

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, MAY 6, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

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

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

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Public Comment
Request to Address Commission on Agenda Items Without Public Hearings and
Non-Agenda Items (three-minute maximum per speaker. If speaking through a
translator, six-minute maximum per speaker)
5. Old Business and Associated Public Hearings

5.A PLANNED UNIT DEVELOPMENT

- 5.A.1 25P-014 (1802, 1902 and 1920 Harborside)** Request for a Planned Unit
Development (PUD) Overlay District for a "Parking Lot, Commercial Surface
Parking Area. Property is legally described as M.B. Menard Survey; Lots 8-11,
Block 738; Lots 12-14 (12-0), Block 738 and Lots 8-10, Block 739, and Portion
of Adjacent 19th Street; and Lots 11-14, Block 739; in the City and County of
Galveston, Texas.
Applicant: Shae Jobe
Property Owner: Harbor Properties, Inc.

6. New Business and Associated Public Hearings

6.A **ABANDONMENT**

2. **25P-015 (Adjacent to 303 31st Street)** Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.
Applicant: Christopher Lankford and Marc Hill
Adjacent Property Owner: CHL & RAL Holdings, LLC
Easement Holder: City of Galveston

6.B **LICENSE TO USE**

3. **25P-016 (Adjacent to 10 Compass Circle)** Request for a License to Use for the placement of a retaining wall in the right of way. Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas.
Applicant: Mark Coyle
Adjacent Property Owners: Shawn Cloonan
Easement Holder: City of Galveston
4. **25P-017 (Adjacent to 3312 Sealy / Avenue I)** Request for a License to Use to retain a construction dumpster in the right of way. Adjacent property is legally described as M.B. Menard Survey Lots 9, 10 & West One-Half of Lot 8 (10-1), Block 273, Galveston Aka Lot A Richardson Resubdivision, in the City and County of Galveston, Texas.
Applicant: Raevonne Walker, JRE Construction
Adjacent Property Owner: JNJ Family Properties
Easement Holder: City of Galveston
5. **25P-018 (Adjacent to 2209 Market / Avenue D)** Request for a License to Use to retain construction items in the right of ways. Adjacent property is legally described as M.B. Menard Survey, Lots 4 and 5 Block 502, in the City and County of Galveston, Texas.
Applicant: Brian Yates, Cabella Investments, LLC.
Adjacent Property Owner: Cabella Investments, LLC.
Easement Holder: City of Galveston

6.C **TEXT AMENDMENT**

6. **25ZA-002** Request for a text amendment to the Galveston Land Development Regulations, Article 3 to include 2102 Ursuline/Avenue N in the list of Corner Store locations in the San Jacinto Neighborhood.
Applicant: Victor Turner and D'Ann Forman

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 05/01/2025 at 10:15 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



25P-014

STAFF REPORT

ADDRESS:

1802, 1902 and 1920 Harborside

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey; Lots 8-11, Block 738; Lots 12-14 (12-0), Block 738 and Lots 8-10, Block 739, and Portion of Adjacent 19th Street; and Lots 11-14, Block 739; in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Shae Jobe

PROPERTY OWNER:

Harbor Properties, Inc.

ZONING:

Heavy Industrial (HI)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE LAND USE REGULATIONS:

Article 4 of the Land Development Regulations

EXHIBIT:

A – Applicant's Submittal, PUD Plan

STAFF:

Tim Teitjens
Executive Director
409-797-3668
tteitjens@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				

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

City Department Notification Responses:

Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection with comment: *The final drainage plan for this location will need to be submitted and approved by the Engineering Division of the Public Works Department.*

Private Utilities Notification Responses:

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



Executive Summary

This is a request for a Planned Unit Development (PUD) Overlay District to establish a “Parking Lot, Commercial Surface Parking Area” land use in a Heavy Industrial (HI) zoning district. The purpose of the PUD is:

- To deviate from Sections 2.347(A)(1), 2.347(A)(2), 9.301(C)(1), and 9.301(C)(2) regarding parking lot landscaping requirements.

Site Details

The subject site consists of several lots located in the 1800 and 1900 blocks of Harborside Drive. The site has a total area of 4.255 acres and is the former site of the Lipton Tea building which has been demolished.

Compatibility with Base and Surrounding Zoning and Land Uses

The subject site is zoned Heavy Industrial (HI). The proposed use of “Parking Lot, Commercial Surface Parking Area” is permitted in the HI zoning district as a Limited Use. Limited Uses are allowed provided the associated Limited Standards are adhered to.

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

The request specifically seeks relief from internal landscaping requirements outlined in the City’s Land Development Regulations.

These requirements appear in two sections of the regulations:

- Article 2, which establishes enhanced landscaping standards for new “Parking Lot, Commercial Surface Parking Area” uses.
- Article 9: Landscaping, which sets general standards for parking lots throughout the city, and

The applicant is requesting a deviation from both sections, effectively eliminating internal landscaping elements from the proposed plan.

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

- Tree islands placed every 8 parking spaces (rather than every 10),
- Tree plantings with a minimum 2-inch caliper trunk and 14 feet in height (compared to the base 1.5-inch caliper and 6 feet), and
- 8-foot-wide internal landscape medians.

In addition, Article 2 requires a 10-foot sidewalk along all public rights-of-way. The applicant is requesting a modification to this requirement, proposing 7-foot sidewalks along the east, west, and south property lines, and a 12-foot sidewalk along the north side.

The applicant has stated that the current plan increases total landscaped area by 9,308 square feet beyond the minimum required, largely through enhanced perimeter landscaping. Staff has not independently verified this calculation but recognizes the intent to improve the site’s overall landscape design. Internal landscaping provides specific functional and environmental benefits, such as:

- Stormwater management: Tree medians help absorb runoff and ease the burden on stormwater systems.
- Heat island reduction: Shaded areas lower surface and air temperatures.
- Pavement longevity: Shaded asphalt tends to degrade more slowly, extending its lifespan.
- Aesthetic value: Internal landscaping breaks up large paved areas, creating a more visually inviting environment.
- User comfort: Shaded parking enhances the experience for both drivers and pedestrians, especially in warm climates.

Ability of the Property to be used under Current Zoning

The subject site is zoned Heavy Industrial (HI). The HI district is intended to accommodate intense industrial uses plus certain other activities that require careful location to limit risks to public health and safety.

As noted above, the land use of “Parking Lot, Commercial Surface Parking Area” is permitted in the HI zoning district as a Limited Use

PUD Details /Development Plan

The purpose or intent of the PUD	The purpose or intent of the PUD is: • Sections 2.347(A)(1), 2.347(A)(2), 9.301(C)(1), and 9.301(C)(2) regarding parking lot landscaping requirements.
PUD Land Uses	Prohibit the following uses that are permitted in the HI zoning district: • Excavation • Heavy Industry • Light Industry • Mining / Extraction • Research and Testing Laboratory

Density	No buildings are proposed. The parking lot will have 445 spaces.
Building Height	No buildings are proposed.
Building Setbacks	No buildings are proposed.
Limits of Construction	As shown on the site plan.
Building Elevations	No buildings are proposed.
Vehicular Parking	Vehicular parking for customers will be provided on a ground level surface parking lot.
Pedestrian Access	Pedestrian access will be provided via all-weather surfaces from 18th Street and 20th Street.
Streets and Circulation	There are no public streets proposed within the limits of the PUD. Vehicular access and fire lanes are provided as shown on the attached site plan exhibits and will be constructed to City of Galveston standards.
Screening and Landscape	Parking Screening shall comply with Division 9.300. Landscaping shall comply with Article 9 Landscaping with the exception of Sections 9.301(C)(1), and 9.301(C)(2). It is the intent of the PUD to promote a high standard of landscape design and installation surrounding the interior of the parking lot. The current City of Galveston landscape requirements will be considered a minimum standard with expectations of exceeding those standards.
Environmental Protection	The PUD will comply with environmental protection regulations codified, adopted, and in practice by authorities having jurisdiction over the project site, including, but not limited to, the City of Galveston.
Signage	Per Article 5 of the Land Development Regulations.
Lighting	Per Article 7 of the Land Development Regulations.
Phasing or Scheduling	The project is proposed to be done as a single phase.
Unique characteristics or exceptional circumstances	See Exhibit A for the Applicant's Submittal.

Criteria for Approval

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

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

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

**Planning Commission
Recommendation**

Should the Planning Commission find that the Criteria for Approval are met, the following conditions may be appropriate.

Specific Conditions;

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance. Relief provided by this PUD plan includes:
 - a. To deviate from Sections 2.347(A)(1), 2.347(A)(2), 9.301(C)(1), and 9.301(C)(2) of the Land Development Regulations regarding parking lot landscaping requirements. The use shall conform to the attached PUD plan and other applicable ordinances;
 - b. Prohibit the following land uses:
 - i. Excavation
 - ii. Heavy Industry
 - iii. Light Industry
 - iv. Mining / Extraction
 - v. Research and Testing Laboratory
2. The applicant shall adhere to the comment from the Public Works Department regarding final approval of the drainage plan;

Standard Conditions of a Planned Unit Development (PUD):

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

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

5. There shall be no nuisance created or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties; and,
6. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

City Council has the final decision regarding this PUD request. Council will hear this request on May 22, 2025.

Respectfully Submitted,



Tim Tietjens, Executive Director

Date

5-1-25

Planned Unit Development Plan

Shae Jobe, the Applicant, and the Property Owner, Harbor Properties, Inc., a subsidiary of the Sealy and Smith Foundation, are requesting to establish a Planned Unit Development (PUD) Overlay Zoning District in a Heavy Industrial base zoning district to construct a surface commercial parking lot.

The subject site is comprised of 3.9 acres with direct frontage on Harborside Drive, 18th Street, 20th Street, and Wharf Road. The request proposes to deviate from various Limited Use Standards set forth in Sections 2.347 A.1., 2.347 A.2., 9.301 C.1., and 9.301 C.2. of the current City of Galveston Land Development Regulations as described and set forth in the Narrative and Property Owner's Justification Section of the Application.

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

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

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

Base Zoning District

The Base Zoning District for the property as currently designated by the City of Galveston is **HEAVY INDUSTRIAL**. The proposed PUD shall use the Heavy Industrial (HI) Base Zoning District as the basis of development standards and is therefore compatible with current zoning designations. The proposed deviations from the Base Zoning District are as follows:

Landscaping	Base Zoning District	PUD
Requirements	Shall comply with standards defined in Article 9 of the LDR	3.9 Acres Shall comply with standards defined in Article 9 of the LDR with deviation from Limited Use Standards in Section 2.347 A.1. and A.2. and Interior Landscaping Standards dealing with Landscape Islands and Parking Rooms set forth in Section 9.301 C.1. and C.2. of the LDRs.

Permitted Uses

The proposed Permitted Uses for the PUD shall be those uses permitted for **Heavy Industrial** Land Uses specifically for the Heavy Industrial Base Zoning District as defined in Table 2.201 of the current Land Development Regulations for the City of Galveston with the following exceptions / deviations which will be prohibited:

1. Excavation
2. Heavy Industry
3. Light Industry
4. Mining / Extraction
5. Research and Testing Laboratory

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

The proposed PUD shall comply with all applicable Codes, Ordinances, and Regulations adopted and codified by the City of Galveston. The applicant / property owner is not seeking relief from any Codes, Ordinances, or Regulations beyond what is specified within this application. Specifically, this Exhibit “A” and the attached plans, elevations, renderings and surveys making up the proposed Development Plan.

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

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

D. Development Plan

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

a. The purpose and intent of the PUD;

The purpose and intent of the PUD is to facilitate the development of a commercial surface parking lot on approximately 3.9 acres of land. Due to the lot shape, street frontages, and other challenging site conditions, the PUD is being proposed to allow for minimal, yet necessary, flexibility in development standards. It is also the intent of the PUD to create more strict permitted use standards by prohibiting uses allowed within the current Base Zoning District.

b. PUD land uses

Proposed Land Use is **Parking Lot, Commercial Surface Parking Area.**

c. Density

445 Spaces

d. Building Height

Not Applicable

e. Building Setbacks

Not Applicable

f. Limits of Construction

See attached site plan exhibits with dimensions

g. Building Elevations

Not Applicable

h. Vehicular Parking

Vehicular parking for customers will be provided on a ground level surface parking lot.

i. Pedestrian Access

Pedestrian access will be provided via all weather surfaces from 18th Street and 20th Street. Pedestrian access around the exterior of the parking lot will be provided via a seven (7') foot wide concrete sidewalk on the east, west and south sides of the property and a twelve (12') foot wide public sidewalk on the north side of the property.

j. Streets and Circulation

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

k. Screening and Landscaping

Parking Screening shall comply with Division 9.300. Landscaping shall comply with Article 9 LANDSCAPING. It is the intent of the PUD to promote a high standard of landscape design and installation surrounding the interior of the parking lot. The current City of Galveston landscape requirements will be considered a minimum standard with expectations of exceeding those standards.

For cruise ship / long term parking, trees are known to attract birds, in the internal parking areas, these birds could and will likely defecate as they roost in the trees, if this defecation (due in part to the Uric Acid contained in their droppings) were to sit on automobile paint for more than 2 days, could and often do, strip paint from the automobiles. For that reason, the property owner proposes to place light poles in the interior instead of trees. Such lighting will also increase security of parking customers during nighttime periods.

l. Environmental Protection

The PUD will comply with environmental protection regulations codified, adopted, and in practice by authorities having jurisdiction over the project site, including, but not limited to, the City of Galveston.

m. Signage

All signage within the PUD shall comply with regulations defined in Article 5. SIGNS as is applicable for the permitted uses. Where applicable, signage shall comply with Table 5.107 *Signs Commercial (C), Heavy Industrial (HI) and Light Industrial Districts*

n. Lighting

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

o. Phasing or Scheduling

Development of the PUD will be completed in a single phase.

