

**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
3:30 p.m. Tuesday, February 18, 2025  
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
  - A. February 4, 2025 – Regular Meeting

Documents:

[02-04-2025 PC MINUTES.PDF](#)

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

A. DUNE MITIGATION

1. 24BF-136 (Beachside Village – AP-7) Notice Of Mitigation For Disturbance Of Dunes And Dune Vegetation. Property Is Legally Described As Beachside Village Section 9 (2024) Reservation F & G, A Subdivision In The City And County Of Galveston, Texas. Applicant: Debbie Reinhart Property Owner: Ohana Development, LLC

Documents:

[24BF-136 - STF\\_MEMO PACKET.PDF](#)

7. New Business And Associated Public Hearings

A. GALVESTON LANDMARK

1. 25P-002 (2114 Avenue O) Request For Designation As A Galveston Landmark. The Property Is Legally Described As M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Cindy And Jim Laufer Property Owner: Cindy And Jim Laufer

Documents:

[25P-002 - STF PKT.PDF](#)

B. LICENSE TO USE

1. 25P-005 (Adjacent To 112 23rd Street) Request For A License To Use In Order To Place A Card Reader In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As Lot A Thompson Place (2022) Abstract 628, In The City And County Of Galveston, Texas. Applicant: David Watson Property Owner: SC Galveston Thompson, LLC.

Documents:

[25P-005 - PKT.PDF](#)

2. 25P-006 (Adjacent To Beachside Village Phase 9, Reserves F And G) Request For A License To Use In Order To Place Mobimat Accessible Paths In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As Beachside Village Section 9 (2024), Reserves F & G, In The City And County Of Galveston, Texas. Applicant: Debbie Reinhart, Ohana Development, LLC. Adjacent Property Owner: Ohana Development, LLC. Easement Holder: City Of Galveston

Documents:

[25P-006 - PKT.PDF](#)

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 February 12, 2025 at 3:30 P.M.

Prepared by: 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, TX 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 – February 4, 2025

## CALL MEETING TO ORDER

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

## ATTENDANCE

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

Members Absent: Councilmember Beau Rawlins

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Pete Milburn, Senior Project Manager; Hunter Cummings, Deputy Coastal Resources Manager; Peyton Schott, Coastal Resources Intern; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

## CONFLICT OF INTEREST

None

## APPROVAL OF MINUTES

The December 3, 2024, and January 7, 2025, regular meeting minutes were accepted as presented.

## PUBLIC COMMENT

None

## PUBLIC HEARING

### DUNE MITIGATION

**24BF-016 (415 East Beach Drive)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Islander East Condo, a subdivision in the City and County of Galveston, Texas.

Applicant: John Weldon – J.A. Weldon Construction

Property Owner: Islander East Association

A public hearing was held.

## NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

### BEACHFRONT CONSTRUCTION CERTIFICATE AND DUNE PROTECTION PERMIT

**24BF-132 (11345 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 paving beneath the footprint of the structure and an unreinforced fibercrete driveway.

Property is legally described as Lot 909, Beachside Village Section 9 (2024), Beachside Village, a subdivision in the City and County of Galveston, Texas.

Applicant: Alejandra Lorenzo

Property Owner: Debbie Ann Walcott

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.

Chairperson Walla made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey 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:	Councilmember Beau Rawlins
Non-voting participant:	None

**The motion passed.**

\*\*\* Donna Fairweather, Sr. Assistant City Attorney, arrives at 3:44 p.m.

#### **CHANGE OF ZONING**

**25P-004 (2712-2928 11 Mile Road)** Request for a Change of Zoning in order to designate the Sea Breeze subdivision as a Restricted Residential, Single-Family (R-0) zoning district. Properties are legally described as Abstract 121 Page 48 Lots 1 through 11 Sea Breeze and Abstract 121 Page 48 North 75 Feet of Lot 12 (12-1) Sea Breeze, in the City and County of Galveston, Texas.

Applicant: Development Services Department

Staff presented the staff report and noted that 19 public hearing notices were sent, and three returned in favor.

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 Humphrey 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:	Councilmember Beau Rawlins
Non-voting participant:	None

**The motion passed.**

#### **LICENSE TO USE**

**25P-003 (Adjacent to 312 17th Street)** Request for a License to Use in order to construct stairs. Adjacent property is legally described as M.B. Menard Survey, South 35-1 feet of Lot 1(1-3), Block 556, in the City and County of Galveston, Texas.

Applicant: Jeremy Slade, Stonewater Inc.

Adjacent Property Owner: Linda Jonjock

Easement Holder: City of Galveston

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

Chairperson Walla opened the public hearing on the case. 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 Humphrey 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:	Councilmember Beau Rawlins
Non-voting participant:	None

**The motion passed.**

### **PLANNED UNIT DEVELOPMENT**

**25P-001 (13722-14000 San Luis Pass Road/FM 3005)** Request for a Planned Unit Development (PUD) Overlay District for a "Auto Fueling Station". Property is legally described as Part of Lots 32 and 45 (45-5), and Adjacent Abandoned Street, Trimble and Lindsey Survey, Section 3, in the City and County of Galveston, Texas.

Applicant: Nasser Zia

Property Owner: Beach Three LLC Series 5

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

Chairperson Walla opened the public hearing on the case. The applicant, Nasser Zia, gave a presentation to the commission. See attached list for presentations made to the commission. 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 Humphrey seconded.

The Chairperson called for questions or comments from the Commission.

Chairperson Walla made a motion to amend the original motion to recommend approval of the request with Staff's Recommendations and to exclude landscaping for the South and East side from specific condition number four in the staff report.

Vice-Chairperson Lantz 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:	Councilmember Beau Rawlins
Non-voting participant:	None

**The motion passed.**

**THE MEETING ADJOURNED AT 4:31 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, January 24, 2025  
Re: **24BF-136 (Beachside Village – AP-7)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Beachside Village Section 9 (2024) Reservation F & G, a subdivision in the City and County of Galveston, Texas.  
Applicant: Debbie Reinhart  
Property Owner: Ohana Development, LLC

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### 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 Line<sup>1</sup>.

Ordinarily projects such as these are administratively reviewed and approved by staff and do not require a public hearing with the Planning Commission. However, the Dune Protection Act<sup>2</sup> requires the applicant notify property owners immediately adjacent to the construction site that a public hearing will be held when a proposed construction activity will result in adverse effects to dunes or dune vegetation and mitigation is required.

### Description

The applicant proposes to add concrete to connect overflow parking to 8-mile road. The applicant also proposes to construct a 5-foot wide 246 feet long pedestrian pathway. Construction will include moving roughly 500 cubic yards of uncompacted sand and move 860 square feet of vegetation to the proposed mitigation location.

Public notice of the February 18, 2025, Planning Commission meeting was sent to four adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

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

<sup>2</sup> Texas Natural Resources Code § 63.056



# City of Galveston

## DEVELOPMENT SERVICES

Coastal Resources Division

CoastalResoures@GalvestonTX.Gov | 409-797-3660 | [www.galvestontx.gov](http://www.galvestontx.gov)

