

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, APRIL 8, 2025 - 3:30 PM
REGULAR MEETING
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas**

**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 March 4, 2025– Regular Meeting

4.B March 18, 2025 – Workshop Meeting

5. Public Comment

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

6. Public Hearings

6.A **25BF-016 (Bermuda Beach Drive)** Public Notice for fortification to Bermuda Beach Drive. The City of Galveston seeks to install a bulkhead on the seaward side of the road. The City will also be elevating the road and installing articulated matting for the road.

Applicant: City of Galveston

Property Owner: City of Galveston

6.B **25P-010 (1916 26th Street)** Public Hearing for a minor plat to reconfigure one lot into three. Property is legally described as Abstract 628, M.B. Menard Survey, Lot 14, Northeast Block 91, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Rich Spethman

Property Owners: William Patrick Collins and Richard J. Spethman, Jr.

7. New Business and Associated Public Hearings

7.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

1. **25BF-001 (4235 Las Palmas Blvd)** Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with fibercrete driveway and slab. An exemption request has been made to build a cantilevered deck over the Dune Conservation Area. Property is legally described as Abstract 121 Page 41, Lot 81, Block 1, Palm Beach, a subdivision in the City and County of Galveston, Texas.
Applicant: John Listowski/Lux Custom Homes
Property Owner: Bendel Rushing
2. **25BF-009 (22206 Kennedy Drive)** Request for Beachfront Construction Certificate and Dune Protection Permit for a relocated staircase. Property is legally described as Abstract 121, Hall & Jones Survey, Lot 217, Sea Isle 10th Extension, a subdivision in the City and County of Galveston, Texas.
Applicant: Son Nguyen
Property Owner: MOD Homes, LLC

7.B GALVESTON LANDMARK

3. **25P-008 (2528 Postoffice / Avenue E)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 14, Block 505, in the City and County of Galveston, Texas.
Applicant: Laura Carrera, 2528 Postoffice, LLC.
Property Owner: 2528 Postoffice, LLC.
4. **25P-009 (2116 Postoffice / Avenue E)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, West 28 feet of Lot 11 (11-1), Block 501, in the City and County of Galveston, Texas.
Applicant: Julie K. Baker
Property Owner: Clyde and Kimberley Wood, Two Woods Investments, LLC

7.C PLATS

5. **25P-011 (819 Avenue K)** Request for a minor plat to subdivide one lot into two lots. Property is legally described as M.B. Menard Survey, Lot 3 Block 68, in the City and County of Galveston, Texas. Applicant: Brax Easterwood, AIA
Property Owners: Felix Serrata

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 04/03/2025 at 11:00 AM

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 – March 4, 2025

CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m.

ATTENDANCE

Members Present: Rejone Edwards, Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Councilmember Beau Rawlins

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Kyle Clark, Coastal Resources Manager; Hunter Cummings, Deputy Coastal Resources Manager; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The February 18, 2025, regular meeting minutes were accepted as presented.

***Chairperson Walla arrives at 9:02 a.m.

PUBLIC HEARING

DUNE MITIGATION

25BF-002 (801 East Beach Drive) Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 628 M Menard Survey Lot 3 (5-0) Palisade Palms Replat (2008), a subdivision in the City and County of Galveston, Texas.

Applicant: Richard G. Anderson

Property Owner: Palisade Palms Master Assoc / East Beach Project Phase 1

A public hearing was held.

***Vice-Chairperson Lantz turns over the meeting to Chairperson Walla at 9:07 a.m.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

24BF-137 (11395 Beachside Drive) Request for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a large-scale single-family residence with unreinforced fibercrete for driveway and slab. Property is legally described as Beachside Village Section 4 (2016) Abstract 121, Lot 430, Acres 0.3488, a subdivision in the City and County of Galveston, Texas.

Applicant: Dana Lee – Egret Bay Builders, LLC

Property Owner: Ignacio and Camila Cubero

Staff presented the staff report and noted that 29 public hearing notices were sent, and one returned in favor.

***Councilmember Beau Rawlins arrives at 9:09 a.m.

Chairperson Walla opened the public hearing on the case. The applicant, Dana Lee – Egret Bay Builders, LLC, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Edwards seconded.

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

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

The motion passed.

TEXT AMENDMENT

25ZA-001 Request for a text amendment to the Galveston Land Development Regulations, Article 13: Permits and Procedures to establish a fee for Galveston Landmark Designation and replacement Galveston Landmark Plaques.

Applicant: Development Services Department

Staff presented the staff report.

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

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

Commissioner Singleton seconded.

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

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

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of topics for the March 18, 2025, Planning Commission workshop (Staff).”

THE MEETING ADJOURNED AT 9:38 AM





City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON WORKSHOP MEETING – March 18, 2025

CALL MEETING TO ORDER

The meeting was called to order at 2:33 p.m.

ATTENDANCE

Members Present:

Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Councilmember Beau Rawlins

Members Absent:

Rejone Edwards

Staff Present:

Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Donna Fairweather, Sr. Assistant City Attorney;

CONFLICT OF INTEREST

None

DISCUSSION ITEMS

Staff opened the following discussion item:

- Discussion of the following topics:
 - Alley Access Lots
 - Bonus Zoning
 - Broadway Beautification
 - Harborside Beautification
 - Hardening Beachfront/Dunes
 - License to Use and Fees
 - Planned Unit Developments
 - Workforce Housing

***Tim Tietjens arrives at 3:10pm

THE WORKSHOP MEETING ADJOURNED AT 4:38 PM



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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

To: Rusty Walla, Planning Commission Chairperson, City of Galveston Planning Commission

From: Kyle Clark, Coastal Resources Manager

Date: Friday, March 28, 2025

Re: **25BF-016 (Bermuda Beach Drive)** Public Notice for fortification to Bermuda Beach Drive.

The City of Galveston seeks to install a bulkhead on the seaward side of the road. The City will also be elevating the road and installing articulated matting for the road.

Applicant: City of Galveston

Property Owner: City of Galveston

Summary:

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

The bulkhead is an erosion control device and as part of the permitting process requires a public hearing. It was not required but notifications were sent to property owners immediately adjacent to the construction site that a public hearing will be held.

Description

The applicant is requesting to install a multi segmented bulkhead roughly 3,085 linear feet made of sheet pile with a concrete cap. Height to be determined at a later time. The applicant is also requesting to backfill and elevate the road known as Bermuda Beach Drive. An articulated concrete matting will be installed as the road surface.

Public notice of the April 8, 2025, Planning Commission meeting was sent to 95 adjacent property owners, most being the property owners North and South of Bermuda Beach Drive. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

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

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

A – Aerial Map

Bermuda Beach Drive Case #25BF-016

BEG and FIRM Coastal Map Legend

BEG Shoreline Change Rates

1950s-2019 - End Point Rate (ft/yr)

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- FIRM Panels
- 0.2% Annual Chance
- Zone A
- Zone AE, Zone AO
- Zone VE
- Zone X
- Open Water
- Subdivisions
- 1000ft from MHT
- Parcels



0 50 100 200 300 400 500 600 700 800 900 Feet

1:5,411

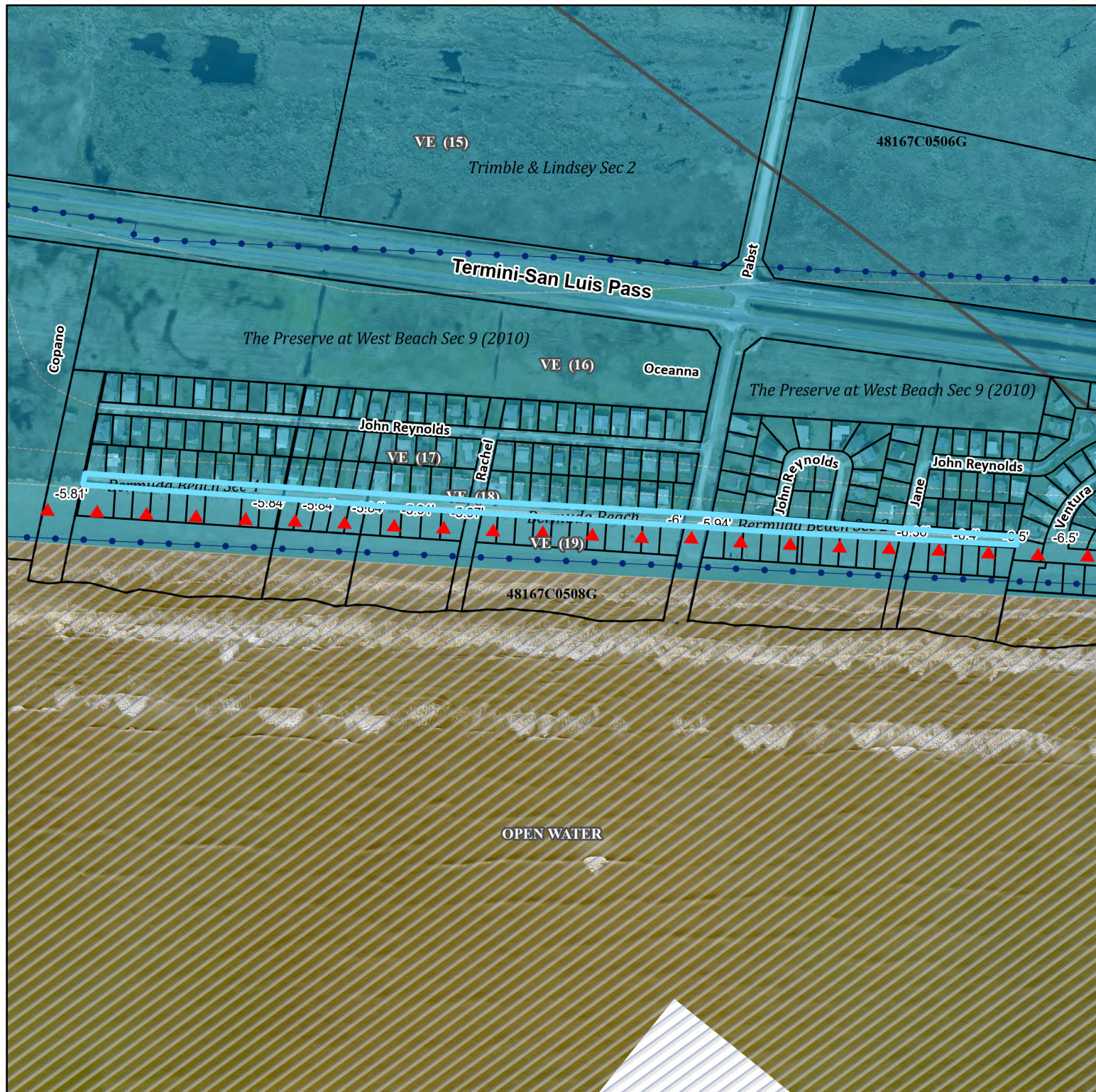
Data Sources:

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) - 3/13/2025**

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



GALVESTON ISLAND STATE PARK

PRIVATE LANDS

3-FT CONTOUR (NAVD88)

4-FT CONTOUR (NAVD88)

MAJOR CONTOUR

MINOR CONTOUR

MHHW (+1.43 FT NAVD88)

MHW (+1.23 FT NAVD88)

MLLW (-0.61 FT NAVD88)

MLW (-0.22 FT NAVD88)

1000' OS LANDWARD OF MHW

200' OS LANDWARD OF MLW

350' OS LANDWARD OF MLW

LINE OF VEGETATION

200' OS OF LOV

NORTH TOE OF DUNE

SOUTH TOE OF DUNE

ENHANCED CONSTRUCTION ZONE

DUNE CONSERVATION AREA

4.7

CROSS SECTION ELEVATION STATIONS

© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS

REVISIONS

DESIGNED BY: DM

DRAWN BY: DM

DATE: 12/31/24

PLOT SCALE: XXXXXX

CHECKED BY: DM

REVIEWED BY: DM

SUBMITTED BY: DM

CONTR. NO. XXXXXX

APTIM ENVIRONMENTAL & INFRASTRUCTURE, LLC

PH. (561) 391-8102

FAX (561) 391-9116

C.O.A. FL. #9317

C.O.A. LA. #2531

6401 CONGRESS AVENUE, SUITE 140

BOCA RATON, FLORIDA 33487

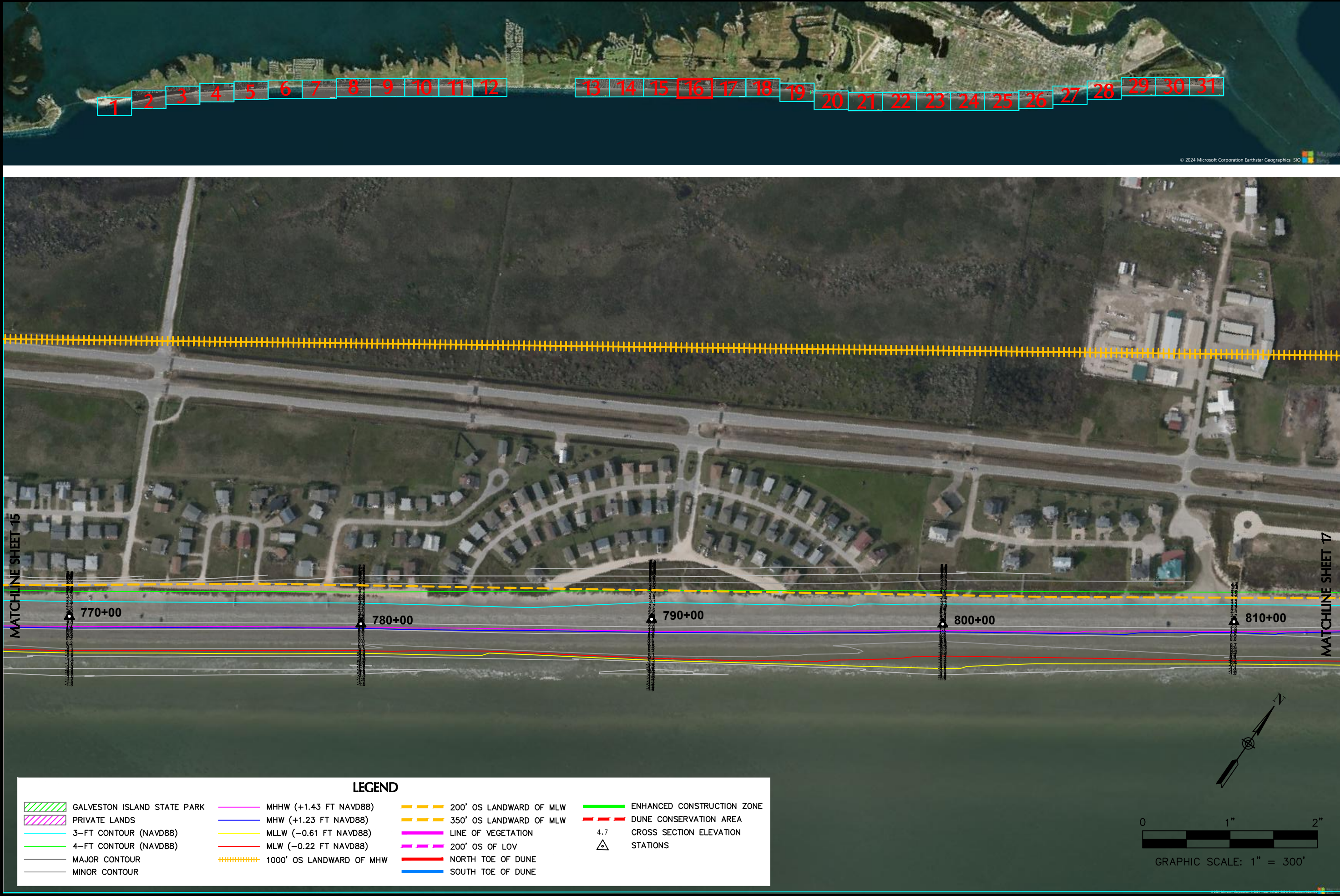
WWW.APTIM.COM

GALVESTON ANNUAL SURVEY

2024

DRAWING NO.

SHEET 15 OF 31



PH. (561) 391-8102
FAX (561) 391-9116
C.O.A. FL. #9317
C.O.A. LA. #2531

Aptim Environmental & Infrastructure, LLC
6401 CONGRESS AVENUE, SUITE 140
BOCA RATON, FLORIDA 33487
www.aptim.com

REVISIONS	
No.	Description

Designed by:	Checked by:
DM	DM

Drawn by:	Reviewed by:
DM	DM

Date:	Submitted by:
12/31/24	DM

Plot Scale:	Comm. No.:
XXXXXX	XXXXXX

GALVESTON ANNUAL SURVEY
2024

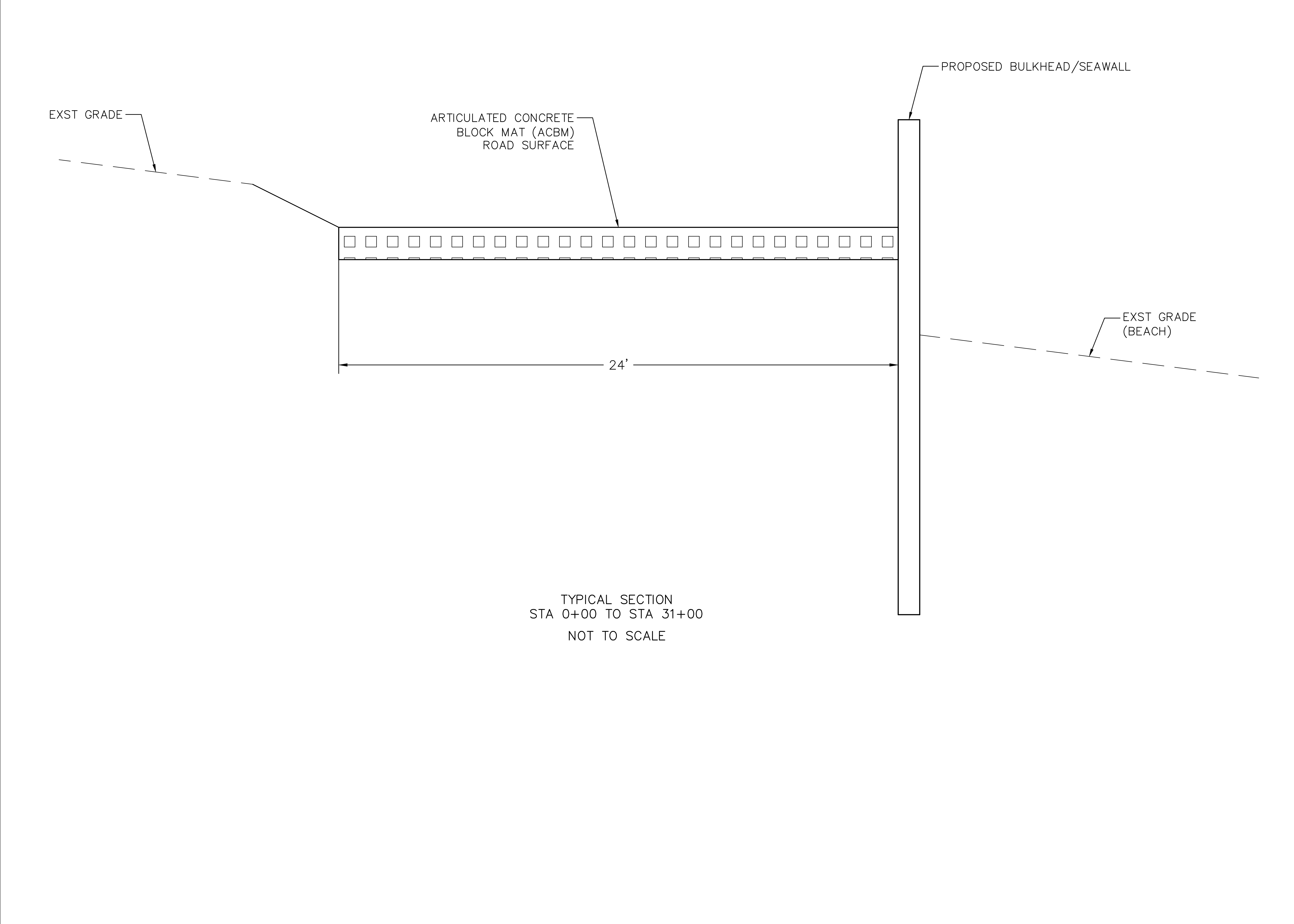
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SHEET 16 OF 31

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Page 13 of 134

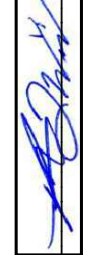
E – Site Photos



TYPICAL SECTION
STA 0+00 TO STA 31+00
NOT TO SCALE

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND PLANNING PURPOSES AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ENGINEER 

TEXAS LICENSE NO. 138235

DATE 09/20/2024



CITY OF GALVESTON

ENGINEERING DEPT.

