Northeast corner of Lot 40 and a found 1/2 inch rod at the Northeast corner of Lot 32.

LOT 48, NOTTINGHAM CAMPSITE REPLAT

A REPLAT OF LOT 48,
NOTTINGHAM CAMPSITE,
PLAT RECORD 5, MAP NO. 20
CITY AND COUNTY OF GALVESTON, TEXAS

2 LOTS – 17,000 SQUARE FEET

June 2, 2026

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

THE STATE OF TEXAS {}

KNOW ALL MEN BY THESE PRESENTS

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, Instrument #_____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____Deputy

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

Brene Addison
Registered Professional
Land Surveyor No. 6598

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS 26-0167

N

0 30 60

SCALE: 1" = 30'

EXHIBIT B

Owner:
Kristie Stein

Surveyor: Brene Addison
Registered Professional Land
Surveyor No. 6598