### **Planning Commission:**

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

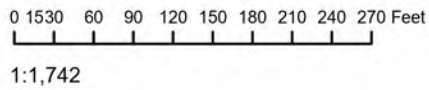
## **A – Aerial Map**

**Sunny Beach AP-7 Access  
Case #24BF-136**

**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



**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) - 12/13/2024**

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**

# BEACHSIDE VILLAGE, SECTION NINE

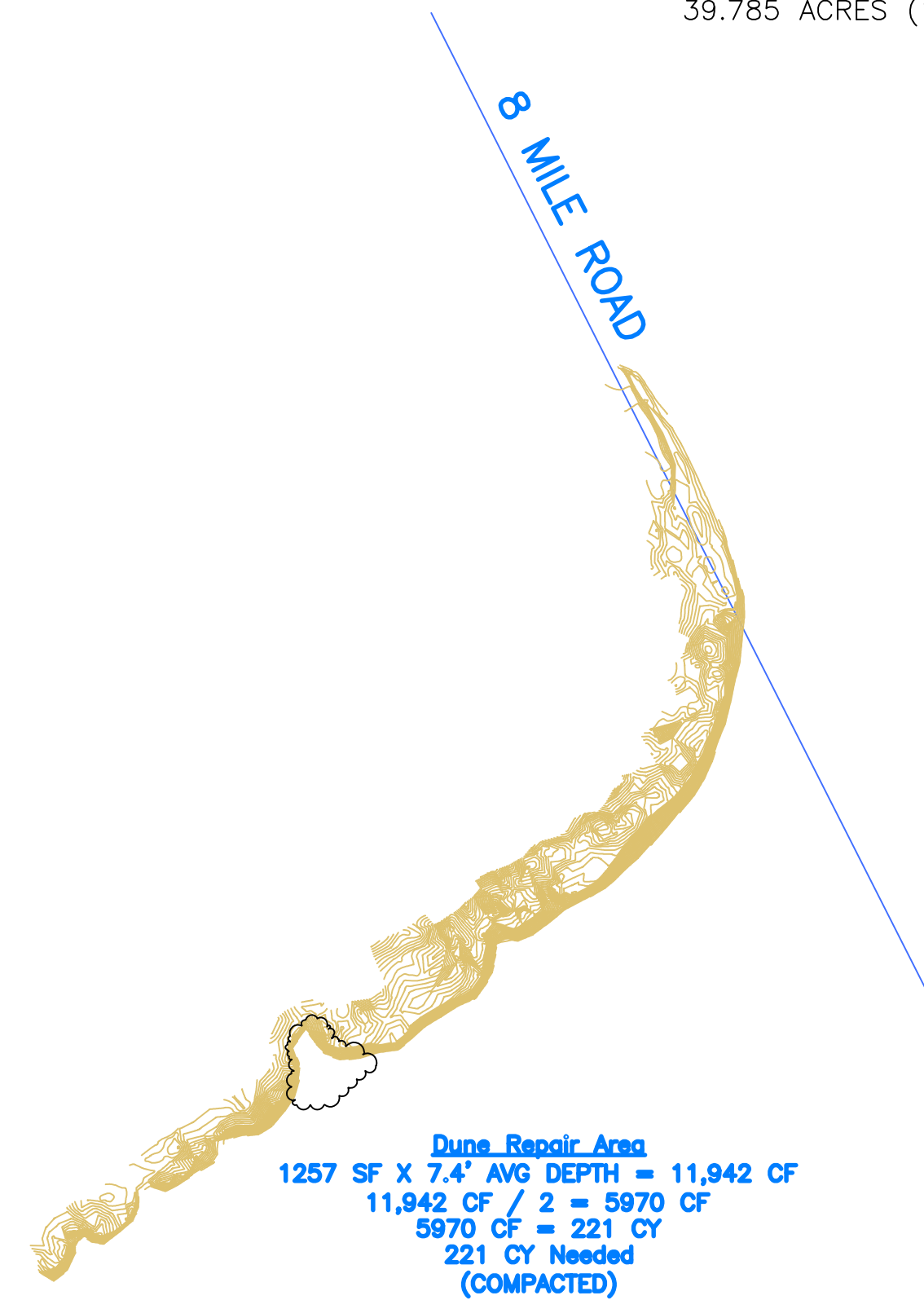
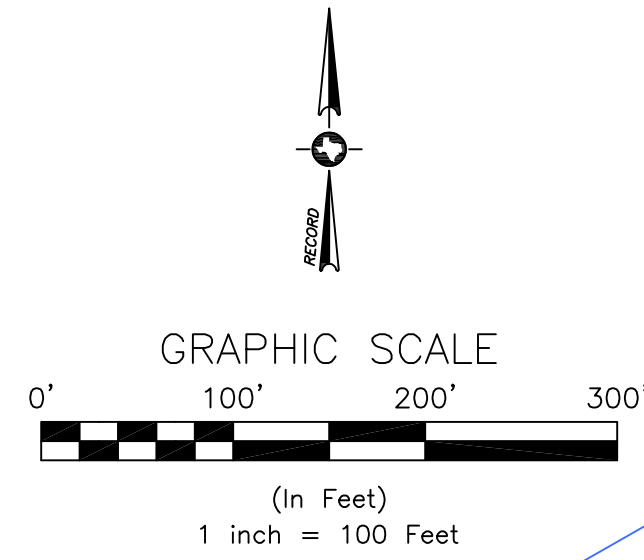
BEING A REPLAT OF

PART OF LOTS FORTY (40), FORTY-ONE (41), SIXTY (60), SIXTY-ONE (61), AND EIGHTY (80) OF SECTION TWO (2) OF THE TRIMBLE AND LINDSEY SURVEY, GALVESTON COUNTY, TEXAS, TOGETHER WITH THOSE CERTAIN INTERVENING 50 FEET WIDE ROADWAY RIGHT-OF-WAYS (CLOSED AND ABANDONED - NO INSTRUMENT FOUND), BEING OUT OF AND A PART OF A CALLED 63.50 ACRES TRACT CONVEYED TO GALVESTON PRESERVE AT WEST BEACH, LTD. BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2012048181, BEING OUT OF AND A PART OF THE PRESERVE AT WEST BEACH SECTION ONE (1), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2009A, MAP NUMBERS 92-93 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

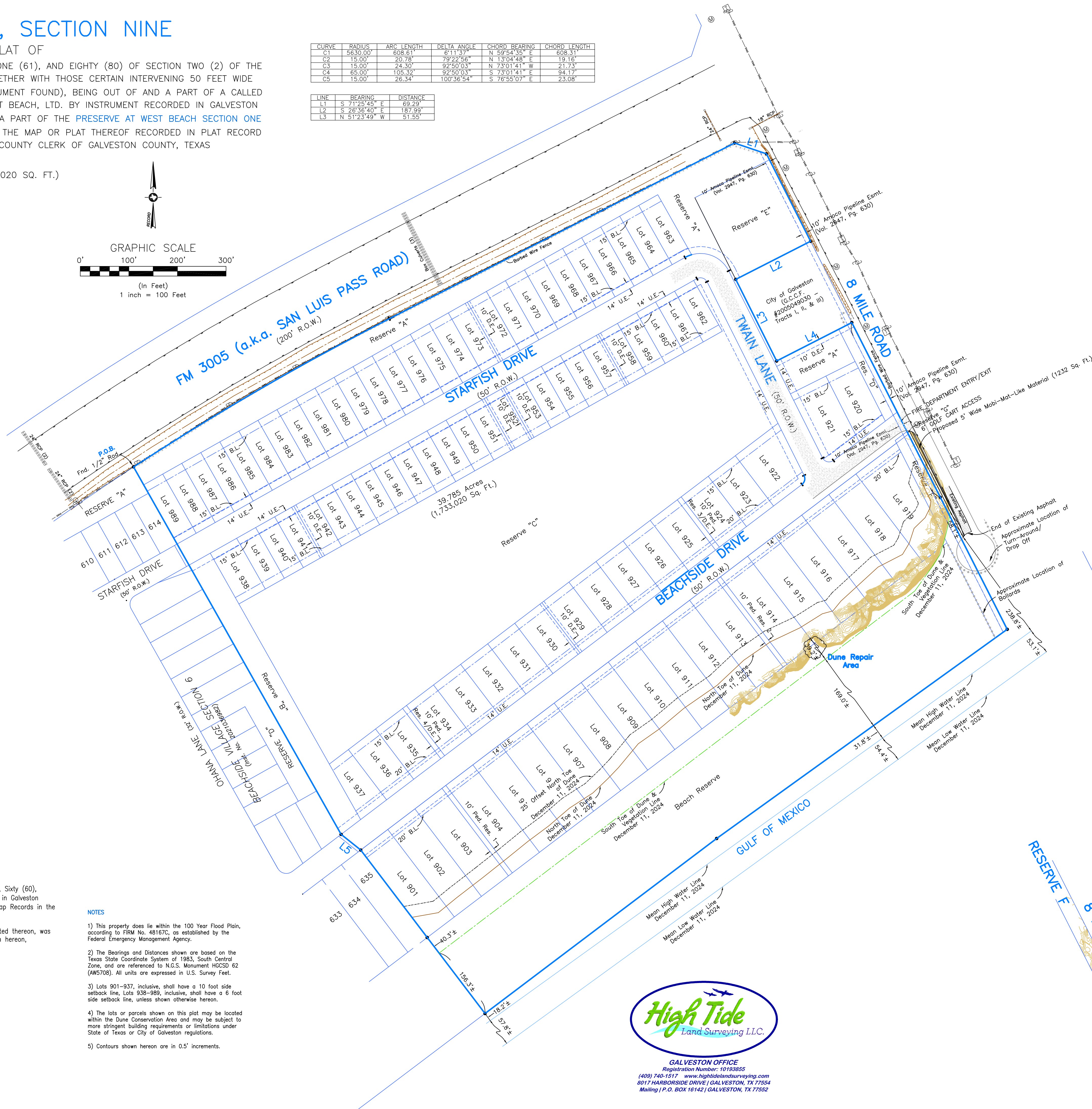
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5630.00	608.61	6°11'33"	N 59°54'35" E	608.31
C2	15.00	20.78	79°22'56"	N 1°30'44"E	19.16
C3	15.00	24.30	92°50'03"	N 73°01'41" W	21.73
C4	65.00	105.32	92°50'03"	S 73°01'41" E	94.17
C5	15.00	26.34	100°36'54"	S 76°55'07" E	23.08