3015 MARKET ST. GALVESTON, TX 77553

409.797.3630

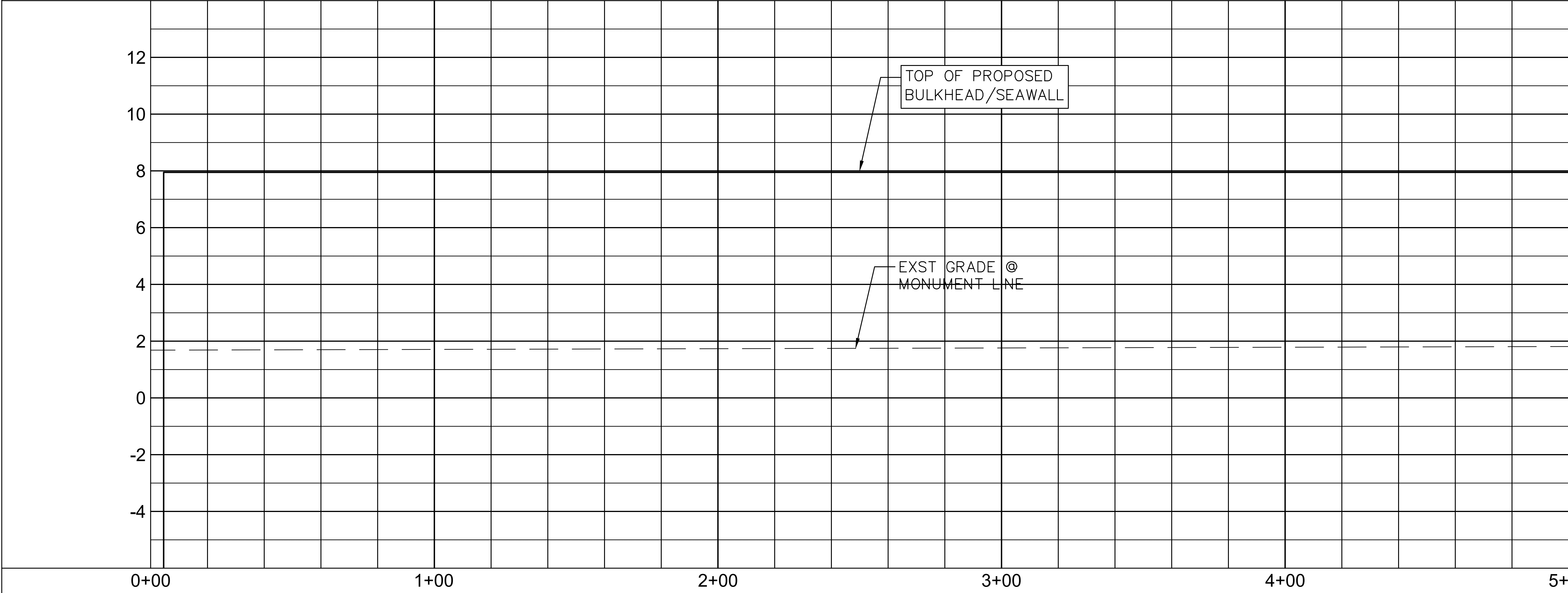
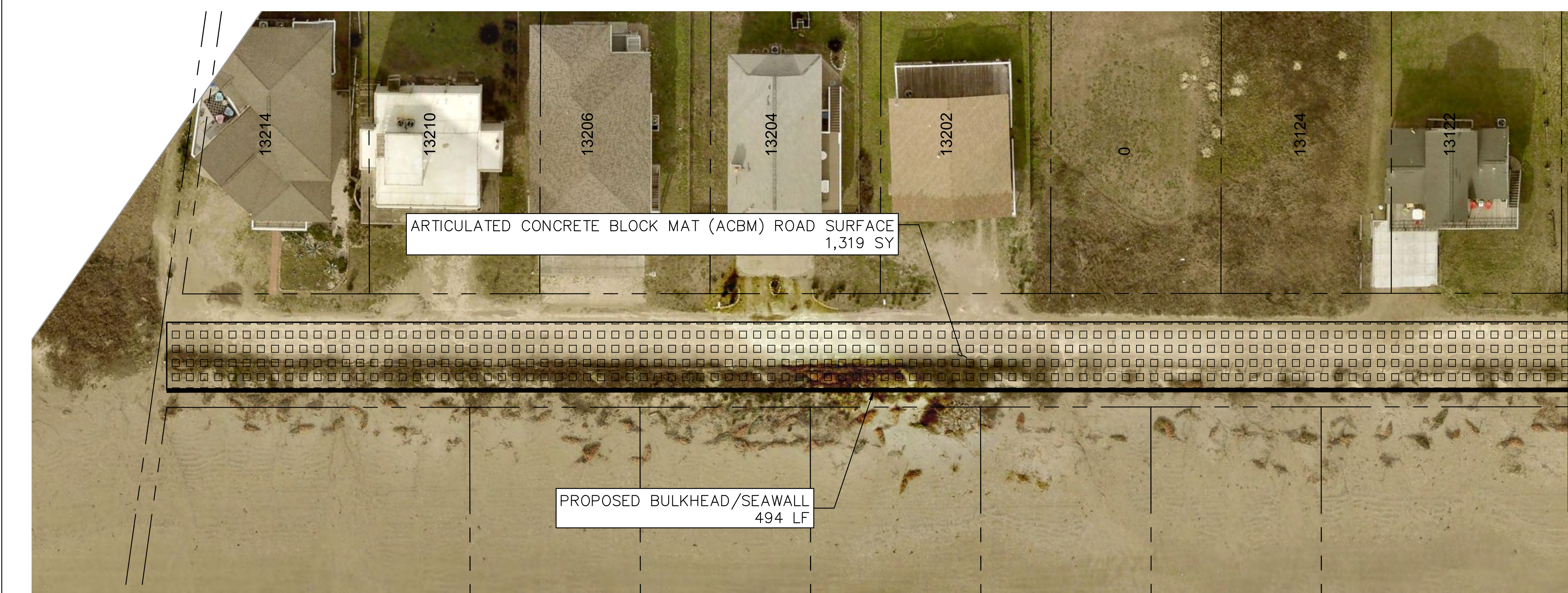
BERMUDA BEACH DRIVE FORTIFICATION

TYPICAL SECTIONS

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DRAWING NO: G03

SHEET NO: 3 OF XX



PRELIMINARY

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ENGINEER

TEXAS LICENSE NO. 138235

DATE 09/20/2024

CITY OF GALVESTON

ENGINEERING DEPT.

3015 MARKET ST. GALVESTON, TX 77553

409.797.3630

BERMUDA BEACH DRIVE FORTIFICATION

DRAWN BY:

DESIGNED BY:

CHECKED BY:

INITIALS

DATE

RLW

09/20/24

RLW

09/20/24

RLW

-

PLAN & PROFILE

STA 0+00 TO STA 5+00

REVISIONS		NO.	DATE	DESCRIPTION	BY
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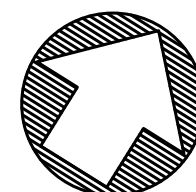
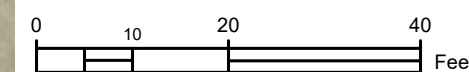
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P01

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4 OF XX

Page 16 of 134

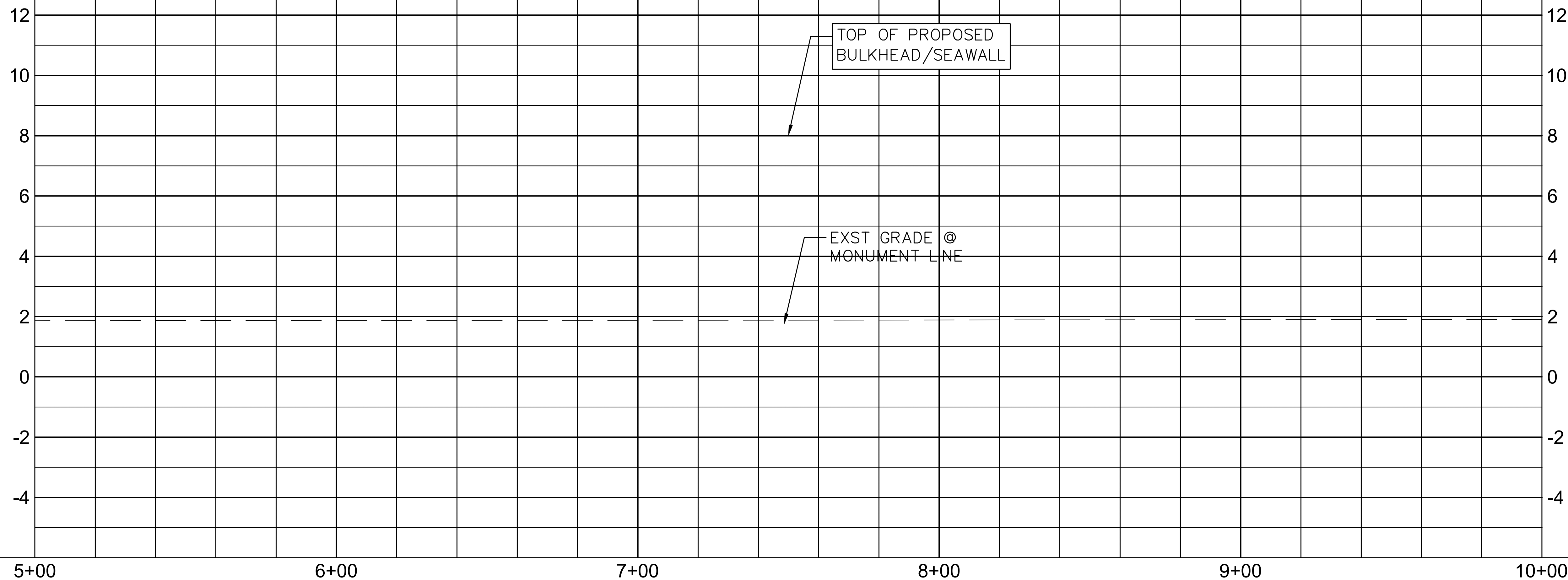


ARTICULATED CONCRETE BLOCK MAT (ACBM) ROAD SURFACE	1,334 SY
--	----------

PROPOSED BULKHEAD/SEAWALL
500 LF

STA 10+00 MATCHLINE

BERMUDA BEACH DRIVE



TOP OF PROPOSED
BULKHEAD/SEAWALL

EXST	GRADE	@
MONUMENT	LINE	

PRELIMINARY

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REVIEW AND PLANNING
PURPOSES AND IS NOT INTENDED
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BIDDING, OR PERMIT PURPOSES.

ENGINEER

TEXAS LICENSE NO. 138235

DATE 09/20/2024



CITY OF GALVESTON
ENGINEERING DEPT.
3015 MARKET ST. GALVESTON, TX 77553
409.797.3630

BERMUDA BEACH DRIVE FORTIFICATION

PLAN & PROFILE

STA 5+00 TO STA 10+00

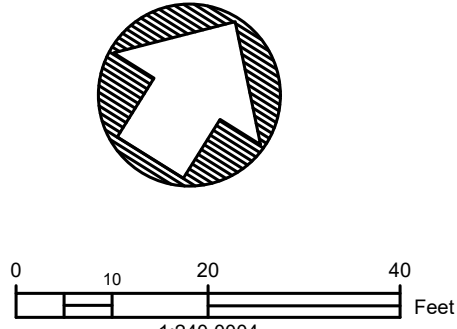
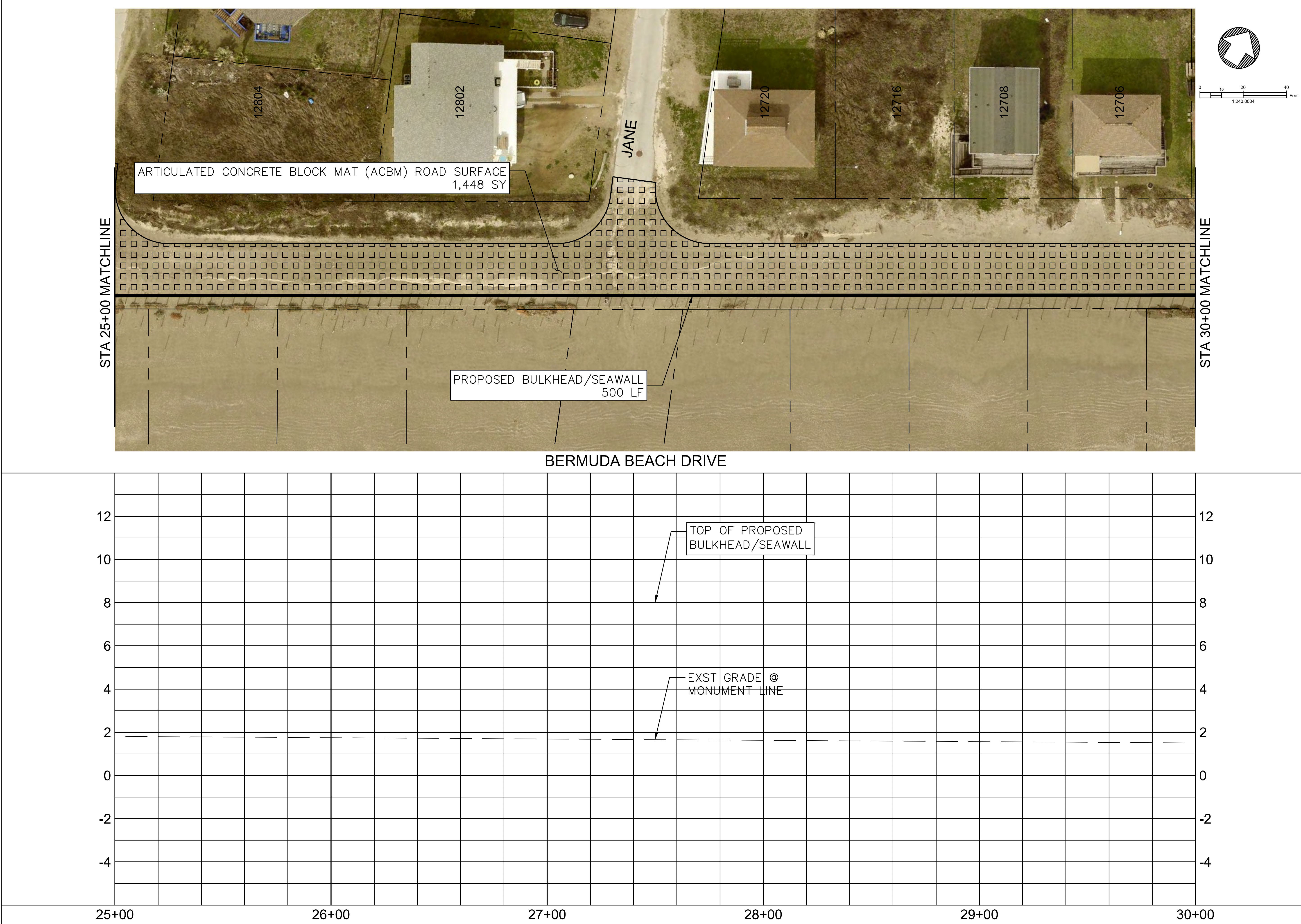
	INITIALS	DATE	REVISIONS			
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CHECKED BY:	RLW	-	7			
			8			

DRAWING NO:

P02

SHEET NO:

5 OF XX



PLAN & PROFILE

STA 25+00 TO STA 30+00

DRAWING NO:

P06

PRELIMINARY

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ENGINEER

TEXAS LICENSE NO. 138235

DATE 09/20/2024

BERMUDA BEACH DRIVE FORTIFICATION

CITY OF GALVESTON
ENGINEERING DEPT.
3015 MARKET ST. GALVESTON, TX 77553
409.797.3630

INITIALS

DATE

DRAWN BY:

09/20/24

DESIGNED BY:

09/20/24

CHECKED BY:

-

REVISIONS

NO	DATE	DESCRIPTION	BY
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SHEET NO:

9 OF XX

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25P-010

STAFF REPORT

ADDRESS:

1916 26th Street

LEGAL DESCRIPTION:

Property is legally described as Abstract 628, M.B. Menard Survey, Lot 14, Northeast Block 91, Galveston Outlots, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Rich Spethman

PROPERTY OWNERS:

William Patrick Collins and Richard J. Spethman

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

PUBLIC HEARING:

Public Hearing only. No action required by Planning Commission.

EXHIBITS:

A – Survey Site Plan

B – Proposed replat

STAFF:

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

Public Notice Sent: 39

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

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection with comment:

A utility easement along the east property line of the proposed Tract 14-N & Tract 14-M parcels should be provided to allow access for Tract 14-M and/or Tract 14-S to have access to the existing sanitary sewer located in the alley between Avenue P and Avenue P 1/2.

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 replat in order to subdivide one parcel into three in Residential, Single-Family (R-1) zoning.

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

Site Area:

The existing parcel consists of a 5,140 square foot lot located at the northeast corner of the intersection of 26th Street and Avenue P ½. It contains three single-family residences.

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 Residential (R-1) zoning district in this geographic area:

Zoning	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential, Single Family (R-1)	2,500 square feet	0 feet	0 feet

A variance has been received from the Zoning Board of Adjustment to reduce the minimum lot size requirement from 2,500 square feet to 1,686 square feet (24Z-005). The proposed lots sizes are:

- Tract 14-N – 1,754 square feet
- Tract 14-M – 1,720 square feet
- Tract 14-S – 1,686 square feet

Department Review and Comments:

Public Works requests that the utility easement be established along the east property line of the proposed Tract 14-N & Tract 14-M parcels to allow access for Tract 14-M and/or Tract 14-S to have access to the existing sanitary sewer located in the alley between Avenue P and Avenue P ½..

Staff Approval:

Case 24P-025 will be approved with the following conditions:

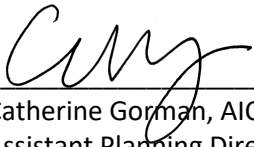
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by October 8, 2025;
2. A utility easement along the east property line of the proposed Tract 14-N & Tract 14-M parcels should be provided to allow access for Tract 14-M and/or Tract 14-S to have access to the existing sanitary sewer located in the alley between Avenue P and Avenue P ½.

Standard Conditions:

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

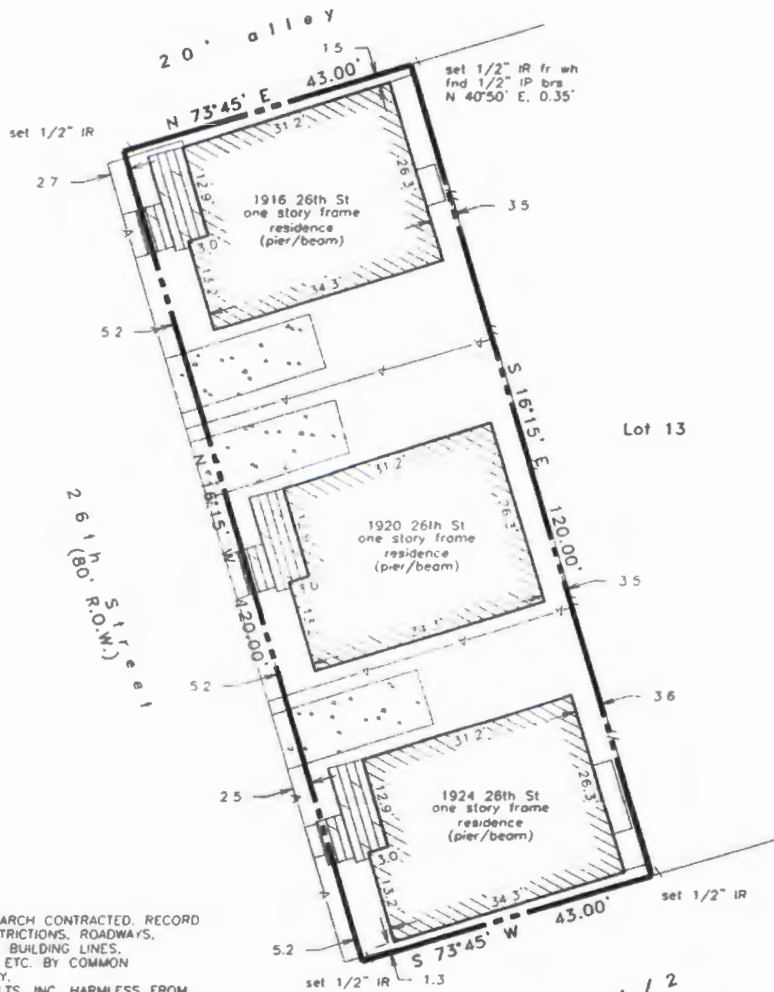
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Planning Director / HPO

04/01/2025

Date



NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC. BY COMMON
KNOWLEDGE ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM
RESPONSIBILITY FOR SAME

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

Scale: 1" = 20'
10 feet 0 10 20 30

LAND TITLE SURVEY OF A TRACT OF LAND
being Lot 14, in the Northeast Block of
Outlot 91, of the City and County of
Galveston, Texas.

Subject property: 1916, 1920 & 1924 26th Street
Galveston County, Texas
To William Patrick Collins, Richard James Spethman, Jr
and South-Land Title Co., GF #GV1534171;
I hereby certify that this survey was made on the
ground under my direct supervision and that this plot
correctly represents the facts found at the time of the
survey.

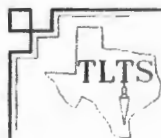
Avenue P - 1/2
(70' R.O.W.)

William Patrick Collins
Richard J. Spethman Jr.



