

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, AUGUST 18, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

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

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

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

4.A August 4, 2026 - Regular Meeting

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

6.A PLATS

- 6.A.1 **26P-044 (9710 Teichman Road)** Public Hearing for a Minor Plat to reconfigure one lot into two. Property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.
Applicant: Tricon Land Surveying
Property Owner: Billy King

7. New Business and Associated Public Hearings

7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

2. **26BF-048 (18909 West De Vaca)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed installation of a cargo lift with a fibercrete slab and sidewalk. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 12, Block 1, Indian Beach Section 2, in the City and County of Galveston, Texas.
Applicant: Antero Aguilar
Property Owner: John and Sara Fenoglio

7.B GALVESTON LANDMARK

3. **26P-038 (1628 Avenue N 1/2)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey South 66 Feet of Lot 14 (14-2), Northwest Block 46 Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Donna Hansen
Property Owner: Donna Hansen
4. **26P-039 (1220 Avenue M 1/2)** 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 (12-1), Northwest Block 23, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Trisha Talbot
Property Owner: Theresa Talbot

7.C PLANNED UNIT DEVELOPMENT

5. **26P-035 (4002 Broadway / Avenue J)** Request for a Planned Unit Development (PUD) Overlay District to permit the “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses. Property is legally described as Abstract 628, M. B. Menard Survey, Lots 8 through 12, Block 220, in the City and County of Galveston Texas.
Applicant: Drew Fontaine
Property Owner: Ricky C. Morales
6. **26P-045 (10302 Seawall Boulevard)** Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.
Applicant: Louis G. Renaud, Arcadis
Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC.

7.D PLATS

7. **26P-040 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot[CG1.1]. Property is legally described as The Preserve at West Beach Section 2 (2010), Abstract 121, Acres 40.238, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC
Property Owner: Ohana Development LLC
8. **26P-041 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 3 (2010), Abstract 121, Acres 66.8311, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC
Property Owner: Kahala Green LLC
9. **26P-042 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 4 (2010), Abstract 121, Acres 58.4127, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RPLS, Ellis Surveying Services LLC

Property Owner: Kahala Green LLC

10. **26P-043 (Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road)** Request for a Minor Plat to consolidate the lots, reserves, and rights-of-way of a parcel into one reserve lot. Property is legally described as The Preserve at West Beach Section 5 (2010), Abstract 121, Remaining Blocks and Reserves, Acres 39.8621, in the City and County of Galveston, Texas.
Applicant: Robert D. Ellis, RDLS, Ellis Surveying Services LLC
Property Owner: Kahala Green LLC

7.E TEXT AMENDMENT

11. **26ZA-002** Request for text amendments to: Galveston Municipal Code, Section 19.51-19.53, Land Development Regulations Articles 2, and Land Development Regulations Article 14.
Applicant: City of Galveston

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 08/12/2026 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

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 4, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:32 p.m. The start time was delayed due to technical difficulties.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Ex-Officio CM Jeff Taylor

Members Absent: Herb Walpole,

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Donna Fairweather, Interim City Attorney; Trevor Fanning, Assistant City Attorney.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The July 21, 2026, regular meeting minutes were approved as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT

26P-036 (7402 Stewart Road) Request for a Planned Unit Development. The property is legally described as Abstract 121 Hall & Jones Survey, Part of Lot 139 (139-6) Trimble & Lindsey Section 1, in the City and County of Galveston, Texas.

Applicant: Neel Shah, Pari Banquet LLC.

Property Owner: Pari Banquet, LLC.

Staff presented the staff report and noted that 175 public hearing notices were sent, one returned in favor, and one returned in opposition.

Vice-Chairperson Singleton opened the public hearing on the case. Gus Knebel, a representative for the 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 Rios made a motion to recommend approval of the request with Staff's Recommendations and the following three changes: 1. change of hours of operation from 8 a.m. - 11:00 p.m. Sunday-Thursday and 8 a.m. – 12 a.m. Friday-Saturday. 2. Illuminated sign operates only within the business hours. 3. Change "and/or" to "and" in specific condition 3.

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,
Opposed:	None
Absent:	Walpole
Non-voting participant:	Councilmember Jeff Taylor

The motion passed.

THE MEETING ADJOURNED AT 4:20 PM



26P-044

STAFF REPORT

ADDRESS:

9710 Teichman Road

LEGAL DESCRIPTION:

Property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey Section 1, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNER:

Billy King

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:

Jeanne Le
Planner
409-797-3645
jle@galvestontx.gov

Public Notice Sent: 24

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

City Department Notification Responses:

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

Private Utilities Notification Responses:

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



Executive Summary:

The applicant is requesting a minor plat to reconfigure one lot into two in a Residential, Single Family (R-1) zoning district. Note that lot depth variances were granted under Case 26Z-005.

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)	Residential
North	Residential, Single Family (R-1)	Residential
South	Residential, Single Family (R-1)	Residential
East	Residential, Single Family (R-1)	Residential
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

Lot depth variances for 100 feet to 80 feet were granted under Case 26Z-005.

Department Review and Comments:

There were no objections from outside utilities or other City departments.

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-044 will be approved with the following conditions:

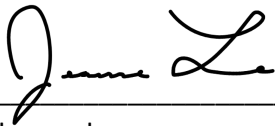
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by February 18, 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.

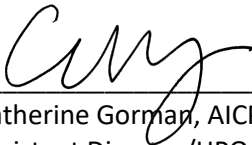
Respectfully Submitted,



Jeanne Le
Planner

8/6/26

Date



Catherine Gorman, AICP
Assistant Director/HPO

08/06/2026

Date

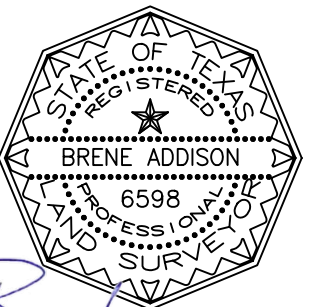
EXHIBIT A

LINE	BEARING	DISTANCE
L1	S 25°00'00" E	25.00'
L2	N 22°50'00" W	20.46'
L3	S 60°35'11" W (Called S 59°52'00" W)	34.34' (Called 33.08)
L4	N 03°34'49" W (Called N 04°18'00" W)	40.00'
L5	N 34°53'11" E (Called N 34°10'00" E)	39.10'
L6	N 50°04'02" E (Called N 48°43'00" E)	32.12'

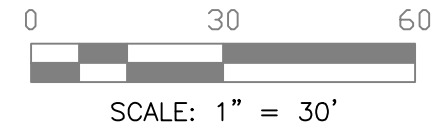
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Survey of two (2) tracts or parcels of land out of Lot Five Hundred Thirty (530), in Section One (1), of TRIMBLE AND LINDSEY SURVEY, in Galveston County, Texas, said tracts being more particularly described by metes and bounds on attached Exhibit "A".

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.




Brene Addison
Registered Professional
Land Surveyor No. 6598



- | | | |
|--|--|--|
| <p>Legend:</p> <p>— OHP — Overhead Power</p> <p>• • • Chain Link Fence</p> <p>- - - Wood Fence</p> <p> Concrete</p> <p> Meter Pole</p> <p> Water Meter</p> <p> Power Pole</p> <p> Clean-out</p> <p> Fire Hydrant</p> <p> Manhole</p> | | <p>TRICON
LAND
SURVEYING, LLC</p> <p>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</p> <p><i>Drafting: JA</i></p> <p><i>Parcel ID: 115906</i></p> |
|--|--|--|

TRICON
LAND
SURVEYING, LLC

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

Drafting: JA

Parcel ID: 115906

Surveyed for:
Douglas Godinich

NOTES:

1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.

2) This property lies within Zone AE (EL 13') as established by the FEMA Flood Insurance Rate Map No. 48167C0420G, 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 deed, based on the monumentation of the East line of Tract 2 and denoted as C.M. above.

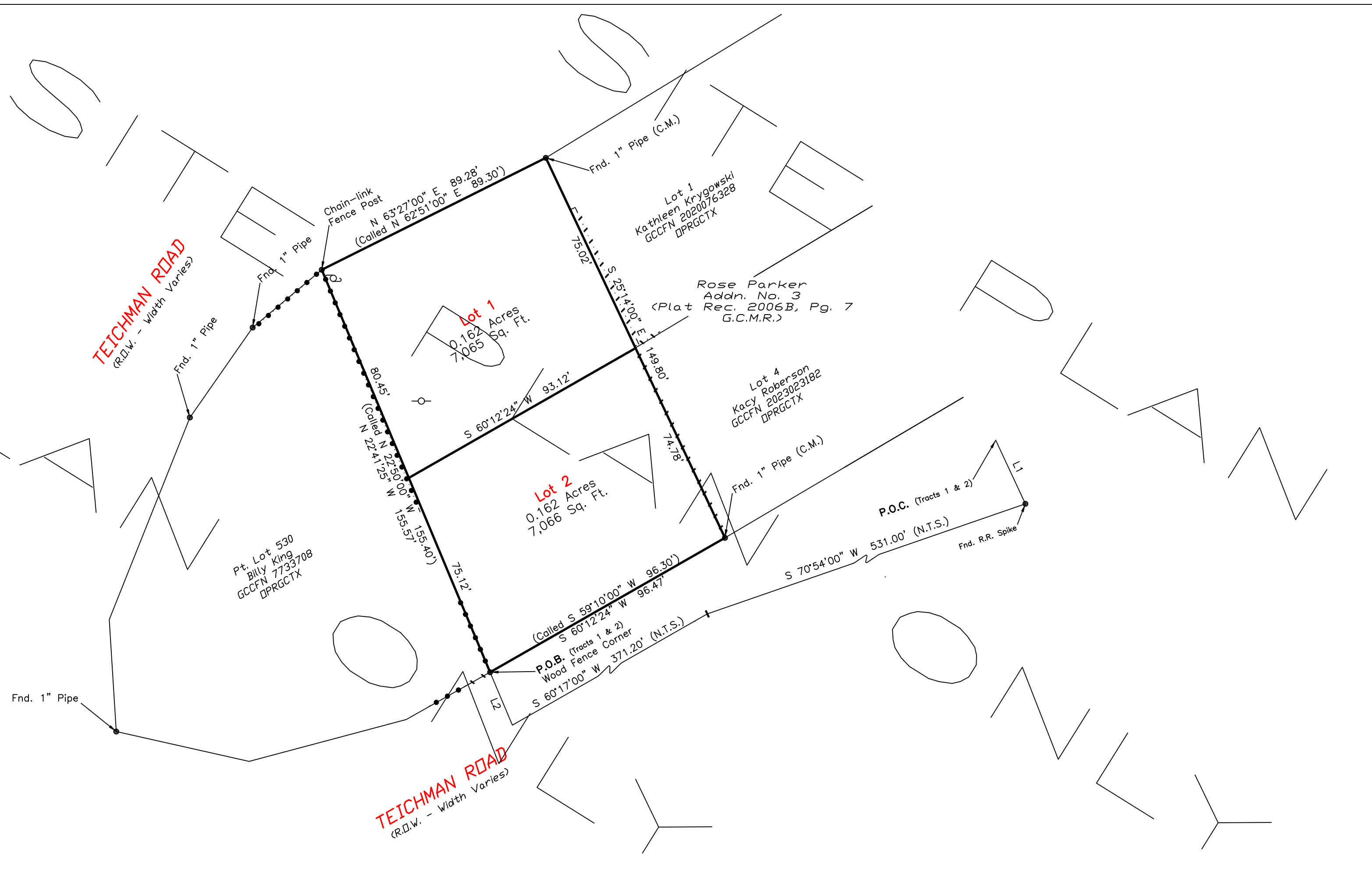
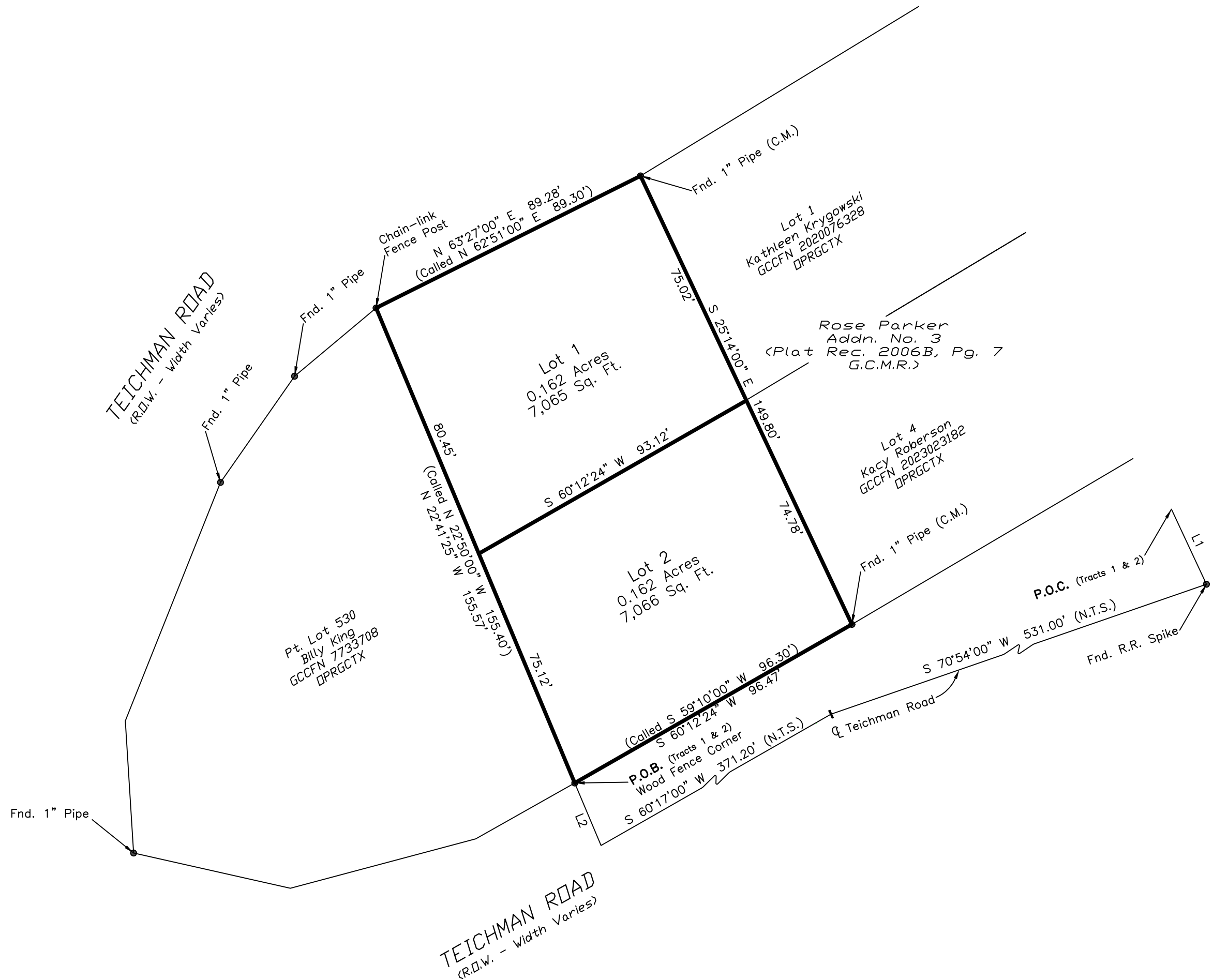


EXHIBIT B



PROPERTY DESCRIPTION:

Being that certain tract or parcel of land out of Lot Five Hundred Thirty (530), in Section One (1), of TRIMBLE AND LINDSEY SURVEY, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the East line of said Lot 530, at the apparent North right-of-way line of Teichman Road (Varying Width R.O.W.);

THENCE South 25° 00' 00" East, a distance of 25.00 feet, to the approximate centerline of said Teichman Road, a found railroad spike;

THENCE South 70° 54' 00" West, along the approximate centerline of said Teichman Road, a distance of 531.00 feet;

THENCE South 60° 17' 00" West, continuing along the approximate centerline of said Teichman Road, a distance of 371.20 feet;

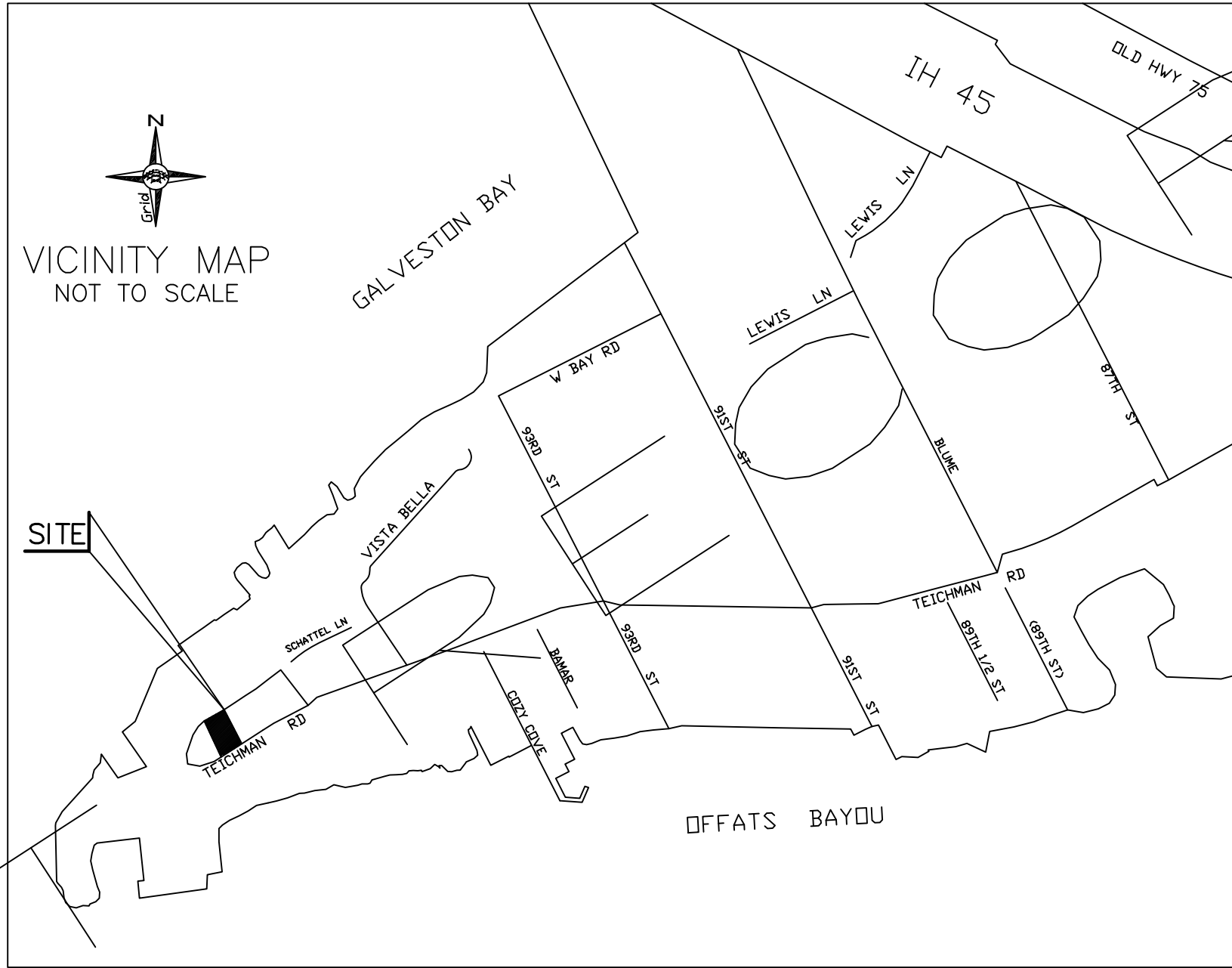
THENCE North 22° 50' 00" West, a distance of 20.46 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a wood fence corner;

THENCE North 22° 41' 25" West (Called North 22° 50' 00" West), a distance of 155.57 feet (Called 155.40 feet) to the South right-of-way line of Teichman Road (Varying Width R.O.W.) and being the Northwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 63° 27' 00" East (Called North 62° 51' 00" East), along the South right-of-way line of said Teichman Road, a distance of 89.28 feet (Called 89.30 feet), to the Northeast corner of the herein described tract, a found 1 inch pipe;

THENCE South 25° 14' 00" East, a distance of 149.80 feet to the North right-of-way line of said Teichman Road, and being the Southeast corner of the herein described tract, a found 1 inch pipe;

THENCE South 60° 12' 24" West (Called South 59° 10' 00" West), along the North right-of-way line of said Teichman Road, a distance of 96.47 feet (Called 96.30 feet) to the PLACE OF BEGINNING and containing 0.324 acres (14,132 square feet) of land, more or less.



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

Secretary
Galveston Planning Commission

Chairperson
Galveston Planning Commission

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

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

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____Deputy

TEICHMAN BEND

A REPLAT OF PART OF LOT 530,
TRIMBLE AND LINDSEY SURVEY
CITY AND COUNTY OF GALVESTON, TEXAS

3 LOTS – 28,557 SQUARE FEET

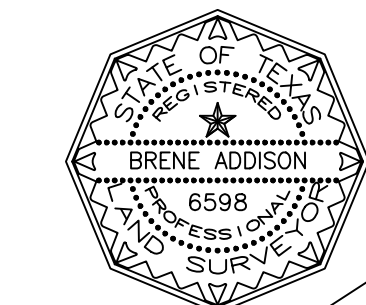
July 16, 2026

Owner:
William H. King, Jr.
A/K/A Billy King

Surveyor: Brene Addison
Registered Professional Land Surveyor No. 6598

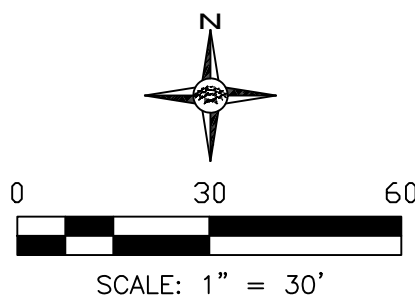
- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property lies within Zone AE (EL 13') as established by the FEMA Flood Insurance Rate Map No. 48167C0420G, Dated August 15, 2019.
 - 3) All of the property subdivided in the foregoing plat 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 deed, based on the monumentation of the East line of subject tract and the West line of Rose Parker Addition, a subdivision in Gaveston County, Texas, according to the map or plat thereof recorded in Plat Record 2006B, Map No. 7 of the Map Records of Galveston County, Texas, and denoted as C.M. (control monument).

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



Brene Addison
Registered Professional
Land Surveyor No. 6598

TRICON
LAND
SURVEYING, LLC
Mailing: 6441 Stewart Rd. #251
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS 26-0260



THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

That I, Douglas Godinich, Executor, Estate of William H. King, Jr. A/K/A Billy King, being the owner(s) 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 "TEICHMAN BEND", in the City and County of Galveston, Texas.

Douglas Godinich, Executor
Estate of William H. King, Jr. A/K/A Billy King

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas Godinich, 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 _____



26BF-048

STAFF REPORT

ADDRESS:

18909 West De Vaca

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Hall and Jones Survey Lot 12, Block 1, Indian Beach Section 2, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Antero Aguilar

PROPERTY OWNER:

John and Sara Fenoglio

REQUEST:

Beachfront Construction
Certificate/Dune Protection
Permit to install a 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 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 install a cargo lift to the exterior of the already existing habitable structure. Proposed construction of the cargo lift is approximately 70 feet from the North Toe of the Critical Dune Area, 157 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 Indian Beach Subdivision. Single-family dwellings are located to the North, East, and West; 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 one to two feet per year.

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	157

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-048 with the following conditions:

Conditions for Case number 26BF-048:

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)

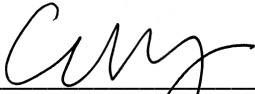
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

8/5/2026



Catherine Gorman, AICP
Assistant Planning Director / HPO

08/07/2026
Date

A – Aerial Map

18909 West De Vaca Case #26BF-048

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

1:1,333

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.

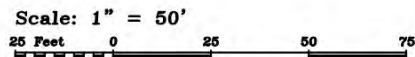
Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(hcummings) - 7/6/2026

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



THIS SURVEY IS FOR TOPOGRAPHICAL
PURPOSES ONLY. BOUNDARY DELINEATION
DEPICTED IN LAND TITLE SURVEY PREVIOUSLY
PERFORMED. THIS SURVEY IS NOT SUITABLE
FOR TITLE PURPOSE AND IS ONLY VALID IF
PRINT HAS ORIGINAL SEAL AND SIGNATURE OF
SURVEYOR.

- Restrictions as per recorded plat unless otherwise noted
- Platted 75' dune protection esmt & bldg line not shown as superceded by new regulations
- File #8940885, OCCGC
- 5' HL&P esmt along street
- Vol 3378, Pg 114 OCCGC
- 20' side building lines
- True ground distances shown
- Bearings assumed as platted
- Survey monuments reconciled w/ numerous previous surveys
- NATIONAL FLOOD INSURANCE PROGRAM
- :FIRM Zone VE
- Mean High Water = 1.17'
- Mean Low Water = -0.30'

This survey is certified for this transaction only and may only be relied on by John Fenoglio and Sara Fenoglio. 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 substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 6, Condition I, Topographic Survey.



C. Ward

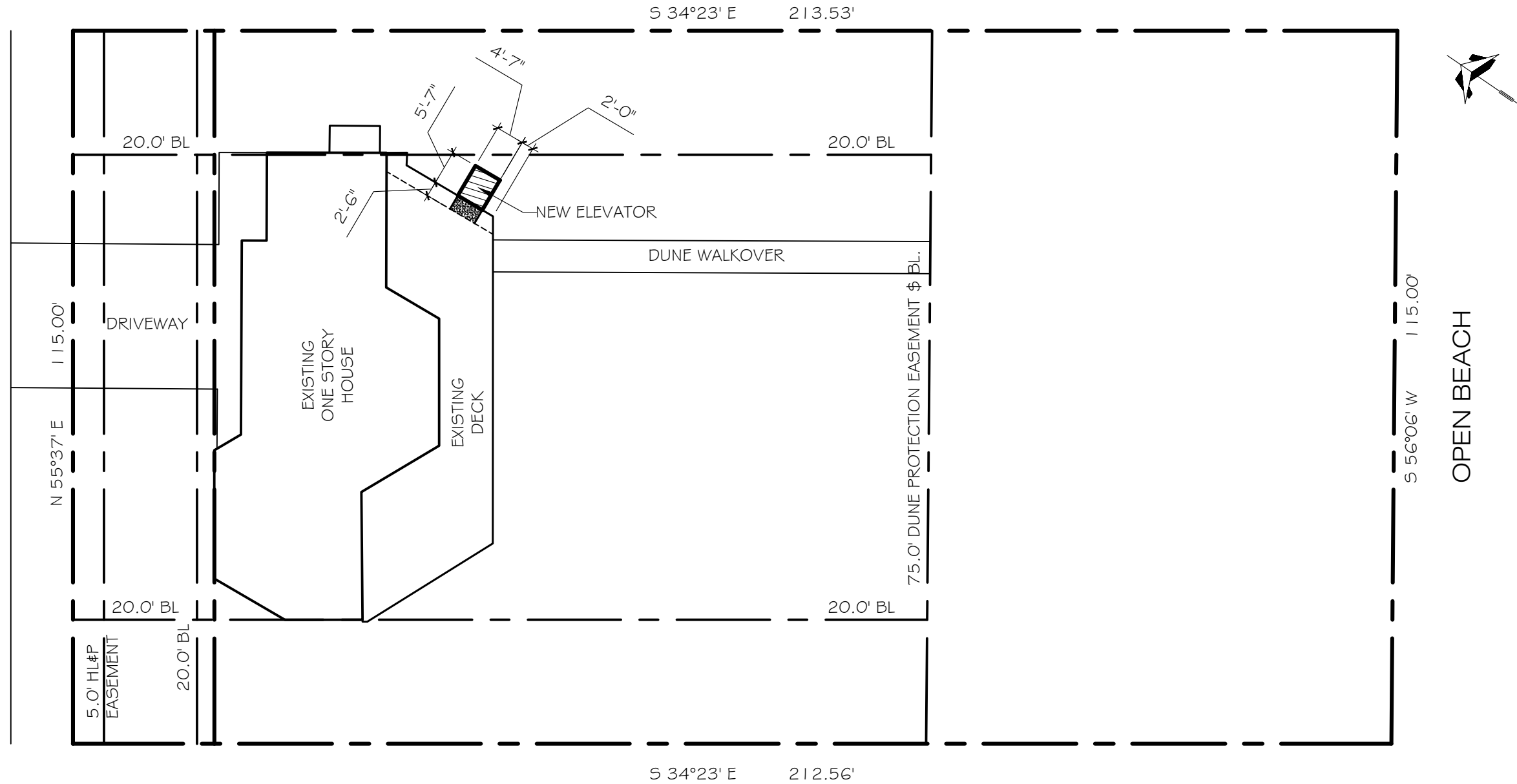
Laurence C. Wall
RPLS #4814
June 29, 2026



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

C – Site Plans and Drawings

WEST DE VACA LANE
(60.00' R.O.W.)



1 SITE PLAN

SCALE: 1" = 20'

- DO NOT SCALE THESE DRAWINGS-USE DIMENSIONS SHOWN & ALL LOCATIONS (FIELD VERIFY ALL DIMS. PRIOR TO CONSTRUCTION).
- CONTRACTOR SHALL FIELD VERIFY PROPOSED BUILDING LAYOUT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- COMPACT THE SUBGRADE TO A MINIMUM OF NINETY FIVE (95) PERCENT OF ITS MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT.

2 GENERAL NOTES

SCALE: N.T.S.

GEOID 4131-0001-0012-000
Property ID: 126153

LEGAL:
ABST 121 HALL & JONES SUR LOT
12 BLK 1 INDIAN BEACH SEC 2

CODES:

2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL POOL AND SPA CODE (IPSC)
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL FIRE CODE (IFC)
2023 NATIONAL ELECTRIC CODE



RIVERA DESIGN
PLANS & PERMIT SERVICES

CELL: (409) 599-5430
riveradesigndba@gmail.com

CONSULTANT



OWNER

FENOGLIO JOHN T & SARA S

NEW ELEVATOR
18909 W DE VACA
GALVESTON, TX
77554

This drawing and the information and design application herein contained is property of RIVERA DESIGN. The information contained herein may not be used or reproduced in any manner without written permission of RIVERA DESIGN.

CHECKED BY: J.R.

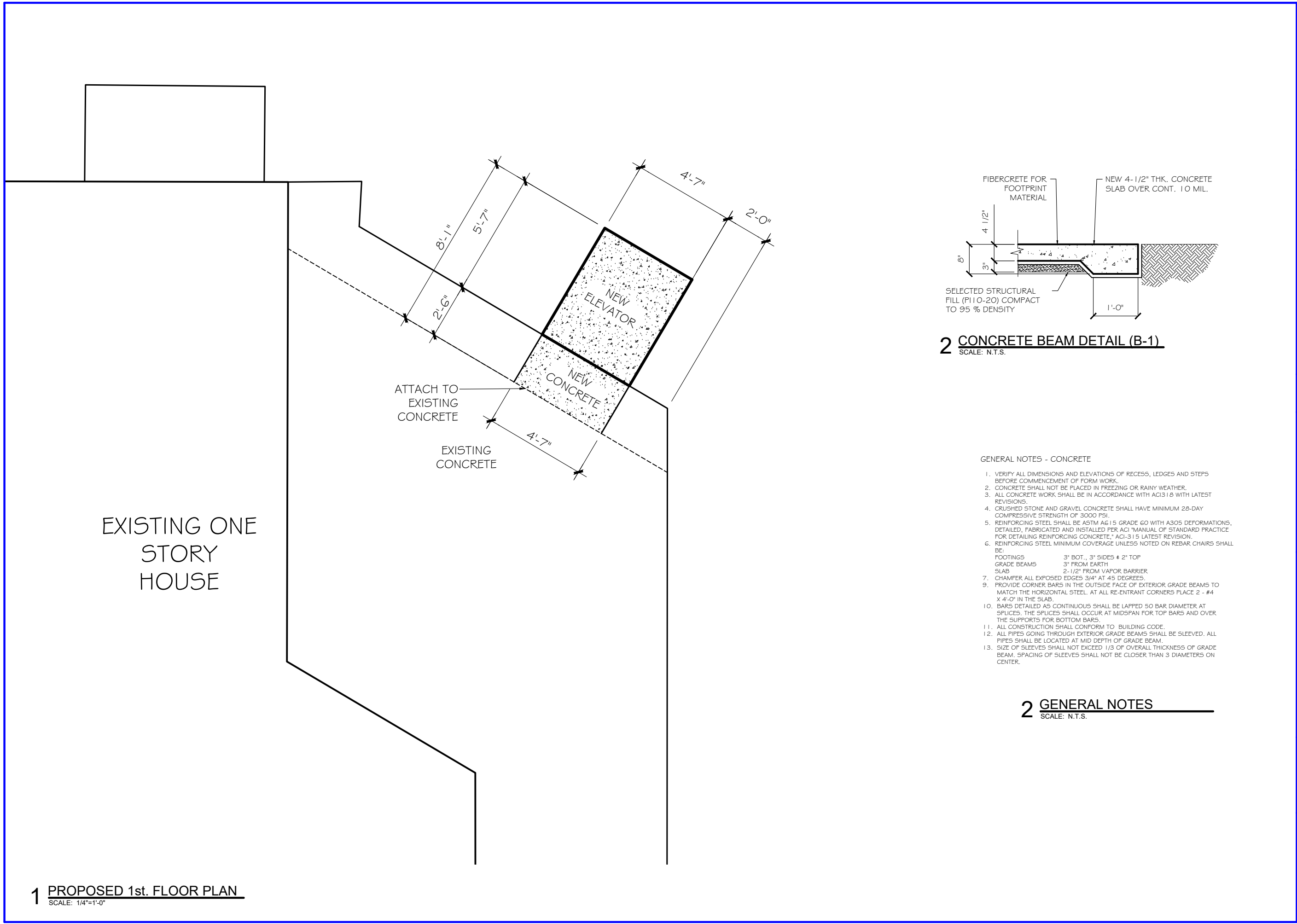
DATE OF ISSUE : 06-18-2026

SHEET NAME:

SITE PLAN

SHEET No.

C1.0





RIVERA DESIGN
PLANS & PERMIT SERVICES

CELL: (409) 599-5430
riveradesigndba@gmail.com

CONSULTANT



2-17-26

OWNER

FENOGLIO JOHN T & SARA S

NEW ELEVATOR

18909 W DE VACA
GALVESTON, TX
77554

This drawing and the information and design application herein contained is property of RIVERA DESIGN. The information contained herein may not be used or reproduced in any manner without written permission of RIVERA DESIGN.

CHECKED BY: J.R.

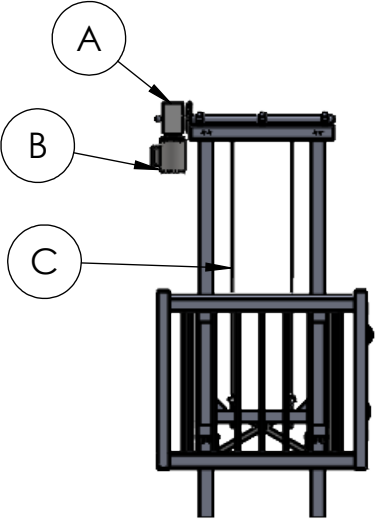
DATE OF ISSUE : 06-18-2026

SHEET NAME:

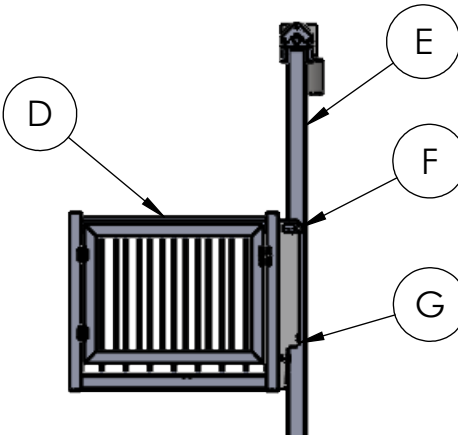
FLOOR PLAN

SHEET No.

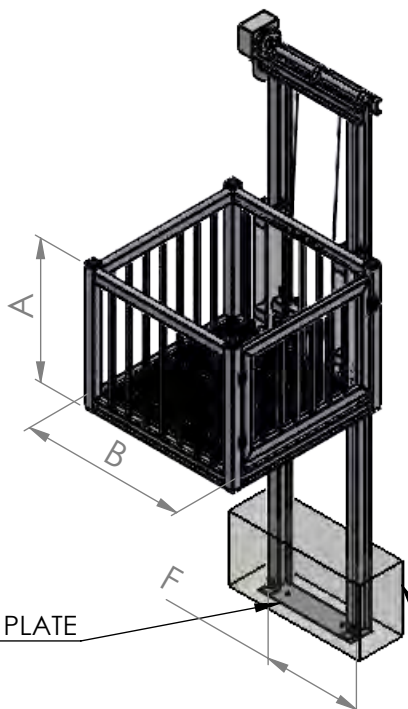
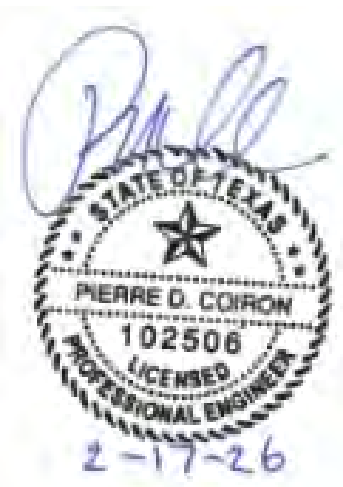
A1.0



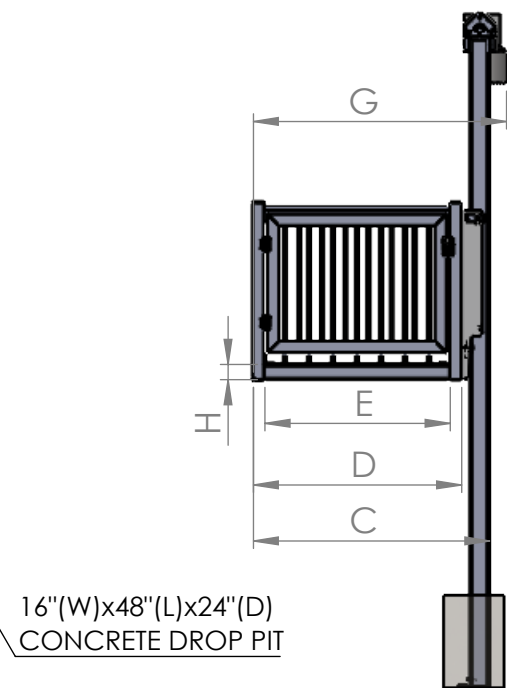
FRONT ELEVATION
NOT TO SCALE



GATE (SIDE) ELEVATION
NOT TO SCALE

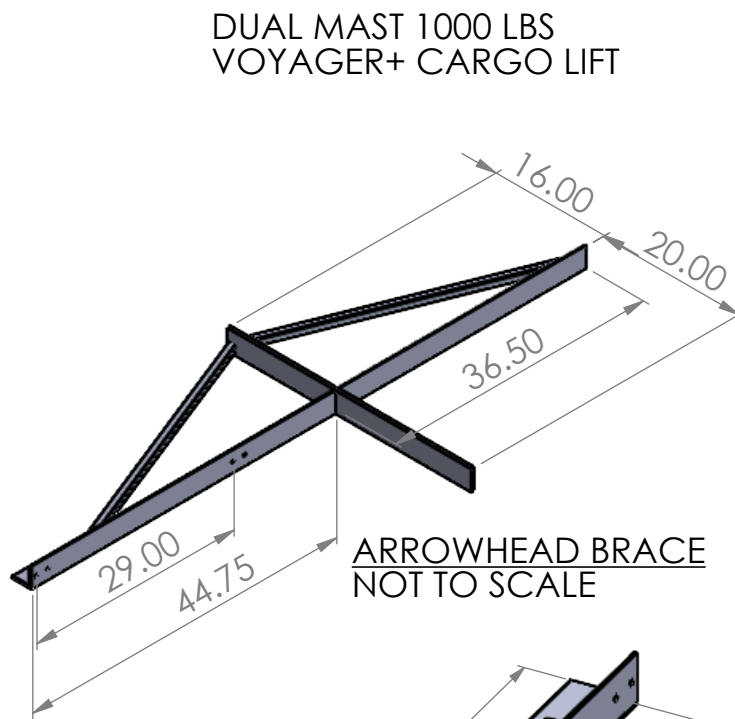


1/4"x8"x34" ALUMINUM BASE PLATE

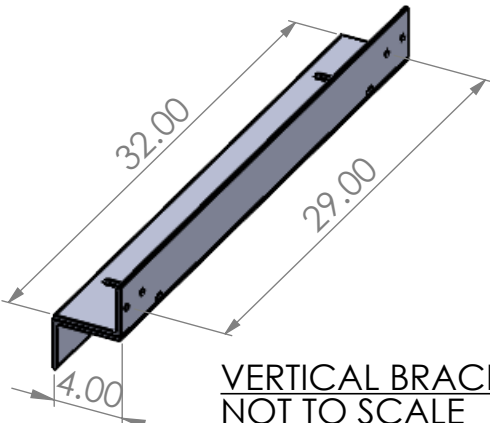


CARGO LIFT ELEVATION
NOT TO SCALE

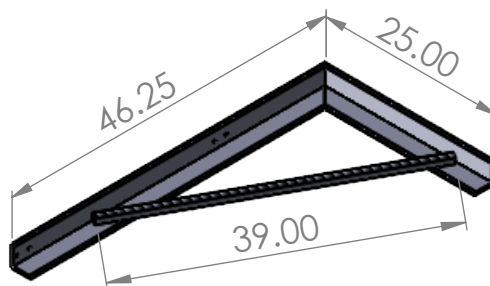
16"(W)x48"(L)x24"(D)
CONCRETE DROP PIT



ARROWHEAD BRACE
NOT TO SCALE



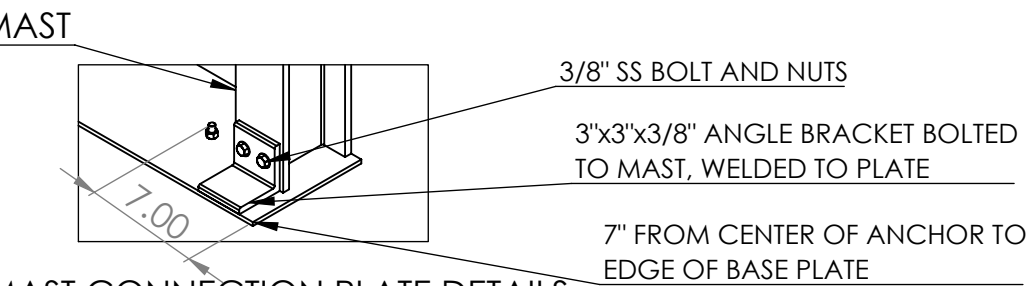
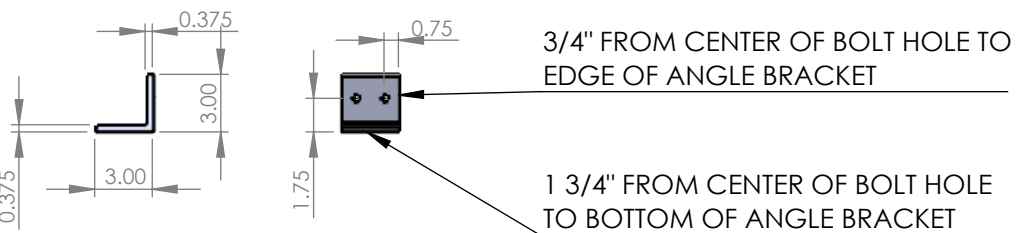
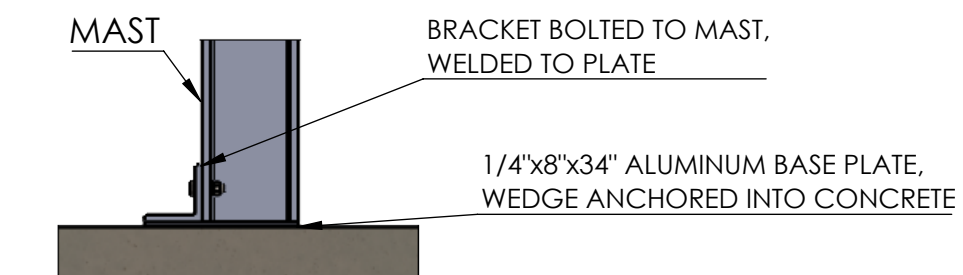
VERTICAL BRACE
NOT TO SCALE



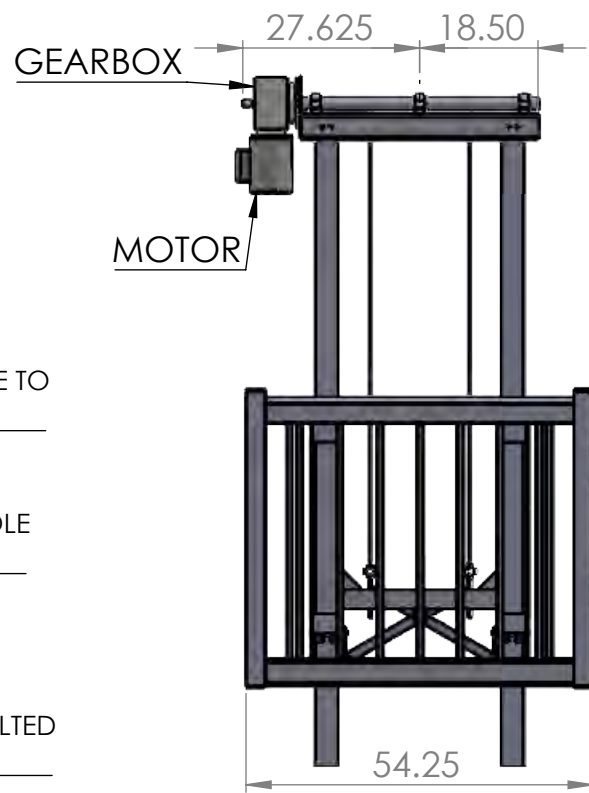
SIDE BRACE
NOT TO SCALE

	A	B	C	D	E	F	G
CAPACITY	GEARBOX	MOTOR	CABLES	CAGE WELDMENT	MAST	CAGE ROLLERS	GUIDE PLATES
1000 LBS	100:1 RATIO	1HP	DUAL 1/4" DIA. SS	6061 AL EXTRUSION WELDMENT	.32"x3.5"x5" ALUMINUM I-BEAM	3" DELRIN ROLLERS	1/4"x8x44" ALUMINUM 4 PER UNIT

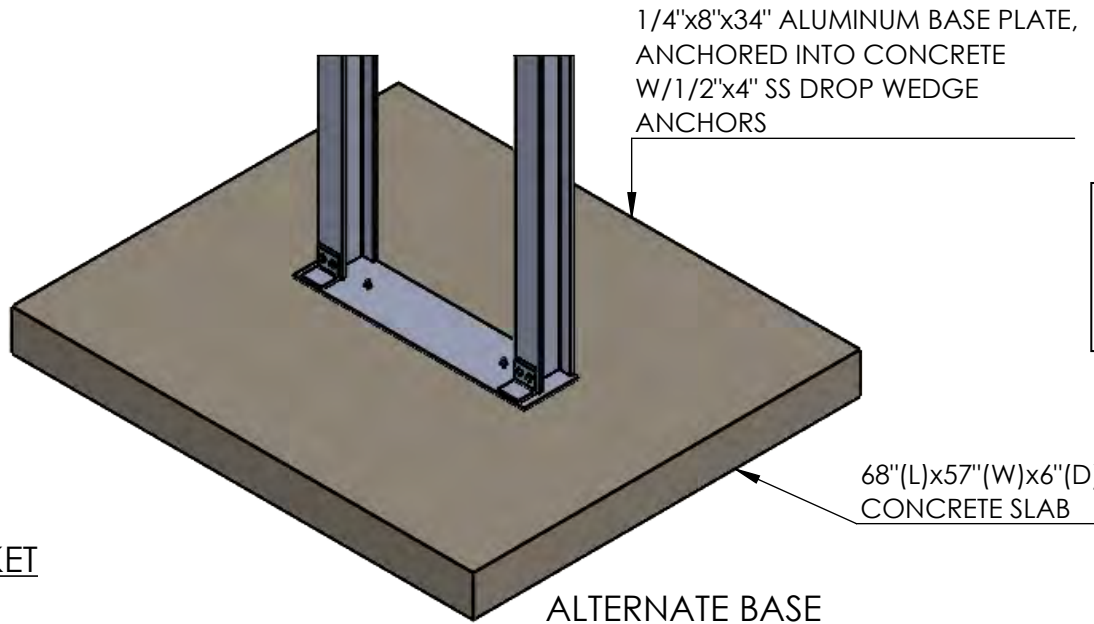
A	HAND RAIL HEIGHT	44"
B	OUTSIDE SIDE TO SIDE	54.25"
C	BACK OF BEAMS TO CAGE FRONT (OUTSIDE)	61.80"
D	BACK OF CAGE TO FRONT OF CAGE (OUTSIDE)	54.25"
E	BACK TO FRONT (INSIDE)	48.25"
F	BEAM WIDTH (OUTSIDE)	32.5"
G	CAGE FRONT TO BACK OF MOTOR	66.12"
H	I-BEAM FRAME HEIGHT	4"



MAST CONNECTION PLATE DETAILS
NOT TO SCALE



STANDARD WIDTH BASKET
NOT TO SCALE



ALTERNATE BASE
NOT TO SCALE

STRUCTURAL ENGINEERING CERTIFICATION:
THE WIND LOAD OF THIS FABRICATED LIFT AT GROUND LEVEL WILL WITHSTAND A WIND LOAD OF 200MPH, 3 SECONDS WIND GUST PER IRC 2024 AND IBC 2024, WHICH MEET OR EXCEED THE PREVIOUS CODE REQUIREMENTS OF 2018 VERSIONS. LIFT POST WIND DESIGN ASSUMES A PINNED-PINNED SUPPORT WITH BRACE AT UPPER LEVEL ATTACHED TO BASE BUILDING STRUCTURE BY OTHERS CAPABLE OF WITHSTANDING 600 LB. TOTAL LATERAL REACTION.

D – Site Photos

















26P-038

STAFF REPORT

ADDRESS:

1628 Avenue N 1/2

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M.B. Menard Survey South 66 Feet of Lot 14 (14-2), Northwest Block 46 Galveston Outlots, in the City and County of Galveston, Texas.

Applicant:

Donna Hansen

Property Owner:

Donna Hansen

ZONING DISTRICT:

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

HISTORIC DISTRICT:

N/A

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

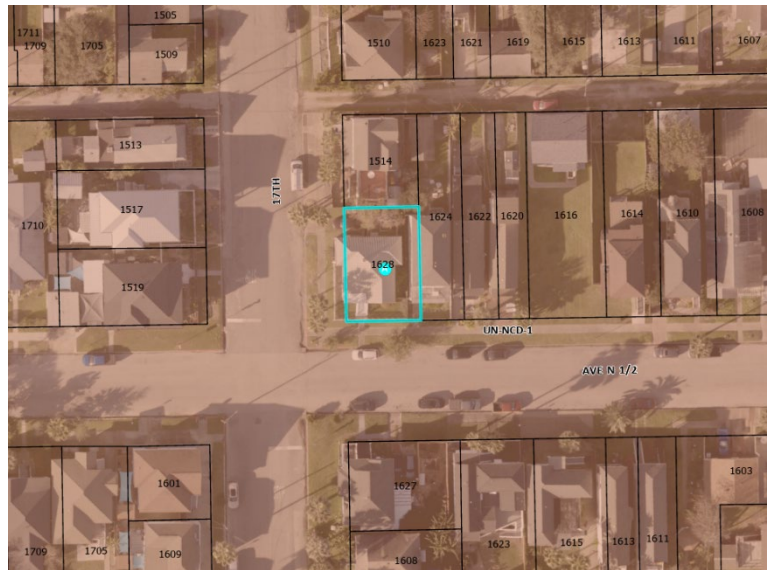
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
40				



Executive Summary

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

Zoning

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

Analysis

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

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

Built in 1922, this house was the residence of Lawrence (L.B.) Blewer Adams. According to the applicant’s narrative, the property that the house is built on was once owned by Blewer’s mother, May Ellen Ludgate. The Ludgates also owned multiple properties in the general vicinity at the time.

The contractor who built the house is listed as Ollie Ludgate, likely a relative of L.B.’s; given that L.B. took out a \$4,000 loan that same year, construction likely cost at least that much.

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

Galveston native Lawrence Blewer Adams was born in 1897 to Robert Lawrence Adams, a sheriff’s deputy, and Mary Ellen Ludgate. Sanborn maps indicate that a house at 1628 Ave N 1/2 was destroyed in the 1900 Storm; this was owned and occupied by the Adams family at the time. L.B. Adams apparently lived at 4805 Sherman and rented the house at 1628 Avenue N 1/2; the 1923 city directory lists Ms. Jeannie Cannon as the resident.

L.B. Adams married bookkeeper Lotus Lamb in 1939. The couple did not have any children, and Lotus passed away in 1955 at age 47. L.B. remarried to nurse and Virginia native Elsie Roberts Johnston, herself a widow as well. L.B. and Elsie also did not have children together. L.B. Adams worked for some significant time for U.S. National Bank, first as a teller, then as a cashier, and eventually as Vice President.

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

The Lawrence and Lotus Adams House has been an important fixture of the San Jacinto neighborhood at least since 1922 thanks to its high degree of authenticity and location on a highly visible corner lot.

Financial Incentives for Historic Properties

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

Other Reviews

The Landmark Commission will hear this request at the August 17, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of September 17, 2026.

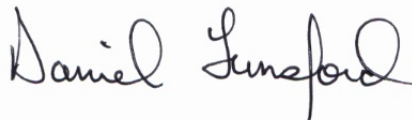
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

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

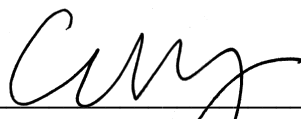
Respectfully Submitted:



Daniel Lunsford
Planning Manager

August 5, 2026

Date



Catherine Gorman, AICP
Assistant Director/ Historic Preservation Officer

August 5, 2026

Date

Subject Property
1628 Avenue N ½





Historical info for 1628 Ave N ½.

Lawrence Blewer Adams (LB) born in Galveston on 11/17/1897 to parents, Robert Lawrence Adams (RL) and Mary Ellen Ludgate Adams, owners of the property 1514 17th and 1628 Ave N ½ (one plat). The original Adams family house stood at 1628 Ave N ½ and did not survive the 1900 Storm. RL and Mary rebuilt their 2nd family home in 1901 on the North end of the plat which is the house behind 1628 Ave N ½ ; 1514 17th Street. In 1922 the plat was divided to give or sell LB Adams the South ½ portion of plat "South 66 of lot 14 Northwest Block Outlot 46" where the original house stood. He obtained a permit to build in 1922, contractor listed; Ollie Ludgate. In 1922 he also took out a loan for \$4,000. He rented the house sometime in 1923 (per city directory, widow Jeannie Cannon residing in house). LB continued to live with his parents at 1514 17th until 1939 when he married Lotus Lamb Adams (a divorcee of Harry Raymond Smith) at the age of 41. She was 31 when she and LB married and was a bookkeeper. She was 47 when she passed away. He was a teller then cashier at US National Bank and went on to become Vice President of US National Bank. He remarried in 1957 to Elsie Virginia "Bobbie" Roberts Johnston Adams, widow of a Dentist (Dr Johnston, DDS). She was a trained nurse, from North Virginia.

LB and Elsie did not reside at 1628 N ½ but remained in Galveston and last address is 4805 Sherman. It appears he never had children and neither did Lotus nor Elsie.

LB Adams parents and his mother's family, the Ludgates, owned several homes/plats in the same neighborhood and were from fairly large families. My suspicion at this time is the land was originally owned by Mary E Ludgate Adams parents William and Mary Ludgate. See above mentioned, "Olle" Ludgate was the contractor to build the house. I have not located information on "Olle" but I am sure he would have been related to Mary Ludgate Adams.

RL Adams, LB's father, was a Deputy Sheriff in Galveston.

In 1964 LB Adams sold the house to a widow of a Galveston fireman, Mrs. Marie A. McGuffin. In 1977, Daisy Nell McGuffin McGinty on behalf of the estate of Marie McGuffin, sold the property to Larry J. Wygant and wife, Alice C. Wygant. In 1980 the Wygants sold the property to Alan N Tipton and Sharon L Benton.

In 2005 Sharon L Benton sold the house to Greg Flisram and wife Nancy.

In 2026 Nancy Flisram Tucker sold the property to Donna M. Hansen (researcher of the history of the property).

LB Adams died from a heart attack in 1973 at the age of 75. He lays in rest at the Oleander Cemetery in Galveston next to Elsie who passed in 1981.

Lotus Lamb Adams lays in rest at Lakeview cemetery in Galveston where LB's parents also lay in rest.

Sanborn maps Galveston:

1899 sanborn map has the original house at 1628 Ave N ½ and no house at 1514 17th Street.

1912 sanborn map does not show current house at 1628 N ½ but does show house at 1514 17th street (north end of plat).

1947 map shows current house at 1628 N ½ and 1515 17th street.

Other info: the 1900 census taken in June has the family at 1628 Ave N ½ which would have been the house that did not survive the 1900 storm. The census mistakenly lists Lawrence as Laura. 1910 census has the family living at 1514 17th St.

Page 38 of 237

Mary E. Adams, feme sole, to L. B. Adams and wife, the north half of lot 14 in the northwest quarter of outlot 46 and improvements; \$10 etc. (United States revenue stamps indicate transaction up to \$2500).

would cost, at present value of materials

5-16-44

Deduct for depreciation from age, use or location

L. B. Adams has secured a permit to erect a five room cottage at 1628 avenue N $\frac{1}{2}$ at a cost of \$2,000. Olle Ludgate is the contractor in charge of construction.

2/7/44

OTHER IMPRO

One wooden cistern *So. ft. 14*
Wla bld. *1 2x to qnd. B*
Wood house *5 Rooms ?*
Fencing

L. B. Adams to Marie McGuffin the south 66 feet of lot 14 in the northwest block of outlot 46, City of Galveston, and improvements; \$10 etc. (U. S. rev. stamps indicate transaction up to \$9,000).

9/17/44

Census Information about Adams family

Street, house no.	House number in addition or territory	Number of family in order of relation	Number of family in order of relation	at each person whose place or name on April 15, 1910, was in this family.	Enter surname first, then the given name and middle initial, if any.	Relationship of this person to the head of the family.	Sex	Color or race	Age at last birth	Whether single, married, widowed, or divorced
1625	285	385		Finley Peter	Head	Wife	M	W	38	Mar
				Bessie	Wife		F	W	26	Mar
1514	290	306		Adams Robert L	Head	Wife	M	W	44	Mar
				Mary E.	Wife		F	W	25	Mar
				William	Son (Twin)		M	W	18	S
				Mary L.	Daughter (Twin)		F	W	18	S
				Robert L.	Son		M	W	16	S
				Lawrence B.	Son		M	W	12	S
				Lillian A.	Daughter		F	W	6	S
1624	294	307		Ludgate Richard W.	Head	Wife	M	W	42	Mar
				Wilhelmina	Wife		F	W	19	Mar
				Louise D.	Daughter		F	W	15	S
1622	296	308		Wallis Richard B.	Head	Wife	M	W	35	Mar
				Marie A.	Wife		F	W	33	Mar
				Benedictus	Daughter		F	W	2	S

TWELFTH CENSUS OF THE UNITED STATES.

•

B

State Texas
County Galveston

SCHEDULE No. 1.—POPULATION.