LINE	BEARING	DISTANCE
L1	S 71°25'45" E	69.29'
L2	S 26°36'40" E	187.99'
L3	N 51°23'49" W	51.55'

39.785 ACRES (1,733,020 SQ. FT.)



**Dune Repair Area**  
 1257 SF X 7.4' AVG DEPTH = 11,942 CF  
 11,942 CF / 2 = 5970 CF  
 5970 CF = 221 CY  
 221 CY Needed  
 (COMPACTED)



**EXHIBIT ONLY**  
 NOT TO BE RECORDED  
 FOR ANY PURPOSE

**Dune in R.O.W.**  
 2838 SF X 4.1' AVG DEPTH = 11,636 CF  
 11,636 CF / 2 = 5,818 CF  
 5,818 CF = 215 CY  
 215 CY Cut  
 (UNCOMPACTED)

**Dune in Reserve F (Cut @ 3:1 Slope)**  
 6,170 SF X 2.5' AVG DEPTH = 15,425 CF  
 15,425 CF / 2 = 7,713 CF  
 7,713 CF = 286 CY  
 286 CY Cut  
 (UNCOMPACTED)

Survey of BEACHSIDE VILLAGE, SECTION NINE, being a replat of part of Lots Forty (40), Forty-one (41), Sixty (60), Sixty-one (61) and Eighty (80) of Section Two (2) of the TRIMBLE AND LINDSEY SURVEY, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under File No. 2023012090, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5856

**NOTES**

- 1) This property does lie within the 100 Year Flood Plain, according to FIRM No. 48167C, as established by the Federal Emergency Management Agency.
- 2) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCS D 62 (AW5708). All units are expressed in U.S. Survey Feet.
- 3) Lots 901-937, inclusive, shall have a 10 foot side setback line, Lots 938-989, inclusive, shall have a 6 foot side setback line, unless shown otherwise hereon.
- 4) The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations.
- 5) Contours shown hereon are in 0.5' increments.



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

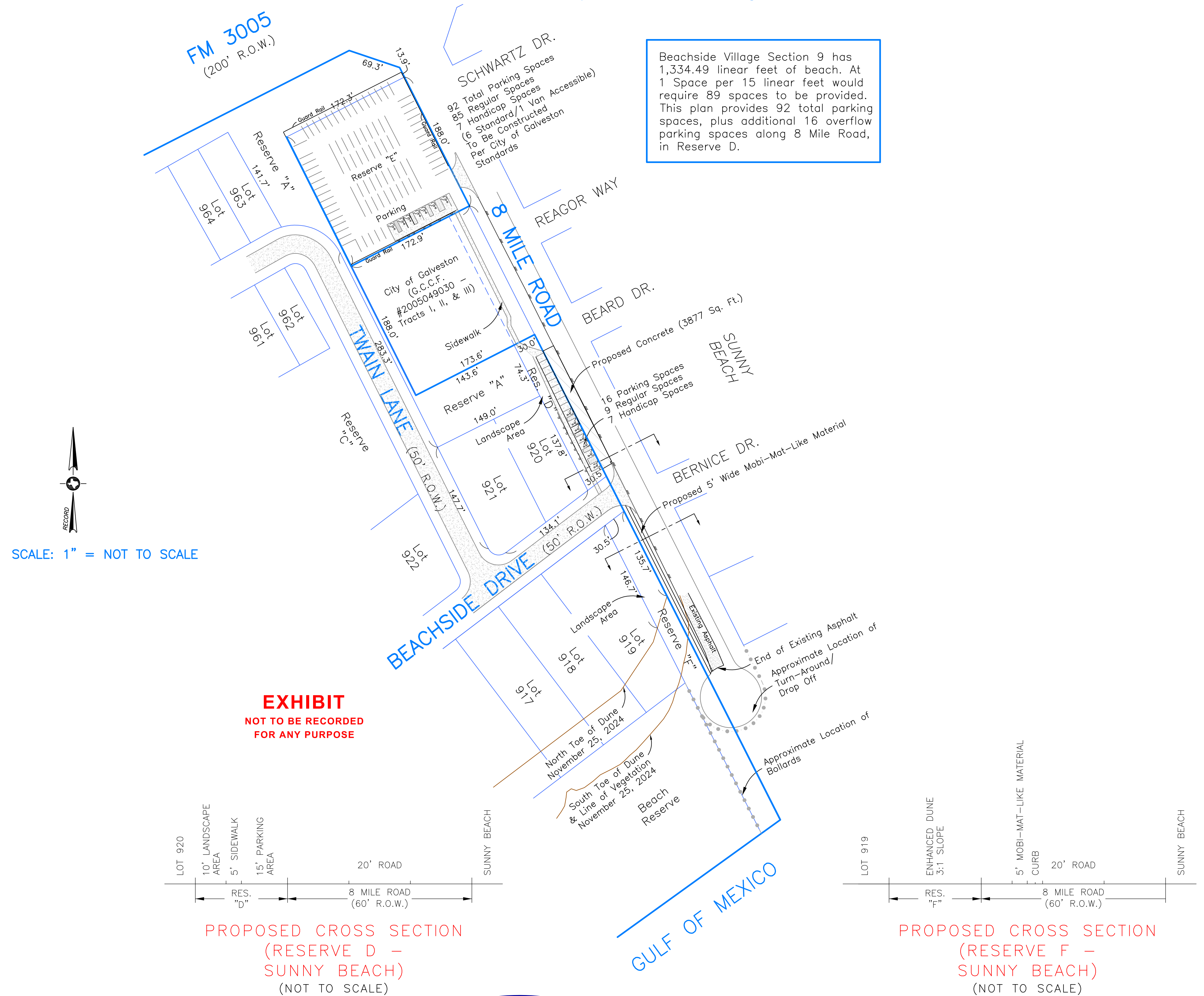
REVISION: DECEMBER 12, 2024  
 SURVEY DATE: NOVEMBER 25, 2024  
 FILE No.: 5972-0000-0000-000  
 DRAFTING: AM/RGW  
 JOB No.: 24-0524

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## **C – Site Plans and Drawings**

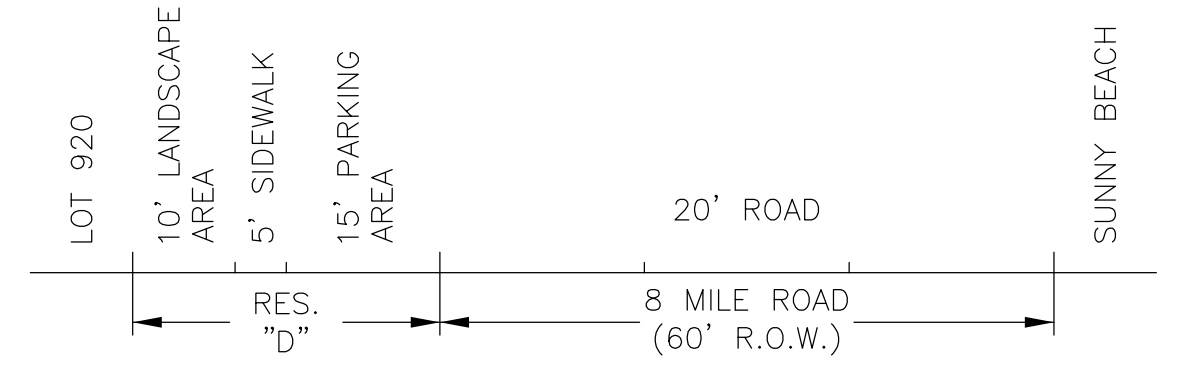
**BEACHSIDE VILLAGE  
SECTION NINE (9)  
Proposed Beach Parking Plan**

Beachside Village Section 9 has 1,334.49 linear feet of beach. At 1 Space per 15 linear feet would require 89 spaces to be provided. This plan provides 92 total parking spaces, plus additional 16 overflow parking spaces along 8 Mile Road, in Reserve D.