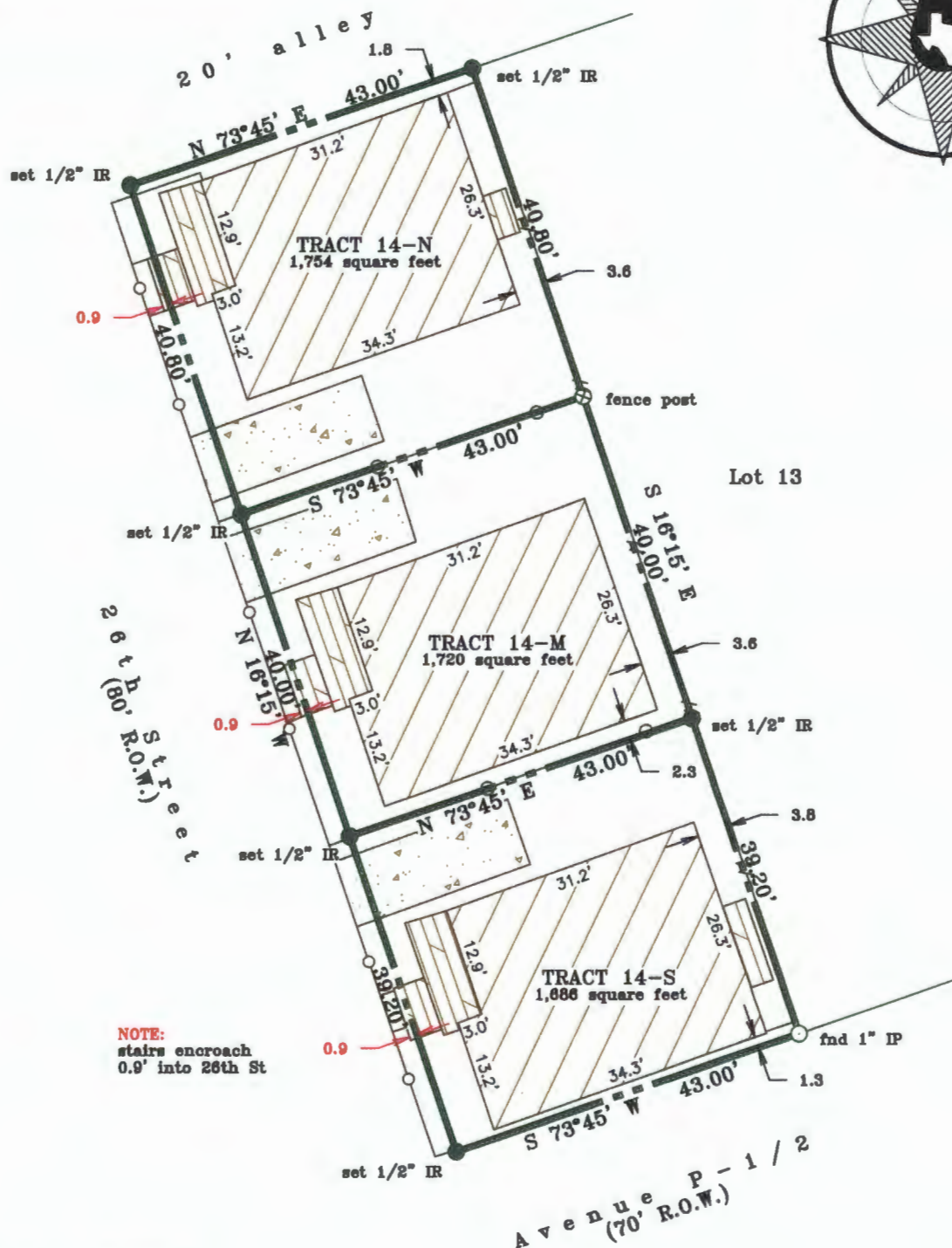
Laurence C. Wall

Laurence C. Wall
RPLS #4814
April 29, 2015



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

Michael Menard Survey
Abstract 628
Galveston County, Texas



SITE PLAN of TRACTS 14-N, 14-M AND 14-S of SPETHMAN & COLLINS
REPLAT, a proposed replat of Lot 14, in the Northeast Block of
Outlot 91, in the City and County of Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE
ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM
RESPONSIBILITY FOR SAME

- True ground distances shown
- Plat and bearings reference
"Plan of COG, Sandusky 1845"
- Survey monuments reconciled
w/ numerous previous surveys
including & COG monuments

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485469
:Map 48167C0441G
:August 15, 2019



25BF-001

STAFF REPORT

ADDRESS:

4235 Las Palmas

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 Page 41, Lot 81, Block 1, Palm Beach, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

John Listowski/Lux
Custom Homes

PROPERTY OWNER:

Bendel Rushing

REQUEST:

Beachfront Construction Certificate/Dune Protection Permit in order to construct a single-family dwelling with fibercrete driveway and slab. An exemption request has been made to build a cantilevered deck over the Dune Conservation Area.

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 construct a single-family dwelling with fibercrete driveway and slab. An exemption request has been made to build a cantilevered deck over the Dune Conservation Area. Proposed construction of the single-family dwelling is approximately 21 feet from the North Toe of the Critical Dune Area, 50 feet from the Line of Vegetation. This is seaward of the Dune Protection Line and within the Planning Commission review area.

Continued:

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 Palm Beach Subdivision. Single-family dwellings are located to the North and East; a beach and dune system are located to the South of the subject property. According to the Bureau of Economic Geology, this area is eroding at a rate of five to six feet per year.

Analysis:

The table below summarizes the applicant survey and site plan (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	21
...the Line of Vegetation	50

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.

Consideration for Exemption:

Staff finds the request for the exemption on the prohibition of construction in the Dune Conservation Area (DCA) meets the criteria provided within the Dune Protection and Beach Access Plan as well as the Erosion Response Plan. The required criteria and considerations are listed below:

- No practicable alternative to construction within or seaward of the Dune Conservation Area. In determining what is practicable, the City shall consider whether an action, technology, or technique is commercially available and capable of being done after taking into consideration existing building practices, effectiveness, scientific feasibility, 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. The City shall also consider the cost of the technology or technique.

- Due to site restrictions and limitations the residence cannot be moved further North as they are at the North building line.
- The portion of deck that extends seaward of the DCA is uncovered and will allow for rain to pass through the spacing in the decking.
- The portion of deck that extends seaward of the DCA is cantilevered.
- No ground disturbance in the Dune Conservation Area.

Staff Recommendation:

Staff recommends approval of 25BF-001 with the following conditions:

Conditions for Case 25BF-001:

1. As provided in the Erosion Responses Plan, an exemption is granted to allow for construction within the Dune Conservation Area.
2. 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.
3. 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.
4. 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.
5. 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)

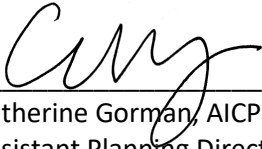
In determining what is practicable, local governments shall consider the effectiveness, scientific feasibility, and commercial availability of the technology or technique. Local governments shall also consider the cost of the technology or technique.

Respectfully Submitted,



Kyle Clark
Coastal Resources Manager

3/27/2025



Catherine Gorman, AICP
Assistant Planning Director / HPO

03/31/2025
Date

A – Aerial Map

**4235 Las Palmas
Case #25BF-001**

**BEG and FIRM Coastal Map
Legend**

**BEG Shoreline Change Rates
1950s-2019 - End Point Rate (ft/yr)**

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- FIRM Panels
- 0.2% Annual Chance
- Zone A
- Zone AE, Zone AO
- Zone VE
- Zone X
- Open Water
- Subdivisions
- 1000ft from MHT
- Lot Lines
- Parcels



0 5 10 20 30 40 50 60 70 80 90 Feet

1:691

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.

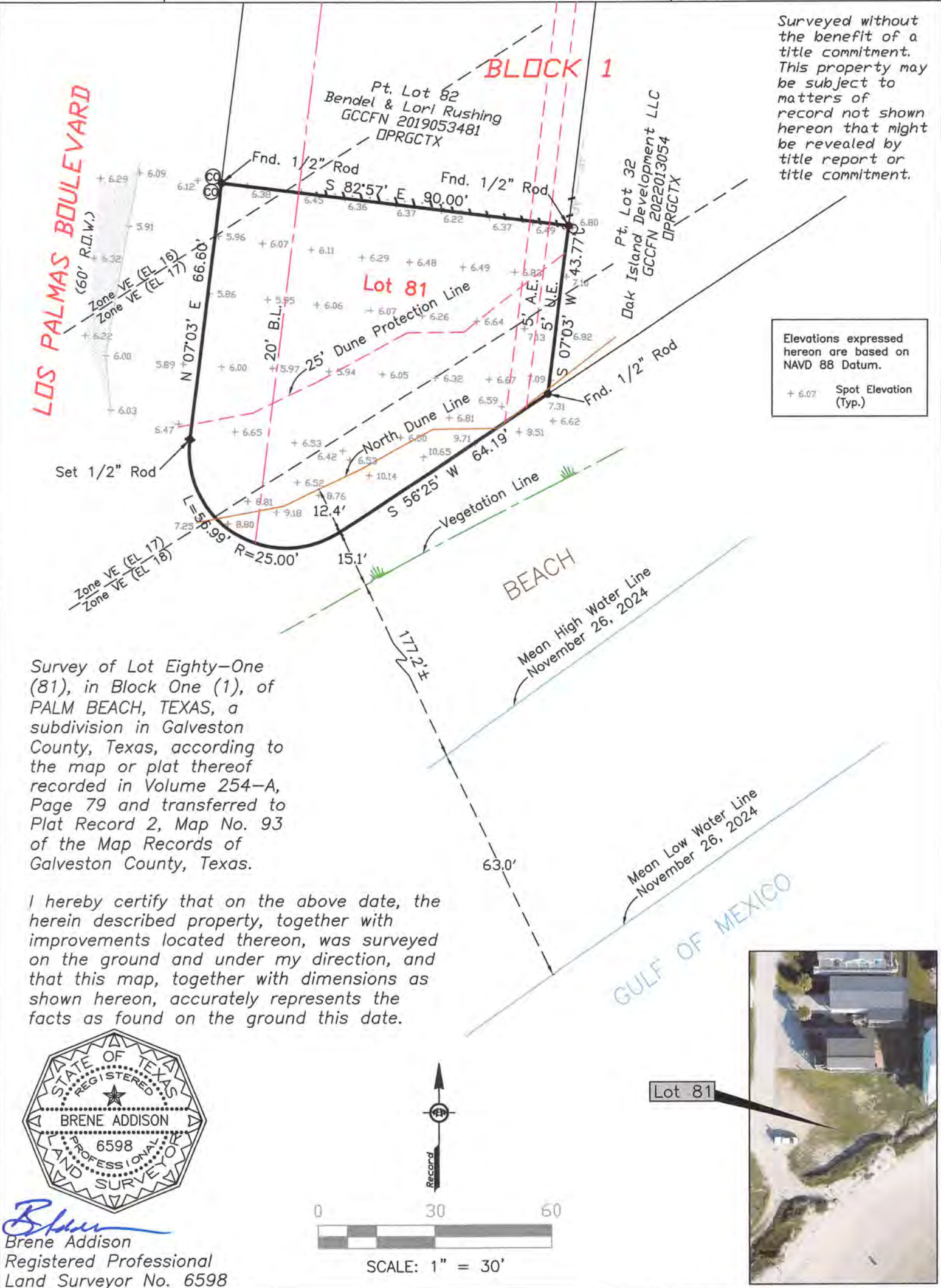
**Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(HCummings) - 1/28/2025**

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.

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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



Survey of Lot Eighty-One (81), in Block One (1), of PALM BEACH, TEXAS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 79 and transferred to Plat Record 2, Map No. 93 of the Map Records of Galveston County, Texas.

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



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:

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

2) This property lies within Zone VE (EL 16', 17', and 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0504G, dated August 15, 2019.

3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.

4) Bearings are record, as shown on plat of Palm Beach, Texas, based on the monumentation of the East right-of-way line of Los Palmas Boulevard.

Legend:

- Overhead Power
- Chain Link Fence
- Wood Fence
- Asphalt
- Clean-out
- Power Pole
- Building Line
- Easement Line
- B.L. Building Setback Line
- U.E. Utility Easement
- A.E. Aerial Easement
- Approx. Flood Zone Line

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: 122782

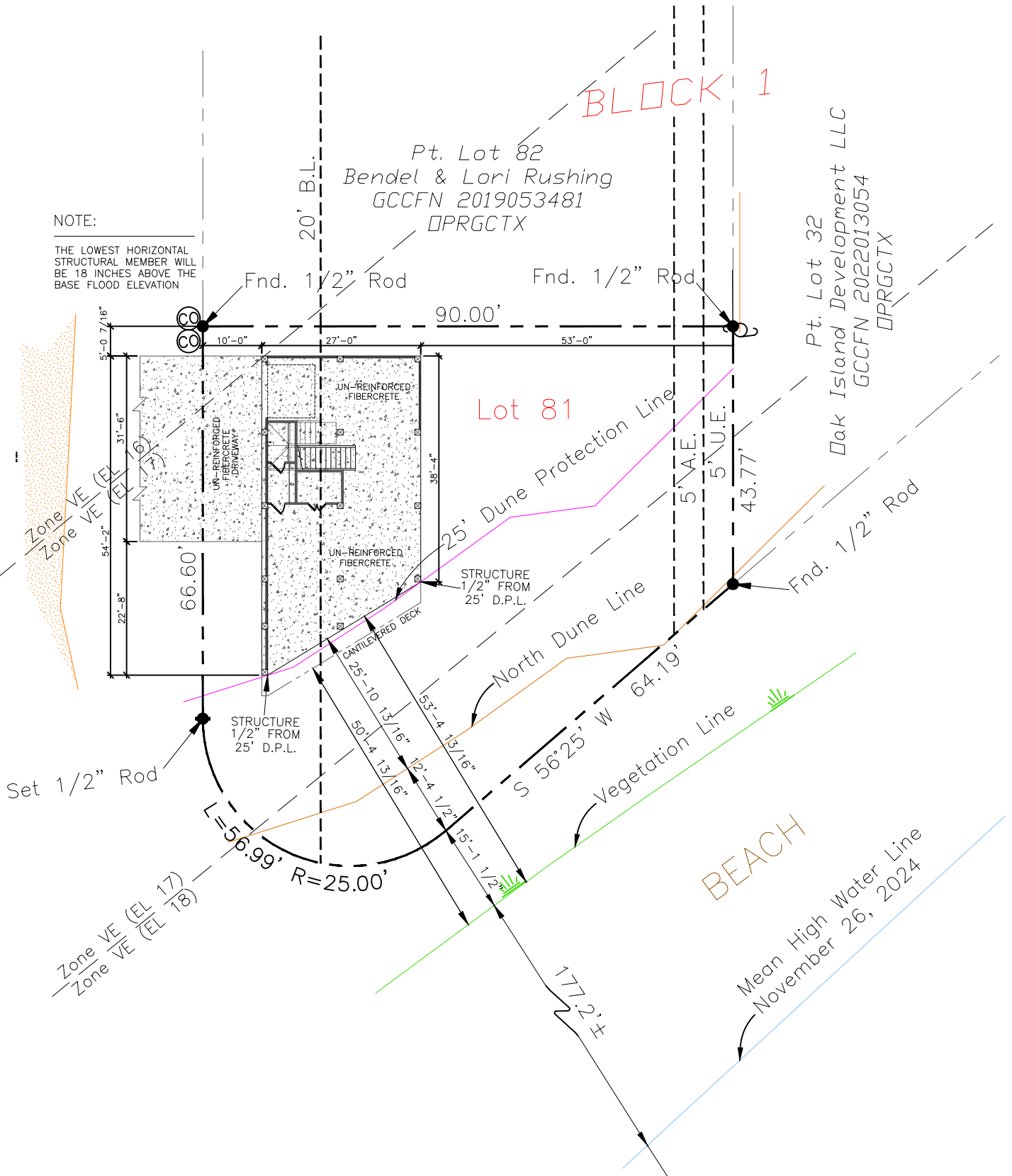
Surveyed for:
Bendel Rushing

C – Site Plans and Drawings

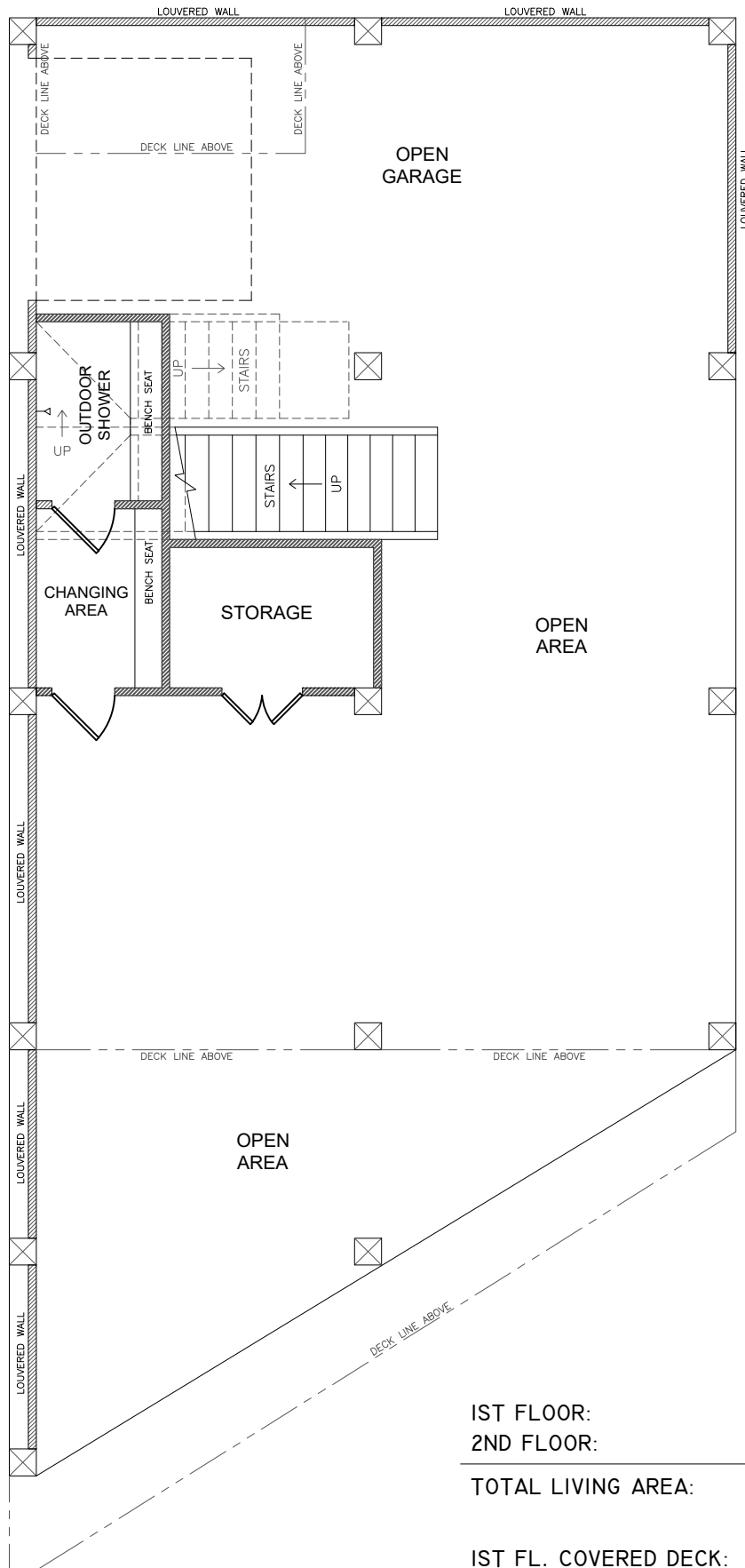
LDS PALMAS BOULEVARD

NOTE:

THE LOWEST HORIZONTAL
STRUCTURAL MEMBER WILL
BE 18 INCHES ABOVE THE
BASE FLOOD ELEVATION

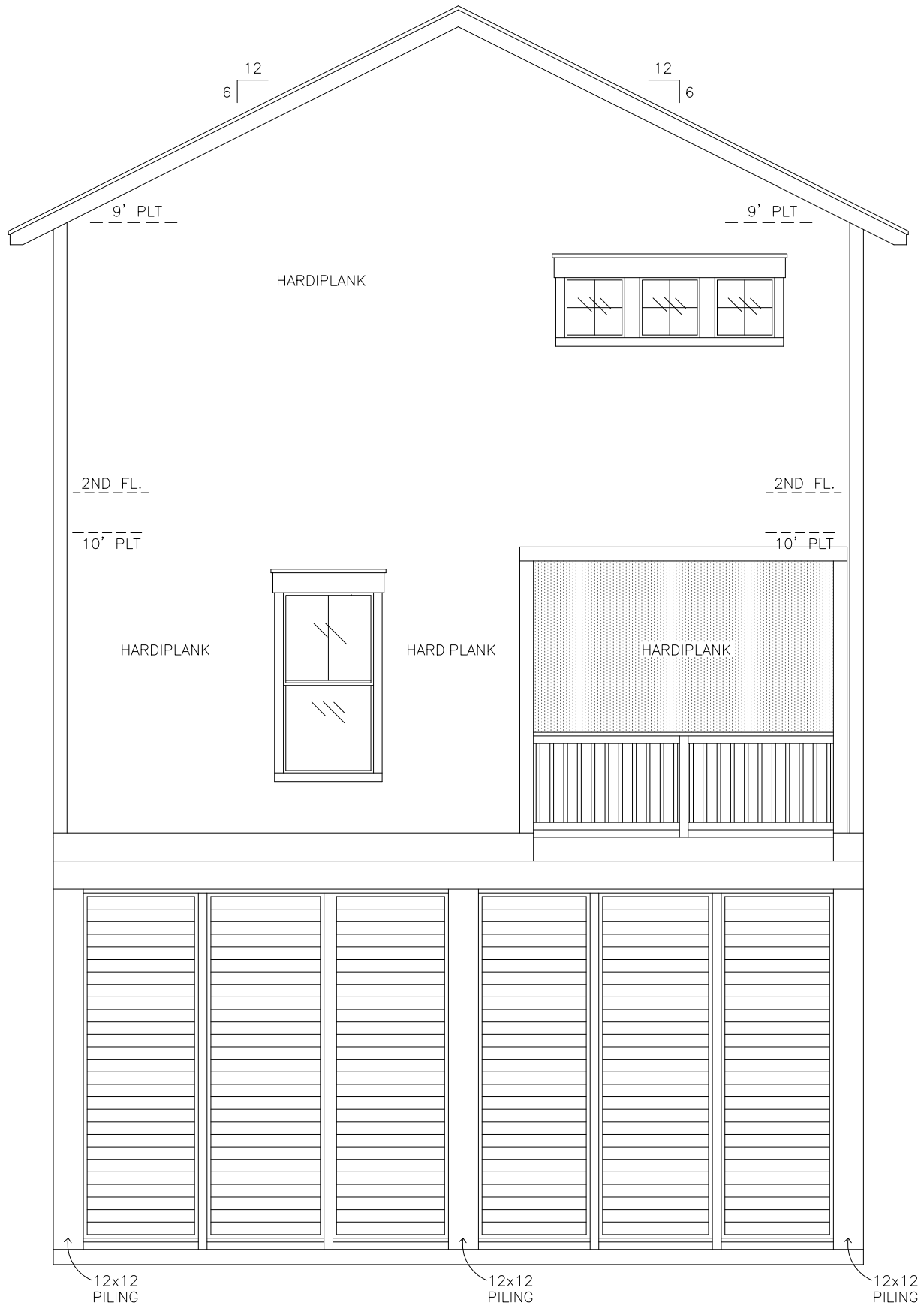


GROUND FLOOR PLAN



1ST FLOOR:	1,035 SQ. FT.
2ND FLOOR:	1,113 SQ. FT.
TOTAL LIVING AREA:	2,148 SQ. FT.