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

To Be Determined

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

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

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

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

The proposed Permitted Uses for the PUD shall be those uses permitted for **Heavy Industrial** Land Uses specifically for the Heavy Industrial Base Zoning District as defined in Table 2.201 of the current Land Development Regulations for the City of Galveston with the following exceptions / deviations which will be prohibited:

1. Excavation
2. Heavy Industry
3. Light Industry
4. Mining / Extraction
5. Research and Testing Laboratory

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

See attached Survey Exhibit

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

Not Applicable

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

Not Applicable

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

Not Applicable

f. Proposed circulation systems, including preliminary street cross sections

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

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

Not Applicable

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

Not Applicable

i. Location and type of proposed landscaping including existing landscaping

The existing site is undeveloped with no existing landscaping beyond natural groundcover. Landscaping shall comply with Article 9 LANDSCAPING. It is the intent of the PUD to promote a high standard of landscape design and installation throughout the project. The current City of Galveston landscape requirements will be considered a minimum standard with expectations of exceeding those standards. See attached Site Plan Exhibits for more detail.

j. Public access

Public pedestrian access will be provided across the front of the site via a seven (7') foot wide concrete public sidewalk on the east, west and south sides of the property and a twelve (12') foot wide public sidewalk on the north side of the property. Public access to the interior of the parking lot will be provided via all weather surface from 18th Street and 20th Streets.

k. Proposed easements

See attached Survey exhibit

l. Proposed trail networks

There are no trail networks proposed within the PUD

m. Identification of environmentally sensitive areas

Not Applicable

n. Transit network and / or stops

There is no transit network access or stops proposed as part of the PUD

1902 Harborside Landscaping Comparison

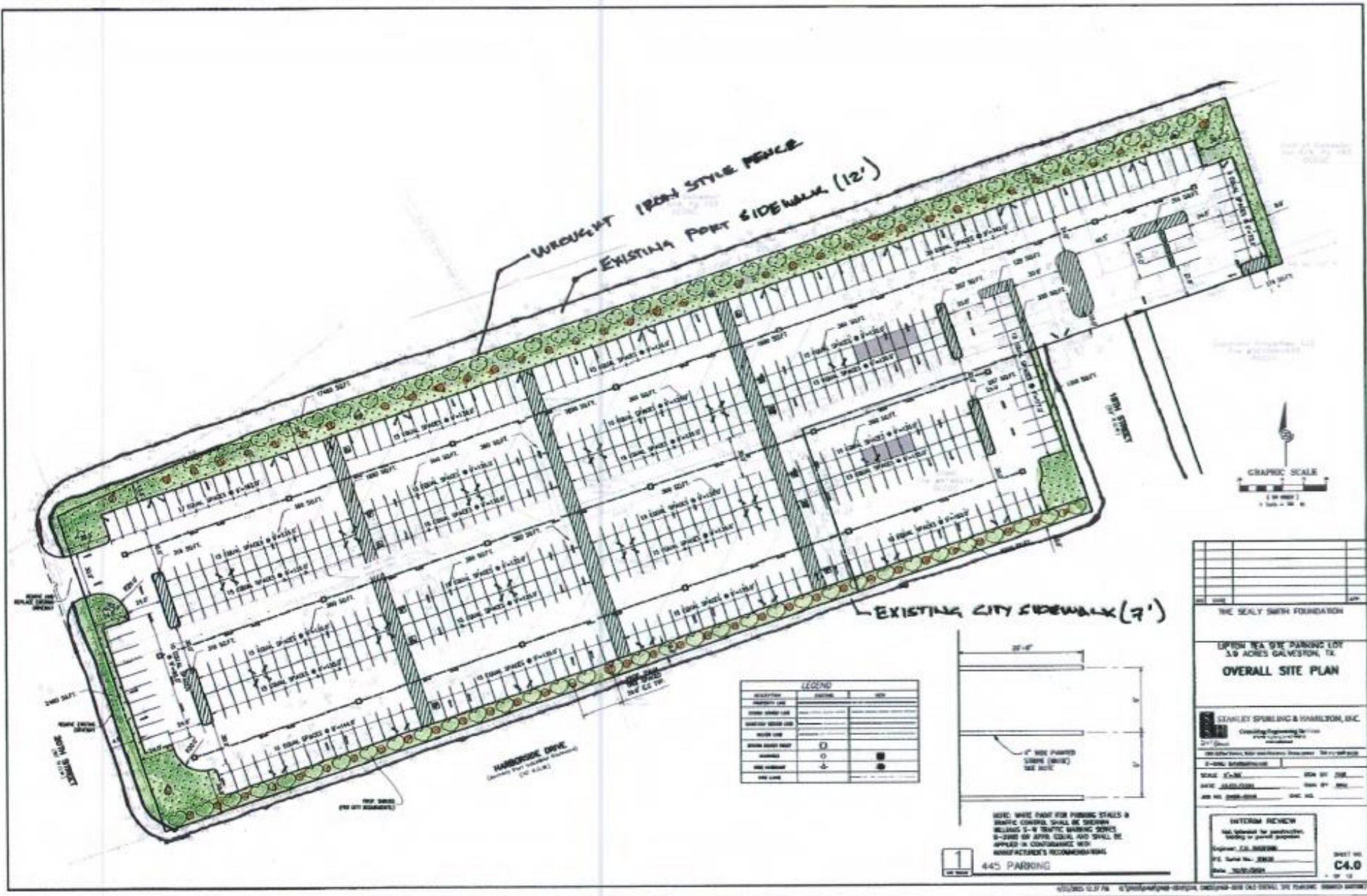
As Designed *

Total Exterior Green Area	28,407	sf
total	28,407	sf

Min. Required by Ordinance

Total Exterior Green Area - 7' strip perimeter	13,678	sf
Total Interior Green Area	5,421	sf
total	19,099	sf

*1 more median was added from the sketch in this number per row to meet requirement



THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON

Michael Menard Survey
Abstract 628
Galveston County, Texas

A TRACT OF LAND situated in the Michael Menard Survey, Abstract 628, Galveston County, Texas, being Lots 12 through 14, Block 739 and Lots 8 through 14, Block 739 and the South 10 feet of the alley adjacent on the North, in "Plan of the City of Galveston by William Sandusky, 1845", a map in common use, TOGETHER WITH the portion of 19th Street (80 foot width) North of Harborside Drive (formerly Port Industrial Boulevard, aka Avenue A, 70 foot width) and portion of a tract conveyed to the Port of Galveston, recorded in Volume 619, Page 193 in the Office of the County Clerk of Galveston County, Texas (OCCGC), said TRACT OF LAND containing 3.783 acres (164,800 square feet) of land and being further described as follows:

BEGINNING at the southwest corner of Lot 14, Block 739, being the intersection of the East line of 20th Street (80' width) and the North line of Harborside Drive (formerly Port Industrial Boulevard, 70 foot width), from which an "X" set in concrete bears S 16° 43' E, 1.00 foot;

THEN N 16° 43' 00" W along 20th Street, at 120.00 feet pass the northwest corner of Lot 14, Block 739, at 130.00 feet pass the South line of a tract conveyed to the Port of Galveston by deed recorded in Volume 619, Page 193, OCCGC, in all 229.89 feet to an "X" set in concrete;

THEN N 68° 43' 12" E, 145.89 feet to an "X" set in concrete;

THEN N 73° 17' 00" E, 715.50 feet to an "X" chiseled in concrete;

THEN S 16° 43' 00" E, 121.50 feet to a 1/2 inch diameter steel reinforcement bar (1/2" IR) set in the North line of Block 737;

THEN S 73° 17' 00" E, at 100.93 feet pass the northwest corner of Block 737, in the East line of 18th Street (80 foot width), at 183.93 feet pass the northeast corner of Lot 8, Block 739, in the West line of 18th Street, continuing along the North line of Block 739 a total distance of 352.26 feet to a set 1/2" IR at the northeast corner of Lot 12, Block 378;

THEN S 16° 43' 00" E along the West line of Lot 12, 120.00 feet to an "X" set for the southeast corner of Lot 12, in the North line of Harborside Drive;

THEN S 73° 17' 00" W along Harborside Drive, 508.67 feet to the POINT OF BEGINNING, containing 3.783 acres (164,800 square feet) of land and being the same tract conveyed from The Sealy & Smith Foundation to Harbor Properties, recorded by File #2023051657, OCCGC.

Port of Galveston
Vol 619, Pg 193
OCCGC

Port of Galveston
Vol 619, Pg 193
OCCGC

Port of Galveston
Vol 619, Pg 193
OCCGC

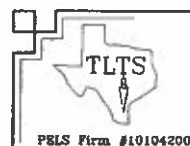
Copacetic Properties, LLC
File #2010061633
OCCGC

UTMB
File #9749214
OCCGC

NOTES:
- NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY. CLIENT HOLDS E.L.T.S. INC. HARMLESS FROM RESPONSIBILITY FOR SAME.
- True ground distances shown.
- Bearings assumed as per existing deed. File #2023051657, OCCGC.
- Survey monuments rechecked w/numerous previous surveys including COG S monuments.
- FEMA NIP, RIM, Zone AE #4818702411G, 8/15/19.
- SPCS 1102 NAD 83.
- POB - N: 13,684,047.32 E: 3,305,487.03
- P2 - N: 13,684,437.22 E: 3,310,264.03

SYMBOLS LEGEND
○ FIRE HYDRANT
□ WATER VALVE
■ STORM GRATE INLET
+ UTILITY POLE
x GAS VALVE
x LIGHT STANDARD
x STORM CURB INLET
⊕ CLEAN OUT
⊕ GAS VALVE
⊕ GRATE INLET
□ TELEPHONE JUNCTION BOX
x WATER METER
- - - OVERHEAD POWER LINE
- - - UNDERGROUND GAS LINE
- - - UNDERGROUND WATER LINE
x ILLUMINATION JUNCTION BOX
○ PIPELINE TEST LEAD

SCALE: 1 INCH = 40 FEET
40 0 40 80 120 Feet



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

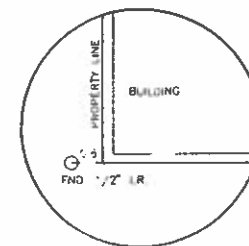
Subject property: 1902 - 1920 Harborside Drive
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Harbor Properties. This survey is only valid if print has original seal and signature of surveyor.
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 and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

Laurence C. Wall
RPLS #4814
December 21, 2023



3.782 ACRES
BOARD OF REGENTS
OF THE UNIVERSITY
OF TEXAS SYSTEM
F.C. NO. 008-07-1054
O.P.R.O.R.P.



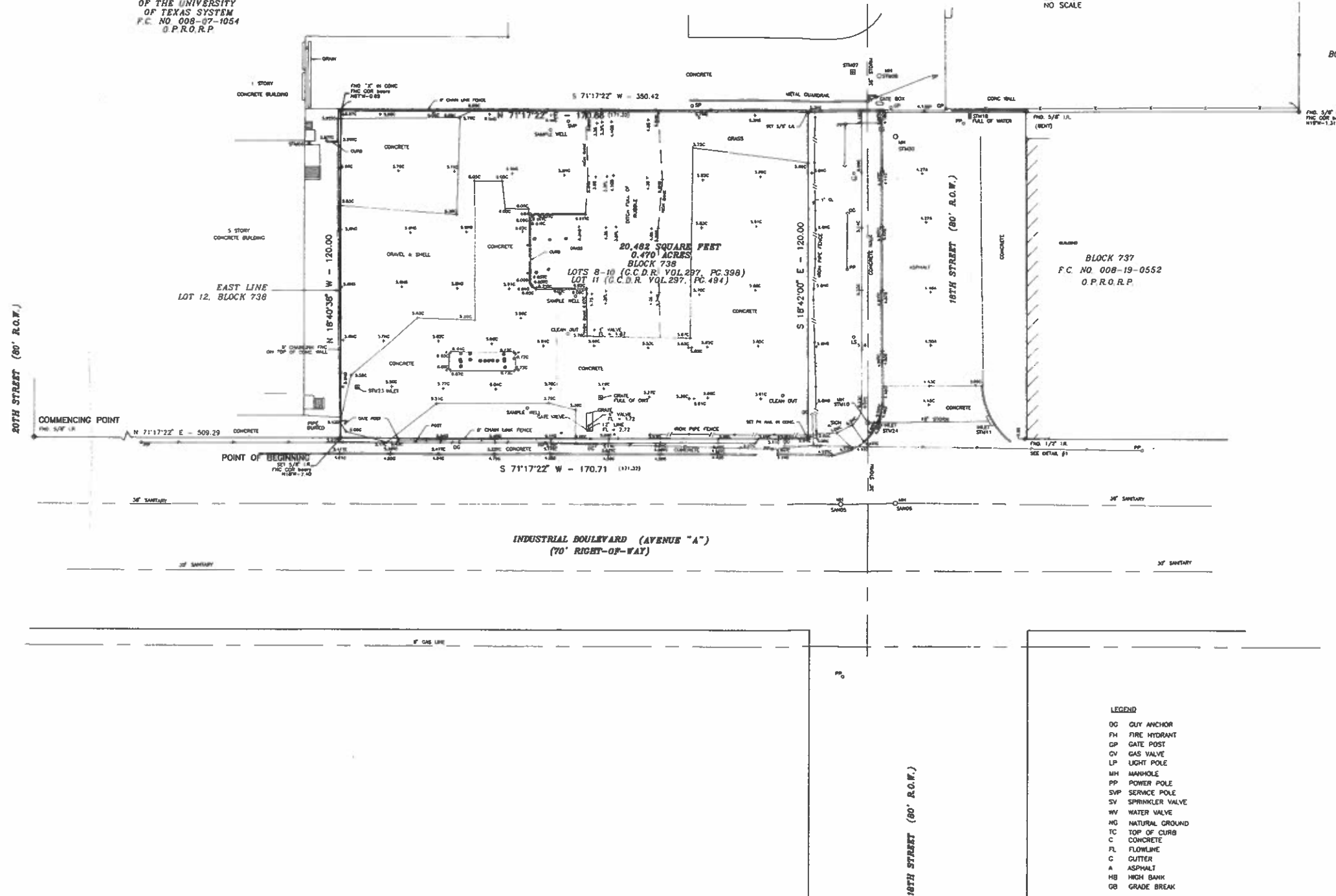
DETAIL #1
NO SCALE

RESIDUE OF
BOOK 619 PAGE 193
G.C.D.R.