{ Supervisor's District No. 11 } Sheet No.
{ Enumeration District No. 158 } 13

Township or other division of county Galveston Name of location _____

Name of incorporated city, town, or village, within the above named division, Galesburg Ward of city, 11th

Enumerated by me on the 9th day of June, 1900, Henry A. [redacted], Enumerator

LOCATION		NAME		RELATION	PERSONAL DESCRIPTION										NATIVITY			CITIZENSHIP		OCCUPATION, TRADE, OR PROFESSION		EDUCATION				HEIGHT IF MEAS.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Age	Sex	Color	Height	Weight	Build	Complexion	Hair	Eyes	Mouth	Nostrils	Ears	Neck	Shoulders	Arms	Hands	Feet	Birthplace	Place of birth of father	Place of birth of mother	Place of birth of grandfather	Place of birth of grandmother	Place of birth of great-grandfather	Place of birth of great-grandmother	Place of birth of great-great-grandfather	Place of birth of great-great-grandmother	Place of birth of great-great-great-grandfather	Place of birth of great-great-great-grandmother	Place of birth of great-great-great-great-grandfather	Place of birth of great-great-great-great-grandmother
1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
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[illegible]

63	1616	318	R	16	No	Mamos, John P.	Head	0	M	W	37	M	No	7	7	6
64						Louise	Wife	1	F	W	31	M	No	5	9	0
65						Plaine	Daughter	2	F	W	1	S	No	0	0	0
66						Bayo, Richard	Son	2	M	W	4/10	S	No	7	4	0
67						Eugene	Son	2	M	W	9	S	No	5	2	0
68	1620	319	R	15	No	Camarata, John	Head	0	M	W	40	M	No	4	4	0
69						Bessie	Wife	1	F	W	30	M	No	44	30	0
70	1622	320	R	15	No	King, Opie L.	Head	0	M	W	27	M	No	H3	20	0
71						Opie	Wife	1	F	W	31	M	No	H2	10	0
72	1624	321	R	3500	No	Ludgate, Richard W.	Head	0	M	W	72	W	No	5	5	0
73	1628	322	R	30	No	Lacquad, Walter	Head	0	M	W	35	M	No	7	1	0
74						Alma D	Wife	1	F	W	31	M	No	H1	9	0
75						Walter Jr	Son	2	M	W	12	S	No	5	5	0
76						Nancy A.	Daughter	2	F	W	6	S	No	0	0	0
77						Meyer, Lester	Nephew	5	M	W	19	S	No	H2	10	0
78	1514	323	R	2500	No	P. D. J.	Head	0	M	W	42	M	No	H2	10	0
79								3	M	W	32	M	No	H1	9	0
80	1510							1	M	W	62	M	No	7	7	0

Surname: Meyer Given Name: Lester

SUPPLEMENTARY QUESTIONS		FOR PERSONS OF ALL AGES			
For Persons Enumerated on Lines 55 and 68		PLACE OF BIRTH OF FATHER AND MOTHER			MOTHER TONGUE OR NATIVE LANGUAGE
Line No.	NAME	If born in the United States, give State, Territory, or possession. If foreign born, give country in which birthplace was located on January 1, 1907. Distinguish Canada-French from Canada-English and Irish Free State (Eire) from Northern Ireland.			Language spoken in home in earliest childhood
		FATHER	MOTHER	CODE (Leave blank)	
	35	36	37	G	38
55	Gruer, Russell	California	Oregon		English
68	Camarata, John	Italy	Italy	2.6	English

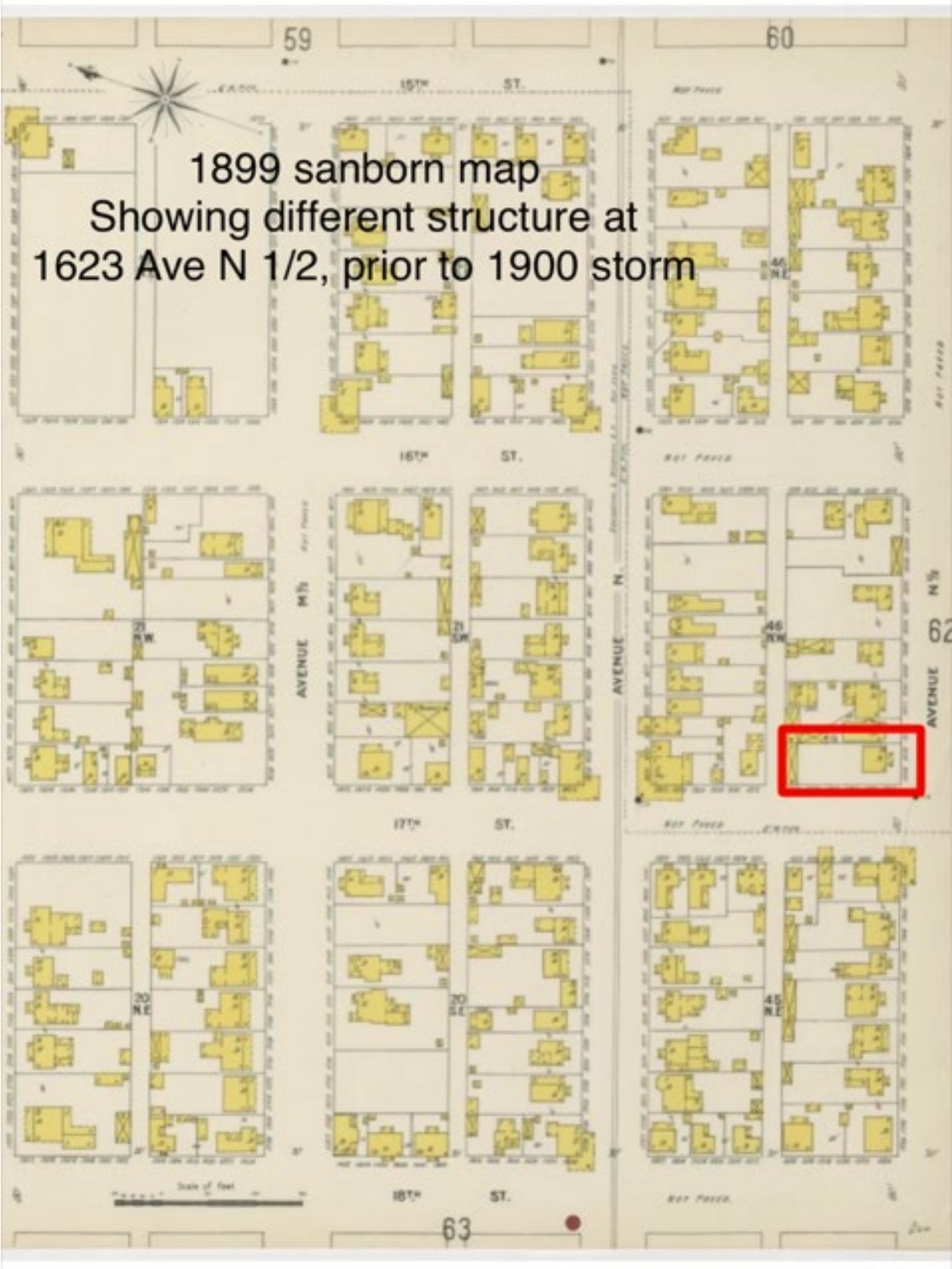
Col. 9. VALUE OF HOME, IF OWNED: Where owner's household occupies only a part of a structure, estimate value of portion occupied by owner's household. Thus the

Col. 10. COLOR OR RACE: White..... W Filipino..... FU Negro..... Neg Hindu..... Hin

Col. 11. AGE AT LAST BIRTHDAY: Enter age of children born on or after April 1, 1900, as April 1909..... 11/12 October 1909, November '12 May 1909..... 12/12 November '12 December 1909, January 1910 June 1909..... 1/12 February 1910, March 1910..... 2/12 March 1910, April 1910..... 3/12 April 1910, May 1910..... 4/12 May 1910, June 1910..... 5/12 June 1910, July 1910..... 6/12 July 1910, August 1910..... 7/12 August 1910, September 1910..... 8/12 September 1910, October 1910..... 9/12 October 1910, November 1910..... 10/12 November 1910, December 1910..... 11/12 December 1910, January 1911..... 12/12

There's more to discover in this

1899 Sanborn Map



1899 sanborn map
Showing different structure at
1623 Ave N 1/2, prior to 1900 storm

1912 Sanborn Map



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1947 Sanborn Map



STATE OF TEXAS 084-01-2 084-01 CERTIFICATE OF DEATH 4/23 3 52866

1. PLACE OF DEATH a. COUNTY Galveston		2. USUAL RESIDENCE (Where deceased lived, if institution, residence before admission) a. STATE Texas b. COUNTY Galveston	
3. CITY OR TOWNSHIP (If outside city limits, give precinct no.) Galveston		4. CITY OR TOWNSHIP (If outside city limits, give precinct no.) Galveston	
5. NAME OF (If not in hospital, give street address) HOSPITAL OR INSTITUTION University of Texas Medical Branch		6. STREET ADDRESS (If rural, give location) 4805 Sherman	
7. IS PLACE OF DEATH INSIDE CITY LIMITS? YES ☒ NO ☐		8. IS RESIDENCE INSIDE CITY LIMITS? YES ☒ NO ☐	
9. NAME OF DECEASED (Type or print) Lawrence B. Adams		10. DATE OF DEATH June 26, 1973	
11. SEX Male		12. DATE OF BIRTH 11/17/1897	
13. COLOR OR RACE White		14. MARRIAGE STATUS Married ☒ Never Married ☐ Widowed ☐ Divorced ☐	
15. USUAL OCCUPATION (Give kind of work done, if retired) Retired - V.P. U.S. Nat'l. Bank		16. END OF BUSINESS OR INDUSTRY Texas	
17. FATHER'S NAME Robert Lawrence Adams		18. MOTHER'S MARRIAGE NAME Mary Ellen Ludgate	
19. SOCIAL SECURITY NO. 453-01-0700		20. WIFE: Mrs. Elsie Adams	
21. CAUSE OF DEATH (Enter only one cause per line, but use (a), (b), and (c).) Ventricular fibrillation		22. INTERVAL BETWEEN ONSET AND DEATH 10 minutes	
23. DUE TO Atherosclerotic heart disease		24. DUE TO 6 years	
25. LIST OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART (b) NONE			
26. ACCIDENT SUICIDE HOMICIDE ☐ ☐ ☐			
27. DESCRIBE HOW INJURY OCCURRED (Enter nature of injury in Part 1 or Part 2 of item 26) NONE			
28. TIME OF INJURY Hour Month Day Year a.m. p.m.			
29. INJURY OCCURRED WHERE AT HOME ☐ NOT HOME ☐			
30. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office building, etc.) NONE			
31. CITY, TOWN, OR LOCATION COUNTY STATE			
32. I hereby certify that I attended the deceased from July 25, 1972 to June 26, 1973 and last saw the deceased alive on June 26, 1973. Death occurred at 4:15 p.m. on the date stated above, and to the best of my knowledge, from the causes stated.			
33. SIGNATURE E.D. Futch, M.D.			
34. ADDRESS 200 University Blvd. Galveston, Texas 77550			
35. DATE SIGNED 8-1-73			
36. BURIAL OR CREMATION REMOVAL (Enter date) Burial 6/29/73			
37. NAME OF CEMETERY OR CREMATORIUM Oleander Cemetery			
38. LOCATION (City, town, or county) Galveston, Texas			
39. REGISTRAR'S FILE NO. 730			
40. DATE REC'D BY LOCAL REGISTRAR AUG 2 1973			
41. SIGNATURE J. Levy & Bro., Inc.			





26P-039

STAFF REPORT

ADDRESS:

1220 Avenue M ½

LEGAL DESCRIPTION:

The property is legally described as M B Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (12-1), Northwest Block 23, Galveston Outlots, in the City and County of Galveston, Texas

Applicant:

Trisha Talbot

Property Owner:

Theresa Talbot

ZONING DISTRICT:

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

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

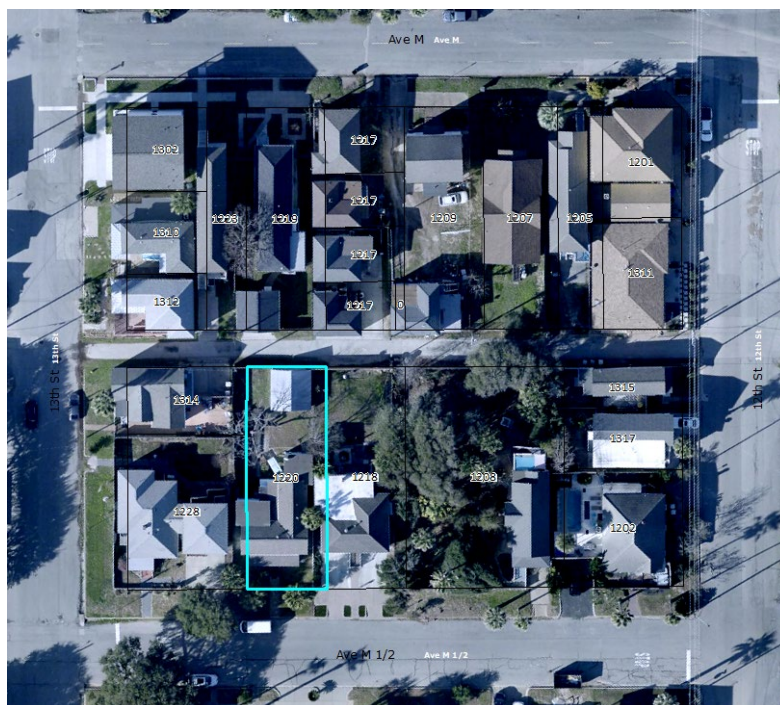
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
40				



Executive Summary

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

Zoning

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

Analysis

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

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

The Schumann Cottage at 1220 Avenue M ½ was built in 1901. Albert Fredrick Schumann (1843-1925), emigrated from Germany, with wife Mina Clara Zincke (1842-1917), and the couple's two sons- Albert Otto (187 5-1958) and Paul Richard (1876-1946) sometime between 1879 and 1881. The family was in Galveston by 1881 as they were included in the 1882-1883 Galveston City Directory, and listed as residing on Avenue L between 14th and 15th Streets. By 1885, the Schumann family resided on Avenue M ½ between 12th and 13th Streets.

The Schumanns resided on the property when the 1900 Storm struck on September 8, 1900. Located blocks from the beach front, the hurricane's storm surge destroyed the area. After the 1900 Storm, Albert Schumann built the existing cottage at 1220 Avenue M ½ in March 1901 for use as the family's second residence. In 1910, the US Census recorded the Schumann family residing at 1220 Avenue M ½ and listed Paul Schumann as the head of household. Employed as a "retoucher" at a local photography studio, Paul's household included wife Carolina "Lena" Bergman (1881-1937), their children Clara and Paul, and Paul's parents Alfred and Clara.

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

The residence is strongly associated with the life and work of Paul Schumann, a nationally significant painter known as the “Wilsow Homer of the Gulf Coast.”

Born in Saxony, Germany, Paul Schumann was educated in Galveston's public school system and encouraged to pursue his artistic talents by the district's superintendent. Before turning his focus to plein air painting, Paul studied under Danish painter Julius Stockfleth (1857-1935), who's painted scenes of Galveston between 1885-1907 included the recovery efforts associated with construction of the seawall and massive grade-raising the followed. Paul traveled across the United States, painting in multiple states and by 1919, he had relinquished his job in Joseph M. Maurer's photography studio to focus on art. During his life, Paul held memberships in the Southern States Art League, Texas Fine Arts Association, Springfield Art League (Illinois), and the Galveston Art League. Today, his work is held within the permanent collections of multiple institutions including Galveston's Rosenberg Library, the Fort Worth Art Museum, the Panhandle-Plains Historical Museum (Canyon, Texas), Texas State University (San Marcos), and the Vanderpoel Art Gallery (Chicago, Illinois).

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

The J Schumann Cottage retains much of its historic integrity. A previous owner has modified the front porch railings. Any future restoration work to the porch should restore the railings to the design shown in the photographs in Exhibit A.

Financial Incentives for Historic Properties

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

Other Reviews

The Landmark Commission will hear this request at the August 17, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of September 17, 2026.

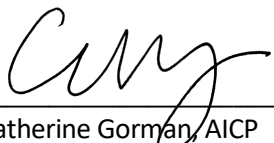
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

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

Respectfully Submitted:


Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

08/06/2026
Date



Schumann Cottage

1220 Avenue M ½

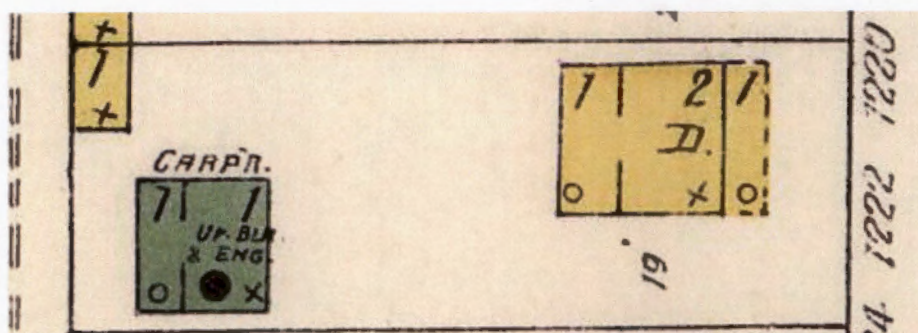
Parts of lots 12 & 13/ North West Outlot 23

Built March 1901

The undated insurance record for this center-hall, side-gable cottage describes a one-story frame building with a shingle and metal roof. The record noted the building contained four rooms, one hall, one bathroom and two porches. Paul Schumann was the owner-occupant at the time the record was created. A hand-written note at the top of the document notes the original insurance record for the building was "lost." Schumann was the son of German carpenter Albert F. Schumann, who purchased the lot the house is located on in 1895.

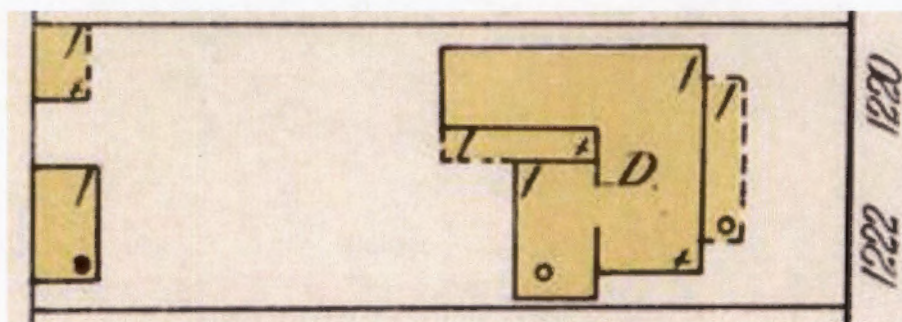
Albert Fredrick Schumann (1843-1925), emigrated from Germany, with wife Mina Clara Zincke (1842-1917), and the couple's two sons- Albert Otto (1875-1958) and Paul Richard (1876-1946)- sometime between 1879 and 1881. The family was in Galveston by 1881 as they were included in the 1882-1883 *Galveston City Directory*, and listed as residing on Avenue L between 14th and 15th Streets. By 1885, the Schumann family resided on Avenue M ½ between 12th and 13th Streets.

In August 1895, Peter and Mary Ann Nilson sold Schumann the east part of lot 13 and west part of lot 12 (located on the northwest quarter of outlot 23), where Schumann built the first family residence. The 1899 Sanborn Insurance Map recorded the Schumann property, which included a two-story frame dwelling and carpentry shop that supported Schumann's business as well as a third, smaller one-story frame building.



The Schumanns resided on the property when the 1900 Storm struck on September 8, 1900. Located blocks from the beachfront, the hurricane's storm surge destroyed the area. After the 1900 Storm, Albert Schumann built the existing cottage at 1220 Avenue M ½ in March 1901 for use as the family's second residence. In 1910, the US Census recorded the Schumann family residing at 1220 Avenue M ½ and listed Paul Schumann as the head of household. Employed as a "retoucher" at a local photography studio, Paul's household included wife Carolina "Lena" Bergman (1881-1937), their children Clara and Paul, and Paul's parents Alfred and Clara.

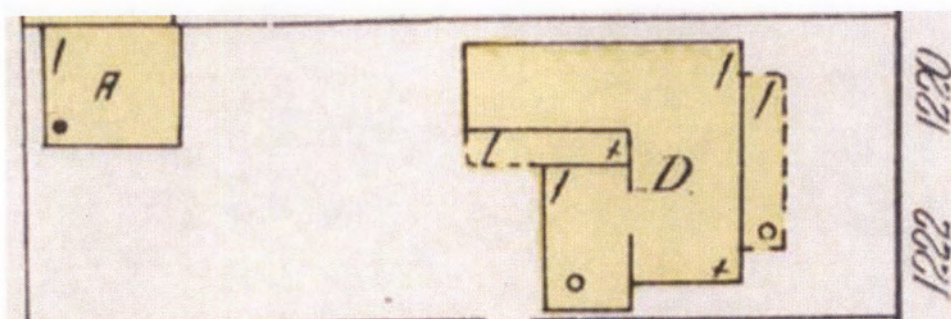
The 1912 Sanborn Fire Insurance Map recorded the footprint of the new (and current) one-story dwelling with two porches—one on the main elevation (south) and a second in the back of the building along the west side of the original L-plan. The one-story addition on the west side, rear, was added in 1903. The lot also supported two accessory buildings in 1912—a one-story open front shed in the northeast corner of the lot and second one-story frame building on the northwest side of the lot.



By 1920, Paul's household included the addition of a third child, Robert, and had endured the death of his mother in 1917. Alfred Schumann remained at 1220 Avenue M ½ with his son and son's family until his own death. In 1926, married and maintaining his own household, Alfred Otto sold his share of the family homestead to his brother Paul. Paul remained at 1220 Avenue M ½ after Lena's death, maintaining his residence there until he died. Known nationally as an accomplished plein air artist and dubbed the "Winslow Homer of the Gulf Coast," news of Paul's death was printed in newspapers across the country.

Born in Saxony, Germany, Paul Schumann was educated in Galveston's public school system and encouraged to pursue his artistic talents by the district's superintendent. Before turning his focus to plein air painting, Paul studied under Danish painter Julius Stockfleth (1857-1935), who's painted scenes of Galveston between 1885-1907 included the recovery efforts associated with construction of the seawall and massive grade-raising that followed. Paul traveled across the United States, painting in multiple states and by 1919, he had relinquished his job in Joseph M. Maurer's photography studio to focus on art. During his life, Paul held memberships in the Southern States Art League, Texas Fine Arts Association, Springfield Art League (Illinois), and the Galveston Art League. Today, his work is held within the permanent collections of multiple institutions including Galveston's Rosenberg Library, the Fort Worth Art Museum, the Panhandle-Plains Historical Museum (Canyon, Texas), Texas State University (San Marcos), and the Vanderpoel Art Gallery (Chicago, Illinois).

Paul and Lena's children- Paul A., Robert E., and Clara (Mrs. Daniel E. Chamness)- inherited the family cottage after their father's death, with Clara becoming sole owner in February 1947. She and her husband, Daniel, continued to utilize the cottage as their family residence as well as rent property. The 1947 Sanborn Fire Insurance Map recorded the property and noted no change to the cottage. Between 1912 and 1947, the accessory buildings seen in 1912 were replaced by a one-story frame automobile garage.



Clara Schumann Chamness maintained ownership of 1220 Avenue M ½ until 1972, when she sold the property to Wilburn and Gertrude Wood. The Woods were from Orange and Jefferson

counties, and raised in the communities of Orange and Port Arthur respectively. They relocated to Galveston in 1949, where Wilburn was employed as a machinist at the Todd Shipyard. A veteran of the Korean War, after Wilburn purchased the Schumann Cottage, he used the house as his family's residence until 1998.

Subsequent owners since 1998 have utilized the Schumann Cottage as both an owner occupied residence and rental property. The current owner purchased the property in 2024. The historic property contributes to the San Jacinto Neighborhood, designated a City of Galveston Neighborhood Conservation District (2010). Design standards for the district preserve and protect the island's inventory of older buildings located in the neighborhood.

*Compiled and written by
Jami Durham, Galveston Historical Foundation
July 2026*

Chain of Title

Albert F. and Clara Schumann, August 1895
Paul R. Schumann, March 1926
Paul A. Schumann, Robert E. Schumann, and Clara Schumann Chamness, January 1947
Clara Schumann Chamness, February 1947
Wilburn and Gertrude Wood, October 1972
Larry and Jeanne Fleskes, May 1998
Robert and Janet Garber, May 2004
Barbara L. Davis, October 2005
Kevin and Rita Forness, March 2017
Judith Marie Kemp, August 2021
Current, February 2024

Photographs & Clippings

Family photographs courtesy Ancestry.com, Family Tree, Albert Frederick Schumann. P. A. Schumann, administrator



Albert Fredrick Schumann (1843-1925)

REAL ESTATE TRANSFERS.

S. H. Uzzell and wife to Oscar S. Cummings, block 4 of Graham, Uzzell, Davis & Tolar subdivision of International and Great Northern lands, in section 26; \$1200.

Peter Nilsen and Mary Ann Nilsen to Albert Schumann, east half of lot 13 and west half of lot 12, northwest quarter of outlot 23; \$1400.

Galveston Daily News 30 August 1895



Mina Clara Zincke Schumann (1842-1917)



Mina Clara and Albert F. Schumann.



On steps of 1220 Avenue M ½, from top- Mina Clara, Albert Fredrick (with dog), Lena and unidentified man, possibly Paul.

OBITUARY NOTICES

Mrs. A. F. Schumann.

The funeral services of Mrs. A. F. Schumann, aged 74, who died yesterday morning at 10:30 o'clock were held at the residence, 1220 Avenue M½ at 10 this morning. She is survived by a husband, two sons, three grandchildren and three brothers.

Galveston Tribune 18 April 1917

ANNOUNCEMENTS

Mortuary Notice

SCHUMANN—A. F. Schumann this morning at his residence, 1220 M½. Funeral from the late residence Tuesday at 3 p. m. Nov. 10th, 1925.

Galveston Tribune 9 November 1925

A. F. SCHUMANN.

Funeral services for A. F. Schumann, 62 years old, who died yesterday while asleep, will be held this afternoon at 3 o'clock at the residence 1220 Avenue M½. Interment will be in Lakeview Cemetery with Rev. Victor Albert officiating. Mr. Schumann is survived by two brothers, A. O. Schumann and Carl R. Schumann.

Galveston Tribune 10 November 1925



Carolina "Lena" Bergman Schumann (1881-1937)

Dr. Steffen
If NON-RESIDENT, be careful to give the complete residence of the deceased, stating both city, county and state.
The residence is the usual place of abode.

TEXAS DEPARTMENT OF HEALTH BUREAU OF VITAL STATISTICS STANDARD CERTIFICATE OF DEATH		239548
1. PLACE OF DEATH STATE OF TEXAS		Registrar's No. 48
COUNTY OF <i>Galveston</i>		
CITY OR PRECINCT NO. <i>Galveston</i> No. <i>1220</i> Street <i>Ave. Mth</i>		
Length of residence in city where death occurred <i>3</i> yrs. <i>3</i> mos. <i>3</i> days. How long in U. S. if foreign born? <i>3</i> yrs. <i>3</i> mos. <i>3</i> days		
2. FULL NAME OF DECEASED <i>Mrs. Lena Bergman Schumann</i>		
RESIDENCE OF THE DECEASED No. <i>1220</i> Street <i>Ave. Mth</i> City <i>Galveston</i> State <i>Texas</i>		
PERSONAL AND STATISTICAL PARTICULARS		
3. SEX <i>Female</i>	4. COLOR OR RACE <i>White</i>	5. Single ☒ Married ☒ Widowed ☐ Divorced ☐ (Write the word)
6a. If married, widowed or divorced HUSBAND of (or) WIFE of <i>Paul R. Schumann</i>		
6. DATE OF BIRTH <i>June 7th 1881</i>		
7. AGE <i>55</i> Years <i>7</i> Months <i>10</i> Days or <i>1</i> LESS than 1 day <i>1</i> day <i>1</i> day <i>1</i> day		
8. Trade, profession, or particular kind of work done, as splanner, sawyer, bookkeeper, etc. <i>Housewife</i>		
9. Industry or business in which work was done, as silk mill, saw mill, bank, etc.		
10. Date deceased last worked at this occupation (month and year)		11. Total time (years) spent in this occupation
12. BIRTHPLACE (City or Town) (State or Country) <i>Friedrichsburg, Texas</i>		
13. NAME <i>Richard Bergman</i>		
14. BIRTHPLACE (City or Town) (State or Country) <i>Germany</i>		
15. MAIDEN NAME <i>Minna Brockman</i>		
16. BIRTHPLACE (City or Town) (State or Country) <i>Texas</i>		
17. INFORMANT <i>Paul R. Schumann</i>		
(Address) <i>1220 Ave. Mth</i>		
18. BURIAL <i>Lakeview</i> Date <i>1-18, 1937</i>		
19. UNDERTAKER <i>Joseph Levy</i>		
(Address) <i>Galveston, Texas</i>		
20. SIGNATURE AND FILE DATE OF LOCAL REGISTRAR <i>She 18 1937 A. Quixarilla</i>		
(File Date) (Signature)		
MEDICAL PARTICULARS		
21. DATE OF DEATH <i>Jan. 17th 1937</i>		
22. I HEREBY CERTIFY that I attended deceased from <i>1937</i> to <i>1937</i>		
I last saw h. <i>h</i> alive on <i>1/16</i> 1937; death is said to have occurred on the date stated above, at <i>4:50 a.m.</i> The principal cause of death and related causes of importance were as follows: <i>coronary thrombosis</i> Date of Onset <i>1/14/37</i>		
Other contributory causes of importance: <i>angina pectoris</i> <i>10/1/36</i>		
Name of operation <i>none</i> Date of <i>none</i>		
What test confirmed diagnosis? <i>none</i> Was there an autopsy? <i>no</i>		
23. If death was due to external causes (violence) fill in also the following: Accident, suicide, or homicide? <i>-</i>		
Date of injury <i>-</i> 1937		
Where did injury occur? (Specify city or town, county, and State)		
Specify whether injury occurred in industry, in home, or in public place		
Manner of injury <i>-</i>		
Nature of injury <i>-</i>		
24. Was disease or injury in any way related to occupation of deceased? <i>-</i>		
If so, specify <i>-</i>		
(Signed) <i>W. W. Steffen</i> M.D.		
(Address) <i>Galveston, Texas</i>		

1937 death certificate, Lena Schumann



Paul Richard Schumann (1876-1946)

44-6

NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

1. PLACE OF DEATH		TEXAS DEPARTMENT OF HEALTH BUREAU OF VITAL STATISTICS STANDARD CERTIFICATE OF DEATH		17575
STATE OF TEXAS		COUNTY OF <u>Galveston</u>		
CITY OR PRECINCT NO. <u>Galveston</u>		ST <u>Marys Infirmary</u>		
2. FULL NAME OF DECEASED <u>Paul Richard Schumann</u>		STREET AND NUMBER OR NAME OF INSTITUTION		
LENGTH OF RESIDENCE WHERE DEATH OCCURRED <u>69</u> YEARS MONTHS DAYS		(SOCIAL SECURITY NO. <u> </u>)		
RESIDENCE OF THE DECEASED AND NO. <u>1220 Ave M's</u>		CITY <u>Galveston</u> COUNTY <u>Galveston</u> STATE <u>Texas</u>		
PERSONAL AND STATISTICAL PARTICULARS				
3 SEX <u>Male</u>	4 COLOR OR RACE <u>Caucasian</u>	17. DATE OF DEATH <u>April 29</u> 194 <u>6</u>		
5. SINGLE, MARRIED, WIDOWED OR DIVORCED <u>Widowed</u>		18. I HEREBY CERTIFY THAT I ATTENDED THE DECEASED FROM <u> </u> 194 <u>6</u> TO <u>April 29</u> 194 <u>6</u>		
6. DATE OF BIRTH <u>December 13</u> 18 <u>76</u>		I LAST SAW HIM ALIVE ON <u>April 29</u> 194 <u>6</u>		
7. AGE <u>69</u> YEARS <u>4</u> MONTHS <u>16</u> DAYS IF LESS THAN 1 DAY	THE DEATH OCCURRED ON THE DATE STATED ABOVE AT <u> </u> H.			
8A. TRADE, PROFESSION OR KIND OF WORK DONE <u>Artist</u>		THE PRIMARY CAUSE OF DEATH WAS: <u>Mitotic Carcinoma</u>		
8B. INDUSTRY OR BUSINESS IN WHICH ENGAGED <u> </u>		DURATION <u> </u>		
9. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>		CONTRIBUTORY CAUSES WERE <u>Carcinoma</u>		
10. NAME <u>Albert Otto Schumann</u>		<u>Bladder -</u>		
11. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>				
12. MAIDEN NAME <u>Clara Zinke</u>				
13. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>				
14. SIGNATURE <u>Mr Paul A Schumann</u>		IF NOT DUE TO DISEASE, SPECIFY WHETHER ACCIDENT, SUICIDE, OR HOMICIDE <u> </u>		
ADDRESS <u>Houston</u> TEXAS		DATE OF OCCURRENCE <u> </u>		
15. PLACE OF BURIAL OR REMOVAL <u>Lake View - Galveston</u> TEXAS		PLACE OF OCCURRENCE <u> </u>		
DATE <u>April 30</u> 194 <u>6</u>		MANNER OR MEANS IF RELATED TO OCCUPATION OF DECEASED, SPECIFY <u> </u>		
16. SIGNATURE <u>Joseph Levy</u>		SIGNATURE <u> </u> M.D.		
ADDRESS <u>Galveston</u> TEXAS		ADDRESS <u>Galveston</u> TEXAS		
20. FILE NUMBER <u>368</u>	FILE DATE <u>April 30, 1946</u>	SIGNATURE OF LOCAL REGISTRAR <u>Margaret O'Rourke</u>		POSTOFFICE ADDRESS <u>Galveston</u> TEXAS

DEPARTMENT OF HEALTH
RECEIVED
MAY 20 1946

1946 death certificate, Paul Richard Schumann



Paul Richard Schumann



Schumann Cottage with original porch trim, prior to alteration by previous owners.

Original Lost.

Map Page No. 31

Lot PFS 124/3 Block NW

City.

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 1 story Shingled & metal roofed Frame built
Situating on Lot No. PTs 12413 in Block No. NW 23 No. 1220 Ave. M. S. St.
in the City of Galveston, owned by Paul A. Johnson D. E. Chambers
Occupancy: { Basement 2 for
First Floor by owner for D. E. Chambers
Second Floor by for
Third Floor by for

DESCRIPTION

When built? March 1901 Last repaired or painted? _____

What is used for lighting? _____ Is gas used? _____

Size of building? 16 x 34 22 x 24 12 x 20 Porch 6 x 25

Plastered

Number of Rooms ~~rough~~ ^{ceiled and papered} 4 Halls 1 Bath room 1

Celled and painted

Number closets? _____ Porches? 2 Mantels and grates? ✓

X Number of flues and construction thereof? _____

Is public Fire Hydrant within 500 feet? _____ Within 1000 feet? _____

24447

Deduct for depreciation from age, use or location _____ per cent \$ _____

Making the present Cash Valuation_____

OTHER IMPROVEMENTS

This is a copy of a document in
The Rosenberg Library, Dallas, Texas. \$ _____ \$ _____

Not to be Copied or Reproduced in Any Way \$

Deduct for depreciation from age, use or location _____ per cent \$ _____ \$ _____

Making the present Cash Value_____ \$_____

REMARKS: _____

INSPECTOR.

Galveston, Texas, _____ day of _____, 19____

Undated DESCRIPTION AND ESTIMATE of the Present Cash Value, parts of lots 12 and 12,
Northwest Outlot 23, No. 1220 Ave M ½



26P-035

STAFF REPORT

ADDRESS:

4002 Broadway / Avenue J

LEGAL DESCRIPTION:

Property is legally described as Abstract 628, M. B. Menard Survey, Lots 8 through 12, Block 220, in the City and County of Galveston Texas

APPLICANT/REPRESENTATIVE:

Drew Fontaine

PROPERTY OWNER:

Ricky C. Morales

ZONING:

Commercial (C)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 4 of the Land Development Regulations (LDR)

STAFF RECOMMENDATION:

Denial

EXHIBITS:

- A – Zoning / Residential Land Use Map
- B – Narrative / PUD Plan

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
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.

Private Utilities Notification Responses:

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



Executive Summary

This is a request for a Planned Unit Development (PUD) Overlay District to establish “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses at the subject property. The purpose of the PUD is:

- To allow for the land uses of “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses within 200 feet of residential land uses in the Commercial (C) zoning district.

Site Details

The site consists of one lot located between 40th Street and 41st Streets and north of Broadway/Avenue J. The total area of the site is 0.589 acres (25,656.84 square feet). The site is improved and consists of several interconnected buildings.

Ability of the Property to be used under Current Zoning

The property is zoned Commercial (C). The land uses of “Golf Carts, Sales or Rental” and “Golf Carts, Service” are Limited Uses in the Commercial (C) zoning district. Limited Uses are those land uses that have been determined to be appropriate in one or more zoning districts but only when they comply with certain criteria itemized in the Land Development Regulations (LDR). Applications for Limited Uses are reviewed and approved by the Development Services Department and are indicated by a “L” in the Land Use Table.

Both proposed land uses are subject to the following limited standard:

Minimum Distance from Residential. The use shall be located a minimum of 200 feet from any residential use or residential zoning district boundary, measured as a radius from the property lines of the limited use.

There are approximately 17 residential units within 200 feet of the subject property. Since this Limited Use standard is not being met, staff is unable to approve the use and the applicant has chosen to seek a PUD.

The PUD request is to deviate from Sections 2.330(A)(1) and 2.331(A)(1) of the LDR to allow the “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses.

Compatibility with Base and Surrounding Zoning and Land Uses

Staff finds the request is not compatible with the base zone or surrounding zoning and land uses. The LDRs reflect a clear policy direction that new golf cart businesses should be located away from residential uses. In 2024, City Council adopted Ordinance 24-023 which established the Limited Use standard for the 200-foot distance from residential for the “Golf Carts, Sales or Rental” land use. The distance requirement for the “Golf Carts, Service” land use dates from 2022, Ordinance 22-024.

PUD Details /Development Plan

The purpose or intent of the PUD	To deviate from Sections 2.330(A)(1) and 2.331(A)(1) of the LDR which require a minimum distance of 200 feet from residential uses for the “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses.
Building Height	No changes to the building height is proposed.
Building Setbacks	No changes to the building setbacks are proposed.
Limits of Construction	No new construction is proposed.
Vehicular Parking	Existing on-site parking will be retained.

Pedestrian Access	Existing sidewalks and entrances will be retained.
Streets and Circulation	No new streets are proposed. Vehicular access to the site will be from Broadway and 40 th Street.
Screening and Landscape	Existing grass buffer will be maintained and enhanced.
Signage	Signage shall conform to Article 5 of the Land Development Regulations and shall be reviewed during the permitting process.
Lighting	Window and entrance identification signage only.
Phasing or Scheduling	The project will be completed in a single phase after approval.
Unique characteristics or exceptional circumstances	Please see Exhibit B for the Applicant's Narrative.

Criteria for Approval

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

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

Conformance Staff finds that the request does not conform to the criteria for Planned Unit Developments (PUDs) in the City of Galveston. Specifically, the proposed uses are not compatible with the properties in the immediate vicinity of the parcel proposed for rezoning. The LDRs reflect a clear policy direction that new golf cart related businesses should not be near residential land uses. In 2024, City Council adopted Ordinance 24-023 which established the Limited Use standard for the 200-foot distance from residential for the “Golf Carts, Sales or Rental” land use. The distance requirement for the “Golf Carts, Service” land use dates from 2022, Ordinance 22-024. Within 200 feet of the subject property, there are seven lots that have residential land uses with approximately 17 residential units.

Other Reviews City Council has the final decision regarding the request for a Planned Unit Development. The request will be heard at the regular meeting of August 27, 2026.

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

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

Specific Conditions:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. To deviate from the residential distance requirement in Sections 2.330(A)(1) and 2.331(A)(1) of the LDR to allow the “Golf Carts, Sales or Rental” and “Golf Carts, Service” land uses;
2. The development must conform to the site plan and design details included with the PUD application and ordinance;
3. A building permit(s) and/or Certificate of Occupancy for the project shall be issued no later than 24-months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
4. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties;

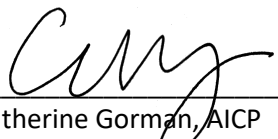
Standard Conditions of a Planned Unit Development (PUD):

5. The applicant shall adhere to all comments/conditions received from City departments;
6. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan

meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department; and,

7. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

08/11/2026
Date

Source Credits:

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

Image
RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3



PLANNED UNIT DEVELOPMENT (PUD)

Property Address:
4002 Broadway
Galveston, Texas 77550

Lots 8 through 12, Block 220, City of Galveston Subdivision, Galveston County

Applicant:
Drew Fontaine

PROJECT DESCRIPTION AND PURPOSE

The applicant respectfully requests approval of a Planned Unit Development (PUD) to allow Indoor Golf Cart Sales and Service within the existing commercial building located at 4002 Broadway, Galveston, Texas.

The subject property consists of approximately 0.59 acres and contains an existing two-story commercial building totaling approximately 16,708 square feet. The proposed business will occupy approximately 3,000 square feet within the existing structure, including approximately 1,000 square feet of enclosed showroom and office space.

The requested PUD will allow the proposed use within an existing commercial building while providing flexibility from the standard separation requirement from nearby residential properties. The proposed operation has been designed to minimize impacts on surrounding properties through indoor operations, continued site maintenance, buffering, and ongoing property improvements.

PROPOSED USE

The proposed use consists of indoor golf cart sales, display, storage, service, inspection, and related customer support operations.

All sales, storage, maintenance, repair, and inspection activities will occur entirely within the existing building. No outdoor repair activities, outdoor service bays, or outdoor storage areas are proposed.

The existing building will remain unchanged. No expansion of the building footprint or increase in building height is proposed.

COMPATIBILITY WITH SURROUNDING DEVELOPMENT

The subject property is located along Broadway, a major commercial corridor and is currently zoned Commercial (C). The proposed use is compatible with the existing commercial character of the area and represents the continued productive use of an established commercial property.

The business has been intentionally designed to operate with minimal impact on neighboring residential properties. Because all operations will occur indoors, potential impacts related to noise, appearance, and activity levels will be significantly reduced.

SITE IMPROVEMENTS AND MITIGATION MEASURES

The applicant is committed to ongoing property maintenance, cleanup, and beautification efforts, including:

- Maintaining and improving existing grass buffer areas adjacent to neighboring properties;
- Cleaning and maintaining existing drainage areas and removing debris as necessary;
- Pressure washing sidewalks, paved surfaces, and exterior building areas as needed;
- Repainting curbs and restriping parking areas in accordance with City requirements;
- Maintaining the property in a clean, safe, and attractive condition; and
- Continuing general site beautification and maintenance on an ongoing basis.

PARKING, ACCESS, SIGNAGE, AND LIGHTING

The property currently contains approximately 25 existing on-site parking spaces, in addition to available street parking. Existing driveways, sidewalks, customer entrances, and circulation patterns will remain unchanged.

Signage will be limited to window signage and building entrance identification signage only.

No new exterior lighting is proposed. Existing exterior lighting will remain and will continue to be directed away from adjacent residential properties.

PUBLIC BENEFIT

Approval of this Planned Unit Development request will promote the productive reuse of an existing commercial building along the Broadway corridor without requiring additional land disturbance or expansion of the site.

The proposed project will encourage continued private investment in the property through ongoing maintenance, drainage cleanup, parking improvements, landscaping maintenance, and overall site beautification.

The proposed business will provide convenient local sales, inspection, and maintenance services for golf cart owners on Galveston Island. Providing these services locally allows residents to obtain timely repairs, inspections, and routine maintenance without transporting vehicles off the island, helping residents maintain the safe operation of their golf carts.

The applicant is currently certified by the City of Galveston Marshals Office to perform golf cart inspections and presently provides mobile inspection services. Approval of this request would allow these inspection services to be provided from a permanent brick-and-mortar location, increasing convenience and accessibility for Galveston residents.

The applicant has also recently been engaged to provide service and maintenance for golf carts and utility vehicles utilized by the University of Texas Medical Branch (UTMB). Providing local maintenance and repair services for these vehicles supports the continued operation of transportation equipment used throughout the medical campus and allows for timely service and reduced downtime when repairs are needed. The availability of local service contributes to the efficient operation of these vehicles and benefits the broader community served by UTMB.

The applicant is actively involved in the Galveston community and currently serves as Vice President of the Galveston Golf Cart Society, an organization that supports charitable initiatives benefiting local veterans, educational scholarships, homeless children, battered women, and community beautification efforts, including beach cleanup activities.

The project will support local economic activity, provide additional commercial services to residents and visitors, and contribute to the continued vitality of the Broadway commercial corridor while minimizing impacts on nearby residential properties.

COMPLIANCE WITH CITY REGULATIONS

The applicant intends to comply with all applicable City of Galveston ordinances, regulations, permitting requirements, and conditions of approval associated with the proposed use.

The applicant respectfully requests approval of this Planned Unit Development application for Indoor Golf Cart Sales and Service at 4002 Broadway, Galveston, Texas.

Respectfully submitted,

Drew Fontaine
Applicant

PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN

Prepared Pursuant to Article 4, Section 4.102(D)
City of Galveston Land Development Regulations

Property Address: 4002 Broadway, Galveston, Texas 77550

Legal Description: Lots 8 through 12, Block 220, City of Galveston Subdivision, Galveston County, Texas.

Applicant: Drew Fontaine

1. Purpose and Intent

The applicant requests approval of a Planned Unit Development (PUD) to allow indoor golf cart sales, service, inspections, storage, and related customer support operations within an existing commercial building. The request seeks flexibility from the residential separation requirement while preserving compatibility with nearby residential properties. No expansion of the building footprint or building height is proposed.

2. Existing Site Conditions

The property consists of approximately 0.59 acres and contains an existing two-story commercial building totaling approximately 16,708 square feet. Approximately 3,000 square feet will be occupied by the proposed business, including approximately 1,000 square feet of enclosed showroom and office space. Existing parking, utilities, sidewalks, driveways, and access will remain unchanged.

3. Requested Deviation

The requested deviation is limited to the separation requirement applicable to the proposed use. The request is justified because the project reuses an existing commercial building on a major commercial corridor, all operations occur indoors, no outdoor repair or storage is proposed, and the project includes commitments to property maintenance, buffering, and neighborhood compatibility.

4. Proposed Land Uses

Indoor golf cart sales, indoor display, indoor storage, indoor service and repair, City golf cart inspections, and administrative office functions. Outdoor repair activities, outdoor storage, and expansion beyond the approved plan are not proposed.

5. Article 4 Development Standards

Density: Not Applicable (no residential units).

Building Height: Existing two-story building; no change.

Building Setbacks: Existing setbacks remain unchanged.

Limits of Construction: No new construction.

Building Elevations: Existing exterior retained except permitted business signage.

Vehicular Parking: Existing on-site parking retained.

Pedestrian Access: Existing sidewalks and entrances retained.

Streets/Circulation: Existing Broadway and 40th Street access retained.

Screening/Landscaping: Existing grass buffer maintained and enhanced.

Environmental Protection: Existing drainage maintained; no disturbance to environmentally sensitive areas.

Signage: Window and entrance identification signage only.

Lighting: No new exterior lighting proposed.

Phasing: Single phase upon approval.

6. Property Maintenance, Buffering and Beautification

The applicant recognizes the importance of compatibility with nearby residential properties and commits to maintaining the site as a clean, attractive, and professionally operated commercial property. Existing grass buffer areas will be regularly mowed, edged, trimmed, and maintained. Drainage areas will be routinely cleaned of litter, debris, rocks, vegetation overgrowth, and accumulated sediment to improve appearance and drainage. Sidewalks, driveways, parking areas, and curbs will be pressure washed and maintained. Parking stalls and curbs will be restriped and repainted as needed in accordance with applicable City standards. These ongoing improvements are intended to enhance the Broadway corridor while minimizing impacts on neighboring residential properties.

7. Public Benefit

The project promotes the productive reuse of an existing commercial building without expanding development. Residents will have convenient access to local golf cart sales, inspections, maintenance, and repair services without transporting vehicles off the island. The applicant is certified by the City of Galveston Marshals Office to perform golf cart inspections and currently provides those services. The applicant also services golf carts and utility vehicles for UTMB, supporting reliable campus transportation. In addition, the applicant serves as Vice President of the Galveston Golf Cart Society, supporting charitable initiatives benefiting veterans, educational scholarships, homeless children, battered women, and community beautification, including beach cleanup efforts.

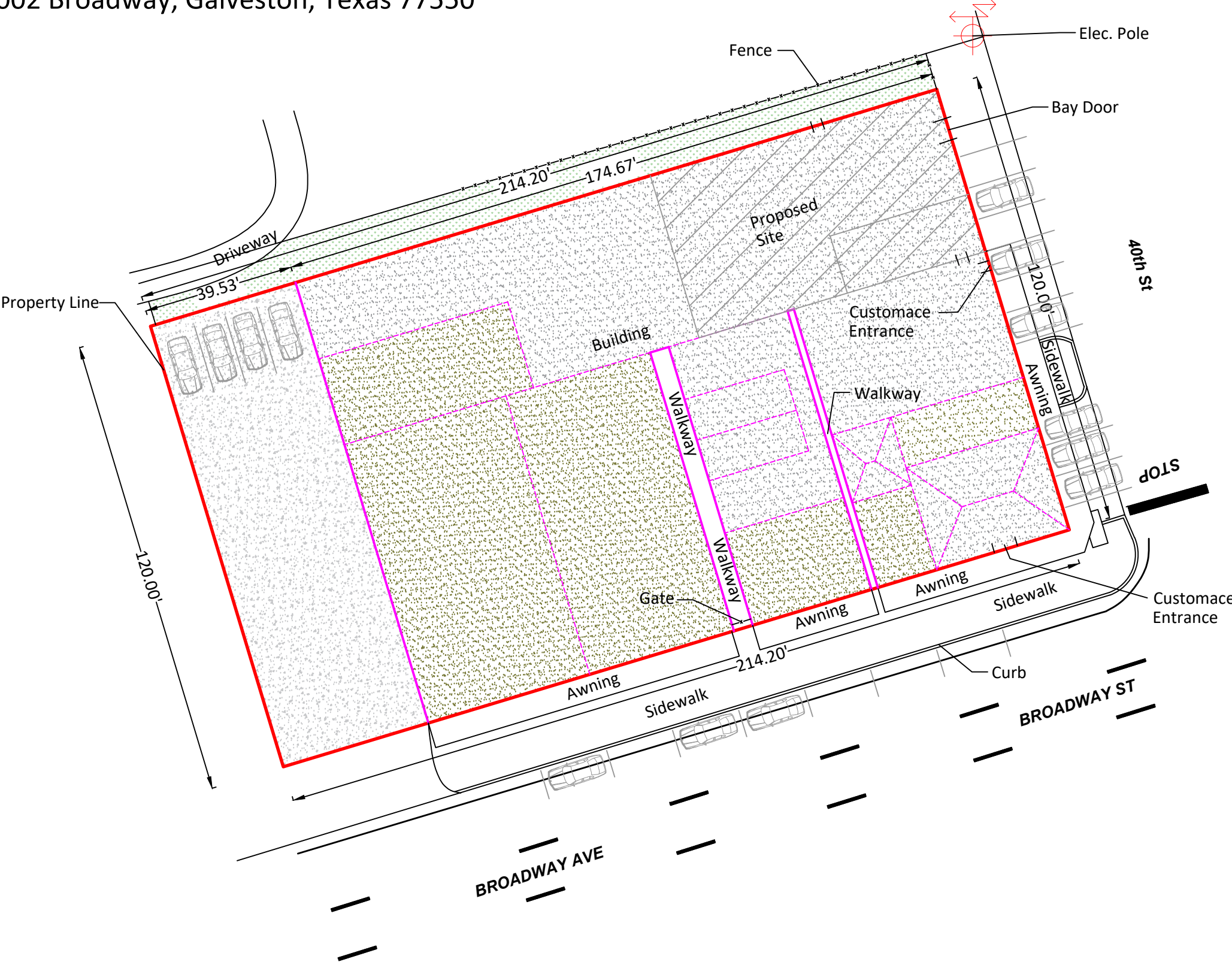
8. Applicant Commitment

The applicant is committed to long-term investment in this property, full compliance with applicable City regulations, continued property maintenance, and operating a low-impact commercial business that is compatible with neighboring residential properties.

9. Compliance Summary

Every applicable item of Article 4, Section 4.102(D) has been addressed in this Development Plan. Items not applicable to this project include residential density, new public facilities, trail networks, and new building construction because the proposal reuses an existing commercial building without expansion.

PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN
 4002 Broadway, Galveston, Texas 77550



- GENERAL NOTES Box: if it fits
- 1.Proposed use is Golf Cart Sales and Service.
 - 2.All sales, storage, and service activities shall occur indoors.
 - 3.No outdoor repair operations are proposed.
 - 4.No outdoor service bays are proposed.
 - 5.Existing building to remain.
 - 6.Existing parking to remain.
 - 7.Existing grass buffer area shall be maintained.
 - 8.Drainage areas shall be cleaned and maintained.
 - 9.Property maintenance and beautification shall be ongoing.
 - 10.Parking areas may be restriped as needed.
 - 11.Window signage and entrance identification signage only.
 - 12.No expansion of the existing building footprint

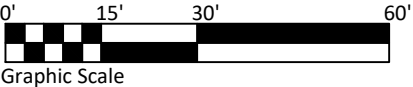
- *Approx. 3,000 SF Lease Area
- *Approx. 1,000 SF Showroom / Office Area
- *Indoor Service Area
- *Residential Properties to North
- *Existing Grass Buffer Area to be Maintained and Improved
- *Existing Parking – Approx. 25 Spaces

- *Existing drainage areas shall be cleaned, maintained, and kept free of debris.
- *No new exterior lighting is proposed. Existing exterior lighting shall remain and be directed away from adjacent residential properties.
- *Existing two-story commercial building to remain. No increase in building height is proposed.

Parcel No. (APN) 3505-0220-0008-000
 Land Use COMMERCIAL
 MISCELLANEOUS COMMERCIAL
 Lot Area 25,704 SF (0.59 ACRES)

ADDRESS: 4002 BROADWAY ST GALVESTON, TX 77550
 Scale:1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





STOP

Google



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4002 BROADWAY

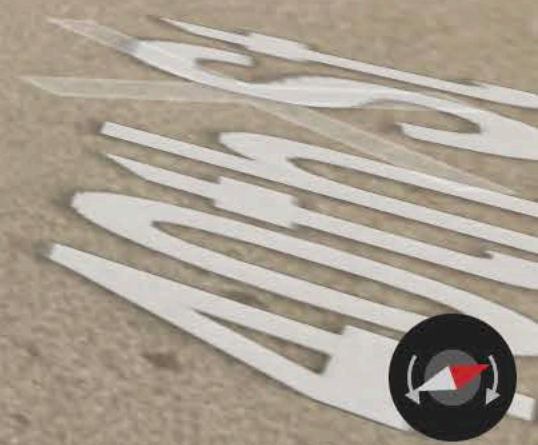
BAYSIDE CHIC COASTAL DECOR

SOLID WOOD COASTAL FURNITURE

COASTAL FURNITURE
HOME DECOR
OPEN

Bayside Chic
Coastal Furniture, Decor & More
4002 Broadway, Galveston TX
409.621.9540 / Open 7 Days

Bayside Chic
COASTAL DECOR & ACCESSORIES
OPEN 7 DAYS A WEEK





40th St

40th St

STOP





26P-045

STAFF REPORT

ADDRESS:

10302 Seawall Boulevard

LEGAL DESCRIPTION:

Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Louis G. Renaud, Arcadis

PROPERTY OWNER:

Mohamed Eldawy, Royal Crown Enterprise LLC .

ZONING:

Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5) and Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE LAND USE REGULATIONS:

Article 4 of the Land Development Regulations

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
215				

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 with Comments
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection with Comments
Fire Chief: No Objection
Police Chief: No Objection
Engineering / Public Works: No Objection with Comments

Private Utilities Notification Responses:

AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: ROW Abandonment Application required
Texas Gas Service: No Objection



Background

Planning Commission recommended approval of a similar request under Case 25P-030, which City Council approved under Ordinance 25-055. Those approvals remain valid until revoked. Note that in the following PUD Details / Development Plan, below, those items which have changed since the previous approval are highlighted in yellow.

Executive Summary

This is a request for a Planned Unit Development (PUD) Overlay District to establish a mixed-use development in a Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5) zoning district and Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5) zoning district. The purpose of the PUD is:

- Allow Multi-Family land use in the Residential, Single-Family (R-1) zoned portion of the development;
- Permit a height increase to 150' measured from Mean Sea Level and 145' above ground level, per the FAA letter for the proposed Hotel and Residential condominiums in the Commercial (C) district (unchanged from previous proposal);
- Increase in number of habitable floors from eight (8) to eleven (11) for the proposed Hotel and Residential condominiums in the Commercial (C) district;
- Revise the height limitation in the neighborhood transition area for the MF apartments adjacent to the R-1 parcel on the east side from 35' to 90';
- Increase the FAR from 2.0 to 2.70 for the overall site (note: compensating community benefits account for this increase);
- Remove floor plate area limit for the proposed Hotel and Residential condominiums in the Commercial (C) district;
- Increase the maximum floor plate for all floors of the apartment building to 48,000 sq ft;
- Utilize the previously abandoned right of way for permanent development;
- Eliminate the requirement for interior landscaping around parking on the podium deck in lieu of additional perimeter landscaping;
- Allow deviation from wall plane articulation requirements for the condominium and hotel buildings in the HDDZ by incorporating alternative design elements, such as but not limited to, curved walls, circular towers, cantilevered balconies, exposed vertical structural components, varied horizontal and vertical material transitions, green walls - all within a cohesive architectural framework;
- Increase the maximum height of a pylon sign from 20 feet to 40 feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5);

Site Details

The subject site consists of an irregularly shaped lot located on the north side of Seawall Boulevard and east of Cove View Boulevard. The site has a total area of approximately 14.9 acres, all of which is currently unimproved. This includes a portion of right of way abandoned under Planning Commission case 26P-011 and City Council Ordinance 26-030.

The site does not appear to have any significant trees; however, the applicant shall verify that no significant trees, as defined by Section 9.501 of the Land Development Regulations, exist on site before performing any site work. The removal of any significant tree requires a permit and potential mitigation. Palm trees are observed on site, and while these are not protected trees by City ordinance, they are valuable assets which can potentially be retained and replanted.

Ability of the Property to be used under Current Zoning

The subject site consists of two base zoning districts: Commercial (C) and Residential, Single-Family (R-1) and a zoning overlay district: Height and Density Development Zone, Zone 5 (HDDZ-5). The base zones regulate the permitted land uses while the HDDZ overlay regulates the design and placement of new construction.

The purpose of the districts as described in the Land Development Regulations (LDR) are as follows:

- Commercial (C): The Commercial zoning district is intended to accommodate a wide range of retail, service, and office uses while also providing for a variety of housing options.
- Residential, Single-Family (R-1): The R-1 district is intended to provide for single-family detached dwellings with complementary civic, recreational, and institutional uses.
- Height and Density Development Zone: The purpose of this HDDZ is to create new prescriptive development standards for key areas of the city in order to:
 1. Promote development and redevelopment that is compatible in height, mass, and scale with surrounding neighborhoods and preserves view corridors and access to Gulf of Mexico breezes;
 2. Promote development and redevelopment that meets community objectives and supports an overall future vision for the island;
 3. Promote sustainable design within the overlay zones; and
 4. Allow for the continued growth and expansion of the local economy.

Compatibility with Base and Surrounding Zoning and Land Uses

Location	Zoning	Land Use
Subject Site	Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5) and Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5)	Vacant
North	Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5), Residential, Single-Family, Height and Density	Institutional and Vacant

	Development Zone, Zone 5 (R-1-HDDZ-5), and Residential, Single-Family (R-1)	
South	Resort/Recreation (RES/REC)	Beach
East	Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5)	Vacant
West	Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5) and Multi-Family, Height and Density Development Zone, Zone 5 (MF-HDDZ-5)	Residential and Institution

**PUD Details
/Development Plan**

The purpose or intent of the PUD	The purpose or intent of the PUD is: • To allow for the land use of "Multi-Family Residential" which is not permitted in the Residential, Single-Family (R-1) zoning district. • Increase the maximum height of a pylon sign from 20 feet to 40 feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5). • Utilize the previously abandoned right of way for permanent development. • Eliminate the requirement for interior landscaping around parking on the podium deck in lieu of additional perimeter landscaping. • HDDZ regulations: - o Revise the height limitation to 150' measured from Mean Sea Level and 145' above ground level, per the FAA letter for the proposed Hotel and Residential condominiums in the Commercial (C) district. - o Revise the height limitation in the neighborhood transition area for the MF apartments adjacent to the R-1 parcel on the east side from 35' to 90'. - o Increase in number of habitable floors from eight (8) to eleven (11) for the proposed Hotel and Residential condominiums in the Commercial (C) district. - o Increase the area of the floor plate for floors 6-8 from 15,000 square feet to 48,000 square feet for the portion of the site zoned
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	Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5). - o Eliminate restrictions on floor plate area for floors 6-8 of 15,000 square feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5). - o Deviate from the prescribed method of wall plane articulation in the HDDZ by providing alternative designs such as, but not limited to, curved walls, circular towers, cantilevered balconies, exposed vertical structural elements, horizontal and vertical material transitions.
PUD Land Uses	Proposed land use in the Commercial zoning district is intended to accommodate a Hotel, Multi-Family Condominiums, Retail and restaurants with amenities and parking. Proposed land use in the R-1 district is intended for Multi-Family Apartments with associated amenities and parking. No prohibitions of other uses permitted in the base zoning districts are proposed.
Density	The proposed density is 285 keys for the hotel structure, 180-unit condominiums within one structure, 80,000 sf of retail (including restaurants) in Phase 1 and 500 Apartments in Phase 2, with onsite parking and amenities.
Building Height	The Base Flood Elevation is 12'-0" above mean sea level. Proposed Building Height is 150' above mean sea level and 145' above ground level.
Building Setbacks	The proposed setbacks are shown in Exhibit A.
Limits of Construction	The proposed site plan is shown in Exhibit A.
Building Elevations	See Exhibit A for the Applicant's Submittal.
Vehicular Parking	Vehicular parking for residents and guests will be provided in 2-story, elevated parking structure with a covered parking area at the lower level. Retail car parking will be provided in the condominium garage and podium deck. The multi-family apartment parking will be provided in the garage below the apartments and as surface parking on-site.
Pedestrian Access	Pedestrian access will be provided across the west end of the site.
Streets and Circulation	There are no public streets proposed within the limits of the PUD. Vehicular access and fire lanes are provided as shown on the attached site plan exhibits and will be constructed to City of Galveston standards.
Screening and Landscape	Parking Screening shall comply with Division 9.300. Landscaping shall comply with Article 9 LANDSCAPING except as requested otherwise. It is the intent of the PUD to promote a high standard of landscape design and installation

	throughout the project to complement the high-end level of interior and exterior design of the built environment within the PUD. The current City of Galveston landscape requirements will be considered a minimum standard with the deviation of providing landscaping at the perimeter of the parking spaces on the podium deck in lieu of landscape islands.
Environmental Protection	The PUD will comply with environmental protection regulations codified, adopted, and in practice by authorities having jurisdiction over the project site, including, but not limited to, the City of Galveston, Galveston County, and the U. S. Army Corps of Engineers (USACE). Wetlands letter is attached to the application.
Signage	All signage within the PUD shall comply with regulations defined in Article 5. SIGNS as is applicable for the permitted uses. Where applicable, signage shall comply with SEC 5.107 Signs in Commercial (C) & and SEC 5.110 Multi-family (MF) Districts. A deviation is requested for the pylon sign to be 40' tall in the Commercial (C) district for the retail on the podium deck.
Lighting	All lighting within the PUD shall comply with regulations defined in Article 7. OUTDOOR LIGHTING as is applicable for the permitted uses. Priority will be placed on efforts to minimize the cumulative effects of excessive artificial lighting in an urbanized setting that detracts from enjoyment of the natural darkness and astronomical features of the night sky.
Phasing or Scheduling	Development of the PUD will be completed in 2 Phases. The first phase will include the Hotel and the condo tower with the retail on the podium deck. The estimated construction start date for Phase 1 is 2028. The second phase includes apartment buildings on the north of the site and will be built after Phase 1 is completed.
Unique characteristics or exceptional circumstances	See Exhibit A for the Applicant's Submittal.