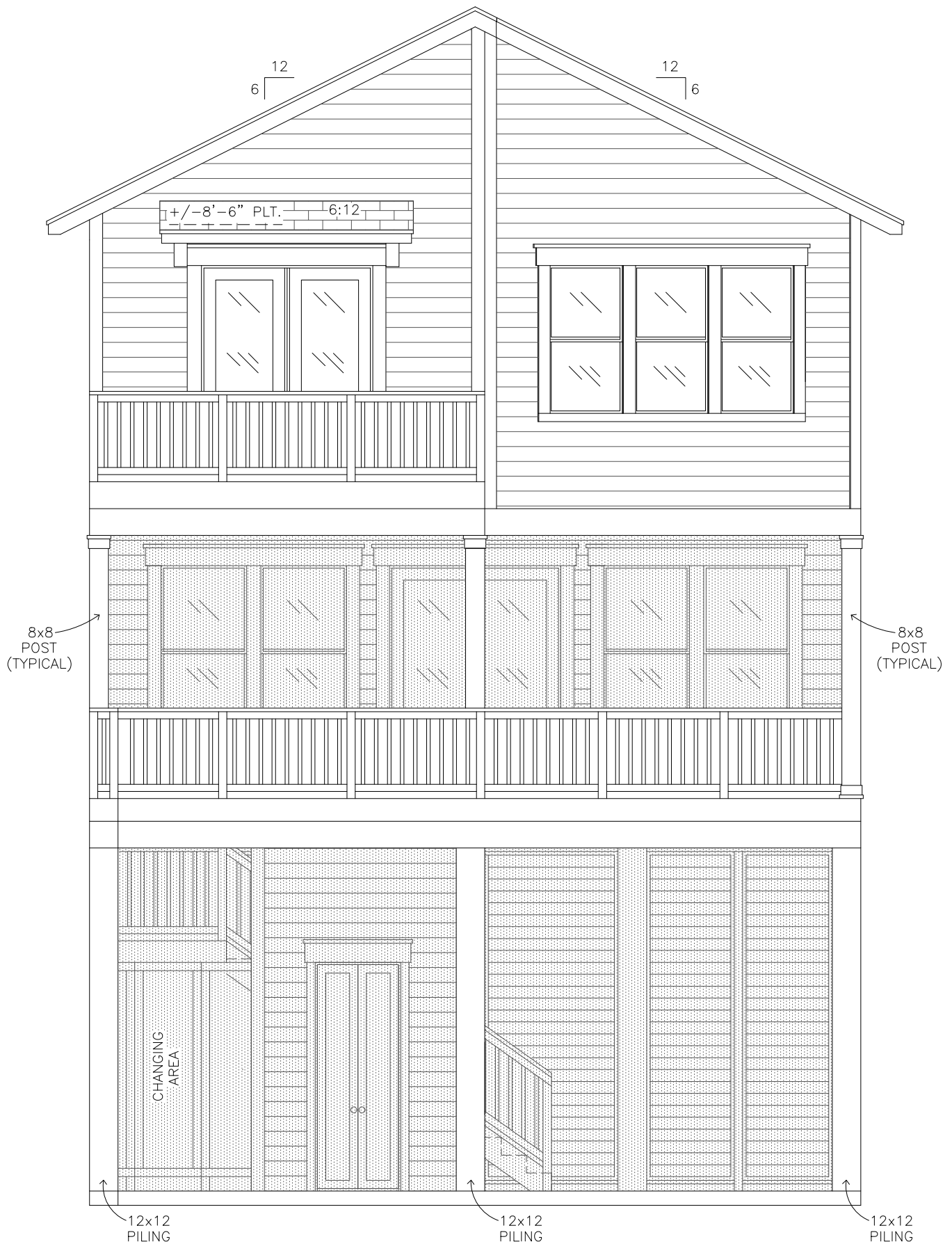
1ST FL. COVERED DECK:	217 SQ. FT.
1ST FL. SUN DECK:	92 SQ. FT.
2ND FL. SUN DECK:	55 SQ. FT.



LEFT ELEVATION



REAR ELEVATION



BEACH SIDE
RIGHT ELEVATION

D – Site Photos











E – GLO Comment Letter



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

February 27, 2025

Via Electronic Mail

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

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

Site Address: 4235 Las Palmas Blvd, Galveston
Legal Description: ABST 121 Page 41 Lot 81 Blk 1 Palm Beach
Lot Applicant: Jon Listowski c/o Bendel Rushing
Case Number: 25BF-001
GLO ID No.: BDCOG-25-0026

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a single-family residence with unreinforced fibercrete beneath the habitable structure and an unreinforced fibercrete driveway. The proposed construction is located within 200 feet of the line of vegetation, within the Enhanced Construction Zone, and partially within the Dune Conservation Area. According to the Bureau of Economic Geology, the area is eroding at a rate of five to six feet per year.

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

- The applicant proposes to locate a cantilevered deck within the Dune Conservation Area, which is prohibited unless the applicant qualifies for an exemption under Section 4.2 of the City's ERP and Section B of the City's Plan.¹
- The proposed construction activities are located adjacent to the critical dune area. The applicant must take measures to avoid adversely impacting dunes and dune vegetation during construction, such as not placing equipment or construction materials on dunes and dune vegetation.² Any unpermitted damage to dunes and dune vegetation is in violation of the Dune Protection Act and the City of Galveston's Dune Protection and Beach Access Plan and is subject to enforcement

¹ City of Galveston Dune Protection and Beach Access Plan Appendix C § 4.2 and City of Galveston Dune Protection and Beach Access Plan § B.

² 31 Tex. Admin. Code § 15.4(f)(1).

action by the City of Galveston and the GLO. Enforcement action may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day.³

- The applicant proposes unreinforced fibercrete paving ½” from the 25-foot offset from the north toe of the dune. Section P(2)(a) prohibits paving or altering the ground below the lowest habitable floor in the area between the line of vegetation and 25 feet landward of the north toe of the dune.⁴ The installed paving must comply with this requirement.
- Paving used under the habitable structure and for driveways connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in 4-foot by 4-foot sections, a maximum of 4 inches thick with sections separated by expansion joists, or pervious materials approved by the Department of Development Services, in that area 25 feet landward of the north toe of the dune to 200 feet landward of the line of vegetation.⁵
- The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.⁶
- The construction standards in the City’s Erosion Response Plan state that a dune enhancement or restoration project consistent with the definition for restored (man-made) dunes provided in the City of Galveston Dune Protection and Beach Access Plan shall be completed prior to the commencement of proposed construction. In cases where completion of an enhancement or restoration project is deemed infeasible due to site constraints as determined by the Department of Planning and Community Development, payment of a fee-in-lieu of satisfying the requirement shall be made to the City.⁷ The City has provided confirmation that this standard will be met through the payment of a fee-in-lieu.
- Construction must be designed to minimize impacts to natural hydrology and provide for the gradual and dispersed drainage of storm water runoff, such that runoff within the lot approximates natural rates, volumes, and direction of flow to avoid erosion and dune damage.⁸

Please be advised structures may not encroach on the public beach. If the structure becomes located seaward of the line of vegetation because of loss of elevation, the structure may be allowed to remain in place if it does not significantly interfere with public access to the beach or present a public health and safety risk. Structures located seaward of the line of vegetation and landward of the line of mean high tide may be allowed to make certain repairs under the Beach/Dune rules and local government plans.

If any part of a structure comes to be located seaward of the line of mean high tide, it becomes an unauthorized structure on state-owned land. Repairs are prohibited and the state may take action to remove the structure.

³ 31 Tex. Admin. Code § 15.9(a)(1)(A).

⁴ City of Galveston Dune Protection and Beach Access Plan § P(2)(a).

⁵ City of Galveston Dune Protection and Beach Access Plan § P(2).

⁶ City of Galveston Dune Protection and Beach Access Plan § P(2)(d).

⁷ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.3(6).

⁸ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.3(3).

Mr. Cummings
February 27, 2025
Page 3 of 3

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.⁹ If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



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

⁹ 31 Tex. Admin. Code § 15.3(t)(5).



25BF-009

STAFF REPORT

ADDRESS:

22206 Kennedy Drive

LEGAL DESCRIPTION:

The property is legally described as Abstract 121, Hall & Jones Survey, Lot 217, Sea Isle 10th Extension, a subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Son Nguyen

PROPERTY OWNER:

MOD Homes, LLC

REQUEST:

Beachfront Construction Certificate/Dune Protection Permit in order to relocate a staircase.

APPLICABLE LAND USE

REGULATIONS:

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

STAFF RECOMMENDATION:

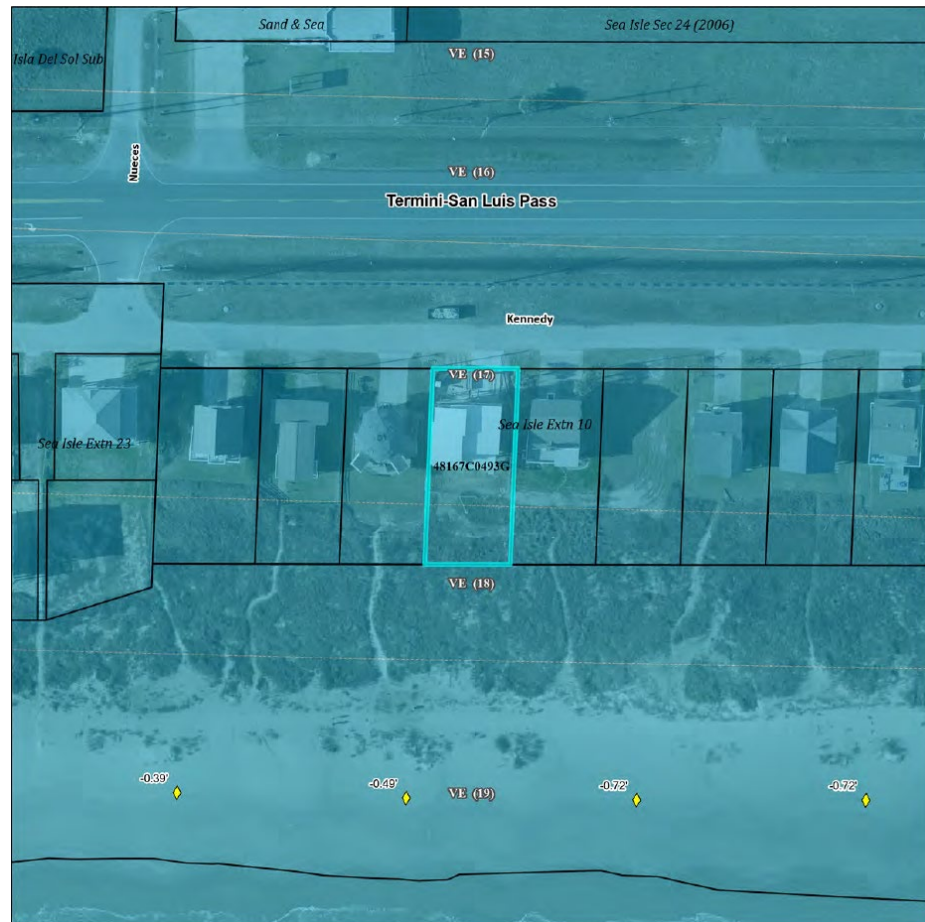
Approval with Conditions

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



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Background Summary:

The Planning Commission previously reviewed a case at this location, 22P-033. The Planning Commission approved the case. The new case was submitted as 25BF-009 for adjustments that were proposed to the original 22P-033 case. 25BF-009 is asking for approval to remove the existing staircase and move it to the Eastern side of the structure.

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.

Continued:

The applicant is requesting approval to remove and construct a new staircase. The proposed removal and construction of the staircase is approximately 32 feet from the North Toe of the Critical Dune Area, 168 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 Sea Isle subdivision. Single-family dwellings are located to the 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 stable.

Analysis:

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

Proposed Structure's Distance from:	Distance (Feet)
...North Toe of the Dune	32
...the Line of Vegetation	168

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 25BF-009 with the following conditions:

Conditions for Case 25BF-009:

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

3/27/2025



Catherine Gorman, AICP
Assistant Planning Director / HPO

03/31/2025
Date

A – Aerial Map

**22206 Kennedy
Case #25BF-009**

**BEG and FIRM Coastal Map
Legend**

**BEG Shoreline Change Rates
1950s-2019 - End Point Rate (ft/yr)**

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)

- ▭ FIRM Panels
- ▭ 0.2% Annual Chance
- ▭ Zone A
- ▭ Zone AE, Zone AO
- ▭ Zone VE
- ▭ Zone X

- ▨ Open Water
- ▭ Subdivisions
- ▭ 1000ft from MHT
- ▭ Lot Lines
- ▭ Parcels



0 10 20 30 40 50 60 70 80 90 Feet

1:983

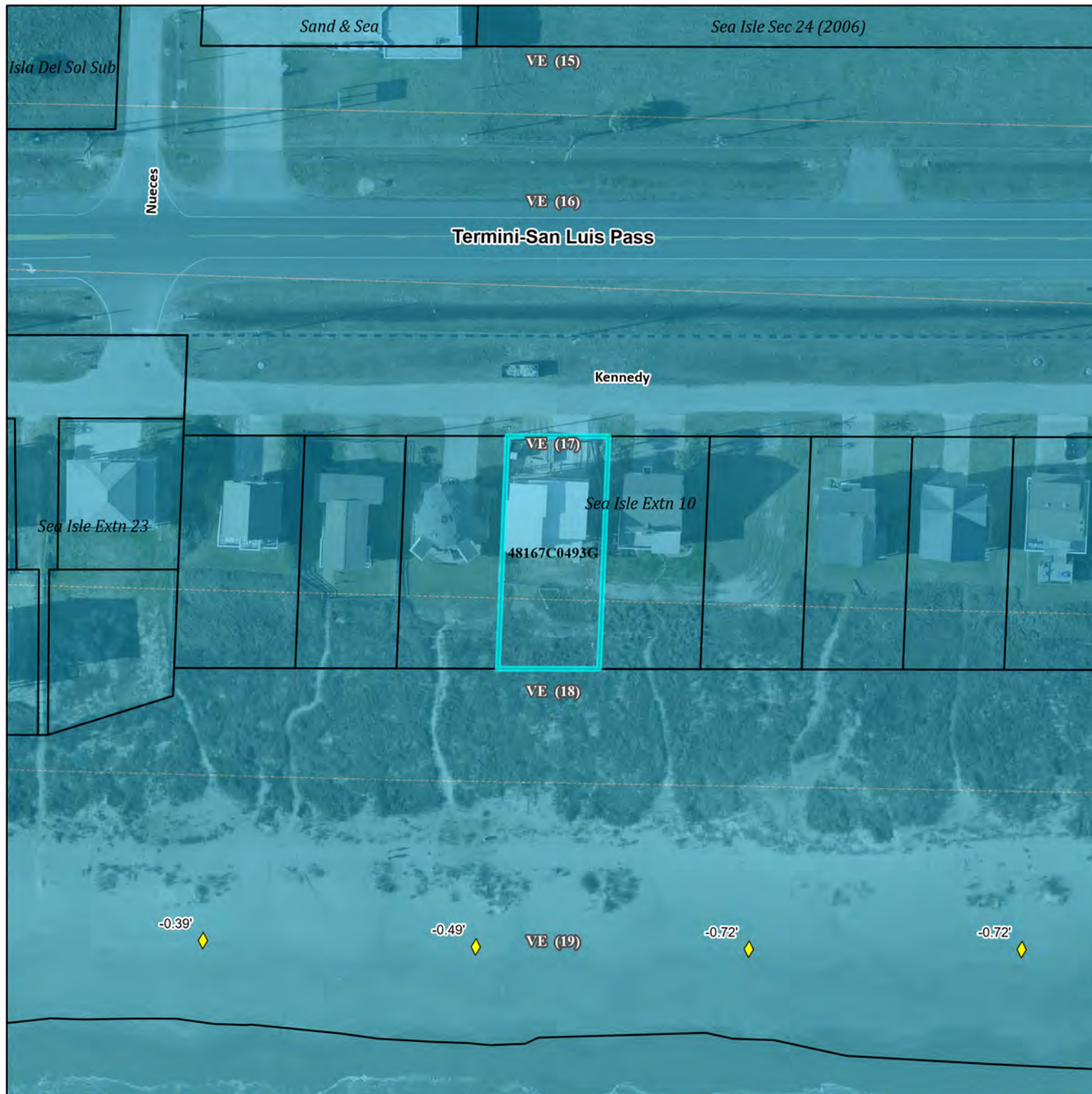
Data Sources:

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

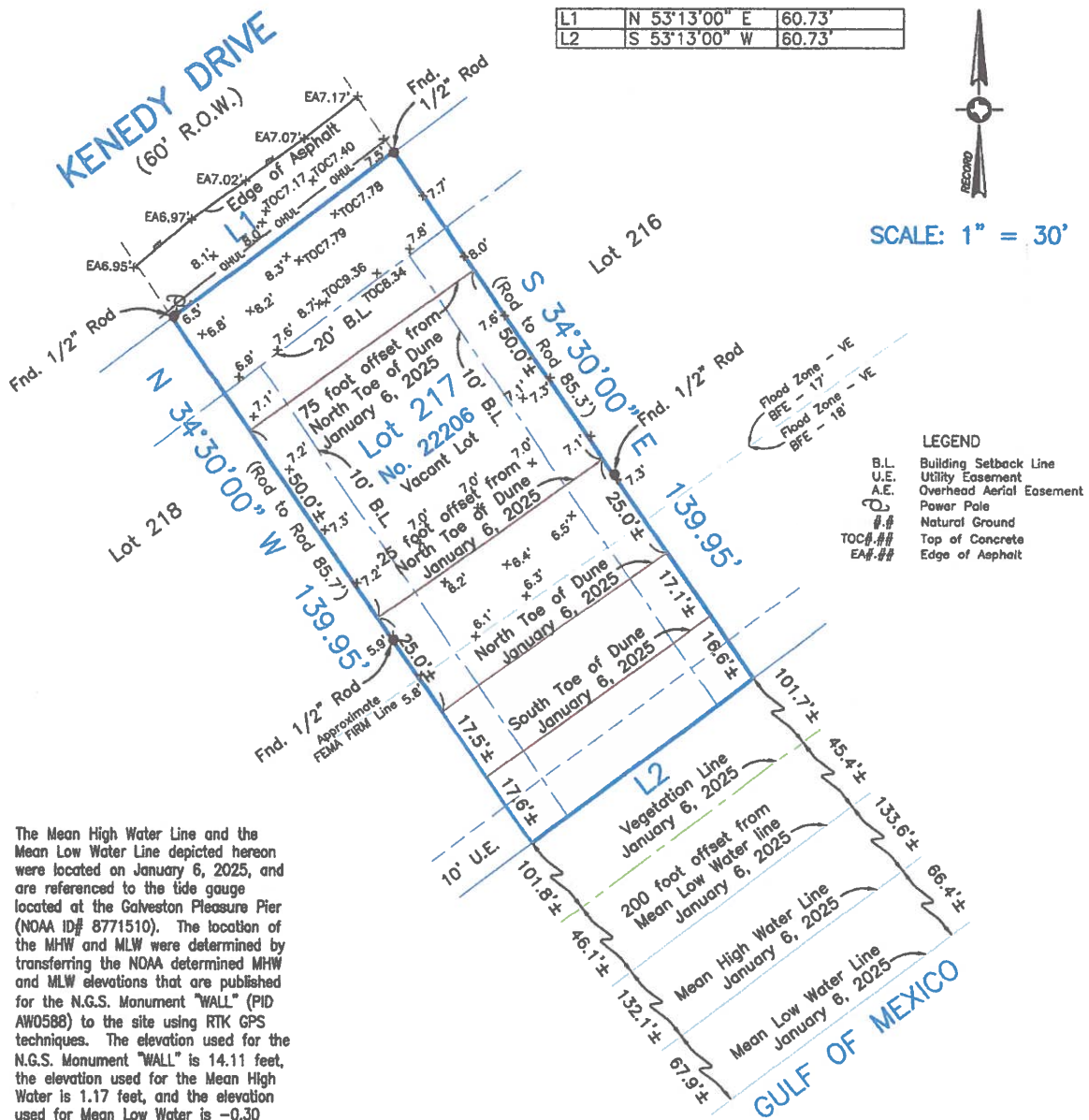
**Map prepared by the City of Galveston Development
Services Department, Coastal Resources Division
(HCummings) - 2/13/2025**

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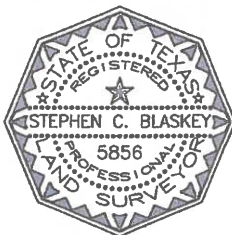
B – Topographic Surveys



Survey of Lot Two Hundred Seventeen (217), of **TENTH EXTENSION TO SEA ISLE**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 116, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

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



GALVESTON OFFICE

Registration Number: 10193855

(409) 740-1517 www.hightidelandsurveying.com
 8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE: JANUARY 6, 2025
 FILE No.: 6386-0000-0217-000
 DRAFTING: AM
 JOB No.: 24-0557

NOTES:

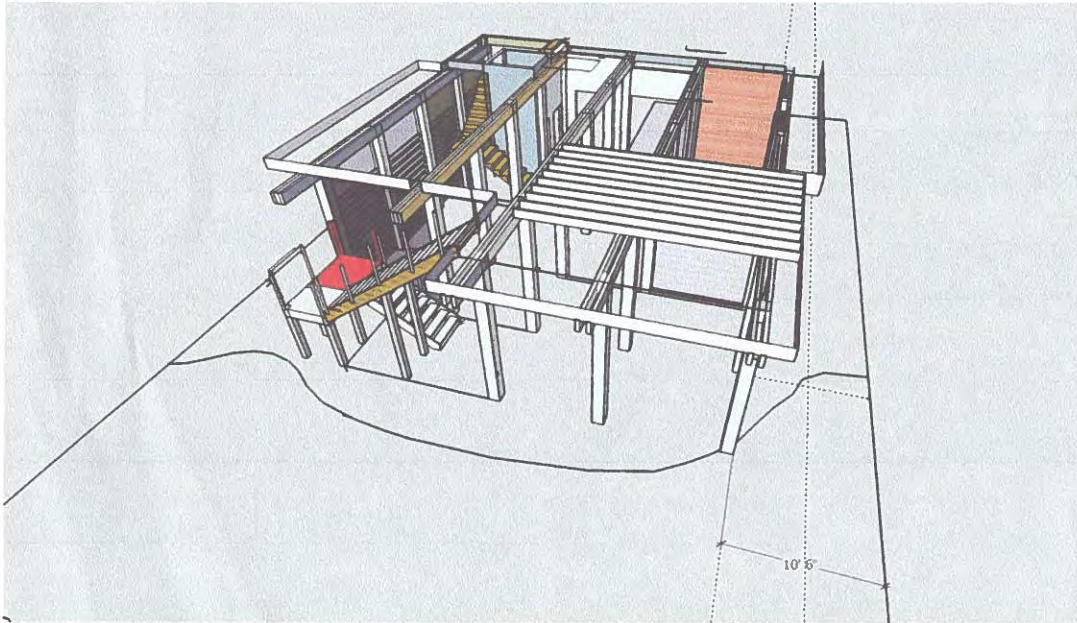
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on Monumentation of South R.O.W. line of Kenedy Drive, being a found 1/2" rod at the common North corner of Lots 8 and 9 and a found 1/2" rod at the common North corner of Lots 17 and 18.
- 4) Deed references shown hereon are not a statement of ownership.
- 5) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HCCSD 62.
- 6) Surveyed without benefit of a Title Report.