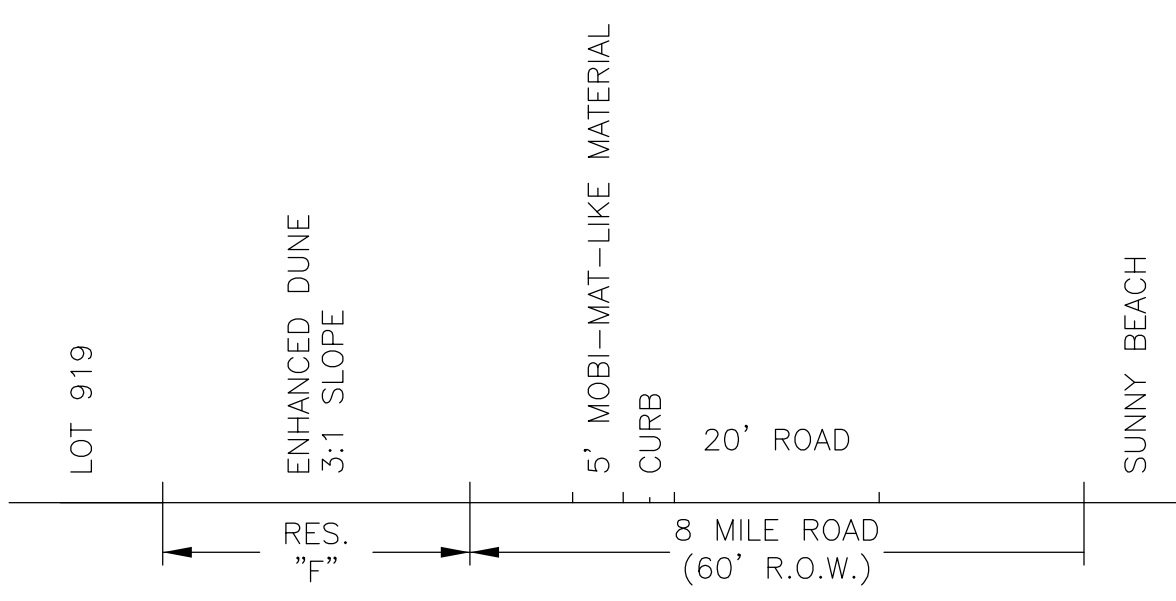


SCALE: 1" = NOT TO SCALE

**EXHIBIT  
NOT TO BE RECORDED  
FOR ANY PURPOSE**



**PROPOSED CROSS SECTION  
(RESERVE D -  
SUNNY BEACH)  
(NOT TO SCALE)**



**PROPOSED CROSS SECTION  
(RESERVE F -  
SUNNY BEACH)  
(NOT TO SCALE)**



REVISED: DECEMBER 6, 2024, DECEMBER 5, 2024,  
NOVEMBER 13, 2024, MARCH 7, 2023  
FEBRUARY 1, 2023.  
JOB NO.: 22-0469

**GALVESTON OFFICE**  
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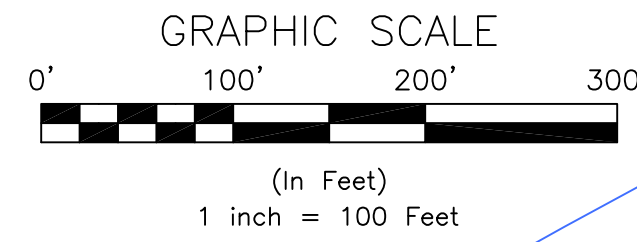