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

Compensating Community Benefits

LDR 10.313(A) requires compensating community benefits for increases or additions to the height and area of projects in the HDDZ:

Benefits Required: In order for a project to earn the right to either height or floor area that exceeds the standards for the Base Tier, compensating benefits to the community must be provided. A balance of the community's interest in reduced height with the

applicant's interest in achieving a financially feasible, marketable project is defined in the tables below (see Exhibit C). All community benefit are encouraged to be on-site and within the affected area and can be considered off-site through the approval process. Community Benefits must be completed within two years from the date of approval.

Tables 3.313A and 3.313B list the acceptable compensating community benefits and how they may be utilized to permit additional development; note that all options from Table 10.313A must be exhausted before options from Table 10.313B can be included. Any inability to meet required compensating community benefits require a deviation from HDDZ standards.

The following summarizes the compensating community benefits which are being proposed as part of the development. There are no proposed deviations from the compensating community benefits requirements.

- The project includes more than five workforce housing and inclusionary housing units each in Phase 2; however, benefits are capped at 0.25 times increase of FAR for each category;
- In addition, 4 acres of the site will include conservation areas for an additional value of 0.2 FAR;
- total of 2.7 times additional allowed FAR, which meets minimum requirements.

Department Reviews

Several city departments and/or outside utilities submitted comments regarding the proposed development. These are summarized here:

Airport

- Work with airport director to establish 'right of flight agreement' to allow unobstructed aircraft operation and noise impacts above and through the proposed development. This document shall be properly filed into public record and legally binding now and in the future regardless of changes in ownership or changes in land use;
- Limit the height of buildings, trees, and other objects that could threaten flight safety;
- Prohibit land uses that may attract birds or may produce light, electrical, or visual hazards to aircraft;
- These comments remain unchanged from the previous submittal and are included again per the Airport Director's request.

Fire Department

- Construction plans will need to incorporate water supply and apparatus access standards;
- Reinforce the podium construction along Seawall to accommodate fire apparatus;
- These comments remain unchanged from the previous submittal and are included again per the Fire Marshal's request;

Engineering / Public Works

- Drainage plans shall conform to all City requirements, including connection to outfalls at Stewart Road and detention pond outfalls;
- Coordination with and approval from TxDOT required for Seawall Boulevard access;
- Concerns about proximity of signalized entries to Cove View Boulevard and providing a signalized intersection at a grade change;
- Installing a traffic signal at Cove View Boulevard and Seawall Boulevard recommended as a condition of PUD approval;

CenterPoint Energy

- A Right of Way Abandonment Application is required prior to development of the abandoned right of way (this is a standard condition from CenterPoint)'
- These comments remain unchanged from the previous submittal; this is CenterPoint's standard policy when right-of-ways are abandoned.

Criteria for Approval

Per Section 13.601.C of the Land Development Regulations, the Planning Commission may recommend approval and City Council may grant the approval of a rezoning request if it is demonstrated that:

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

Planning Commission Recommendation

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

Specific Conditions;

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. To allow for the land use of "Multi-Family Residential" which is not permitted in the Residential, Single-Family (R-1) zoning district;
 - b. Elimination of the interior landscaping requirement on the podium deck with additional landscape at the perimeter;
 - c. Increase the maximum height of a pylon sign from 20 feet to 40 feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5);
 - d. Development of permanent structures across the right of way previously abandoned;
 - e. HDDZ regulations:
 - i. Increase in number of habitable floors from eight (8) to eleven (11) for the proposed Hotel and Residential condominiums.
 - ii. Increase the height limitation to 150' measured from Mean Sea Level and 145' measured from grade;
 - iii. Increase the height limitation in the Neighborhood Transition Zone to 90 feet;
 - iv. Eliminate the limitation on the area of the floor plate for floors 6-8 of 15,000 square feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5);.
 - v. Increase the area of the floor plate for floors 6-8 from 15,000 square feet to 48,000 square feet for the portion of the site zoned Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5); and
 - vi. Deviate from the prescribed method of wall plane articulation in the HDDZ by providing alternative designs such as, but not limited to, curved walls, circular towers, cantilevered balconies, exposed vertical structural elements, horizontal and vertical material transitions.
2. The applicant shall be responsible for the improvement of the right-of-way adjacent to the property from the intersection of Seawall north;
3. Due to the proximity of the development to the seawall, the applicant shall coordinate all development with Galveston County;
4. The applicant shall verify that no significant trees, as defined by Section 9.501 of the Land Development Regulations, exist on site before performing any site work. The removal of any significant tree requires a permit from the Development Services Department. The applicant should explore relocation of palms rather than removal;
5. The applicant shall provide at least 80 of the units in the Multi-Family portion of the development as Workforce Housing, defined as 60% to 120% of the Area

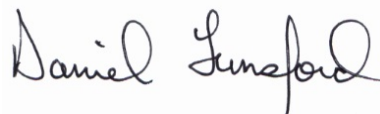
6. The applicant shall provide at least 80 of the units in the Multi-Family portion of the development as housing for J-1 visa holders and other nonimmigrant educational exchange visa residents. The J-1 and nonimmigrant educational exchange visa resident housing units shall be subject to a permanent restriction of use only as J-1 and nonimmigrant educational exchange visa resident housing;
7. The applicant shall work with the City of Galveston Airport Director to finalize language preserving right to flight and all other airport-related concerns. These shall be incorporated into filed development covenants;

Standard Conditions of a Planned Unit Development (PUD):

8. The use shall conform to the attached PUD plan and other applicable ordinances;
9. A building permit(s) for the project shall be issued no later than 24-months from the date of City Council approval and shall proceed in accordance with Ordinance 20-008, Timeframe for Permits for Construction Activity;
10. The applicant shall conform to and satisfy all comments/conditions received from City departments;
11. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department;
12. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties; and,
13. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

City Council has the final decision regarding this PUD request. Council will hear this request on September 17, 2026.

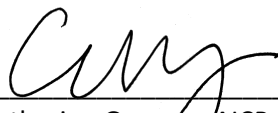
Respectfully Submitted,



Daniel Lunsford
Planning Manager

08/12/2026

Date



Catherine Gorman, AICP
Assistant Director / HPO

08/12/2026

Date

July 21, 2026

Revised August 5, 2026

**SACHS ON THE SEAWALL
PLANNED UNIT DEVELOPMENT APPLICATION**

**10302 SEAWALL BLVD.
GALVESTON, TEXAS**

EXECUTIVE SUMMARY

The purpose of this PUD application is to create a new overlay district on a parcel containing approximately 17.19 acres located at 10302 Seawall Boulevard, Galveston, Texas 77554. The applicant seeks approval for several deviations from the existing Land Development Regulations (LDRs) governing this site. The name of the proposed project described herein is "**Sachs on the Seawall**". The Owner has engaged ARCADIS to prepare this PUD application and supporting documents. The applicant for this PUD is Louis G. Renaud, AIA, Architect.

There are 2 distinct sets of zoning restrictions currently impacting this property. From the City's Zoning Map, these 2 existing zones are: C-HDDZ-5 and R1-HDDZ-5 as shown in the Base Zoning Map diagram below.

This proposed PUD seeks to change the residential use category for the northern portion of the property from R1 to Multifamily (MF). In addition, there are several necessary deviations needed from the Commercial C-HDDZ-5 district restrictions on the southern portion of the site.

The Sachs on the Seawall project involves 3 structures elevated on concrete podium decks. These 3 structures will be a Hotel containing approximately 290 keys, a condominium tower containing a combined total of approximately 180 residences, and up to 2 multi-family apartment structures containing approximately 330 units. The 3 structures in the C-HDDZ-5 zone will include commercial retail & restaurant space of approximately 80,000 SF with access from the elevated podium deck. The design intent shows 2 levels of commercial & retail space in the condo building with residences above.

The entire project proposes approximately 1.5 million square feet of construction in 2 phases. The 2 towers and podium along Seawall Blvd. will be built in phase 1 and the multifamily phase to the north will be built in phase 2.

The applicant has obtained a determination from the Federal Aviation Administration (FAA) for a height restriction of 150 feet from mean sea level and 145 feet above grade level. This will allow the design and construction of up to 11 stories along the commercial frontage on Seawall Blvd.

A feasibility study was prepared in April 2025 and revised in June 2026, which describes the property and proposed improvements. A Traffic Impact Analysis (TIA) was completed on July 14, 2025, which suggests necessary improvements along Seawall Blvd. and at several intersections. A Jurisdictional Assessment Memo was issued on March 18, 2025, by Phase Engineering which concludes that there are no jurisdictional wetlands on this site. A hydrology and site drainage study has been prepared by SH Engineering Solutions, LLC, currently under review by TXDOT. Please note that modifications to this study will be made to accommodate the site plan as currently proposed in this submittal.

This property is behind the Seawall and not subject to Beachfront or General Land Office restrictions. Access onto the property is provided by existing recorded City of Galveston roadway easements. Future construction of these public entrances and roadways will occur as the project

moves beyond PUD approval and into design, engineering and site development.

Because this property is impacted by 2 different sets of zoning restrictions, the applicant is proposing to blend the overall site density and FAR criteria as shown in the attached tables and illustrations. The size and scale of this project are such that a blended FAR limit can be calculated and shown as an upper limit across the entire 17.19-acre property. Parking ratios can be blended between certain use categories due to the fact that this project anticipates 1,330 parking spaces to serve a wide range of residential and commercial uses.

Due to the contiguous gross area of the entire 17.19-acre site, the applicant proposes an FAR overlay for the property of 2.70. This allows for flexibility with regard to residential, commercial and retail mixed uses within the development. This calculation of a blended FAR results from combining the illustrated commercial FAR of 3.85 with the multifamily FAR of 1.2. This PUD application seeks to achieve an average FAR limit of 2.70 on the gross area of the entire property.

The applicant proposes many community benefits beyond what is required in the LDRs and Zoning regulations. Roadway and safety improvements in compliance with TXDOT standards are addressed in the TIA. Please note that minor modifications to the TIA will be addressed to accommodate the latest site plan changes. Additional provisions have been conceptually designed for Workforce Housing and J-1 Visa residents. This PUD intends a minimum of five (5) units of the phase 2 multifamily component for Workforce residents and a minimum of five (5) units for J-1 student and non-immigrant educational exchange visa residents. This proposal includes an environmental preserve for bird migration area and the native ghost wolves at the northern portion of the site at the storm water detention pond. There will be public access to the preserve which is a contribution to the project and general land use Master Plan.

In conclusion, this PUD application seeks 1 Change of Use from R-1 to MF (Phase 2) in the northern portion of the site and 11 deviation requests from the City of Galveston LDRs, for a total of 12. All requirements of the City PUD application process have been met. All preliminary work has been accomplished with the FAA, TXDOT, a TIA consultant, a Wetlands consultant, the US Army COEs, FEMA, CenterPoint Energy and City of Galveston PUD guidelines.

The PUD is proposing the following specific deviations:

- a.** To allow for the land use of "Multi-Family Residential" which is not permitted in the Residential, Single-Family (R-1) zoning district;
- b.** Elimination of the interior landscaping requirement on the podium deck with enhanced landscaping at the perimeters;
- c.** Increase the maximum height of a pylon sign from 20 feet to 40 feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5);
- d.** Development of permanent structures across the right of way previously abandoned;
- e.** HDDZ regulations:
 - i. Increase in number of habitable floors from eight (8) to eleven (11) for the proposed Hotel and Residential condominiums.
 - ii. Increase the height limitation to 150' measured from Mean Sea Level and 145' measured from grade;
 - iii. Increase the height limitation in the Neighborhood Transition Zone to 90 feet;
 - iv. Eliminate the limitation on the area of the floor plate for floors 6-8 of 15,000 square feet for the portion of the site zoned Commercial, Height and Density Development Zone, Zone 5 (C-HDDZ-5);
 - v. Increase the area of the floor plate for floors 6-8 from 15,000 square feet to 48,000 square feet for the portion of the site zoned Residential, Single-Family, Height and Density Development Zone, Zone 5 (R-1-HDDZ-5); and
 - vi. Deviate from the prescribed method of wall plane articulation in the HDDZ by providing alternative designs such as, but not limited to, curved walls, circular towers, cantilevered balconies, exposed vertical structural elements, horizontal and vertical material transitions.

The PUD is proposing the following compensating community benefits:

MØ Inclusionary housing - affordable and workforce housing units available on-site. Approximately eighty (80) workforce units, eighty (80) J-1 housing units. Together with inclusionary and employee housing, a grand total of 500 units will be supported with retail, restaurants, services and public amenities. All will extend use beyond the seasonal tourism cycle. For an FAR benefit, .05 FAR increment is added for each affordable on-site unit provided with a maximum of .25 FAR. For an FAR benefit, .05 increment is added for each on-site workforce unit provided with a maximum of .25 FAR. **TOTAL FAR gained .5**

2. Natural resource protection - permanent protection of conservation areas located within the site boundaries will be achieved through transfer of development rights to the City, the county, or an established land trust or conservation organization as collectively deemed appropriate. The on-site permanent protection of conservation area is at the north end of the site and constitutes 4.0 acres. For and FAR benefit, .05 increment is added for each acre provided with a maximum of .25 FAR. **TOTAL FAR gained is .2**

GRAND TOTAL FAR gained is .7

Sachs on the Seawall

Community Benefits Summary and Calculation Exhibit

Planning Commission Support Exhibit | Design Scheme

Purpose: This exhibit adds a concise Planning Commission summary in front of the detailed calculation backup. It shows the key community benefits, the formula used for each calculation, and the source basis for each number.

Summary Exhibit — Key Community Benefits Calculations

Community benefit	Planning-level calculation	Result for Planning Commission
Visitor spending increase	285 keys x 365 days x 75%–90% occupancy x \$268 per occupied room-night	\$20.9M–\$25.1M annually; approx. +\$5.1M–\$6.1M vs. prior program
Hotel occupancy tax capacity	285 keys x 365 days x 75%–90% occupancy x \$300 ADR x 10% HOT proxy	\$2.3M–\$2.8M annually; approx. +\$566,662–\$1.0M vs. 75% prior baseline
Room-night capacity	285 keys x 365 days, compared with 216 keys x 365 days	104,025 available annual room nights; +25,185 room nights, or 31.9% more capacity
Additional housing supply	500 design scheme units - 386 prior units	+114 residential units, a 29.5% increase in total unit count
Workforce / J-1 employee-support housing	325 Phase 2 units x 25% workforce + 25% J-1	~162 employee-support units vs. ~118 prior; +44 units
Construction impact retained	\$540M budget basis retained from EIA and design scheme	\$720M–\$868M construction output; ~780 total jobs; \$56M–\$60M labor income
Retail / restaurant sensitivity	108,015 SF x \$200–\$400/SF x 8.25% sales-tax proxy	Illustrative sales-tax sensitivity of \$1.8M–\$3.6M annually; confirm with tenant-specific sales model

Narrative Basis of Calculations

The calculations above are based on a two-part source framework. First, the original Economic Impact Assessment establishes the baseline economic methodology and values, including the \$540 million project investment, construction output, supported jobs, construction labor income, visitor-spending baseline, property-tax baseline, and hotel occupancy tax baseline. The original EIA also provides the structure for direct, indirect, and induced impacts.

Second, the design scheme update provides the revised development program. The design scheme increases the hotel from 216 to 285 keys, increases Phase 1 condominiums from 150 to 175 units, increases Phase 2 multifamily from 236 to 325 units, and retains the 25% workforce housing plus 25% J-1 housing allocation logic for Phase 2 multifamily units.

The exhibit intentionally separates direct calculations from sensitivities. Visitor spending, HOT capacity, room-night capacity, total housing units, and employee-support housing can be calculated directly from the EIA assumptions and design scheme program. Property tax and retail sales tax should be described more cautiously, because final assessed values, tenant sales productivity, taxable sales treatment, and capture rates require confirmation.

Source basis	Value used	How it supports the exhibit
Original EIA	\$540M budget; \$720M–\$868M construction output; ~780 total jobs; \$56M–\$60M labor income	Supports retained construction impact and budget basis
Original EIA	\$268 per occupied room-night visitor spending assumption	Supports visitor-spending calculations
Original EIA / design scheme update	\$300 ADR and 10% HOT proxy	Supports HOT-capacity sensitivity calculations
Design scheme update	285 hotel keys; 104,025 available annual room nights	Supports room-night, visitor-spending, HOT, staffing, and payroll calculations
Design scheme update	175 condos; 325 multifamily; 500 total residential units	Supports housing-supply calculations
Design scheme update	25% workforce housing + 25% J-1 allocation applied to 325 Phase 2 units	Supports employee-support housing calculations
Design scheme update	24,275 SF condo restaurant + 12,789 SF hotel restaurant + 57,833 SF condo retail + 13,118 SF hotel retail	Supports retail / restaurant area sensitivity calculations

Detailed Calculation Backup

Exhibit A — Hotel Visitor Spending and HOT

Metric		Prior EIA		Design Scheme		Formula / Change	
Hotel keys		216		285		285 - 216 = 69 additional keys	
Annual available room nights		78,840		104,025		285 x 365 = 104,025; increase = 25,185	
Capacity increase		—		31.9%		(104,025 / 78,840) - 1	
Occupancy	Prior occupied room-nights	Prior spending		Design occupied room-nights	Design spending		Increase
75.0%	59,130	\$15.8M		78,019	\$20.9M		\$5.1M
80.0%	63,072	\$16.9M		83,220	\$22.3M		\$5.4M
85.0%	67,014	\$18.0M		88,421	\$23.7M		\$5.7M
90.0%	70,956	\$19.0M		93,622	\$25.1M		\$6.1M
Occupancy		Design occupied room-nights		Room revenue at \$300 ADR		HOT proxy at 10%	
75.0%		78,019		\$23.4M		\$2.3M	
80.0%		83,220		\$25.0M		\$2.5M	
85.0%		88,421		\$26.5M		\$2.7M	
90.0%		93,622		\$28.1M		\$2.8M	

Formula notes: occupied room nights = keys x 365 x occupancy. Visitor spending = occupied room nights x \$268. HOT proxy = occupied room nights x \$300 ADR x 10%.

Exhibit B — Residential and Workforce / J-1 Housing

Residential metric	Prior EIA	Design Scheme	Increase
Phase 1 condominiums	150	175	+25 units
Phase 2 multifamily	236	325	+89 units
Total residential units	386	500	+114 units / 29.5% increase
Allocation	Prior Phase 2 basis	Design Scheme basis	Increase
Workforce housing at 25%	236 x 25% = ~59	325 x 25% = ~81	+22 units
J-1 housing at 25%	236 x 25% = ~59	325 x 25% = ~81	+22 units
Combined employee-support housing	~118 units	~162 units	+44 units
Income decile	Income used	Max monthly rent / unit	Annual gross rent at 81 units
40th	\$33,901	\$942	\$915,323
50th median	\$39,883	\$1,108	\$1.1M
60th	\$47,860	\$1,329	\$1.3M
70th	\$55,836	\$1,551	\$1.5M
80th	\$63,813	\$1,773	\$1.7M
J-1 occupancy	Occupied J-1 units	Monthly revenue at \$1,600/unit	Annual revenue
80.0%	65	\$104,000	\$1.2M
85.0%	69	\$110,400	\$1.3M
90.0%	73	\$116,800	\$1.4M
95.0%	77	\$123,200	\$1.5M
100.0%	81	\$129,600	\$1.6M

Caution: workforce and J-1 rent tables are capacity math only. They should not be presented as adopted affordability policy unless final restrictions, eligibility, lease terms, and operating rules are confirmed.

Exhibit C — Construction and Commercial Fiscal Sensitivities

Construction item		Calculation / source basis		Result			
Budget basis		Design scheme uses original project budget number		\$540M			
Low construction output ratio		\$720M / \$540M		1.33x output ratio			
High construction output ratio		\$868M / \$540M		1.61x output ratio			
Construction output range		Original EIA construction output range retained		\$720M–\$868M			
Direct jobs		Original EIA direct job-years retained		~350 direct job-years			
Total jobs supported		Original EIA direct + indirect + induced jobs retained		~780 total jobs			
Labor income		Original EIA labor-income range retained		\$56M–\$60M			
Commercial area		Design Scheme SF		Basis			
Restaurant area		37,064		24,275 SF condo tower restaurant + 12,789 SF hotel restaurant			
Retail area		70,951		57,833 SF condo tower retail + 13,118 SF hotel retail			
Total retail / restaurant area		108,015		Restaurant + retail area			
Sales per SF		Estimated annual sales		Estimated sales-tax revenue at 8.25%		Formula	
\$200/SF		\$21.6M		\$1.8M		108,015 SF x \$200/SF x 8.25%	
\$250/SF		\$27.0M		\$2.2M		108,015 SF x \$250/SF x 8.25%	
\$300/SF		\$32.4M		\$2.7M		108,015 SF x \$300/SF x 8.25%	
\$350/SF		\$37.8M		\$3.1M		108,015 SF x \$350/SF x 8.25%	
\$400/SF		\$43.2M		\$3.6M		108,015 SF x \$400/SF x 8.25%	

Commercial fiscal sensitivity is included for transparency only. Final sales-tax projections require tenant-specific sales, seasonality, taxable sales treatment, and capture-rate assumptions.

Exhibit D — Planning Commission Claim Checklist

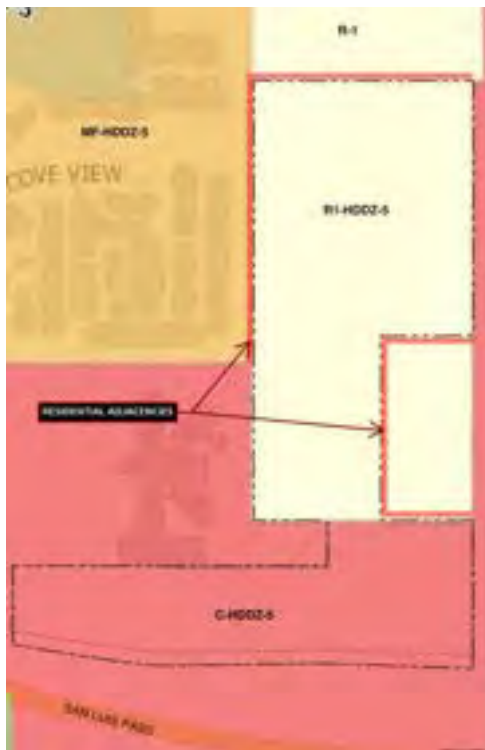
Claim	Support level	Recommended wording
Tourism spending increases	Direct calculation	The design scheme increases modeled visitor spending capacity by approximately \$5M–\$6M annually under the same \$268 per occupied room-night assumption.
HOT capacity increases	Direct calculation	At \$300 ADR and a 10% HOT proxy, modeled HOT capacity is approximately \$2.34M–\$2.81M annually.
Housing supply increases	Direct program comparison	The design scheme increases residential inventory from 386 to 500 units, adding 114 units.
Workforce/J-1 housing expands	Direct allocation calculation	Applying the same 25% workforce plus 25% J-1 allocation to 325 Phase 2 units produces approximately 162 employee-support units, about 44 more than the prior program.
Property tax increases	Baseline only	Use with caution. The exhibit retains the \$8.32M baseline until assessed-value modeling is updated.
Sales tax increases	Sensitivity only	Use as a sensitivity until tenant sales assumptions are confirmed.
Construction budget remains \$540M	Direct budget basis	The exhibit retains the \$540M construction budget basis and \$720M–\$868M construction-output range.

EXHIBIT "A"
ATTACHMENT TO APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONING DISTRICT

Base Zoning Map – Overall



Base Zoning Map - Site
10302 Seawall Blvd.



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

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

Base Zoning District

The Base Zoning District for the property as currently designated by the City of Galveston is **Commercial Use District (C)**. The overlay Zone is **HDDZ-5**. The proposed PUD shall use the Commercial Use District (C) Base Zoning District with the HDDZ-5 Overlay as the basis of development standards. The proposed deviations from the Base Zoning District & Overlay Zoning District are highlighted in the table below:

Minimum Lot Standards	Base Zoning District C	Overlay HDDZ-5*	PUD
Use	C		C (Permitted uses includes Condominiums, Restaurants, Retail. Hotel – Limited Use)
Minimum Area	0 square feet	65,340 sf Mid Rise Tier	261,931 square feet
Minimum Width	40'	Not Specified	Greater Than 1000'
Minimum Depth	100'	Not Specified	Greater than 200'
Setbacks			
Front Build to Line	20'	0' – Any other Frontage 15' - Facing residential zone 30% (Min.)	0' – Any other Frontage 15' - Facing residential zone 30% (Min.) Addressed by the building podium deck with screening and curb appeal
Side	3'	0' – Not adjacent to residential zone 30' – Adjacent to residential zone	0' – Not adjacent to residential zone 30' – Adjacent to residential zone
Rear	10'	20' – Not adjacent to residential zone 30' – Adjacent to residential zone	20' – Not adjacent to residential zone 30' – Adjacent to residential zone

Building Height			
Maximum	50' measured from base flood elevation	Flat Roof -90' Sloped Roof – 105' from existing or finished grade whichever is more restrictive A max. of 20% of the top floor plate is permitted to 120'	150' above Mean Sea Level and 145' above ground level.
Maximum Habitable Floors	None Listed	None Listed	
Building Mass and Form Standards		Max. floor plate for floors 6 through 8 for Mid-rise shall be 15,000 sf.	Max floor plate area for habitable floors 2-11 will be 185,000 sf
Landscaping			
Requirements	Shall comply with standards defined in Article 9 of the LDR	Shall comply with standards defined in Article 9 of the LDR	For the interior parking lots, landscape will be provided at the perimeter of the parking spaces in lieu of landscape island every 10 spaces
Parking			
Multi-Family	Minimum 1.5 space per unit	Not Specified	1.5 per unit
Non-Residential	1/300 sf of floor area	Not Specified	1/300 sf of floor area
Site Development Standards			
FAR	None Listed	2	2.70 (Blended FAR Overall Site) 3.85 (Commercial Lot)
Lot Coverage	None Listed	65%	65% (overall site)
Improved Public Open Space	None Listed	15%	15% (overall site)
Signs	Pylon sign max height 20'		The pylon sign max. height for the Retail will be 40'
ROW		Permanent street closure – no structure shall be	Provide a mixed-use building

		erected within the original/abandoned ROW	
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Base Zoning District

The Base Zoning District for the property as currently designated by the City of Galveston is **Residential (R-1)**. The overlay Zone is **HDDZ-5**. The proposed PUD shall use the **Multi-Family (MF)** Base Zoning District with the HDDZ-5 Overlay as the basis of development standards. The proposed deviations from the Base Zoning District & Overlay Zoning District are highlighted in the table below:

Minimum Lot Standards	Base Zoning District R-1	Overlay HDDZ 5*	PUD
Change of Use	R-1 (Single Family Residential)		MF (Multi-family Residential)
Minimum Area	5000 square feet	65,340 sf Mid Rise Tier	404,118 square feet
Minimum Width	50'	Not Specified	Greater Than 250'
Minimum Depth	100'	Not Specified	Greater than 950'
Setbacks			
Front	20'	0' – Any other Frontage 15' - Facing residential zone	0' – Any other Frontage 15' - Facing residential zone
Side	3'	0' – Not adjacent to residential zone 30' – Adjacent to residential zone	0' – Not adjacent to residential zone 30' – Adjacent to residential zone
Rear	10'	20' – Not adjacent to residential zone 30' – Adjacent to residential zone	20' – Not adjacent to residential zone 30' – Adjacent to residential zone
Maximum	50' measured from base flood elevation	Flat Roof -90' Sloped Roof – 105' A max. of 20% of the top floor plate is permitted to 120'	Max. height for the multi-family Apartments will be 90' from mean sea level.
Maximum Habitable Floors	None Listed	8	8
Building Mass and Form Standards		Max. floor plate for floors 6 through 8 for Mid-rise shall be 15,000 sf.	Max. floor plate for habitable floors 3-7 will be 85,000 sf

Neighborhood Transition Area		Transition Area 1a max. height is 35' or 3 stories	Height in the neighborhood transition area 1a will be 90'
Landscaping			
Requirements	Shall comply with standards defined in Article 9 of the LDR	Shall comply with standards defined in Article 9 of the LDR	Shall comply with standards defined in Article 9 of the LDR
Parking			
Residential	Minimum 1 space per unit	Not Specified	1.5 space/unit Compliant
Guests	None Required	Not Specified	Provided
Commercial	1/300 sf gross floor area	Not Specified	NA
Site Development Standards			
FAR	None Listed	2	2.70 (Blended FAR Overall Site) 1.2 (Residential Lot)
Lot Coverage		65%	65% (overall site)
Improved Public Open Space	None	15%	15% (overall site)

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

The proposed PUD shall comply with all applicable Codes, Ordinances, and Regulations adopted and codified by the City of Galveston. The applicant / developer is not seeking relief from any Codes, Ordinances, or Regulations beyond what is specified within this application. Specifically, this Exhibit "A", and the attached plans, elevations, renderings, site survey, FAA Letter, TIA, Wetlands letter, CenterPoint Energy letter comprising the proposed Development Plan.

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

See attached Development Plan and supporting exhibits attached to the application.

D. Development Plan

1. Development requirements for the PUD ordinance shall be set forth in the PUD Plan and the PUD ordinance and shall include:

a. The purpose and intent of the PUD

The purpose and intent of the PUD is to facilitate the development of a high-end, mixed-use multi-story Hotel, Condominiums and Apartments with retail and restaurants on the lower level of condominiums, amenities and on-site parking, on approximately 17.19 acres of land. The PUD is being proposed to allow for minimal, yet necessary, flexibility in development standards.

b. PUD land uses

Proposed land use in the C District is intended to accommodate a Hotel, Multi-Family Condominiums, Retail and restaurants with amenities and parking. Proposed land use in the R-1 district is intended for Multi-Family Apartments with associated amenities and parking.

c. Density

The proposed density is 290 keys for the hotel structure, 180-unit condominiums within a tower, 80,000 sf of retail (including restaurants) in Phase 1, and 330 Apartments in Phase 2, with onsite parking and amenities. **As proposed, the program generates an FAR of 1.91 (allowed would be 2.70)**

d. Building Height

The Base Flood Elevation is 12'-0" above mean sea level. Proposed Building Height is 150' above mean sea level and 145' above ground level. See attached FAA letter.

e. Building Setbacks

See table above and attached site plan exhibits with dimensions

f. Limits of Construction

See attached site plan exhibits with dimensions

g. Building Elevations

See attached building elevation and perspective view exhibits

h. Vehicular Parking

Vehicular parking for residents and guests will be provided in 2-story, elevated parking structure with a covered parking area at the lower level. Retail car parking will be provided in the structured garage and podium deck. The multi-family apartment parking will be provided in the garage below the apartments.

i. Pedestrian Access

Pedestrian access will be provided across the west end of the site.

j. Streets and Circulation

There are no public streets proposed within the limits of the PUD. Vehicular access and fire lanes are provided as shown on the attached site plan exhibits and will be constructed to City of Galveston standards.

k. Screening and Landscaping

Parking Screening shall comply with Division 9.300. It can be structural in lieu of landscape. Landscaping shall comply with Article 9 LANDSCAPING. It is the intent of the PUD to promote a high standard of landscape design and installation throughout the project to complement the

high-end level of interior and exterior design of the built environment within the PUD. The current City of Galveston landscape requirements will be considered a minimum standard with the deviation of providing landscaping at the perimeter of the parking spaces on the podium deck in lieu of landscape islands.

l. Environmental Protection

The PUD will comply with environmental protection regulations codified, adopted, and in practice by authorities having jurisdiction over the project site, including, but not limited to, the City of Galveston, Galveston County, and the U. S. Army Corps of Engineers (USACE). Wetlands letter is attached to the application.

m. Signage

All signage within the PUD shall comply with regulations defined in Article 5. SIGNS as is applicable for the permitted uses. Where applicable, signage shall comply with SEC 5.107 Signs in Commercial (C) & and SEC 5.110 Multi-family (MF) Districts. A deviation is requested for the pylon sign to be 40' tall in the Commercial (C) district for the retail on the podium deck.

n. Lighting

All lighting within the PUD shall comply with regulations defined in Article 7. OUTDOOR LIGHTING as is applicable for the permitted uses. Priority will be placed on efforts to minimize the cumulative effects of excessive artificial lighting in an urbanized setting that detracts from enjoyment of the natural darkness and astronomical features of the night sky.

o. Phasing or Scheduling

Development of the PUD will be completed in 2 Phases. The first phase will include the Hotel and Condo towers with the 2-story retail/restaurants on the podium deck. The estimated construction start date for Phase 1 is 2028. The second phase includes apartment buildings on the north of the site and will be built after Phase 1 is completed.

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

2. The application shall specify the extent to which deviation from otherwise applicable Code requirements is justified by unique characteristics of the site or other exceptional circumstances The PUD is not seeking any deviation from the International Code Council family of codes and National Electric Code adopted by the City of Galveston.

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

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

Commercial (C) - Permitted uses include Condominiums, Restaurants, Retail, Hotel – Limited Use, Multi-family (MF) – Permitted uses include multi-family residential

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

See attached Survey

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

See attached Site Plan Exhibits

d. A tabulation of proposed dwelling unit density in residential areas

The proposed density is 290 keys for the hotel, 180 Condominium units in a tower, and 330 Apartments with onsite parking and amenities.

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

The FAR for the proposed PUD is 2.70. See table on attached Site Plan Exhibit for detailed calculations. The Base Flood Elevation is 12'-0" above mean sea level. Proposed Building Height is 150' above mean sea level and 145' above ground level. See attached FAA letter.

f. Proposed circulation systems, including preliminary street cross sections

Vehicular access and fire lanes are provided as shown on the attached site plan exhibits and will be constructed to City of Galveston standards.

g. Proposed public parks, greenbelts, and other open spaces

The PUD includes proposed open space for public use and enjoyment.

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

None proposed or provided

i. Location and type of proposed landscaping including existing landscaping

The existing site is undeveloped with no existing landscaping beyond natural groundcover. Landscaping shall comply with Article 9 LANDSCAPING. It is the intent of the PUD to promote a high standard of landscape design and installation throughout the project to complement the high-end level of interior and exterior design of the built environment within the PUD. The current City of Galveston landscape requirements will be considered a minimum standard with a deviation for providing landscaping at the perimeter of the parking spaces on the podium deck in lieu of landscape islands.

j. Public access

Public pedestrian access will be provided on the west side of the site.

k. Proposed easements

See attached Survey exhibit.

l. Proposed trail networks

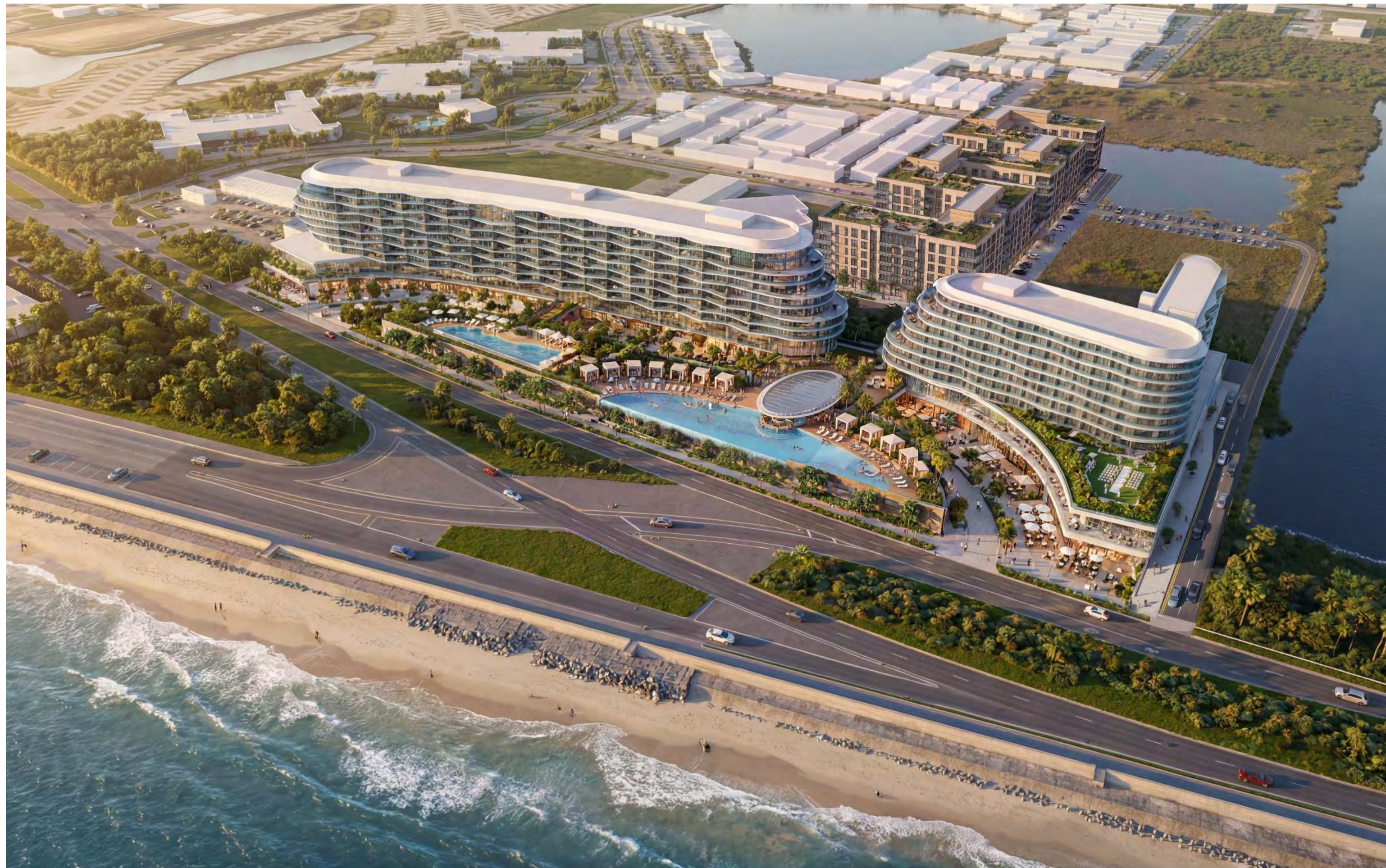
The PUD proposes a walking trail around the detention pond/preserve.

m. Identification of environmentally sensitive areas

See attached Survey exhibit

n. Transit network and / or stops

There is no transit network access nor stops proposed as part of the PUD







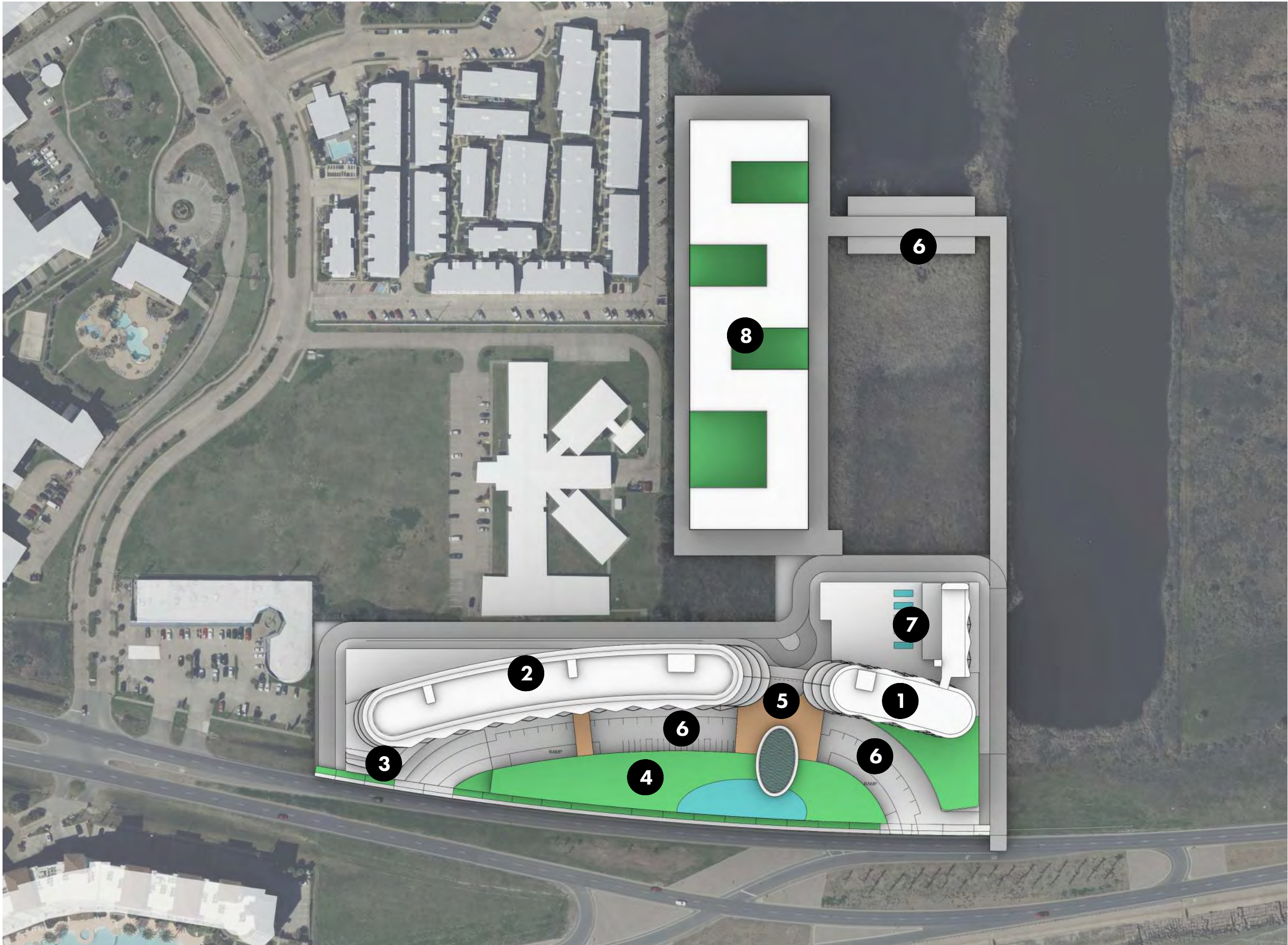






Site Plan

- 1 HOTEL TOWER
- 2 CONDO TOWER
- 3 RETAIL
- 4 AMENITY DECK
- 5 PLAZA
- 6 PARKING
- 7 VILLAS
- 8 MULTI-FAMILY



Sachs On The Seawall - Condo Tower - T1

May 13, 2026



A Building Level	B Gross Area ¹ (sq. ft.)	C Balcony/Terrace (sq. ft.)	D Gross + Bal/Terrace (sq. ft.)	E Gross Restaurant (sq. ft.)	F Retail (sq. ft.)	G Conditioned Amenity (sq. ft.)	H Unconditioned Amenity (sq. ft.)	I Common ² (sq. ft.)	J Net Leasable Resi (sq. ft.)	K EFF %	L Unit Count	M Average Unit Size (sq. ft.) ⁴	N	O	P	Q	Zoning Summary				
													Unit Type by Floor								
													1bdrm	2bdrm	3bdrm	PH					
Level 11	37,932	14,422	52,354					5,457	32,475	86%	16	1,476	2	8	6		Phase 1 + Phase 2				
Level 10	43,599	16,166	59,765					5,469	38,130	88							Lot Area		17.190 Acres (748,817.67 SF)		
Level 09	45,196	15,220	60,416					5,353	39,843	88%	22	1,811	2	6	14						
Level 08	45,196	16,522	61,718					5,809	39,387	87%	23	1,712	2	9	12		Provided FAR		1.91		
Level 07	45,737	15,331	61,068					5,892	39,845	87%	23	1,732	2	9	12		Unit Type Percentages				
Level 06	45,205	16,513	61,718					5,788	39,417	87%	23	1,714	2	9	12		Penthouses		3.4%		
Level 05	45,737	15,330	61,067					5,693	40,044	88%	23	1,741	2	7	14		3 bedrooms		50.3%		
Level 04	45,197	15,220	60,417					4,706	40,491	90%	23	1,760	4	7	12		2 bedrooms		36.0%		
Level 03	60,672	7,138	67,810	15,278	18,618	16,937		9,839	50,833	84%							1 bedrooms		10.3%		
Level 02	62,230		62,230	8,997	39,215			14,017	48,213	78%											
Level 01	9,141		9,141			3,384		5,757	3,384	37%											
									0								Parking Program ³				
									0								Level	Area (GSF)	# Spaces	PD Req'd Parking	
									0								Level 2 - Surface		180		
									0								Level 1 - Garage	224,550	650		
Totals	485,842	131,862	617,704	24,275	57,833	20,321	0	73,780	412,062	81.7%	175	2,355	18	63	88	6	Totals	224,550	830		
Gross Commercial	82,108																				
Total Rentable	543,924																				
Gross Building Total	617,704																				
Gross Building Total + Garage	842,254																				
Notes:	1. Gross area includes interior space within the outside face of the exterior walls and includes all floor penetrations. It does not include balconies or terraces. 2. Gross building total includes total Gross Residential Area + Gross Commercial + Conditioned Amenity 3. Ground floor back of house spaces included in common area square footage for level 1. Ground floor loading dock area included in garage square footage for level 1. 4. Average unit size SF at level 11 includes second level of penthouse unit areas.																				

Sachs On The Seawall - Hotel - T2



A Building Level	B Gross Area ¹ (sq. ft.)	C Balcony/Terrace (sq. ft.)	D Gross Resi + Bal/Terrace (sq. ft.)	E Gross Restaurant (sq. ft.)	F Retail (sq. ft.)	G Conditioned Amenity (sq. ft.)	H Unconditioned Amenity (sq. ft.)	I Common ² (sq. ft.)	J Net Leasable Resi (sq. ft.)	K EFF %	L Unit Count	M Average Unit Size (sq. ft.) ⁴	N	O	P	Q				
													KeyType by Floor							
													QQ	K	Suite	Villa				
Level 11	16,321	4,437	20,758			1,729		3,740	12,581	77%	28	449	12	14	2					
Level 10	18,679	5,427	24,106					3,740	14,939	80%	33	453	12	17	4					
Level 09	18,243	3,711	21,954					3,823	14,420	79%	35	412	13	18	4					
Level 08	19,590	5,669	25,259					3,823	15,767	81%	35	450	13	18	4					
Level 07	19,153	3,799	22,952					3,906	15,247	80%	37	412	14	19	4					
Level 06	20,487	5,809	26,296					3,906	16,581	81%	37	448	14	19	4					
Level 05	23,451	5,418	28,869					4,046	19,405	83%	39	498	15	20	4					
Level 04	47,914	5,457	53,371			22,344	20,845	5,299	42,615	89%	41	1,039	14	20	2	5				
Level 03	111,173	3,449	114,622			100,645	45,113	10,527	100,646	91%	0									
Level 02	60,967		60,967	12,789	13,118			35,060	25,907	43%	0									
Level 01	11,352		11,352			2,017		9,335	2,017	18%										
									0											
									0											
									0											
									0											
Totals	367,330	43,176	410,506	12,789	13,118	126,735	65,958	87,205	280,125	72.7%	285	983	107	145	28	5				
Gross Commercial	25,907																			
Total Rentable	323,301																			
Gross Building Total	410,506																			
Gross Building Total + Garage	410,506																			
Notes:	1. Gross area includes interior space within the outside face of the exterior walls and includes all floor penetrations. It does not include balconies or terraces. 2. Gross building total includes total Gross Residential Area + Gross Commercial + Conditioned Amenity 3. Ground floor back of house spaces included in common area square footage for level 1. Ground floor loading dock area included in garage square footage for level 1. 4. Average unit size SF at level 5, 7, 9 and 11 includes second level of suite and villas areas.																			

Sachs On The Seawall - Phase 2 - Multifamily Residential

May 12, 2026

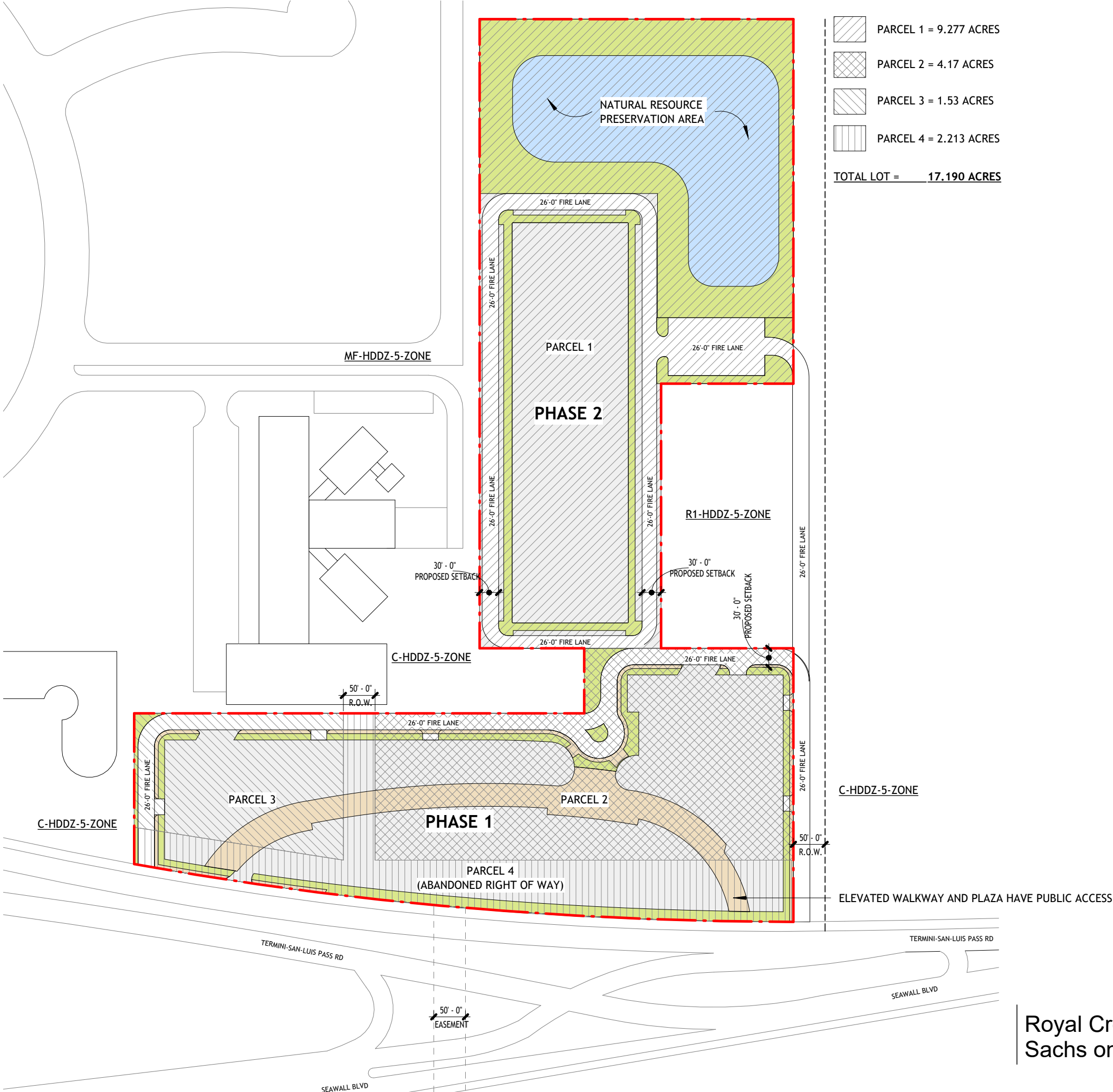


A Building Level	B Gross Area ¹ (sq. ft.)	C Balcony/Terrace (sq. ft.)	D Gross Resi + Bal/Terrace (sq. ft.)	E Gross Restaurant (sq. ft.)	F Retail (sq. ft.)	G Conditioned Amenity (sq. ft.)	H Unconditioned Amenity (sq. ft.)	I Common ² (sq. ft.)	J Net Leasable Resi (sq. ft.)	K EFF %	L Unit Count	M Average Unit Size (sq. ft.) ⁴	N	O	P		
													Unit Type by Floor				
													1bdrm	2bdrm	3bdrm		
Level 07	79,794		79,794					12,000	67,794	85%	67	1,012	21	40	6		
Level 06	79,794		79,794					12,000	67,794	85%	67	1,012	21	40	6		
Level 05	79,794		79,794					12,000	67,794	85%	67	1,012	21	40	6		
Level 04	79,794		79,794					12,000	67,794	85%	67	1,012	21	40	6		
Level 03	79,794		79,794			8,000	35,951	12,000	67,794	85%	57	1,189	16	35	6		
Level 02	3,007		3,007					3,007	0	0%	0						
Level 01	3,007		3,007					3,007	0	0%	0						
											</						

Notes:

1. Gross residential area includes interior space within the outside face of the exterior walls and includes all floor penetrations. It does not include balconies or terraces.
2. Gross building total includes total Gross Residential Area + Gross Commercial + Conditioned Amenity
3. Ground floor back of house spaces included in common area square footage for level 1. Ground floor loading dock area included in garage square footage for level 1. Street parking spaces included in level 1 total parking spaces

Overall Site Plan



- PARCEL 1 = 9.277 ACRES
- PARCEL 2 = 4.17 ACRES
- PARCEL 3 = 1.53 ACRES
- PARCEL 4 = 2.213 ACRES

TOTAL LOT = 17.190 ACRES



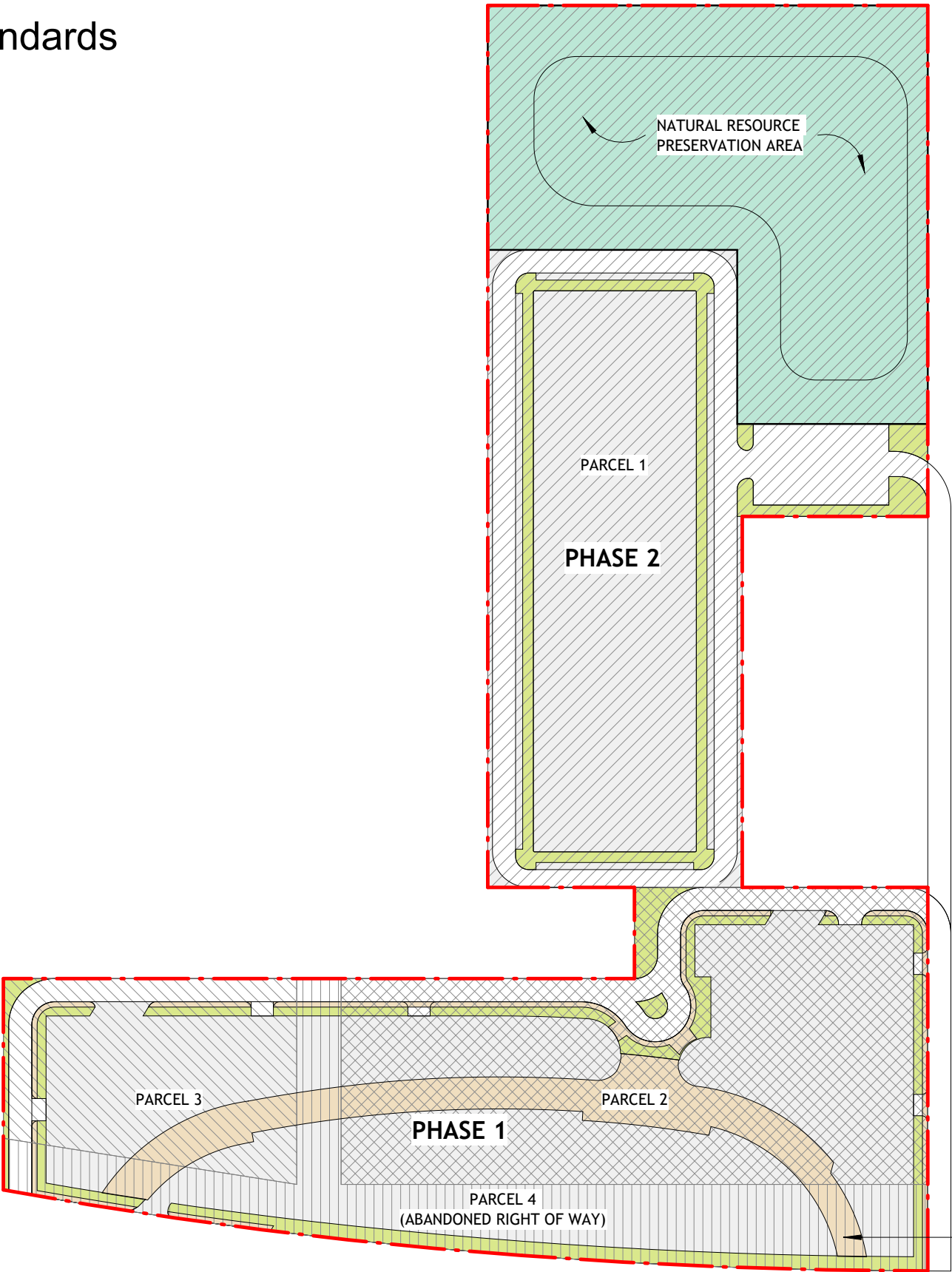
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Royal Crown
Sachs on the Seawall

A00

Open Space Plan & Lot Standards



- PARCEL 1 = 9.277 ACRES
- PARCEL 2 = 4.17 ACRES
- PARCEL 3 = 1.53 ACRES
- PARCEL 4 = 2.213 ACRES
- NATURAL RESOURCE PRESERVATION AREA IN PARCEL 1 = 4.089 ACRES

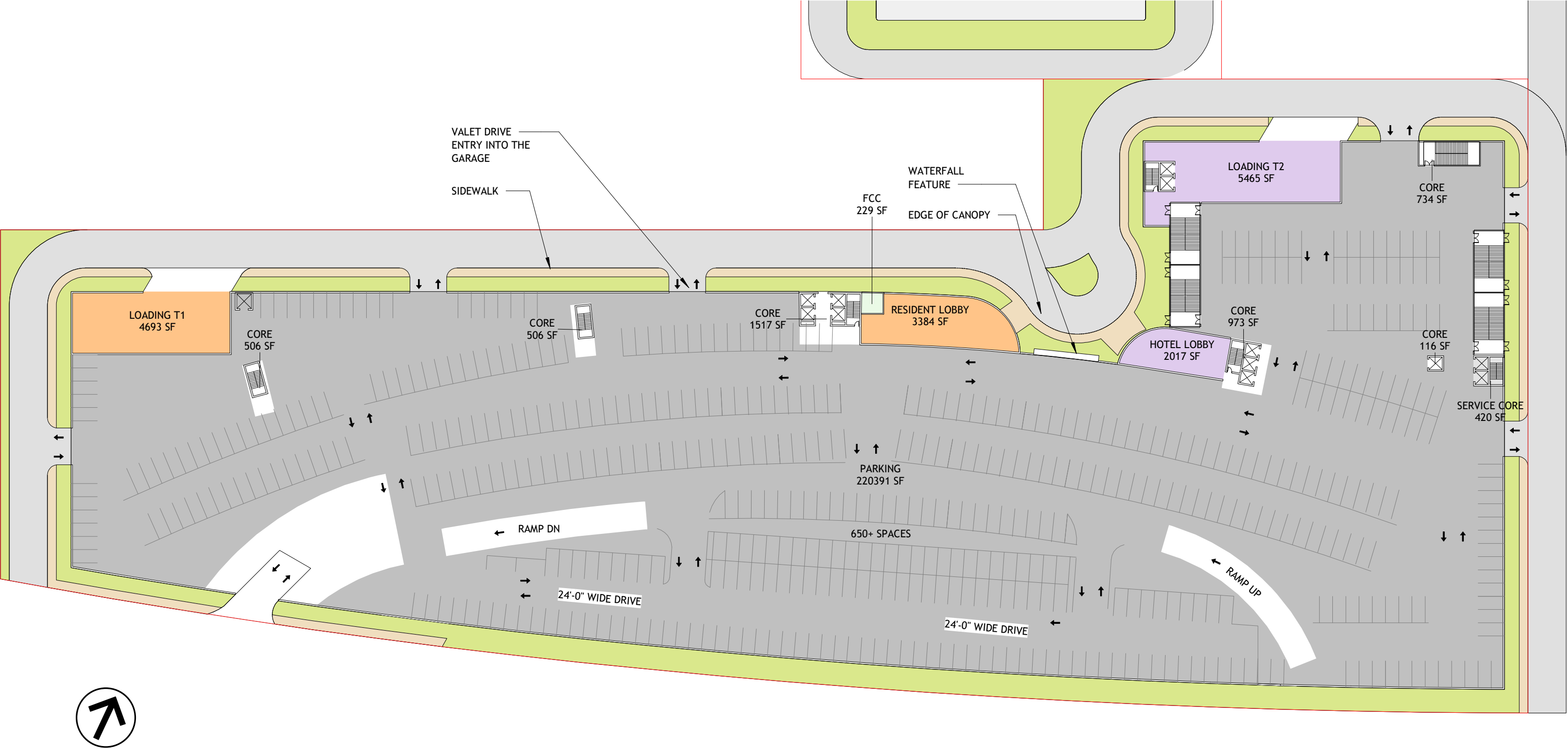
TOTAL LOT = 17.190 ACRES

Lot Size		Total Lot Coverage Allowed Max 65%	SACHS Lot Coverage
Phase 1 (Parcel 2 + 3 + 4)	7.913 acres 344,646.72 SF	5.142 acres Lot Coverage Allowed 223,985.52 SF Lot Coverage Allowed	5.91 acres 257,440 SF = 74.69 %
Phase 2 (Parcel 1)	9.277 acres 404,106.12 SF	6.030 acres Lot Coverage Allowed 262,666.8 SF Lot Coverage Allowed	4.554 acres 198,372 SF = 49.08 %
Open Space Require (Minimum)		Open Space Required 15 %	SACHS Open Space Provided
Phase 1 (Parcel 2 + 3 + 4)	7.913 acres 344,646.72 SF	1.186 acres 51,662.16 SF	2.002 acres 87,211.79 SF = 25.31%
Phase 2 (Parcel 1)	9.277 acres 404,106.12 SF	1.391 acres 60,591.96 SF	4.723 acres 205,733.88 SF = 50.92%