NUMBER	DESCRIPTION	ELEVATION
STM06	INLET 8" (N)	RM = 5.44 FL = 4.24
STM07	INLET 3" (N) 12" (W)	RM = 4.36 FL = 1.31 FL = 1.34
STM10	STORM MH 36" (N) 36" (S) 18" (W) 18" (E)	RM = 4.41 FL = -0.37 FL = -0.63 FL = 0.95 FL = 0.09
STM11	INLET 18" (W)	FL G = 5.78 FL = 0.67
STM18	INLET 8" (N)	FL G = 5.72 FL = 0.96
STM20	STORM MH FULL OF WATER	RM = 4.33 FL = -0.20
STM23	INLET 8" (E)	RM = 5.45 FL = 3.61
STM24	INLET 18" (E)	RM = 5.00 FL = 4.36
SAN05	SANITARY MH FULL OF DEBRIS	RM = 4.51 FL = -3.11
SAN06	SANITARY MH FULL OF DEBRIS	RM = 4.51 FL = -3.14

NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. SURVEYOR DID NOT ABSTRACT TRACT.
3. BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. BENCHMARK R1208 ELEV. = 11.39 1973 ADJ.
5. SUBTRACT 0.43 FEET FROM ELEVATIONS TO CONVERT TO 1991 ADJ.
6. () = BEED OR PLAT CALL



LEGEND

- OG GUY ANCHOR
- FH FIRE HYDRANT
- GP GATE POST
- GV GAS VALVE
- LP LIGHT POLE
- MH MANHOLE
- PP POWER POLE
- SVP SERVICE POLE
- SV SPRINKLER VALVE
- WV WATER VALVE
- NG NATURAL GROUND
- TC TOP OF CURB
- C CONCRETE
- FL FLOWLINE
- G GUTTER
- A ASPHALT
- HB HIGH BANK
- GB GRADE BREAK
- FUEL LINE
- WOOD BOLLARD UNLESS OTHERWISE NOTED

[Signature]
Registered Professional Land Surveyor

STATE OF TEXAS
HARRY H. HOVIS III
1814
COMMISSIONED
LAND SURVEYOR

HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
6000 Cabbage - Houston, Texas 77078
(713) 320-9001
Acreage - Residential - Industrial - Commercial

BOUNDARY AND TOPOGRAPHIC SURVEY OF 0.470 ACRES BEING ALL OF LOTS 8-10 (G.C.D.R. VOL.297, PG.398) AND LOT 11 (G.C.D.R. VOL.297, PG.404) OUT OF BLOCK 738 OF THE UNIVERSITY OF TEXAS MEDICAL BRANCH IN GALVESTON COUNTY, TEXAS.

DATE: NOVEMBER 22, 1998 SCALE: 1" = 20' JOB NO. 90-001-63

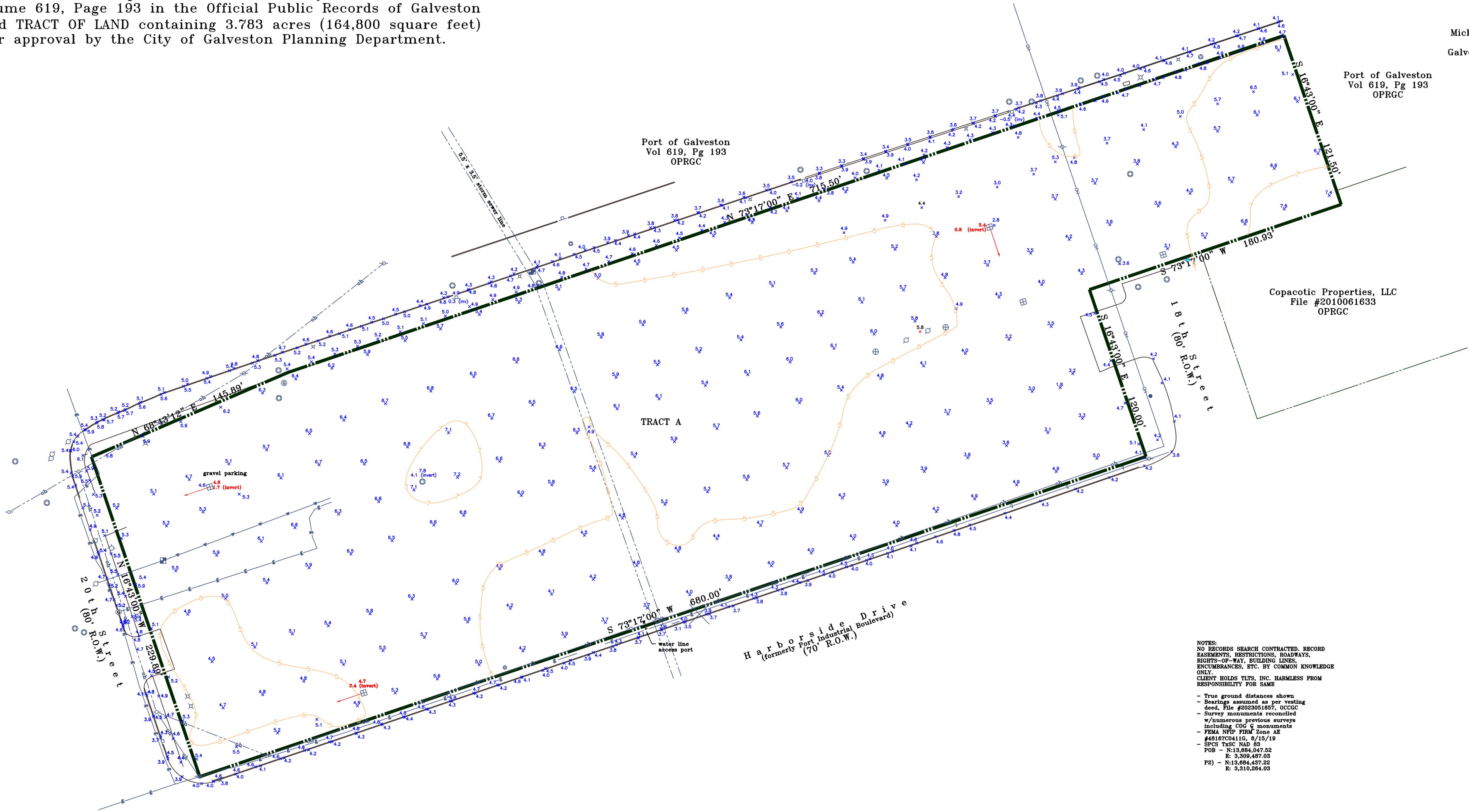
TOPOGRAPHIC SURVEY OF A TRACT OF LAND being Tract A of "1902 Harborside Drive", a proposed replat of Lots 12 through 14, Block 738, Lots 8 through 14, Block 739, the South 10 feet of the alley adjacent on the North, a portion of 19th Street (80 foot width) North of Harborside Drive and a portion of a tract conveyed to the Port of Galveston, recorded in Volume 619, Page 193 in the Official Public Records of Galveston County, Texas (OPRGC), said TRACT OF LAND containing 3.783 acres (164,800 square feet) being under review for approval by the City of Galveston Planning Department.



Michael Menard Survey
Abstract 628
Galveston County, Texas

Port of Galveston
Vol 619, Pg 193
OPRGC

Copacotic Properties, LLC
File #2010061633
OPRGC



- SYMBOLS LEGEND
- FIRE HYDRANT
 - WATER VALVE
 - STORM GRATE INLET
 - UTILITY POLE
 - × GAS VALVE
 - × LIGHT STANDARD
 - △ STORM CURB INLET
 - ⊕ CLEAN OUT
 - ⊙ GAS VALVE
 - ⊠ GRATE INLET
 - TELEPHONE JUNCTION BOX
 - WATER METER
 - OVERHEAD POWER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - ILLUMINATION JUNCTION BOX
 - PIPELINE TEST LEAD
 - CONTOUR LINE (W/ELEV)

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
- Bearings assumed as per vesting deed, File #2023051857, OCGC
- Survey monuments reconciled w/numerous previous surveys including COG & monuments
- FEMA VDP FIRM Zone AE #4816704110, 6/15/19
- SPCS TSSC NAD 83
POB - N:13,684,047.02 E: 3,599,487.03
P2) - N:13,684,437.22 E: 3,310,284.03

Subject property: 1902 Harborside Drive
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Harbor Properties. This survey is only valid if print has original seal and signature of surveyor.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

Laurence C. Wall

Laurence C. Wall
RPLS #4814
April 11, 2025



SCALE: 1 INCH = 40 FEET



TLTS

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



MEMORANDUM

TO: Rusty Walla, Planning Commission Chairperson and Planning Commissioners

FROM: Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer
Development Services Department

DATE: April 30, 2025

RE: **25P-015 (Adjacent to 303 31st Street)** Request for an Abandonment of approximately 12,790 square feet of street and alley right-of-way. Adjacent property is legally described as: M. B. Menard Survey; Lots 6, 7, and North 18.7 feet of Lot 8, Block 571, in the City and County Galveston, Texas.
Applicant: Christopher Lankford and Marc Hill
Adjacent Property Owner: CHL & RAL Holdings, LLC
Easement Holder: City of Galveston

Staff is requesting deferral of this request to the May 20, 2025 meeting in order for the applicant to provide additional information and respond to Staff's comments.

This is the first request for deferral and there were no costs associated with the request.



25P-016

STAFF REPORT

ADDRESS:

Adjacent to 10 Compass Circle

LEGAL DESCRIPTION:

Adjacent property is legally described as Evia Phase One (2005), Lot 162, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Mark Coyle

ADJACENT PROPERTY OWNER:

Shawn Cloonan

EASEMENT OWNER:

City of Galveston

ZONING:

Traditional Neighborhood (TN)

REQUEST:

License to Use

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval

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
22				

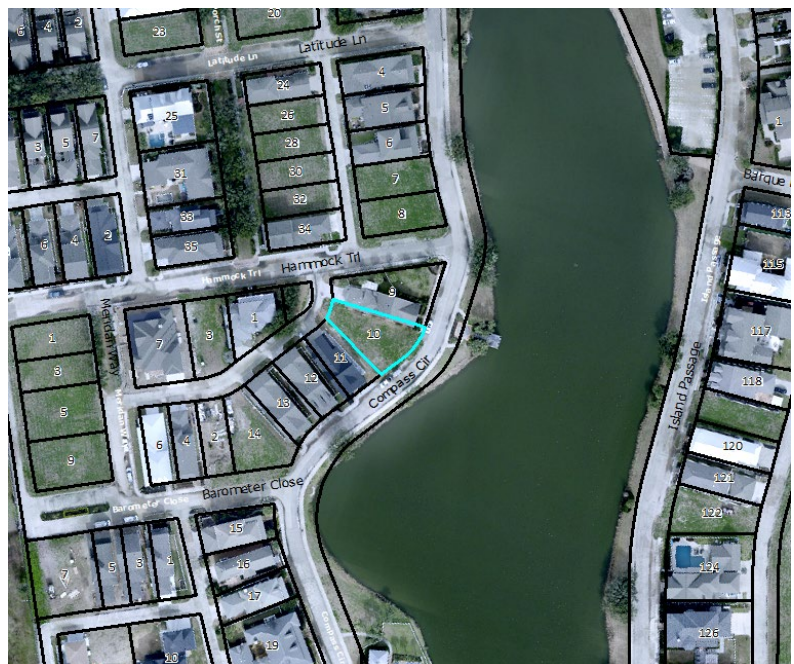
Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

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

Private Utilities Notification Responses:

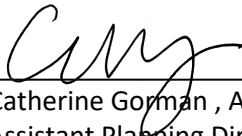
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a Permanent License to Use in order to contract a retaining wall in the right-of-way. This pattern of encroachment is a known feature of the Evia neighborhood due to the elevation difference between the lots and the adjacent streets. The retaining wall will connect to those found at 9 Compass Circle and 11 Compass Circle.
Physical Characteristics	The lots in the Evia subdivision are raised significantly higher than the surrounding streets, and often require a retaining wall, and staircase to connect the houses to the sidewalks. The lot is currently vacant and acts as side yard for 11 Compass Circle.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City right-of-ways in accordance with Chapter 32-5 of the City Code of Ordinances.
Staff Recommendation	Staff recommends approval of the request subject to the following conditions: <i>Specific Conditions:</i> 1. The applicant shall be responsible for any damage to the right-of-way area caused by the maintenance of the existing structure, and should the right-of-way be damaged in any way, the applicant shall repair the area; 2. The licensee shall ensure that future construction or improvements do not increase the degree of encroachment in any way; 3. The Licensee shall pay an initial licensing fee. The fee shall be fifty dollars (\$50.00) for the first one thousand dollars (\$1,000.00) valuation and twenty-five dollars (\$25.00) for each additional one thousand dollars (\$1,000.00) valuation or fraction thereof. Said fee is due upon the execution of this Agreement and shall be the consideration for the issuance of the license to use the property; 4. The Licensee shall pay to the City of Galveston, an annual license renewal fee of \$84.00; <i>Standard Conditions:</i> 5. The Licensee shall adhere to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit; 6. The cleaning of the debris from the site shall be the responsibility of the Licensee; 7. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any; 8. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully; 9. Licensee undertakes and promises to hold the City of Galveston harmless and to indemnify and defend it against all suits judgments, costs, expenses and damages that may arise or grow out of the use or grant of the license to use city right-of-way under this agreement regardless of fault; 10. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all

improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,



Catherine Gorman, AICP
Assistant Planning Director / HPO

04/28/2025

Date

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	74.00'	35°52'24"	46.33'	S 16°34'28" W	45.58'
C2	50.00'	28°53'38"	25.21'	N 04°34'07" E	24.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°21'44" E	2.11'