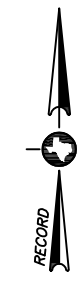
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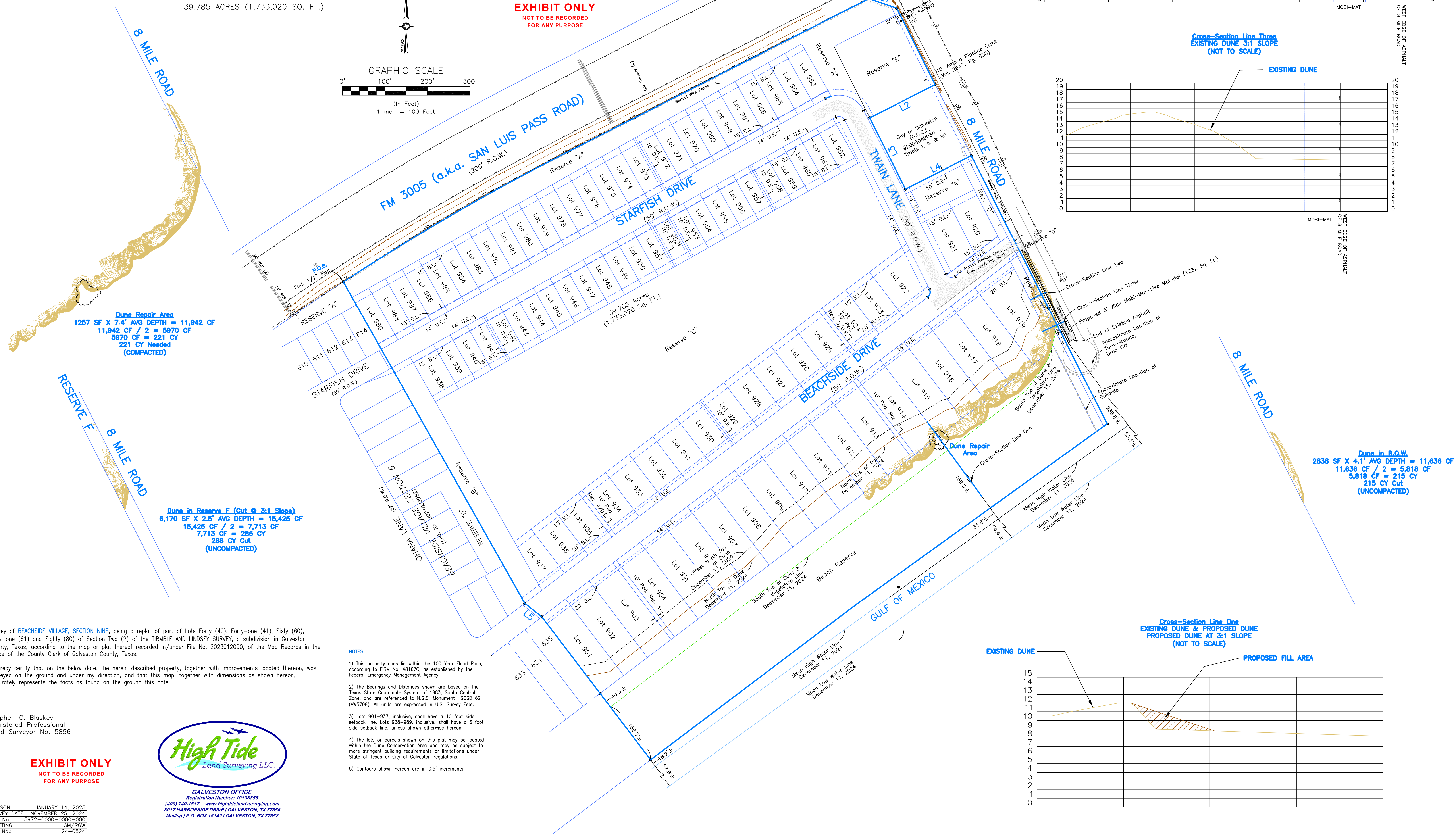
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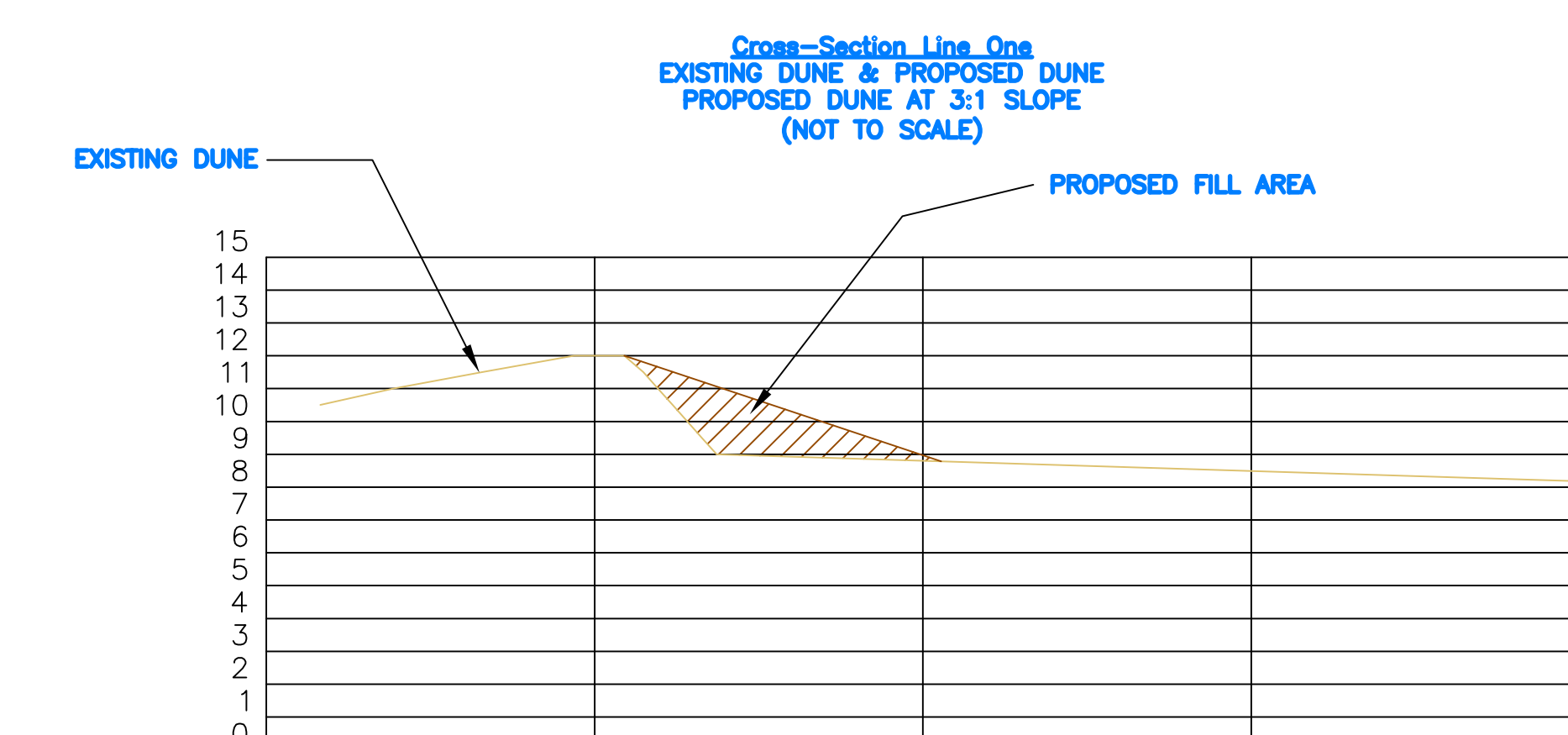
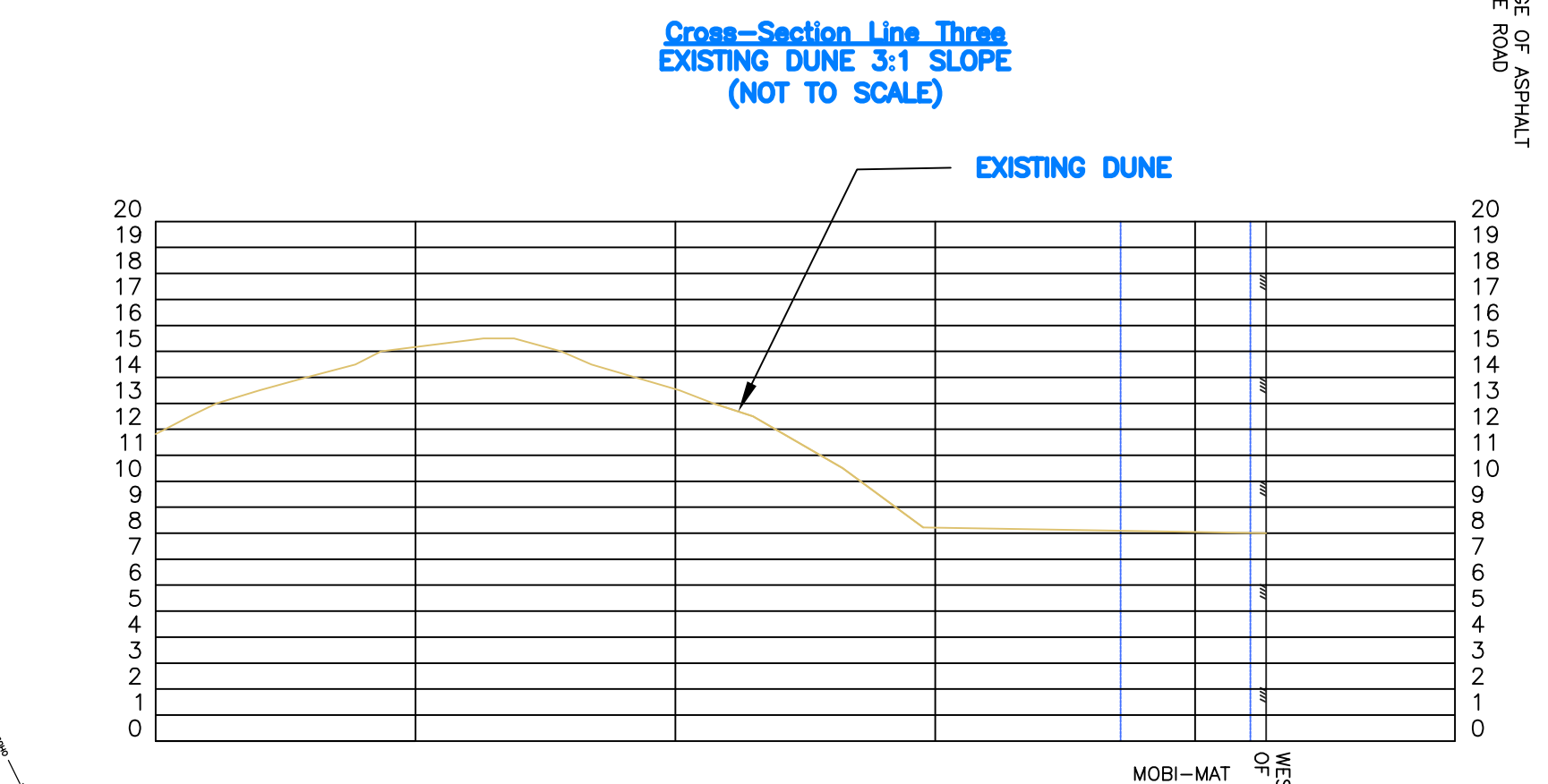
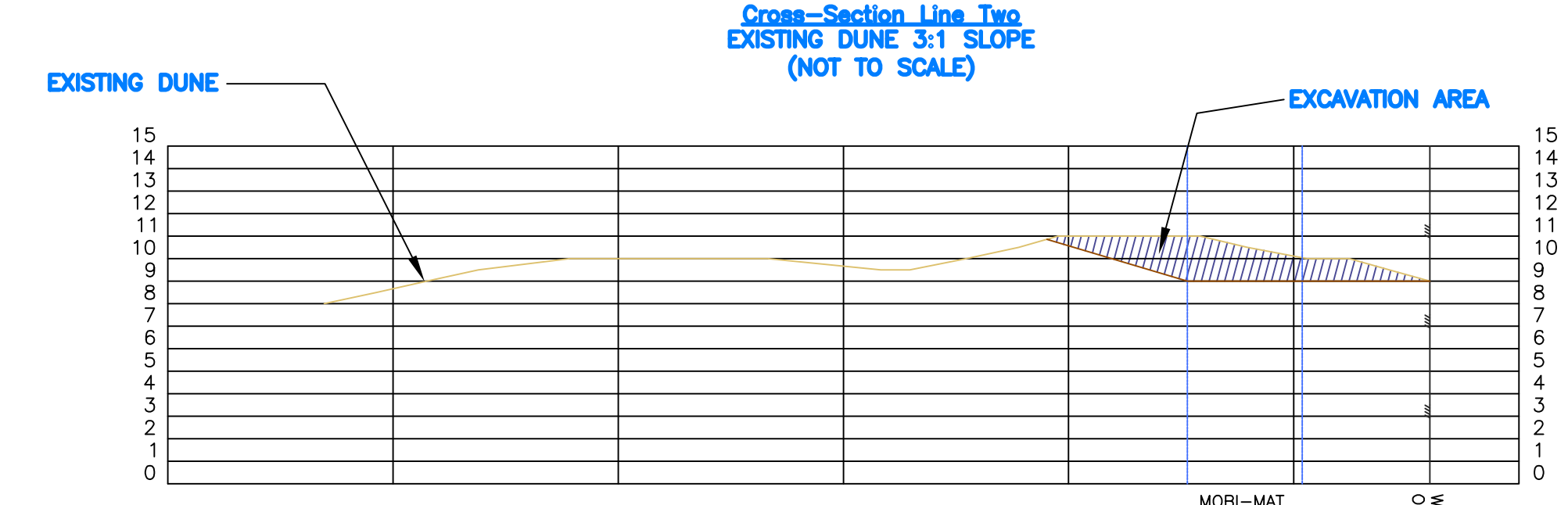
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**Dune Repair Area**  
1257 SF X 7.4' AVG DEPTH = 11,942 CF  
11,942 CF / 2 = 5970 CF  
5970 CF = 221 CY  
221 CY Needed  
(COMPACTED)