1 Open Space Plan
1" = 160'-0"

Level 1 - Parking



SCALE : 1/64" = 1' - 0"



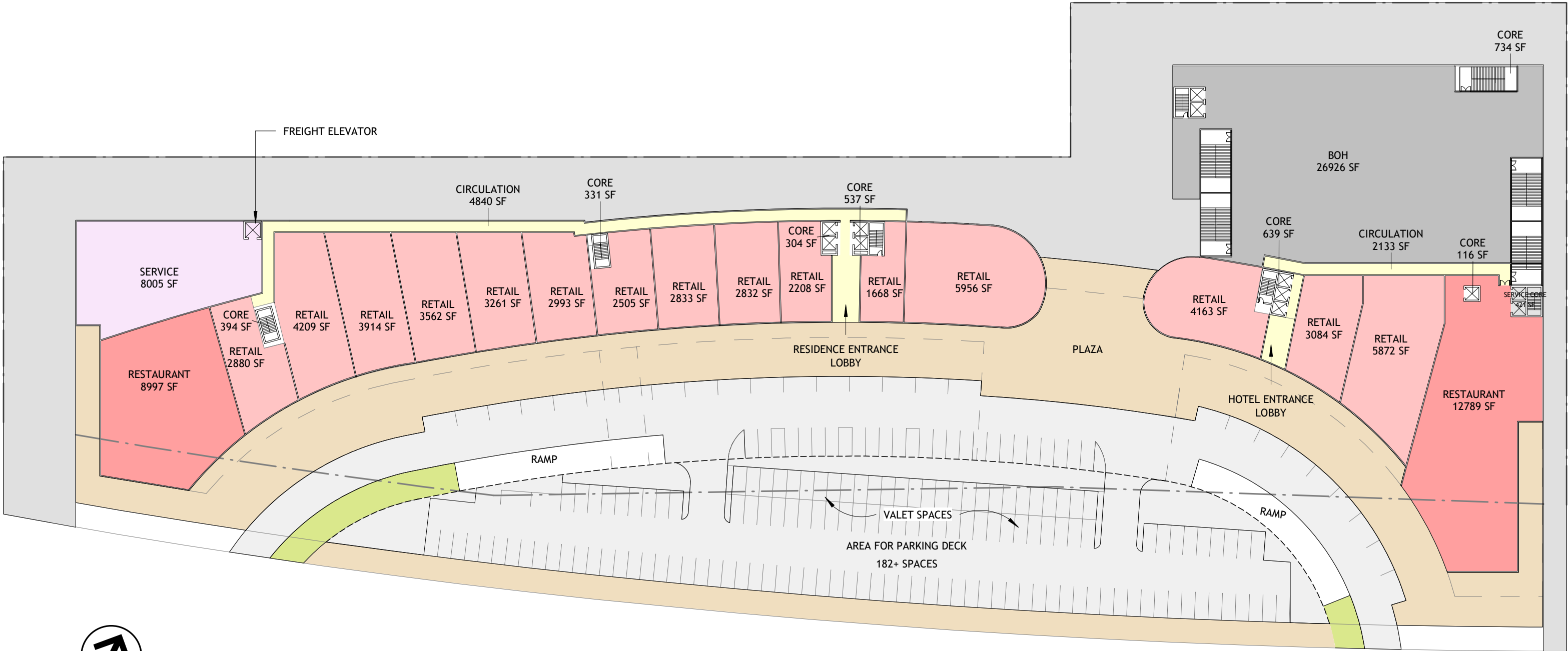
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A01

Level 2 - Retail



SCALE : 1/64" = 1' - 0"



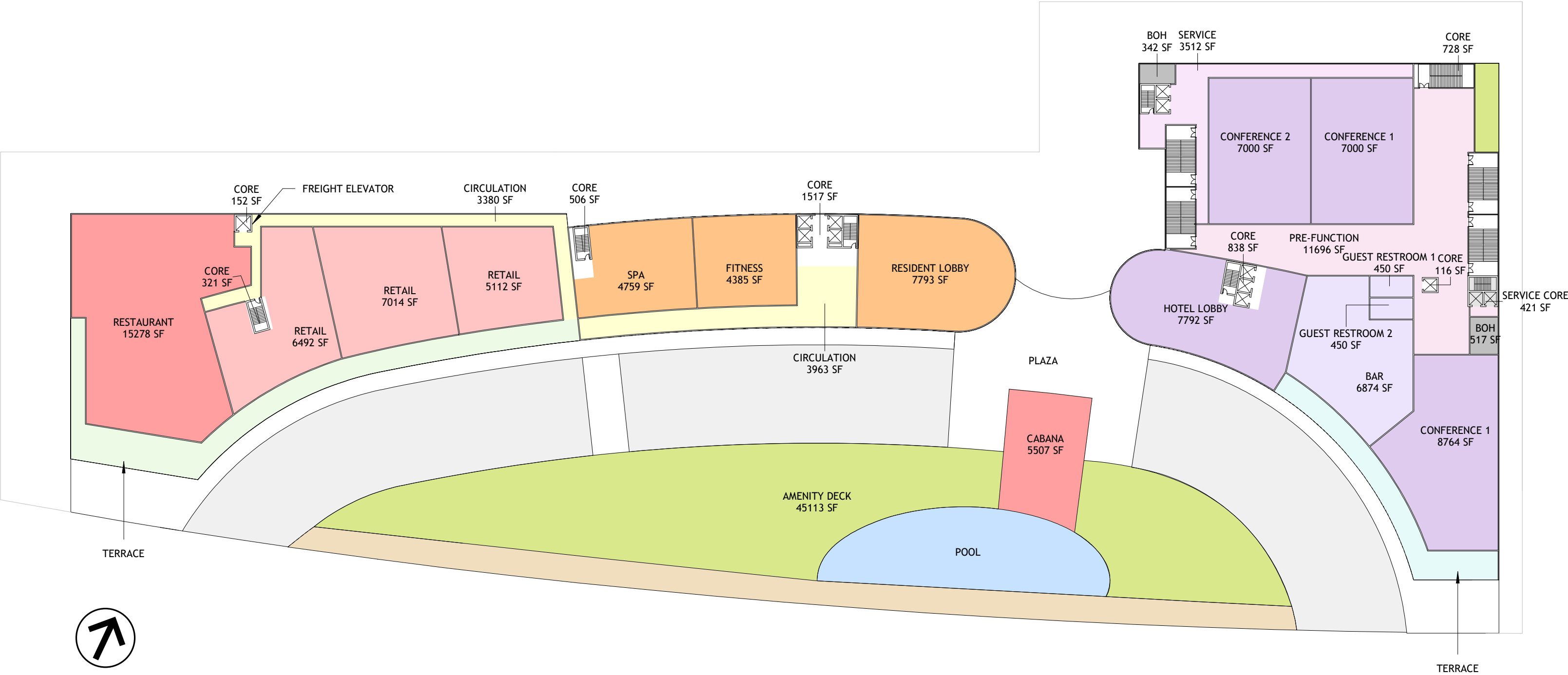
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A02

Level 3 - Podium Floor Plan



SCALE : 1/64" = 1' - 0"



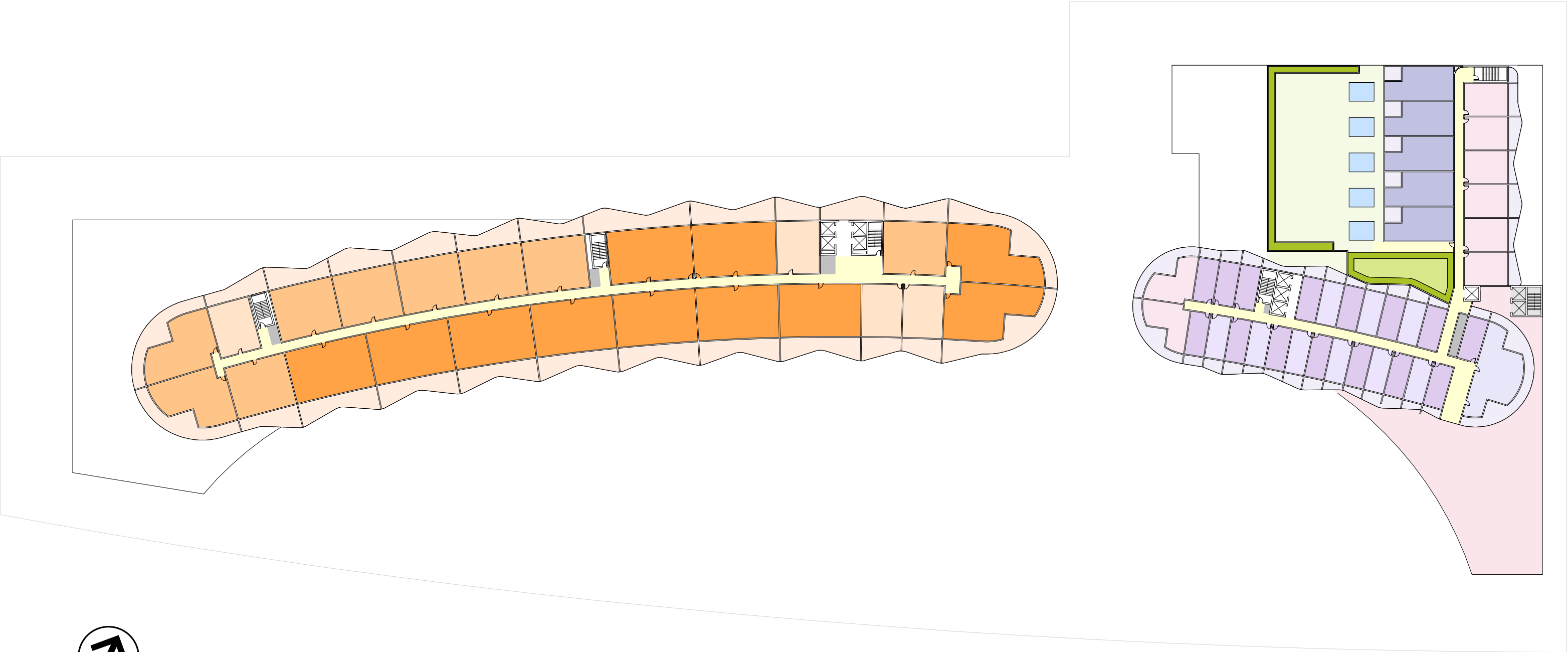
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A03

Level 4 Overall Plan



SCALE : 1/64" = 1' - 0"



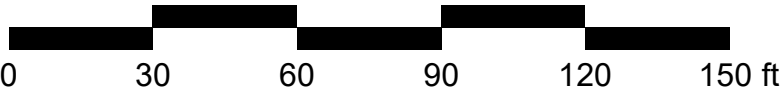
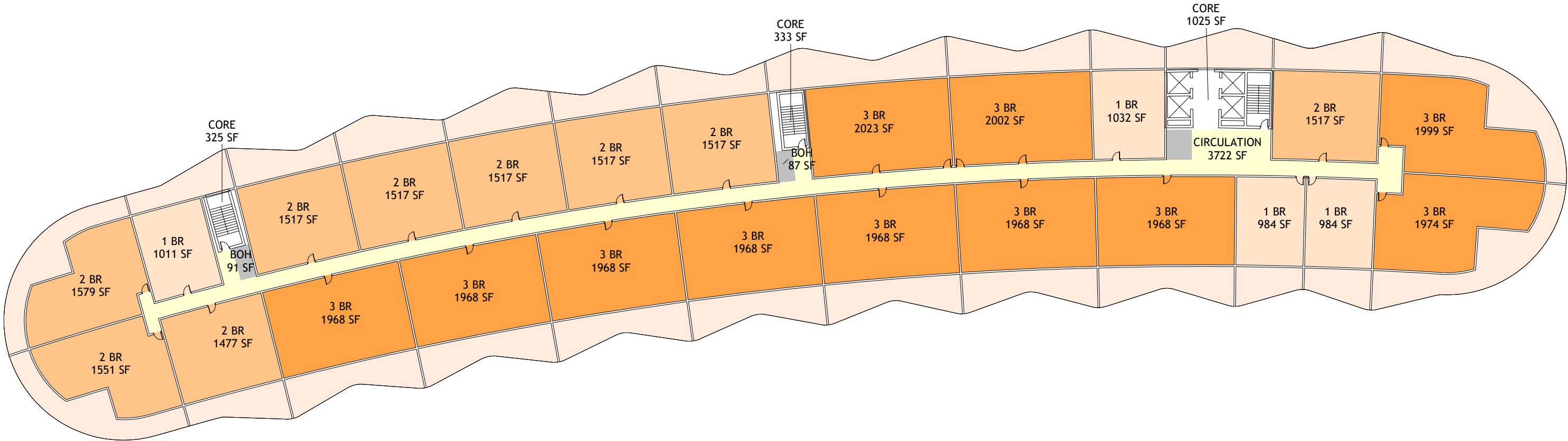
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A04

Floor Plan - Residential Level 4



SCALE : 1" = 40' - 0"



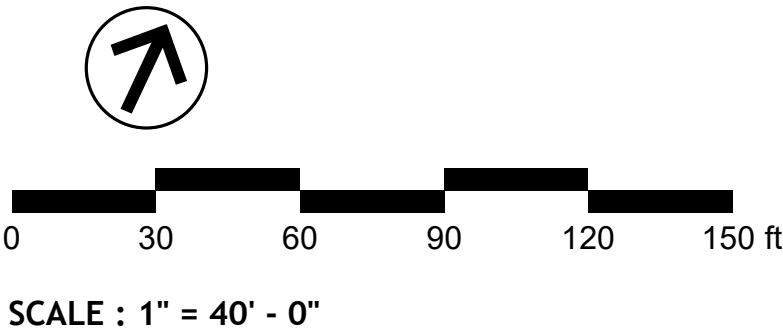
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A05

Floor Plan - Hotel Level 4



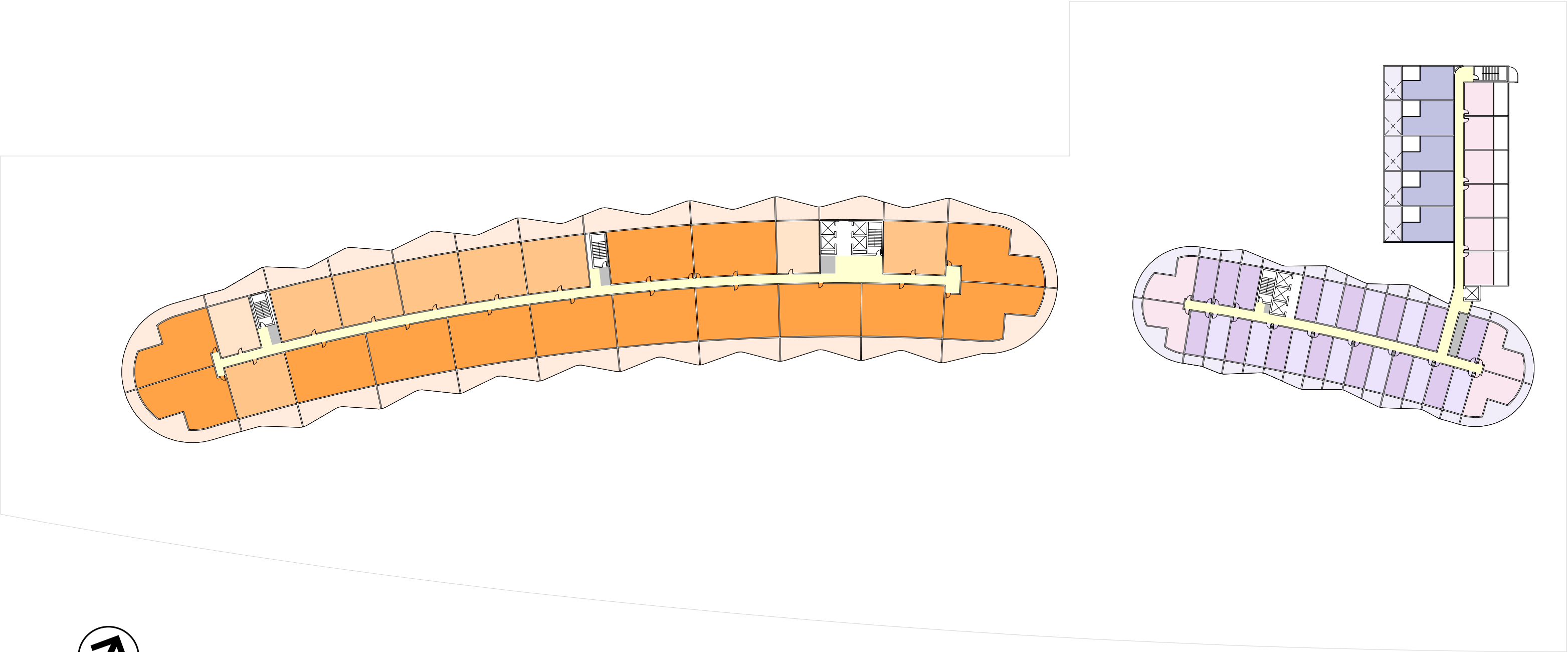
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A06.1

Level 5 Overall Plan



SCALE : 1/64" = 1' - 0"



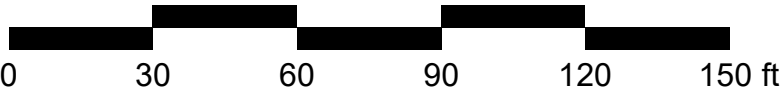
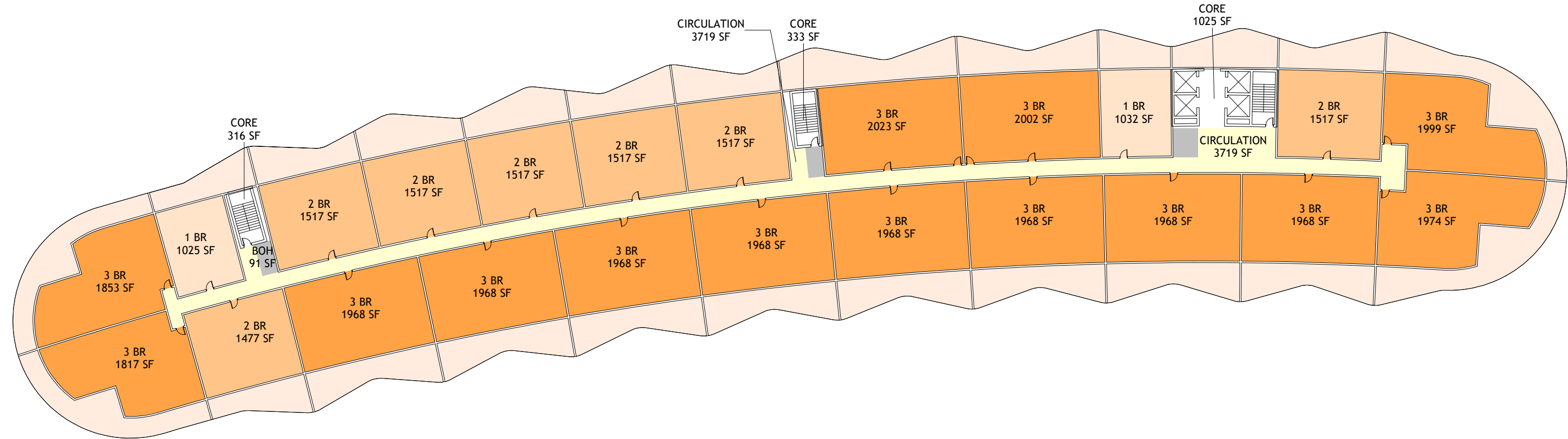
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A07

Floor Plan - Residential Level 5



SCALE : 1" = 40' - 0"



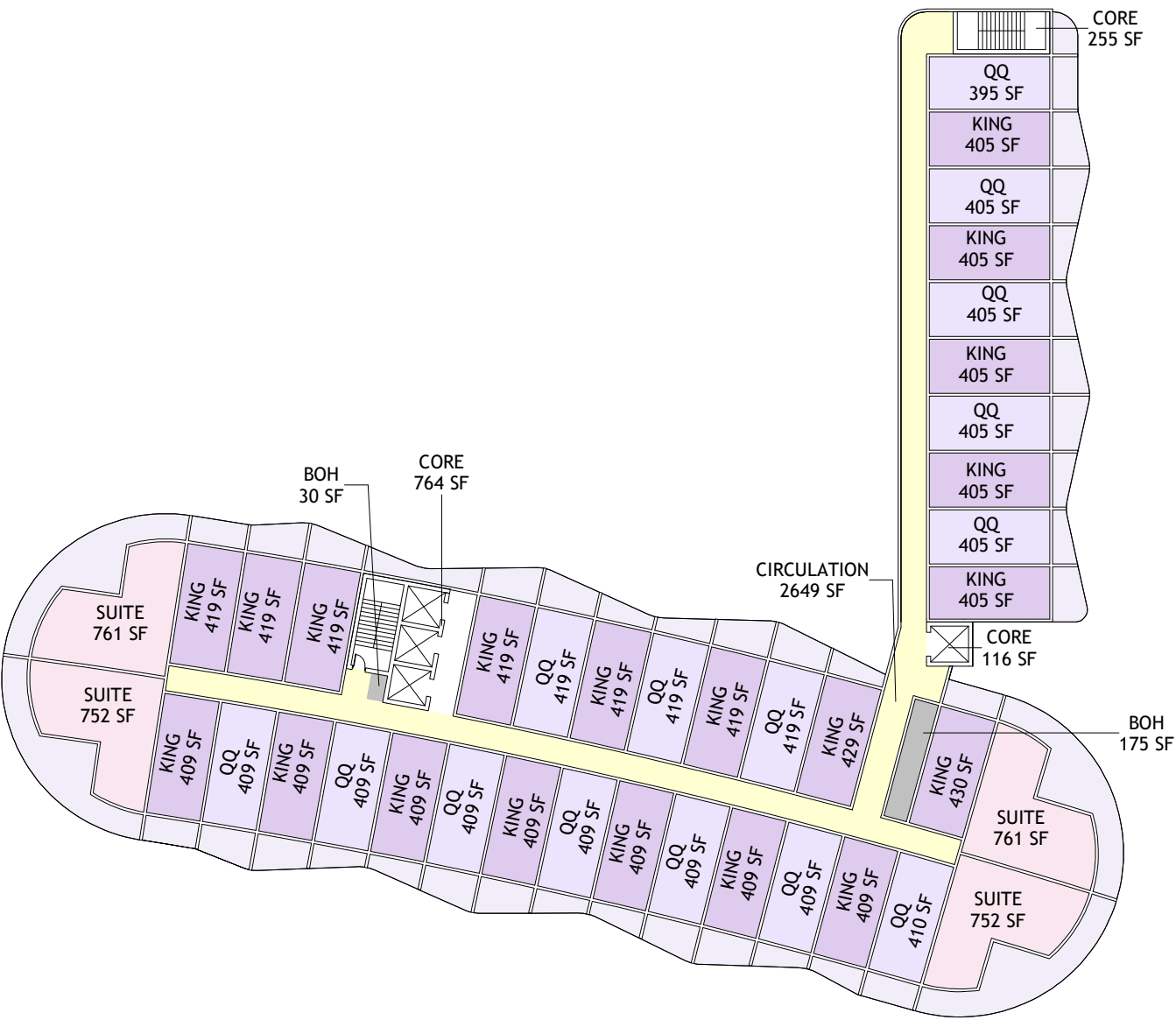
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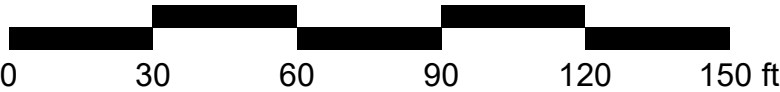
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A08

Floor Plan - Hotel Level 5



TOTAL KEYS: 285
SUITES: 28



SCALE : 1" = 40' - 0"



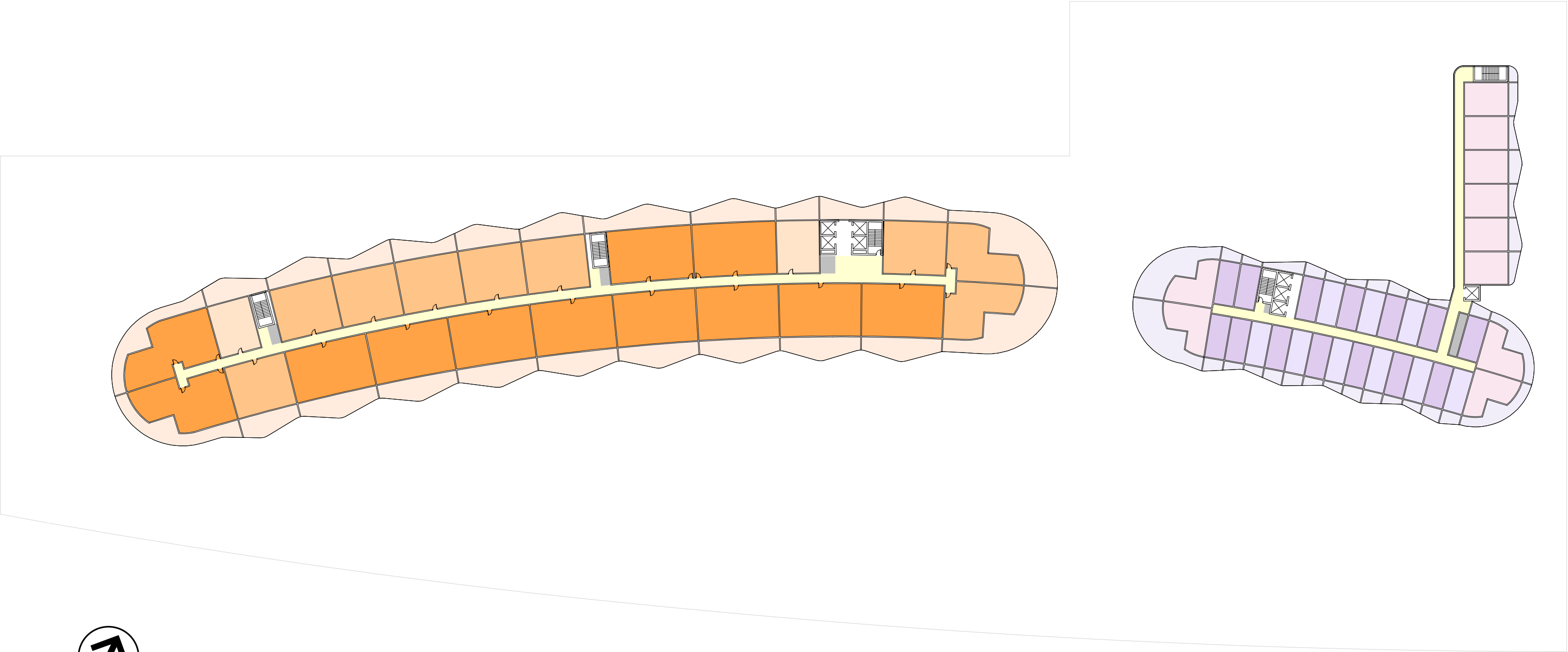
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A09.1

Level 6 - 8 Overall Plan



SCALE : 1/64" = 1' - 0"



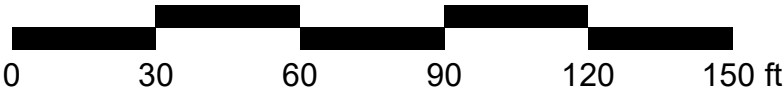
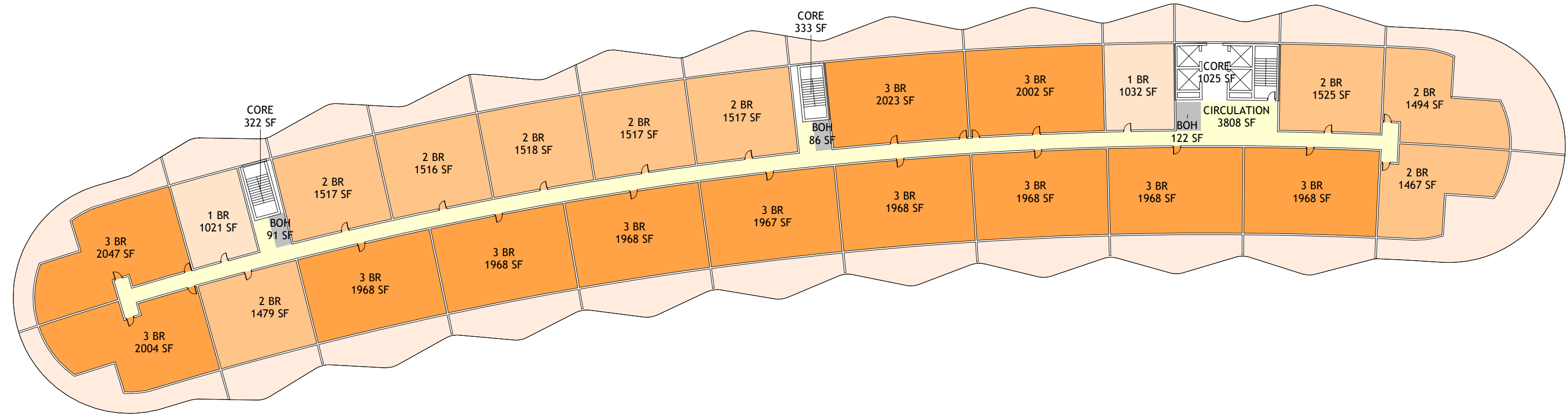
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A10

Floor Plan - Residential Level 6 - 8



SCALE : 1" = 40' - 0"



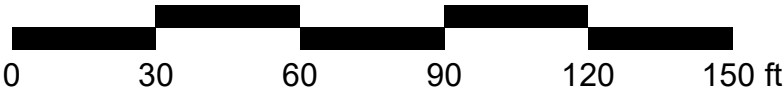
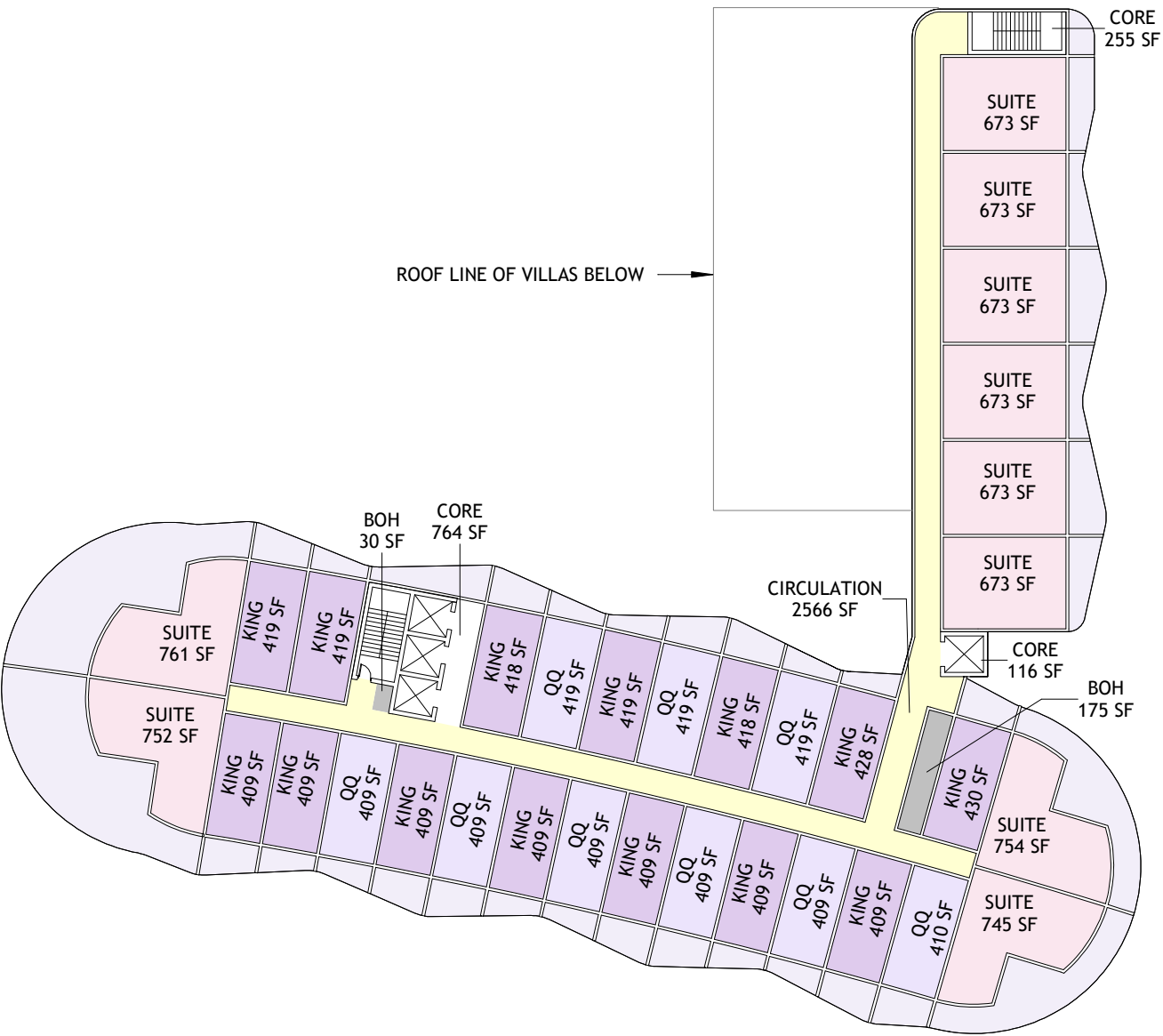
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A11

Floor Plan - Hotel Level 6 - 8



SCALE : 1" = 40' - 0"



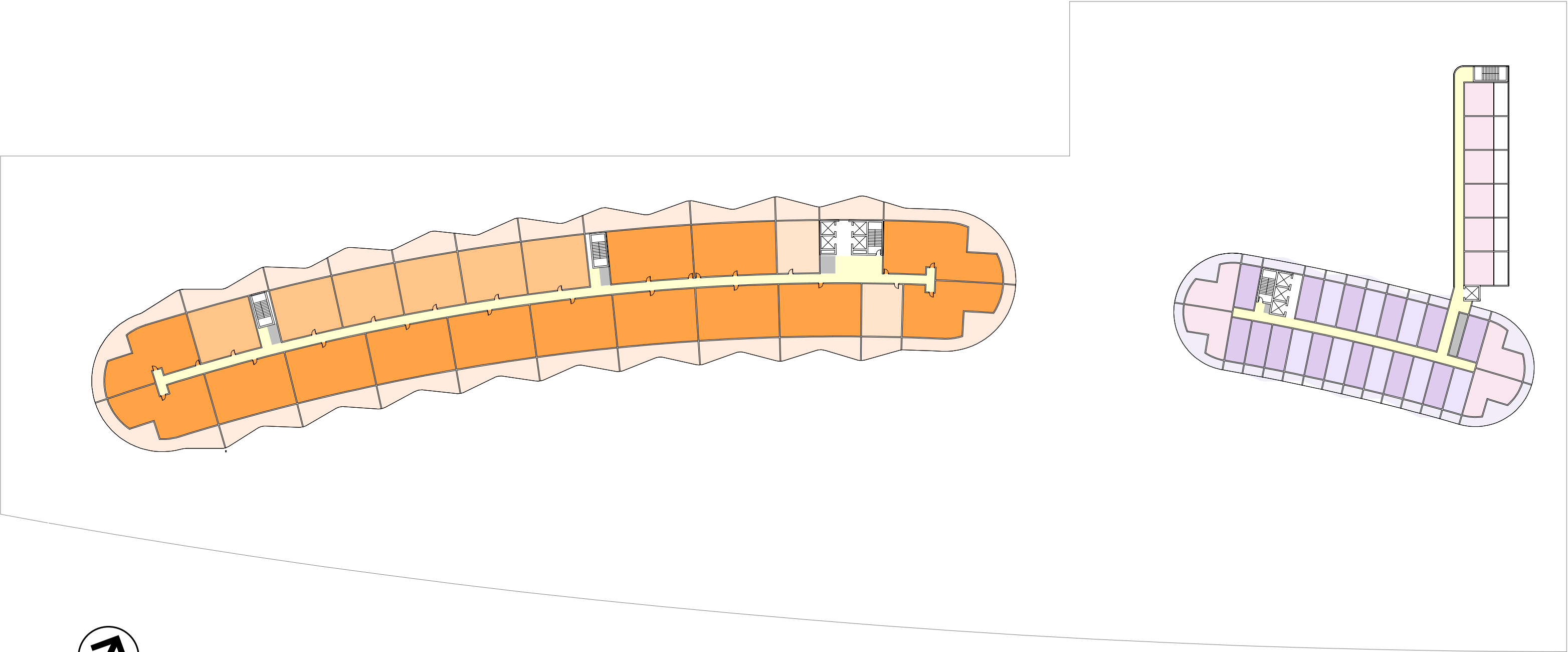
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A12

Level 9 Overall Plan



SCALE : 1/64" = 1' - 0"



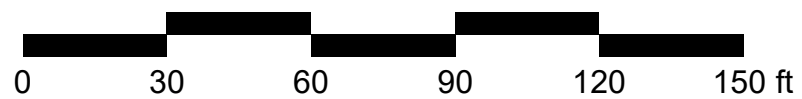
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A13

Floor Plan - Residential Level 9



SCALE : 1" = 40' - 0"



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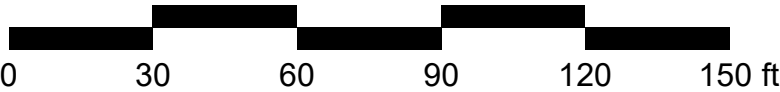
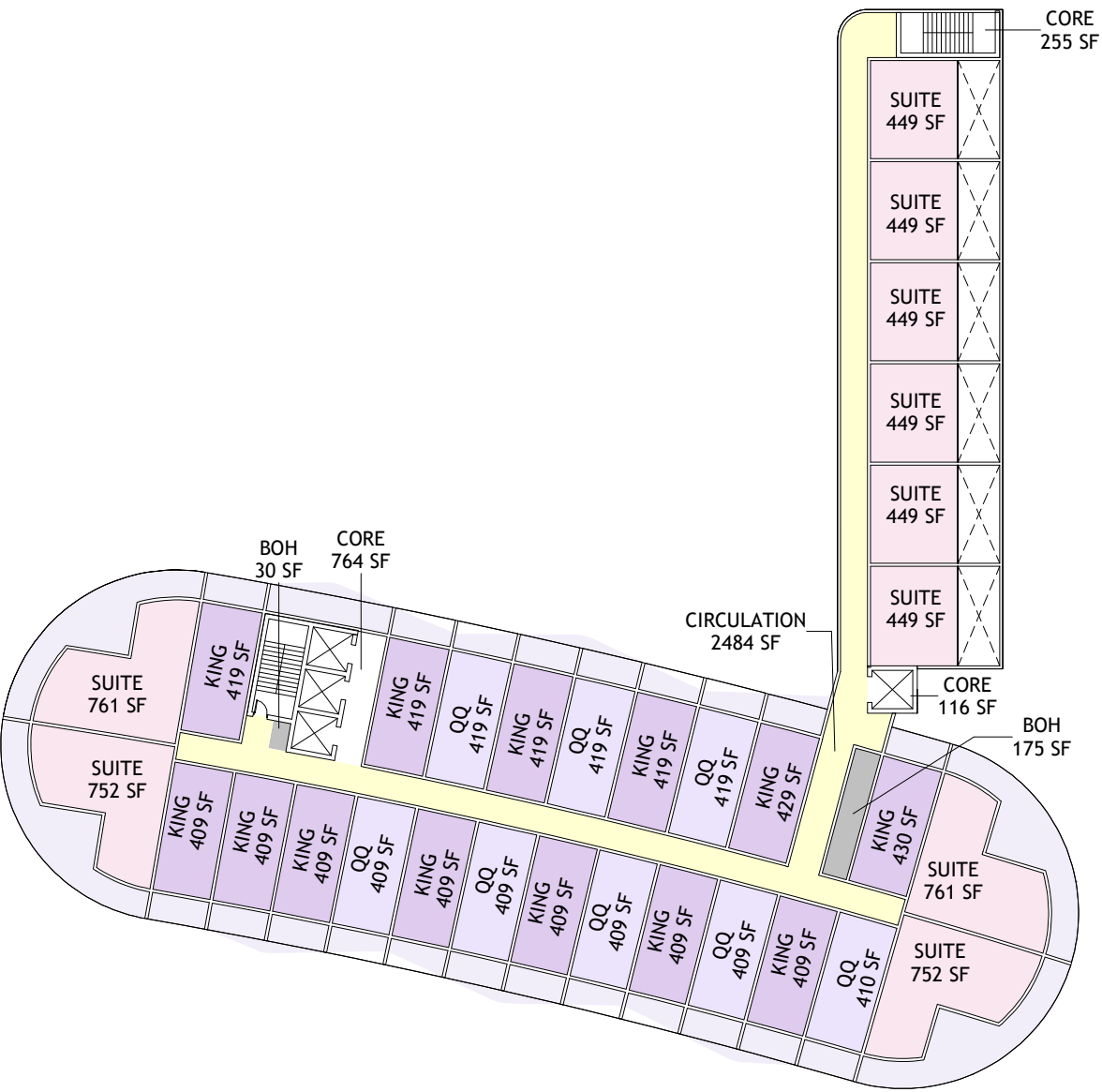
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A14

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Floor Plan - Hotel Level 9



SCALE : 1" = 40' - 0"



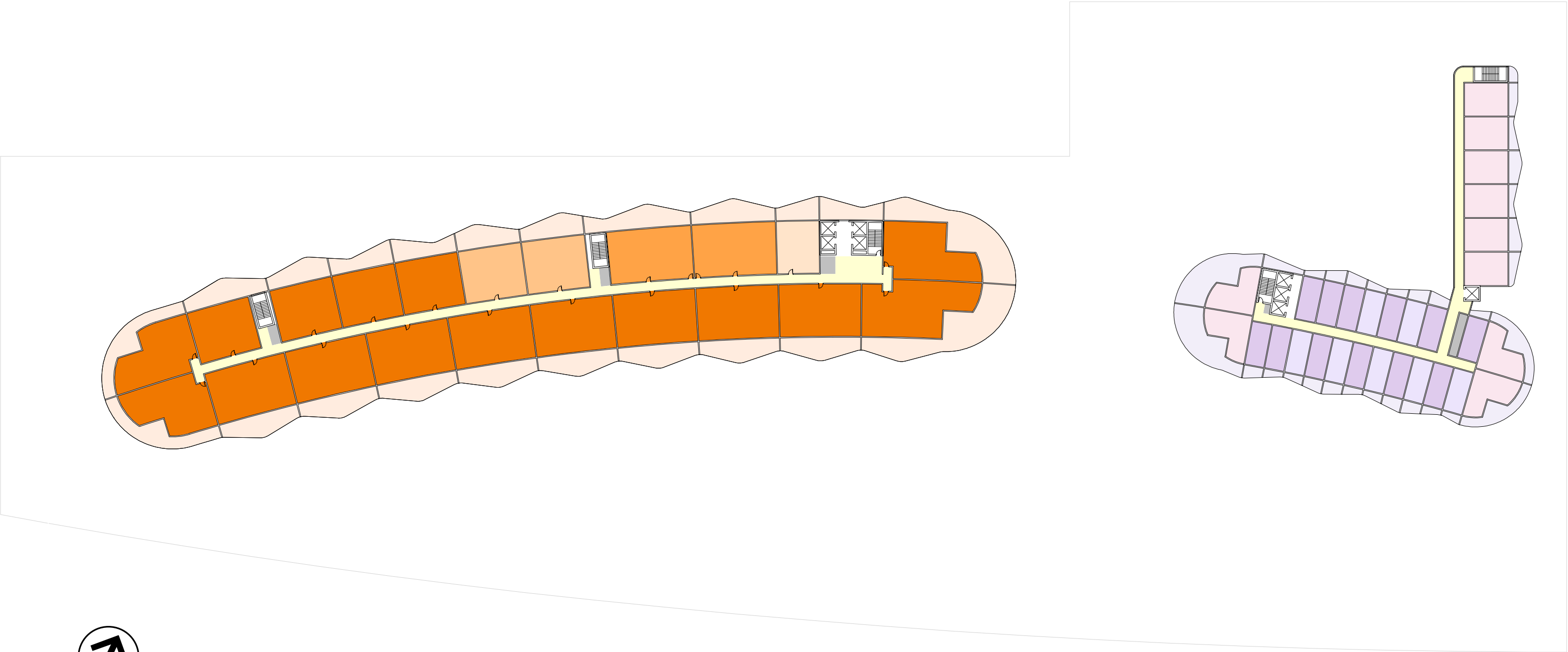
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A15

Level 10 Overall Plan



SCALE : 1/64" = 1' - 0"



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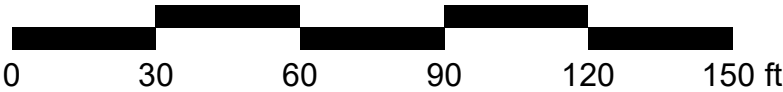
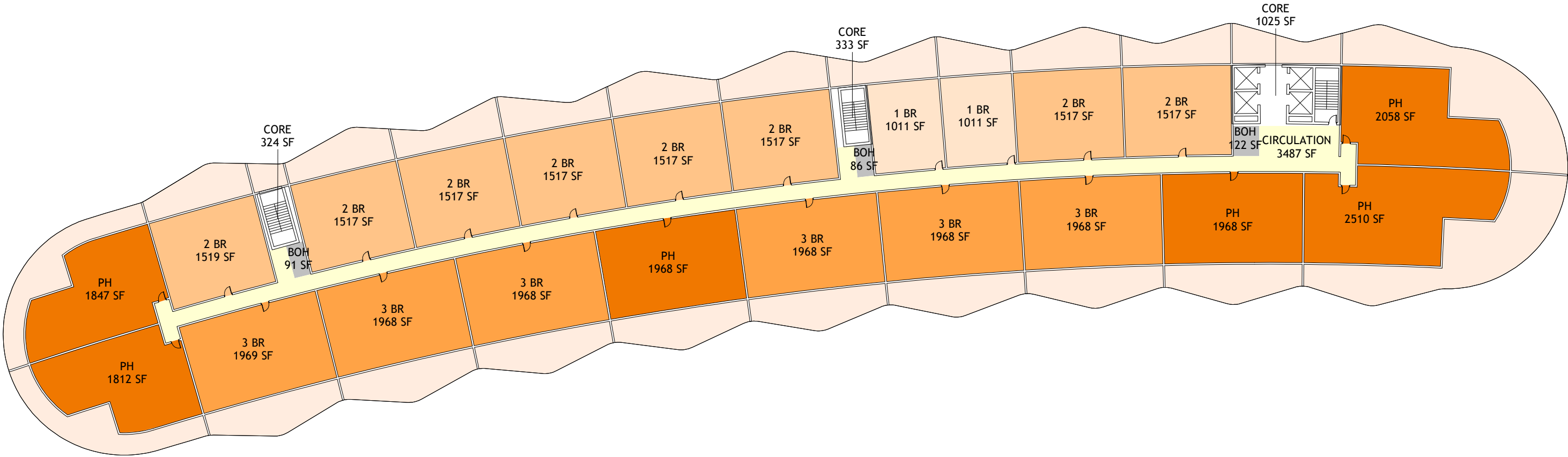
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A16

Floor Plan - Residential Level 10

TOTAL UNITS: 175
PENTHOUSE: 6



SCALE : 1" = 40' - 0"



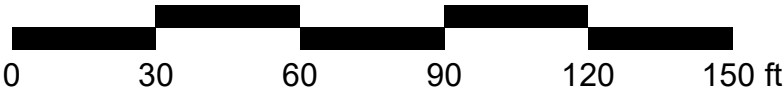
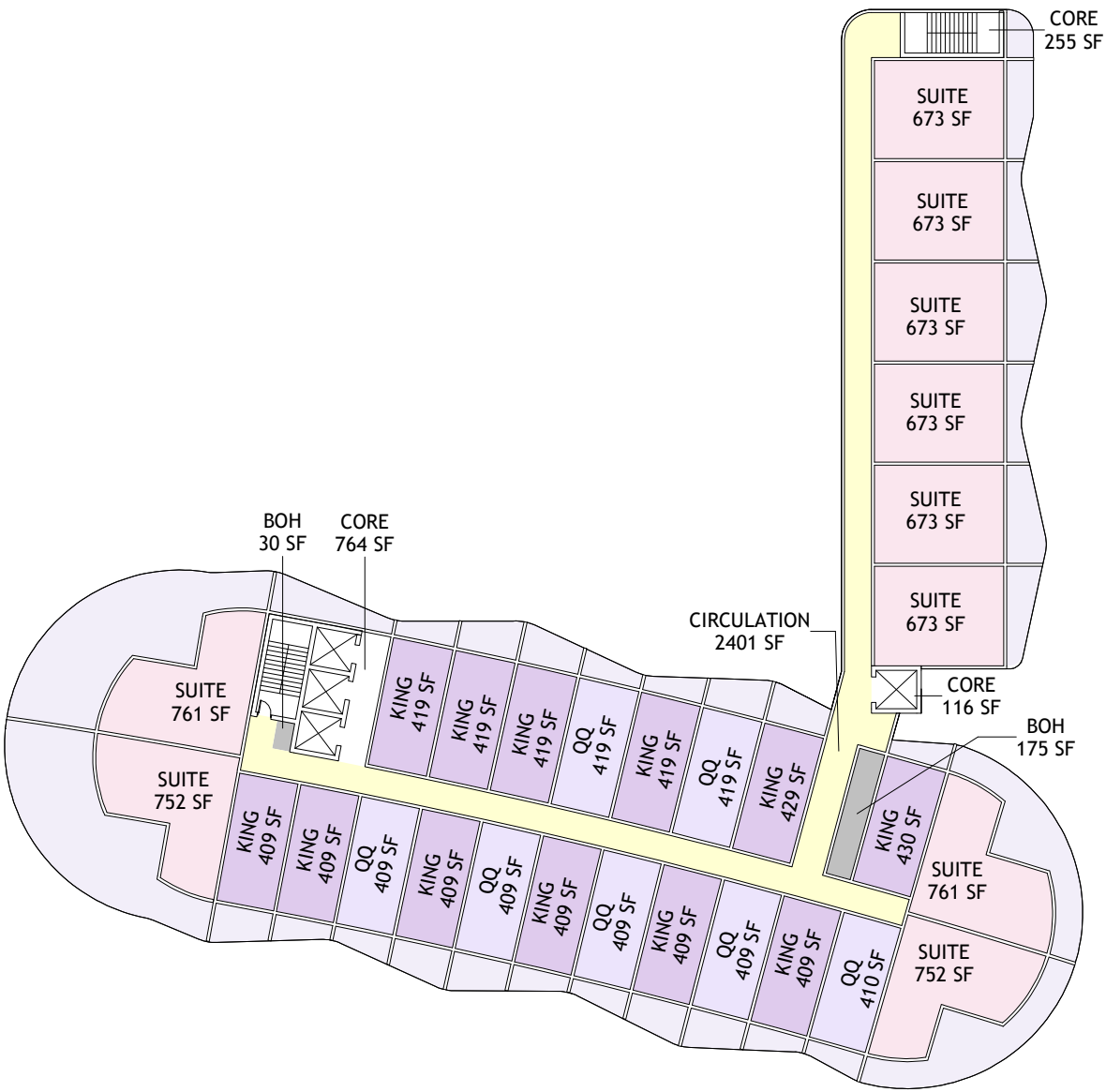
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A17.1

Floor Plan - Hotel Level 10



SCALE : 1" = 40' - 0"



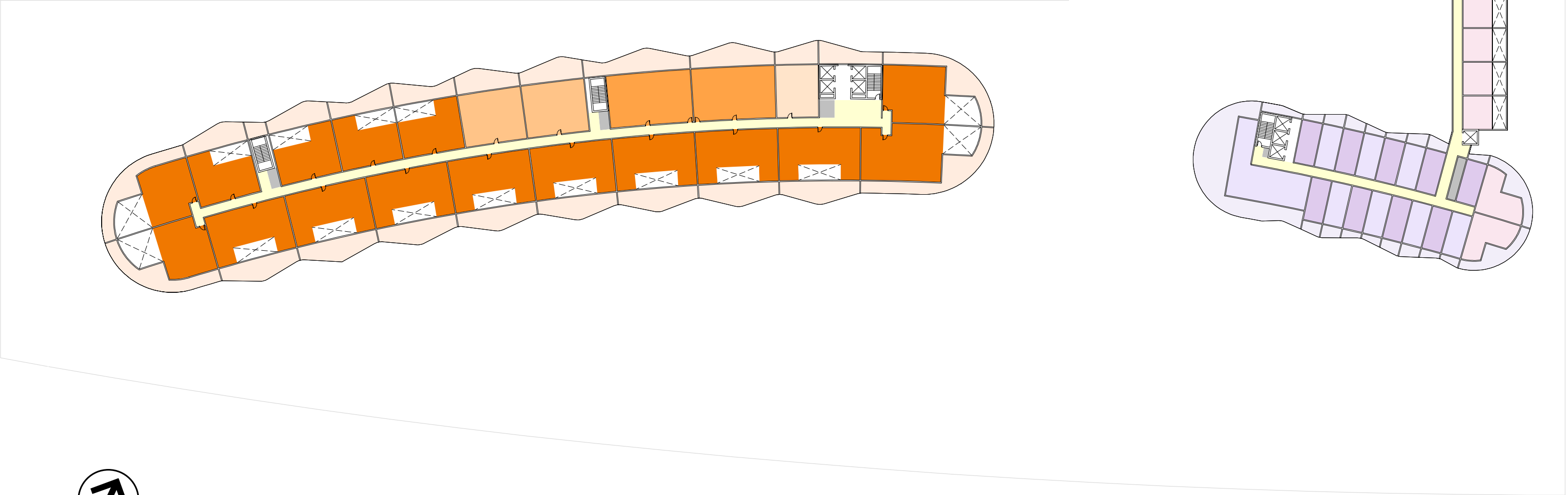
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A18

Level 11 Overall Plan



SCALE : 1/64" = 1' - 0"



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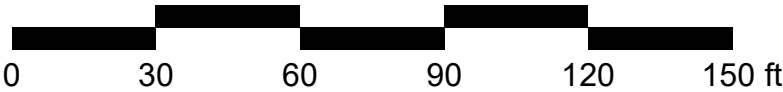
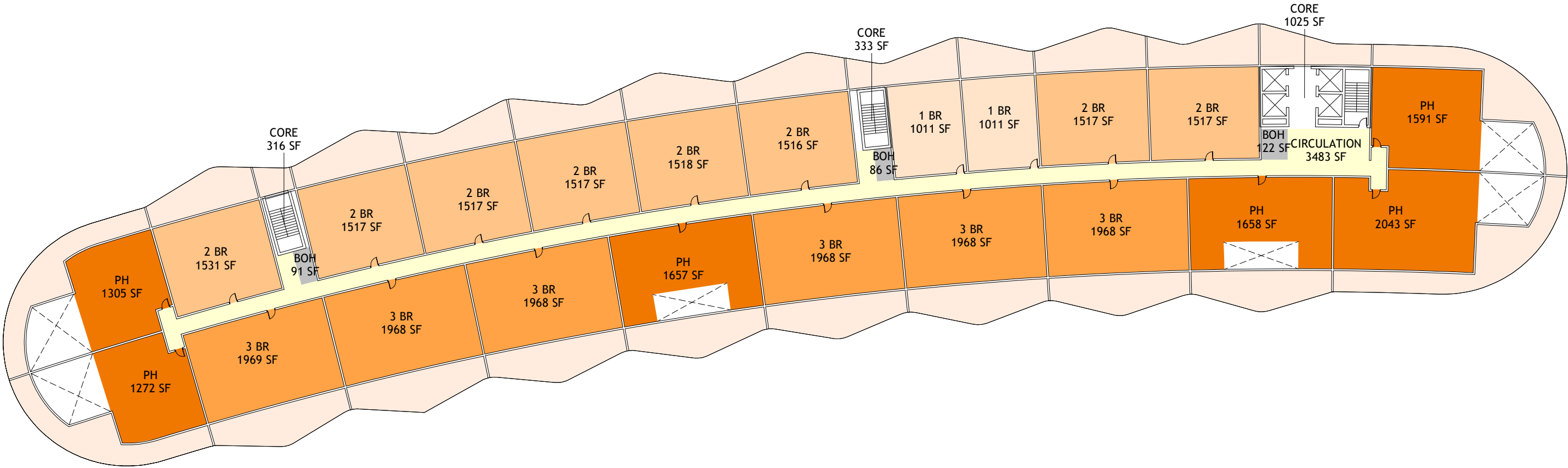
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Royal Crown
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A19

Floor Plan - Residential Level 11

TOTAL UNITS: 175
PENTHOUSE: 6



SCALE : 1" = 40' - 0"



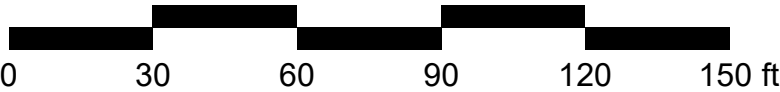
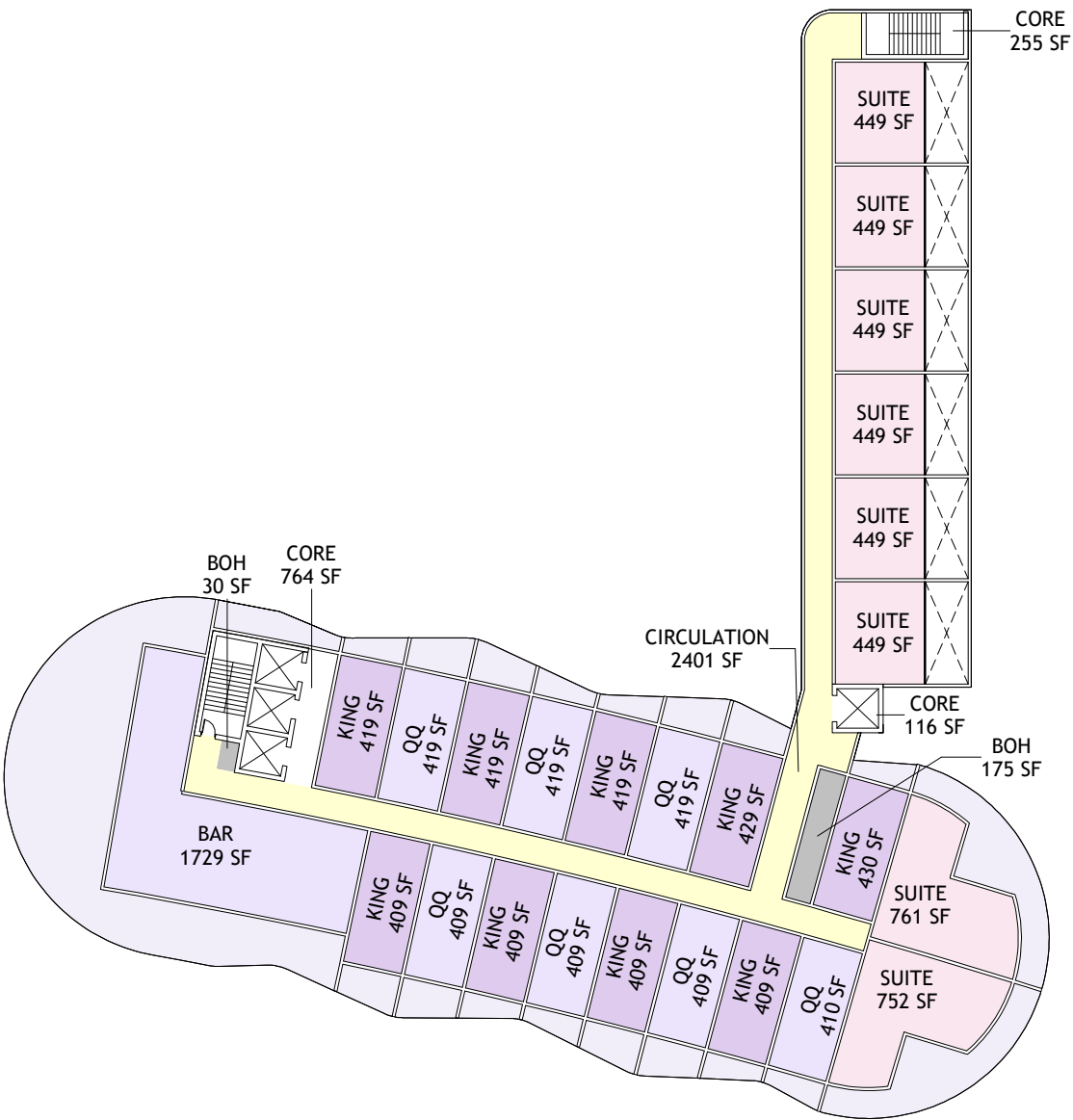
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A20.1