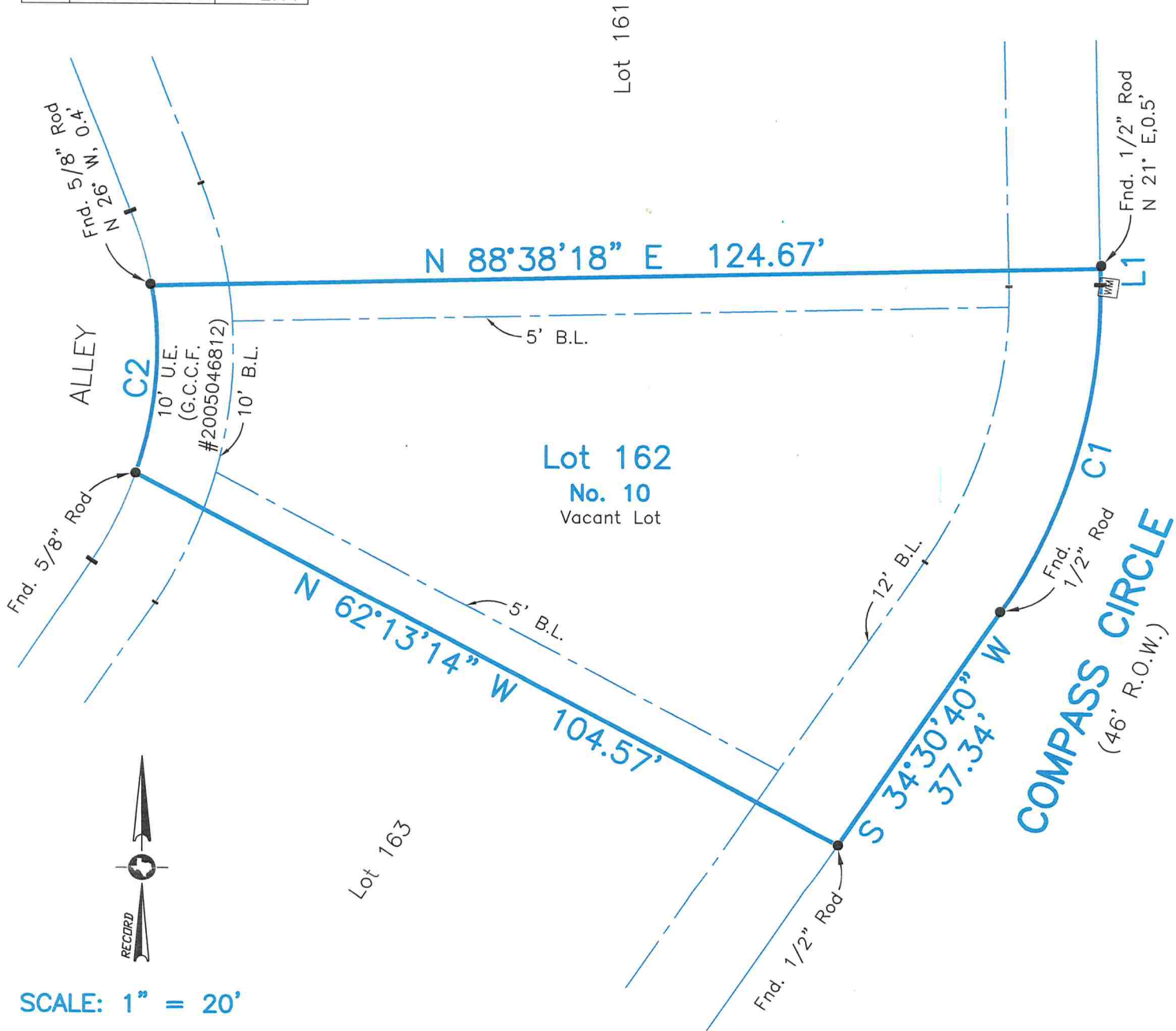
LEGEND

B.L. Building Setback Line

G.C.C.F. Galveston County Clerk's File

WM

Water Meter



Survey of Lot One Hundred Sixty-Two (162), of **EVA PHASE ONE (1)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map No. 186, 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.

Brian S. House
Brian S. House
Registered Professional
Land Surveyor No. 6520



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:	NOVEMBER 9, 2020
FILE No.:	3266-0000-0162-000
DRAFTING:	AM
JOB No.:	20-0771

- 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 recorded plat.
 - 4) Stewart Title Guaranty Company:
Insured: AMN Advisory Services, LLC
GF No.: 985418 Issue Date: October 28, 2020
 - 6) Exception from Coverage:
Item 10e: Building line variance in G.C.C.F. #2005080621 and 2005080622.
10f & 10g: Easements do not impact subject property.
10h: Easement does not impact subject property (released in G.C.C.F. #8505614).
10i: Easement for minor encroachments in G.C.C.F. #2005009466 & 2006016459.
10j: Public utility easements in G.C.C.F. #2005009466.
10l: Easements do not impact subject property.
10p: Terms & conditions of Party Wall Agreement in G.C.C.F. #2005009466 & 2006016459.
10q: Agreement for Underground electric service in G.C.C.F. #2005036097.
10r: Maintenance & repair easement in G.C.C.F. #2005009466 & 2006016459.

CONTRACTOR RESPONSIBILITY

1. EXCEPT WHERE EXPLICITLY NOTED, THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE MINIMUM FINISHED STRUCTURAL REQUIREMENTS AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNOLOGIES, AND SEQUENCE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR SUPERVISING AND CONTROLLING THE WORK.
2. THE ENGINEER WILL NOT BE IN CHARGE OF, HAVE CONTROL OVER, OR BE ACCOUNTABLE FOR THE CONSTRUCTION METHODS, PROCEDURES, TECHNICAL STANDARDS, ORDER, OR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE WORK.
3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ACTIONS OR OMISSIONS MADE BY THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS CONDUCTING ANY OF THE WORK, OR FOR ANYONE'S FAILURE TO CONDUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE ENGINEER MUST BE PRESENT AT THE OWNER'S DESIGNATED TESTING LABORATORY: THE ENGINEER OR ARCHITECT OF RECORD ARE NOT RESPONSIBLE FOR THIS. THIS INCLUDES ANY SPECIAL TESTING OR INSPECTION REQUIREMENTS IMPOSED BY GOVERNMENTAL AUTHORITIES, THE BUILDING CODE, OR AN OFFICIAL OF ANOTHER GOVERNMENTAL BODY.
5. THE CONTRACTOR MUST REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS TOGETHER IN ORDER TO ENSURE COORDINATION OF ALL CONSTRUCTION PHASES DESCRIBED IN THESE DRAWINGS. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND THE ENGINEER IN WRITING BEFORE CONSTRUCTION WORK BEGINS.
6. COORDINATE AND VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS. INFORM ENGINEER IN WRITING IMMEDIATELY OF ANY INCONSISTENCIES.
7. NOTIFY ENGINEER IN WRITING OF FIELD CONDITIONS VARYING FROM AND NECESSITATING CHANGES TO THE CONSTRUCTION DOCUMENTS.
8. SUBMIT DRAWINGS OF THE FOLLOWING ITEMS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION:
 - FABRICATED BEAMS, TRUSSES, AND JOISTS SPECIFIED ON PLAN AS DESIGNED BY OTHERS (D.B.O.)
9. REFERENCE TO THE DRAWINGS FOR COMPLETE SPECIFICATIONS. IF DRAWING NOTES AND SPECIFICATIONS CONFLICT, THE MOST EXTENSIVE MATERIAL SHALL APPLY.
10. TO OBTAIN DTD WP1-8 CERTIFICATION, WINDSTORM INSPECTIONS ARE REQUIRED. THE REQUIRED STAGES AT WHICH INSPECTIONS ARE TO TAKE PLACE ARE LISTED IN AN AUXILIARY CONSTRUCTION DOCUMENT. CONTRACTOR IS RESPONSIBLE TO CALL OUT WINDSTORM INSPECTOR AT EACH REQUIRED INSPECTION STEP.

CODES & DESIGN LOADS

TO BE DESIGNED AND BUILT IN ACCORDANCE WITH IRC 2021 AND ANY LOCAL JURISDICTION AMENDMENTS AND CHECKED FOR IRC 2018 FOR TDI REQUIREMENTS. BOTH CODES TO BE USED IN CONJUNCTION WITH EACH OTHER AND THE MORE STRINGENT AREAS OF EACH CODE BOOK TO BE USED.

1. WIND LOADS (AMERICAN SOCIETY OF CIVIL ENGINEERS 7-16 & CITY OF GALVESTON REQUIREMENTS)
BASIC WIND DESIGN VELOCITY 150 MPH (V ULTIMATE, 3 SECOND GUST)
EXPOSURE: C
RISK CATEGORY: II

COMPONENT AND CLADDING WALL DESIGN PRESSURES (ASD)
N/A

COMPONENT AND CLADDING ROOF DESIGN UPLIFT PRESSURES (PSF)
N/A

2. DEAD LOADS

USE	LOAD
ROOF	10 PSF
DECKS	10 PSF
FLOOR	10 PSF
WALLS	10 PSF

3. ROOF LIVE LOADS 20 PSF (SUBJECT TO SLOPE & TRIBUTARY AREA REDUCTION FACTORS)
4. FLOOR LIVE LOADS (INT'L RESIDENTIAL CODE-2021, TABLE R301.5)

USE	LOAD	USE	LOAD
EXTERIOR BALCONIES	40 PSF	SLEEPING ROOMS	30 PSF
DECKS	40 PSF	OTHER ROOMS	40 PSF
FIRE ESCAPES	40 PSF	ATTIC W/ STORAGE	20 PSF (a)
STAIRS	40 PSF (b)	ATTIC W/O STORAGE	10 PSF (a)
GUARDS & HANDRAILS	200 PSF (c)	BALUSTERS	50 PSF (d)

- (a) UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE UNIFORM LIVE LOAD REQUIREMENTS.
- (b) INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
- (c) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- (d) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT.

STRUCTURAL WOOD FRAMING

1. REFER TO THE DRAWING FOR COMPLETE SPECIFICATIONS FOR STRUCTURAL WOOD FRAMING. IF DRAWING NOTES CONFLICT WITH SPECIFICATIONS, THE MOST STRINGENT CRITERIA SHALL APPLY.
2. ALL MATERIALS AND WORKMANSHIP OF STRUCTURAL WOOD FRAMING SHALL CONFORM TO THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
3. UNLESS INDICATED OTHERWISE IN THE DRAWINGS, PROVIDE STRUCTURAL FRAMING MEMBERS IN SOUTHERN YELLOW PINE, NUMBER 2 GRADE OR BETTER. PROVIDE PRESSURE TREATED MEMBERS AT ALL EXTERIOR EXPOSURES AND AS NOTED ON DRAWINGS. FRAMING SHALL BE 2 INCH BY 4 INCH NOMINAL OR WIDER. RECTANGULAR PILES: PROVIDE TREATED SPY #2 DENSE PILING.
4. WOOD FRAMING WITHIN 18 INCHES OF GRADE LEVEL SHALL BE PRESSURE TREATED.
5. SILL PLATES SHALL BE FASTENED TO SLAB FOUNDATIONS WITH ANCHOR BOLTS AS SHOWN ON DRAWINGS.
6. ENGINEERED BEAM PRODUCTS ASSOCIATION (NATIONAL) SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2021 . AND MARKED TO INDICATE SUCH COMPLIANCE.
7. ENGINEERED BEAMS SHALL BE DESIGNED FOR THE ACTUAL DEAD LOADS PLUS LIVE LOAD SPECIFIED. MAXIMUM DEFLECTION DUE TO LIVE LOAD SHALL NOT EXCEED 1/360. MAXIMUM DEFLECTION DUE TO TOTAL LOAD SHALL NOT EXCEED L/240.
8. PROVIDE CONNECTOR PLATES, FASTENERS AND STRAPS INDICATED IN DRAWINGS AND SPECIFICATIONS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (800-999-5099), OR APPROVED EQUAL. ALTERNATE/EQUAL PRODUCTS BY OTHER MANUFACTURERS MUST BE APPROVED IN WRITING. CONNECTORS SHALL BE ICC APPROVED.
9. ALL BOLTED WOOD CONNECTIONS SHALL CONFORM TO ASTM A3087. ALL BOLT HOLES ARE TO BE PREDRILLED AND FITTED SUCH THAT THE WOOD ELEMENT IS NOT DAMAGED.
10. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD ELEMENTS SHALL NOT BE LESS THAN SHOWN IN NAILING SCHEDULE BELOW.
11. NAILS SPACED AT 2" O.C. SHALL BE STAGGERED. FRAMING 3" NOMINAL OR WIDER SHALL BE USED AT SUCH LOCATIONS.
12. MULTI-PLY ELEMENTS SHALL BE STITCH-NAILED, LAG OR THRU-BOLTED SUCH THAT THE COMBINED MEMBERS ACT AS A SINGLE UNIT.
13. SINGLE STORY STRUCTURES SHALL BE FRAMED USING 2X4 #2 SYP. @ 16" O.C. TWO STORY OR MORE STORIES SHALL BE FRAMED USING 2X6 #2 SYP. @ 16" O.C. ON ALL FLOORS (U.N.O.).