C – Site Plans and Drawings

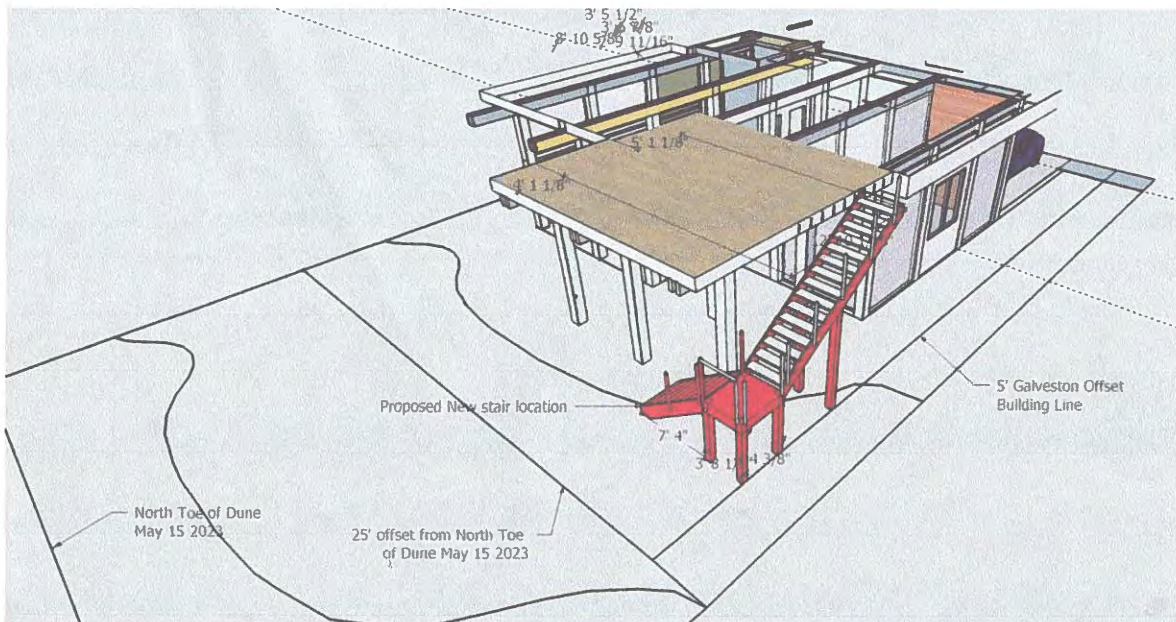
22206 Kennedy Dr Building Permit Application Information

We are applying for permit to move the stair from current location from in front of the structure to the side to minimize the risk of break-away stair components damaging to the structure during major storm surge event, and additional fibercrete areas under the structure to minimize the deep dug-out around the pilings due to storm surge event (Hurricane Ike Field Investigation report 2008)

Current stair location (36'9" from the NToD (1/06/25)

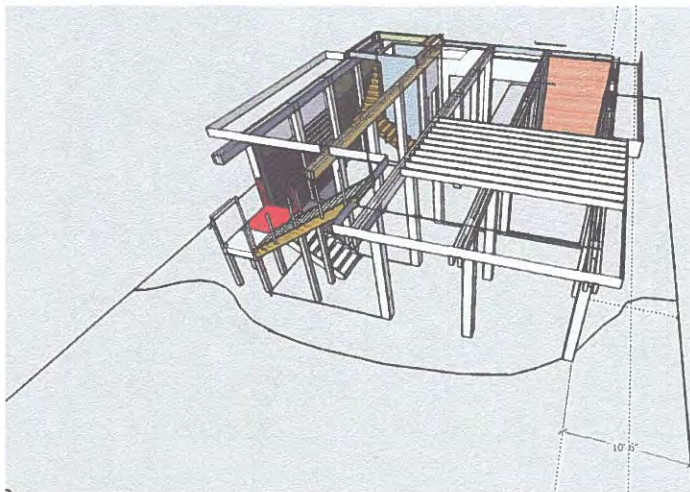


Request the permit to relocate the stair to new location (32'5" from the NToD (1/06/25)

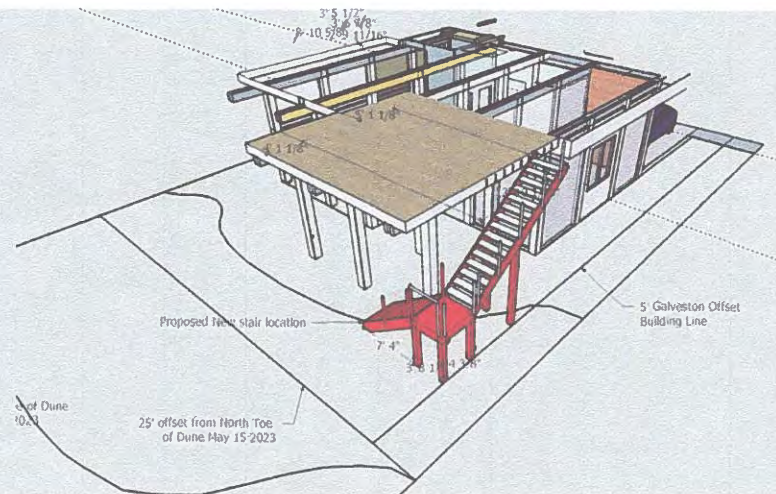


22206 Kennedy Drive, Galveston, TX 77566

3D rendering of the request changes in permit application.



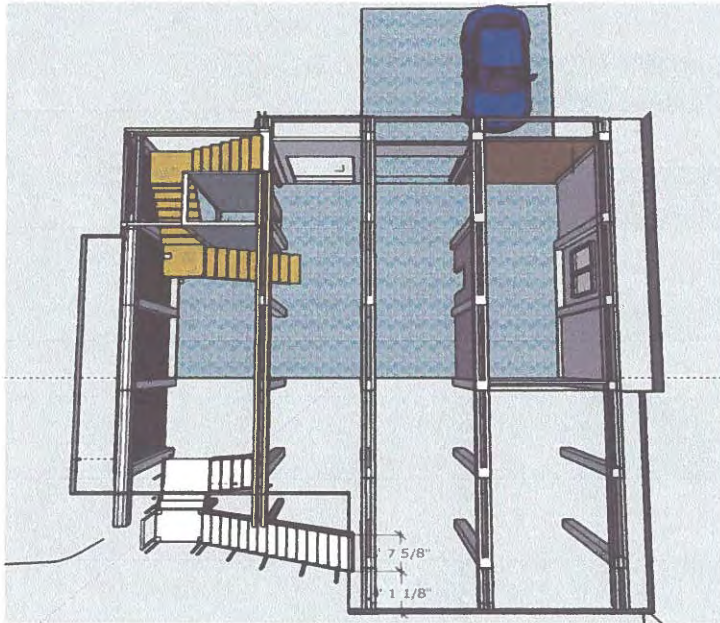
Current permitted stair location
36'9" from the NToD (1/6/25)



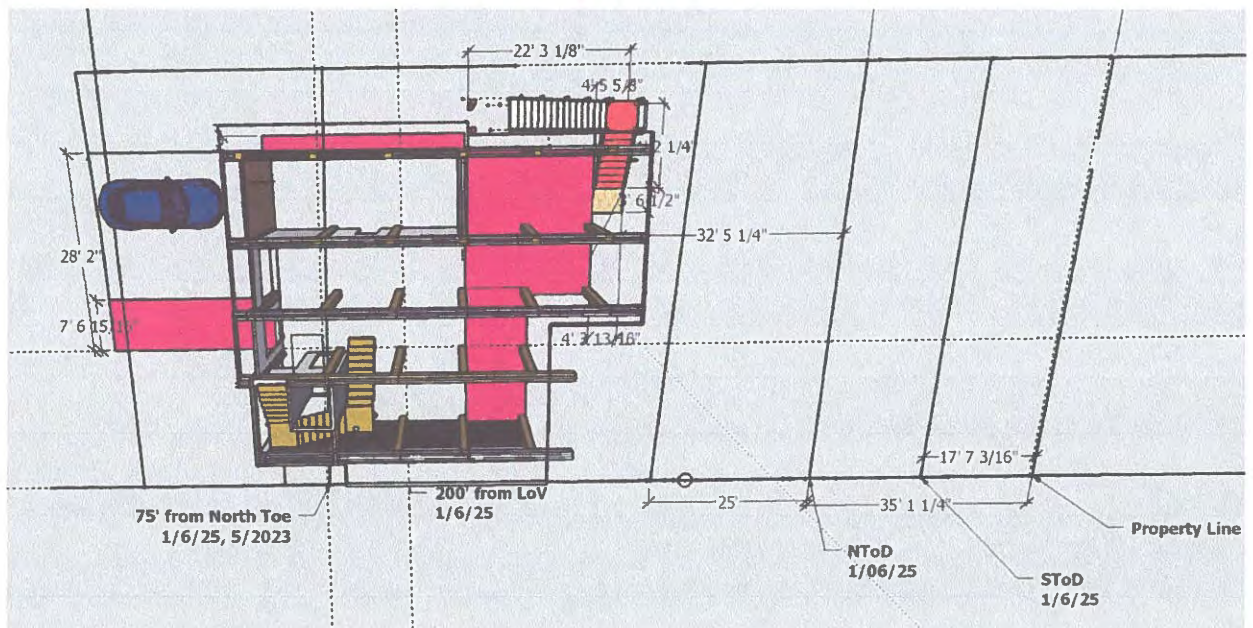
Proposed new stair location
32.5' from the NToD (1/6/25)

Additional Fibercrete areas inside the 200' LOV (1/06/25), outside the 25' from North Toe of Dune (1/6/25) and under the current structure

Current Fibercrete areas under the structure (in gray)



We are asking to pour additional fibercrete areas (pink) under the structure

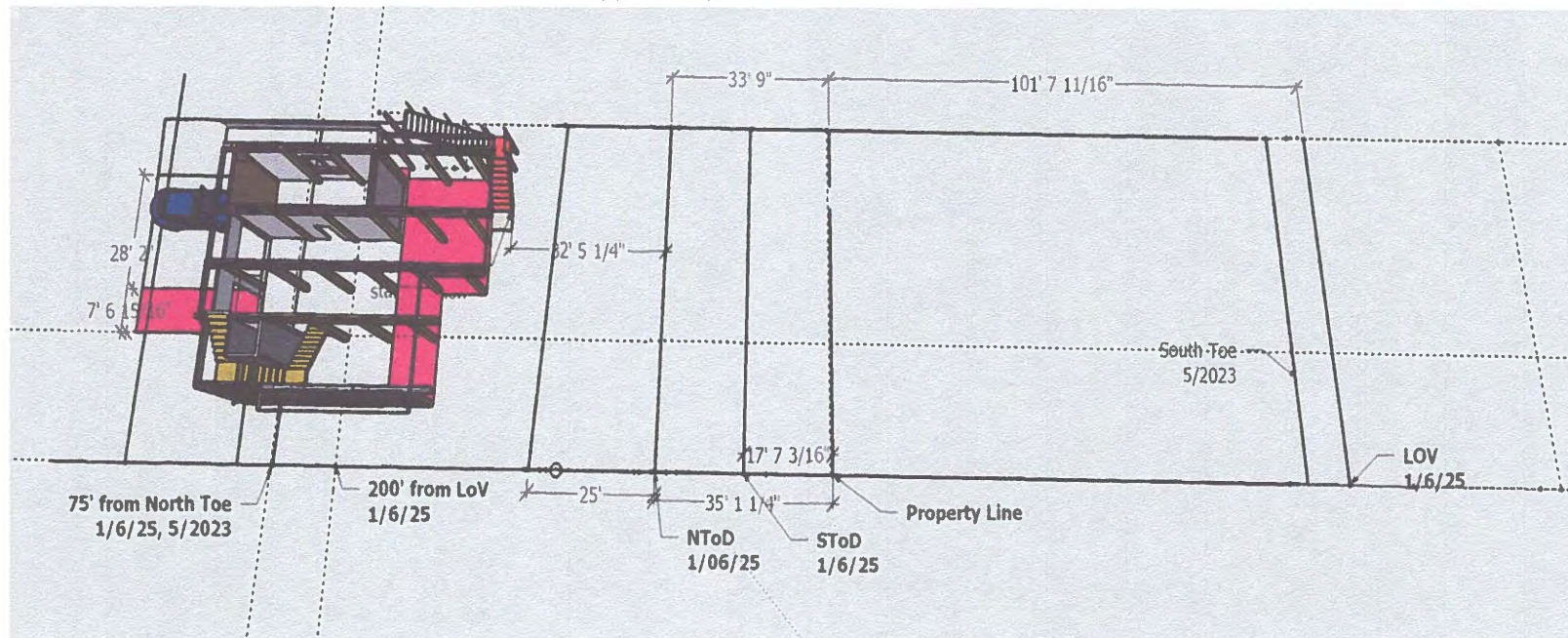


22206 Kennedy Drive, Galveston, TX 77566

Current structure layout on 3D rendering per survey (1/06/25)

Proposed new stair location (Red color) within the 75' from the North Toe of Dune and 32' 5" from the North Toe of Dune

Proposed new fibercrete areas under existing structure & drive way (Pink color)



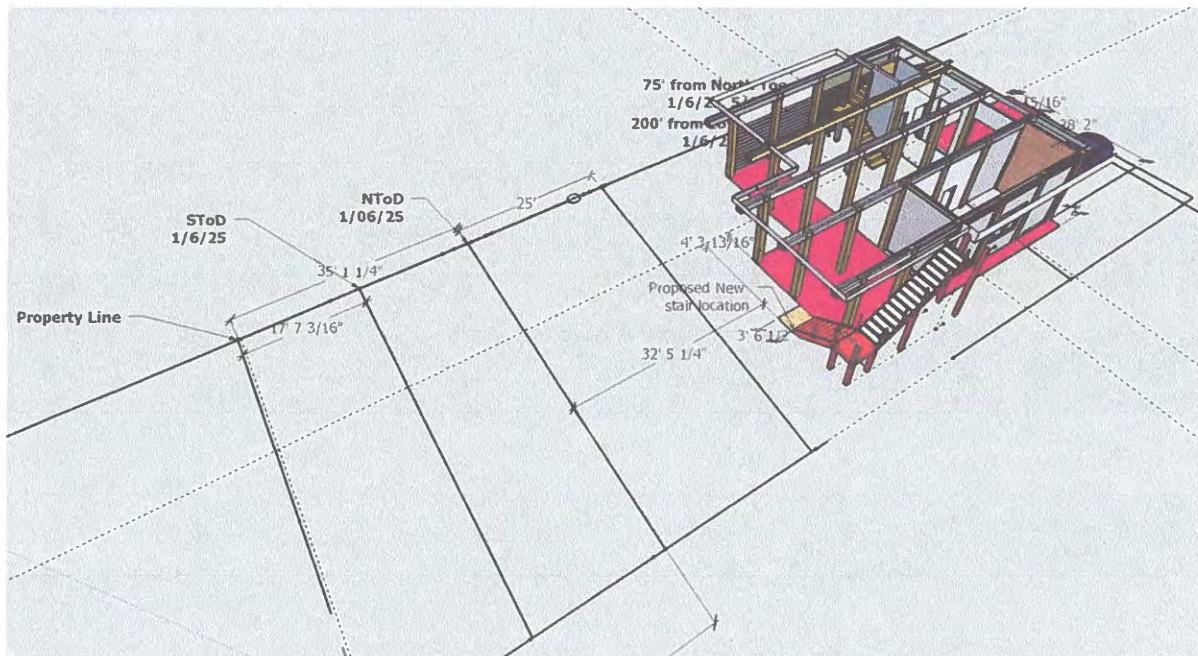
Stair Location Detail:

22206 Kennedy Drive, Galveston, TX 77566

Current structure layout on per survey (1/06/25)

Proposed new stair location (Red color) within the 75' from the North Toe of Dune and 32' 5" from the North Toe of Dune

Proposed new fibercrete areas under existing structure and additional area for (Pink color)



Stair Details:

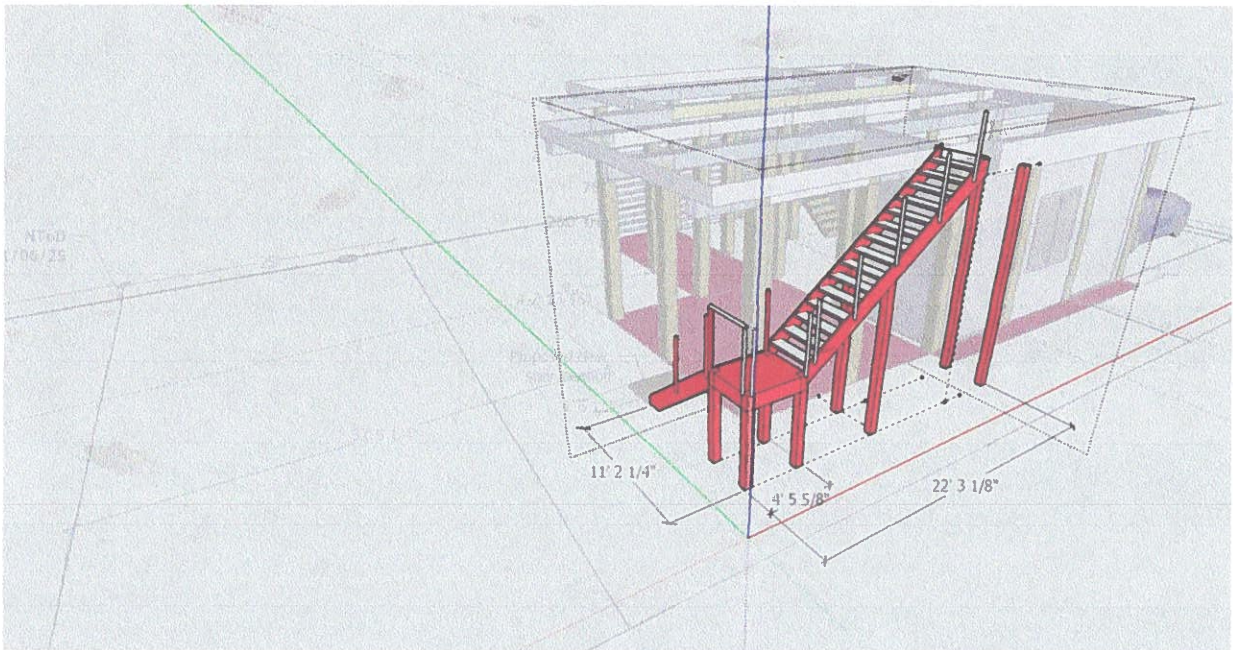
22206 Kennedy Drive, Galveston, TX 77566

Current structure layout on per survey (1/06/25)

Detail of the proposed new stair location (Red color) within the 75' from the North Toe of Dune and 32' 5" from the North Toe of Dune

The stair structure is 5' from the property line on the side of the building.

The stair landing pad will be paver about 3.5'x4.5' area



D – Site Photos



































E – GLO Comment Letter



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

March 3, 2025

Via Electronic Mail

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

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

Site Address: 22206 Kennedy Drive, Galveston
Legal Description: ABST 121 Hall & Jones Sur Lot 217 Sea Isle 10th Extension
Lot Applicant: Son Nguyen c/o MOD Homes, LLC
Case Number: 25BF-009
GLO ID No.: BDCOG-25-0028

Dear Mr. Cummings:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant installed fibercrete outside of the scope of a previously issued permit (City ID 22P-0203). The applicant requests authorization for the already installed fibercrete and proposes to relocate the existing stairs, expand the unreinforced fibercrete paving beneath the habitable structure, and further expand the unreinforced fibercrete driveway. The proposed construction is located within 200 feet of the line of vegetation. According to the Bureau of Economic Geology, the area is stable.

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

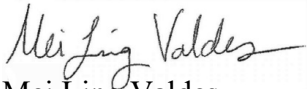
- In the future, the property owner must obtain a new or amended beachfront construction certificate and dune protection permit prior to the commencement of construction.
- Paving used under the habitable structure and for driveways connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in 4-foot by 4-foot sections, a maximum of 4 inches thick with sections separated by expansion joists, or pervious materials approved by the Department of Development Services.¹

¹ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.4(2).

- The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.²
- The City shall assess a “Fibrous Reinforced Concrete Fee” of \$200 to be used to pay for the clean-up of fibrous reinforced concrete from the public beaches should the need arise.³

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.⁴ If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,



Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

² City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.4(4).

³ City of Galveston Dune Protection and Beach Access Plan Appendix C § 5.4(3).

⁴ 31 Tex. Admin. Code § 15.3(t)(5).



25P-008

STAFF REPORT

ADDRESS:

2528 Postoffice / Avenue E

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Lots 14, Block 505, in the City and County of Galveston, Texas.

Applicant:

Laura Carrera, 2528 Postoffice, LLC.

Property Owners:

2528 Postoffice, LLC.

ZONING DISTRICT:

Central Business (CB)

HISTORIC DISTRICT:

N/A

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal
 B – Additional Information

STAFF:

Daniel Lunsford
 Senior Planner
 409-797-3659
 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
16				



Executive Summary

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

Zoning

Location	Zoning	Land Use
Subject Site	Central Business (CB)	Residential
North	Central Business (CB)	Commercial
South	Central Business (CB)	Commercial
East	Central Business (CB)	Residential
West	Commercial (C)	Commercial

Background

When considering human history, it is inevitable to encounter topics or events which are controversial or difficult to discuss, even long after the events themselves. Historians and historical preservationists must address the objectionable topics as well, and treat historical sites associated with them with the same deference to facts as they are known and to honestly acknowledge their place in our collective history. This includes protecting the locations and physical structures associated with these events and topics. Among the most controversial of these topics is prostitution.

There is a good deal of factual knowledge and folklore about the “free state” (sometimes called the “open city”) days of Galveston. From Reconstruction through the 1950s, Galveston had a well-deserved reputation as the “Sin City of the South”, where activities such as organized crime, gambling, alcohol use (during Prohibition), and prostitution were at least known and all but condoned, if not even commonplace. Generally speaking, prostitution increased overall during times of war due to the increased military presence of Fort Crockett, but it was present in varying degrees until state police ended prostitution and other illicit activities in the 1950s.