Floor Plan - Hotel Level 11



SCALE : 1" = 40' - 0"



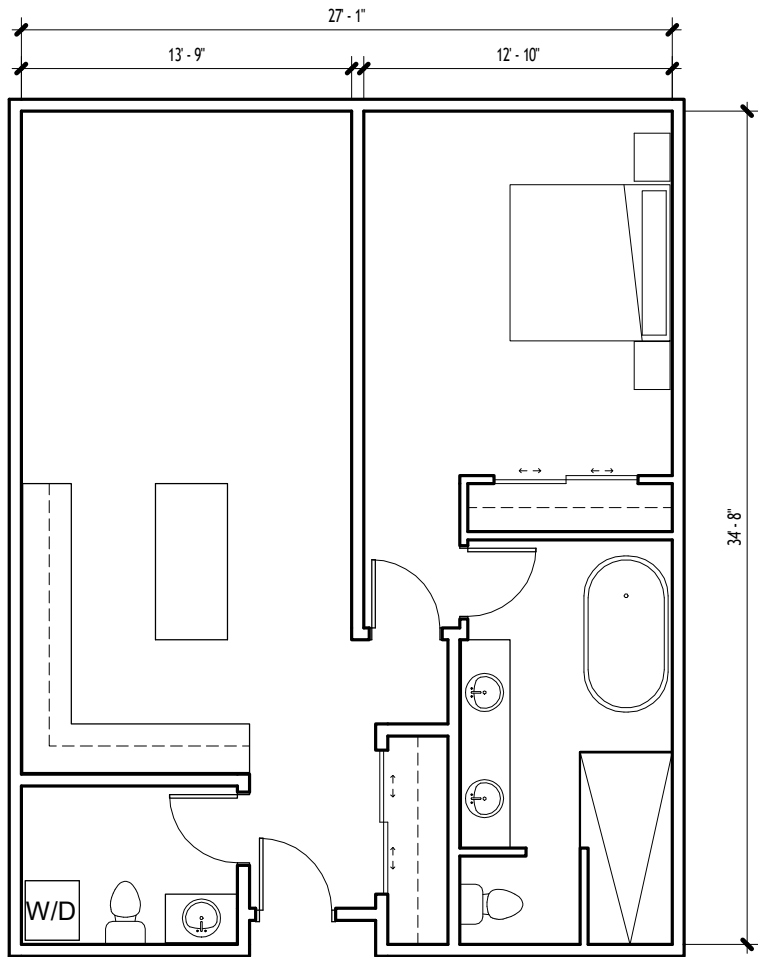
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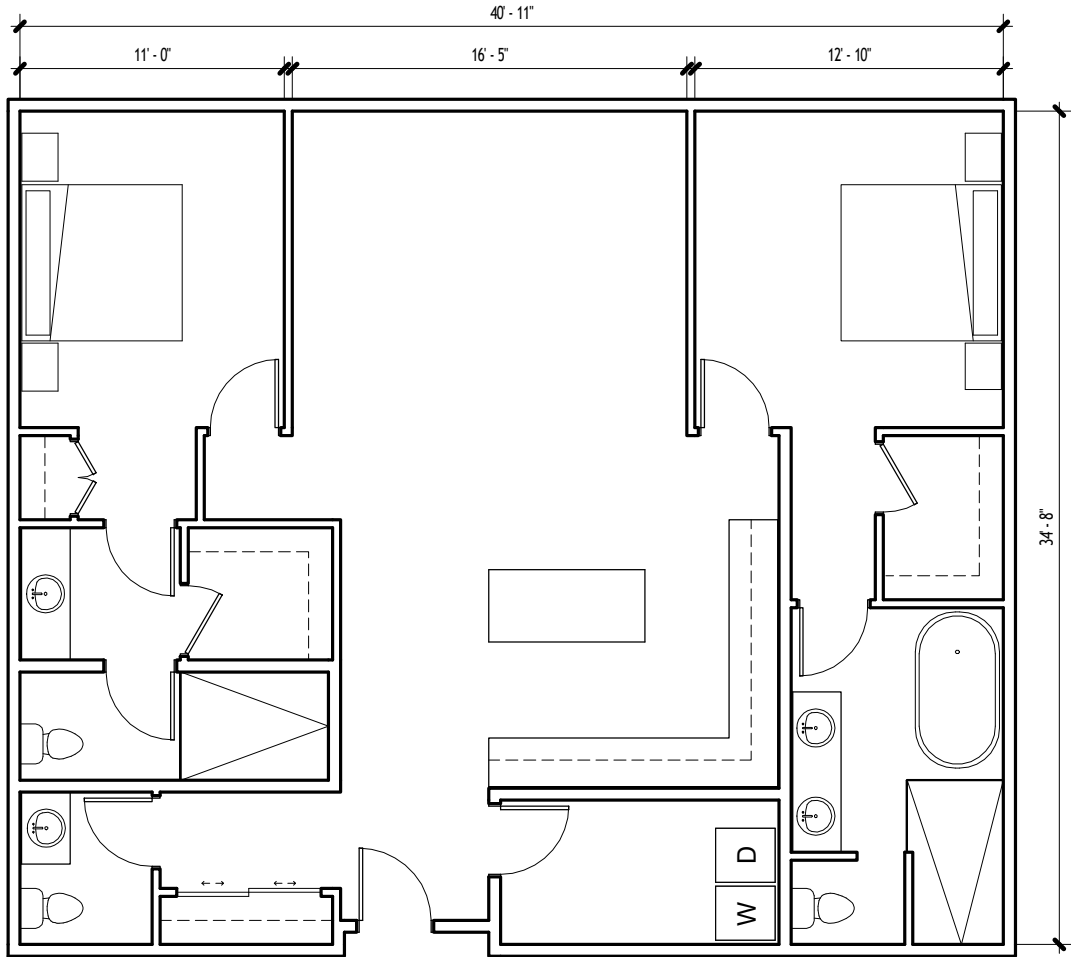
Royal Crown
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A21

UNIT PLANS



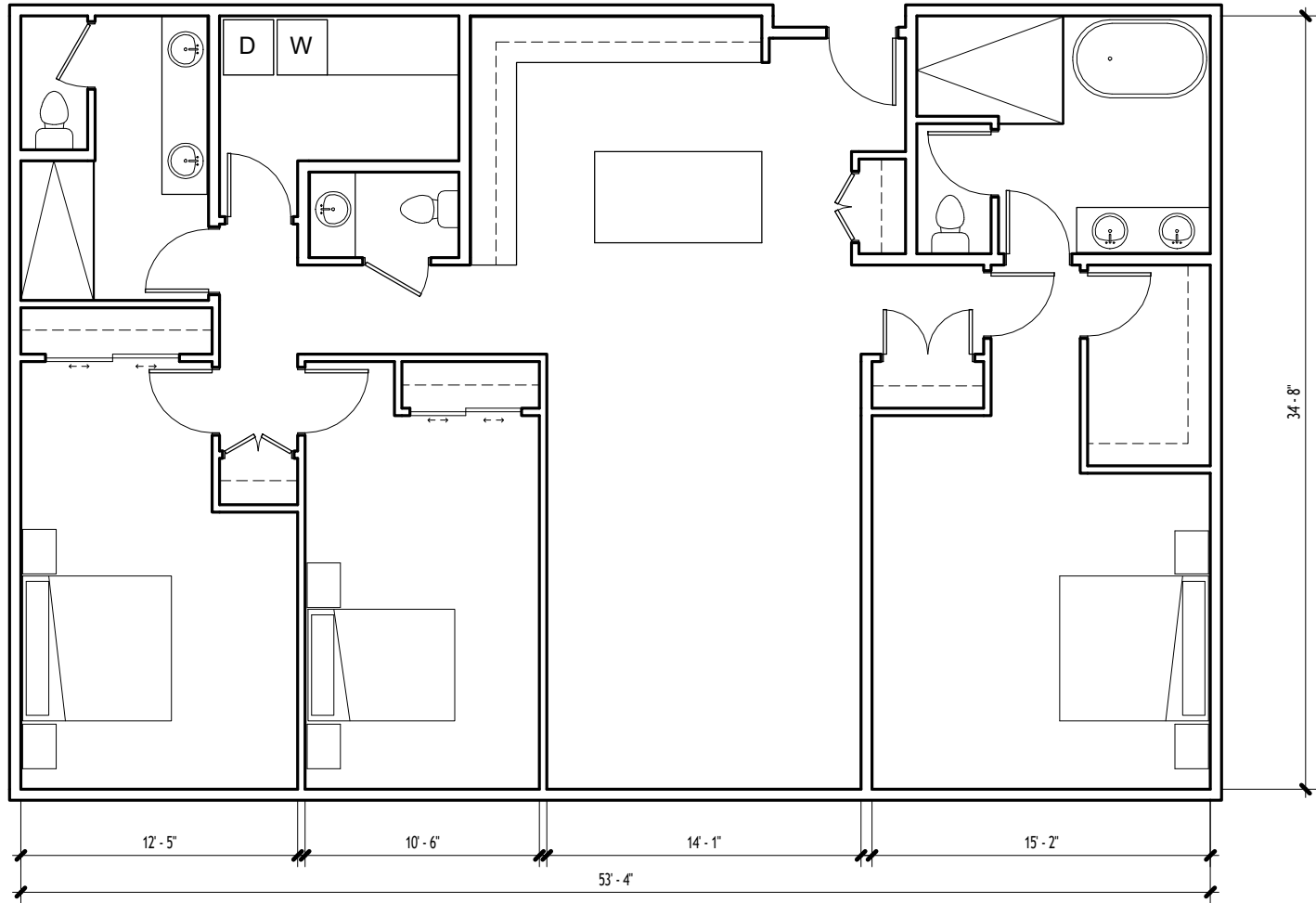
① 1BR TYP
1/8" = 1'-0"
1,011 SF



② 2 BR TYP
1/8" = 1'-0"
1,517 SF

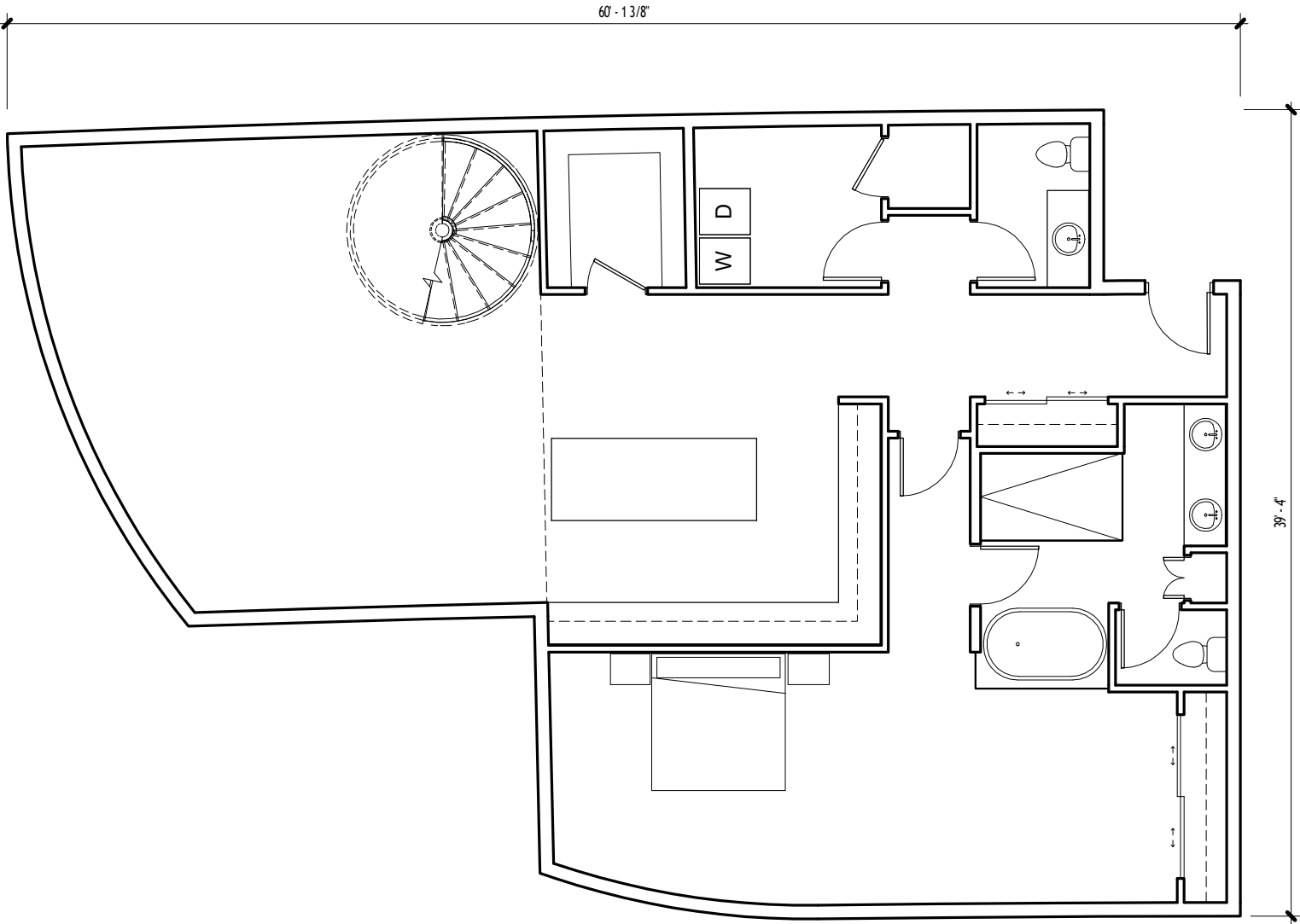


UNIT PLANS

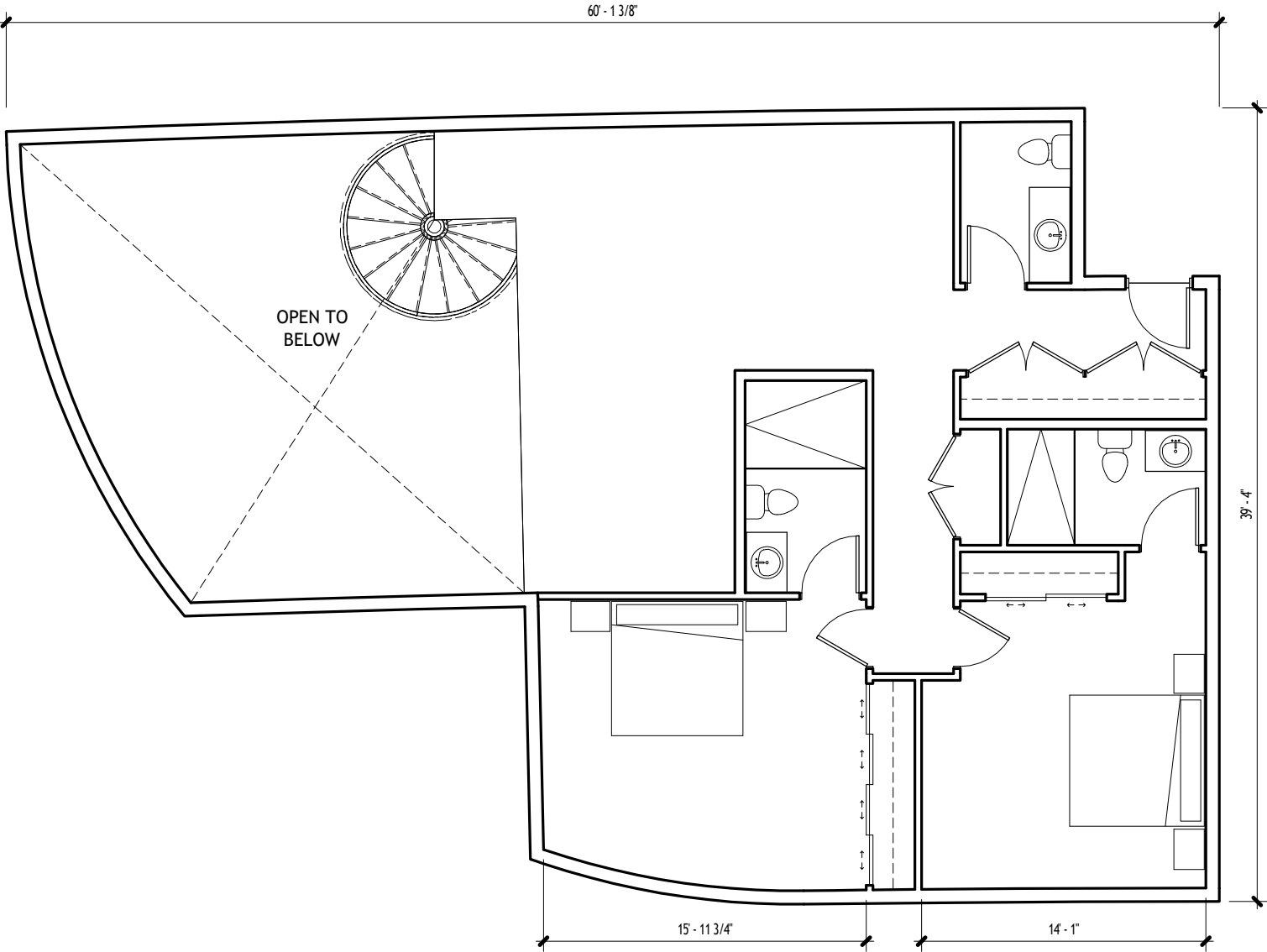


① 3BR TYP
1/8" = 1'-0"
1,968 SF

UNIT PLANS



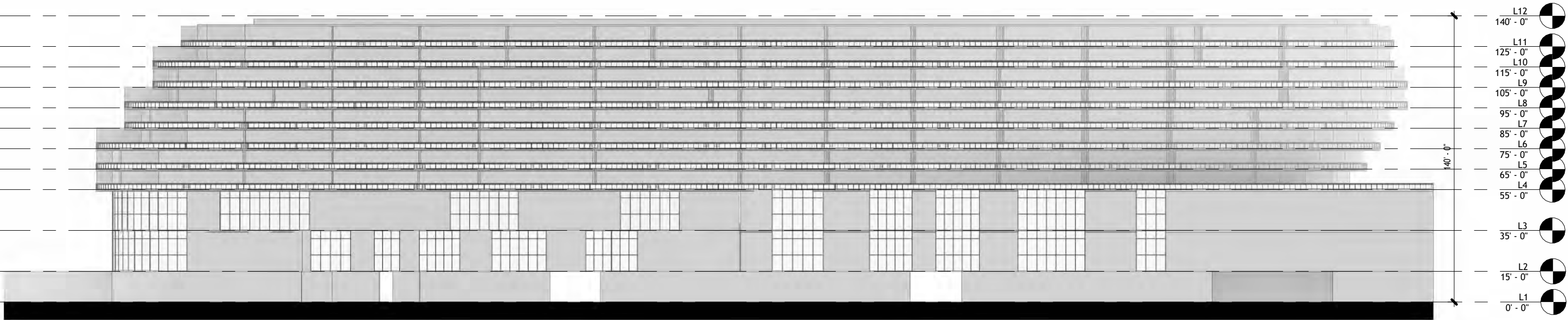
1 Unit Plan - SW Penthouse LVL 1
1/8" = 1'-0"
1,812 SF
3,084 SF TOTAL



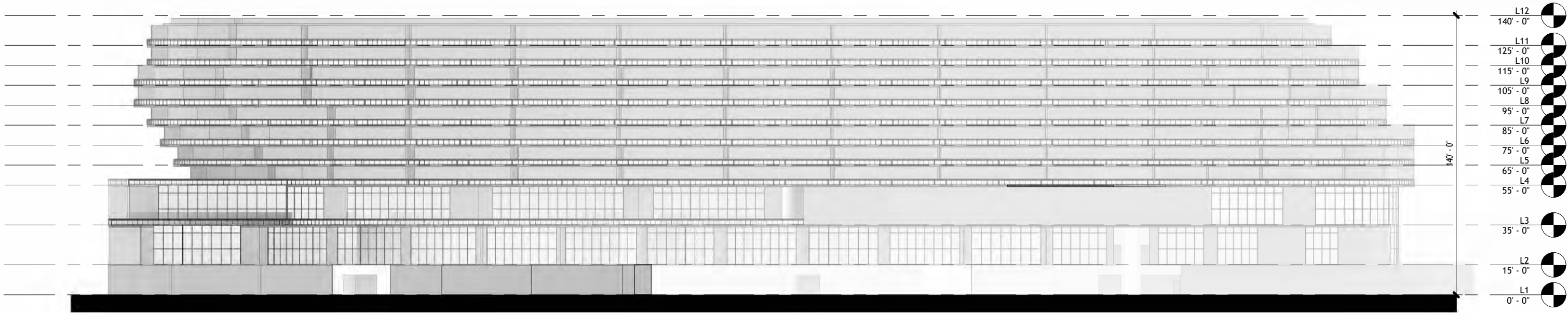
2 Unit Plan - SW Penthouse LVL 2
1/8" = 1'-0"
1,272 SF
3,084 SF TOTAL



Residential Tower - North & South Elevation



2 T1 North Elevation
1" = 50'-0"



1 T1 South Elevation
1" = 50'-0"



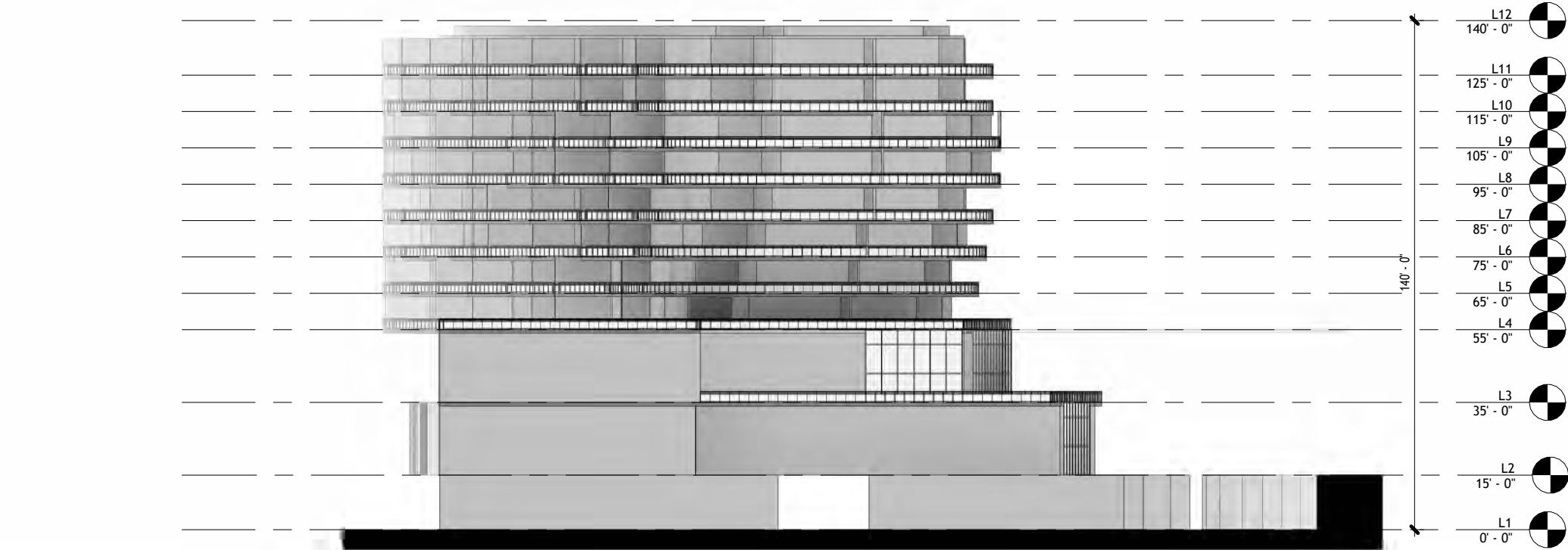
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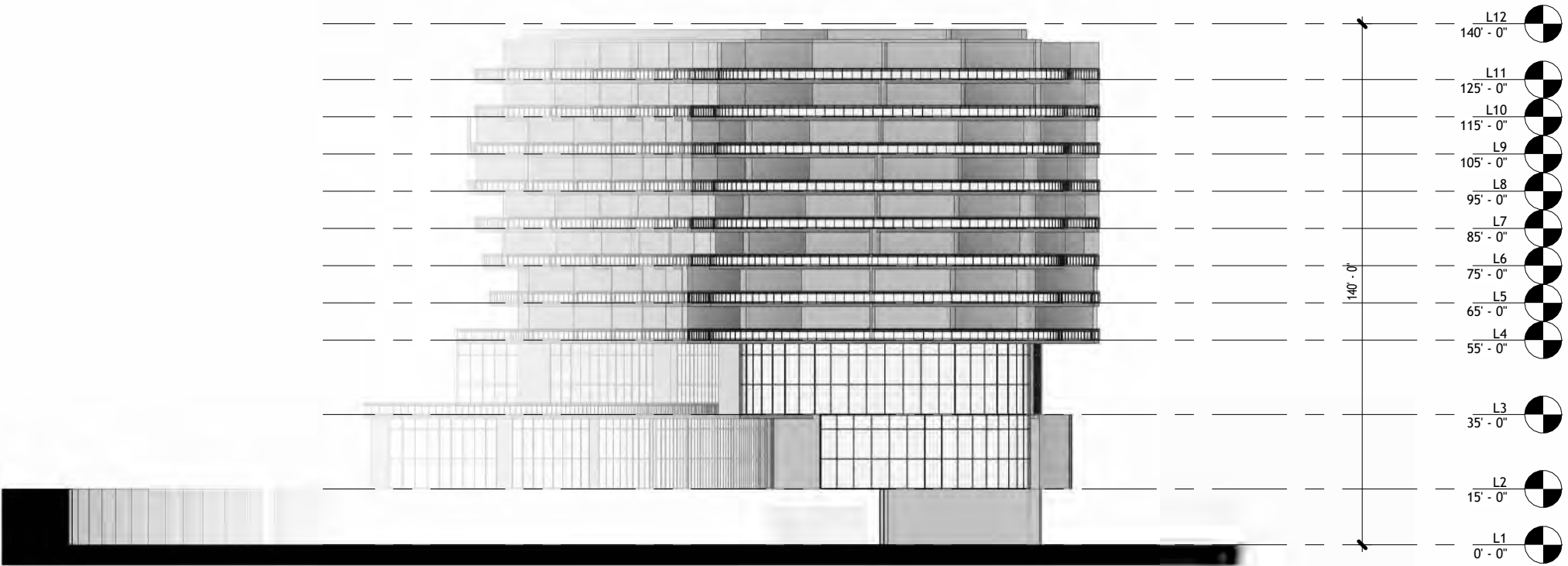
Royal Crown
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A-605

Residential Tower - East & West Elevation

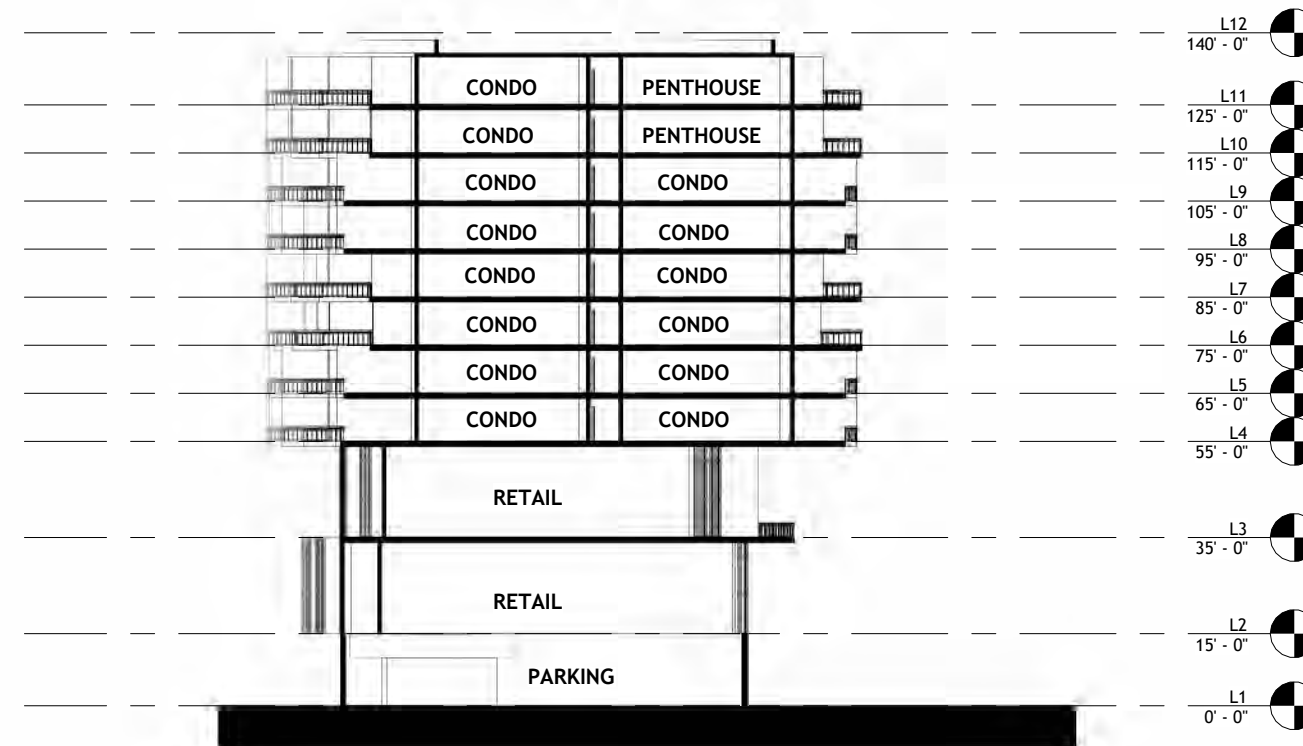


2 T1 West Elevation
1" = 40'-0"

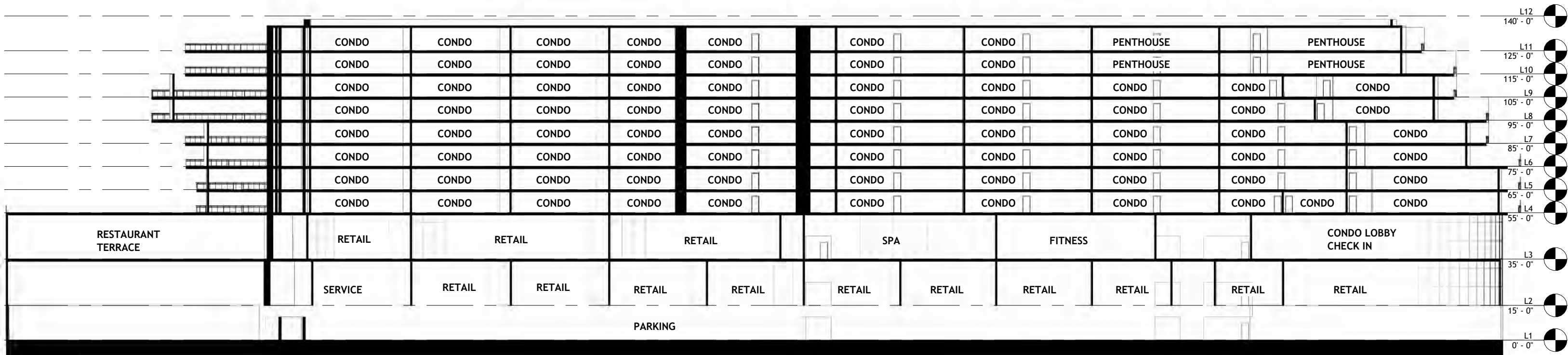


1 T1 East Elevation
1" = 40'-0"

Residential Tower - Sections

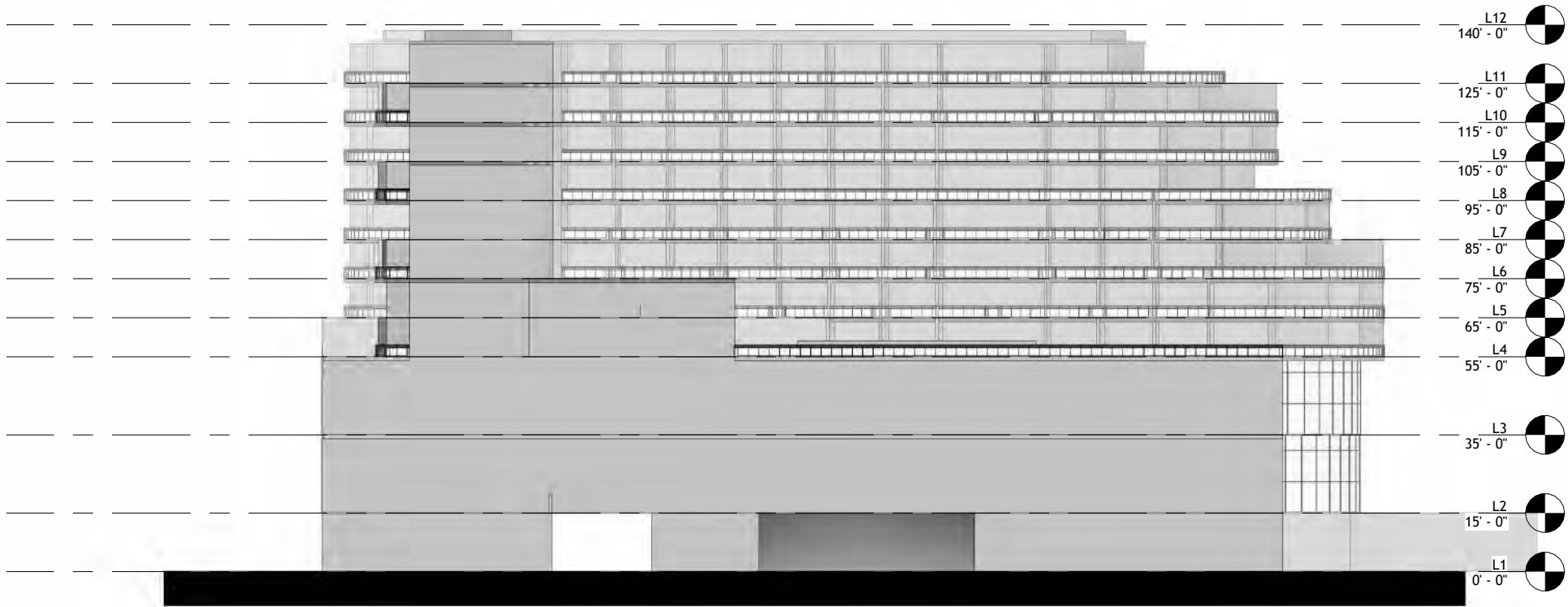


2 Residential Tower Section 2
1" = 40'-0"

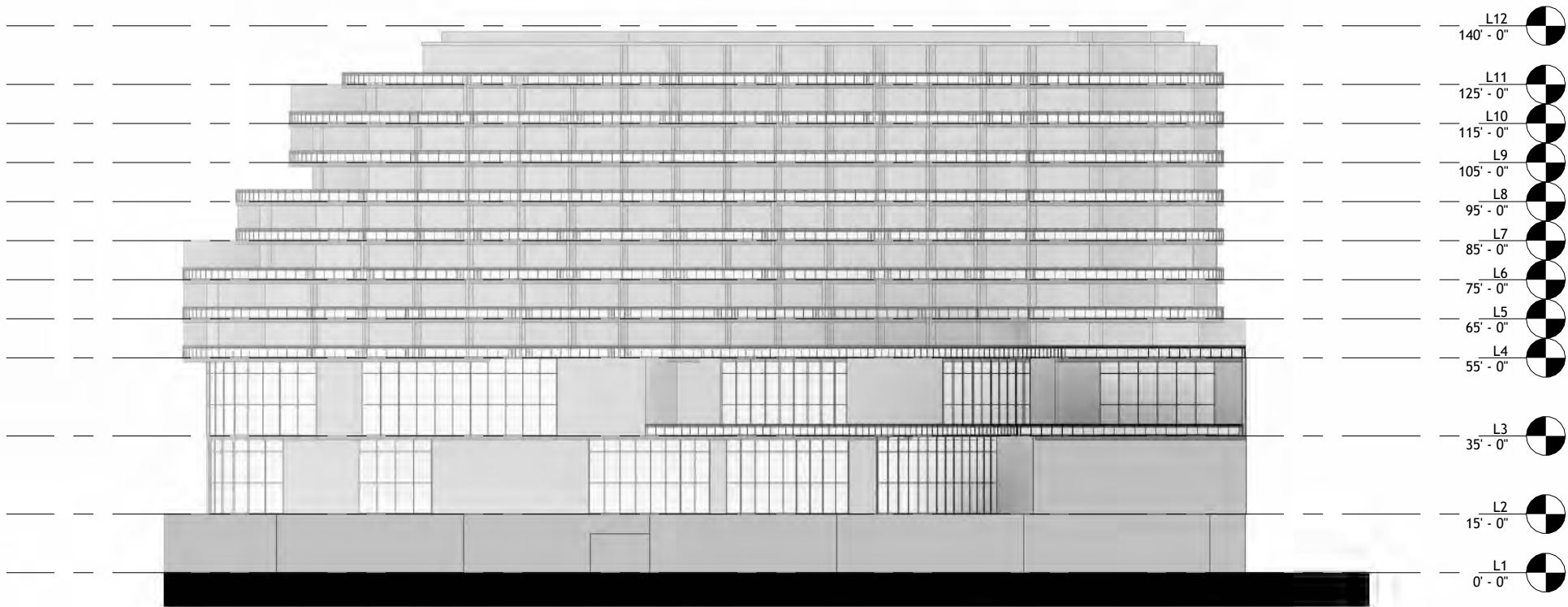


1 Residential Tower Section 1
1" = 40'-0"

Hotel Tower - North & South Elevation

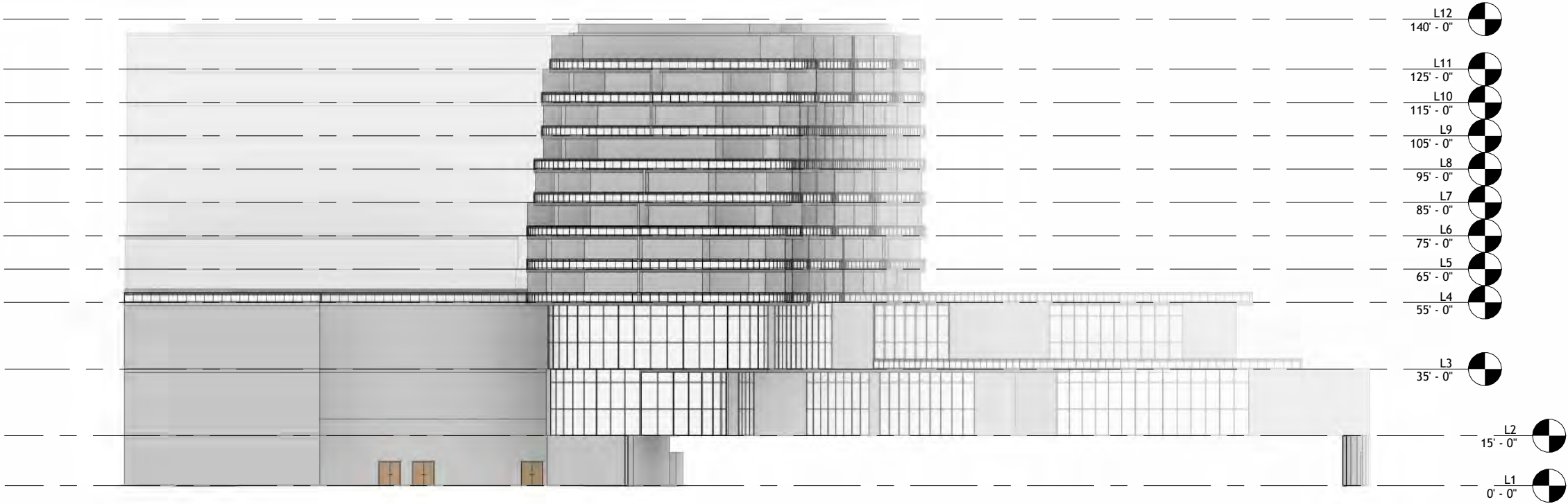


1 T2 North Elevation
1" = 40'-0"



2 T2 South Elevation
1" = 40'-0"

Hotel Tower - East & West Elevation

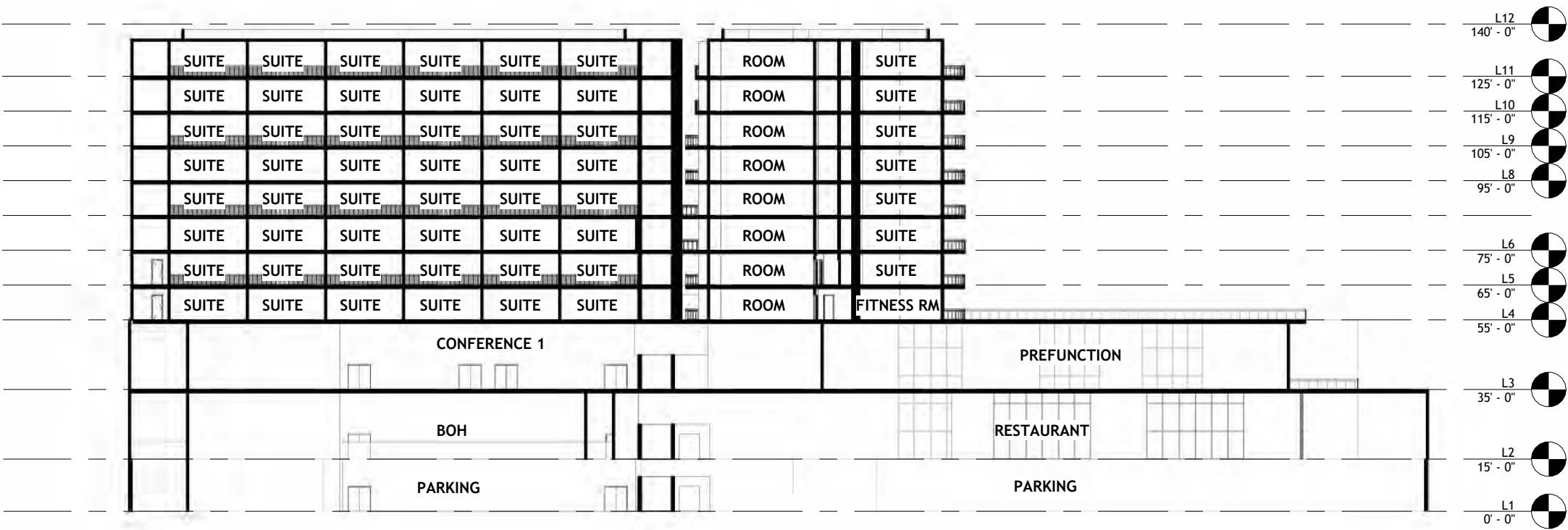


2 T2 West Elevation
1" = 40'-0"

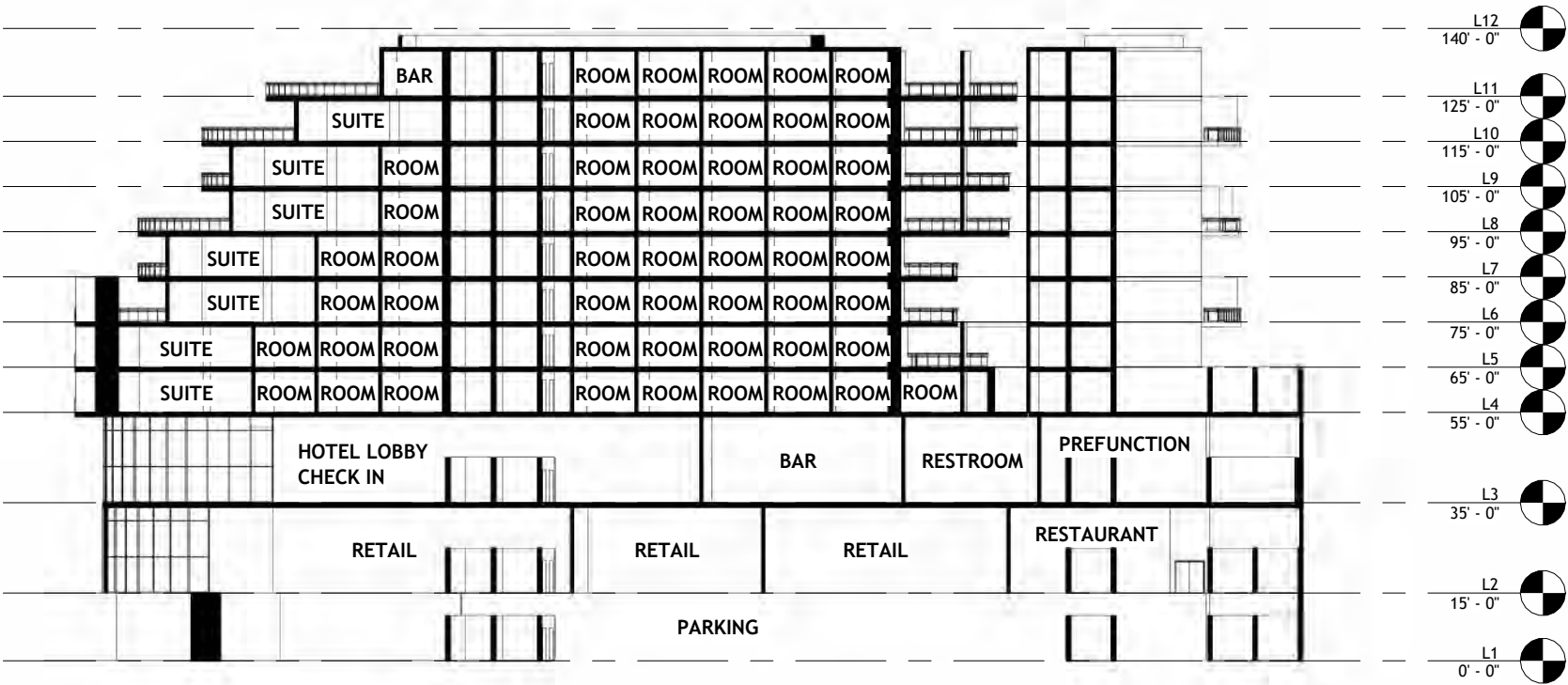


1 T2 East Elevation
1" = 40'-0"

Hotel Tower - Sections

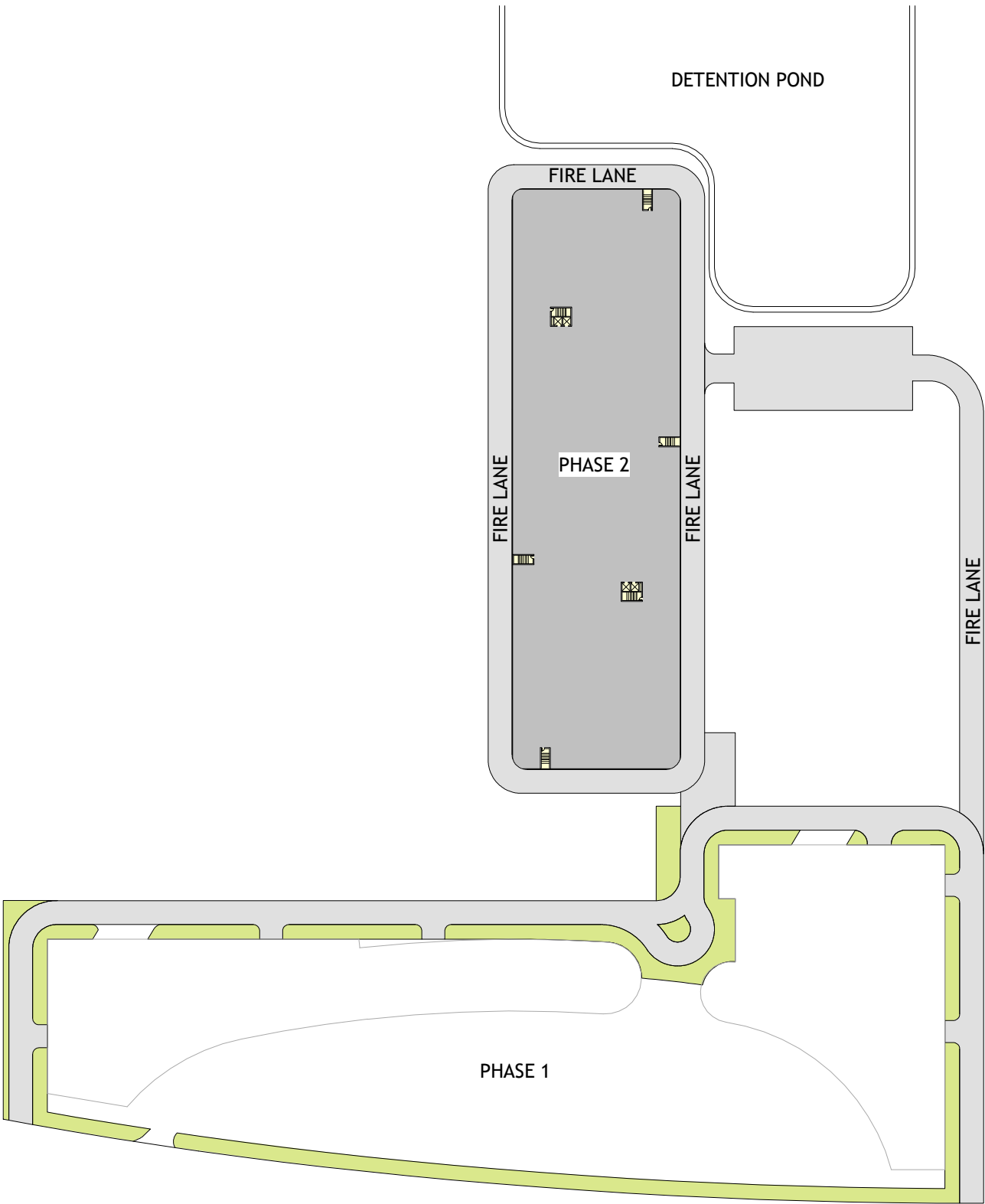


2 Hotel Tower Section 2
1" = 40'-0"



1 Hotel Tower Section 1
1" = 40'-0"

Phase 2 - Site Plan



1 L1 - Overall Site
1" = 160'-0"



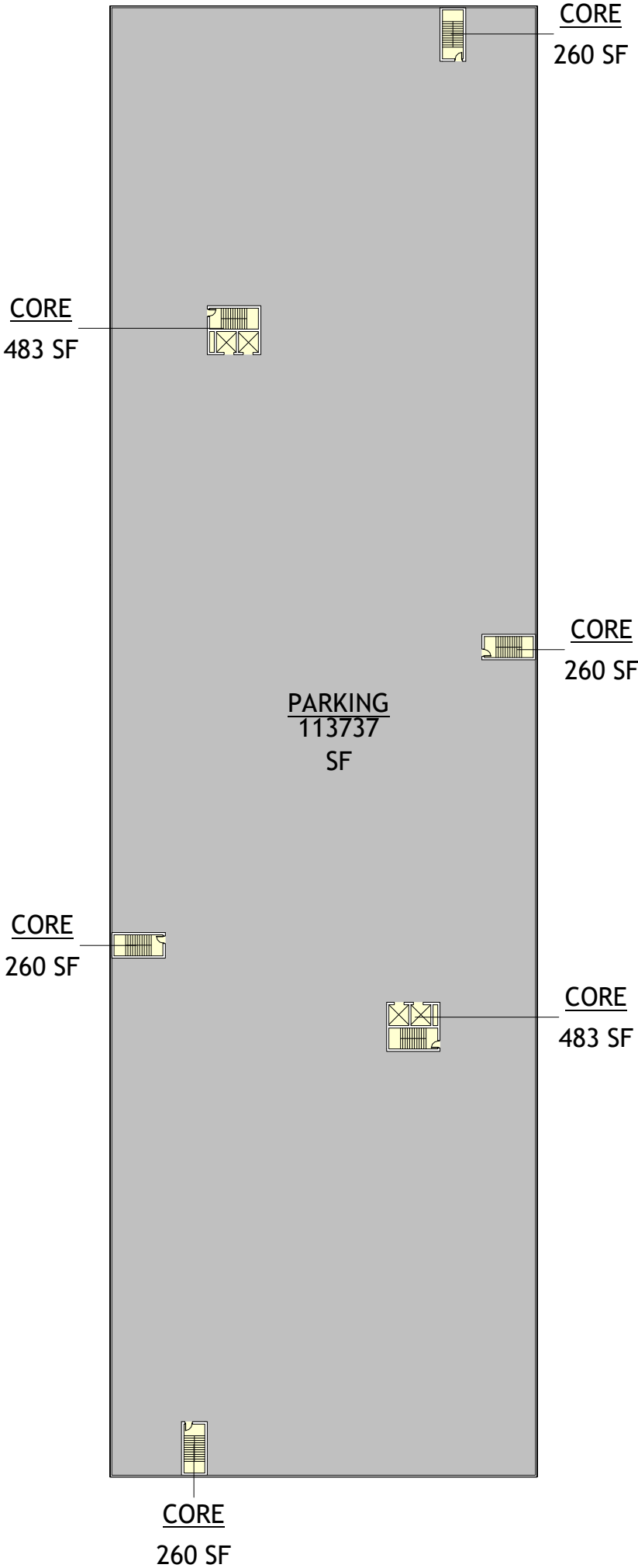
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Sachs on the Seawall Phase 2

A22

Phase 2 - Level 1 - 2 - Parking



1 L1 - MF
1/64" = 1'-0"



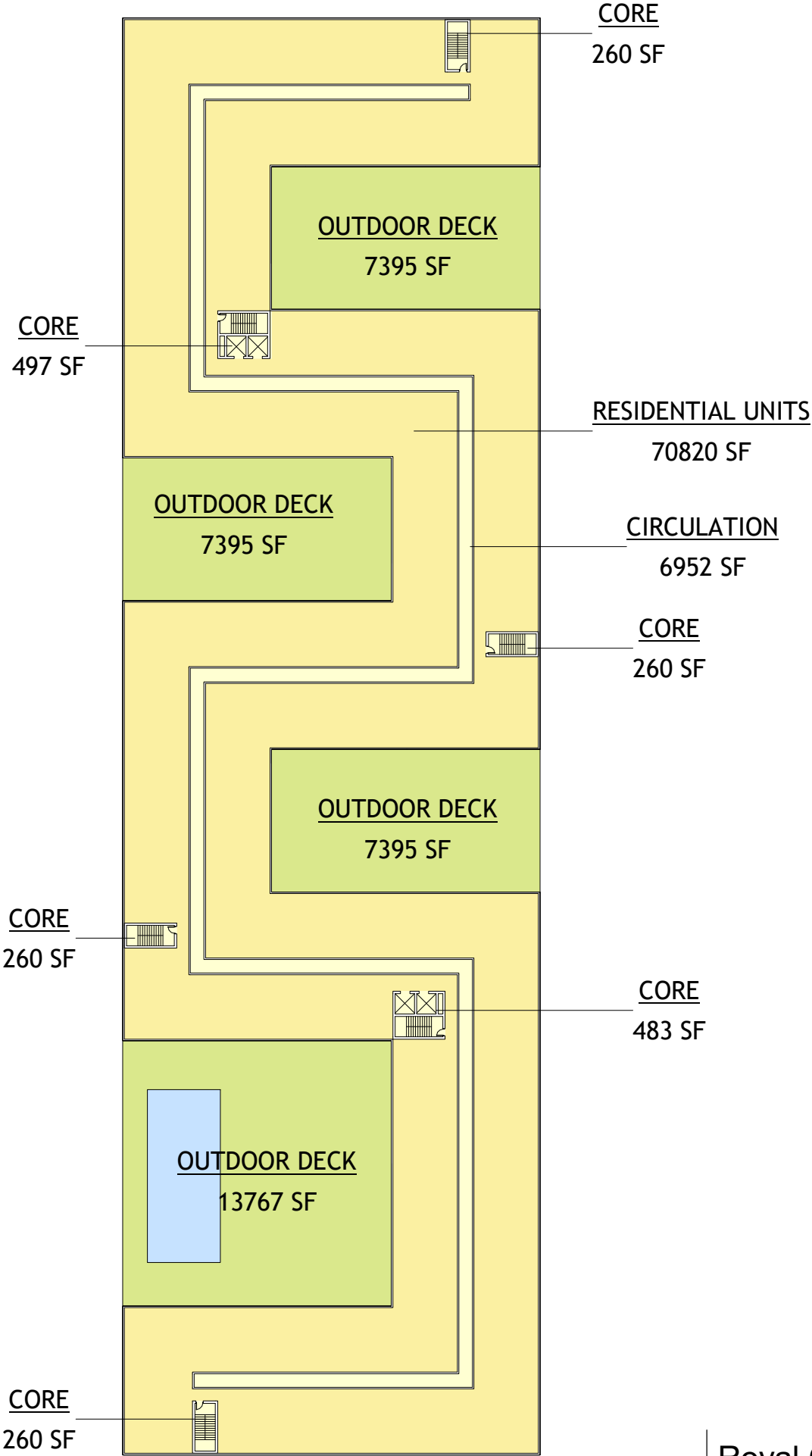
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Sachs on the Seawall Phase 2

A23

Phase 2 - Level 3 - Residential



① L3 - MF Copy 1
1/64" = 1'-0"



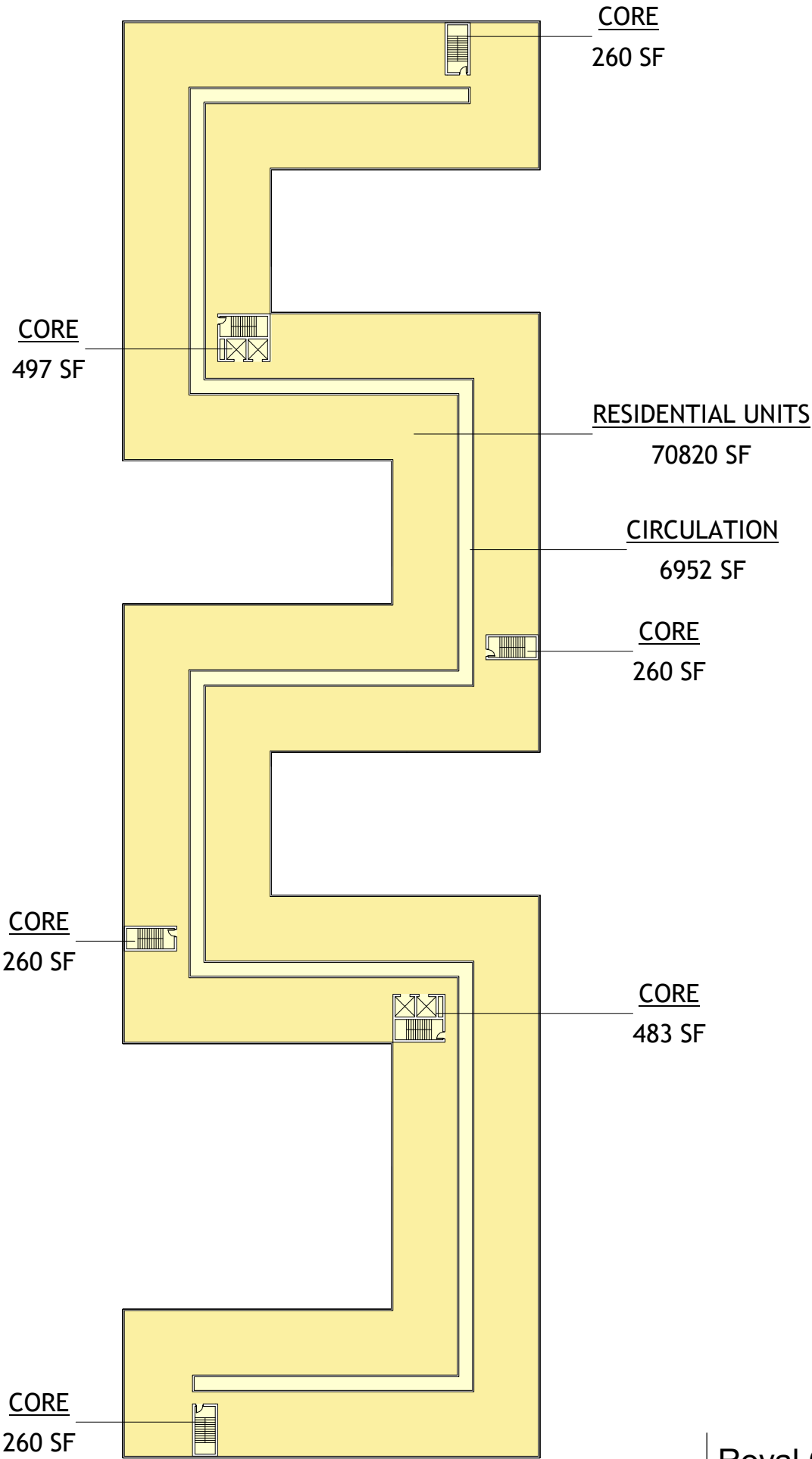
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Royal Crown
Sachs on the Seawall Phase 2

A24

Phase 2 - Level 4 - 7 - Typical Residential



1 L4 - MF Copy 1
1/64" = 1'-0"



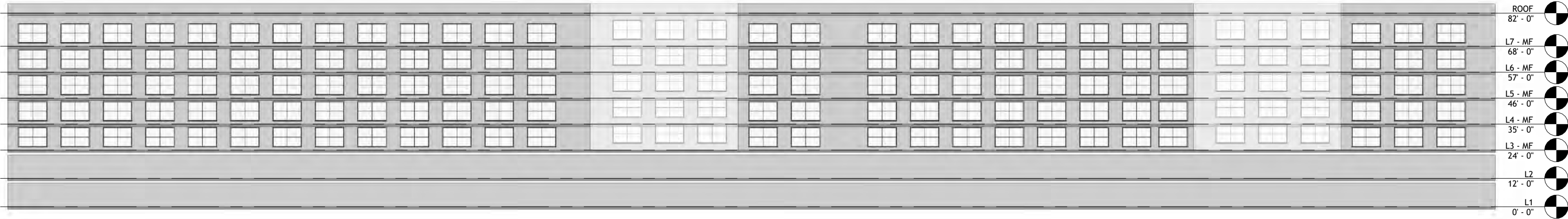
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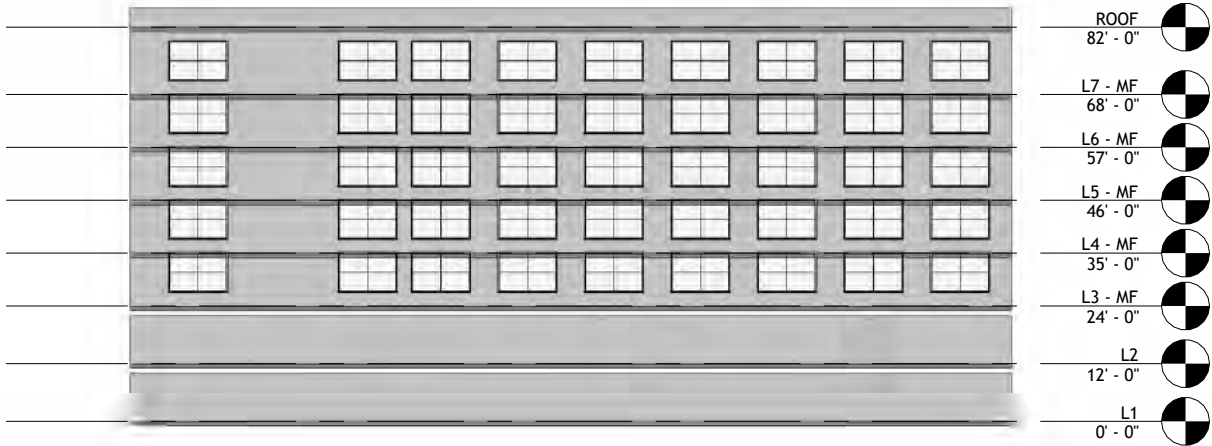
Royal Crown
Sachs on the Seawall Phase 2

A25

Phase 2 Multifamily Building Elevations

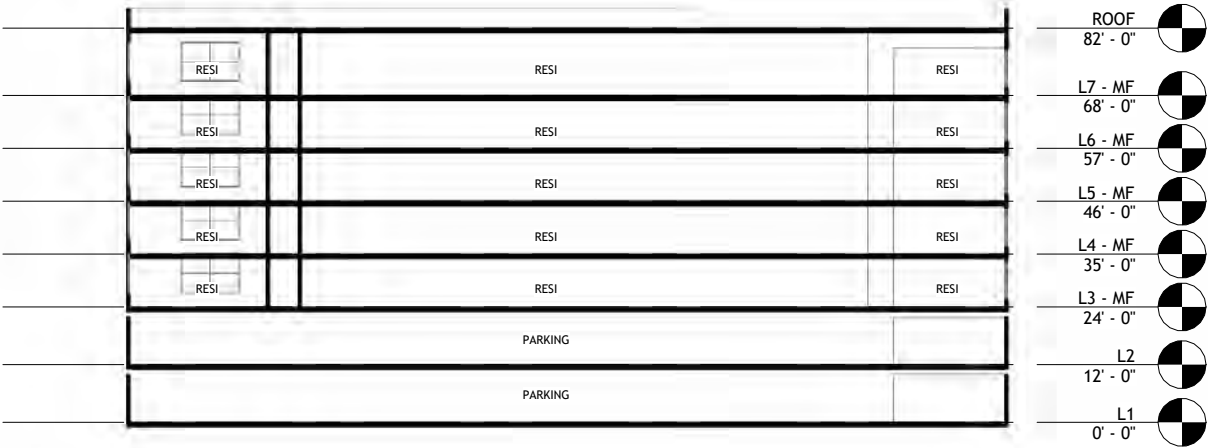


2 East Elevation
1" = 40'-0"

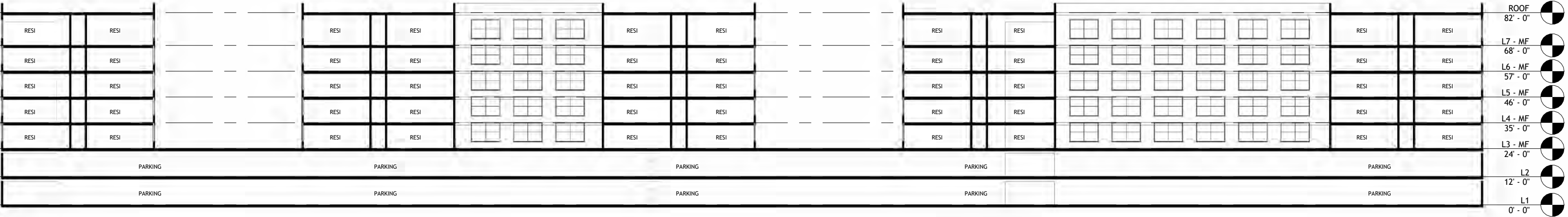


1 South Elevation
1" = 40'-0"

Phase 2 Multifamily Building Sections



2 Building Section 2
1" = 40'-0"



1 Building Section 1
1" = 40'-0"



300 S Pearl Expy, Suite 650 Dallas, TX 75201 USA
tel 972 934 3711

www.arcadis.com

Royal Crown
Sachs on the Seawall Phase 2

A-612



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASW-5902-OE

Issued Date: 09/02/2025

SACHS ON THE SEAWALL
MOHAMED ELDAWY
12 Greenway Plaza
Suite 1100
Houston, TX 77046

**** NOTICE OF PRELIMINARY FINDINGS ** (REVISED)**

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Sachs on the Seawall
County, State: Galveston, Texas

Collected Point(s):

Label	Latitude	Longitude	SE	AGL	AMSL
Sachs on the Seawall	29-14-45.66N	94-51-52.19W	5 Ft	155 Ft	160 Ft

Initial findings of this study indicate that the structure as described exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. Pending resolution of the issues described below, the structure is presumed to be a hazard to air navigation.