DRAWING INDEX

STRUCTURAL	
SI-0.0	SPECIFICATIONS, NOTES & ADDITIONAL INFORMATION
C-1.0	SITE PLAN

FOUNDATION NOTES

SOILS REPORT:

NO SOILS DATA WAS PROVIDED TO ENGINEER.
ENGINEERS ARE NOT TO BE HELD LIABLE FOR THE PERFORMANCE OF EXISTING SOIL UNDER NEW LOADS. THE BUILDER
MUST CONFIRM THE EXISTING SOIL CONDITIONS ON THE SITE AND NOTIFY THE ENGINEER OF ANY THAT MAY BE
UNSUITABLE FOR THE DETAILS DEPICTED IN THESE DRAWINGS.

ASSUMED SOIL BEARING CAPACITY PER IRC TABLE R401.4.1 1500 PSF, WHEN NO SOIL REPORT PROVIDED

SUB-GRADE PREPARATION AND FILL:

1. NO FILL SHALL BE BROUGHT TO SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORING PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION.
2. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS.
3. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUB-GRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
4. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUB-GRADE TO DRY.
5. ALL FILL SHALL BE SELECT MATERIAL, FREE OF ORGANIC MATTER, WITH A PLASTICITY INDEX OF 7 TO 20 AND A MINIMUM LIQUID LIMIT OF 28 PERCENT.
6. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2% ABOVE THE OPTIMAL MOISTURE CONTENT.
7. ALL SLAB AND BEAMS SHALL BE PLACED ON 6-MIL POLYETHYLENE VAPOR BARRIER (U.N.O.), ALL LAPS SHALL BE TAPED.

SURFACE DRAINAGE:

THE FOLLOWING DRAINAGE PRECAUTIONS SHOULD BE OBSERVED DURING CONSTRUCTION AND AT ALL TIMES AFTER THE STRUCTURE HAS BEEN COMPLETED. BUILDER SHALL ADVISE OWNER OF THESE PRECAUTIONS.

1. THE FOUNDATION PERIMETER OF THE STRUCTURE SHOULD BE CONFINED BY A MATERIAL WHICH SHOULD BE MOISTENED AND COMPACTED TO AT LEAST NINETY (90) PERCENT OF STANDARD PROCTOR DENSITY. ANY COHESIONLESS SOIL MATERIAL ACCUMULATED AROUND THE PERIMETER OF THE STRUCTURE DURING CONSTRUCTION SHOULD BE REMOVED AND NOT ALLOWED TO BE MIXED WITH OR COVERED BY THE BACKFILL MATERIAL.
2. THE FOUNDATION PERIMETER OF THE STRUCTURE SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS FOR A MINIMUM DISTANCE OF FIVE (5) FEET WITH A MINIMUM OF SIX (6) INCHES OF VERTICAL FALL. WATER SHOULD NOT BE ALLOWED TO POND NEXT TO THE STRUCTURE.
3. WHERE LANDSCAPING IS TO BE INSTALLED NEXT TO PERIMETER GRADE BEAMS, A MOISTURE BARRIER OR OTHER TYPE OF BARRIER SHOULD BE INSTALLED TO PREVENT WATER FROM ENTERING CLAY SOILS.
4. ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL AWAY FROM THE LIMITS OF THE FOUNDATIONS OR EDGE OF PERIMETER GRADE BEAMS.

CAST IN PLACE CONCRETE

CONCRETE SPECIFICATIONS:

1. ALL WORK SHALL BE IN ACCORDANCE WITH ASTM STANDARD C-94 FOR THE MEASURING, MIXING, TRANSPORTING, PLACEMENT, OF CONCRETE INTENDED FOR COLUMNS AND/OR BEAMS.
2. ALL WORK SHALL BE IN COMPLIANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI318-19)
3. NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH ($f'c$) = 3000 PSI. (SLAB-ON-GRADE, GRADE BEAMS) : $f'c$ = 4000 PSI (ALL OTHER) UNLESS NOTED OTHERWISE ON PLANS.
4. DO NOT UTILIZE CALCIUM CHLORIDES IN CONCERNED INTENDED FORT COLUMNS OR FLOOR BEAMS. USE OF WATER REDUCING AGENT IS RECOMMENDED.
5. SLUMP SHOULD BE BETWEEN 3 AND 4 INCHES. ADD NO WATER AT JOB SITE.
6. THE MAXIMUM TIME BETWEEN THE MIXING OF CONCRETE, WITH OR WITHOUT AGENTS, AND THE PLACEMENTS OF MIXED CONCRETE SHALL NOT EXCEED 90 MINUTES
7. CONCRETE SHALL BE CURED FOR SEVEN (7) DAYS AFTER PLACEMENT.

REINFORCING STEEL:

1. ALL REINFORCING SHALL CONFORM TO ASTM A-615-GRADE 60. EXCEPT #3 OR #4 BARS WHICH ARE BENT (STIRRUPS AND TIES) AND MAY BE GRADE 40.
2. DEFORMED BARS SHALL BE FREE FROM OIL, SCALE, AND EXCESSIVE RUST.
3. REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318-19.
4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL (U.N.O.):
FOOTINGS: 3"
GRADEBEAMS: 3" BOTTOM, 2" SIDE, 1 1/2" TOP
COLUMNS: 2.5"
WALLS: 2"
PROVIDE STANDARD BAR CHAIRS WITH SHEET METAL BASES AT SLAB ON GRADE. BAR CHAIRS SHALL BE PLACED EVERY 4'-0".
6. PROVIDE LAP SPLICES PER SCHEDULE FOR CONTINUOUS REINFORCEMENT.

JOB #:
25-0053

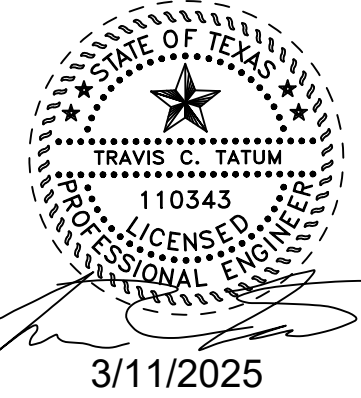
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PAGE TITLE:

**SPECIFICATIONS, NOTES
& ADDITIONAL
INFORMATION**

PLANS FOR:

10 COMPASS CIRCLE,
GALVESTON, TEXAS 77554



DRAWN BY:

LS

DATE: 11/1/2025

SCALE:

NOTED

SHEET #:

SL-0.0

[illegible]

SITE PLAN

10 COMPASS CIRCLE,
GALVESTON, TEXAS 77554

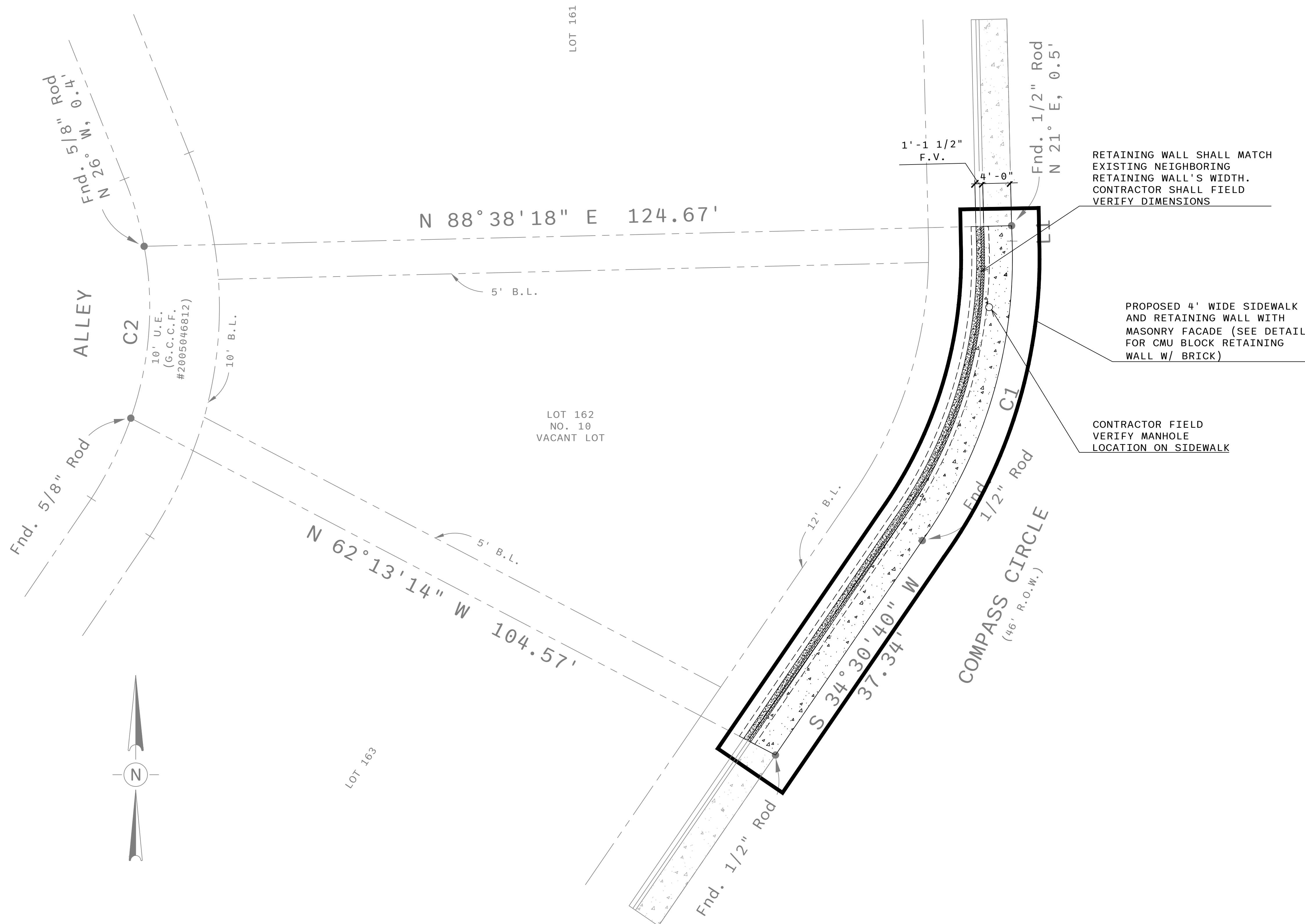


LS

3/11/2025

AS NOTED

C-1.0



SITE PLAN
SCALE: $\frac{1}{8}" = 1' - 0"$



25P-017

STAFF REPORT

ADDRESS:

Adjacent to 3312 Sealy / Avenue I

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey Lots 9, 10 & West One-Half of Lot 8 (10-1), Block 273, Galveston Aka Lot A Richardson Resubdivision, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Raeonne Walker, JRE Construction

ADJACENT PROPERTY OWNER(S):

JNJ Family Properties

EASEMENT OWNER:

City of Galveston

ZONING:

Urban Neighborhood

REQUEST:

License to Use (LTU)

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

- A - Applicant's Submittal
- B - GIS Aerial Map

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
30				

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

City Department Notification Responses:

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

Private Utilities Notification Responses:

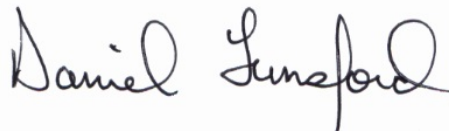
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a License to Use (LTU) the public right of way to retain a construction dumpster associated with ongoing renovations to the buildings. The Temporary License to Use (TLTU) associated with the project expired on March 3, 2025.
Physical Characteristics	The adjacent property includes two houses, both of which are undergoing renovations. A 20 yard construction dumpster measuring approximately 22 feet long, 7.5 feet wide, and 6 feet tall is located along the curb adjacent to the property on Sealy Street; while it does block on-street parking there is no metered or otherwise limited parking in this area. Due to the size of the two houses on the adjacent lot relative to the lot area, there is insufficient space for the dumpster to be relocated onto private property. The applicant requests that the construction dumpster remain in its current place until May 2, but expressed that completion of the project may require an additional 2-3 weeks.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Other Reviews	There were no concerns or objections from outside utilities or other City departments.
Staff Recommendation	Staff recommends Case 25P-017, request for a License to Use the public right-of-way be approved, subject to the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing and scaffolding; 2. The License to use shall be valid until May 31, 2025; 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; <i>Standard Conditions:</i> 4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit; 5. The cleaning of the debris from the site shall be the responsibility of the Licensee; 6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any; 7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;