**Dune in Reserve F (Cut @ 3:1 Slope)**  
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Survey of BEACHSIDE VILLAGE, SECTION NINE, being a replat of part of Lots Forty (40), Forty-one (41), Sixty (60), Sixty-one (61) and Eighty (80) of Section Two (2) of the TRIMBLE AND LINDSEY SURVEY, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under File No. 2023012090, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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- NOTES
- 1) This property does lie within the 100 Year Flood Plain, according to FIRM No. 48167C, as established by the Federal Emergency Management Agency.
  - 2) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCS2 62 (AW5708). All units are expressed in U.S. Survey Feet.
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  - 5) Contours shown hereon are in 0.5' increments.

REVISION:	JANUARY 14, 2025
SURVEY DATE:	NOVEMBER 25, 2024
FILE No.:	5972-0000-0000-000
DRAFTING:	AM/RGW
JOB No.:	24-0524

11322

Bernice

11225

11227

8 Mile Rd

11226

11325

11327



11322

Bernice

Area in blue is either completely unvegetated or partially vegetated.

11225

8 Mile Rd

11226

11325

11327



## **D – Site Photos**





RESERVED  
PARKING



RESERVED  
PARKING



NO PARKING



**WARNING**  
**PETROLEUM PIPELINE**  
**DO NOT ANCHOR OR DREDGE**  
BEFORE EXCAVATING OR IN EMERGENCY PLEASE CALL  
**OFFICE OPERATING COMPANY**  
946-3407



**WARNING**  
PETROLEUM PIPELINE  
DO NOT ANCHOR OR DREDGE  
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**E – Mitigation  
Site Photos**







**E – GLO  
Comment Letter**



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

January 21, 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:** City of Galveston Right-of-Way 8-Mile Road and Beachside Village Section 9, Galveston

**Legal Description:** Beachside Village Sec 9 (2024) Res F & G; City of Galveston Right-of-Way 8-Mile Road; Beachside Village Sec 9 (2024) Beach Reserve & Pedestrian Access 1-4; Lot 914 Beachside Village Sec 9 (2024); Lot 915 Beachside Village Sec 9 (2024)

**Lot Applicant:** Ohana Development, LLC – Debbie Reinhart

**Case Number:** 24BF-136

**GLO ID No.:** BDCOG-24-0233

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 connect an existing off-beach public parking area to 8-Mile Road using reinforced concrete and to construct a pedestrian pathway to the beach using a Mobi-mat or similar material. The applicant proposes to adversely impact 500 cubic yards of dunes and 860 square feet of dune vegetation, and an off-site compensation area with 500 cubic yards of dunes and 890 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of eight to nine feet per year.

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

- The City may allow a concrete slab or other impervious surface whose area does not exceed 5% of the square footage of the property to be used for parking areas or walkways for public beach access facilities that are required to be accessible for persons with disabilities if the use of permeable materials is not practicable and upon demonstration of necessity by the applicant.<sup>1</sup>

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<sup>1</sup> 31 Tex. Admin. Code § 15.6(g).

- The GLO recommends that the property owner dedicate the off-beach parking and pedestrian pathway to the City, and that the City accept the dedication as part of the requirement for permittees to dedicate to the public new public beach access or parking areas for consistency with the beach access and use provisions of the City's state-approved dune protection and beach access plan.<sup>2</sup> GLO legal is available for guidance on this process.

### Compensation

- The applicant must take measures to avoid adversely impacting dunes and dune vegetation during construction, such as not placing equipment and minimizing foot traffic on dunes and dune vegetation.<sup>3</sup>
- The applicant proposes to locate the compensation area outside the boundary of the property where the damage to dunes and dune vegetation will occur, which is considered off-site compensation.<sup>4</sup> The permittee is required to notify FEMA, Region 6, Risk Analysis branch of the proposed off-site compensation.<sup>5</sup>
- The compensated dunes and dune vegetation must be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the restoration area.<sup>6</sup>
- The City shall include a condition in each permit authorizing off-site compensation which requires permittees to notify the City in writing of the actual date of initiation within 10 working days after compensation is initiated.<sup>7</sup>

### Compensation Completion

- The City must require the applicant to conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation.<sup>8</sup> These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation and compensation.<sup>9</sup>
- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.<sup>10</sup> The permittee shall be deemed to have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in

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<sup>2</sup> 31 Tex. Admin. Code § 15.5(d).

<sup>3</sup> 31 Tex. Admin. Code § 15.4(f)(1).

<sup>4</sup> 31 Tex. Admin. Code § 15.4(f)(B).

<sup>5</sup> 31 Tex. Admin. Code § 15.4(f)(B)(iv).

<sup>6</sup> 31 Tex. Admin. Code § 15.7(e)(3).

<sup>7</sup> 31 Tex. Admin. Code § 15.4(f)(4)(C)(vii).

<sup>8</sup> 31 Tex. Admin. Code § 15.4(g)(2).

<sup>9</sup> 31 Tex. Admin. Code § 15.4(g)(2).

<sup>10</sup> 31 Tex. Admin. Code § 15.4(g)(5).

31 Tex. Admin. Code § 15.9.<sup>11</sup> The GLO requests that the City notify the GLO of the initiation of construction.

- The City shall determine a compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.<sup>12</sup> The City shall provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.<sup>13</sup>

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.<sup>14</sup> If you have any questions, please contact me at (512) 463-1278 or at [michelle.leslie@glo.texas.gov](mailto:michelle.leslie@glo.texas.gov).

Sincerely,



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

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<sup>11</sup> 31 Tex. Admin. Code § 15.4(g)(5).

<sup>12</sup> 31 Tex. Admin. Code § 15.4(g)(3).