If the structure were reduced in height so as not to exceed 145 feet above ground level (150 feet above mean sea level), it would not create a substantial adverse effect and a favorable determination could subsequently be issued.

If the structure were reduced in height so as not to exceed 150 feet above ground level (155 feet above mean sea level), and a 2C certified survey is provided, it would not have a significant adverse impact and a favorable determination could subsequently be issued. The survey we require must be developed by a registered surveying firm in the state the survey is performed. Survey data must be based on the North American Datum of 1983, provided in geographic latitude and longitude coordinates (degrees, minutes, seconds to the hundredth of a second). The site elevation must be based on North American Vertical Datum of 1988. The survey letter must certify accuracy of at least plus or minus 50 feet for horizontal and 20 feet for vertical data.

To pursue a favorable determination at the originally submitted height, further study would be necessary. Further study may include distribution to the public for comment, and may extend the study period up to 120 days. The outcome cannot be predicted prior to public circularization.

If you would like the FAA to conduct further study, you must make the request within 60 days from the date of issuance of this letter.

See Attachment for Additional information.

NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.

IF MORE THAN 60 DAYS FROM THE DATE OF THIS LETTER HAS ELAPSED WITHOUT ATTEMPTED RESOLUTION, IT WILL BE NECESSARY FOR YOU TO REACTIVATE THE STUDY BY FILING A NEW FAA FORM 7460-1, NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.

If we can be of further assistance, please contact our office at 1-817-222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-5902-OE.

Signature Control No: 658970744-675646808

(NPF)

andrew.hollie@faa.gov

Specialist

Attachment(s)

Additional Information

Case Description

Map(s)

Abbreviations

AGL = Above Ground Level

RWY = Runway

MSL = Mean Sea Level

NEH = No Effect Height

AMDT = Amendment

RNAV = Area Navigation

GPS = Global Positioning System

DA = Decision Altitude

MDA = Minimum Descent Altitude

CAT = Approach Category For Aircraft

TPA = Traffic Pattern Altitude

Part 77 = Title 14 CFR Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

Our study has disclosed that this proposed multiuse building project, located 1.18 nm southwest of the airport reference point, is within the protected surfaces at Scholes International at Galveston Airport (GLS), Galveston, TX.

At the proposed height, this structure will penetrate these protected airport surfaces:

> 77.17 (a)(3) A height within a terminal obstacle clearance area, including an initial approach segment, a departure area, and a circling approach area, which would result in the vertical distance between any point on the object and an established minimum instrument flight altitude within that area or segment to be less than the required obstacle clearance.

At 160 AMSL, 4D, SCHOLLES INTL AT GALVESTON (GLS) GALVESTON, TX. RNAV (GPS) RWY 36, AMDT 1B, increase CAT A Circling MDA, all procedures, from 500 to 520, NEH 150 AMSL, W/2C, No IFR Effect. Exceeds by 10 feet.

****Note:** Aircraft categories are based on approach speed, CAT A = less than 91 knots, CAT B = 91- 120 knots, CAT C = 121-140 knots, CAT D = 141-165 knots, CAT E = 165 + knots.

****The MDA / DA is the minimum altitudes to which an aircraft may descend while on the instrument approach to the airport during periods when reduced visibility and/or low cloud ceiling conditions exist. If the pilot cannot achieve visual reference to the ground upon reaching the MDA / DA, the approach must be abandoned. This results in the aircraft having to proceed to an alternate airport or waiting in a holding pattern for improved weather conditions. Any increase in the MDA / DA would have a significant adverse effect on the benefits derived from the instrument procedures.**

If a certified survey was provided, the impact would be mitigated.

**** The survey we require must be developed by a registered surveying firm in the state where the survey is conducted. Survey data must be based on the North American Datum of 1983, provided in geographic latitude and longitude coordinates (degrees, minutes, seconds to the hundredth of a second). The site elevation must be based on North American Vertical Datum of 1988. The survey letter must certify accuracy of at least plus or minus 50 feet for horizontal and 20 feet for vertical data, or a 2C survey.**

> 77.17 (a)(5) The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.19, 77.21, or 77.23.

77.19 (a) Horizontal surface. A horizontal plane 150 feet above the established airport elevation. Exceeds by 5 feet.

> The proposed structure would lie within the TPA, exceeding the horizontal be 5 feet.

If you agree to limit this structure's height to 145 AGL / 150 AMSL the FAA will withdraw our objections, and a favorable determination can be written.

OR

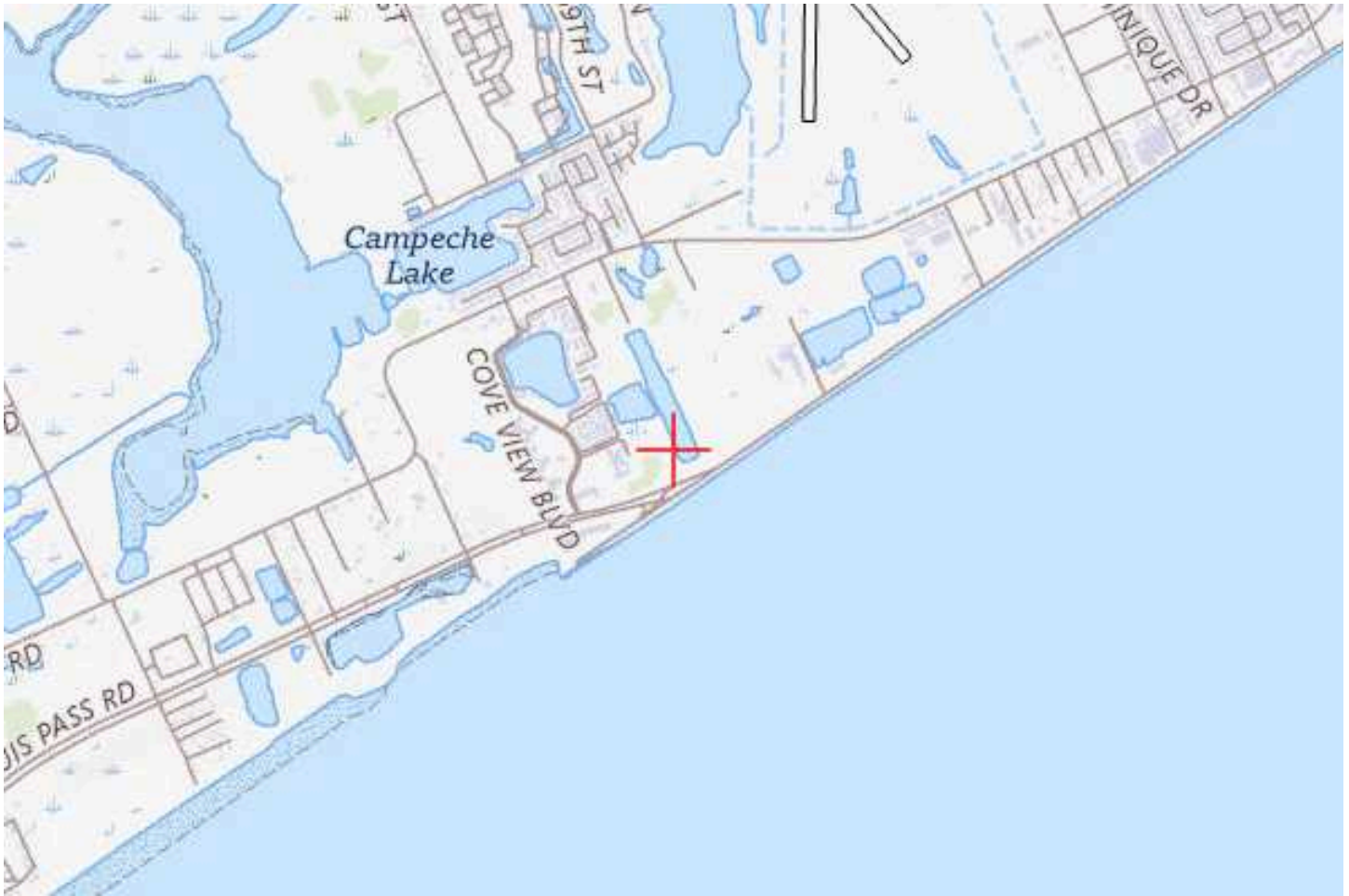
If you agree to limit this structure's height to 150 AGL / 155 AMSL AND provide a 2C survey, the FAA will withdraw our objections, and a favorable determination can be written.

If you would like to proceed at a revised or requested height, further study by the FAA is required. To initiate further FAA study, notification from you requesting further FAA study is needed. An email request will suffice. Further FAA study will involve a public notice circularization and 37-day comment period. The outcome cannot be predicted prior to public circularization. You also have the option at this point to terminate the proposal.

Please email me at andrew.hollie@faa.gov, with your intentions for this aeronautical study.

Case Description for ASN 2025-ASW-5902-OE

A PROPOSED MIXED-USE DEVELOPMENT WITH A PODIUM, A RESIDENTIAL CONDO TOWER WITH AMENITY DECK, A HOTEL, COMMERCIAL, MULTIFAMILY, & NATURE PRESERVE AREA.





Traffic Impact Analysis

For

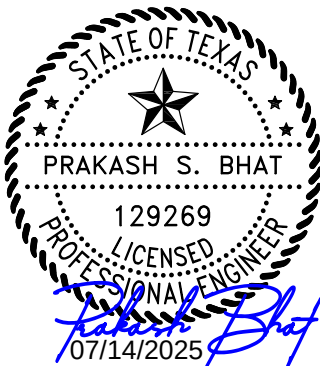
SACHS Avenue

10302 Seawall Blvd, Galveston, TX 77554

Galveston, Texas

Prepared For

Royal Crown Enterprise Development



Prepared By
Krest Engineers, LLC (F-24151)



KREST ENGINEERS

16010 Barkers Point Ln, Suite 250 Houston, TX 77079

July 14, 2025

Executive Summary

The SACHS Avenue ("Project") is a proposed on the north of FM3005 which is approximately 500 ft east from the intersection of Cove View Blvd and FM3005 in Galveston County, Texas. The full build-out of the proposed development will include five (5) buildings and assumed to be completed in 2030. Access to the proposed site will be provided by three (3) driveways on FM3005.

Capacity Analysis:

Capacity Analysis was performed at the study intersection for 2025 Existing Condition, 2030 Background Conditions, and 2030 Projected Conditions using *Synchro 12*, a traffic modeling and capacity analysis software. Trip generation software, *Online Traffic Impact Study Software (OTISS)*, the *ITE Trip Generation Manual, 11th Edition* were utilized in the analysis of the proposed development to predict the number of trips generated by the proposed development. The study includes weekday and weekend traffic. Seconds of Delay for each approach at the study intersections were used to determine a Level of Service (LOS).

Ther existing unsignalized intersections (1) FM3005 at 7 Mile Rd, and (2) FM3005 at Cove View Blvd are projected to operate at LOS F under 2030 Background Conditions. Therefore, improvements at both intersections are recommended regardless of the proposed development.

Access Management:

A left-turn lane analysis was performed for the AM and PM Peak Hours for the proposed development for westbound FM3005 at Driveway 1 in accordance with the *National Cooperative Highway Research Program (NCHRP) Report 348*. The AM and PM Peak Hour volume of left-turn vehicles and the opposing vehicles falls within the "Left Turn Warranted" region of the graph. Therefore, a left turn lane is recommended.

A right-turn lane analysis was performed for the AM and PM Peak Hours for the proposed development for eastbound FM3005 at Driveway 1, Driveway 2 and Driveway 3 in accordance with *TxDOT Access Management Manual*. For Driveway 1, the AM and PM Peak Hour volume of right-turn vehicles and the major road vehicles fall above the threshold. Therefore, a right turn lane is recommended at Driveway 1. No right-turn lanes are recommended for Driveway 2 and Driveway 3 since the AM and PM Peak Hour volume of right-turn vehicles and the major road vehicles fall below the threshold.

The proposed Driveway 1 is recommended to operate as a signalized intersection.

Recommendations:

There are minimal traffic impacts to the surrounding roadway and meet requirements of the TxDOT and the City of Galveston, so approval is recommended with the following recommendations:

- A signalized intersection at FM3005 and Driveway 1 is recommended, including one (1) left-turn bay with 150 ft of storage length and a 100 ft taper. Additionally, one (1) right turn lane with 130 ft of storage length and 50 ft taper are recommended.
- A signalized intersection is proposed at Driveway 1. However, this signalized access may alternatively be located at Driveway 2 or Driveway 3.
- Improvements of the intersections of FM 3005 at 7 Mile Road and FM 3005 at Cove View Boulevard are recommended, regardless of the proposed development, to maintain TxDOT standard Level of Service (LOS) for background traffic.

ALTA/NSPS LAND TITLE SURVEY

PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.

KEY MAP
NO. 807L

LEGEND

*** SOME ELEMENTS MAY NOT BE USED ON SURVEY**

TRACT 1
1.5368 ACRES
(66,942 SQ.FT.)
(VACANT)

TRACT 2
4.170 ACRES
(181,641 SQ.FT.)
(VACANT)

TRACT 3
9.2773 ACRES
(404,119 SQ.FT.)
(VACANT)

TRACT 4

TRACT 5

LOT 344

LOT 345

LOT 350

LOT 351

LOT 352

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Memorandum

Date: 2/12/2025

To: Whom it may concern

From: CenterPoint Energy Maps & Records

Subject: Address Change

The Maps & Records Department of CenterPoint Energy has assigned and confirms the following E-911/service address. Address updated to Seawall Blvd per customer request. Please call our customer service line at (713)207-2222 to apply for new service and new ESID creation.

ADDRESS: 10302 SEAWALL BLVD

FBCAD#:115384

LEGAL DESCRIPTION: ABST 121 HALL & JONES SUR PT OF LOTS 344, 345, 360, 361 & 362 (344-1) TRIMBLE & LINDSEY SEC 1

POSTAL CITY: GALVESTON TX 77554



Richard Hernandez

Maps and Records Department

Addressing & Master Data Technician III

All communication requests should be sent to

MapsAndRecords@centerpointenergy.com





SH Engineering Solution

5718 Westheimer Rd, Houston TX, 77433
(832) 900-0600

PROJECT	SACHS	DOC. No.			
JOB No.	SH-25-05	REV No.	C		
CLIENT	Royal Crown Enterprise, LLC	BY	HA	DATE	08/14/2025
LOCATION	Galveston, TX	CHK'D	SK	DATE	08/14/2025
SUBJECT	Civil Design Basis	APP'D		DATE	

SACHS AVENUE GALVESTON, TX



PRELIMINARY STORMWATER DRAINAGE ANALYSIS CIVIL DESIGN BASIS

Revision	Date	Description	Originated By	Checked By	Approved By
A	6/17/25	Issued for Review	HA	SK	SK
B	7/05/25	Issued for Review	HA	SK	SK
C	08/14/25	Issued for Review	HA	SK	SK

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1. Project Objective:

Royal Crown Enterprise is planning the development of a 15-acre site located along Seawall Boulevard in Galveston, Texas into a mixed-use complex. The proposed development will consist of multiple buildings including retail spaces, residential units, and various amenities. The site development necessitates a comprehensive and compliant stormwater drainage design to manage runoff from impervious surfaces and protect surrounding infrastructure.

SH Engineering Solutions has been engaged to design the stormwater drainage system for the project, which includes the calculation of stormwater runoff, design of drainage infrastructure, and management of discharge into the public drainage system. The design conforms to regulatory standards established by the Galveston County Drainage District Number 1 (GCDD#1) and the City of Galveston, among others.

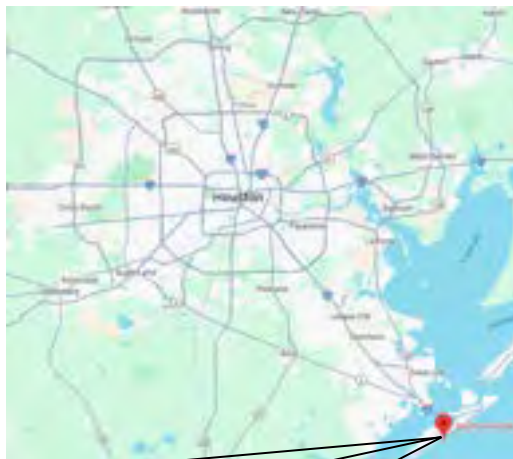
2. Vicinity Map (Project Location and Address)

Address: 10302 Seawall Blvd, Galveston, Texas, 77554

Elevation: 15.78259393352068 ft (NAVD 88)

Latitude: 29.243095

Longitude: -94.866927



Project Location



Project Location



3. References

A. Drawings

1. The site layout to be designed by the Architecture and Engineering firm (Place designers)
2. Topographic Survey by Survey 1, Inc. dated March 7, 2025.

B. Manuals and Codes

1. Galveston County Drainage District Number 1 (GCDD#1) Drainage Criteria Manual.
2. City of Galveston Drainage Design Criteria
3. City of Houston, Houston Public Works, Infrastructure Design Manual.
4. Harris County Flood Control District (HCFCD) Criteria Manual, Criteria Manual for the Design of Flood Control and Drainage Facilities.
5. Harris County Infrastructure Regulations, Regulations for the Approval and Acceptance of Infrastructure.
6. Federal Emergency Management Agency (FEMA).
7. TXDOT Hydraulic Design Manual



4. Design Criteria

- Storm Frequency 100-Year
- Rational Method: $Q = C_f * (C * I * A)$
- Runoff Coefficient (C) for Commercial/Industrial = 0.80
- Frequency Factor (C_f) = 1.25 for 100-Year
- Storm Intensity (I), $I = b / (t_c + d)^e$
 $b = 60.66$ in
 $d = 4.44$ min
 $e = 0.5797$
- Time of Concentration (T_c), $T_c = \text{Length} / (\text{Velocity} * 60) + 10$
 $T_c = 10 * (A)^{0.1761} + 15$
- Flow in Channels and Pipes: $Q = 1.486 / n * A * R^{2/3} * S^{1/2}$
- Detention:
 Storage must be enough to accommodate for 100-Year
 Slope: 4:1
 Depth: 4 to 8 ft
 Freeboard: 0.75 ft
 Maintenance Berm Width: 20 ft
 The minimum detention volume required is 0.75 acre-feet per acre.
 Maximum allowable discharge to the roadside ditch is 1.25 cfs/acre

5. FEMA MAP

Based on FEMA flood maps, the project lot is classified as Zone AE12 ft (Figure 1), meaning the Base Flood Elevation (BFE) of the lot is 12 feet above sea level. This means that living room finish floor must be above the (BFE).

In Galveston, construction below the BFE is subject to strict regulations due to the flood risks in the area. Specifically, FEMA and local building codes prohibit the full enclosure of structures below the BFE, including parking garages, to allow for the free flow of floodwaters. Typically, flood vents or openings in the foundation are required to ensure proper water flow during a flood event.

Some key points to consider:

- **Non-livable spaces:** Parking garages, as non-livable spaces, may be built below the BFE, but they must comply with specific flood risk reduction measures. These areas should not contain habitable rooms (e.g., living or sleeping areas).
- **Flood vents:** Any parking garage under the BFE elevation must be equipped with flood vents or openings to allow floodwaters to move freely through the space. This will help prevent structural damage by equalizing the pressure during a flood.
- **Elevated design:** All habitable spaces (e.g., offices, apartments, or commercial areas) must be elevated above the BFE to minimize potential flood damage.

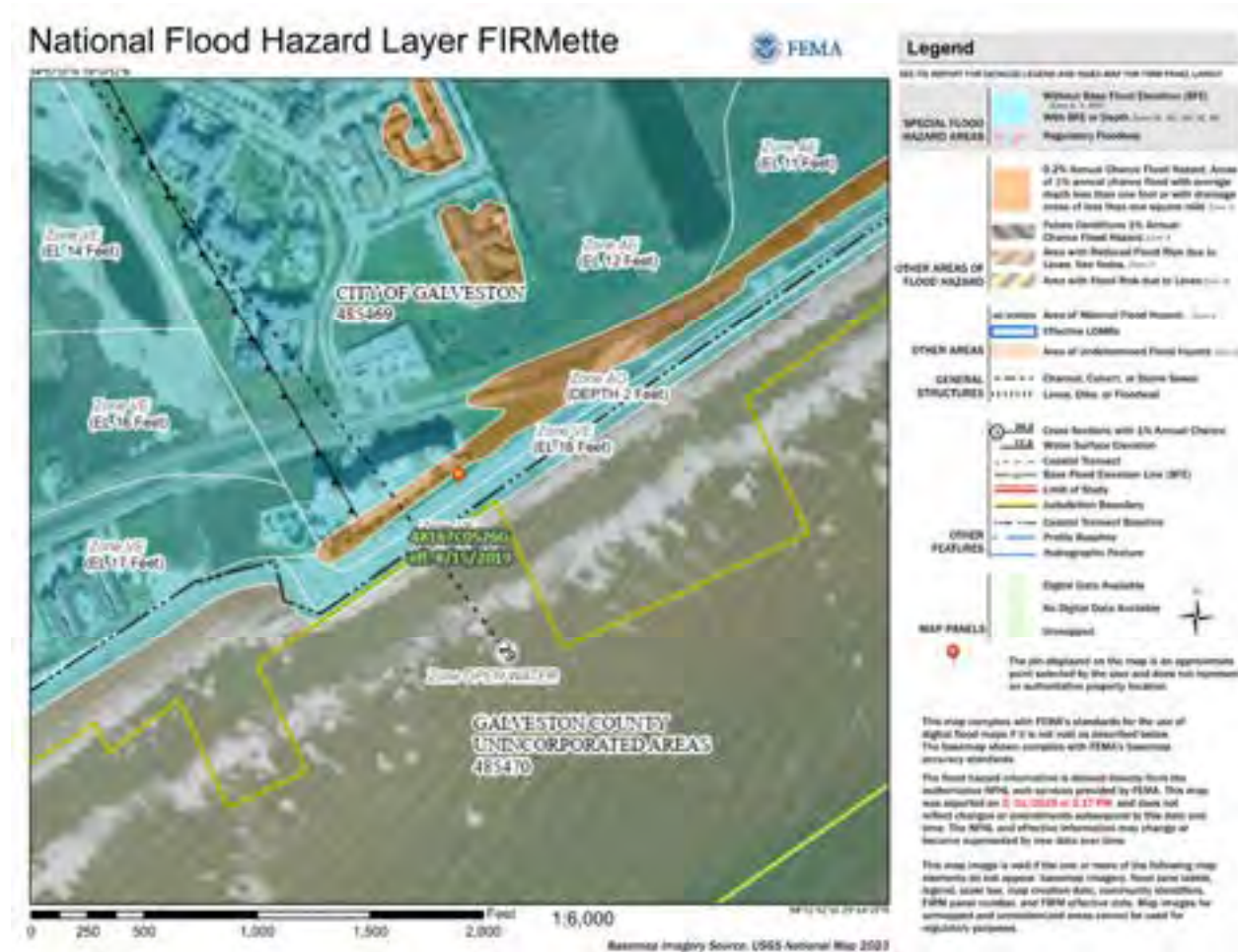


Figure 1, FEMA Map Project Location



6. Drainage Calculations:

6.1. Drainage Concept

The project's conceptual design, prepared by SH Engineering Solutions, provides that all stormwater generated on the developed site will be collected via an underground drainage system incorporating catch basins, manholes, and underground pipelines. The collected water will be conveyed northward into a large detention pond located on the north side of the project with a storage capacity of approximately 18,150 yards.

In compliance with the City of Galveston's requirements, the detention pond will discharge gradually into the City's stormwater system through underground piping routed northward, with the outfall directed to the Stewart Road City ditch (Refer Drawing C100, C101 and C107).

100-Year Storm Event is used as the basis for the stormwater design to ensure high levels of flood protection, and the Rational Method used for peak flow calculation

Rational Method: $Q = C_f * (C * I * A)$

Where:

Q = Peak Runoff Flow Rate (cfs)

C = Runoff Coefficient (Commercial) = 0.80

C_f = Frequency Factor for 100-Year Storm = 1.25

A = Drainage Area (acres) = 15 acres

I = Rainfall Intensity (in/hr), calculated as:

$I = b / (T_c + d)^e$

Where:

$b = 60.66$

$d = 4.44$

$e = 0.5797$

6.2. Time of Concentration (T_c)

Using

$T_c = 10 * (A)^{0.1761} + 15$

$T_c = 10 * (15)^{0.1761} + 15 = 10 * (1.6516) + 15 \approx 31.5$ minutes

6.3. Rainfall Intensity Calculation

$I = 60.66 / (31.5 + 4.44)^{0.5797}$

$I \approx 60.66 / (35.94)^{0.5797} \approx 60.66 / 8.94 \approx 6.78$ in/hr



6.4. Peak Flow Rate

$$Q = 1.25 \times (0.80 \times 6.78 \times 15)$$

$$Q = 1.25 \times (81.36) = \mathbf{101.7 \text{ cfs}}$$

6.5. Detention Requirements

6.5.1. Required Detention Volume

$$\begin{aligned} \text{Required volume} &= 0.75 \text{ acre-ft/acre} \times 15 \text{ acres} = 11.25 \text{ acre-ft} \\ &= 11.25 \text{ acre-ft} \times 43560 \text{ ft}^2 = \mathbf{490,050 \text{ ft}^3} = \mathbf{18,150 \text{ CY}} \end{aligned}$$

6.5.2. Detention Pond Sizing Parameters

$$\mathbf{\text{Side Slopes} = 4:1}$$

$$\mathbf{\text{Depth} = 4 \text{ ft}}$$

$$\mathbf{\text{Freeboard} = 0.75 \text{ ft}}$$

$$\mathbf{\text{Maintenance Berm} = 20 \text{ ft width}}$$

$$\mathbf{\text{Pond Surface Area} = 490,050 / 4 \text{ ft} = 122,513 \text{ ft}^2}$$

Thus, the preliminary required detention volume for the proposed development is approximately 490,000 cubic feet (equivalent to 11.25 acre-feet), in accordance with applicable drainage criteria. This volume will be managed through an on-site detention pond strategically located at the north end of the project site.

6.6. Allowable Discharge Rate

$$\text{Max allowable discharge} = 1.25 \text{ cfs/acre}$$

$$1.25 \times 15 = 18.75 \text{ cfs}$$

Since the calculated peak flow rate is 101.7 cfs, detention is required to reduce flow rate to ≤ 18.75 cfs prior to outfall to the roadside ditch

6.7. Hydraulic Design of Outfall Structures

The proposed outfall structure will be located at the northeast corner of the site (refer to Drawing C107). The system is designed to convey a minimum of 25% of the total stormwater flow by gravity, with the remaining flow discharged through a lift station into the City's drainage system. The overall drainage system has been sized to provide a maximum outflow capacity of 18.75 cubic feet per second (cfs).

The design of drainage infrastructure (pipes, channels, and outfall) will be based on:

Manning's Equation:

$$Q = (1.486/n) \times A \times R^{(2/3)} \times S^{(1/2)}$$



Where:

- n** = 0.013 (Concrete pipe)
- A** = Cross-sectional area of flow
- R** = Hydraulic Radius (A/P)
- S** = Slope of hydraulic grade line

Velocity = Flow velocity (fps) [see following table]

Flow Condition	Representative Velocities
Flow in closed conduit storm sewers	3.0 to 5.0 fps
Flow in defined DISTRICT channels	2.0 to 4.0 fps

Final pipe and channel sizes will be determined during detailed design with iterative modeling to confirm compliance with HGL and velocity standards.

Stormwater runoff from the development will be collected via a network of surface inlets, catch basins, and underground storm sewer pipes (refer to drawing C100, C101, and C107). These conveyance systems will be designed with slopes ranging from 0.5% to 1.0% (equivalent to 0.5 to 1.0 ft of fall per 100 linear feet), ensuring efficient drainage toward the detention facility. The proposed system includes manholes to provide access and maintenance to the stormwater infrastructure.

Sam Kafaji

Sam Kafaji, PE, Ph.D.
 SH Engineering Solutions, LLC
Sam.kafaji@sh4es.com
 C: 832 900 0600

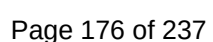




6.8. Appendix A

6.8.1. Preliminary Stormwater Drainage Design

6.8.2. Topographic Survey





March 18, 2025

Mohamed Eldawy
Royal Crown Enterprise
12 Greenway Plaza, Suite 1100
Houston, TX 77048

Re: Jurisdictional Assessment Memo
Galveston Development Project, approximately 15 acres along FM 3005,
Galveston, Galveston County, Texas 77554; PE Project No.: 202502143

Mr. Eldawy:

Phase Engineering, LLC was contracted to review an existing wetland delineation report and provide an opinion on the jurisdictional status of the aquatic features which had been identified as part of that assessment. The report titled 'Wetland Delineation and Waterbody Survey Report, Galveston Development Project' was prepared by EDGE Engineering and Science and dated May 2024. The survey area was described as a 15-acre undeveloped tract of land generally bound to the south by Seawall Boulevard, to the west by existing commercial developments, to the north by undeveloped land, and to the east by a large open-water pond.

Results of the wetland delineation report identified onsite emergent and scrub-shrub wetlands and a large perennial pond. However, the report preparer did not provide an opinion on whether the onsite aquatic features would be considered jurisdictional waters of the United States and subject to federal Section 404 permitting under the Clean Water Act.

As part of our review, we completed a site visit to the survey area on March 16, 2024. The onsite wetlands appear to be abutting a large pond on the east adjoining property which may also have a continuous surface water connection to additional wetlands further to the west and north. However, all these wetland areas are completely bound to the north by Stewart Road or to the south by Seawall Boulevard. The only potential hydrologic connection to jurisdictional waterbodies such as West Bay, the Gulf of Mexico, or their adjacent marshes is through non-jurisdictional roadside ditches or drainage culverts.

Under the current regulations, waters of the U.S. include territorial seas; navigable coastal and inland waters, lakes, rivers, streams, and their adjacent wetlands; tributaries to navigable waters, or interstate waters and their tributaries and adjacent wetlands. The Sackett ruling clarifies that wetlands are only jurisdictional if they have a continuous surface connection to a jurisdictional body of water, making it difficult to determine where the water ends, and the wetland begins.



On March 12, 2025, the U.S. Army Corps of Engineers (USACE) and Environmental Protection Agency (EPA) released a joint memorandum concerning the proper implementation of "continuous surface connection" under the definition of "waters of the U.S.". According to the memo, wetlands meet the continuous surface connection requirement if they physically abut, or touch, a relatively permanent jurisdictional water. This connection is not met if it is only through a non-jurisdictional ditch, swale, pipe, or culvert.

It is the opinion of Phase Engineering, LLC that the onsite wetlands are isolated and do not exhibit a continuous surface water connection to a water of the U.S. Therefore, the wetlands would not be considered jurisdictional or require a Section 404 permit prior to filling as part of future development activities. The USACE Galveston District Office has the final authority of determining whether an area is a jurisdictional wetland or water of the U.S.

If you have any questions, please do not hesitate to contact me at 713-854-8670.
Sincerely,

Tracy Watson
Special Projects Director
Phase Engineering, LLC

The following are comments from the City Departments and Private Utilities.

Mike Shahan, Airport Director – See attached letter

Chris Harrison, Fire Marshal: No objection. There are internal water supply and apparatus access standards that will have to be incorporated into the site, but that will come later as part of their building permitting package. We will also ask that they reinforce the podium construction along Seawall so it can handle a fire apparatus.

Rob Winiecke, Director of Infrastructure and Engineering:

1. It does not appear that sufficient information from the FAA has been provided showcasing that a 2C compliant survey has been provided to the FAA satisfying the structure height request.
2. Drainage:
 - a. The preliminary drainage design provided does not carry through a design to the outfall across Stewart Road. The developer will be required to conduct a drainage analysis and make the necessary improvements throughout the downstream end of the drainage area to ensure no adverse impacts result from this development.
 - b. Please show where the proposed detention pond overflow will be constructed.
3. TIA Related Comments:
 - a. Coordination with and approval from TxDOT will be required for driveway placement along FM3005.
 - b. The TIA states that a proposed signalize intersection will be installed at Driveway #1. I have concerns that this is located too close to the intersection of Cove View Blvd & Seawall Blvd and needs to be moved eastward to either Driveway #2 or #3.
 - c. Installation of a Traffic Signal at Cove View Blvd and Seawall Blvd. should be provided as a condition of this development.
 - d. The placement of a traffic signal at the location of Driveway #1 or Driveway #2 appears to be along a vertical grade change from the Seawall structure to natural grade of FM3005. Sighting a traffic signal will add additional sensory stimuli to motorists along this stretch of Seawall Blvd. due to the existing grade change which is not advisable.
4. No information has been provided about the extension of City Utilities (e.g., water and sanitary sewer) to this development.

CenterPoint Energy: Upon reviewing your request for subject location and the survey received, there are electrical facilities in close proximity to the plan building site.

When building any proposed structures/buildings, you must comply with NEC, OSHA & TX Health and Safety Code Chapter 752 requirements. You must have permanent horizontal and vertical/transitional clearances to our facilities. OSHA requires 10ft clearance for workers, tools & equipment during construction. I might mention that the NEC also requires 5 ft permanent clearance from secondary. Texas law places the burden on the person, firm, corporation, or association responsible for the work to make satisfactory arrangements with CenterPoint Energy before commencing work at the job site. In order to determine if you have proper clearances you will need to prepare a profile view survey sealed by Registered Professional Surveyor showing the distances from our facilities to your proposed structure to present to our code group. Mr. Jonathan Arredondo is the contact in our code group. He can be reached at 713-945-4161. He will be able to help you with any questions.

The attached survey received also depicts an unimproved 50' right of way. If your plans including closing/abandoning said right of way, a street and alley closure application will need to be submitted.



Scholes International Airport

AIRPORT ADMINISTRATION

2115 Terminal Dr | Galveston, TX 77554

www.galvestonairport.com | airport@galvestontx.gov | 409-797-3590

September 4, 2025

Mr. Tim Tietjens
Executive Director of Development Services
PO Box 779
Galveston, Texas 77553

RE: Planning Commission Case 25P-030 (10302 Seawall Boulevard)

Dear Mr. Tietjens,

As previously stated in my letter dated August 12, 2025, I have several concerns about the Planning Commission Case 25P-030. My concerns focus on protecting the navigable airspace around the airport and preventing incompatible land uses nearby that could threaten the safety of people and property near Scholes Airport. I have again summarized my concerns below.

1. The applicant states in his application on page 2 that “The applicant has obtained a determination from the Federal Aviation Administration (FAA) for a height restriction of 155 feet from mean sea level. This will allow the design and construction of up to 11 stories along the commercial frontage on Seawall Blvd.”

According to Exhibit C – Sachs FAA Letter Notification dated 09-02-25 of the application, the FAA letter clearly states that the applicant does not have a favorable determination even at a reduced height. Please refer to page 2, the first paragraph, which states in full:

“NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.”

I spoke with Andrew Hollie from the FAA, and he stated that a complete FAA Form 7460-1 must be submitted for each of the five buildings. This includes GPS coordinates and elevations for each corner of the buildings, as well as GPS coordinates and elevations of the highest point of each building, before a determination can be made if the buildings will cause any adverse physical or electromagnetic interference effects upon navigable airspace or air navigation facilities.

2. The FAA only confirms if the proposed structure will be a hazard to navigable airspace; they do not determine if the proposed use is a compatible use near an airport. Per the U.S. Department of Transportation Federal Aviation Administration, Advisory Circular 150/5190-4B, states that “through federal grant assurances, airport sponsors and owners are obligated to pursue all reasonable and appropriate actions to secure and promote compatible land use and development within their local areas.





Scholes International Airport

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Airports owned and operated by the same jurisdiction that is the land use authority (e.g. city or county owned airport) are expected to adequately control land use near the airport and prevent new incompatible development.”

Section 1.6 Consequences of Incompatible Development (page 1-9) states that “Incompatible land uses such as those that pose physical obstructions, create visual distractions, and attract wildlife can threaten the safety of aircraft operations. They can also affect the safety of persons located near the airport environs. In addition, encroachment of incompatible land uses around airports may create physical constraints to safe and efficient aircraft operations, and challenges for airport capacity expansion or other needed airport development.”

“The effects of airport operations on incompatible land uses, especially noise impacts on residential areas, can create a negative perception of the airport in the local community. Airport operations can be perceived as generating negative effects on the local community, especially noise disturbances from incompatible land uses. Community opposition generated by off-site airport effects can:

- Lead to delays in airport development or require redevelopment;
- Constrain capacity expansion;
- Restrict airport operations;
- Result in more stringent environmental requirements (including greater environmental impact analysis and mitigation requirements);
- Increase public outreach requirements; and
- In some cases, lead to litigation.”

I recommend that Development Services work with the Airport to develop appropriate, compatible land use regulations, including adopting zoning laws, to restrict land use near the airport to activities compatible with normal airport operations, such as aircraft landing and takeoff, and to protect people and property near the airport. This will ensure our compliance with both FAA Airport Grant Assurances Number 20 Hazard and Mitigation and Grant Assurance Number 21, Compatible Land Use.

I respectfully request that the City of Galveston Planning Commission postpone a decision on this case for 120 days to allow all interested parties to thoroughly review the proposal and assess the full impact this development will have on future airport expansion, including commercial air service.

Sincerely,

Mike Shahan
Airport Director

CC: Catherine Gorman, AICP, Asst. Director of Development Services

Attachment: Exhibit C – Sachs FAA Letter Notification dated 09-02-25





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASW-5902-OE

Issued Date: 09/02/2025

SACHS ON THE SEAWALL
MOHAMED ELDAWY
12 Greenway Plaza
Suite 1100
Houston, TX 77046

**** NOTICE OF PRELIMINARY FINDINGS ** (REVISED)**

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Sachs on the Seawall
County, State: Galveston, Texas

Collected Point(s):

Label	Latitude	Longitude	SE	AGL	AMSL
Sachs on the Seawall	29-14-45.66N	94-51-52.19W	5 Ft	155 Ft	160 Ft

Initial findings of this study indicate that the structure as described exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. Pending resolution of the issues described below, the structure is presumed to be a hazard to air navigation.

If the structure were reduced in height so as not to exceed 145 feet above ground level (150 feet above mean sea level), it would not create a substantial adverse effect and a favorable determination could subsequently be issued.

If the structure were reduced in height so as not to exceed 150 feet above ground level (155 feet above mean sea level), and a 2C certified survey is provided, it would not have a significant adverse impact and a favorable determination could subsequently be issued. The survey we require must be developed by a registered surveying firm in the state the survey is performed. Survey data must be based on the North American Datum of 1983, provided in geographic latitude and longitude coordinates (degrees, minutes, seconds to the hundredth of a second). The site elevation must be based on North American Vertical Datum of 1988. The survey letter must certify accuracy of at least plus or minus 50 feet for horizontal and 20 feet for vertical data.

To pursue a favorable determination at the originally submitted height, further study would be necessary. Further study may include distribution to the public for comment, and may extend the study period up to 120 days. The outcome cannot be predicted prior to public circularization.

If you would like the FAA to conduct further study, you must make the request within 60 days from the date of issuance of this letter.

See Attachment for Additional information.

NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.

IF MORE THAN 60 DAYS FROM THE DATE OF THIS LETTER HAS ELAPSED WITHOUT ATTEMPTED RESOLUTION, IT WILL BE NECESSARY FOR YOU TO REACTIVATE THE STUDY BY FILING A NEW FAA FORM 7460-1, NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.

If we can be of further assistance, please contact our office at 1-817-222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-5902-OE.

Signature Control No: 658970744-675646808

(NPF)

andrew.hollie@faa.gov

Specialist

Attachment(s)

Additional Information

Case Description

Map(s)

Abbreviations

AGL = Above Ground Level

RWY = Runway

MSL = Mean Sea Level

NEH = No Effect Height

AMDT = Amendment

RNAV = Area Navigation

GPS = Global Positioning System

DA = Decision Altitude

MDA = Minimum Descent Altitude

CAT = Approach Category For Aircraft

TPA = Traffic Pattern Altitude

Part 77 = Title 14 CFR Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

Our study has disclosed that this proposed multiuse building project, located 1.18 nm southwest of the airport reference point, is within the protected surfaces at Scholes International at Galveston Airport (GLS), Galveston, TX.

At the proposed height, this structure will penetrate these protected airport surfaces:

> 77.17 (a)(3) A height within a terminal obstacle clearance area, including an initial approach segment, a departure area, and a circling approach area, which would result in the vertical distance between any point on the object and an established minimum instrument flight altitude within that area or segment to be less than the required obstacle clearance.

At 160 AMSL, 4D, SCHOLLES INTL AT GALVESTON (GLS) GALVESTON, TX. RNAV (GPS) RWY 36, AMDT 1B, increase CAT A Circling MDA, all procedures, from 500 to 520, NEH 150 AMSL, W/2C, No IFR Effect. Exceeds by 10 feet.

****Note:** Aircraft categories are based on approach speed, CAT A = less than 91 knots, CAT B = 91- 120 knots, CAT C = 121-140 knots, CAT D = 141-165 knots, CAT E = 165 + knots.

****The MDA / DA is the minimum altitudes to which an aircraft may descend while on the instrument approach to the airport during periods when reduced visibility and/or low cloud ceiling conditions exist. If the pilot cannot achieve visual reference to the ground upon reaching the MDA / DA, the approach must be abandoned. This results in the aircraft having to proceed to an alternate airport or waiting in a holding pattern for improved weather conditions. Any increase in the MDA / DA would have a significant adverse effect on the benefits derived from the instrument procedures.**

If a certified survey was provided, the impact would be mitigated.

**** The survey we require must be developed by a registered surveying firm in the state where the survey is conducted. Survey data must be based on the North American Datum of 1983, provided in geographic latitude and longitude coordinates (degrees, minutes, seconds to the hundredth of a second). The site elevation must be based on North American Vertical Datum of 1988. The survey letter must certify accuracy of at least plus or minus 50 feet for horizontal and 20 feet for vertical data, or a 2C survey.**

> 77.17 (a)(5) The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.19, 77.21, or 77.23.

77.19 (a) Horizontal surface. A horizontal plane 150 feet above the established airport elevation. Exceeds by 5 feet.

> The proposed structure would lie within the TPA, exceeding the horizontal be 5 feet.

If you agree to limit this structure's height to 145 AGL / 150 AMSL the FAA will withdraw our objections, and a favorable determination can be written.

OR

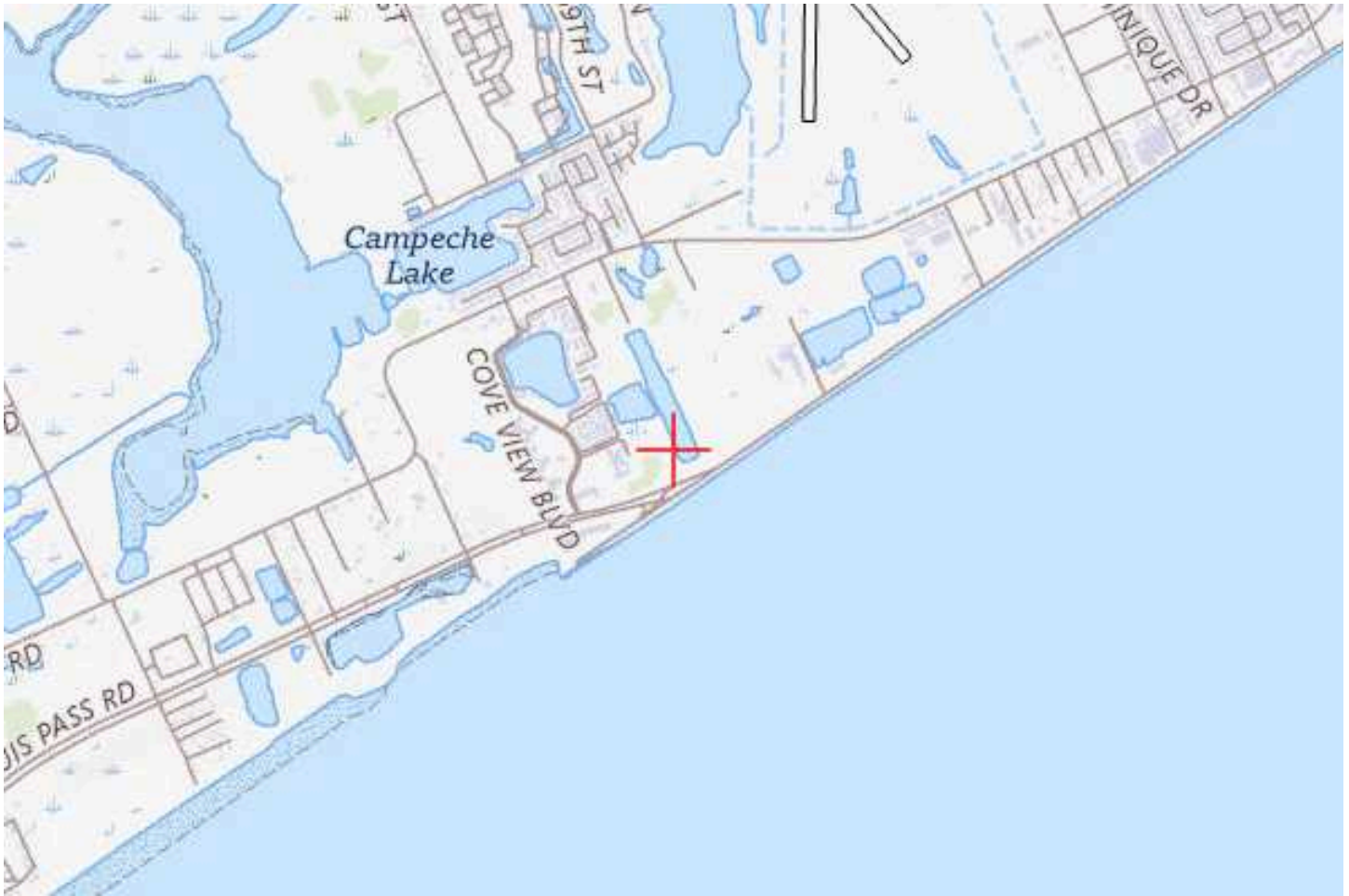
If you agree to limit this structure's height to 150 AGL / 155 AMSL AND provide a 2C survey, the FAA will withdraw our objections, and a favorable determination can be written.

If you would like to proceed at a revised or requested height, further study by the FAA is required. To initiate further FAA study, notification from you requesting further FAA study is needed. An email request will suffice. Further FAA study will involve a public notice circularization and 37-day comment period. The outcome cannot be predicted prior to public circularization. You also have the option at this point to terminate the proposal.

Please email me at andrew.hollie@faa.gov, with your intentions for this aeronautical study.

Case Description for ASN 2025-ASW-5902-OE

A PROPOSED MIXED-USE DEVELOPMENT WITH A PODIUM, TWO RESIDENTIAL CONDO TOWERS WITH AMENITY DECK, A HOTEL, COMMERCIAL, MULTIFAMILY, & NATURE PRESERVE AREA.



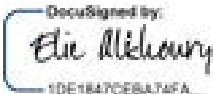




MEMO

September 24, 2025

To: Sam Kafaji, Ph.D., P.E.

From: Elie J. Alkhoury, P.E. 

Subject: Approval of Drainage Report
County: Galveston
CSJ: N/A
Limits: FM 3005 at Sachs Avenue

We have reviewed the Drainage Report, dated September 23, 2025, for the subject project prepared by SH Engineering Solutions, LLC for the Texas Department of Transportation (TxDOT) and have no additional comments/interpose no objection to the report. Please note, this acceptance does not necessarily mean that the entire report, including all supporting data and calculations, has been completely checked and verified. However, the report is signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which, therefore conveys the licensed engineer's responsibility and accountability.

Please be advised that this acceptance is not a Permit to work in TxDOT right-of-way (ROW). In order to obtain a Permit from the TxDOT Houston District, construction plans must be submitted to the TxDOT Houston District Driveway Access Permit (DAP) website: <https://www.txdot.gov/about/districts/houston-district/contractor-information.html>. This website also contains guidelines, checklists, and other information regarding submittal requirements for permitting. Also include a copy of the drainage report and this memo.

Please be advised that the ROW transaction must also be executed prior to work in TxDOT ROW.

Sam Kafaji, Ph.D., P.E.

2

September 24, 2025

BC: Brett H. McLeod, P.E.
Sarah N. Alvarez, P.E., CFM
Erica Donnelly, P.E.

Planning Commission

Development Services Department

City of Galveston

September 16, 2025

Property Owner Notices & Public Comment

Public Hearing

DUNE MITIGATION

25BF-029 (23623 FM 3005) Notice of mitigation for disturbance of dunes and vegetation. Property is legally described as Abstract 121 Miramar, Lot 14, Acres .521, a subdivision in the City and County of Galveston, Texas.

Applicant: James Robert Baker, Jacquelyn O. Baker

Property Owner: James Robert Baker, Jacquelyn O. Baker

Notices Sent: **2**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

Old Business and Associated Public Hearings

PLANNED UNIT DEVELOPMENT

25P-030 (10302 Seawall Boulevard) Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Steven L. Biegel, AIA

Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

Notices Sent: **215**

Returned: 5

In Favor: 1

In Opposition: 4

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Luis Huertas - [REDACTED]
	X			Judy Karkhoff - [REDACTED]
	X			Bette J Burkett - [REDACTED]
	X			Jennifer Brooks - [REDACTED]
	X			Richard Prekerins - [REDACTED]



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **August 19, 2025**, at 3:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **September 18, 2025**, at 5:00 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25P-030 (10302 Seawall Boulevard) Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Steven L. Biegel, AIA

Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

25P-030
Planning Commission - August 19, 2025
City Council - September 18, 2025

COMMENTS:

Signature of Property Owner

LUIS HUERTAS

Printed Name

Address of property within notification area

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.





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- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-030
Planning Commission - August 19, 2025
City Council - September 18, 2025

COMMENTS:

it will disturb all the wildlife

Signature of Property Owner

Printed Name

Address of property within notification area

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- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-030
Planning Commission - August 19, 2025
City Council - September 18, 2025

COMMENTS: *Not need more concrete - concerned about the estuary + wildlife & hard life*

Bette J. Burkett
Signature of Property Owner

Address of property within notification area

BETTE J. BURKETT
Printed Name

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409-797-3660 | WWW.GALVESTONTX.GOV | FOLLOW US ON FACEBOOK, YOUTUBE, TWITTER, & INSTAGRAM



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3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **August 19, 2025**, at 3:30 p.m., a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **September 18, 2025**, at 5:00 p.m., a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25P-030 (10302 Seawall Boulevard) Request for a Planned Unit Development (PUD) Overlay District for a mixed-use development. Property is legally described as Hall and Jones Survey, Part of Lots 344, 345, 360, 361, and 362 (344-1), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Steven L. Biegel, AIA

Property Owner: Mohamed Eldawy, Royal Crown Enterprise LLC

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meeting and/or share your opinion by returning this form. Prior to the meeting date, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Planning Commission" and "City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-030
Planning Commission - August 19, 2025
City Council - September 18, 2025

COMMENTS: I don't believe we should scratch so much island
for more hotels & junk

Signature of Property Owner

Jennifer Brooks
Printed Name

Address of property within notification area

not thrilled w/ Margaritaville
either

*Please be advised that any and all comments received, are subject to the Texas Public Information Act. However, the contact phone number is to be used by Planning Staff only. You may be contacted regarding additional information and/or changes in meeting dates.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.



823 ROSENBERG, GALVESTON, TX 77550 | WWW.GALVESTONTX.GOV | FOLLOW US ON FACEBOOK, YOUTUBE, TWITTER, & INSTAGRAM!



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

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Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP, HPO

- ☐ I am in favor
☒ I am opposed
☐ I have no comment

25P-030
Planning Commission - August 19, 2025
City Council - September 18, 2025

COMMENTS:

BLOCKS VIEWS FOR SOME UNITS AT 3504 COVE VIEW

Signature of Property Owner

RICHARD PICKERING

Printed Name

Address of property within notification area

GALVESTON, TX

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From: [Mike Shahan](#)
To: [Daniel Lunsford](#)
Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)
Date: Tuesday, August 4, 2026 10:17:33 AM
Attachments: [image002.png](#)
[image003.png](#)
[Airport01_8b060c7d-732a-46d2-b8ff-7f7a9202b7f5.png](#)

Good morning, Daniel,
 I request that you add my previous comments submitted for this project. I also request that an Avigation Easement be dedicated for the property to protect the airport from future issues as listed below.

Right of Flight: Allows unobstructed aircraft passage and noise impacts above a specified altitude.

Height Restrictions: Limits the height of structures, trees, and objects that could threaten flight safety.

Use Limitations: Prohibits uses that attract birds, produce electrical/light interference, or create smoke/hazards.

Runs with the Land: Recorded in county property records and binds all future owners.

Please let me know if you need anything else.

Thank you,
 Mike



Mike Shahan, C.M., Director of Airport

Scholes International Airport

2115 Terminal Dr. Galveston, TX 77554

O: 409.797.3590 | D: 409.797.3593 | C: 409.392.7110 | F: 409.242.2135 | mshahan@galvestontx.gov

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From: Mike Shahan <MShahan@GalvestonTX.Gov>
Sent: Friday, July 24, 2026 2:14 PM
To: Daniel Lunsford <DLunsford@GalvestonTX.Gov>
Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

No, it doesn't change anything. Mark me as approved.

Thanks,
 Mike

From: Daniel Lunsford <DLunsford@GalvestonTX.Gov>
Sent: Friday, July 24, 2026 2:12 PM
To: Mike Shahan <MShahan@GalvestonTX.Gov>
Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

So is it safe to say your comments provided under the previous review should be added to the staff report

for the current request?