8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,



Daniel Lunsford, Senior Planner

April 28, 2025

Date



Catherine Gorman, AICP
Assistant Director/HPO

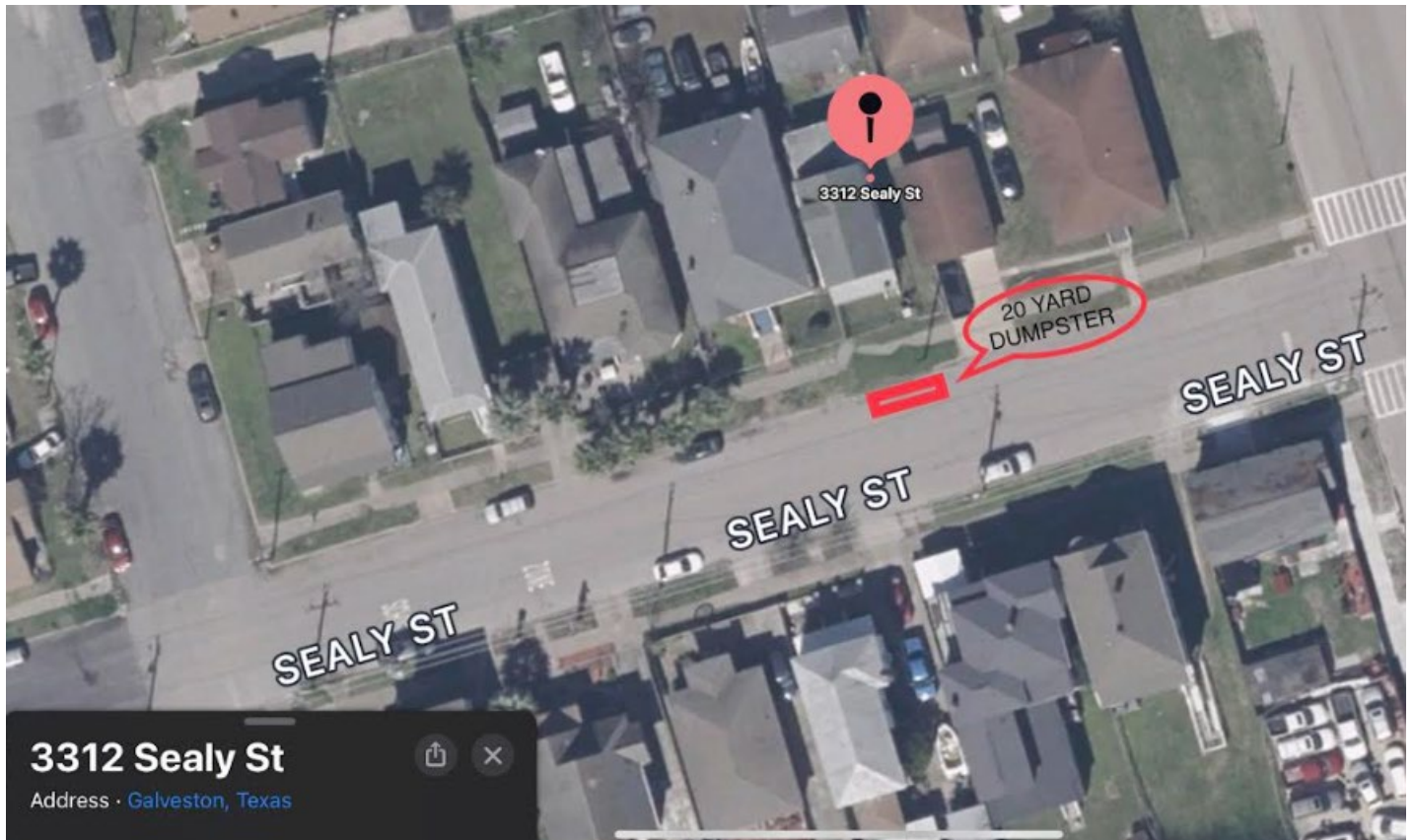
April 28, 2025

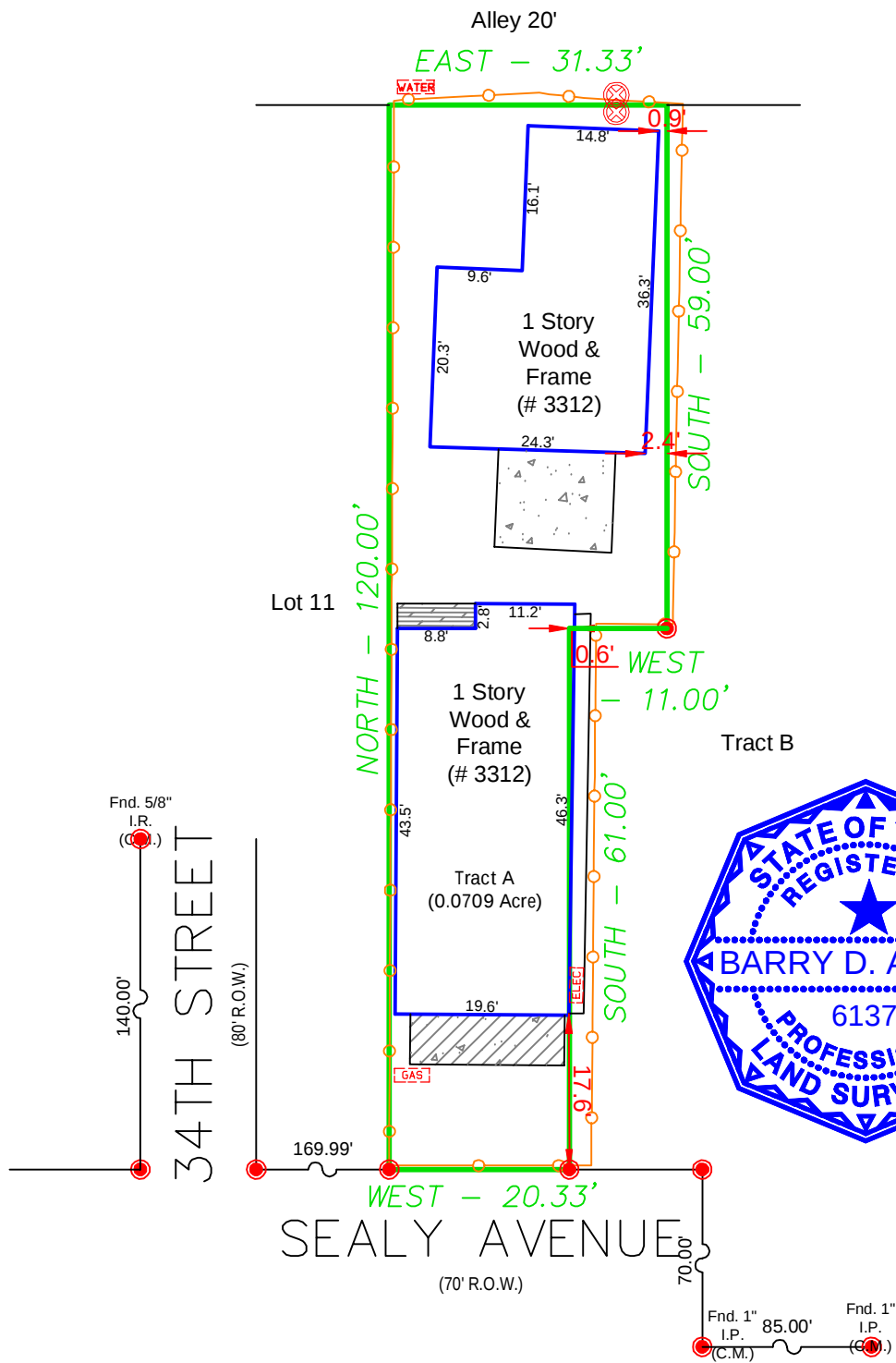
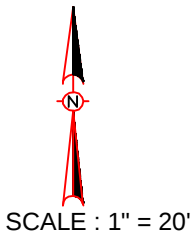
Date



ADDRESS: 3312 Sealy St. Galveston TX, 77550

Dumpster is needed to be placed on the street in front of the unit due to not having any yard space inside the property line. We cannot place in back row because we would block access to other properties.





Notes :

- Basis for Bearings: Assumed From Record plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

LEGEND :

U.E. = Utility Easement
A.E. = Aerial Easement
B.L. = Building Line
G.B.L. = Garage Building Line
I.R. = Iron Rod
C.M. = Control Monument

—○— = Chain Link
[WATER] = Water Meter
[ELEC] = Electric Meter
[GAS] = Gas Meter
⊗ = Clean Out

I hereby certify that this survey was this day made on the ground, under my supervision, and represents the property legally described hereon. Based upon the facts found at the time of the survey and the exceptions identified in the title commitment provided, to the best of my knowledge, there are no visible encroachments, apparent on the ground, except as shown.

Barry D. Adkins 08/17/2023

For DaRam Engineers, Inc.
Barry D. Adkins, R.P.L.S. No. 6137

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be in the 100 year flood plain (Zone AE);
as per insurance rate map 48167C0441 G, dated 08/15/2019.
BFE=12.00'

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: TRACT A	SUBDIVISION: RICHARDSON RESUBDIVISION OF LOTS NINE (9) AND TEN (10) AND THE WEST HALF OF LOT EIGHT (8), IN BLOCK TWO HUNDRED SEVENTY THREE (273)		
RECORDATION: VOLUME 707, PAGE 26, TRANSFERRED TO PLAT RECORD 11, MAP NUMBER 45, OF THE MAP RECORDS	COUNTY: GALVESTON		
ADDRESS: 3312 SEALY AVENUE	CITY: GALVESTON	STATE: TEXAS	ZIP CODE: 77550
TITLE COMPANY: SOUTH LAND TITLE	G.F. # LC2398734	PROPOSED BORROWER: RAE AND RAY INVESTMENTS, LLC	PROPOSED INSURED: DHLIC MORTGAGE, LLC

DaRam Engineers, Inc.

Survey firm #: 10194492
Engineering firm #: F-9503

11000 Richmond Avenue, Suite 300
Houston, Texas. 77042
(713) 528-1552 * Email: Info@daram.com

Field Crew: CMS
Drafter: TA
Project #: S202377550-Sealy3312



25P-018

STAFF REPORT

ADDRESS:

Adjacent to 2209 Market / Avenue D

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lots 4 and 5, Block 502, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brian Yates, Cabella Investments, LLC.

ADJACENT PROPERTY OWNER(S):

Cabella Investments, LLC.

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business (CB)

REQUEST:

License to Use (LTU)

APPLICABLE REGULATIONS:

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

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

A - Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
67				

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

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

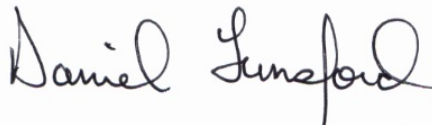
Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a License to Use (LTU) the public right of way to retain construction fencing, scaffolding, and equipment associated with ongoing renovations to the building. The Temporary License to Use (TLTU) associated with the project expired on February 3, 2025. The construction fencing and scaffolding in the right-of-way is installed along the entire building frontage on Market Street, and it obstructs the entire sidewalk area from the building face to the curb. Please see Exhibit B for details of the extent of the encroachments. The applicant requests that the construction fencing and scaffolding remain in its current place for six months (until November 2025).
Physical Characteristics	The area included in the LTU includes the sidewalk directly in front of the building's north façade and adjacent parcel to the west under the same owner. No metered parking will be affected by this work but according to the applicant's submittal the entire sidewalk width will be affected. Note that the applicant's submittal includes scaffolding in the alley for masonry repairs; however, the applicant has since determined that a movable scissor lift will be used instead and scaffolding is not required.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Other Reviews	There were no concerns or objections from outside utilities or other City departments.
Staff Recommendation	Staff recommends Case 25P-018, request for a License to Use the public right-of-way be approved, subject to the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing, scaffolding, and associated equipment with the following modifications: a. The scaffolding in the mid-block alley shall be omitted from the LTU Agreement per the applicant's request; b. Equipment used for alley repairs shall be removed from the alley when not in use; 2. The License to Use along Market / Avenue D shall be valid until November 30, 2025; <i>Standard Conditions:</i> 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; 4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit; 5. The cleaning of the debris from the site shall be the responsibility of the Licensee;

6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

Respectfully Submitted,



Daniel Lunsford, Senior Planner

April 28, 2025

Date

APPLICATION FORM – PLANNING COMMISSION

SECTION IV: DETAILED NARRATIVE AND APPLICANT'S JUSTIFICATION FOR THE REQUEST

This project is located at 2209 Market St. immediately adjacent and contiguous to the Frost Bank building at Market and 22nd St.

This past Fall, I obtained a Temporary LTU to erect scaffolding along the building façade (photo attached) to install a stucco system with grid, and to paint this North elevation of the building. At that time, I exhausted the allowable 120 days for the LTU for this portion of the scope.

I have three (3) separate upcoming scopes remaining on the North side of the project which will necessitate the utilization of the City sidewalk, and two small scopes on the South (alley,) hence this request for a License to Use. I expect these to all be completed within the next six (6) months or so, but not all at the same time. These various remaining items are as follows:

- (1) There remains a small area of stucco yet to be applied around the entry door on this North elevation – we were unable to do this previously as the door was still being fabricated. Also, there are several areas of punch-out repairs that are needed on the stucco. Additionally, I need to caulk the upper windows, both of which will require elevated access to the building facade.

Previously we erected scaffolding and perimeter fencing to block the sidewalk; however now this remaining portion of the scope is much more limited and can be done with a scissor lift. Barricades will suffice and the lift takes up only a portion of the sidewalk.

I have noted these areas on the elevation attached.

- (2) Above the entry door referenced above in item #1, I need to install a prefabricated metal awning over the door, after the above referenced stucco is completed. Since this small scope will only consist of attaching the awning to the building and caulking it, I expect this will be done by ladders and completed within one (1) day.

I have noted this awning on the elevation attached. Additionally, please note that I have already obtained a License To Use for this awning, which I understand will be renewed annually.

Above this awning but at the top of the building, I will be installing signage as reflected the attached drawing. This may possibly be done from the roof or may require a lift – in any event access to the sidewalk may be necessary so I'm addressing this now in concert with these other items.