<sup>13</sup> 31 Tex. Admin. Code § 15.4(g)(4).

<sup>14</sup> 31 Tex. Admin. Code § 15.3(t)(5).



# 25P-002

# STAFF REPORT

**ADDRESS:**

2114 Avenue O

**LEGAL DESCRIPTION:**

M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, in the City and County of Galveston, Texas.

**Applicant:**

Cindy and Jim Laufer

**Property Owners:**

Cindy and Jim Laufer

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

None

**REQUEST:**

Request for designation as a Galveston Landmark

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

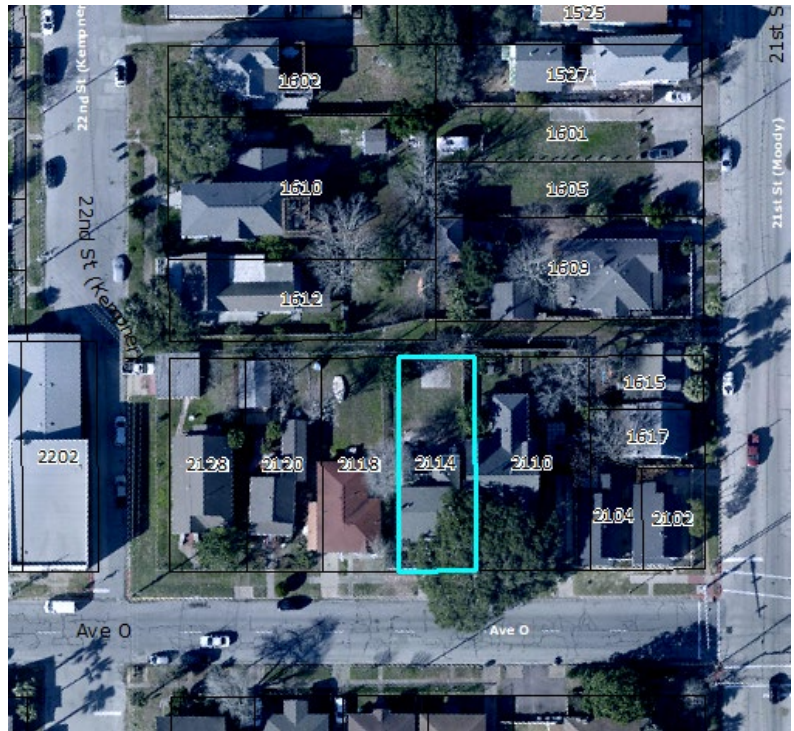
A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
29				



## Zoning and Land Use

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

## 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 Leopold and Ernestine Jantke House was built in 1884. The house was owned by several families after the Jantkes. Each of these individuals played a role in shaping Galveston's diverse and working-class history, contributing to commerce, labor, and community development.

**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.**

Leopold and Ernestine Jantke, German immigrants, built the house in 1884 and used it as their primary residence. After the 1900 Storm, they briefly left Galveston, likely joining their daughter Frida in central Texas, before returning in 1903. After Ernestine's death in 1908, Leopold moved permanently to be with Frida, who later sold the house.

In 1908, George Tischendorf, a Galveston-born bricklayer, purchased the home from Frida Struve (formerly Jantke). He and his family lived there until 1910, when they moved to Houston. He then leased the house to employees of the Galveston Electric Company for a year.

Peter V. Romano, an Italian merchant, acquired the home next. His family maintained ownership for 71 years, making it the longest-held family residence. Romano

expanded and remodeled the house in 1926. Following his death in 1936, the house remained with his children.

In 1947, Beatrice Romano McNally, Romano’s daughter, became the sole owner. She and her husband, Edward McNally, resided there for decades. After Beatrice’s passing in 1967, Edward remained in the home until 1982, when he sold it.

Simona Mary Rizo purchased the house in 1982 and used it both as a residence and rental property. Subsequent owners primarily used it as their primary home, reflecting the broader residential character of the San Jacinto Neighborhood.

**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 Leopold and Ernestine Jantke House has been modified since its original construction in 1884. As originally built, the house contained two rooms, one hall, a pantry, and a partially ceiled attic space. An addition in 1890 increased the number of rooms to five. The house underwent a complete remodel in 1926 when owned by the Romano family. The remodel resulted in a two-story dwelling elevated 4 ½' that contained eight rooms and a new double-gallery across the main elevation (south). Upon completion, dimensions of the building were recorded as 32'x26' (main), 16'x16' (addition) and 6'x28" (new front gallery). A continuous dormer across the second level, attributed to the 1926 remodel, provides a Colonial Revival element to the modified Victorian style house.

While the house has been modified, the Design Standards recognize that changes that have happened through time can have their own significance. The house has been in its current appearance for 99 years.

**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 February 17, 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 March 27, 2025.

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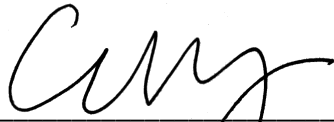
**Staff Recommendation**

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,



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Catherine Gorman, AlCP  
Assistant Director, HPO

02/11/2025

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Date

**Leopold and Ernestine Jantke House****2114 Avenue O****Lot 11/ Southeast Outlot 43****Built 1884, addition 1890, remodeled 1926**

- The existing DESCRIPTION AND ESTIMATE insurance document for 2114 Avenue O, dated 20 June 1902, describes a one-story frame dwelling elevated on 3' brick piers that contained two rooms, one hall, a pantry, two porches and a partially ceiled attic space. The build date for the building is noted as 1884. An addition recorded in 1890 increased the number of rooms to five. The document also recorded repairs in 1902 and 1912. Original use of the building was as an owner occupied residence but an undated amendment also reflects use as a tenant property.
- The building's insurance record also notes a complete remodel in February 1926 that resulted in a two-story dwelling elevated 4 ½' that contained eight rooms and a new double-gallery across the main elevation (south). Upon completion, dimensions of the building were recorded as 32'x26' (main), 16'x16' (addition) and 6'x28" (new front gallery). A continuous dormer across the second level, attributed to the 1926 remodel, provides a Colonial Revival element to the modified Victorian style house.
- The original owners of the dwelling were German immigrants Leopold and Ernestine Jantke. The Jantkes emigrated to Galveston in 1881 with their only child, daughter Frida Clara. On the island, Leopold worked as a tailor for I. Steifel & Company (among others), merchant tailors on Tremont Street who sold gentlemen's furnishings (clothing, hats, shoes and accessories). Before the Jantkes purchased the lot on the southeast quarter of outlot 43, where they built their house at 2114 Avenue O in 1884, they resided on Ball Street between 16<sup>th</sup> and 17<sup>th</sup> Streets.
- When their new house on Avenue O was completed, the Jantke family utilized the house as their primary residence. Frida, noted as a school teacher in city directories, married Clemens Struve in Galveston in 1898 and the couple relocated to the Texas Hill Country. Leopold and Ernestine resided in the house when the 1900 Storm struck and appear to have relocated briefly afterwards as the 1901-1902 *Galveston City Directory* noted the house was occupied by tenants. The couple most likely joined their daughter in central Texas during the recovery period before they returned to the island by 1903, where they remained at their house on Avenue O until Ernestine's death in 1908, after which Leopold joined daughter Frida and her family in Hunt, Texas. Frida and her husband eventually moved to Campbellton, Texas, where Leopold died in November 1920.