Daniel Lunsford, Sr. Project Planning Manager

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550

O:409.797.3660 | D:409.797.3659 | F: 409.877.1560 | dlunsford@galvestontx.gov

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From: Mike Shahan <MShahan@GalvestonTX.Gov>

Sent: Friday, July 24, 2026 1:50 PM

To: Daniel Lunsford <DLunsford@GalvestonTX.Gov>

Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

Thanks, Daniel,

I have no additional concerns regarding this project that haven't already been stated.

Thank you,
Mike

From: Daniel Lunsford <DLunsford@GalvestonTX.Gov>

Sent: Friday, July 24, 2026 1:47 PM

To: Mike Shahan <MShahan@GalvestonTX.Gov>

Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

Height is 150' above sea level, 145' above grade. However, I don't think that changed from before; I did misread that part.

From: Mike Shahan <MShahan@GalvestonTX.Gov>

Sent: Friday, July 24, 2026 1:28 PM

To: Daniel Lunsford <DLunsford@GalvestonTX.Gov>

Subject: RE: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

Hi Daniel,

It was my understanding that CC originally approved the buildings' maximum height at 150 feet. I didn't see anything that shows it is less than that. I did notice they moved the hotel to the east side of the development and now have one condo instead of two.

Please confirm the height.

Thanks,
Mike

From: Daniel Lunsford <DLunsford@GalvestonTX.Gov>

Sent: Friday, July 24, 2026 12:19 PM

To: Janice Norman <JNorman@GalvestonTX.gov>; Robert Winiecke <RWiniecke@GalvestonTX.Gov>; Tyson Arnold <JArnold@GalvestonTX.Gov>; Mike Shahan <MShahan@GalvestonTX.Gov>; Mike Varela Jr. <MVarela@GalvestonTX.Gov>; Chris Harrison <CHarrison@GalvestonTX.Gov>

Cc: WSTHOU - Design Support

<design_support@comcast.com>; Amy.Reichenbach@onegas.com; rick.pike@onegas.com; Land Management-Property Rights <plat.review.tx@centerpointenergy.com>

Subject: 26P-045 - PUD Revisions to Sachs on the Seawall (10302 Seawall)

Hello all,

See summary of proposed changes and key drawings for a redesign of Sachs on the Seawall. The applicant is requesting these changes to make the development more economical and meet requirements of the proposed hotel partner. Mike S. – note that the applicant is proposing to make the structures 5’ shorter than before.

Also note that if this proposal is denied by City Council, the applicant can still develop by the previously approved PUD. If this PUD is approved by Council, the applicant will likely move to revoke the previous PUD.

Please review the proposal and submit any questions, comments, or concerns by August 5, 2026.

Regards,

ATTENTION: The material in this e-mail is intended only for the use of the named recipient(s) only and may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this email in error. If you are not the intended recipient, you are hereby notified that any review, use, dissemination, forwarding, printing, copying, disclosure or distribution of this communication is strictly prohibited and may be unlawful. If you believe this message has been sent to you in error, please notify the sender by replying to this transmission and immediately delete and/or destroy this email and its attachments and all copies thereof.

From: [Chris Harrison](#)
To: [Catherine Gorman](#)
Subject: RE: Planning Commission Case 25P-030
Date: Thursday, September 4, 2025 9:37:24 AM
Attachments: [image001.png](#)
[GFD_60p_afe639cf-0f1b-4a77-aaf0-b2ff4d17fa85.png](#)

No objection. There are internal water supply and apparatus access standards that will have to be incorporated into the site, but that will come later as part of their building permitting package. We will also ask that they reinforce the podium construction along Seawall so it can handle a fire apparatus.



Chris Harrison, Fire Marshal

Galveston Fire Department

P.O. Box 779 Galveston, TX 77553 | 823 26th St. Galveston, TX 77550
O: 409.797.3870 | D: 409.797.3874 | C: 409.370.4265 | F: 409.291.4550 | charrison@galvestontx.gov

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From: Catherine Gorman <CGorman@GalvestonTX.Gov>
Sent: Wednesday, September 3, 2025 9:46 AM
To: Angelo Grasso <AGrasso@GalvestonTX.Gov>; Anthony Smith <ASmith@GalvestonTX.Gov>; Anthony Tamame <at6242@att.com>; Balli, Doug <DBalli@GalvestonTX.Gov>; CenterPoint <Plat.Review.TX@centerpointenergy.com>; Chris Harrison <CHarrison@GalvestonTX.Gov>; Coastal Resources Division <CoastalResources@GalvestonTX.Gov>; Comcast <design_support@comcast.com>; Janice Norman <JNorman@GalvestonTX.gov>; Jimmy.Ortego@onegas.com; Mike Shahan <MShahan@GalvestonTX.Gov>; Mike Varela Jr. <MVarela@GalvestonTX.Gov>; Robert Fearrington - Texas Gas Service <robert.fearrington@onegas.com>; Robert Winiecke <RWiniecke@GalvestonTX.Gov>; Tyson Arnold <JArnold@GalvestonTX.Gov>
Subject: RE: Planning Commission Case 25P-030

All – Attached please find updated information for this request. Two additional document can be accessed here:

<https://www.dropbox.com/scl/fi/3w599k324rct6b33re38f/Exhibit-B-Drawings.pdf?rlkey=5h02cn4vhltnbpu9dubkhjk2a&st=dw5nrajt&dl=0>
<https://www.dropbox.com/scl/fi/s0zcmcdp5xoy7k0lotuxo/Exhibit-D-Sachs-TIA.pdf?rlkey=pjbo3skml15ht1zdser050a6z&st=zegwcw1p&dl=0>

Please submit any comments by 5:00pm tomorrow for inclusion in the staff report. I apologize for the short turn around. Thanks – Catherine



Catherine Gorman, AICP, Asst. Director of Dev Services

Development Services Department

P.O. Box 779 Galveston, TX 77553 | 3015 Market St. Galveston, TX 77550
O:409.797.3660 | D:409.797.3665 | C:409.370.4252 | F: 409.877.1560 | cgorman@galvestontx.gov

Get social! Follow @cityofgalveston On Facebook, Twitter, & Instagram

From: Catherine Gorman <CGorman@GalvestonTX.Gov>

Sent: Wednesday, August 6, 2025 5:25 PM

To: Angelo Grasso <AGrasso@GalvestonTX.Gov>; Anthony Smith <ASmith@GalvestonTX.Gov>; Anthony Tamame <at6242@att.com>; Balli, Doug <DBalli@GalvestonTX.Gov>; CenterPoint <Plat.Review.TX@centerpointenergy.com>; Chris Harrison <CHarrison@GalvestonTX.Gov>; Coastal Resources Division <CoastalResources@GalvestonTX.Gov>; Comcast <design_support@comcast.com>; Janice Norman <JNorman@GalvestonTX.gov>; Jimmy.Ortego@onegas.com; Mike Shahan <MShahan@GalvestonTX.Gov>; Mike Varela Jr. <MVarela@GalvestonTX.Gov>; Robert Fearington - Texas Gas Service <robert.fearington@onegas.com>; Robert Winiecke <RWiniecke@GalvestonTX.Gov>; Tyson Arnold <JArnold@GalvestonTX.Gov>

Subject: Planning Commission Case 25P-030

All – Attached please find the information for Planning Commission Case 25P-030. Two drawings were too large to email. They can be accessed here:

<https://www.dropbox.com/scl/fi/3w599k324rct6b33re38f/Exhibit-B-Drawings.pdf?rlkey=5h02cn4vlhtnbpu9dubkhjk2a&st=1ft65iks&dl=0>

<https://www.dropbox.com/scl/fi/s0zcmcdp5xoy7k0lotuxo/Exhibit-D-Sachs-TIA.pdf?rlkey=pjbo3skml15ht1zdser050a6z&st=zegwcw1p&dl=0>

<https://www.dropbox.com/scl/fi/s0zcmcdp5xoy7k0lotuxo/Exhibit-D-Sachs-TIA.pdf?rlkey=pjbo3skml15ht1zdser050a6z&st=zegwcw1p&dl=0>

Please review for compliance with your regulations and respond with one of the following:

- No Objection.
- Objection. If responding with Objection, please provide specific code citations that are not being met. This information will be provided to the applicant in advance of the meeting.

Please respond by August 11, 2025 for inclusion in the staff report. If staff does not receive a response by that date, then we will note “No Objection” in the staff report.

Thanks – Catherine

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26P-040

STAFF REPORT

ADDRESS:

Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road

LEGAL DESCRIPTION:

The property is legally described as The Preserve at West Beach Section 2 (2010), Abstract 121, Acres 40.238, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert D. Ellis, RPLS, Ellis Surveying Services LLC

PROPERTY OWNER(S):

Ohana Development LLC

ZONING:

Traditional Neighborhood, Height and Development Zone, Zone 6 (TN-HDDZ-6)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Survey
- B – Proposed Replat

STAFF:

Jeanne Le
Planner
409-797-3645
jle@galvestontx.gov

Public Notices Sent: 20

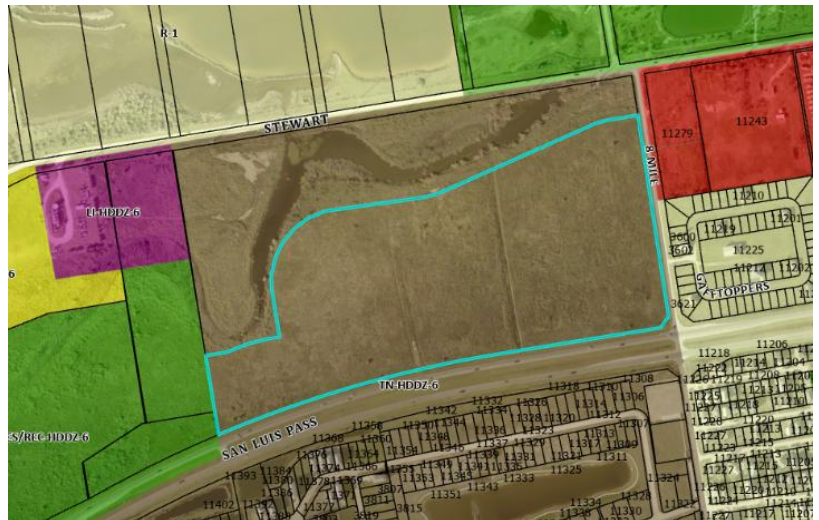
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Chief: No Objection
Fire Marshal: 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: No Objection
Texas Gas Service: No Objection



Executive Summary:

The applicant is requesting a Minor Plat to replat all the lots, reserves, and rights-of-way of The Preserve at West Beach Section 2 into one reserve lot. Because the replat involves more than four lots, Planning Commission action is required.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Traditional Neighborhood, Height and Density Development Zone, Zone 6 (TN-HDDZ-6)	Vacant
North	Traditional Neighborhood, Height and Density Development Zone, Zone 6 (TN-HDDZ-6)	Vacant
South	Traditional Neighborhood, Height and Density Development Zone, Zone 6 (TN-HDDZ-6)	Residential
East	Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6); Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6)	Vacant; Residential
West	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant

Lot Sizes, Conformance with the Traditional Neighborhood Zoning District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Traditional Neighborhood (TN) zoning district:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
1,500 square feet	18 feet (attached residential) 24 feet (detached residential)	0 feet	0 feet	5 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that the proposed reserve lot meets the minimum requirements for Traditional Neighborhood (TN) zoning.

Department Review and Comments:

There were no objections from outside utilities or other City departments.

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 approval of the request with the following conditions:

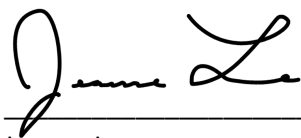
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by February 18, 2027;

Standard Conditions for Plat Requests:

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

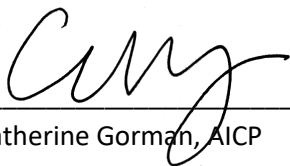
Respectfully Submitted,



Jeanne Le
Planner

8/6/26

Date



Catherine Gorman, AICP
Assistant Director / HPO

08/06/2026

Date

Line Table		
Line #	Length	Direction
L1	974.65'	S26°26'51"E
L2	66.17'	S18°00'58"W
L3	798.66'	S63°00'58"W
L5	380.51'	N27°01'10"W
L6	104.65'	N62°58'50"E
L7	52.99'	N49°36'43"E
L8	65.00'	N52°05'05"E
L9	82.41'	N58°04'18"E
L10	60.62'	N62°58'51"E
L11	231.50'	N27°01'09"W
L12	65.83'	N19°20'21"W
L13	84.67'	N05°32'44"W
L14	84.67'	N08°14'52"E
L15	84.67'	N22°02'28"E
L16	84.67'	N35°50'05"E

Line Table		
Line #	Length	Direction
L17	84.67'	N49°37'41"E
L18	44.94'	N63°25'17"E
L19	415.46'	N64°16'30"E
L20	63.70'	N60°47'08"E
L21	60.91'	N51°23'33"E
L22	776.32'	N48°09'28"E
L23	24.92'	N50°42'32"E
L24	47.62'	N58°08'17"E
L25	145.92'	N63°00'58"E

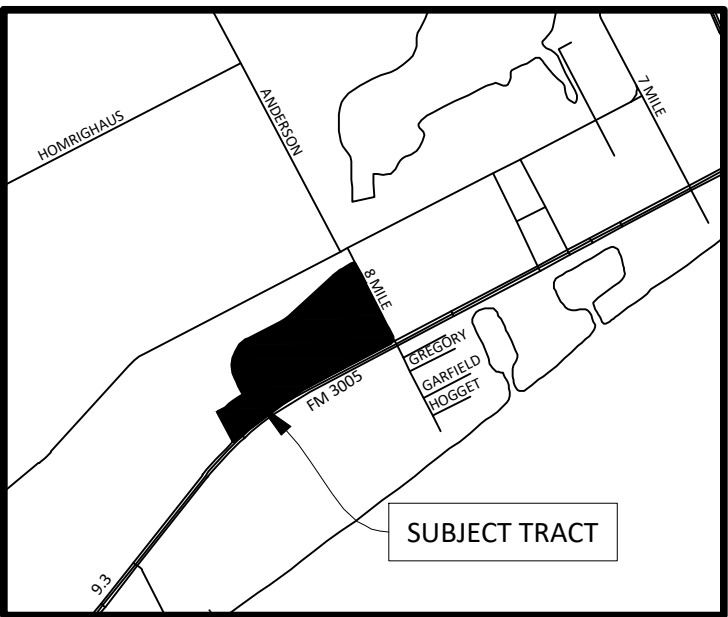
EXHIBIT A

LEGAL DESCRIPTION

ALL OF THE PRESERVE AT WEST BEACH SECTION TWO, A SUBDIVISION IN GALVESTON, COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOL. 2009A PG. 84 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS SAVE AND EXCEPT RESERVE "Q", CONVEYED TO THE ARTIST BOAT, INC., BY INSTRUMENT RECORDED IN GALVESTON CLERK'S FILE NUMBER 2016039878

SURVEYOR NOTES:

- Bearing Reference: Grid North Texas Coordinate System NAD83, Texas South Central Zone.
- This survey was prepared based on easement and title information contained in the Commitment for Title Insurance prepared by Stewart Title Guaranty Company File No. 25000330411, issued Nov. 26, 2025 Effective Nov. 16, 2025.



VICINITY MAP
(N.T.S.)

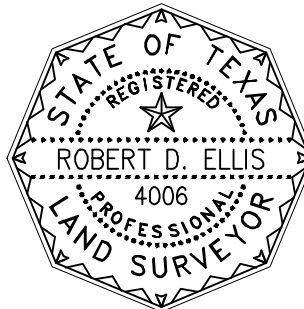
TABLE OF EXCEPTIONS SCHEDULE "B" STEWART TITLE GUARANTY COMPANY FILE NO. 25000330411
EFFECTIVE DATE NOV. 16, 2025 ISSUED NOV. 26, 2025

ITEM NO.	RECORDATION	DESCRIPTION	SURVEYOR COMMENT
10		The following matters and all terms of the documents creating or offering evidence of the matters.	
a	None Given	Rights of parties in possession.	No surveyor comment
b	None Given	Rights of tenants in possession.	No surveyor comment
c	V 2009A Map 84 GCMR	Building Setbacks and other plat matters	Effects entire tract. PWB Sec. 2 plat as approved by the City of Galveston in 2009 was conditional on a "Development Agreement" between the city and developer. As of 12/17/2025 the developer has not completed the conditions and the city has not accepted the public streets and easements.
d	GCCF 8119905 & 8119906	Houston Pipeline Co. pipeline easement	Does not apply to subject tract
e	V 2947 P 630 GCDR	Amoco Oil pipeline right of way	As shown on survey
f	V 96 P 130 GCDR	South Galveston & Gulfshore Railroad right of way	Does not apply to subject tract
g	GCCF 8643234	City of Galveston utility easement	Does not apply to subject tract
h	GCCF 9352697	City of Galveston utility water/sewer line easement	Does not apply to subject tract
i	V 2203 P 407 GCDR	Houston Lighting and Power Company Easement/right of way for electric transmission and distribution line	Does not apply to subject tract
j	GCCF 8630766	Houston Lighting and Power Company easement	Does not apply to subject tract
k	GCCF 9352698	City of Galveston easement for drainage purposes	Does not apply to subject tract
l	V2025 P 120 & 133 GCDR	State of Texas 60' drainage easements	V2025 P133 Part 4 affect subject tract as shown on survey
m	V 2009A Map 84 GCMR	All easements/building setback lines as shown on recorded plats	Effects entire tract - see item "b" above
n	V 621 P 181 & 408 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
o	V 1787 P 669 & V 1811 P 783 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
p	V 981 P 390 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
q	V 1713 P 782 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
r	V 647 P 469-471 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
s	V 561 P 76 & 273 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
t	V 615 P 296 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
u	V 1589 P 595 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
v	V 515 P 552 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
w	V 1755 P 741 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
x	V 627 P 386 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
y	V 633 P 37 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
z	V 983 P43 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
aa	V 559 P278 GCDR	Mineral Interest	Mineral Interest are outside the scope of this survey.
ab	V 983 P 46	Mineral Interest	Mineral Interest are outside the scope of this survey.
ac	V 501 P 295	Mineral Interest	Mineral Interest are outside the scope of this survey.
ad	V 1655 P 286	Mineral Interest	Mineral Interest are outside the scope of this survey.
ae	GCCF 2006004699	Mineral Interest	Mineral Interest are outside the scope of this survey.
af	GCCF 2011050178	Mineral Interest	Mineral Interest are outside the scope of this survey.
ag	GCCF 2012048181	Mineral Interest	Mineral Interest are outside the scope of this survey.
ah	GCCF 2007075370, 2007079892, 2011050181	Mineral Interest	Mineral Interest are outside the scope of this survey.
ai	GCCF 2007075369, 2008000001	Maintenance Charge	No surveyor comment
aj	GCCF 2011050182	Assignment	No surveyor comment
ak	GCCF 2013003826	License	No surveyor comment
al	GCCF 2022070378	Ordinance	No surveyor comment
am	Schedule B in Public Records	Mineral Interest	Mineral Interest are outside the scope of this survey.
an	Cause No. 108,156 in 122nd District Court of Galveston	Judgement John L. Hill, Attorney General of the State of Texas, et al vs West Beach Encroachment	Does not apply to subject tract

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

Robert D. Ellis, R.P.L.S.
Tx. Reg. No. 4006

Date of Survey: 1/14/2026



REV. NO.	DATE	COMMENT
A	6/16/2026	corrected labels L1 & L5 add BL's

DATE: Jan. 14, 2026 SCALE: 1"=100' PROJECT NO. P3285 Stewart Title File No. 25000330411 PROPERTY ADDRESS: FM 3005 GALVESTON, TX



Ellis Surveying Services, LLC.
2805 25th Ave. North Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

LAND TITLE SURVEY OF
40.238 ACRES
BEING
ALL OF THE PRESERVE AT WEST BEACH, SECTION 2
SAVE & EXCEPT RESERVE "Q"
CITY AND COUNTY OF
GALVESTON, TEXAS

BEING a 40.238 acre tract of land being a all of the PRESERVE AT WEST BEACH SECTION TWO, a subdivision in Galveston, County, Texas according to the map or plat thereof recorded in Volume 2009A, Page 84 of the Map Records of Galveston County, Texas save and except Reserve "Q", conveyed to The Artist Boat, Inc., by instrument recorded in Galveston County Clerk's File (G.C.C.F.) Number 2016039878, said 40.238 acre parcel being more fully described by metes and bounds as follows:

BEGINNING at capped iron rod (C.I.R.) stamped "RD ELLIS - 4006" found in the West line of 8 Mile Road (60' R.O.W.) being the Southeast corner of said Artist Boat tract, also being the north most corner of the herein described tract;

THENCE S26°26'51"E, with the said West line of 8 Mile Road, a distance of 974.65 feet to a found C.I.R. stamped "RD ELLIS - 4006", to a point for cutback corner on State Highway FM 3005 (200' R.O.W.);

THENCE S18°00'58"W a distance of 66.17 feet to a C.I.R. stamped "RD ELLIS - 4006" found for a corner in said Northwest line of State Highway FM 3005, also being the Southeast corner of the herein described tract;

THENCE S63°00'58"W a distance of 798.66 feet to a C.I.R. found in said Northwest line of State Highway FM 3005, being a point for curve;

THENCE, along and with said Northwest line of State Highway FM 3005, being a tangent curve to the left with a radius of 5829.65 feet, the chord of which bears S56°13'19"W for a distance of 1379.32 feet, with an arc length of 1382.56 feet to a C.I.R. stamped "RD ELLIS - 4006" found at the Southeast corner of a that certain tract conveyed to the City of Galveston, recorded in G.C.C.F. Number 2008004627, also being the Southwest corner of the herein described tract;

THENCE N27°01'10"W, departing said State Highway FM 3005, passing the Northeast corner of said City of Galveston tract, same being the Southeast corner of that certain tract of land conveyed to Thelma Naomi Maceo, Trustee, recorded in G.C.C.F. No. 9454929, and continuing for a total distance of 380.51 feet to a 1/2 inch iron rod found for the Southwest corner of said Artist Boat tract, also being the West corner of the herein described;

THENCE in a northeasterly direction, along the common line between said Artist Boat tract and said PRESERVE AT WEST BEACH SECTION TWO, the following nineteen calls:

- 1) N62°58'50"E a distance of 104.65 feet to a found 1/2 inch iron rod;
- 2) N49°36'43"E a distance of 52.99 feet to a found 1/2 inch iron rod;
- 3) N52°05'05"E a distance of 65.00 feet to a found 1/2 inch iron rod;
- 4) N58°04'18"E a distance of 82.41 feet to a found 1/2 inch iron rod;
- 5) N62°58'51"E a distance of 60.62 feet to a found 1/2 inch iron rod;
- 6) N27°01'09"W a distance of 231.50 feet to a found 1/2 inch iron rod;
- 7) N19°20'21"W a distance of 65.83 feet to a found 1/2 inch iron rod;
- 8) N05°32'44"W a distance of 84.67 feet to a found 1/2 inch iron rod;
- 9) N08°14'52"E a distance of 84.67 feet to a found 1/2 inch iron rod;
- 10) N22°02'28"E a distance of 84.67 feet to a found 1/2 inch iron rod;
- 11) N35°50'05"E a distance of 84.67 feet to a found 1/2 inch iron rod;
- 12) N49°37'41"E a distance of 84.67 feet to a found 1/2 inch iron rod;
- 13) N63°25'17"E a distance of 44.94 feet to a found 1/2 inch iron rod;
- 14) N64°16'30"E a distance of 415.46 feet to a found 1/2 inch iron rod;
- 15) N60°47'08"E a distance of 63.70 feet to a found 1/2 inch iron rod;
- 16) N51°23'33"E a distance of 60.91 feet to a found 1/2 inch iron rod;
- 17) N48°09'28"E a distance of 776.32 feet to a found 1/2 inch iron rod;
- 18) N50°42'32"E a distance of 24.92 feet to a found 1/2 inch iron rod;
- 19) N58°08'17"E a distance of 47.62 feet to a found 1/2 inch iron rod;

THENCE N63°00'58"E a distance of 145.92 feet to the **PLACE OF BEGINNING** of the tract herein described.

LEGEND
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
C.I.R. - CAPPED IRON ROD
I.P. - IRON PIPE
I.R. - IRON ROD
ROW - RIGHT OF WAY



THE ARTIST BOAT, INC.
G.C.C.F. No. 2016039878

RESERVE "Q"
23.252 ACRES
PRESERVE AT WEST BEACH
SECTION TWO
VOL. 2009A, PG. 84, G.C.M.R.

**ARTIST BOAT COASTAL HERITAGE
PRESERVE SECTION 5**
40.238 ACRES (1,752,770 SQ FT)
11350 FM 3005
GALVESTON, TX 77554

AMOCO OIL CO.
10' ROW/EASEMENT
VOL. 2947, PG 630
G.C.D.R.

STATE OF TEXAS §
COUNTY OF GALVESTON §

KNOW ALL MEN BY THESE PRESENTS that we, **Ohana Development, LLC.**, being the owners 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 **ARTIST BOAT COASTAL HERITAGE PRESERVE SECTION 5**, in the City and County of Galveston, Texas.

Debbie Reinhart
Manager

STATE OF TEXAS §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Debbie Reinhart**, 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 described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day ____, 2026.

Notary Public for the State of Texas

My Commission Expires ____

We, Moody National Bank, owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by Moody National Bank, against said land.

Witness my (or our) hand in Harris County, Texas, this ____ day of ____, 2026.

Victor Pierson, President and CEO, for Moody National Bank

STATE OF ____ §
COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Victor Pierson**, known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day ____, 2026.

Notary Public for the State of ____
My Commission Expires ____

OWNER:
OHANA DEVELOPMENT, LLC.
P.O. BOX 3809
GALVESTON, TEXAS 77552

SURVEYOR:
ELLIS SURVEYING SERVICES
2805 25TH AVENUE NORTH
TEXAS CITY, TX. 77590
409-938-8700
State of Texas Firm Reg. No. 100340-00

- PLAT NOTES:**
- 1) ACCORDING TO FEMA FLOOD MAP No. 48167C0507G DATED 8/15/2019 THIS PROPERTY IS LOCATED IN FLOOD ZONES VE "14" AND VE "15".
 - 2) ALL BEARINGS ARE REFERENCED TO GRID NORTH TEXAS COORDINATE SYSTEM NAD83 (FEET) TEXAS SOUTH CENTRAL ZONE.
 - 3) PURPOSE OF REPLAT IS TO COMBINE ALL OF THE PRESERVE AT WEST BEACH SECTION TWO INTO ONE RESERVE.
 - 4) ALL THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF GALVESTON, TEXAS.

This is to certify that I, Robert D. Ellis, 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 property marked and that this plat correctly represents that survey.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert D. Ellis
Registered Professional
Land Surveyor No. 4006



THE STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Dwight 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 Instrument Number ____, Galveston County Records.

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

Dwight Sullivan, County Clerk
Galveston County, Texas

By ____ Deputy

This subdivision 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

ARTIST BOAT COASTAL HERITAGE PRESERVE SECTION 5
0 LOTS, 1 BLOCK, 1 RESERVE
40.238 ACRES

BEING A REPLAT OF:
THE PRESERVE AT WEST BEACH SECTION 2
A SUBDIVISION IN GALVESTON COUNTY TEXAS
AS PER THE MAP OR PLAT THEREOF
RECORDED AT VOLUME 2009A PAGE 84
OF THE GALVESTON COUNTY MAP RECORDS
SAVE & EXCEPT RESERVE "Q"
CITY AND COUNTY OF GALVESTON, TEXAS

JULY 18, 2026

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



26P-041

STAFF REPORT

ADDRESS:

Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road

LEGAL DESCRIPTION:

The property is legally described as The Preserve at West Beach Section 3 (2010), Abstract 121, Acres 66.8311, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert D. Ellis, RPLS, Ellis Surveying Services LLC

PROPERTY OWNER(S):

Kahala Green LLC

ZONING:

Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Survey
- B – Proposed Replat

STAFF:

Jeanne Le
Planner
409-797-3645
jle@galvestontx.gov

Public Notices Sent: 11

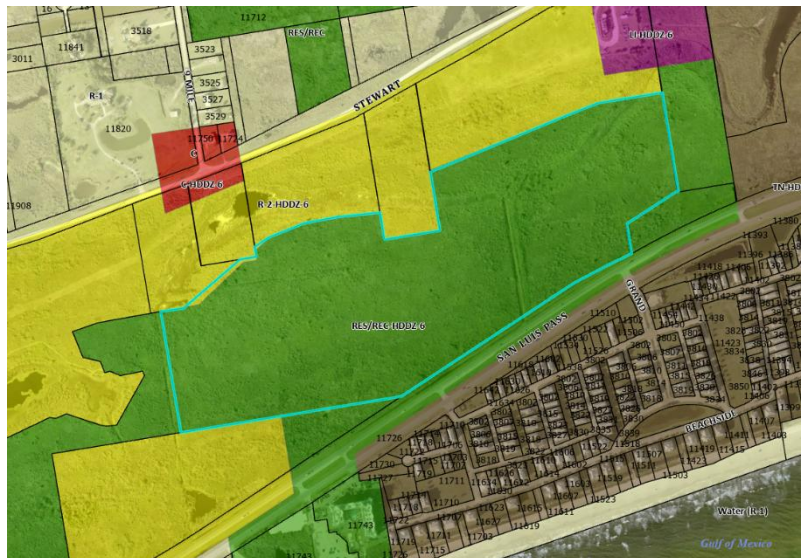
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Chief: No Objection
Fire Marshal: 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: No Objection
Texas Gas Service: No Objection



Background:

The parcel will be acquired in conjunction with Artist Boat's Coastal Heritage Preserve project. The project's focus is land conservation and habitat restoration.

Executive Summary:

The applicant is requesting a Minor Plat to replat all the lots, reserves, and rights-of-way of The Preserve at West Beach Section 3 into one reserve lot. Because the replat involves more than four lots, Planning Commission action is required.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant
North	Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Vacant
South	Traditional Neighborhood, Height and Density Development Zone, Zone 6 (TN-HDDZ-6); Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6); Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Residential, Vacant
East	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant
West	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant

Lot Sizes, Conformance with the Resort/Recreation Zoning District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Resort/Recreation (RES/REC) zoning district:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
4,000 square feet	40 feet	50 feet	0 feet	3 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that the proposed reserve lot meets the minimum requirements for Resort/Recreation (RES/REC) zoning.

Department Review and Comments:

There were no objections from outside utilities or other City departments.

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 approval of the request with the following conditions:

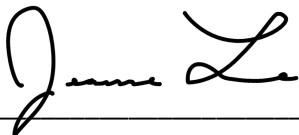
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by February 18, 2027;

Standard Conditions for Plat Requests:

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

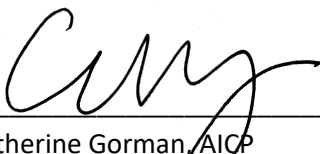
Respectfully Submitted,



Jeanne Le
Planner

8/6/26

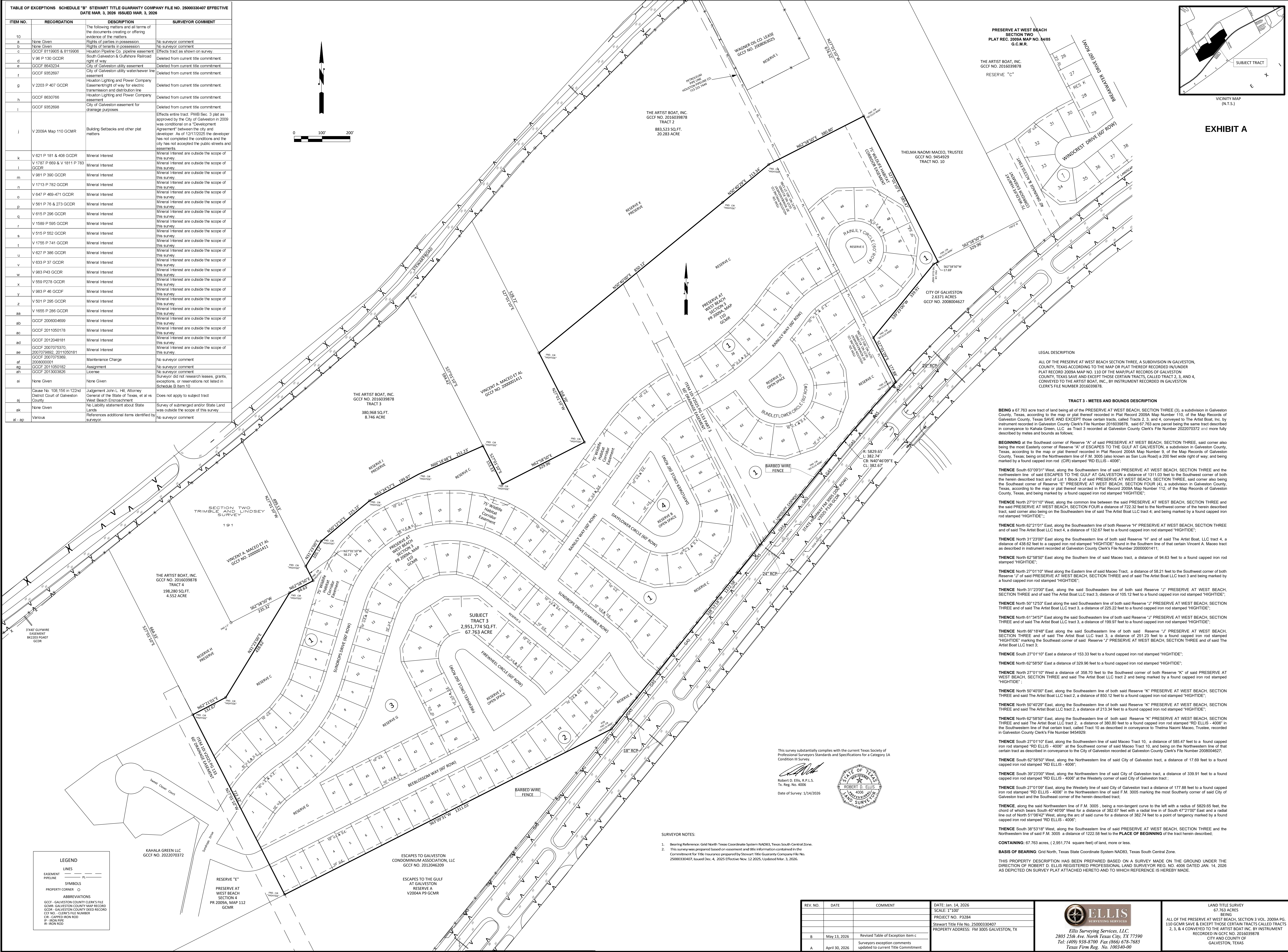
Date



Catherine Gorman, AICP
Assistant Director / HPO

08/16/2026

Date



BEING a 67.763 acre tract of land being all of the PRESERVE AT WEST BEACH, SECTION THREE (3), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A Map Number 110, of the Map Records of Galveston County, Texas SAVE AND EXCEPT those certain tracts, called Tracts 2, 3, and 4, conveyed to The Artist Boat, Inc. by instrument recorded in Galveston County Clerk's File Number 2016039878, said 67.763 acre parcel being the same tract described in conveyance to Kahala Green, LLC as Tract 3 recorded at Galveston County Clerk's File Number 2022070372 and more fully described by metes and bounds as follows;

BEGINNING at the Southeast corner of Reserve "A" of said PRESERVE AT WEST BEACH, SECTION THREE, said corner also being the most Easterly corner of Reserve "A" of ESCAPES TO THE GULF AT GALVESTON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A Map Number 9, of the Map Records of Galveston County, Texas; being on the Northwestern line of F.M. 3005 (also known as San Luis Road) a 200 feet wide right of way; and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 63°09'31" West, along the Southwestern line of said PRESERVE AT WEST BEACH, SECTION THREE and the northwestern line of said ESCAPES TO THE GULF AT GALVESTON a distance of 1311.03 feet to the Southwest corner of both the herein described tract and of Lot 1 Block 2 of said PRESERVE AT WEST BEACH, SECTION THREE, said corner also being the Southeast corner of Reserve "E" PRESERVE AT WEST BEACH, SECTION FOUR (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A Map Number 112, of the Map Records of Galveston County, Texas, and being marked by a found capped iron rod stamped "HIGHTIDE";

THENCE North 27°01'10" West, along the common line between the said PRESERVE AT WEST BEACH, SECTION THREE and the said PRESERVE AT WEST BEACH, SECTION FOUR a distance of 722.32 feet to the Northwest corner of the herein described tract, said corner also being on the Southeastern line of said The Artist Boat LLC tract 4; and being marked by a found capped iron rod stamped "HIGHTIDE";

THENCE North 62°21'01" East, along the Southeastern line of both Reserve "H" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 4, a distance of 132.67 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 31°23'00" East along the Southeastern line of both said Reserve "H" and of said The Artist Boat, LLC tract 4, a distance of 438.62 feet to a capped iron rod stamped "HIGHTIDE" found in the Southern line of that certain Vincent A. Maceo tract as described in instrument recorded at Galveston County Clerk's File Number 2000001411;

THENCE North 62°58'50" East along the Southern line of said Maceo tract, a distance of 94.63 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 27°01'10" West along the Eastern line of said Maceo Tract, a distance of 58.21 feet to the Southwest corner of both Reserve "J" of said PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3 and being marked by a found capped iron rod stamped "HIGHTIDE";

THENCE North 31°23'00" East, along the said Southeastern line of both said Reserve "J" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3, distance of 105.12 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 50°12'53" East along the said Southeastern line of both said Reserve "J" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3, a distance of 225.22 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 61°34'57" East along the said Southeastern line of both said Reserve "J" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3, a distance of 199.97 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 66°18'48" East along the said Southeastern line of both said Reserve "J" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3, a distance of 251.23 feet to a found capped iron rod stamped "HIGHTIDE" marking the Southeast corner of said Reserve "J" PRESERVE AT WEST BEACH, SECTION THREE and of said The Artist Boat LLC tract 3;

THENCE South 27°01'10" East a distance of 153.33 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 62°58'50" East a distance of 329.96 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 27°01'10" West a distance of 358.70 feet to the Southwest corner of both Reserve "K" of said PRESERVE AT WEST BEACH, SECTION THREE and said The Artist Boat LLC tract 2 and being marked by a found capped iron rod stamped "HIGHTIDE";

THENCE North 50°40'00" East, along the Southeastern line of both said Reserve "K" PRESERVE AT WEST BEACH, SECTION THREE and said The Artist Boat LLC tract 2, a distance of 850.12 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 50°40'29" East, along the Southeastern line of both said Reserve "K" PRESERVE AT WEST BEACH, SECTION THREE and said The Artist Boat LLC tract 2, a distance of 213.34 feet to a found capped iron rod stamped "HIGHTIDE";

THENCE North 62°58'50" East, along the Southeastern line of both said Reserve "K" PRESERVE AT WEST BEACH, SECTION THREE and said The Artist Boat LLC tract 2, a distance of 380.80 feet to a found capped iron rod stamped "RD ELLIS - 4006" in the Southwestern line of that certain tract, called Tract 10 as described in conveyance to Thelma Naomi Maceo, Trustee, recorded in Galveston County Clerk's File Number 9454929;

THENCE South 27°01'10" East, along the Southwestern line of said Maceo Tract 10, a distance of 585.47 feet to a found capped iron rod stamped "RD ELLIS - 4006" at the Southwest corner of said Maceo Tract 10, and being on the Northwestern line of that certain tract as described in conveyance to the City of Galveston recorded at Galveston County Clerk's File Number 2008004627;

THENCE South 62°58'50" West, along the Northwestern line of said City of Galveston tract, a distance of 17.69 feet to a found capped iron rod stamped "RD ELLIS - 4006";

THENCE South 39°23'00" West, along the Northwestern line of said City of Galveston tract, a distance of 339.91 feet to a found capped iron rod stamped "RD ELLIS - 4006" at the Westerly corner of said City of Galveston tract ;

THENCE South 27°01'09" East, along the Westerly line of said City of Galveston tract a distance of 177.88 feet to a found capped iron rod stamped "RD ELLIS - 4006" in the Northwestern line of said F.M. 3005 marking the most Southerly corner of said City of Galveston tract and the Southeast corner of the herein described tract;

THENCE, along the said Northwestern line of F.M. 3005, being a non-tangent curve to the left with a radius of 5829.65 feet, the chord of which bears South 40°46'09" West for a distance of 382.67 feet with a radial line in of South 47°21'00" East and a radial line out of North 51°06'42" West, along the arc of said curve for a distance of 382.74 feet to a point of tangency marked by a found capped iron rod stamped "RD ELLIS - 4006";

THENCE South 38°53'18" West, along the Southeastern line of said PRESERVE AT WEST BEACH, SECTION THREE and the Northwestern line of said F.M. 3005 a distance of 1222.58 feet to the PLACE OF BEGINNING of the tract herein described;

CONTAINING: 67.763 acres, (2,951,774 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Dwight 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 Instrument Number _____, Galveston County Records.
Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas

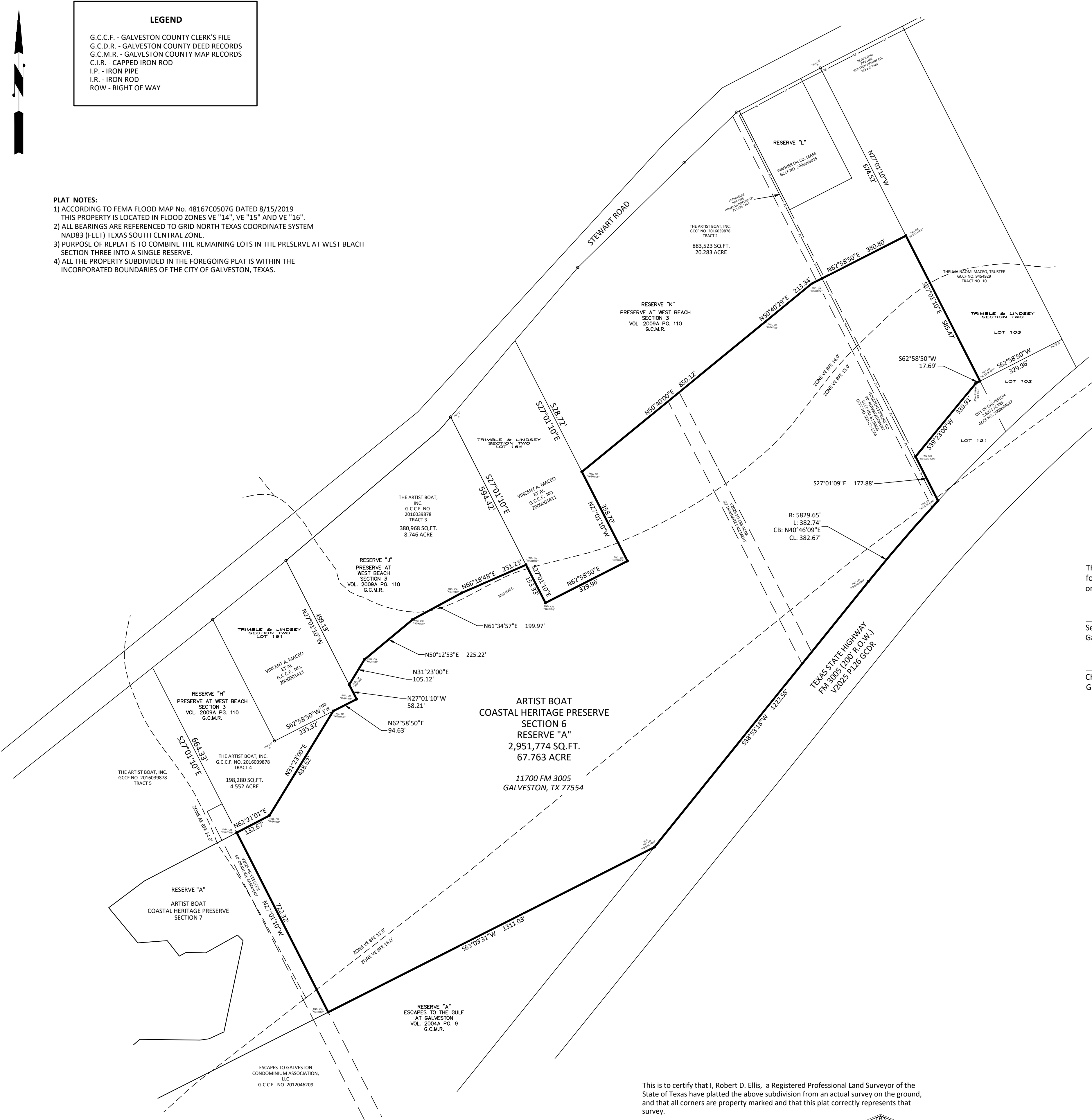
By _____ Deputy

LEGEND

G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
C.I.R. - CAPPED IRON ROD
I.P. - IRON PIPE
I.R. - IRON ROD
ROW - RIGHT OF WAY

PLAT NOTES:

- 1) ACCORDING TO FEMA FLOOD MAP No. 48167C0507G DATED 8/15/2019 THIS PROPERTY IS LOCATED IN FLOOD ZONES VE "14", VE "15" AND VE "16".
- 2) ALL BEARINGS ARE REFERENCED TO GRID NORTH TEXAS COORDINATE SYSTEM NAD83 (FEET) TEXAS SOUTH CENTRAL ZONE.
- 3) PURPOSE OF REPLAT IS TO COMBINE THE REMAINING LOTS IN THE PRESERVE AT WEST BEACH SECTION THREE INTO A SINGLE RESERVE.
- 4) ALL THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF GALVESTON, TEXAS.





26P-042

STAFF REPORT

ADDRESS:

Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road

LEGAL DESCRIPTION:

The property is legally described as The Preserve at West Beach Section 4 (2010), Abstract 121, Acres 58.4127, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert D. Ellis, RPLS, Ellis Surveying Services LLC

PROPERTY OWNER(S):

Kahala Green LLC

ZONING:

Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6) and Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Survey
- B – Proposed Replat

STAFF:

Jeanne Le
Planner
409-797-3645
jle@galvestontx.gov

Public Notices Sent: 24

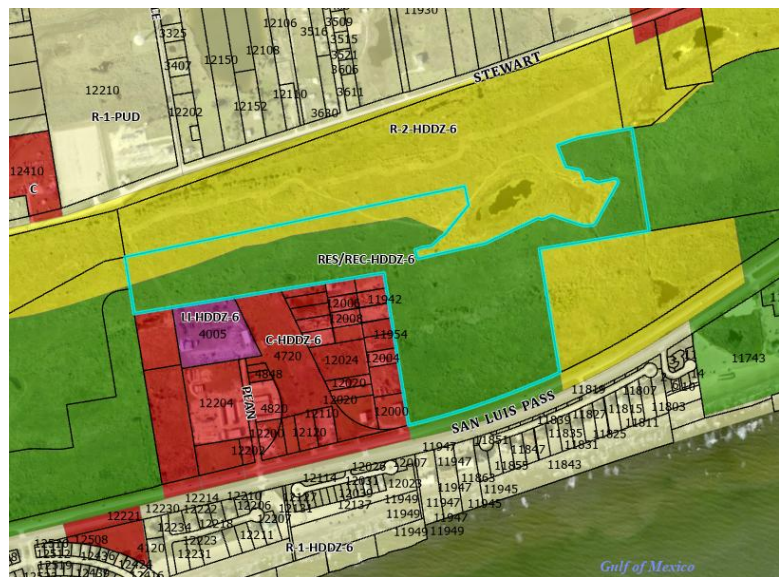
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Chief: No Objection
Fire Marshal: 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: No Objection
Texas Gas Service: No Objection



Background:

The parcel will be acquired in conjunction with Artist Boat's Coastal Heritage Preserve project. The project's focus is land conservation and habitat restoration.

Executive Summary:

The applicant is requesting a Minor Plat to replat all the lots, reserves, and rights-of-way of The Preserve at West Beach Section 4 into one reserve lot. Because the replat involves more than four lots, Planning Commission action is required.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6) and Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant
North	Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Vacant
South	Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6); Light Industrial, Height and Density Development Zone, Zone 6 (LI-HDDZ-6); Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Residential, Industrial, Commercial
East	Residential, Townhouse, Height and Development Zone, Zone 6 (R-2-HDDZ-6); Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant
West	Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6); Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6); Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Vacant, Commercial

Lot Sizes, Conformance with the Residential, Townhouse and Resort/Recreation Zoning District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Residential, Townhouse (R-2) and Resort/Recreation (RES/REC) zoning district:

Residential, Townhouse (R-2):

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
1,600 square feet	20 feet	80 feet	5 feet	0 feet	10 feet

Resort/Recreation (RES/REC):

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
4,000 square feet	40 feet	50 feet	0 feet	3 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that the proposed reserve lot meets the minimum requirements for Residential, Townhouse (R-2) and Resort/Recreation (RES/REC) zoning.

Department Review and Comments:

There were no objections from outside utilities or other City departments.

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 approval of the request with the following conditions:

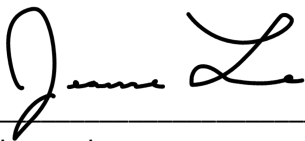
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by February 18, 2027;

Standard Conditions for Plat Requests:

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

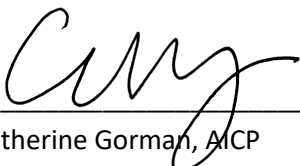
Respectfully Submitted,



Jeanne Le
Planner

8/6/26

Date

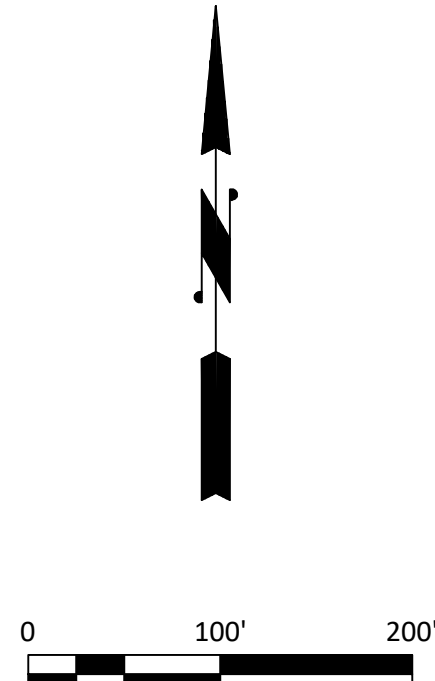


Catherine Gorman, AICP
Assistant Director / HPO

08/06/2026

Date

TABLE OF EXCEPTIONS SCHEDULE "B" STEWART TITLE GUARANTY COMPANY FILE NO. 25000330407 EFFECTIVE DATE MAR. 3, 2026 ISSUED MAR. 3, 2026			
ITEM NO.	RECORDATION	DESCRIPTION	SURVEYOR COMMENT
10		The following matters and all terms of the documents creating or offering evidence of the matters:	
a	None Given	Rights of parties in possession.	No surveyor comment
b	None Given	Rights of tenants in possession.	No surveyor comment
c	GCDF 8119005 & 8119906	Houston Pipeline Co. pipeline easement	Deleted from current title commitment.
d	V 96 P 130 GCDF	South Galveston & Gulfshore Railroad right of way	Deleted from current title commitment.
e	GCDF 8643234	City of Galveston utility easement	Deleted from current title commitment.
f	GCDF 9352697	City of Galveston utility water/sewer line easement	Deleted from current title commitment.
g	V 2203 P 407 GCDF	Houston Lighting and Power Company Easement/right of way for electric transmission and distribution line	Deleted from current title commitment.
h	GCDF 8630766	Houston Lighting and Power Company easement	Deleted from current title commitment.
i	GCDF 9352698	City of Galveston easement for drainage purposes	Deleted from current title commitment.
j	V 2009A Map 110 GCMR	Building Setbacks and other plat matters	Effects entire tract, PWB Sec. 3 plat as approved by the City of Galveston in 2009 was conditional on a "Development Agreement" between the city and developer. As of 12/17/2025 the developer has not completed the conditions and the city has not accepted the public streets and easements.
k	V 621 P 181 & 408 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
l	V 1787 P 669 & V 1811 P 783 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
m	V 981 P 390 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
n	V 1713 P 782 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
o	V 647 P 469-471 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
p	V 561 P 76 & 273 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
q	V 615 P 296 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
r	V 1589 P 595 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
s	V 515 P 552 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
t	V 1755 P 741 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
u	V 627 P 386 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
v	V 633 P 37 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
w	V 983 P43 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
x	V 559 P278 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
y	V 983 P 46 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
z	V 501 P 295 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
aa	V 1655 P 286 GCDF	Mineral Interest	Mineral Interest are outside the scope of this survey.
ab	GCDF 2006004099	Mineral Interest	Mineral Interest are outside the scope of this survey.
ac	GCDF 2011050178	Mineral Interest	Mineral Interest are outside the scope of this survey.
ad	GCDF 2012048181	Mineral Interest	Mineral Interest are outside the scope of this survey.
ae	GCDF 2007075370, 2007078892, 2011050181	Mineral Interest	Mineral Interest are outside the scope of this survey.
af	GCDF 2007075369, 2008000001	Maintenance Charge	No surveyor comment
ag	GCDF 2011050182	Assignment	No surveyor comment
ah	GCDF 2013003826	License	No surveyor comment
ai	None Given	Surveyor did not research leases, grants, exceptions, or reservations not listed in Schedule B Item 10	No surveyor comment
aj	Cause No. 106-156 in 122nd District Court of Galveston County	Judgement John L. Hill, Attorney General of the State of Texas, et al vs West Beach Encroachment	Does not apply to subject tract
ak	None Given	No Liability statement about State Lands	Survey of submerged and/or State Land was outside the scope of this survey.
al - ap	Various	References additional items identified by surveyor	No surveyor comment



LEGEND

LINE

EASEMENT PRELIM

PROPERTY CORNER

SYMBOLS

ABBREVIATIONS
GCDF - GALVESTON COUNTY CLERK'S FILE
GCMR - GALVESTON COUNTY MAP RECORD
GCDF - GALVESTON COUNTY DEED RECORD
CL NO. - CLERK'S FILE NUMBER
CR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD

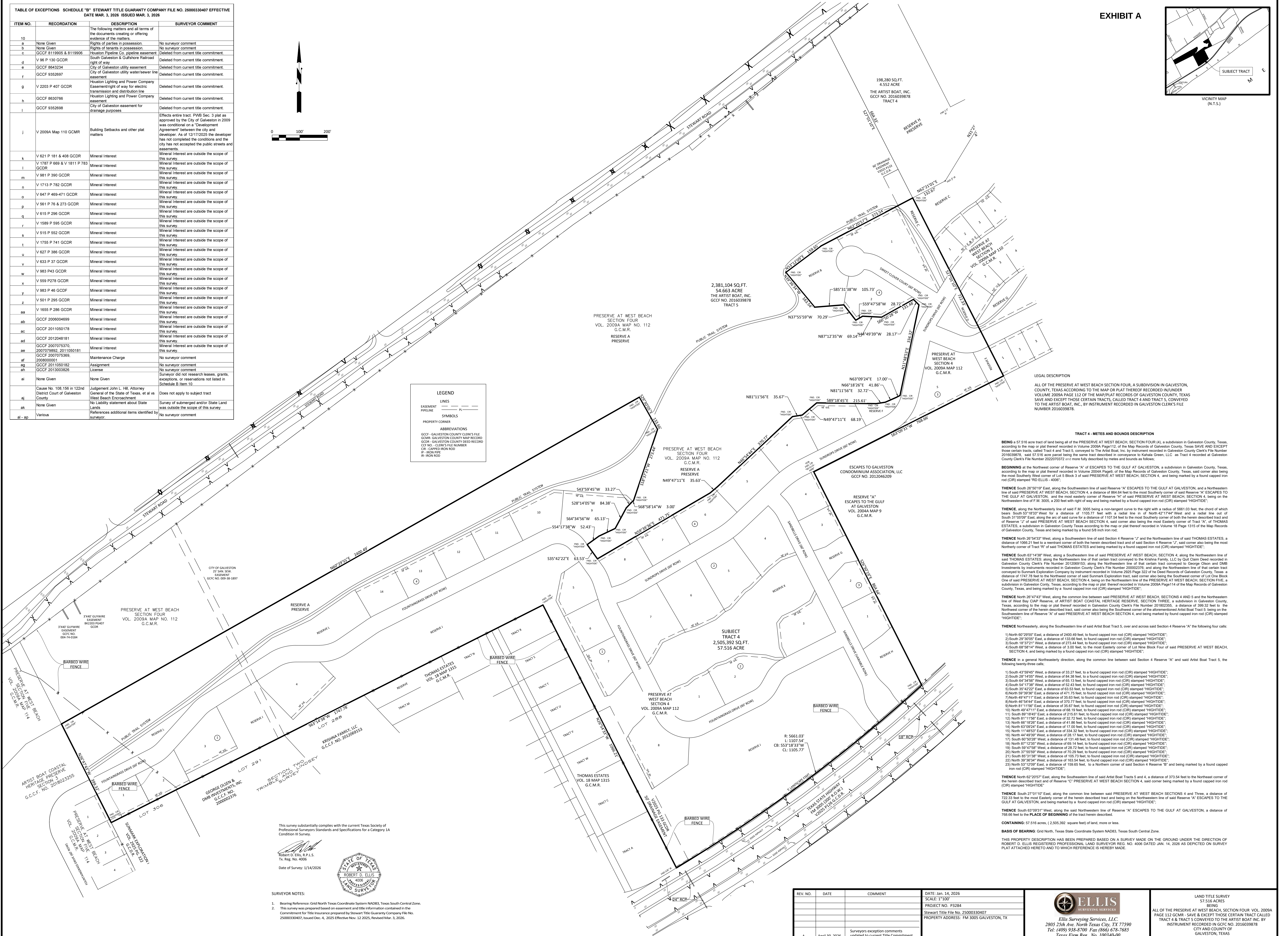
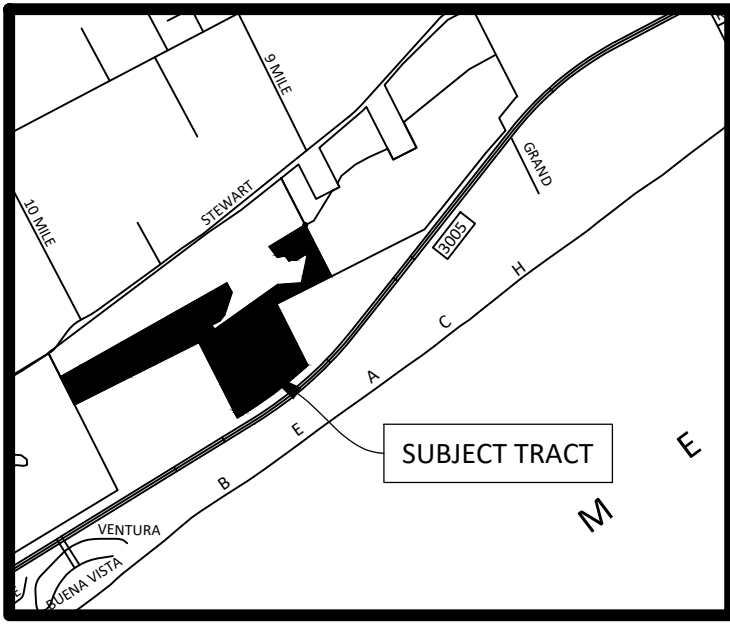


EXHIBIT A



LEGAL DESCRIPTION

ALL OF THE PRESERVE AT WEST BEACH SECTION FOUR, A SUBDIVISION IN GALVESTON, COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 2009A PAGE 113 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS SAVE AND EXCEPT THOSE CERTAIN TRACTS, CALLED TRACT 4 AND TRACT 5, CONVEYED TO THE ARTIST BOAT, INC., BY INSTRUMENT RECORDED IN GALVESTON CLERK'S FILE NUMBER 2016039878.