- (3) On the West end of the North side of the property, I will be erecting a masonry breeze block wall, (see attached) and will require scaffolding to be erected to accomplish this. This wall necessitates the construction of a concrete grade beam, which I plan to build when we pave the parking lot and drive aisle. This will be essentially close the last item to be addressed after building renovations are complete and done at the end of the project, before the (3) tree beds are saw cut in the sidewalk as noted on the site plan.
- (4) At the South end (alley) of the project I need to do minor masonry repairs such as pointing/sealing the penetrations made to the wall by mechanical trades. I also need to install a masonry frame on which to mount a door at the fire sprinkler riser room so that it can be insulated as required. See attached drawing.

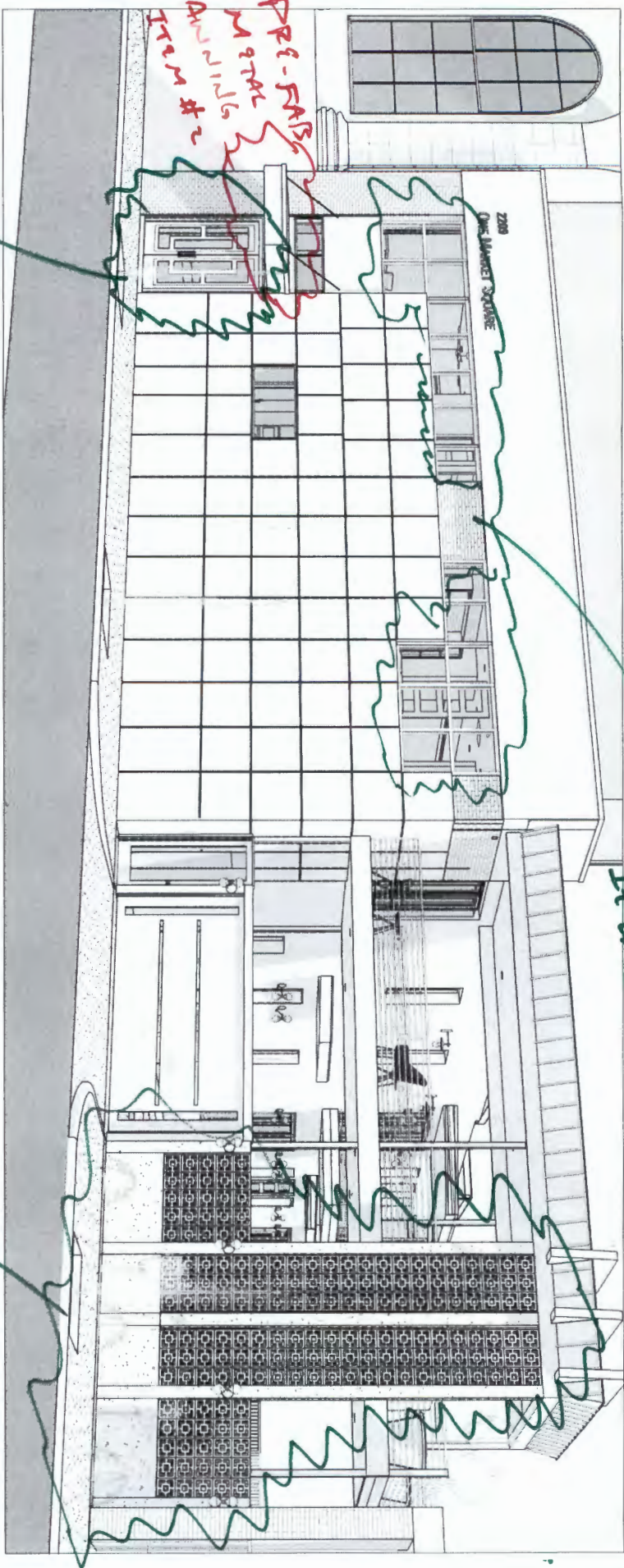
This will likely be done within the next thirty (30) days when my masons are on site working on stucco at various areas on the West wall (accessed by my parking lot).

The alley portion will require scaffolding, and likely be completed within a week.

- (5) At the South end (alley), I will be replacing the wrought iron fence at the end of the project and after the above-referenced paving is completed. This will not require scaffolding, but merely a few feet of space in the alley for the installers to work. I expect this work to be completed within approximately one (1) week.
- (6) Another small scope on the alley wall is the stucco application around the window frames, and subsequently the painting of the plastered wall. One half of the building's alley wall is brick, (previously painted but paint power washed off) and will remain in its original exposed brick.
- (7) Finally, on the South (alley) wall we will be installing a gutter and downspouts, which will likely be able to be completed in a day as these are prefabricated. This cannot happen until after the wall repairs and paint have been done.

NORTH ELEVATION

WINDUW KING
ITEM #1



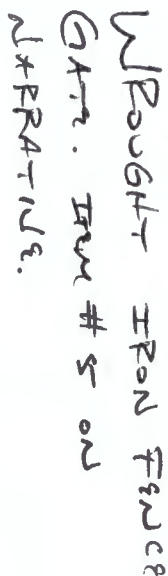
1 Market Street View.

AREA OF
STUCCO PARALLEL
TO #1 on
(ITEM
PREPARATION)

PPEZZE BLOCK
ITEM #3

WALL AREA TO
BE PAINTED

PROTIZATIONS
#4



21 Sept Down Door.
Item #4.

ADJ RES
BUILDING ENCROACHES
PROPERTY LINE

Scaffolding in Alley
Omitted per
Applicant Request

20' ALLEY

FOR LIFT KROCK DIMENSION
 3'x10'
 APPROX FOR SAND-CUTTING
 PREPARED FOR PERIMETER
 BEDS. FOR W/ FUNDING-
 AFFORDABLE, CONST.
 ADJ MIXED USE TREE BEDS.
 EXPERIENCES FOR TREE SPACE
 SAW CUTTING - JUST SPACE
 NO EQUIPMENT NEEDED.
 HANDPOWER FINDER & LG RTR.
 TO INSTANT FINDER FOR
 3' SCAFFOLDING PERMITS.
 HIGHER QUALITY BUTTERFLY
 TO MASONRY FOR
 VADERS FOR

LAND TITLE SURVEY OF A TRACT OF LAND being
Lots 4 and 5, in Block 502, in the City and
County of Galveston, Texas.

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Community #485489
Map 48167C0410
August 15, 2019

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

- True ground distances shown
- Plot & bearings reference
- Plan of CDC, Sonduity 1845
- Survey monuments reconnected w/ numerous previous surveys including COO C monuments

**Subject property: 2209 Market (aka Avenue D)
Galveston County, Texas**

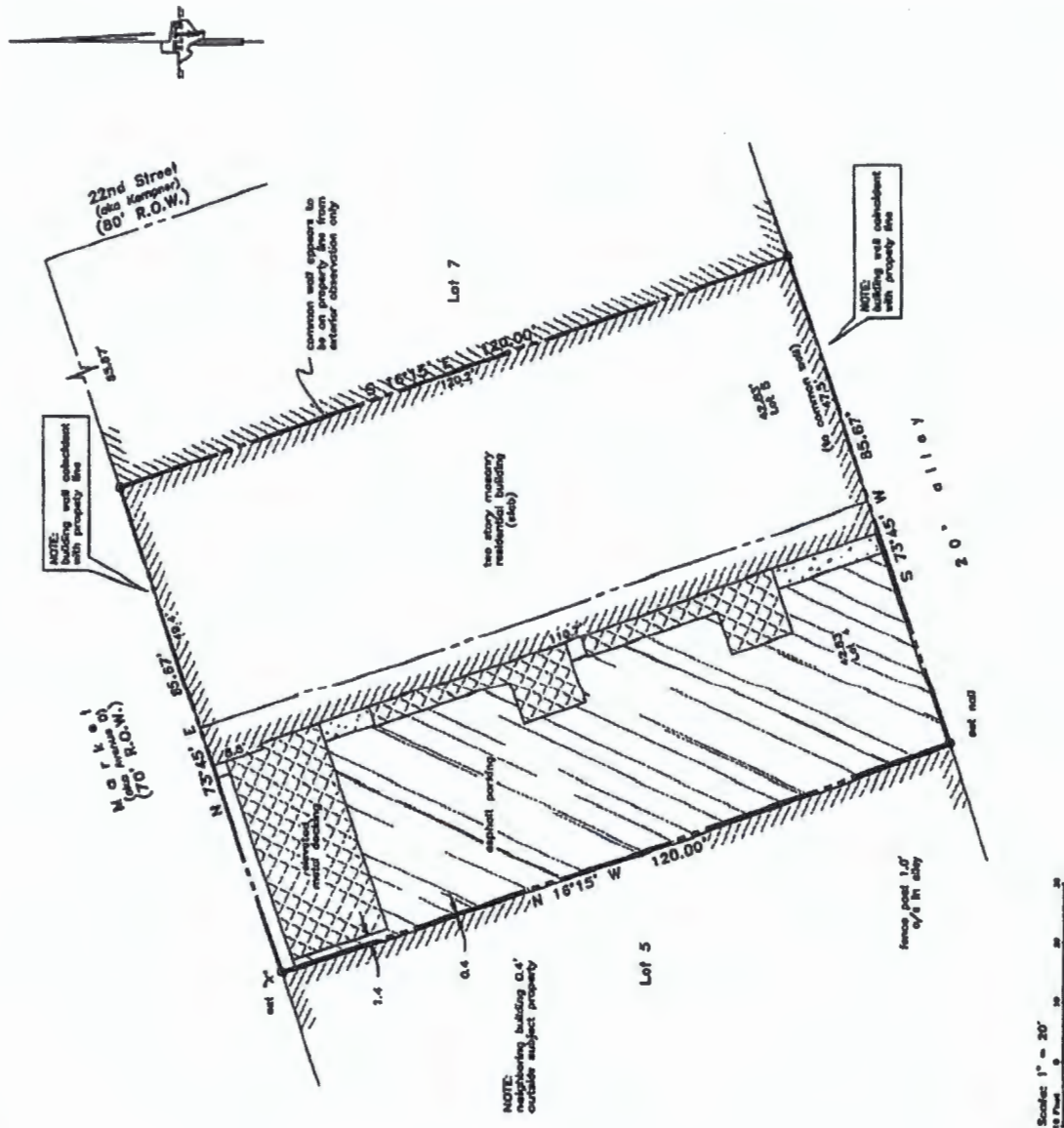
This survey is certified for this transaction only and may only be relied on by Vincent J. Tramonte. This survey is only valid if print has original seal and signature of surveyor.



Laurence C. Wall
RPLS #4814
January 4, 2023

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

FILED PURCHASER #10104200





25ZA-002

STAFF REPORT

APPLICANT:

Victor Turner and D'Ann Forman

REQUEST:

Text Amendment

APPLICABLE ZONING LAND USE REGULATIONS:

Article 3, District Yard, Lot, and Setback Standards

PROPOSED TEXT AMENDMENT:

Article 3, Urban Neighborhood (UN) Addendum to modify the list of "Corner Stores – Permitted Structures" in San Jacinto

EXHIBITS:

- A – Building Photograph
- B – Sanborn Maps
- C – LDR Text Amendment

STAFF:

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

Executive Summary:

The applicant is requesting a text amendment to the Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum to modify the list of "Corner Stores – Permitted Structures" in the San Jacinto neighborhood.

The UN zoning district is intended to accommodate the range and pattern of residential uses found in the City's oldest, established Urban Core neighborhoods together with limited nonresidential uses, such as corner stores, that benefit nearby residents in a neighborhood setting conducive to walking and biking as much as vehicular circulation.

Generally, the UN zoning district allows for commercial uses on the north/south numbered streets. The UN Addendum in Article 3 includes several geographic areas in which commercial uses are only allowed on identified parcels, typically traditional corner store buildings. Those geographic areas are: San Jacinto, Williams-Borden, and Kempner Park.

The applicant is requesting that the property at 2102 Ursuline/Avenue N be added to the list for San Jacinto .

The applicant's justification is:

Property has been in use as commercial corner store since built in 1878. Unintentionally left off of San Jacinto Corner Store list.

Staff research has determined that the site was utilized as commercial starting as early as 1889. Please see Attachment C for Sanborn Map documentation. Sanborn Maps are detailed maps that were published by The Sanborn Map Company and used for fire insurance purposes. They are useful research documents as they capture information about the historic uses, materials, and footprints of buildings.

The 1889, 1899, 1912, and 1947 Sanborn Maps indicate that the site was used as a grocery and store. The footprint and construction material of the building changes between the 1912 and 1947 maps. The building may have been expanded and renovated or a new building was constructed.

Criteria for Text Amendments

Per Section 13.700: Text Amendments of the Land Development Regulations:

Recommendations and decisions regarding petitions for amendments to the text of these regulations are legislative in nature, but shall be based on consideration of all the following criteria:

1. The proposed amendment will help to implement the adopted City of Galveston 2011 Comprehensive Plan or if it involves a topic that is not addressed or not fully developed in the City of Galveston 2011 Comprehensive Plan, the proposed amendment will not impair the implementation of the adopted City of Galveston 2011 Comprehensive Plan and other adopted special-area and special-topic plans when compared to the existing regulations.
2. The proposed amendment is consistent with the stated purposes of these regulations.
3. The proposed amendment will maintain or advance the public health, safety, or general welfare.
4. The proposed amendment will help to mitigate adverse impacts of the use and development of land on the natural or built environment, including, but not limited to mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation or will be neutral with respect to these issues.
5. The proposed amendment will advance the strategic objectives of the City Council such as fiscal responsibility, efficient use of infrastructure, public services, and other articulated City objectives.

Consideration for Text Amendments

Per Section 13.702: Text Amendments of the Land Development Regulations:

Purposes: Text amendment proposals shall serve the following purposes:

1. Advancing the goals, objectives and policies of the City's Comprehensive Plan and other adopted special-area and special-topic plans;
2. Securing adequate light, air, convenience of access, and safety from fire, flood and other danger;
3. Lessening or avoiding congestion in public ways; Promoting the public health, safety, comfort, morals, convenience and general welfare; and Otherwise accomplishing the purposes of Texas Local Government Code Chapter 211, Municipal Zoning Authority.