The phrase “red light” district typically refers to areas which include adult-oriented businesses. Galveston’s red light district was locally known as The Line, and it was centered on 25th Street to 29th Street along Postoffice, and over time spread to Church and Mechanic streets adjacent. While it is unknown exactly how many “women’s boarding houses” (as they were typically called in insurance records) were located here, at one point the city at large had dozens of these businesses by some estimates. Regardless of the negative connotations associated with prostitution, a number of the buildings which hosted them remain, and at least one (The R.F. Martin Building at 2427 Market) is a Galveston historical landmark. The Mollie Walters House at 2528 Postoffice is the only known remaining structure built specifically for this purpose; it became a National Register of Historic Places property in 1984.

Analysis

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

- 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.**

Completed in 1886 by Mollie Walters to replace an older structure also used as a bordello, this large two-story National Folk style house occupies a prominent spot on a corner lot which no doubt assisted Ms. Walters in promoting her trade.

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 expansion of port activities and the presence of Federal troops during Reconstruction both contributed to the expansion of prostitution in Galveston. 25-year-old Mollie Walters arrived in Galveston from New Orleans in 1868 as the local economy was recovering from the Civil War; it is believed that she was a prostitute in New Orleans as well. Walters opened her first bordello on the west side of 25th Street between Market and Mechanic in short order, with 1870 records indicating she plead guilty in criminal court of keeping a “disorderly house”, for which she was fined \$100 – over \$2,000 today. However, the 1880 census shows her living at the 25th Street address and still operating a “boarding house”.

Mollie Walters seemed to do well in her preferred business through the 1880s; she purchased several properties in that time, including the northeast corner of Postoffice and 26th Street. By 1900 the 67-year-old Walters was still running the business. Six years later, she leased the house to Corine Pearce for \$100 a month and retired to a home she owned at 3518 Avenue O, where she lived until her death in 1908. Until around 1944 the property was owned and operated by Hazel Harvey, known to her clients and fellow madams as Mother Harvey. Until the 1950s it was owned by madam “Mary R.” and her husband “Charles L.”

The women who worked in Galveston’s bordellos were from nearly all walks of life and many parts of the world. Some were fluent in different languages (a necessity in a port city like Galveston), and reportedly some attended college and used prostitution as a way to pay tuition. While their names and circumstances are largely unknown, the lives and livelihoods of dozens of these unknown young women are associated with the Mollie Walters house as well, regardless of how society may see their trade either now or even historically.

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 Mollie Walters house reflects the typical wood framed vernacular commonly known as National Folk style characterized by relatively unadorned exterior, simple building footprint, and low-pitched roof. The porches on either side would have likely been blocked with lattice to shield the identities of visitors, and while they have been modified somewhat the house overall has the same appearance today as it did in the earliest photos of the house. A bay window facing 26th Street which was added in the 1890s was removed, but this does not significantly detract from the historic integrity of the house as it is not original to the house. The current owners have expressed an intention to restore the bay window.

**Financial Incentives for
Historic Properties**

The property is not located 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 April 7, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of April 24, 2025.

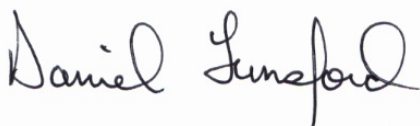
Staff recommends approval with the following condition:

Staff Recommendation

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.

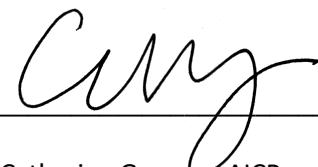
Respectfully Submitted:



Daniel Lunsford
Senior Planner

March 24, 2025

Date



Catherine Gorman, AICP
Assistant Director/HPO

March 24, 2025

Date

Resources Cited

1. United States Department of the Interior. *National Register of Historic Places Inventory – Nomination Form*. March 29, 1984.
2. Remmers, Mary. *Going Down the Line: Galveston's Red Light District Remembered*. (Self-published, 1997).
3. Sanborn Maps provided by Applicant.
4. Photos provided by Applicant.
5. Narratives provided by Applicant with citations.
6. Galveston Historical Foundation. *Historic Homes Tour excerpt*. (Self-published, 1997).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 7/5/84

date entered

Continuation sheet

Item number allPage 4

County Galveston USGS Quad 2994/231 Survey site no. 4
 City Galveston UTM 325480/ 3242800
 Name House at Date: factual Est. 1886
 Address 2528 Postoffice St. Architect/Builder _____ Contractor _____

Owner Alonia Brooks Style/Type wood vernacular
 Original use residence
 Address 2528 Post Office Present use residence
Galveston Present condition fair

Block/Lot 505/14 less than 1 acre

Description 2-story wooden residence; rectangular with low-pitched hipped roof; two interior chimneys; S. facade is 2-bay with paired windows and recessed entrance; attached porches on first floor, separate one over door; W. facade has centered entrance with 2-story porch with pediment and remnants of bracketed cornice on side; windows are all shuttered; house rests on brick piers. Although this building, as pictured, has not been painted in many years, it has just been repainted and now stands in good condition.

Significance This is the last house remaining in area that was the famous Postoffice red-light district during Galveston's gambling years. It is the only surviving document of the strip. Tax records indicate that it was built about 1886 by a Mollie Walters.

Relationship to site: Moved ___ date ___ or Original site x Describe located on northeast corner; area is fragmented with many vacant lots; yard.

Bibliography Galv. Co. Tax records; city directories; oral interviews. Informant _____
 Recorder Ellen Beasley
 Date Nov. 1982

Continuations: -

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 2528 Postoffice St. (Central Business
District MRA)
Galveston County
TEXAS

Working No. MAR 29 1984
Fed. Reg. Date: _____
Date Due: 4-26-84 / 5-13-84
Action: ACCEPT
RETURN 5/2/84
REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Return
Reviewer Groven
Discipline Historian
Date 5/2/84
_____ see continuation sheet

Nomination returned for: ☒ technical corrections cited below
☒ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

X 7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☒ alterations/integrity
☐ dates
☐ boundary selection

- Please provide information on the condition of the building
and ~~integrity~~ discuss integrity in light of the condition.

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

☒ Acreage of nominated property _____ *Please provide acreage*
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- ☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed Beth Grosvenor Date 5/2/89 Phone: _____

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 3/29/84

date entered

Continuation sheet

Item number

Page 1 of 3

Multiple Resource Area
Thematic Group

dnr-11

Name Central Business District Multiple Resource Area
State Galveston County, TEXAS

Nomination/Type of Review

Date/Signature

1. Building at 1921--1921-1/2
Avenue D

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

2. Building at 1925--1927 Market
Street

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

Substantive Review

3. City Hall

Keeper

Beth Grovum - 8/14/84

Attest

4. City National Bank

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

5. Eiband's

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

6. First Evangelical Lutheran
Church

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

7. House at 2528 Postoffice St.

Substantive Review

Keeper

Beth Grovum 8/14/84

Attest

8. Houses at 2017--2023 Avenue I

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

9. I.O.O.F. Lodge

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

10. Jean Lafitte Hotel

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 2528 Postoffice St. (Central
Business District MRA)
Galveston County
TEXAS

Substantive Review

Working No. 3429/84
Fed. Reg. Date: 2/5/85
Date Due: 8/19/84
Action: ☒ ACCEPT 8-14-84
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Accept - A
Reviewer Griswold
Discipline Historic
Date 8/14/84
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Galveston Central Business District
Multiple Resource Nomination
Galveston, Galveston County, Texas

Photo by Ellen Beasley, May 1982, neg. on file at
Texas Historical Commission, Austin

Site No. 4, 2528 Postoffice, looking northeast.

Photo 10 of 32

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000842

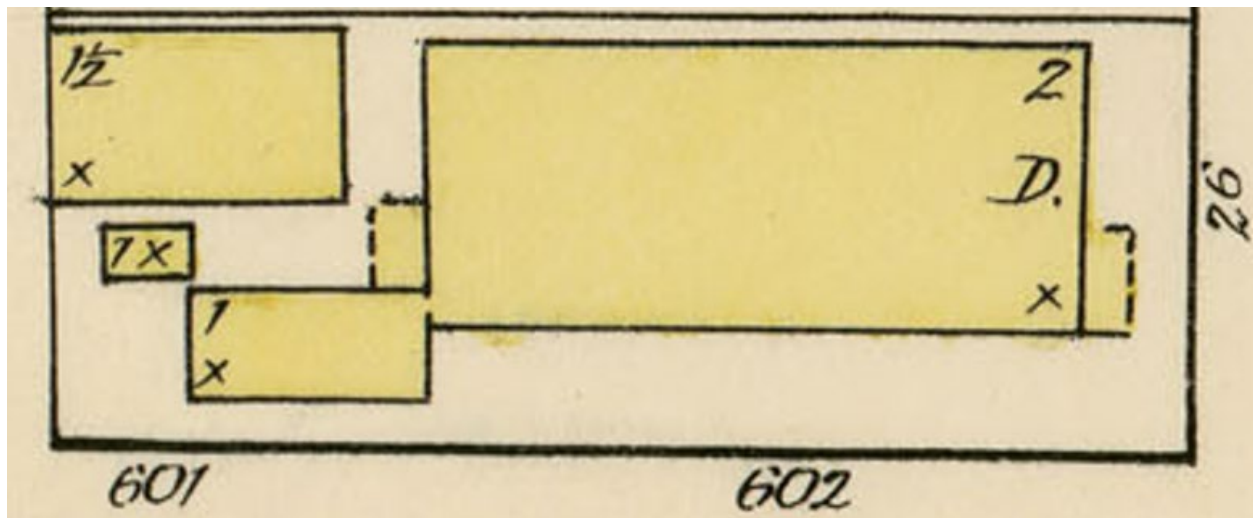
2528 Postoffice Street – Molly Walters House

Urbano Architects 2/21/2025

2528 Postoffice/ Built 1886

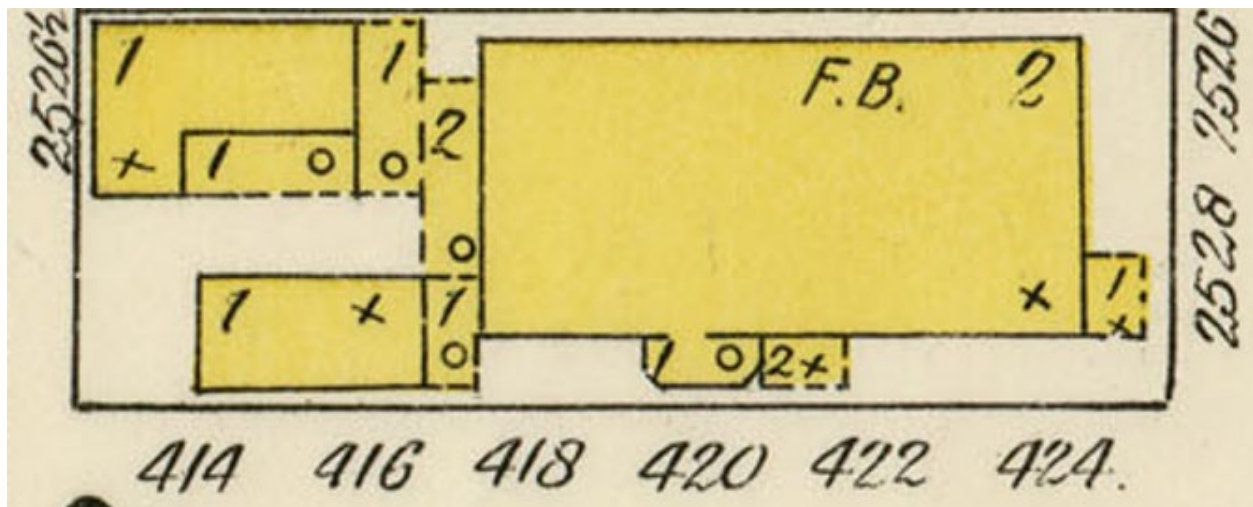
Sanborn Map footprints

1889

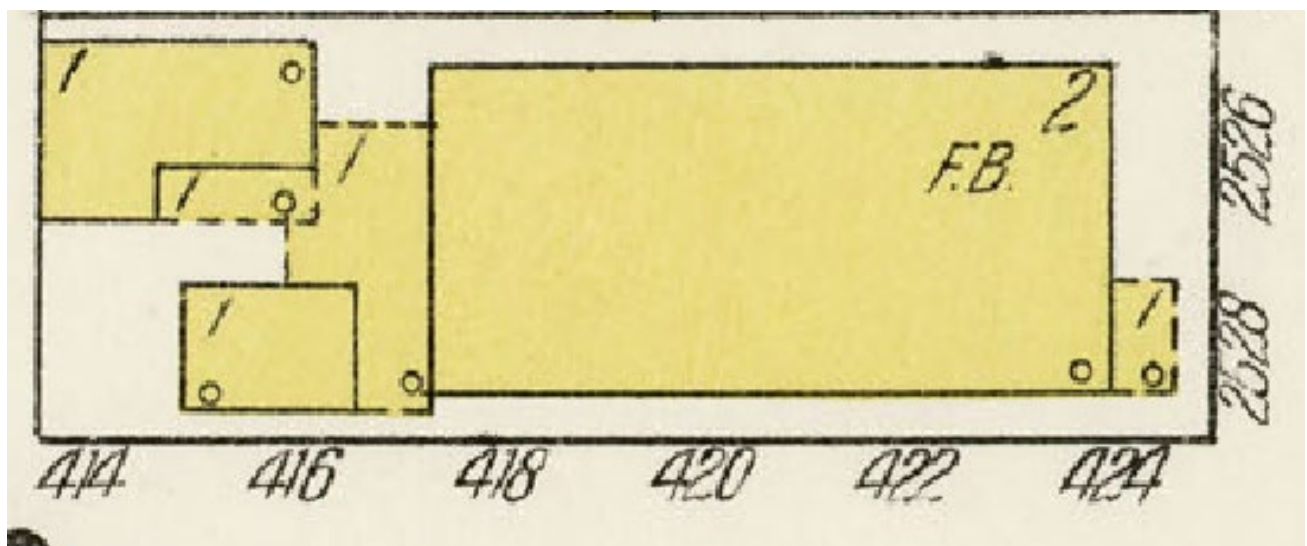


The 1896 insurance record for the building identified a one story addition on the northeast part of the lot that contained a bath and two bedrooms as well as a one story addition on the northwest part of the lot identified as a kitchen. These buildings are gone by 1947.

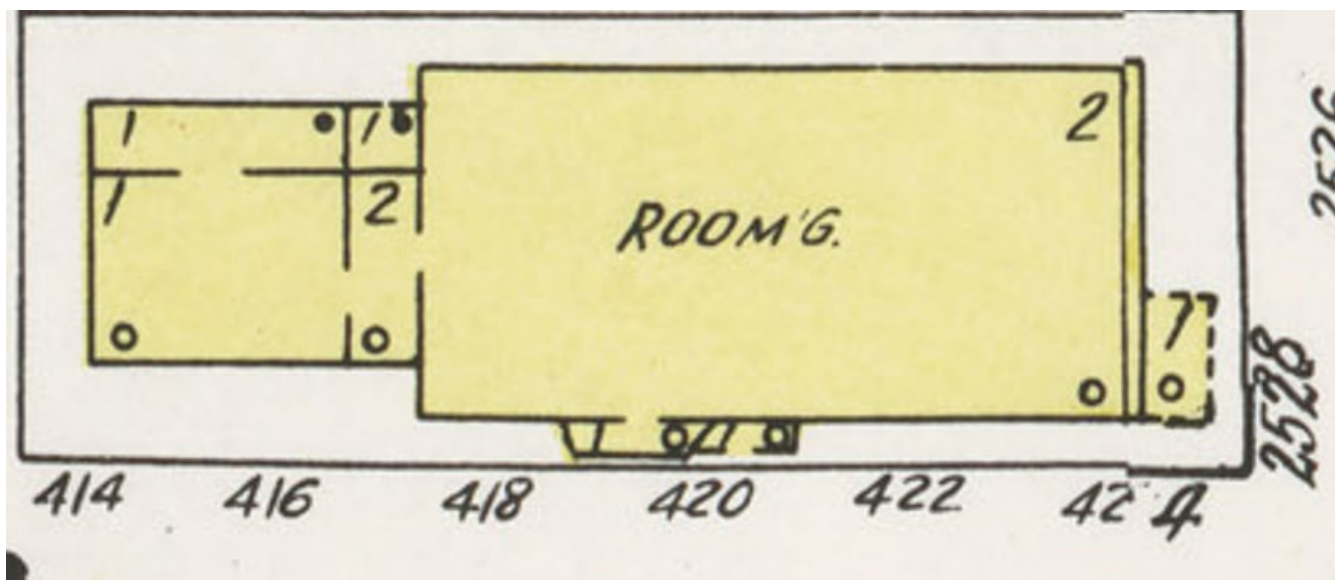
1899



1912

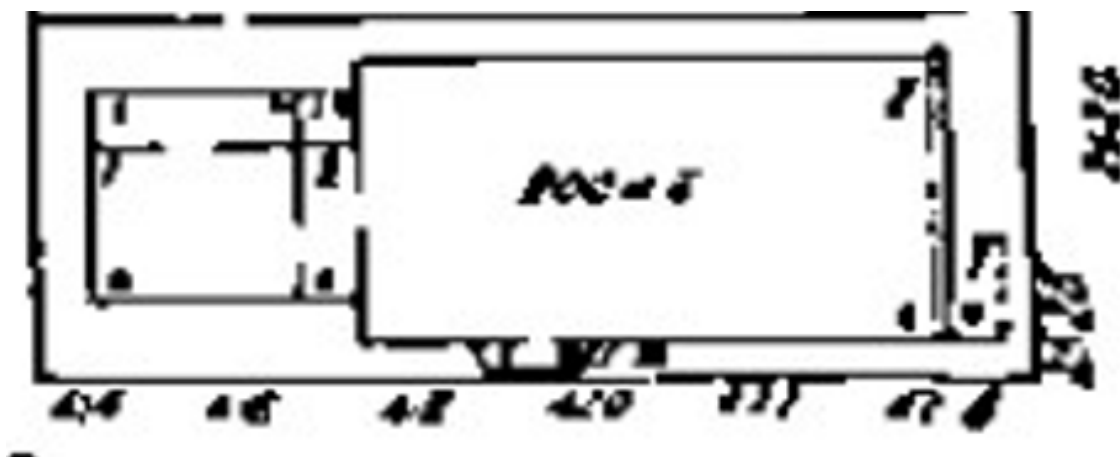


1947



The 1947 map records a newer addition on the north part of the building, likely associated with a notation on the 1909 insurance record that noted improvements in September 1944 valued at \$10,000.

1985 update of 1947 maps



EXTERIOR PHOTOGRAPHS



SOUTH ELEVATION – MAIN ENTRANCE



WEST ELEVATION – SIDE ENTRANCE

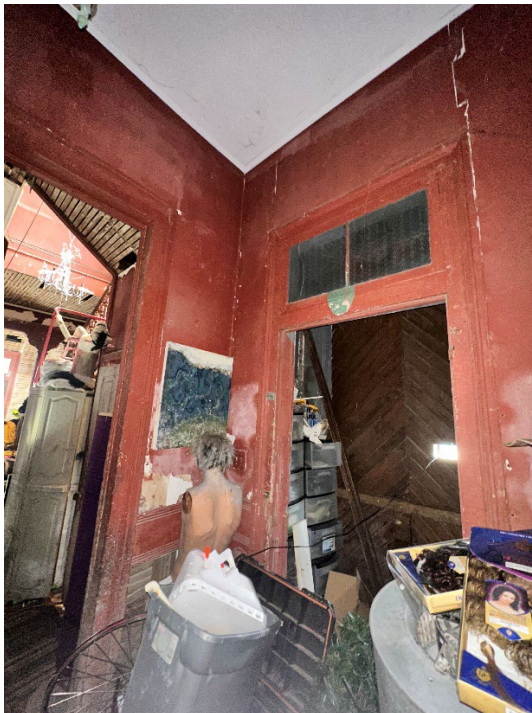
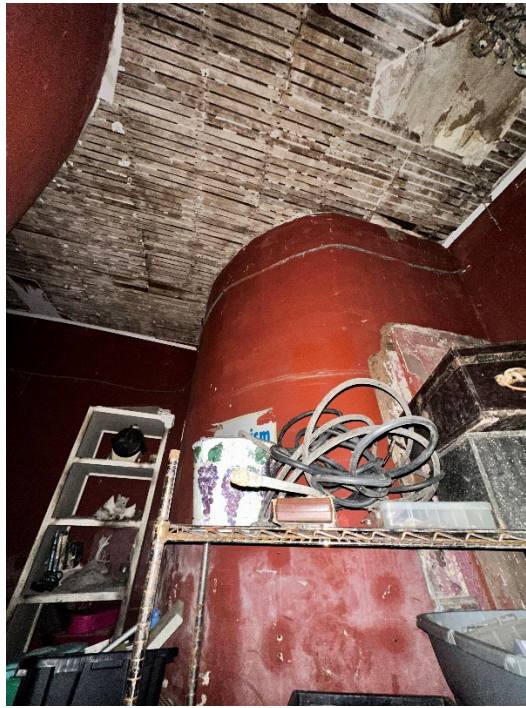


REAR ELEVATION WITH BURNT ONE-STORY STRUCTURE



EAST ELEVATION WITH BURNT ONE-STORY STRUCTURE

INTERIOR PHOTOGRAPHS





3 MARCH 2025

2528 POSTOFFICE STREET

LOT 14, BLOCK 505, ABST 628 M B MENARD SUR

SUBMITTED ON 3 MARCH 2025 TO THE CITY OF GALVESTON PLANNING DEPARTMENT

STATEMENT OF ARCHITECTURAL SIGNIFICANCE

The architectural significance of 2528 Postoffice lies in its representation of late 19th-century wood vernacular architecture, characterized by its two-story rectangular form, low-pitched hipped roof, and distinct façade elements. The building's design features entail a prominent two-story centered porch entrance with a pediment on the west façade, a covered porch entrance on the south facade, painted wood siding, and double-hung wood windows once shuttered, at all facades. This residence rests on brick piers and reflects the building practices and materials prevalent in wood vernacular architecture of Galveston during the time of its construction. As a rare surviving example of a residence originally designed as a brothel, 2528 Postoffice is not only significant for its historical context but also for its architectural integrity, providing insight into the domestic architecture of Galveston's past.