TRACT 4 - METES AND BOUNDS DESCRIPTION

BEING a 57.516 acre tract of land being all of the PRESERVE AT WEST BEACH, SECTION FOUR (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2009A Page 113 of the Map Records of Galveston County, Texas SAVE AND EXCEPT those certain tracts, called Tract 4 and Tract 5, conveyed to The Artist Boat, Inc. by instrument recorded in Galveston County Clerk's File Number 2016039878, said 57.516 acre parcel being the same tract described in conveyance to Kahala Green, LLC, as Tract 4 recorded at Galveston County Clerk's File Number 2022070372 and more fully described by metes and bounds as follows:

BEGINNING at the Northwest corner of Reserve "A" of ESCAPES TO THE GULF AT GALVESTON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2004A Page 6 of the Map Records of Galveston County, Texas, said corner also being the most Southerly West corner of Lot 5 Block 3 of said PRESERVE AT WEST BEACH, SECTION 4, and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 26°50'19" East, along the Southwestern line of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and a Northeastern line of said PRESERVE AT WEST BEACH, SECTION 4, a distance of 864.64 feet to the most Southerly corner of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and the most easterly corner of Reserve "H" of said PRESERVE AT WEST BEACH, SECTION 4, being on the Northeastern line of F.M. 3005, a 200 feet with right of way and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE along the Northeastern line of said Section 4 Reserve "J" and the Northeastern line of said THOMAS ESTATES, a distance of 1066.21 feet to a northeast corner of both the herein described tract and of said Section 4 Reserve "J", said corner also being the most Northerly corner of Tract "R" of said THOMAS ESTATES and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE along the Northeastern line of said Section 4 Reserve "J" and the Northeastern line of said THOMAS ESTATES, a distance of 1066.21 feet to a northeast corner of both the herein described tract and of said Section 4 Reserve "J", said corner also being the most Northerly corner of Tract "R" of said THOMAS ESTATES and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE South 83°14'38" West, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 4 AND 5 and the Northeastern line of West Bay CIAP Reserve, of ARTIST BOAT COASTAL HERITAGE RESERVE, SECTION THREE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File Number 201602355, a distance of 399.32 feet to the Northwest corner of the herein described tract, said corner also being the Southwest corner of the aforementioned Artist Boat Tract 5, being on the Southwest line of Reserve "A" of said PRESERVE AT WEST BEACH, SECTION 4, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE North 26°47'43" West, along the common line between said Section 4 Reserve "A" and said Artist Boat Tract 5, the following twenty-three calls:

- 1) North 80°29'50" East, a distance of 240.49 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 2) South 29°30'05" East, a distance of 133.66 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 3) South 18°37'21" West, a distance of 273.44 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 4) South 68°58'14" West, a distance of 3.00 feet, to the most Easterly corner of Lot Nine Block Four of said PRESERVE AT WEST BEACH, SECTION 4, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE in a general Northeastly direction, along the common line between said Section 4 Reserve "A" and said Artist Boat Tract 5, the following twenty-three calls:

- 1) South 83°59'45" West, a distance of 33.27 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 2) South 28°14'05" West, a distance of 66.54 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 3) South 64°34'58" West, a distance of 65.13 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 4) South 54°17'38" West, a distance of 52.43 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 5) South 35°42'22" East, a distance of 63.53 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 6) North 50°39'39" East, a distance of 57.15 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 7) North 49°47'11" East, a distance of 35.63 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 8) North 46°54'44" East, a distance of 37.07 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 9) North 81°11'56" East, a distance of 35.63 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 10) North 49°47'11" East, a distance of 69.19 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 11) South 89°18'45" East, a distance of 215.61 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 12) North 81°11'56" East, a distance of 32.72 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 13) South 68°16'29" East, a distance of 41.86 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 14) North 63°09'24" East, a distance of 17.00 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 15) North 11°46'53" East, a distance of 334.32 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 16) North 44°49'39" West, a distance of 28.17 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 17) South 87°52'28" West, a distance of 131.48 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 18) North 87°12'25" West, a distance of 69.14 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 19) South 59°47'58" West, a distance of 28.72 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 20) North 37°50'59" West, a distance of 70.29 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 21) South 85°31'38" West, a distance of 105.73 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 22) North 39°58'24" West, a distance of 103.54 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 23) North 53°12'09" East, a distance of 159.65 feet, to a Northern corner of said Section 4 Reserve "B" and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE North 62°20'57" East, along the Southeastern line of said Artist Boat Tracts 5 and 4, a distance of 373.54 feet to the Northeast corner of the herein described tract and of Reserve "C" PRESERVE AT WEST BEACH SECTION 4, said corner being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE South 27°01'01" East, along the common line between said PRESERVE AT WEST BEACH SECTIONS 4 and Three, a distance of 722.33 feet to the most Easterly corner of the herein described tract and being on the Northeastern line of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE South 83°09'31" West, along the said Northwest line of Reserve "A" ESCAPES TO THE GULF AT GALVESTON, a distance of 788.66 feet to the **PLACE OF BEGINNING** of the tract herein described.

CONTAINING: 57.516 acres, (2,505,392 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED JAN. 14, 2006 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Robert D. Ellis, R.P.L.S.
Tx. Reg. No. 4006

Date of Survey: 1/14/2026

SURVEYOR NOTES:

1. Bearing Reference: Grid North Texas Coordinate System NAD83, Texas South Central Zone.
2. This survey was prepared based on easement and title information contained in the Commitment for Title Insurance prepared by Stewart Title Guaranty Company File No. 25000330407, issued Dec. 4, 2025 Effective Nov. 12 2025, Revised Mar. 3, 2026.

REV. NO.	DATE	COMMENT	DATE: Jan. 14, 2026 SCALE: 1"=100' PROJECT NO. P3284 Stewart Title File No. 25000330407 PROPERTY ADDRESS: FM 3005 GALVESTON, TX
A	April 30, 2026	Surveyors exception comments updated to current Title Commitment	

Ellis Surveying Services, LLC.
2805 23th Ave. North Texas City, TX 77590
Tel: (409) 924-5700 Fax: (409) 678-7683
Texas Firm Reg. No. 100340-00

LAND TITLE SURVEY
BEING
ALL OF THE PRESERVE AT WEST BEACH, SECTION FOUR, VOL. 2009A, PAGE 113 GCMR, SAVE & EXCEPT THOSE CERTAIN TRACT CALLED TRACT 4 & TRACT 5 CONVEYED TO THE ARTIST BOAT INC. BY INSTRUMENT RECORDED IN G.C.F. NO. 2016039878
CITY AND COUNTY OF GALVESTON, TEXAS

BEING a 57.516 acre tract of land being all of the PRESERVE AT WEST BEACH, SECTION FOUR (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2009A Page112, of the Map Records of Galveston County, Texas SAVE AND EXCEPT that certain tracts, called Tract 5, conveyed to The Artist Boat, Inc. by instrument recorded in Galveston County Clerk's File Number 2016039878, said 57.516 acre parcel being the same tract described in conveyance to Kahala Green, LLC as Tract 4 recorded at Galveston County Clerk's File Number 2022070372 and more fully described by metes and bounds as follows;

BEGINNING at the Northwest corner of Reserve "A" of ESCAPES TO THE GULF AT GALVESTON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2004A Page9, of the Map Records of Galveston County, Texas, said corner also being the most Southerly West corner of Lot 5 Block 3 of said PRESERVE AT WEST BEACH, SECTION 4, and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE S26°50'19"E, along the Southwestern line of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and a Northeastern line of said PRESERVE AT WEST BEACH, SECTION 4, a distance of 864.64 feet to the most Southerly corner of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and the most easterly corner of Reserve "H" of said PRESERVE AT WEST BEACH, SECTION 4, being on the Northwestern line of F.M. 3005, a 200 feet with right of way and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE, along the Northwesterly line of said F.M. 3005 being a non-tangent curve to the right with a radius of 5661.03 feet, the chord of which bears South 53°18'33" West for a distance of 1105.77 feet with a radial line in of North 42°17'44" West and a radial line out of South 31°05'09" East, along the arc of said curve for a distance of 1107.54 feet to the most Southerly corner of both the herein described tract and of Reserve "J" of said PRESERVE AT WEST BEACH SECTION 4, said corner also being the most Easterly corner of Tract "A", of THOMAS ESTATES, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 18 Page 1315 of the Map Records of Galveston County, Texas and being marked by a found 5/8 inch iron rod,

THENCE N26°54'33"W, along a Southwestern line of said Section 4 Reserve "J" and the Northeastern line of said THOMAS ESTATES, a distance of 1066.21 feet to a reentrant corner of both the herein described tract and of said Section 4 Reserve "J", said corner also being the most Northerly corner of Tract "R" of said THOMAS ESTATES and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE S63°14'38"W, along a Southeastern line of said PRESERVE AT WEST BEACH, SECTION 4; along the Northwestern line of said THOMAS ESTATES; along the Northwestern line of that certain tract conveyed to the Krishna Family, LLC by Quit Claim Deed recorded in Galveston County Clerk's File Number 2012069153; along the Northwestern line of that certain tract conveyed to George Olson and DMB Investments by instruments recorded in Galveston County Clerk's File Number 200002376; and along the Northwestern line of that certain tract conveyed to Sunmark Exploration Company by instrument recorded in Volume 2925 Page 322 of he Deed Records of Galveston County, Texas, a distance of 1747.78 feet to the Northwest corner of said Sunmark Exploration tract, said corner also being the Southwest corner of Lot One Block One of said PRESERVE AT WEST BEACH, SECTION 4, being on the Northeastern line of the PRESERVE AT WEST BEACH, SECTION FIVE, a subdivision in Galveston Conty, Texas, according to the map or plat thereof recorded in Volume 2009A Page114 of the Map Records of Galveston County, Texas, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE N26°47'43"W, along the common line between said PRESERVE AT WEST BEACH, SECTIONS 4 AND 5 and the Northeastern line of West Bay CIAP Reserve, of ARTIST BOAT COASTAL HERITAGE RESERVE, SECTION THREE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File Number 201802355, a distance of 399.32 feet to the Northwest corner of the herein described tract, said corner also being the Southwest corner of the aforementioned Artist Boat Tract 5; being on the Southwestern line of Reserve "A" of said PRESERVE AT WEST BEACH SECTION 4, and being marked by found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE Northeasterly, along the Southeastern line of said Artist Boat Tract 5, over and across said Section 4 Reserve "A" the following four calls:

- 1) N60°29'55"E, a distance of 2400.49 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 2) S29°30'05"E, a distance of 133.66 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 3) S18°37'21"W, a distance of 273.44 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 4) S68°58'14"W, a distance of 3.00 feet, to the most Easterly corner of Lot Nine Block Four of said PRESERVE AT WEST BEACH, SECTION 4, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE in a general Northeasterly direction, along the common line between said Section 4 Reserve "A" and said Artist Boat Tract 5, the following twenty-three calls;

- 1) S43°59'45"W, a distance of 33.27 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 2) S28°14'05"W, a distance of 84.38 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 3) S64°34'56"W, a distance of 65.13 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 4) S54°17'38"W, a distance of 52.43 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 5) S35°42'22"E, a distance of 63.53 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 6) N59°39'36"E, a distance of 471.75 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 7) N49°47'11"E, a distance of 35.63 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 8) N46°54'44"E, a distance of 370.77 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 9) N81°11'56"E, a distance of 35.67 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 10) N49°47'11"E, a distance of 68.19 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 11) S89°18'45"E, a distance of 215.61 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 12) N81°11'56"E, a distance of 32.72 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 13) N66°18'26"E, a distance of 41.86 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 14) N63°09'24"E, a distance of 17.00 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 15) N11°48'53"E, a distance of 334.32 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 16) N44°49'39"W, a distance of 28.17 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 17) S60°50'28"W, a distance of 131.48 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 18) N87°12'35"W, a distance of 69.14 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 19) S59°47'58"W, a distance of 28.72 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 20) N37°55'59"W, a distance of 70.29 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 21) S85°31'38"W, a distance of 105.73 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 22) N39°36'34"W, a distance of 163.54 feet, to found capped iron rod (CIR) stamped "HIGHTIDE";
- 23) N53°12'09"E, a distance of 159.65 feet, to a Northern corner of said Section 4 Reserve "B" and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE N62°20'57"E, along the Southeastern line of said Artist Boat Tracts 5 and 4, a distance of 373.54 feet to the Northeast corner of the herein described tract and of Reserve "C" PRESERVE AT WEST BEACH SECTION 4, said corner being marked by a found capped iron rod (CIR) stamped "HIGHTIDE"

THENCE S27°01'10"E, along the common line between said PRESERVE AT WEST BEACH SECTIONS 4 and Three, a distance of 722.33 feet to the most Easterly corner of the herein described tract and being on the Northwestern line of said Reserve "A" ESCAPES TO THE GULF AT GALVESTON, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE S63°09'31"W, along the said Northwestern line of Reserve "A" ESCAPES TO THE GULF AT GALVESTON, a distance of 768.66 feet to the **PLACE OF BEGINNING** of the tract herein described.

CONTAINING: 57.516 acres, (2,505,392 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED JAN. 14, 2026 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Dwight 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 Instrument Number _____ Galveston County Records.

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

Dwight Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

STATE OF TEXAS §
COUNTY OF GALVESTON §

KNOW ALL MEN BY THESE PRESENTS that we, **Kahala Green, LLC**, being the owners 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 **ARTIST BOAT COASTAL HERITAGE PRESERVE SECTION 7**, in the City and County of Galveston, Texas.

Debbie Reinhart
Manager

STATE OF TEXAS §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Debbie Reinhart**, 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 described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day _____, 2026.

Notary Public for the State of Texas

My Commission Expires _____

Secretary
Galveston Planning Commission

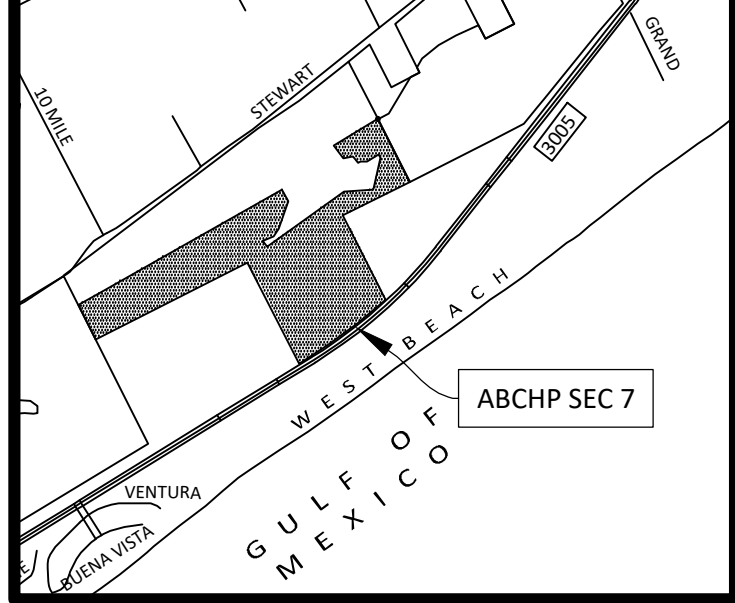
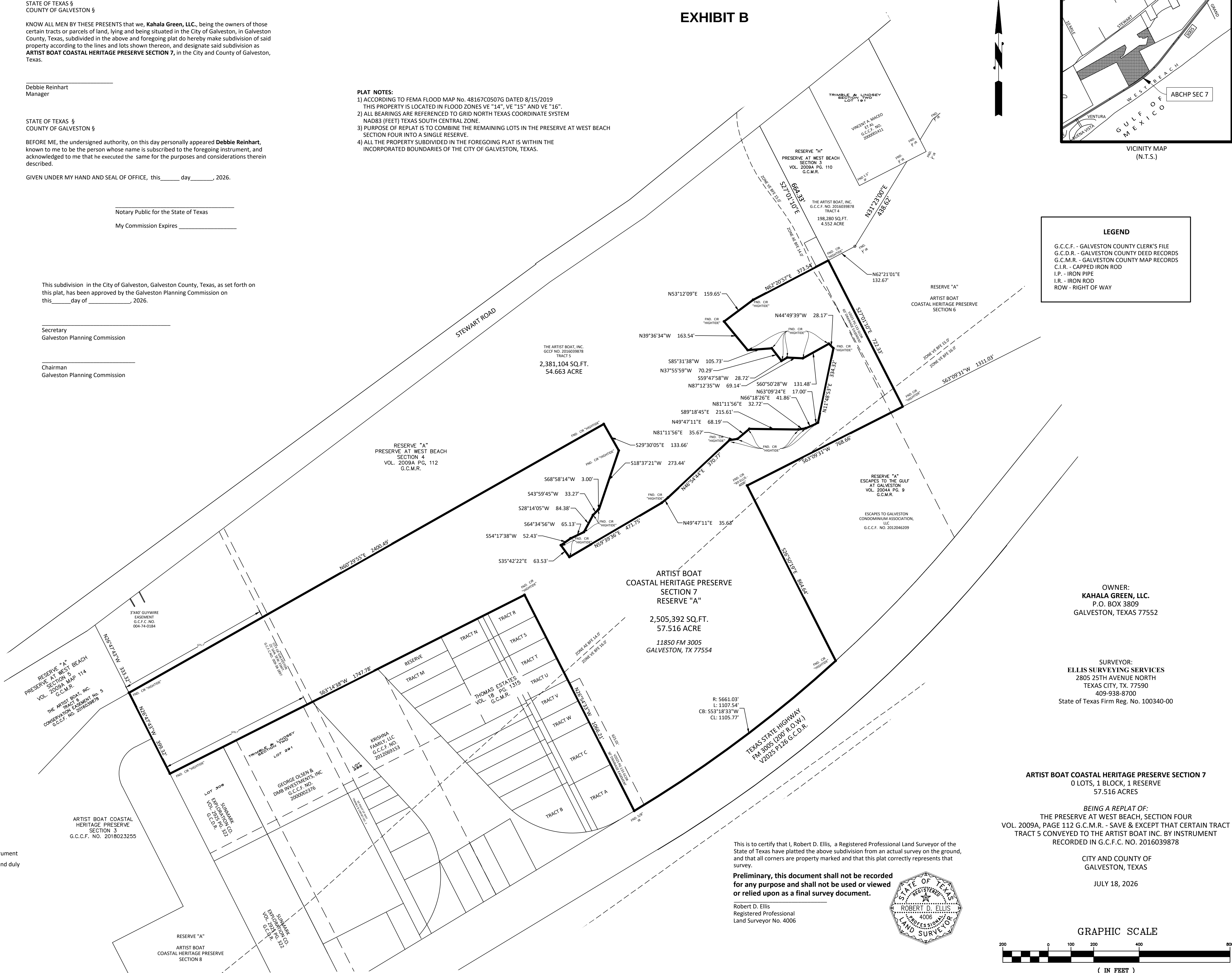
Chairman
Galveston Planning Commission

This subdivision 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.

EXHIBIT B

PLAT NOTES:

- 1) ACCORDING TO FEMA FLOOD MAP No. 48167C0507G DATED 8/15/2019 THIS PROPERTY IS LOCATED IN FLOOD ZONES VE "14", VE "15" AND VE "16".
- 2) ALL BEARINGS ARE REFERENCED TO GRID NORTH TEXAS COORDINATE SYSTEM NAD83 (FEET) TEXAS SOUTH CENTRAL ZONE.
- 3) PURPOSE OF REPLAT IS TO COMBINE THE REMAINING LOTS IN THE PRESERVE AT WEST BEACH SECTION FOUR INTO A SINGLE RESERVE.
- 4) ALL THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF GALVESTON, TEXAS.



LEGEND
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
C.I.R. - CAPPED IRON ROD
I.P. - IRON PIPE
I.R. - IRON ROD
ROW - RIGHT OF WAY

OWNER:
KAHALA GREEN, LLC.
P.O. BOX 3809
GALVESTON, TEXAS 77552

SURVEYOR:
ELLIS SURVEYING SERVICES
2805 25TH AVENUE NORTH
TEXAS CITY, TX. 77590
409-938-8700
State of Texas Firm Reg. No. 100340-00

ARTIST BOAT COASTAL HERITAGE PRESERVE SECTION 7
0 LOTS, 1 BLOCK, 1 RESERVE
57.516 ACRES

BEING A REPLAT OF:
THE PRESERVE AT WEST BEACH, SECTION FOUR
VOL. 2009A, PAGE 112 G.C.M.R. - SAVE & EXCEPT THAT CERTAIN TRACT
TRACT 5 CONVEYED TO THE ARTIST BOAT INC. BY INSTRUMENT
RECORDED IN G.C.F.C. NO. 2016039878

CITY AND COUNTY OF
GALVESTON, TEXAS

JULY 18, 2026

GRAPHIC SCALE

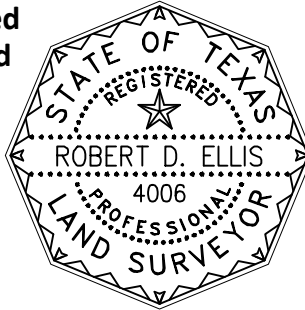


PROJ. No. P3284

This is to certify that I, Robert D. Ellis, 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 property marked and that this plat correctly represents that survey.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert D. Ellis
Registered Professional
Land Surveyor No. 4006





26P-043

STAFF REPORT

ADDRESS:

Vacant Land located to the North of San Luis Pass Road / FM 3005, West of 8 Mile Road, East of Pabst Road, and South of Stewart Road

LEGAL DESCRIPTION:

The property is legally described as The Preserve at West Beach Section 5 (2010), Abstract 121, Remaining Blocks & Reserves, Acres 39.8621, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert D. Ellis, RPLS, Ellis Surveying Services LLC

PROPERTY OWNER(S):

Kahala Green LLC

ZONING:

Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) and Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)

REQUEST:

Minor Plat

APPLICABLE LAND USE REGULATIONS:

Article 6 – Land Development Regulations

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Survey
- B – Proposed Replat

STAFF:

Jeanne Le
Planner
409-797-3645
jle@galvestontx.gov

Public Notices Sent: 12

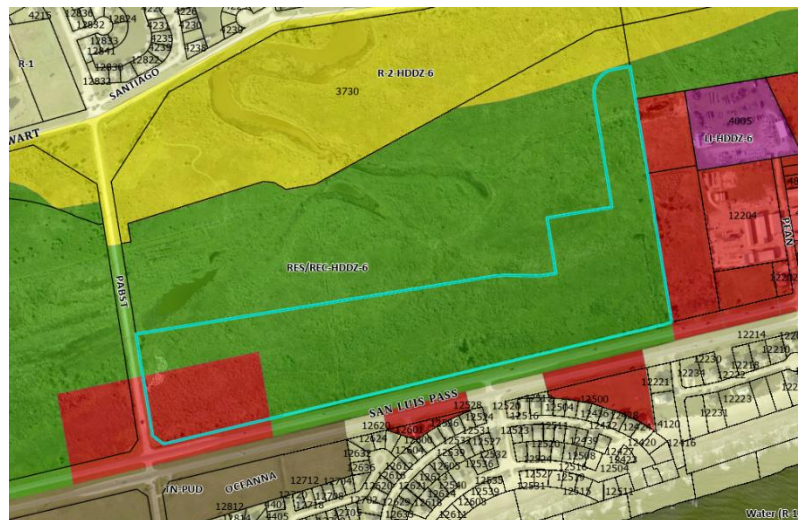
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Chief: No Objection
Fire Marshal: 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: No Objection
Texas Gas Service: No Objection



Background:

The parcel will be acquired in conjunction with Artist Boat's Coastal Heritage Preserve project. The project's focus is land conservation and habitat restoration.

Executive Summary:

The applicant is requesting a Minor Plat to replat all the lots, reserves, and rights-of-way of The Preserve at West Beach, Section 5 into one reserve lot. Because the replat involves more than four lots, Planning Commission action is required.

Zoning and Land Use:

Location	Zoning	Land Use
Subject Site	Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6) and Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6)	Vacant
North	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6); Residential, Townhouse, Height and Density Development Zone, Zone 6 (R-2-HDDZ-6)	Vacant
South	Residential, Single-Family, Height and Density Development Zone, Zone 6 (R-1-HDDZ-6); Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6); Traditional Neighborhood, Planned Unit Development (TN-PUD)	Residential, Commercial, Vacant
East	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6); Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Vacant
West	Resort/Recreation, Height and Density Development Zone, Zone 6 (RES/REC-HDDZ-6); Commercial, Height and Density Development Zone, Zone 6 (C-HDDZ-6)	Vacant

Lot Sizes, Conformance with the Commercial and Resort/Recreation Zoning District:

The table below indicates the minimum lot area, dimensions, and setback requirements for the Commercial (C) and Resort/Recreational (RES/REC) zoning district:

Commercial (C):

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
0 square feet	40 feet	100 feet	0 feet	5 feet	0 feet

Resort/Recreation (RES/REC):

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback
4,000 square feet	40 feet	50 feet	0 feet	3 feet	10 feet

The proposed replat submitted (see Exhibit B) shows that the proposed reserve lot meets the minimum requirements for Commercial (C) and Resort/Recreation (RES/REC) zoning.

Department Review and Comments:

There were no objections from outside utilities or other City departments.

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 approval of the request with the following conditions:

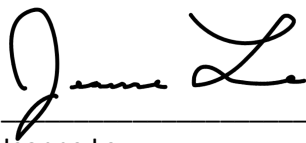
Specific Conditions:

- 1) The applicant shall accommodate the filing of the plat by February 18, 2027;

Standard Conditions for Plat Requests:

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

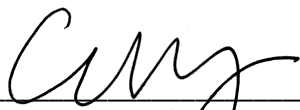
Respectfully Submitted,



Jeanne Le
Planner

8/6/26

Date

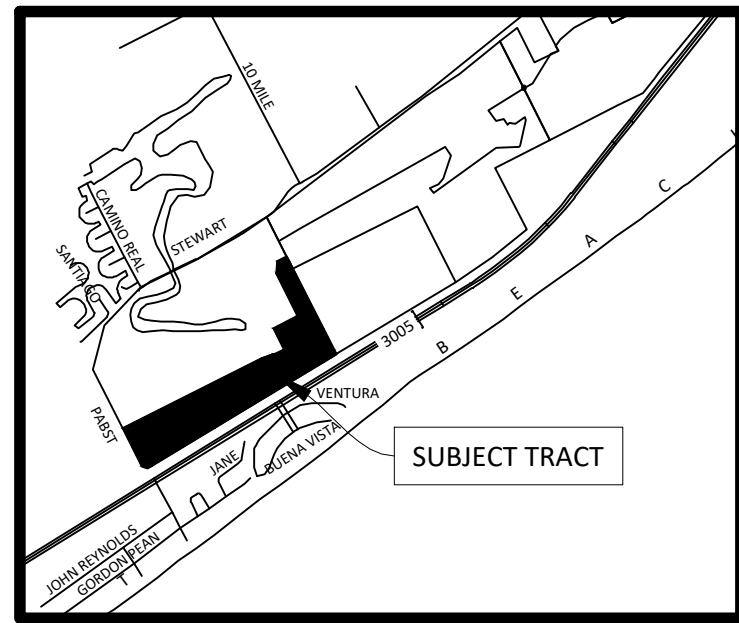


Catherine Gorman, ACP
Assistant Director / HPO

08/06/2026

Date

EXHIBIT A



LEGAL DESCRIPTION

ALL OF THE PRESERVE AT WEST BEACH SECTION FIVE (5), A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/VOLUME 2009A PAGE 114 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS SAVE AND EXCEPT ALL OF ARTIST BOAT COASTAL HERITAGE PRESERVE, SECTION THREE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED CLERK'S FILE NUMBER 2018023255 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND THAT CERTAIN TRACT, CALLED TRACT 6, CONVEYED TO THE ARTIST BOAT, INC., BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2016039878.

TRACT 5 - METES AND BOUNDS DESCRIPTION

BEING a 38.604 acre tract of land being all of the PRESERVE AT WEST BEACH, SECTION FIVE (5), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2009A Page 114, of the Map Records of Galveston County, Texas SAVE AND EXCEPT all of ARTIST BOAT COASTAL HERITAGE PRESERVE, SECTION THREE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded Clerk's File Number 2018023255 of the Official Public Records of Galveston County, Texas, and that certain tract, called Tract 6, conveyed to The Artist Boat, Inc. by instrument recorded in Galveston County Clerk's File Number 2016039878, said 38.604 acre parcel being the same tract described in conveyance to Kahala Green, LLC as Tract 4 recorded as Galveston County Clerk's File Number 0207070372 and more fully described by metes and bounds as follows:

BEGINNING at the most Southern corner of both the herein described tract and of Reserve "E" of said PRESERVE AT WEST BEACH, SECTION 5, said corner being on the Northwestern line of F.M. 3005 (also known as San Luis Pass Road), a 200 feet wide right of way, being the Eastern corner of a cut-back in said Northwestern line of said F.M. 3005, and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE North 71°04'41" West, along said cut-back in the Northwestern line of F.M. 3005 and the South line of said Reserve "E", a distance of 72.99 feet to the Western corner of said cut-back, said corner being on the Northwestern line of Pabst Road (80 feet wide right of way, and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE North 26°58'45" West, along the said Northeastern line of Pabst Road and the Southwestern line of said PRESERVE AT WEST BEACH SECTION 5, a distance of 542.59 feet to the most Western corner of the herein described tract, said corner being the most Southern corner of West Bay C&P Reserve, of said ARTIST BOAT COASTAL HERITAGE PRESERVE, SECTION THREE and being marked by a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE Northeasterly, along the Southwestern line of said West Bay C&P Reserve the following ten calls:

- 1) North 63°01'24" East a distance of 1932.06 feet to the point of curvature of a tangent curve to the right and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";
- 2) Northeasterly, along a tangent curve to the right with a radius of 280.00 feet, the chord of which bears North 68°12'23" East for a distance of 50.59 feet, along the arc of said curve for a distance of 50.66 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 3) North 73°23'22" East a distance of 167.16 feet to the point of curvature of a tangent curve to the left and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";
- 4) Northeasterly, along a tangent curve to the left with a radius of 220.00 feet, the chord of which bears North 68°12'23" East for a distance of 39.75 feet, along the arc of said curve for a distance of 39.80 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 5) North 63°01'24" East a distance of 66.93 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 6) North 26°58'36" West a distance of 298.24 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 7) North 63°01'24" East a distance of 350.00 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 8) North 26°58'36" West a distance of 591.00 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 9) Northeasterly, along a tangent curve to the right with a radius of 130.00 feet, the chord of which bears North 18°01'24" East for a distance of 183.85 feet, along the arc of said curve for a distance of 204.20 feet to a found capped iron rod (CIR) stamped "HIGHTIDE";
- 10) North 63°01'24" East a distance of 83.06 feet to the most Northerly corner of the herein described tract, said corner also being the most Easterly corner of said West Bay C&P Reserve, being on the Northeastern line of PRESERVE AT WEST BEACH SECTION FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2009A Page 112, of the Map Records of Galveston County, Texas, and being marked by a found capped iron rod (CIR) stamped "HIGHTIDE";

THENCE South 26°47'43" East, along the Northeastern line of said PRESERVE AT WEST BEACH SECTION FOUR, and along the Southwestern line of the certain tract conveyed to Summit Exploration Company by instrument recorded in Volume 2225 Page 322 of the Deed Records of Galveston County, Texas, a distance of 1374.60 feet to the most Easterly corner of Reserve "H" of said PRESERVE AT WEST BEACH SECTION 5, to a found capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 58°51'05" West, along the southeastern line of said PRESERVE AT WEST BEACH, SECTION 5, and the northwestern line of said F.M. 3005, a distance of 2768.63 feet to the **PLACE OF BEGINNING** of the tract herein described;

CONTAINING: 38.604 acres, (1,681,576 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

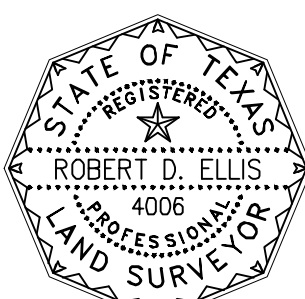
THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS, REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED JAN. 14, 2026 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.

TABLE OF EXCEPTIONS SCHEDULE "B" STEWART TITLE GUARANTY COMPANY FILE NO. 25000330407 EFFECTIVE DATE MAR. 3, 2026 ISSUED MAR. 3, 2026

ITEM NO.	RECORDATION	DESCRIPTION	SURVEYOR COMMENT
a	None Given	The following matters and all terms of the documents creating or offering evidence of the matters.	No surveyor comment
b	None Given	Rights of parties in possession.	No surveyor comment
c	GCOP 8119605 & 8119606	Houston Pipeline Co. pipeline easement	Does not apply to subject Tract 5
d	V 96 P 130 GCOR	South Galveston & Gulfshore Railroad right of way	Deleted from current title commitment
e	GCOP 8640234	City of Galveston Utility easement	Deleted from current title commitment
f	GCOP 9352697	City of Galveston utility water/sewer line easement	Deleted from current title commitment
g	V 2203 P 407 GCOR	Houston Lighting and Power Company Easement/right of way for electric transmission and distribution line	Deleted from current title commitment
h	GCOP 8630766	Houston Lighting and Power Company easement	Deleted from current title commitment
i	GCOP 9352698	City of Galveston easement for drainage purposes	Deleted from current title commitment
j	V 2009A Map 110 GCOR	Building Setbacks and other plat matters	Effects entire tract. PWB Sec. 3 plat as approved by the City of Galveston in 2009 was conditional on a "Development Agreement" between the city and developer. As of 12/17/2025 the developer has not completed the conditions and the city has not accepted the public streets and easements.
k	V 621 P 181 & 408 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
l	V 1787 P 669 & V 1811 P 783 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
m	V 981 P 390 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
n	V 1713 P 782 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
o	V 647 P 469-471 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
p	V 561 P 76 & 273 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
q	V 615 P 296 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
r	V 1589 P 595 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
s	V 515 P 552 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
t	V 1755 P 741 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
u	V 627 P 386 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
v	V 633 P 37 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
w	V 983 P43 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
x	V 556 P278 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
y	V 983 P 46 GCOP	Mineral Interest	Mineral interest is outside the scope of this survey.
z	V 501 P 295 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
aa	V 1655 P 286 GCOR	Mineral Interest	Mineral interest is outside the scope of this survey.
ab	GCOP 2006004699	Mineral Interest	Mineral interest is outside the scope of this survey.
ac	GCOP 2011050178	Mineral Interest	Mineral interest is outside the scope of this survey.
ad	GCOP 2012048181	Mineral Interest	Mineral interest is outside the scope of this survey.
ae	GCOP 2007075370, 2007076692, 2011050181	Mineral Interest	Mineral interest is outside the scope of this survey.
af	GCOP 2007075365, 2008000001	Maintenance Charge	No surveyor comment
ag	GCOP 2011050182	Assignment	No surveyor comment
ah	GCOP 2013003826	Leasehold	Surveyor did not research leases, grants, exceptions, or reservations not listed in Schedule B Item 10
ai	None Given	None Given	Does not apply to subject tract
aj	None Given	Judgment John L. Hill, Attorney General of the State of Texas, et al vs West Beach Encroachment	Survey of submerged and/or State Land was outside the scope of this survey
ak	None Given	No Liability statement about State Lands	No surveyor comment
al - ap	Various	References additional items identified by surveyor	No surveyor comment

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conduction III Survey.

Robert D. Ellis, R.P.L.S.,
Tex. Reg. No. 4006
Date of Survey: 1/14/2026



SURVEYOR NOTES:

1. Bearing Reference: Grid North Texas Coordinate System NAD83, Texas South Central Zone.
2. This survey was prepared based on easement and title information contained in the Commitment for Title Insurance prepared by Stewart Title Guaranty Company File No. 25000330407, issued Dec. 4, 2025 effective Nov. 12, 2025, Revised Mar. 3, 2026.

REV. NO.	DATE	COMMENT	DATE: Jan. 14, 2026
			SCALE: 1"=100'
			PROJECT NO. P3284 TRACT 5
			Stewart Title File No. 25000330407
			PROPERTY ADDRESS: FM 3005 GALVESTON, TX
A	May 13, 2026	Revised Vicinity Map	
A	April 30, 2026	Surveyors exception comments updated to current Title Commitment	



Ellis Surveying Services, LLC.
2805 25th Ave. North Texas City, TX 77350
Tel: (409) 938-3700 Fax: (866) 678-7685
Texas Firm Reg. No. 100340-00

LAND TITLE SURVEY
38.604 ACRES
BEING
ALL OF THE PRESERVE AT WEST BEACH, SECTION FIVE VOL. 2009A PAGE 114 GCOR - SAVE & EXCEPT ALL OF ARTIST BOAT COASTAL HERITAGE PRESERVE, SECTION THREE AND THAT CERTAIN TRACT CALLED TRACT 4 & TRACT 6 CONVEYED TO THE ARTIST BOAT, INC. BY INSTRUMENT RECORDED IN GCFC NO. 2016039878 CITY AND COUNTY OF GALVESTON, TEXAS

Page 223 of 237



26ZA-002

STAFF REPORT

APPLICANT:

City of Galveston

REQUEST:

Text Amendment

APPLICABLE ZONING LAND USE REGULATIONS:

Article 5. Sign Regulations

PROPOSED TEXT AMENDMENT:

Request for text amendments to the Galveston Land Development Regulations, Article 2, to add a land use.

EXHIBITS:

A – Proposed City Code Changes with Strikeouts/Additions.

B – Proposed Changes to Table 2.201, Limited Use Standards, and Article 14: Definitions.

STAFF RECOMMENDATION:

Approval

STAFF:

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

Background:

On February 14, 2025, House Bill 2844 was introduced, and formally adopted by the Texas Legislature on June 20, 2025 with an effective date of July 1, 2026. This law primarily shifted the inspections and health permitting for food trucks (called “concessions” in Galveston City Code) to the Texas Department of State Health Services (TDSHS) and away from county health districts. However, HB 2844 also pre-empts all local jurisdictions from certain requirements, some of which are currently included in Galveston City Code. The purpose of this text amendment is to align city regulations with state law.

State law refers to food truck operators as “Mobile Food Vendors” (MFVs) and it refers to food trucks or similar (including push carts and frozen, prepackaged items) as, “Food Vending Vehicle” (FVVs). Note that HB 2844 is currently codified into Texas Administrative Code (TAC) 226 and Texas Health and Safety Code (THSC) 437B. This staff report refers to both because both are derived from and include different, relevant portions of HB 2844.

Executive Summary

The proposed changes involve Galveston City Code, Article III: Concessions (sections 19-51 through 19-55) as well as Land Development Regulations Article 2: Uses and Supplemental Standards, and Article 14: Definitions. The intent is to comply fully with state law by making concessions a land use with associated Limited Use standards, thereby treating this the same as any other limited land use. This also requires changes to remaining portions of 19-54 and 19-55 to preserve their use and avoid confusion.

The specific proposed changes are best understood by considering what HB 2844 *prohibits* cities from requiring from MFVs.

Per 25 TAC 226.6(a): *Compliance with state and local laws. Mobile food vendors (MFVs) must comply with all state and local laws that do not conflict with this chapter or Texas Health and Safety Code (HSC) Chapter 437B. This includes fire codes, location rules, and zoning codes in the jurisdictions where the MFV operates.*

Generally speaking, local jurisdictions cannot require anything which conflicts with state law or is required by state law or the TDSHS. Per HSC 437B and the published TDSHS application checklist, that prohibition includes the following items from Article III: Concessions (City Code 19-51 through 19-53):

- Photo ID (required during permit process);
- Liability insurance with City of Galveston listed as additional insured;
- State sales and use tax (required during permit process);
- Valid DPS license and registration (required during permit process);
- Push carts; and
- Distance requirements from any *commercial* business.

Executive Summary (Con'd)

Per 25 TAC 226.6(a), municipalities can therefore *continue* to regulate and enforce:

- Zoning and land uses;
- Parking requirements;
- Property maintenance code;
- Fire safety and local fire safety inspections;
- Signage;
- Pop-up tents and similar;
- Sales of non-food items; and
- Distance requirements from *residential* zoning and land uses;

See Exhibit A for the strikethrough version of the city's current concession regulations. Staff proposes to strike all portions that apply to concessions and mobile vending (prepackaged foods only); sections that apply to peddlers and special events are outside the scope of these revisions and remain unchanged.

Note again that under state law, the City of Galveston mobile concessions (prepackaged frozen novelties and other prepackaged foods) are also considered MFVs.

Note also that because Galveston City Code 19-54 and 19-55 utilize the term, "concessions" and "concessionaires" in reference to Park Board operations as well, these sections must be amended for consistency and clarity; the relevant proposed changes to 19-55 are also included in Exhibit A.

Staff requests approval for changes to the following sections of the Land Development Regulations, Article 2:

Table 2.201 : Permitted Uses

- Add Mobile Food Vendors as a Limited Use in Urban Neighborhood (UN), Central Business (CB), Commercial (C), Resort-Recreation (RES-REC), Light Industrial (LI), Heavy Industrial (HI), and commercial properties in Traditional Neighborhood (TN) zoning districts.
Purpose: currently, concessions are permitted in the above zoning districts. Mobile Food Vending would remain a land use in those same zoning districts (see Exhibit B).

Division 2.300 Standards for Limited and Specific Uses

- Add Limited Use standards for Mobile Food Vendors (MFVs).

The following are the proposed Limited Use standards which would apply to the Mobile Food Vending land use in all zoning districts regardless of how many MFVs are on a parcel. The intent is to preserve the existing portions of MuniCode 19-51 through 19-53 which the City may still regulate :

Limited Use Standards:

A. Permit Required.

1. No person shall conduct Mobile Food Vending or operate a Food Vending Vehicle concession in the city without a permit.
 - a. The food vending vehicle shall display the permit issued by the Texas Department of State Health Services or approved agency at all times during operation.
2. Mobile food vendors shall obtain all required fire safety inspections from the City of Galveston Fire Department for each individual food vending vehicle.

B. Standards.

All mobile food vendors and food vending vehicle operations shall conform to the following standards:

1. Shall not operate from any property which does not include a permitted non-residential land use (shall not operate from an exclusively residential property regardless of zoning).
 - a. property south of Seawall Boulevard which is under Park Board of Trustees jurisdiction is exempt from this requirement;
3. Shall be permitted without a distance requirement from a residential structure in a commercial zoning district when the concession is located in a commercial zoning district. Shall not be permitted within one hundred (100) feet of the district line of any single-or multiple-family zoning district;
4. Shall not operate from any residential property in Traditional Neighborhood (TN) zoning districts;
5. Shall not operate from any public right of way except as part of a permitted special event defined in City Code Sec. 6-15;
 - a. pop-up tents or similar are prohibited except as part of a permitted special event defined in City Code Sec. 6-15.
6. Shall not be located in required off-street parking spaces;
 - a. Two off-street parking spaces per Food Vending Vehicle shall be provided on lots of over 11,000 square feet of area but shall not reduce the number of required off-street parking spaces for other land uses on the same parcel;
7. Shall not provide seating for more than six (6) people. Seating shall not be located in required off-street parking spaces;
8. No more than one Food Vending Vehicle shall be permitted for every 1,000 square feet of lot area;
9. A-frame signage is limited to one (1) per vehicle. Mobile food vending signage is limited to the face of the vehicle itself. All other sign standards apply;
 - a. off-site advertising is prohibited.
10. All sales and display must occur within the vehicle. No outdoor display allowed;
11. The city reserves the right to inspect the mobile food vending site at any time for conformance with this article and as permitted by state law for the purposes of enforcing property maintenance code regulations;

12. Nothing within this section shall exempt a mobile food vendor from compliance with all other applicable federal, state, or local laws, ordinances, codes, or regulations. Violation of these Limited Use standards shall constitute a zoning code violation subject to all penalties, fees, and compliance action thereof.

Purpose: these Limited Use standards include those portions of City Code 19-51 through 19-53 which municipalities can still regulate, as well as clarifications as needed.

Article 14: Definitions

- Add a definition for “Food Vending Vehicle”:
Food vending vehicle (FVV) - Any vehicle that is a self-enclosed food service establishment (including catering trucks, trailers, and roadside vendors) or pushcart that operates to store, prepare, display, serve, or sell food as a food service establishment and is designed to be readily movable. An FVV may be self- or otherwise-propelled, or vehicle-mounted. An FVV does not include a stand or a booth.

Purpose: This definition is taken directly from TAC 226.2 to align with state law and avoid confusion.

- Add a definition for “Mobile Food Vendor”:
Mobile food vendor (MFV) - Any person who dispenses food or beverages from a food vending vehicle (FVV) for immediate service or consumption.

Purpose: This definition is taken directly from TAC 226.2 to align with state law and avoid confusion.

- Add a definition for “Mobile Food Vending”:
Mobile food vending is the act of operating a food vending vehicle by a mobile food vendor.

Purpose: associate mobile food vending specifically with mobile food vendors. State law does not include this specific association.

Staff requests approval for changes to the following sections of City Code 19-51 through 19-54:

- Strike the majority of 19-51 through 19-53 related to mobile food vendors (currently referred to as “concessions” in City Code) in conjunction with making mobile food vending a land use under the LDRs;
- Retain the definition of “concession” with minor changes to refer to all activities currently conducted by the Park Board of Trustees for beach operations along the seawall. The proposed change has two purposes:
 - a) avoid conflicts with City Code 19-55: Beach Concessions;
 - b) retain the City’s ability to issue permission for related activities (such as provision of additional items after declared natural disasters) as “concessions”

- Added clarification that peddlers specifically must obtain an annual license specifically. This is necessary because some overall context was lost in removing City Code 19-51 through 19-53.
- Revise definitions according to the above.

These proposed changes are included in Exhibit A.

Criteria for Text Amendments

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

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

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

Purposes: Text amendment proposals shall serve the following purposes:

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

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

1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;

- 3. The most desirable use for which the land in each district is adapted;
- 4. The conservation of property values throughout the jurisdiction; and
- 5. Responsible development and growth.

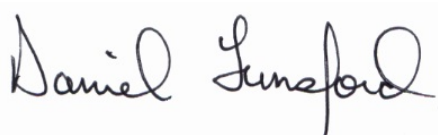
Other Reviews

City Council has final decision-making authority on this request. It will be reviewed at the September 17, 2026 regular meeting.

Staff Recommendation

Staff recommends approval of the proposed text amendments. The proposed changes will align City of Galveston regulations regarding Mobile Food Vendors (food truck operators) and Food Vending Vehicles (food trucks, push carts, and prepackaged food vendors) with state law, promote small businesses such as mobile food vendors, all while preserving the ability to protect public safety and mitigate potential nuisance at the municipal level. State law also prohibits local jurisdictions from charging specific fees for mobile food vendors. Because those fees would otherwise serve to cover staff review time, minimizing the permit process also minimizes expenses to the City as well.

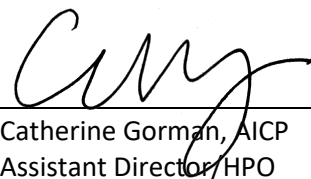
Respectfully Submitted,



Daniel Lunsford
Planning Manager

August 12, 2026

Date



Catherine Gorman, AICP
Assistant Director/HPO

August 12, 2026

Date

The following changes to City Code Section 19.51-19.53 are proposed in conjunction with moving Mobile Food Vending operations into land use Table 2.201 of the Land Development Regulations:

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Commissary means any establishment or service which can lawfully collect and/or dispose of grease, oil, grey water, and trash and provide potable water.~~

Concession means an enterprise which operates in the open and utilizes a readily movable, self-sufficient, vehicle-mounted establishment, designed specifically for sales, and that makes available perishable *or non-perishable* goods/food items or other commodities *during or after declared natural disasters and with specific permission and conditions from the City Manager or designee, or who operates under contract with the Park Board of Trustees.* *Concessions may or may not be mobile food vendors under state law and Land Development Regulations, Article 2.*

Concessionaire means anyone who operates a concession.

~~Concession park means any parcel where two (2) or more concessions gather under a designated park manager.~~

~~Concession park manager means a person, corporation or entity that owns or is designated as the responsible party for management of a park and shall be responsible for ensuring the concessions functioning in the park follow all state, city codes and all applicable regulations contained in this article.~~

~~Kiosk means any cart, table, equipment or apparatus, which is designed and intended so as to not be a permanent fixture, and which is used for retail sales, rental, and/or display of perishable and/or non-perishable goods and/or commodities. This definition does not include any motorized or non-motorized vehicle such as a truck, trailer, mobile home, automobile, van or the like.~~

~~Motor vending means a concession that moves from location to location selling pre-packaged food items pursuant to state and local laws.~~

Peddler means a person who goes from place to place selling goods or services for profit.

~~Special event for the purposes of this chapter, shall be defined by chapter 6, Article II.~~

~~Temporary concession means any concession which does not possess an annual City of Galveston concession permit.~~

~~Trailer means a portable vehicular structure built on a chassis, which may or may not be self-propelled being either a dependent or independent unit.~~

~~{Ord. No. 15-061, § 2, 7-23-15; Ord. No. 22-035, § 2, 6-23-2022}~~

~~Sec. 19-52. Permit required.~~

~~(a) No person shall peddle or conduct a concession in the city without a permit.~~

~~(b) A new permit shall be obtained each calendar year, from January 1 through December 31. The annual permit is valid from the date the permit is obtained and shall expire on December 31 of each year.~~

~~(c) City concession permits shall be specific to concession vehicles.~~

~~(d) Persons requesting to operate as both a concessionaire and a peddler shall be required to obtain separate permits for each request, and shall comply with the regulations for both types of operation.~~

~~(Ord. No. 15-061, § 2, 7-23-15; Ord. No. 22-035, § 2, 6-23-2022)~~

~~Sec. 19-53.— Procedure for approval and applicable standards for concessions.~~

~~(a) The application shall be submitted to the development services department at least ten (10) working days prior to the first date the contemplated concession is to take place.~~

~~(b) Application submittal requirements may include, but not be limited to, the following:~~

~~(1) Completed written application signed by the applicant and property owner or owner's agent;~~

~~(2) Valid legal identification of the concession operator;~~

~~(3) Proof of insurance, in accordance with requirements established by the city;~~

~~(4) Site plan, drawn to scale, showing the property lines, existing structures, parking, and location of concession and any associated seating, signage, and trash receptacles;~~

~~(5) Proposed signage;~~

~~(6) A Galveston County Health District permit, is required. Concessions must conform to county health district requirements;~~

~~a. A manifest of visits to the approved commissary, signed by the commissary owner/operator, shall be kept on site and provided for review on request. Commissary use must conform to Galveston County Health District standards.~~

~~(7) Copy of the current signed lease from the property owner(s) to utilize the property from which the concession is to be conducted;~~

~~a. Up to four (4) concession park sites may be included on one (1) permit providing all other provisions are met for each concession park site;~~

~~(8) State sales tax identification number with the city indicated as the origin of sales; and,~~

~~(9) Payment of a concession fee (permit fee) as established by the city council. The annual permit fee as established by the city council, shall be:~~

~~a. Five hundred dollars (\$500.00) per any individual site concession; and/or~~

~~b. Two hundred and fifty dollars (\$250.00), if the concession is located in at least one (1) permitted concession park;~~

~~c. The permit is valid from the date of completion of the application and payment of the concession fee has been made;~~

~~(10) The concession park manager shall obtain a certificate of zoning compliance before operating as a concession park.~~

~~(c) Location standards.~~

~~(1) Concession permits are valid in commercial, resort/recreation, central business, heavy industrial and light industrial zoning districts and commercial properties in traditional neighborhood zoning.~~

~~(2) Concessions will not be permitted within one hundred (100) feet of an existing brick and mortar business which sells similar goods or services. A concessionaire who also owns an adjacent brick and mortar business is exempt from the one hundred (100) foot separation requirement. Measurement shall be from the window of the concession to the door of the business.~~

~~(d) The following regulations shall apply:~~

~~(1) The proposed site of the concession may not include or be located within any required parking space(s) for a permanent business(es);~~

~~(2) A concession may not be located in the public right-of-way, state highway department right-of-way or driveway and any serving window shall maintain a minimum setback of five (5) feet from the street right-of-way;~~

~~(3) Structures that are manufactured for a use other than mobile vending may not be used. Examples of acceptable vehicles include, but are not limited to, vehicle equipped with serving windows, merchandise display equipment, kitchen preparation areas, and advertisement display section.~~

~~(4) Shall not operate from a vehicle such as a passenger (pickup) truck, flatbed trailer, mobile home, automobile, or passenger van;~~

~~(5) Maximum of six (6) person seating allowed;~~

~~(6) The concession must be kept in good repair and remain functional and mobile while on site;~~

~~(7) The concession shall be maintained in a clean and sanitary manner and shall not allow the accumulation of stagnant water;~~

~~(8) Food preparation must meet Galveston County Health District regulations;~~

~~(9) Concessions must utilize a potable water source as approved by the county health district;;~~

~~(10) Concessions may utilize any source of electricity permitted and installed in accordance with adopted building and life-safety codes;~~

~~(11) A-frame signage is limited to one (1) per concession. Signage is limited to the face of the concession itself, except as provided in City Code. All other sign standards apply to concession vehicles;~~

~~(12) Off-site business advertising is limited to the advertisement of brick and mortar establishments owned by the concessionaire;~~

~~(13) All concession sales and display must occur within the concession vehicle. No outdoor display allowed.~~

~~(14) Shall be permitted without a distance requirement from a residential structure in a commercial zoning district when the concession is located in a commercial zoning district. Shall not be permitted within one hundred (100) feet of the district line of any single or multiple family zoning district;~~

~~(15) The concession shall display the permit in a conspicuous location on the premises where the sale or exhibit is being conducted. The permit shall be visible from the street and must be visible from outside the concession at all times;~~

~~(16) Each concession must have a covered litter receptacle available, clearly marked and maintained for patron use. This litter receptacle must be at least a forty-four (44) gallon capacity and composed of a leak-proof, nonabsorbent material;~~

~~(17) Concessions shall not operate within five hundred (500) feet of any preschool-12 th grade public or private school building between the hours of 7:00 a.m. and 6:00 p.m. on regular school days.~~

~~(18) The city reserves the right to inspect the concession site at any time for conformance with this article.~~

~~(e) The director of the development services department, or designee, reserves the right to deny and/or revoke a permit based on any, but not limited to the following:~~

~~(1) Inappropriate signage;~~

~~(2) Incompatible stand/cart/vehicle design or unacceptable stand/cart/vehicle condition;~~

~~(3) Dangerous stand/cart /vehicle placement or other threat to public health, safety and/or welfare; and~~

~~(4) Non-compliance with permit conditions or city code provisions.~~

(f) Declared natural disaster. In the event of a disaster on Galveston Island, concessionaires may ~~apply for a permit request permission from the City of Galveston to operate a~~ concession to the Development Services Department in accordance with the following:

(1) The following items may, as approved by the city manager *or designee*, be allowed during recovery from a declared natural disaster:

a. Goods services and related items: Laundry, food, household goods, charitable activities, generators, mattresses, landscaping, retail goods, internet and wireless services.

~~(g) Temporary concession permits. Temporary concession permits may be issued for any event held on non-residential, private property which is open to the public. Temporary concession permits are subject to the following, as approved by the city, and may be issued for the sale of perishable or non-perishable goods or commodities:~~

~~(1) Completed written application signed by the applicant and property owner or owner's agent;~~

~~(2) A valid legal identification of the concession owner;~~

~~(3) Proof of insurance, in accordance with requirements established by the city;~~

~~(4) A valid Galveston County Health District department permit is required. Concessions must conform to county health district requirements;~~

~~(5) A valid commissary agreement;~~

~~(6) State sales tax identification number with the city indicated as the origin of sales; and,~~

~~(7) Concession fee of forty dollars (\$40.00) per day, up to fourteen (14) consecutive days per temporary concession application, plus a one hundred fifty dollars (\$150.00) fee if the application is submitted less than ten (10) business days before the event;~~

~~(8) Concessions which hold a valid annual concession permit are exempt from temporary concession permit fees, subject to notifying the city of intent to participate in a temporary event at least ten (10) business days before the event.~~

~~(h) Concession parks. All concession regulations apply to the concessions within the park. The concession park manager shall be responsible for assuring that any concessions functioning in the park follow all regulations as listed in this article; including but not limited to the following:~~

~~(1) Concession parks shall have a designated concession park manager;~~

~~a. The concession park manager shall obtain a certificate of zoning compliance to operate a concession park. The concession park manager shall ensure that concessions obtain a valid city concession permit.~~

~~b. No more than one (1) concession shall be permitted per every one thousand (1,000) square feet of area;~~

~~c. Concessions located in parks may provide seating for up to six (6) people per concession;~~

~~d. — Concession parks of at least eleven thousand (11,000) square feet in area must provide two (2) off-street parking spaces per concession, regardless of zoning. All required surfaces for vehicle parking shall conform to article 8 of the land development regulations.~~

~~e. — Any lighting installed in a concession park shall conform to the land development regulations, as amended~~

~~(i) — Reserved.~~

~~(j) — Motor vending.~~

~~(1) — May not provide seating;~~

~~(2) — Motor vending may operate island-wide, except along arterial roadways.~~

~~(k) — Renewal. A permit may be renewed on an annual basis. A permit is valid from January 1 through December 31 of each calendar year, regardless of the date of obtaining permit.~~

~~{Ord. No. 15-061, § 2, 7-23-15; Ord. No. 22-035, § 2, 6-23-2022}~~

Sec. 19-54. - Rules for peddlers.

Permit required

(a) No person shall peddle or conduct a concession in the city without a permit. A new peddler permit shall be obtained each calendar year, from January 1 through December 31. The annual permit is valid from the date the permit is obtained and shall expire on December 31 of each year. Each individual engaged in peddling shall obtain a separate permit.

~~(a)~~ *(b)* Peddling shall not be permitted upon the paved or graded portion of any public street, except as otherwise noted on the permit, nor upon the sidewalk of the Seawall Boulevard, nor within one hundred (100) feet of the northerly right-of-way line of the Seawall Boulevard.

~~(b)~~ *(c)* The permit shall be in the permittee's possession at all times.

~~(c)~~ *(d)* Peddling shall not be permitted along State Highway 87 or within one thousand (1,000) feet of the Galveston-Bolivar Ferry Landing.

~~(d)~~ *(e)* Peddling shall not be permitted on any property southerly of the seawall with the exception of vendors on the beach with permission from the park board of trustees.

~~(e)~~ *(f)* Peddling, to include the sale of goods from vehicles, shall not be permitted within five hundred (500) feet of any public or private school building or school property being used for school classes or school activities, except secondary education institutions, during the hours when school is in session, including the time period from one (1) hour before school commences to one (1) hour after classes dismiss.

Sec. 19-55. - Beach concessions—Rules for beach concessionaires.

(a) The term beach concessionaire area shall refer to all public areas of the beachfront, south of the southerly right-of-way of Seawall Boulevard that can be utilized for equipment rental relating to recreation on the beach. This term shall only be applied to this section, as it relates to the permitting of concessionaires.

(b) The term lease site shall refer to the designated area, determined by the city beach concessionaire agreement and/or park board of trustees lease agreement, as applicable.

(c) Beach concessionaires shall only be permitted to install the following signs, per each lease site:

(1) Sandwich board sign, as defined by, appendix A, article V, may not exceed three (3) feet by two (2) feet, and is utilized solely to display the type of items for rental, and the respective fee(s). Only one (1) sandwich board sign is permitted per lease site.

(d) Concessions within the beach concessionaire area shall not be permitted to utilize temporary or portable buildings.

(e) All provisions of the city's land development regulations must be met.

(f) Concessionaire permits and regulations shall not apply to designated state park facilities.

(g) Property managed by the park board in regards to concessions shall adhere to the requirements in this article and all other city codes and ordinances.

(h) The park board of trustees shall have authority, subject to approval by the city council to revoke or suspend any permit issued hereunder for violation of any provision of this subsection.

Proposed Addition to LDR 2.201 for “Mobile Food Vending” Land Use

	<u>R-0</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>MF</u>	<u>UN</u>	<u>NS</u>	<u>TN</u>	<u>C</u>	<u>CB</u>	<u>RES-REC</u>	<u>LI</u>	<u>HI</u>
<i>Mobile Food Vending</i>	-	-	-	-	-	L	-	L	L	L	L	L	L

Proposed Addition to LDR 2.300 for “Mobile Food Vending” Limited Use Standards*Limited Use Standards:*

A. Permit Required.

1. No person shall conduct Mobile Food Vending or operate a Food Vending Vehicle in the city without a permit.
 - a. The food vending vehicle shall display the permit issued by the Texas Department of State Health Services or approved agency at all times during operation.

2. Mobile food vendors shall obtain all required fire safety inspections from the City of Galveston Fire Department for each individual food vending vehicle.

B. Standards.

All mobile food vendors and food vending vehicle operation shall conform to the following standards:

1. Shall not operate from any property which does not include a permitted non-residential land use (shall not operate from an exclusively residential property regardless of zoning).
 - a. property south of Seawall Boulevard which is under Park Board of Trustees jurisdiction is exempt from this requirement;
3. Shall be permitted without a distance requirement from a residential structure in a commercial zoning district when the concession is located in a commercial zoning district. Shall not be permitted within one hundred (100) feet of the district line of any single-or multiple-family zoning district;
4. Shall not operate from any residential property in Traditional Neighborhood (TN) zoning districts;
5. Shall not operate from any public right of way except as part of a permitted special event defined in City Code Sec. 6-15;
 - a. pop-up tents or similar are prohibited except as part of a permitted special event defined in City Code Sec. 6-15.
 - b. the area commonly known as Saengerfest Park and legally described as Lots 11, 12, 13, and 14, Block 683, in the City and County of Galveston, Texas, is exempt from this requirement.*
6. Shall not be located in required off-street parking spaces;
 - a. Two off-street parking spaces per Food Vending Vehicle shall be provided on lots of over 11,000 square feet of area but shall not reduce the number of required off-street parking spaces for other land uses on the same parcel;
7. Shall not provide seating for more than six (6) people. Seating shall not be located in required off-street parking spaces;
8. No more than one Food Vending Vehicle shall be permitted for every 1,000 square feet of lot area;
9. A-frame signage is limited to one (1) per vehicle. Signage is limited to the face of the vehicle itself. All other sign standards apply;
 - a. off-site advertising is prohibited.
10. All sales and display must occur within the vehicle. No outdoor display allowed;
11. The city reserves the right to inspect the mobile food vending site at any time for conformance with this article and as permitted by state law for the purposes of enforcing property maintenance code regulations;

12. Nothing within this section shall exempt a mobile food vendor from compliance with all other applicable federal, state, or local laws, ordinances, codes, or regulations. Violation of these Limited Use standards shall constitute a zoning code violation subject to all penalties, fees, and compliance action thereof.

Proposed Addition to LDR Article 14: Definitions

Food Vending Vehicle (FVV) means any vehicle that is a self-enclosed food service establishment (including catering trucks, trailers, and roadside vendors) or pushcart that operates to store, prepare, display, serve, or sell food as a food service establishment and is designed to be readily movable. An FVV may be self- or otherwise-propelled, or vehicle-mounted. An FVV does not include a stand or a booth.

Mobile Food Vendor (MFV) means any person who dispenses food or beverages from a food vending vehicle (FVV) for immediate service or consumption.

Mobile Food Vending is the act of operating a food vending vehicle by a mobile food vendor.