Considerations: In preparation and considering proposals for text amendments, the Planning Commission and City Council shall pay reasonable regard to:

1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

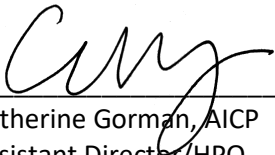
Other Reviews

City Council has final decision making authority on this request. It will be reviewed at their May 22, 2025 meeting.

Staff Recommendation

Due to the fact that the subject property has historically been used for commercial uses, Staff recommends approval as submitted.

Respectfully Submitted,

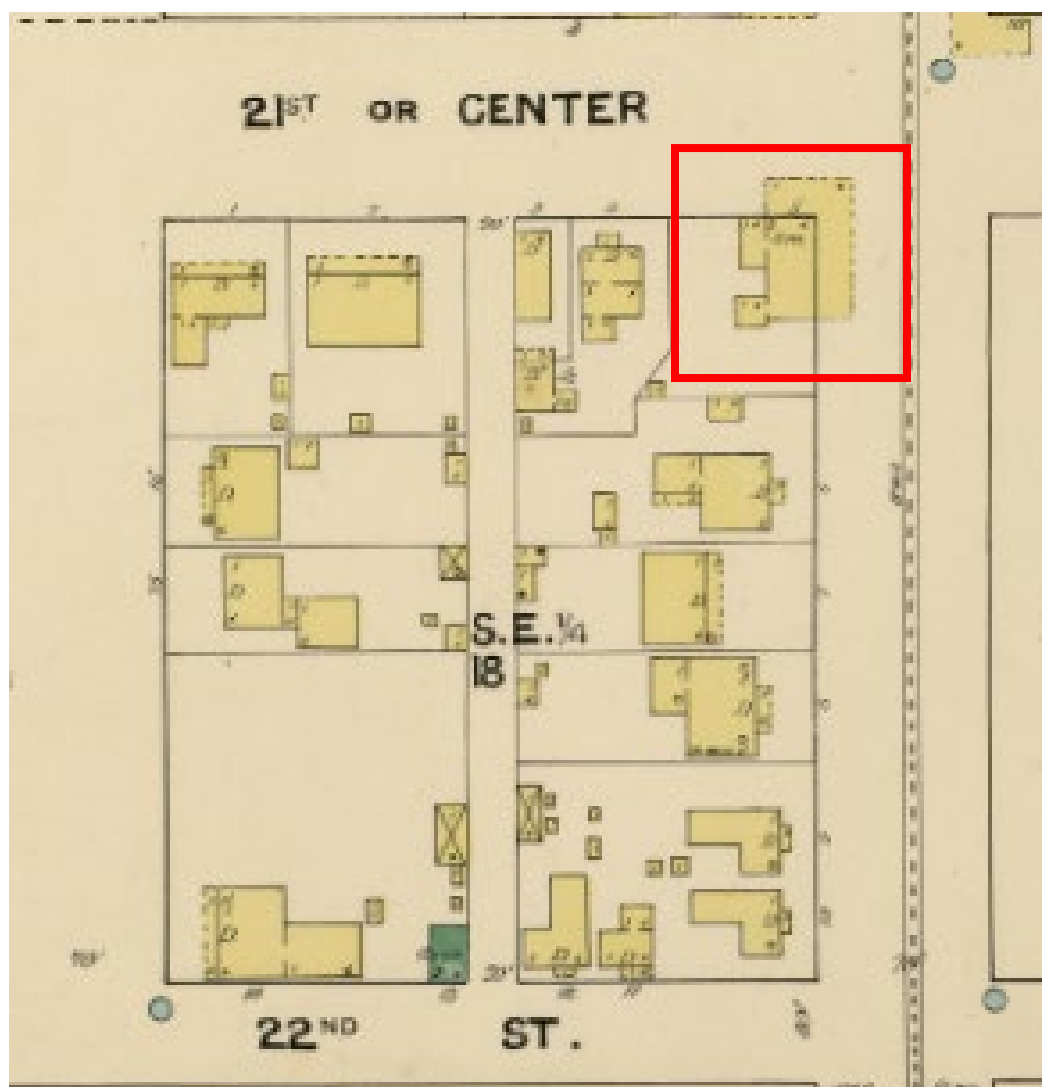


Catherine Gorman, AICP
Assistant Director/HPO

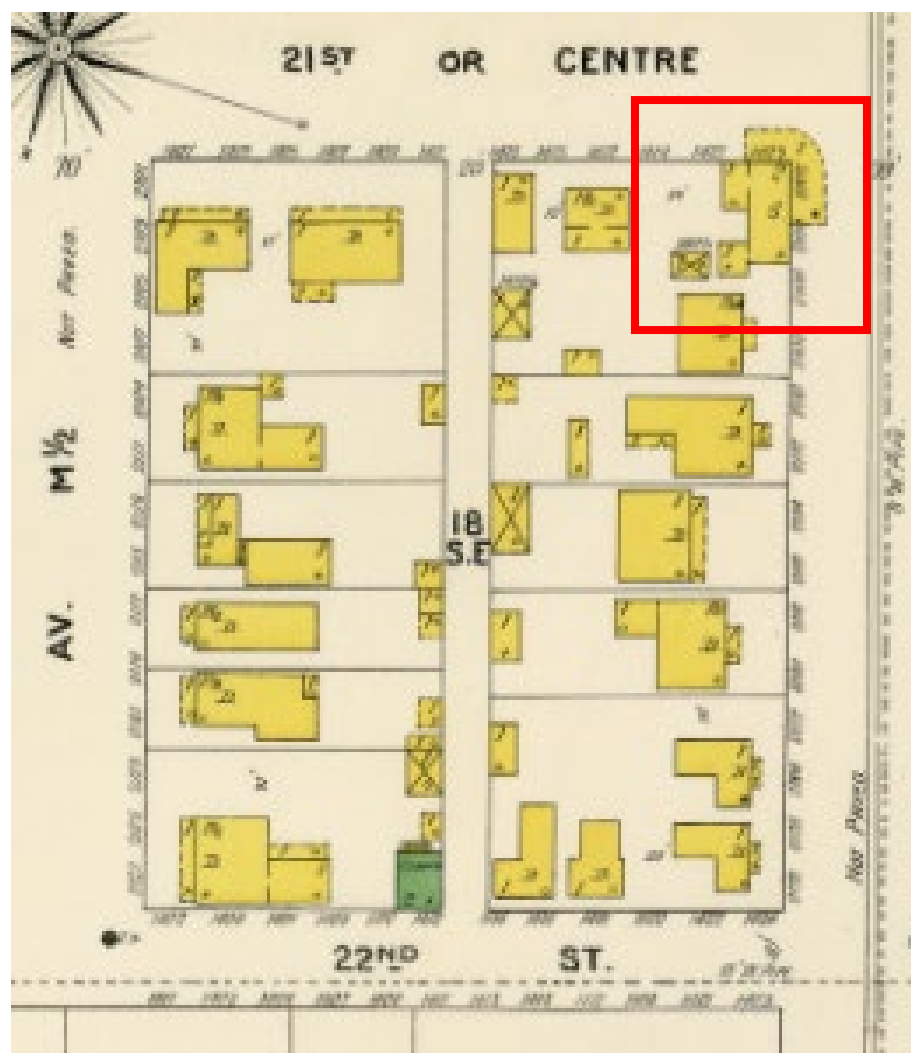
04/29/2025
Date



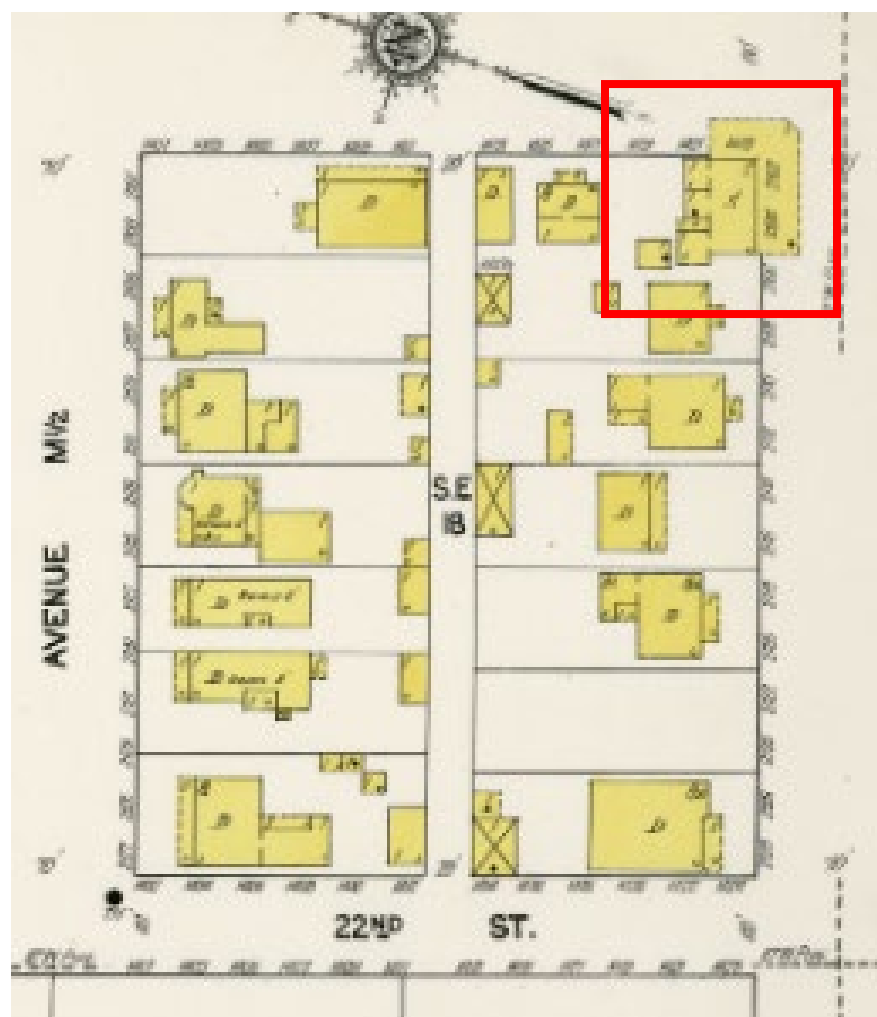
1889 – Grocery



1899 – Store



1912 – Store



1947 – Store



URBAN NEIGHBORHOOD (UN)

SAN JACINTO NEIGHBORHOOD

East side of 23rd Street –West side of 6th Street; and,
North side of Seawall Boulevard - South side of Broadway

Corner Stores – Permitted Structures:

1128 Avenue K - M Menard Survey, Lot 14, Block 131
1425 Avenue K - North half of Lots 1 & 2 (1-1), Block 74
1516 Avenue K - Lot 11, Block 135
1027 Avenue L - North 48.5 feet of Lot 1 (1-1), Block 10
1301 Avenue L - Lot 7, Block 13
1404 Avenue L - North 61 feet of Lot 7 (7-2), Block 14
1509 Avenue L - Lot 2 Oleander Townhouses
1528 Avenue L - Lot 14 & west 12 feet of Lot 13, Block 75
1201 Avenue M - North half of Lot 7 (7-2) northwest Block 23
1327 Avenue M - Lot 1, northeast Block 22, Galveston Outlots
1701 Avenue M ½ - Northeast part of Lot 6 & north part of Lot 7 (3306-2), southeast Block 20
1728 Avenue N - Lot 14, southeast Block 20
1902 Avenue N - Southeast part of Lot 8 (3308-2), southeast Block 19
2102 Avenue N – South Half of Lot 8 (3008-2), Southeast Block 18, Galveston Outlots
1502 Avenue O - South 80 feet of Lot 8 (3008-1), Southeast Block 46
1702 Avenue O - North half of Lot 1 (1001-2), Northeast Block 71, Galveston Outlots
1828 Avenue O - South half of Lot 14 (2014-2), Southwest Block 45, Galveston Outlots
1902 Avenue O - Lot B, Boatmans House Subdivision
2001 Avenue O ½ - Lot 7, Southwest Block 69
1212 13th Street (1227 Avenue L) – Lots 1 & 2, Block 12, Galveston Outlots
1502 – 13th Street - North ½ of Lot 1 (1-1), northwest Block 48, Galveston Outlots
1104 14th street (1401 Avenue K) – North 90 feet of Lot 7 (7-1), Block 74
1213 14th Street – North 49.75 feet of Lot 8 & northeast part of Lot 9 (8-3), Block 14
1104 15th Street (1425 Avenue K) – North ½ of Lots 1 & 2 (1-1), Block 74, Galveston Outlots
1513 - 1515 19th Street – Lot 8 and east half of Lot 9, and south adjacent alley, northeast Block 44
1302 21st Street – North 40 feet of Lot 1 (1-1), northwest Block 19, Galveston Outlots
1502 – 1506 21st Street – Lot 3, part of a Lots 1, 2, 3, 4, and half adjacent abandoned alley (1-1), northwest Block 444, Galveston Outlots
1624 21st Street - Lot 14 and west 32.08 feet of Lot 13, southwest Block 44, Galveston Outlots
1801 21st Street – North 42 Feet of Lot 7 and northeast part of Lot 6 (3007-1), southeast Block 68, Galveston Outlots

Permitted Commercial Land Use:

Located on 8th, 10th, 14th, and 23rd Street

Corner Store/Commercial Structure Standards:

Gross Floor Area Limited to 2,500 sq. ft.

Additional Standards:

Surface parking lots permitted on 10th Street