Bibliography:

Beasley, Ellen & Fox, Stephen. (1996). *Galveston Architectural Guidebook*.

Beasley, Ellen. (1996). *The Alleys and Back Buildings of Galveston*.

Brooks, Alonia & United States Department of Interior. (1984). *2528 Postoffice National Register of Historic Places Inventory Nomination Form*.

3 MARCH 2025

2528 POSTOFFICE STREET

LOT 14, BLOCK 505, ABST 628 M B MENARD SUR

SUBMITTED ON 3 MARCH 2025 TO THE CITY OF GALVESTON PLANNING DEPARTMENT

STATEMENT OF HISTORICAL AND CULTURAL SIGNIFICANCE

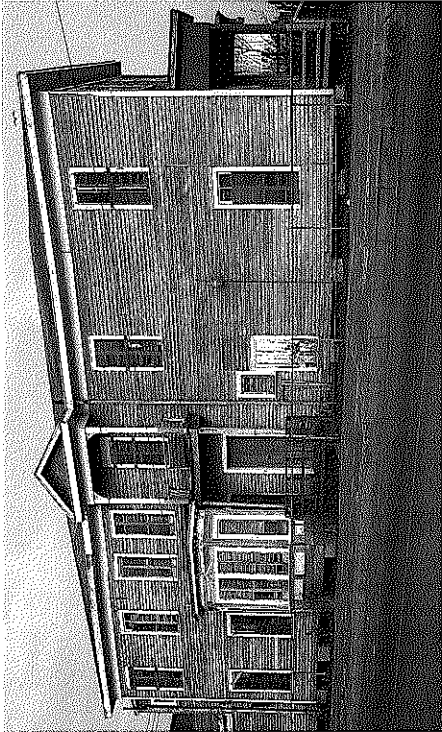
2528 Postoffice represents a significant chapter in Galveston's history as the last remaining structure from the famous Postoffice red-light district, a vibrant area during the city's gambling years (missing dates). Built around 1886 by Mollie Walters, a Madam who migrated from New Orleans, the house embodies the social dynamics and complexities of the era, including issues of gender, class, and the burgeoning tourism economy. As the only surviving brothel from this notorious strip, it offers a unique window into the lives of women who operated within the sex work industry, as well as the cultural attitudes towards such establishments in the context of Galveston's historical development. The building's preservation contributes to understanding the historical fabric of the neighborhood and serves as a reminder of the city's layered past, influencing contemporary discussions on heritage and community identity.

Bibliography:

Beasley, Ellen & Fox, Stephen. (1996). *Galveston Architectural Guidebook*.

Beasley, Ellen. (1996). *The Alleys and Back Buildings of Galveston*.

Brooks, Alonia & United States Department of Interior. (1984). *2528 Postoffice National Register of Historic Places Inventory Nomination Form*.



By the 1900 census, three “boarders” were in residence at 2528 Postoffice, all in their twenties. The 67-year-old Walters was still running the business, although she listed her age as 40. On August 29, 1906, Walters signed a five-year lease with Corine Pearce who agreed to pay \$100-a-month rent for the Postoffice Street property. One month later, Mollie Walters purchased a home at 3518 Avenue O and retired. She lived there until her death on December 14, 1908. Her obituary in the local newspaper described her as “an old resident of Galveston.”

Walters’ estate sold the Postoffice Street house, which continued to be used as a brothel. When the United States entered World War I, a national law banned prostitution within five miles of all military installations. The Army threatened to declare Galveston off-limits unless local officials shut down the brothels. Although Galveston’s bordellos were officially closed, the “boarders” were allowed to remain in residence, with predictable results.

After the war, the brothels continued to operate unabated. In 1936, city officials required that all prostitutes receive medical examinations every two weeks and maintain health certificates. When the Army threatened to declare Galveston off-limits again at the start of World War II, the red-light district was officially closed for the second time, although eleven bordellos were reportedly still in business in 1943.

After a brief resurgence in the early 1950s, a crackdown by state officials finally ended Galveston’s days of open prostitution. Since then, the Walters property has served as a rooming house.

The building has remained largely unchanged since the 1890s, when the projecting bay was added on the 26th Street side. The current owner intends to restore the house to its turn-of-the-century appearance. Plans include a catering kitchen, banquet facility and overnight accommodations. The 1886 Mollie Walters House is listed in the National Register of Historic Places.

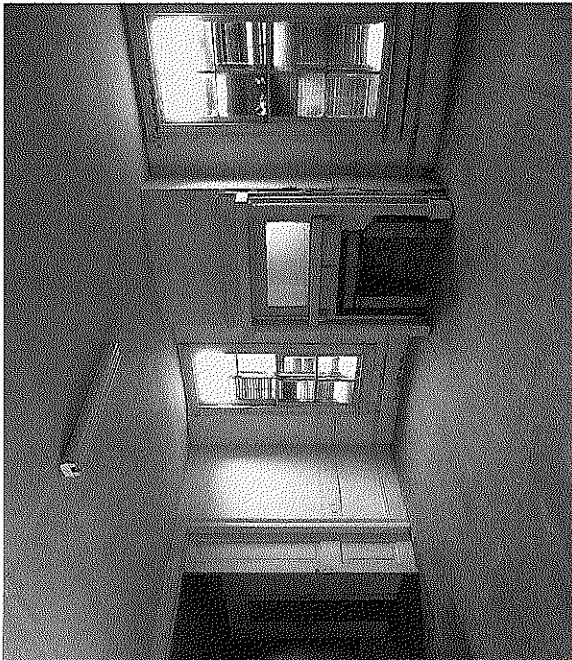
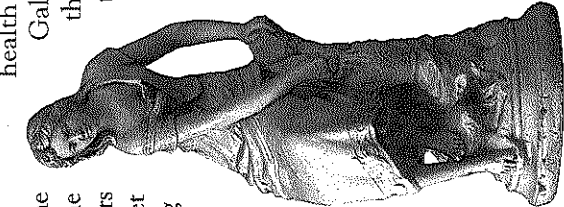
As a port city and the site of military installations, Galveston had a rough side from the beginning. The fortunes of the Island’s saloons and bordellos usually paralleled those of the community at large. When 25-year-old Mollie Walters arrived from New Orleans in 1868, the local economy was recovering after the Civil War. With Federal troops occupying the city and the port booming, Galveston saw a resurgence in prostitution and the emergence of an identifiable red-light district.

Although now commonly referred to as simply Postoffice Street, the “segregated district” of saloons and bordellos that developed after 1865 was centered in the 2500 through 2900 blocks of Market and Postoffice streets and would eventually expand to the same area on Church and Mechanic streets. It was in this neighborhood that Walters operated her first “female boarding house,” as brothels were euphemistically known, on the west side of 25th Street between Market and Mechanic.

In September 1870, Walters pleaded guilty in Criminal Court to keeping a “disorderly house,” paid the customary \$100 fine and returned to business as usual. Ten years later, the 1880 census shows Walters was still in business on 25th Street as the madam of a house occupied by five “boarders” and the three-year-old son of one of the women.

Walters apparently prospered through the 1880s. She bought several pieces of property, including a house on the northeast corner of Postoffice and 26th. In 1886, Walters tore down the building that stood on her Postoffice Street land and built a two-story, 15-room “female boarding house.” The long, narrow frame structure had entrances on both Postoffice and 26th streets. A porch with lattice would have screened customers waiting for admittance from the view of passersby.

When Congress authorized installation of the coastal artillery at Fort Crockett in 1897, Galveston’s bawdy houses were among the indirect beneficiaries. The resulting problems confronting military health officials helped spur a crackdown on the city’s bordellos. Nevertheless, fines remained low and the municipal government only sporadically enforced the vagrancy ordinances which applied to prostitutes.



AND RATING BUREAU,

GEO. W. JALONICK, Manager,
DALLAS, TEXAS.

copy of a document in
The Rosenberg Library, Galveston, Texas.

Not to be Copied or Reproduced in any way
without written permission from the Rosenberg Library

SURVEYOR'S ESTIMATE AND REPORT.

Made for the *National*

Insurance Co.

No.

Galveston, Texas, *July 7th* 189*6*

DESCRIPTION AND ESTIMATE of the present cash value of the *2* story *frame* Building
with *metal* roof, situated at No. *2526-8*, (*Lot 14*) *Ave C & 26th* Street,
Block *505*, Sheet *12*, Sanborn's Map

Owned by *Miss. Ocellie Walters*

Occupancy: (First Floor by *assured* for *Female boarding house*
Second " " " "
Third " " " "

1. When built? *1886*, 2. Number of stories *2* Basement? *2 1/2 ft*

3. Number of rooms *15*, Number of halls *3* Closets *1*, Bath room *✓*

plastered *rough-celled and papered* *15*, Mantels *and* *grates* *12* Open fire-places *none*
cellar and painted *in good repair*
leased ground? *no* 6. When does lease expire?

7. Distance to nearest fire plug (hose line) *20 feet*

8. Number of flues, and construction thereof? *5 brick to ground*

9. Condition of stove pipes and flues? *safe*

10. Condition of stoves? *none* How protected underneath?

11. Do stove pipes pass through partitions, floors or roof? *no*

If so, how protected?

12. General condition of building? *good* The above bldg value *\$55.00*

REMARKS: *one story addn N.E. pt Lot 14. (Bath and 1 bed room)* " *7.00*

" " " *N.W. pt* " *Kitchen* " *2.00*

Fencing on " " *2.50*

VALUATION.

The above described building would cost, at present value of materials
and labor, *brought down* \$ *66.50*

Deduct for depreciation on account of *age* construction location % \$ *0.00*

\$ *66.50*

Deduct *25* 10% to be carried by assured, (Insurance to the amount of 50% of value being advised) \$ *16.62*

Amount of insurance advised on above building, \$ *49.88*

Present cost of barn, \$ *3 wooden cisterns* ; Of servants house, \$ *18.00*

Deduct for depreciation on account of *age* construction location % \$ *0.00*

\$ *18.00*

Deduct *4* 10% to be carried by assured, (Insurance to the amount of 50% of value being advised) \$ *4.50*

Amount of insurance advised on Barn and Servants house, \$ *13.50*

Advisory Rate *112.00* *A. J. J. Jones* Surveyor and Inspector.

NOTE:—If building is not on Sanborn Map, make complete diagram on reverse side hereof, showing all exposures within 70 feet including out buildings.

14: 505.
Value

Оценки:

90 ~~10/11/11~~

Rank E. Nussebaum, substitute trustee,
Gulf Trading Co., lot 14 in block 505
Improvements; \$597.70 (no revenue
mp).

K. 179.5

~~Copied to C.R. Brc. 9/1/15 - C.R. Brc. 8/24/16~~

nsation up to \$10,000)
 Resultant: PERSONAL CASH WITHDRAWAL
 George Ella Williamson and husband,
 L. Hoddeker, lot 14, block 505, with
 revenues of \$700.25.

IMPROVEMENTS:

present	value	\$150
new concrete	"	\$125

only Brooks to Travis Ann Cain, lot 141 10-19-72
 & 505, Galveston, \$10, etc.

11/9/04 Hill Country near Lake

..... per cent

• • • • •

Not affil. No relation to national bodies

[Handwritten:] 7000
by for LONAS 4/6/99
atveston, Texas.
[Stamp:] day of July 1909
[Stamp:] INSPECTOR

INSPIRED BY



25LC-012

STAFF REPORT

ADDRESS:

2116 Postoffice / Avenue E

LEGAL DESCRIPTION:

M.B. Menard Survey, West 28 feet of Lot 11 (11-1), Block 501, in the City and County of Galveston, Texas

Applicant:

Julie K. Baker

Property Owners:

Clyde and Kimberley Wood, Two Woods Investments, LLC

ZONING DISTRICT:

Central Business (CB)

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
28				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business (CB)	Commercial/Residential
North	Central Business, Galveston Landmark (CB-H)	Commercial
South	Central Business (CB)	Commercial/Residential
East	Central Business (CB)	Commercial/Residential
West	Central Business (CB)	Commercial/Residential

Executive Summary

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

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 future Central Drug Store building, located at 2116 Postoffice Ave, was built in 1914 by investors Margaret Nois (widow) and J. E. Pearce. The construction was in the new Chicago Commercial style of architecture which was typically plain and lacking external ornamentation. Insurance records indicate the brick stucco (over metal) building had electric lights, plate glass windows, wooden floors and 13' ceilings on the first floor and 10' ceilings on the second floor. The listed use was as a Women's Millinery on the first floor and rooms for rent on the 2nd floor.

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.

From the late 1920s to the 1960s, diner and luncheonette culture thrived in the United States, offering affordable dining during the Great Depression and World War II. Galveston had numerous lunch counters, including the Central Drug Store at 2116 Postoffice, established by pharmacist Andrew F. Dickinson in 1921. After serving in World War I, Dickinson returned to Galveston, opening the store and adding a luncheonette service in 1930. His brother Grady also owned a local drug store, and both were well-respected in the community. Central Drug Store remained a cherished establishment even after Andrew's death in 1970, operating as a pharmacy until 1994. Subsequent owners maintained its historical features, including original tile entry and wooden floors, while restoring it after Hurricane Ike. Now owned by Clyde and Kimberley Wood, the building continues to serve customers with home remedies and aromatherapy, contributing to the Galveston Postoffice District's cultural charm.

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 Central Drug Store Building retains all aspects of integrity.

**Financial Incentives for
Historic Properties**

The property is not located 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 April 7, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of April 24, 2025.

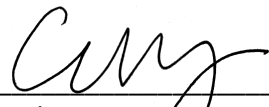
Staff Recommendation

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/HPO

03/31/2025

Date

Landmark Application For 2116 Postoffice

Galveston is known for having one of the largest and the most important intact collections of late 19th and early 20th century architecture in the country. This is due to the successful preservation efforts of property owners and various State, City and County historic protection programs. One such program is the City of Galveston's Landmark Designation. We propose this designation be awarded to the historic 1914 commercial structure located at 2116 Postoffice.

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 future Central Drug Store building, located at 2116 Postoffice Ave, was built in 1914 by investors Margaret Nois (widow) and J. E. Pearce. The construction was in the new Chicago Commercial style of architecture which was typically plain and lacking external ornamentation. Insurance records indicate the brick stucco (over metal) building had electric lights, plate glass windows, wooden floors and 13' ceilings on the first floor and 10' ceilings on the second floor. The listed use was as a Women's Millinery on the first floor and rooms for rent on the 2nd floor.

- 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.**

From the late 1920s to the 1960s, diner and luncheonette culture was popular in the United States. They provided people with affordable dining options during the Great Depression and World War II. These inexpensive lunch locations became part of American culture. Galveston had many lunch counters both downtown and midtown during this period. In 1924, the building at 2116 Postoffice was purchased by Andrew F. Dickinson, a registered pharmacist who had the Central Drug Store business next door. He and business partner R. H. John, remodeled the building and added attractive tile in the front advertising the business name "Central Drug". On August 25, 1930, there were full page advertisements in the Galveston Daily News boasting of the fresh new modern drug store complete with luncheonette service including Purity Ice Cream. Dickinson stated he wanted to give Galveston a beautiful and modern new drug store.

Andrew F. Dickinson was born in Tenaha, Shelby County, TX and was the son of a farmer. Both he and his brother Grady Dickinson worked as farmhands for their father and both boys later came to Galveston and worked the soda fountain and lunch counter at Star Drug Store on 23rd St. Both brothers attended and graduated pharmacy school at the University of Texas in Austin with Andrew graduating in 1916. Grady Dickinson worked for Star Drug and purchased the store in the 1920s. Both brothers enlisted in the medical corp. for the Texas National Guard. Andrew Dickinson was shipped to France in 1918 to a field hospital. Following the war, Andrew returned to Galveston, and the city directory shows he opened a Drug Store in 1921 on Postoffice Ave.

It was the local culture and custom of Galveston residents to eat lunch and visit friends at the various lunch counters thru-out the city. Discussions with Galveston residents living here in the 1940s indicate that there was no animosity between the competing lunch counters or pharmacies

The Central Drug Store at 2116 Postoffice proved to be a success and continued in business even following Andrews death in 1970. The heirs leased out the building and it continued as a pharmacy until its' closure in 1994 when the contents were sold at auction. The heirs of Andrew Dickinson held on to the building and had several retail tenants in the period from 1994 to 2002 when they sold the building to Maureen Boyer. She operated a painted furniture business. The current owners, Clyde and Kimberley Wood, purchased the building in 2009, following Hurricane Ike. In addition to furnishing the store with historic counters and cabinets, their complete restoration has retained many historic features including replacing/rebuilding the awning, restored the plate glass display windows, wooden floors, kept the original back counter cabinet and the exterior tile entry identifying this as Central Drug. They continue to serve clients ailments as Clyde is a certified aromatherapist and they provide home remedies.

This building is in the core of the Galveston Postoffice District designated by the State of Texas as a Cultural Arts and Entertainment District. During the 1930s-1960s, this was a popular local hang out as well as a trusted place to fill prescriptions. Today, the building houses a business that continues to serve customers and provides a cultural experience unique to Galveston. For these reasons we request you approve this request for a Landmark Designation.

Names of Original Owners

Feb 6, 1914 – built for owners J. E. Pearce & Margaret Neis

January 5, 1924 – J. E. Pearce becomes sole owner

August 26, 1924 – J. E. Pearce to Andrew F. Dickinson & R. N. John

June 27, 2002 – Dale Dickinson Et Al (only child of Andrew Dickinson) sold to Maureen Boyer

August 27, 2009 – Maureen Boyer to Two Woods (Clyde and Kimberley Wood)

Significant Historic Uses of the Property:

1914-1924 - Millinery Store - source insurance record, City of Galveston Directory and Galveston Daily News advertisements

1930-1997 – Central Drug Store – source insurance record, City of Galveston Directory and Galveston Daily news advertisements, County Deed Records

1997-2002 – Antique Store – Big House Antiques and Art Studio You Gotta Have Art – source Galveston Daily News

2002-2008 – Painted furniture store – source – owner personal knowledge

2009 – Present – Bookstore and Mystical Gift Shop

Sources:

Insurance document dated 1914, Galveston Public Library History Archives

Galveston County Clerk Archives Title search

Galveston Daily News Archives August 1930

University of Texas “The Cactus” yearbook 1916

National Archives and Records Administration – WWI Draft Registration Card – Andrew Flint Dickinson 1916

National Archives and Records Administration, Port Embarkation passenger list, May 29, 1918, Andrew Dickinson, Sgt 1st Class to Field Hospital 144 France

Galveston City Directories 1921, 1923, 1935, 1943, 1951, 1970

Conversations with Nina Hughes, Galveston resident for 86 years

United States Census 1910, 1920, 1930, 1940





2116

in the City of Galveston, owned by Robert Dringham Over, J. A. Leake

Occupancy:

Basement None for None
First Floor by 13 Owner Owner for Confectionery Store Drugs
Second Floor by 10 Tenant for Study / Sleeping Room
Third Floor by None for None

DESCRIPTION FILE POS 40-2116

When built? 1914 Last repaired or painted? say 7 days to complete

Is it on leased ground? Yes When does lease expire?

What is used for lighting? Elect. Not equipped by gas covered Is gasoline used?

Size of building? 2 1/2 x 42 & 1 story 28 1/2 x 38 ft Kitchen & Stair hall on 1st floor Plaster frame structure
Plastered outside walls 1st Fl. 28 1/2 x 10 1/2 = 302 1/2 S.F. 10 x 14 & 11 x 14 ft

Number of rooms Rough oiled and papered Halls 2 514 Bath room 1
Celled and painted 6 outside walls plastered 7/25/31

Number closets? 2 Porches? None Mantels and grates? None

Number of flues and construction thereof? 2 in brick walls

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

R. H. John, 2116 E, remodel second floor, \$2000. 11-8-41 Est. at present value of materials and labor \$4000 2211

including plate glass front plumbing & wiring \$ _____
Deduct for depreciation from age, use or location Est 13-13 1/2 / 46 710 per cent \$ _____
Making the present Cash Valuation \$ _____

OTHER IMPROVEMENTS:

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

J. E. Pearce to Andrew P. Dickinson and R. H. John, west 28 feet of lot 11, block 591, and improvements: \$25,000.

8/25/26

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

Louis H. Peak, trustee, to J. E. Pearce, west 28 feet lot 11, block 591, and improvements: \$17,000.

1/5/24

REMARKS:

See Mayor on Std H.R. 241

We Want You to Be Our Guest---

To visit us in our new home—as beautiful and modern as we could possibly make it—whether you are an old friend and customer, or just drop in once in a while, or a stranger or visitor in Galveston, we most cordially invite you to be our guest at the formal opening of the new



Central Drug Store

Tonight, Monday, Aug. 25th, 8 to 10

Hollingsworth's Unusual
Candies

Elmer's Candies

DuBarry Preparations

Barbara Gould



Coty's

Evening in Paris

Shaeffer Pens and Pencils

Drug Sundries

In opening the new CENTRAL we believe that we are giving the people of Galveston the most complete drug store in the entire Southwest. Modern and beautiful and carrying the highest grades of merchandise of the most popular lines.

Our Prescription Department, like every other department of our new store, is of the highest standard and under the supervision of the most capable registered druggists.

A complete Luncheonette service has been installed, in every way measuring up to the high standards of CENTRAL.

Purity Ice Cream will be served at our fountain, and the highest grades of syrups and popular nationally advertised fountain drinks.

We invite you to make this YOUR store. Meet your friends here. Visit us whenever shopping. We are proud of our new store and believe all Galveston will be proud with us.

CENTRAL DRUG STORE

2116 POSTOFFICE ST.—JUST NEXT DOOR TO OUR OLD LOCATION

Check out this record I found on the Ancestry mobile app

From: Julie Baker (auntjuliesjunk@aol.com)

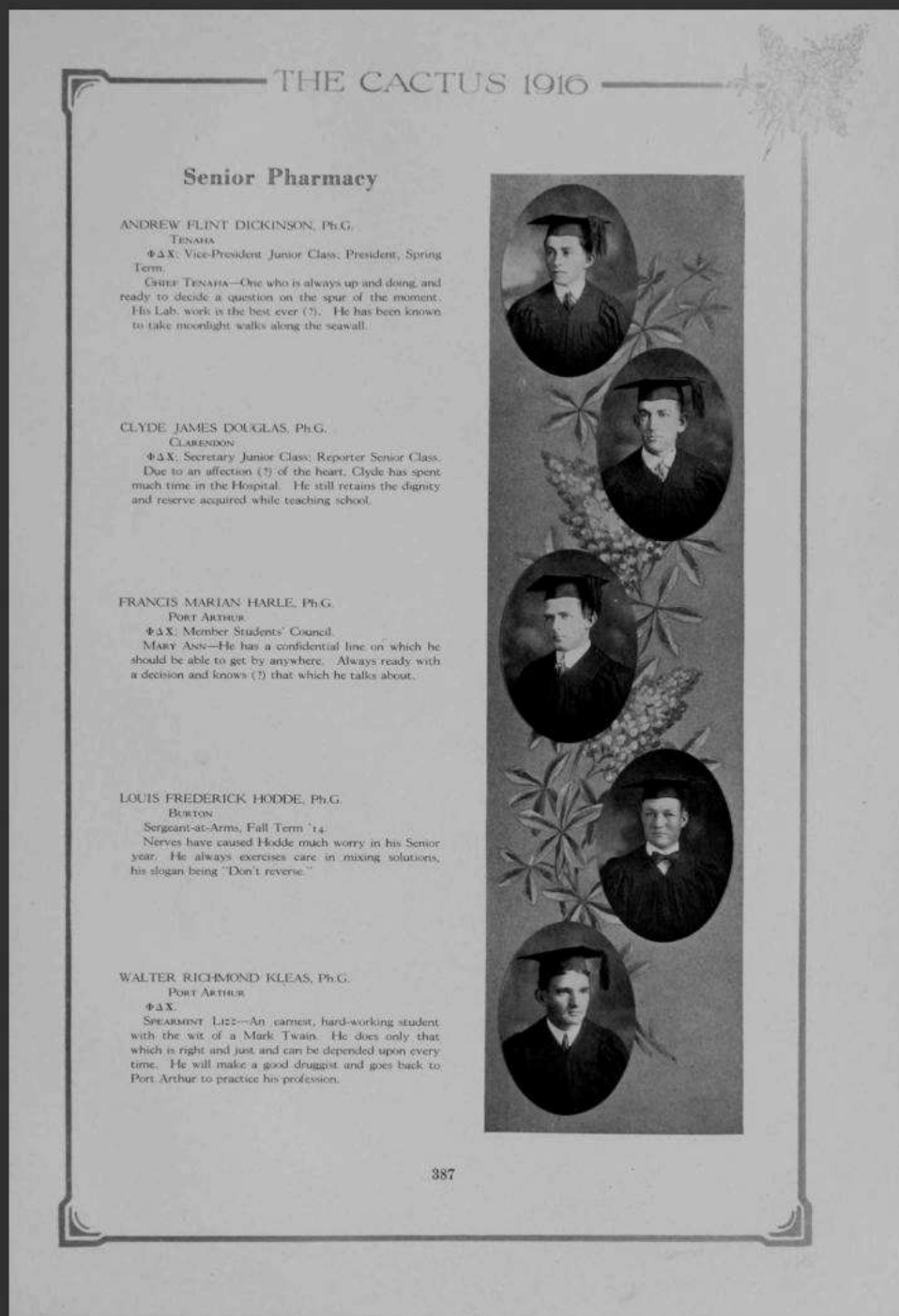
To: auntjuliesjunk@aol.com

Date: Wednesday, February 12, 2025 at 08:10 AM CST

I found a record for someone on Ancestry.

Senior pharmacy

Share



Free to view, no account needed.



Messages



Save to device



Share to



Ancestry message

Messages

Save to device

Share to...

Ancestry message

[View the record](#)

Ancestry is the world's largest online resource for family history. With billions of historical records, powerful search tools, family trees and an active community, Ancestry helps everyone discover, preserve and share their family history.

Sent from my iPad

Chicago style

From: Julie Baker (auntjuliesjunk@aol.com)

To: auntjuliesjunk@aol.com

Date: Wednesday, February 12, 2025 at 07:08 AM CST

The **Chicago School** refers to two architectural styles derived from the architecture of Chicago. In the history of architecture, the first Chicago School was a school of architects active in Chicago in the late 19th, and at the turn of the 20th century. They were among the first to promote the new technologies of steel-frame construction in commercial buildings, and developed a spatial aesthetic which co-evolved with, and then came to influence, parallel developments in European Modernism. Much of its early work is also known as **Commercial Style**.^[1]



The Chicago Building by Holabird & Roche (1904–1905) is a prime example of

the Chicago School, displaying both variations of the Chicago window

A "Second Chicago School" with a modernist aesthetic emerged in the 1940s through 1970s, which pioneered new building technologies and structural systems, such as the tube-frame structure.^[2]

Contents

First Chicago School ☐

(

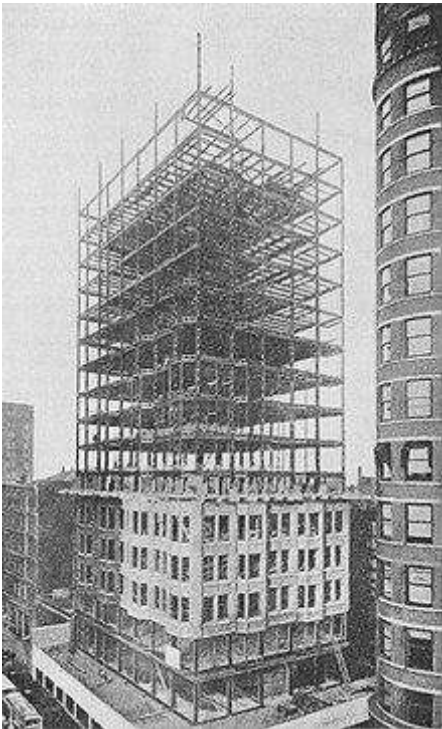
]



Historically unprecedented grid of wide windows, clear expression of structural

frame, and minimalist ornamentation on the Marquette Building(1895).

While the term "Chicago School" is widely used to describe buildings constructed in the city during the 1880s and 1890s, this term has been disputed by scholars, in particular in reaction to Carl Condit's 1952 book *The Chicago School of Architecture*. Historians such as H. Allen Brooks, Winston Weisman and Daniel Bluestone have pointed out that the phrase suggests a unified set of aesthetic or conceptual precepts, when, in fact, Chicago buildings of the era displayed a wide variety of styles and techniques. Contemporary publications used the phrase "Commercial Style" to describe the innovative tall buildings of the era, rather than proposing any sort of unified "school."



A steel skeletal frame, like that of the Fisher Building (built 1895–1896, and still

standing), meant the height of a building was no longer limited by the strength of its walls.

Some of the distinguishing features of the Chicago School are the use of steel-frame buildings with masonry cladding (usually terra cotta), allowing large plate-glass window areas and limiting the amount of exterior ornamentation. Sometimes elements of neoclassical architecture are used in Chicago School skyscrapers. Many Chicago School skyscrapers contain the three parts of a classical column. The lowest floors function as the base, the middle stories, usually with little ornamental detail, act as the shaft of the column, and the last floor or two, often capped with a cornice and often with more ornamental detail, represent the capital.

The "Chicago window" originated in this school. It is a three-part window consisting of a large fixed center panel flanked by two smaller double-hung sash windows. The arrangement of windows on the facade typically creates a grid pattern, with some projecting out from the facade forming bay windows. The Chicago window combined the functions of light-gathering and natural ventilation; a single central pane was usually fixed, while the two surrounding panes were operable. These windows were often deployed in bays, known as *oriel windows*, that projected out over the street. Sent from my iPad



soda fountain counter was added to the pharmacy.

In the 1920's George Clampitt and Grady Dickinson purchased and operated the store until 1982. These two men maintained the integrity of the drug store as well as altered history when the Star became the first desegregated lunch counter in Galveston.

Ownership changed hands several times before a severe fire on Friday, March 13, 1998, closed the store indefinitely. In November 2001, the Tilts family purchased and began restorations to the building.

This five year project included rebuilding and restoring the facade, two loft apartments upstairs, the historical Coca-Cola neon porcelain sign and the drug store. The owners paid careful attention to detail so that their patrons would have a memorable experience. The original horseshoe counter, complete with the embedded red tile star in its prominent facade, still reigns as the Star Drug Store's most recognized emblem.



Hurricane Ike

On September 12, 2008, Galveston experienced a devastating disaster, **Hurricane Ike**. The Star Drug Store sustained over six and half feet of water inside its premises damaging most of the



25P-011 STAFF REPORT

ADDRESS:

819 Avenue K

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Lot 3 Block 68, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNERS:

Felix Serrata

ZONING:

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

REQUEST:

Replat

APPLICABLE LAND USE REGULATIONS:

Article 6 - Land Development Regulations

STAFF RECOMMENDATION:

Approval based on findings and conditions

EXHIBITS:

A – Survey
B – Proposed Replat

STAFF:

Daniel Lunsford
Senior Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notices Sent: 27

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

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection with Comment: A min. 5' utility easement required for utility access from alley to northernmost lot.

Planning: No Objection with Comment: The rear garage shall be demolished or converted into a dwelling unit with all required permits prior to plat filing

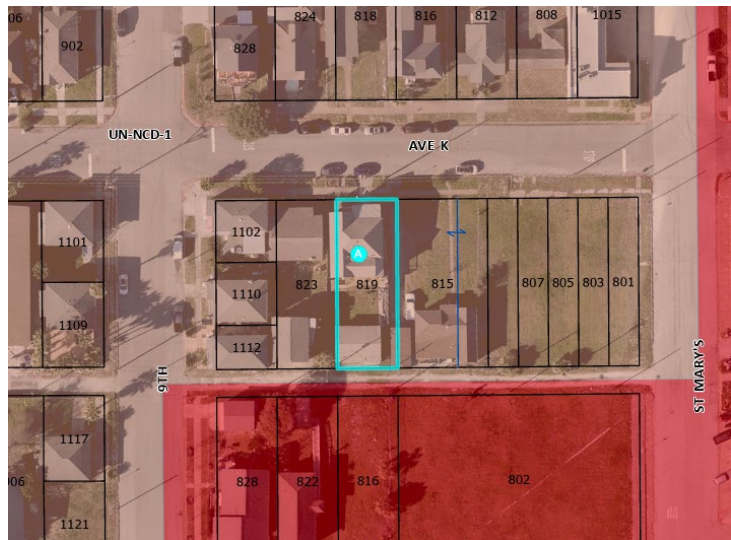
Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection

**Executive Summary:**

The applicant is requesting a replat of one parcel into two. Currently the parcel and existing structures are oriented north-south between Avenue K and the alley; the applicant wishes to replat into two east- west oriented lots. According to the replat submitted as Exhibit A, each lot will then include a separate structure – a dwelling on the north lot and a garage on the south lot adjacent to the alley.

Note that this will result in one lot having access from the alley only, and no access from Avenue K. Because the proposed

rear alley lot will not have direct street access, the request does not meet the criteria for administrative approval and must be approved by the Planning Commission. Note also that this will result in an accessory structure on a parcel separate from the primary structure, a violation of Land Development Regulations 2.401(C):

Location. Accessory buildings shall be located on the same lot or parcel as the principal building or use to which they relate.

Site and Surrounding Area:

The site is composed of one parcel of land oriented north-south which currently contain a single-family detached house facing Avenue K, and a garage located near the alley. The applicant is proposing that the rear lot have frontage on the alley only, which is permitted per Section 6.302 (E)(1) of the Land Development Regulations (LDR).

The subject parcel and parcels to the north, east, and west are zoned Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1) and all include single-family dwellings. The parcels to the south are zoned Commercial, Height and Density Development Zone 3 (C-HDDZ-3). Except for overhead electrical lines on the north side of the alley, the alley to the south is largely unobstructed, and partially paved with a gravel surface.

Zoning and Land Use:

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	Commercial, Height and Density Development Zone 3 (C-HDDZ-3)	Undeveloped
East	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Residential
West	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Residential

Lot and Block Configuration, Conformance with Urban Neighborhood (UN) Standards:

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

Zoning	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Set Back	Side Set Back	Rear Set Back
Urban Neighborhood (UN)	2,500 square feet	0 feet	0 feet	0 feet	0 feet	0 feet

The proposed southern lot does not meet the minimum area standards for new parcels in Urban Neighborhood (UN) per Land Development Regulations, Article 3 addendum for Urban Neighborhood (UN) zoning. However, the Zoning Board of Adjustment approved a variance request for reduced lot area under Case 24Z-007 to allow the rear lot to deviate from the minimum 2,500 square foot area as shown in Exhibit A. The northernmost lot facing Avenue K exceeds the minimum requirement.

Department Review and Comments:

The proposed replat includes a five-foot wide utility easement allowing the front house to access existing water and sanitary sewer in the alley as requested by the Public Works Department. Planning requires that either the rear accessory structure be converted into a dwelling unit or demolished prior to filing of plat documents in order to conform with Land Development Regulations 2.401(C).

Planning Commission:

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

Staff Recommendation:

Staff recommends case 25P-007 be approved subject to the following conditions:

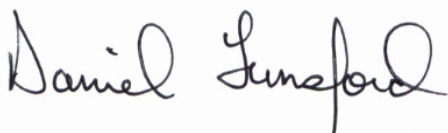
Specific Conditions:

1. The applicant shall accommodate the filing of the plat by October 8, 2025;
2. A minimum 5' utility easement from the alley to the northernmost lot shall be included on the replat for utility access in the alley;
3. The rear garage shall be demolished, or converted into a dwelling unit with proper permitting prior to plat filing;

Standard Conditions:

4. 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
5. The applicant shall comply with all recordation requirements; and, shall provide the Development Services Department and with all Galveston County filing fees by certified check or money order.

Respectfully Submitted,

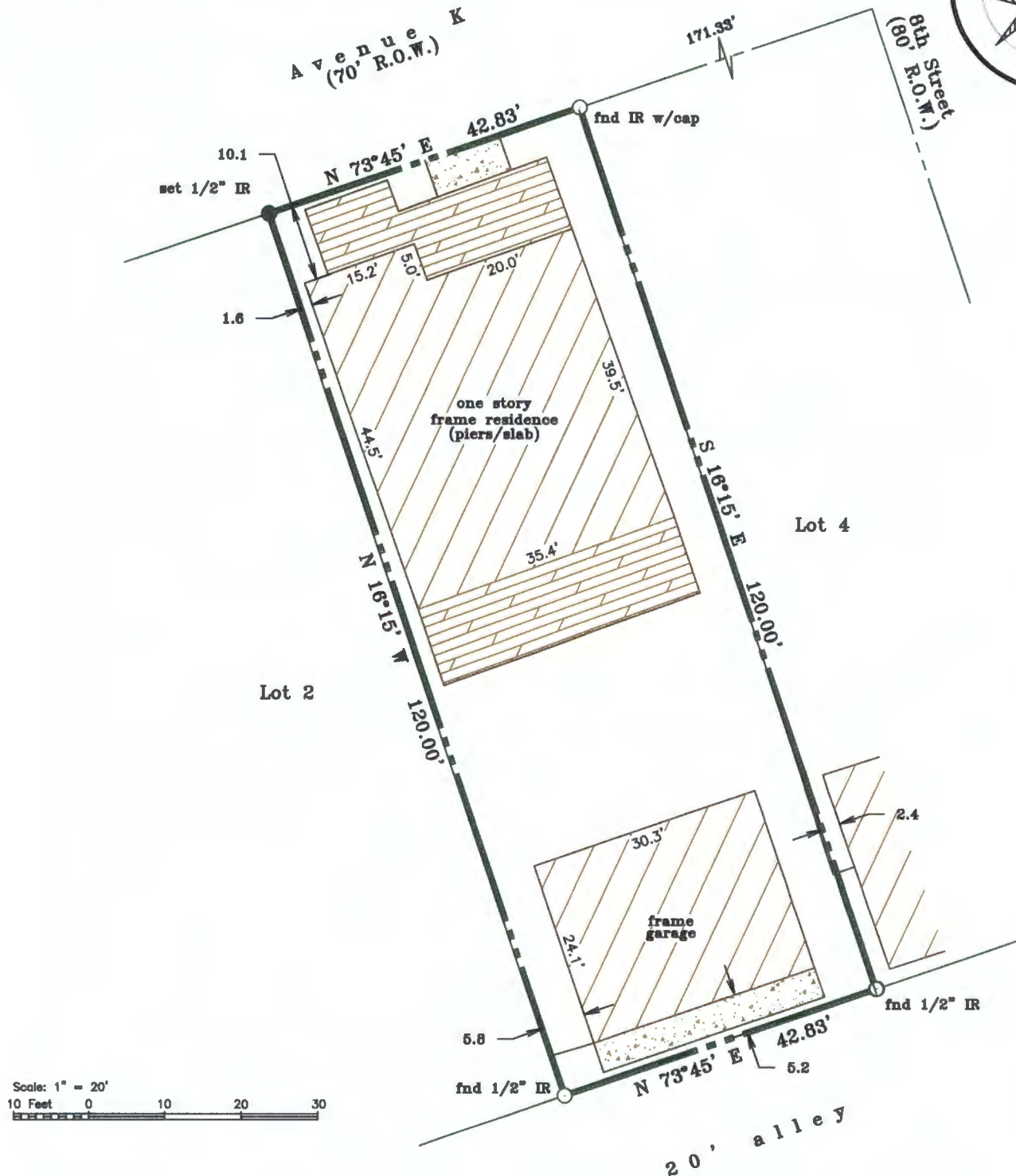


Daniel Lunsford
Senior Planner

March 27, 2025

Date

Michael Menard Survey
Abstract 628
Galveston County, Texas



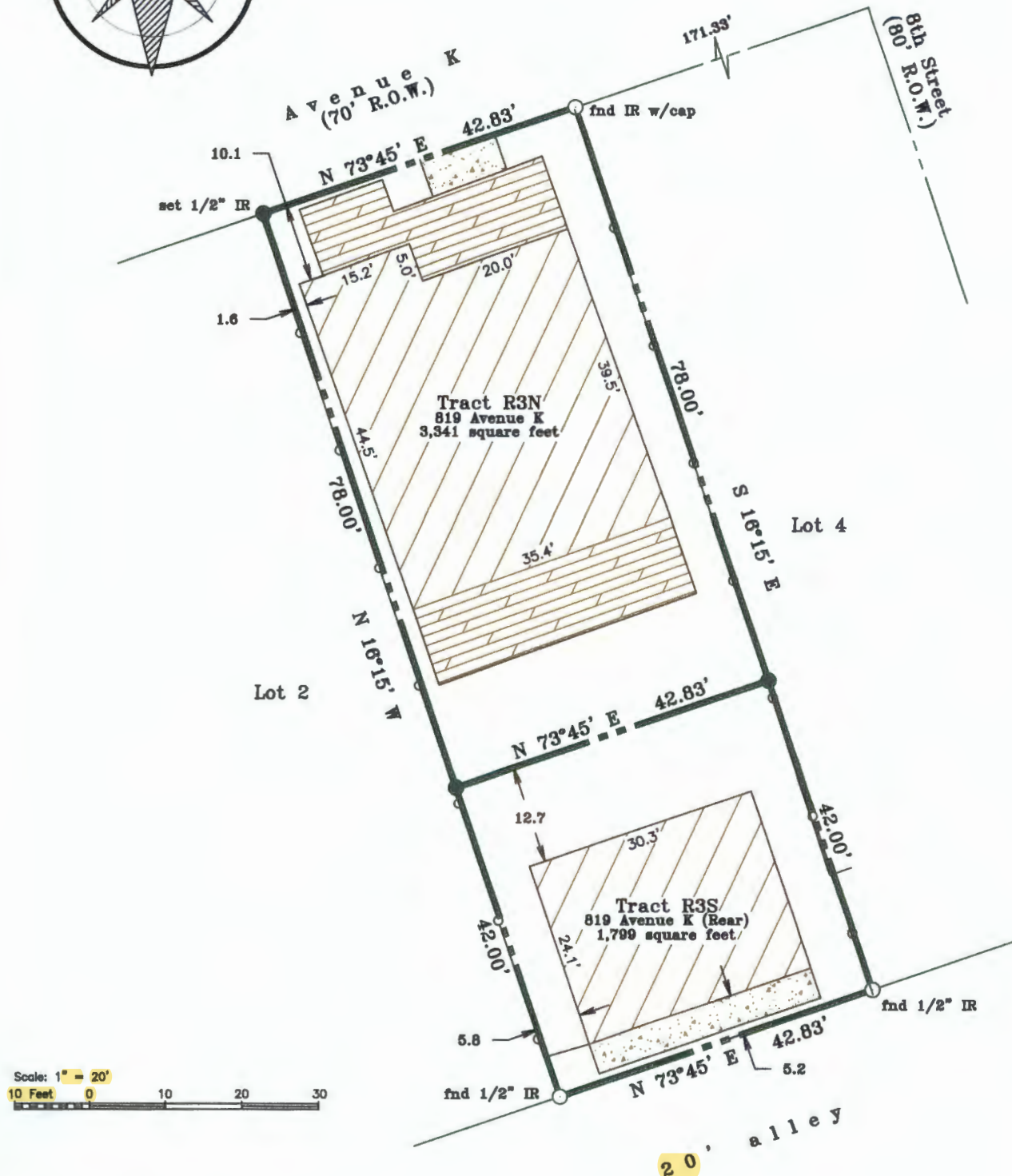
LAND TITLE SURVEY OF A TRACT OF LAND being Lot 3, in
Block 68, in the City and County of Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE

- True ground distances shown
- Adjacent lots reference Blk 68
"Plan of COG, Sandusky 1845"
- Survey monuments reconciled
w/ numerous previous surveys

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485469
:Map 48167C0442G
:August 15, 2019

Michael Menard Survey
Abstract 628
Galveston County, Texas



SITE PLAN of Tract R3N and R3S of "Serrata on Avenue K" a proposed replat of Lot 3, in Block 68, in the City and County of Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD
EASEMENTS, RESTRICTIONS, ROADWAYS,
RIGHTS-OF-WAY, BUILDING LINES,
ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE

- True ground distances shown
- Adjacent lots reference Blk 66
"Plan of COG, Sandusky 1845"
- Survey monuments reconciled
w/ numerous previous surveys

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AE
:Community #485489
:Map 48167C0442G
:August 15, 2019