- George Tischendorf purchased the house from Freda Struve in 1908. Tischendorf was a first generation American born to German immigrant parents. Tischendorf worked as a bricklayer and was a member of the Bricklayers' Union No. 1, for whom he served as the chapter treasurer. He was born and raised in Galveston, where his father worked as a shoemaker. In 1898, Tischendorf married Cecile Abadie at St. Joseph's German Catholic Church (2202 Avenue K). After they purchased 2114 Avenue O in 1908, they utilized it as their primary residence until 1910, when they relocated to Houston. They leased the house to Galveston Electric Company employees Otto Kirchner and Tod Hunter for a year. Kirchner was a motorman for the city trolley system and Hunter worked as a trolley conductor.
- After Tischendorf moved to Houston, prominent Italian merchant Peter V. Romano purchased the house at 2114 Avenue O. The property would remain the Romano family for the next seventy-one years. Romano was born in Salerno, Italy, in 1865. As a young man, he joined the maritime industry and set sail with ambitions to see the world. When the ship arrived in Galveston, Romano stayed and worked, first, as a longshoreman before he opened a grocery store at 21<sup>st</sup> and Avenue O. The store expanded under the name of P. V. Romano & Company, branching out into wholesale importation of selected Italian, French and Spanish foods. In the spring of 1894, Romano married Berlin native Elizabeth Pitzlin and the couple would soon have five children. After Elizabeth's death in 1916, Romano maintained the family residence on Avenue O, where he expanded and remodeled the building in 1926. Although he maintained ownership, he eventually relocated to an apartment on the Seawall and allowed his children and their families to occupy the house on Avenue O. After his death in 1936, the children inherited his estate.
- In 1947, the Romano children divided the estate, with the Romano's daughter, Beatrice, claiming sole ownership of the family home on Avenue O. Beatrice was born in Galveston in 1899 and married Galveston native and automobile mechanic Edward Martin McNally in 1927. The United States census records in 1940 and 1950 recorded the couple residing at 2114 Avenue O. After Beatrice died in 1967, Edward married Sarah Josephine Brock in 1975. They remained at 2114 Avenue O until 1982, when Edward sold the house.
- Simona Mary Rizo purchased the house from McNally in 1982. She utilized the house as both her residence and rental property with subsequent owners mainly using the property as their primary residence. The house is located in the San Jacinto Neighborhood, a 150-block area noted for an abundance of workers' cottages, small-to-medium size houses and scattered sets of similar buildings indicative of development for both owner-occupied residences as well as investment property.

**Chain of Title, Lot 11/Southeast Outlot 43 (2114 Avenue O)**

- **Leopold Jantke.** Purchased vacant lot May 1884 from Gustave Ranger. Ranger co-owned the renowned cotton firm Ranger & Company. Gustave Mayhoff, who built 2110 Avenue O in 1887, was a member of the firm.
  - (*Galveston Daily News*. May 4, 1884. "REAL ESTATE TRANSFERS.")
- **Frida Struve,** Daughter of Jantke. July 23, 1908.
  - (Galveston County Clerk Archives. B228, P397)
- **George C. Tischendorf.** July 23, 1908.
  - (Galveston County Clerk Archives. B 229, P123)
- **Peter V. Romano.** July 6, 1911.
  - (Galveston County Clerk Archives. B249, P547)
- **Beatrice Romano McNally, and husband Edward M. McNally,** April 24, 1947.
  - (Galveston County Clerk Archives. B748, P569)
- **Simona Mary Rizo.** July 1, 1982.
  - (Galveston County Clerk Archives. Ref. No. 001-75-0783)
- **Dennis F. Hargitt.** August 30, 2000. \*
- **Larry Horn.** May 30, 2008. \*
- **Christopher and Kelly Ledford.** March 11, 2013. \*
- **Jack Schaffer and Denise Lewis.** March 15, 2019. \*
- **Jim and Cindy Laufer.** May 22, 2024 \*

\*Ownership information from Galveston County Central Appraisal District website.

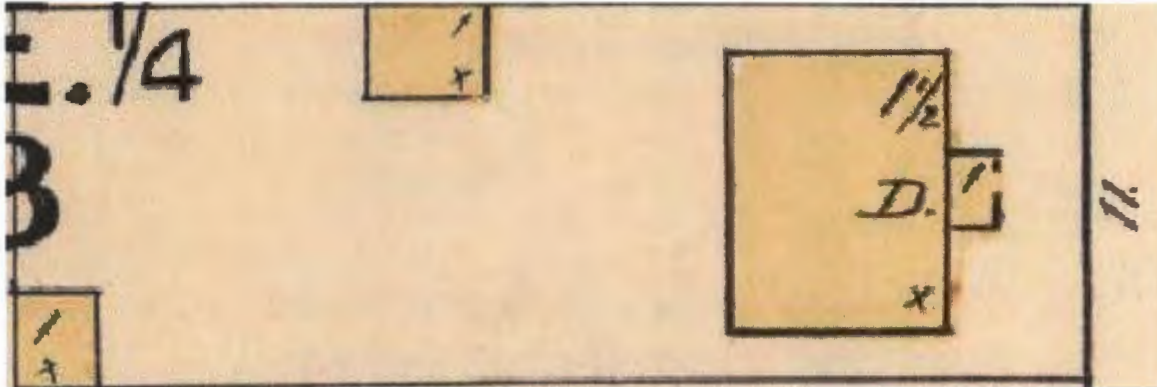
**Information compiled and written by:**

Jami Durham, Historian- Building and Cultural History  
Galveston Historical Foundation  
November 18, 2024



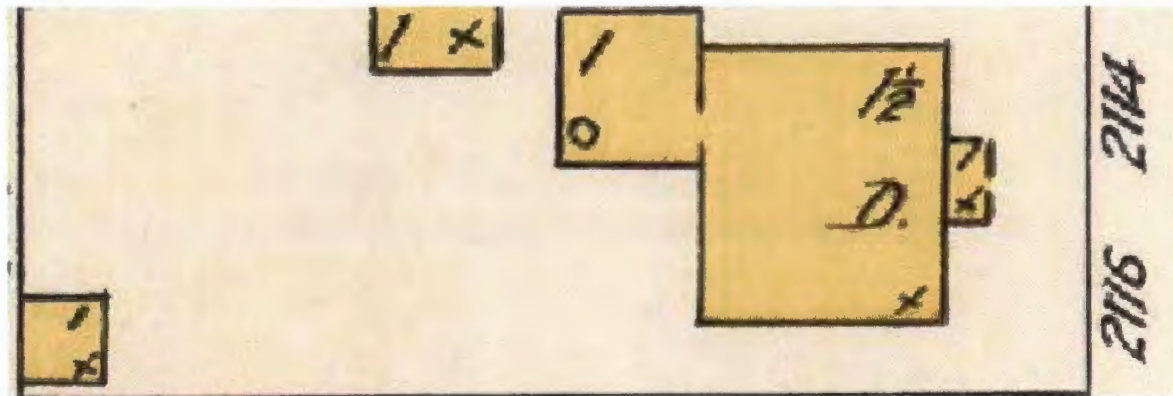
Sanborn Fire Insurance Map Footprints, 1889-1947

1889



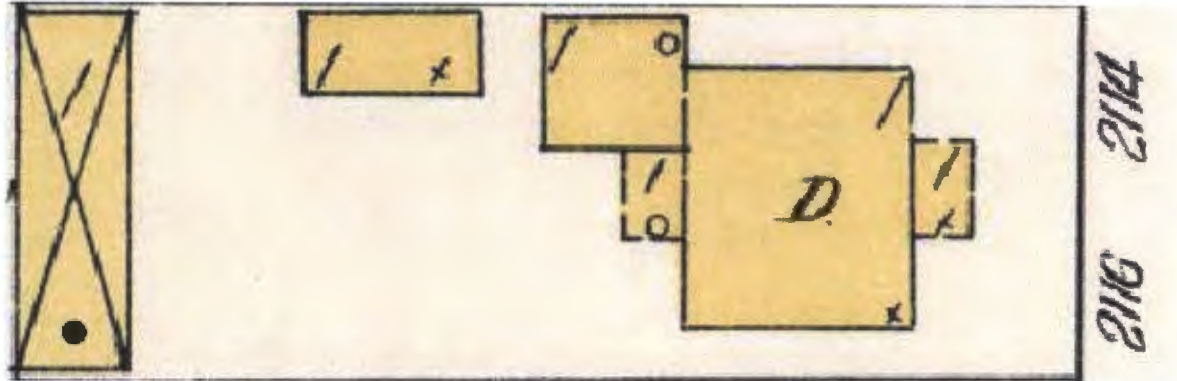
The 1889 map depicts a one-and-one-half story frame dwelling. A small covered porch covered the entrance to the cottage. The five-bay, center-hall cottage would have had a side-gable roof that may have supported two single dormers allowing light into the half-story unfinished attic space, which was a vernacular design seen commonly within the community. Two one-story accessory buildings are also recorded on the lot. These were used as a wash-house and a shed and are noted on the building's original insurance record.

1899



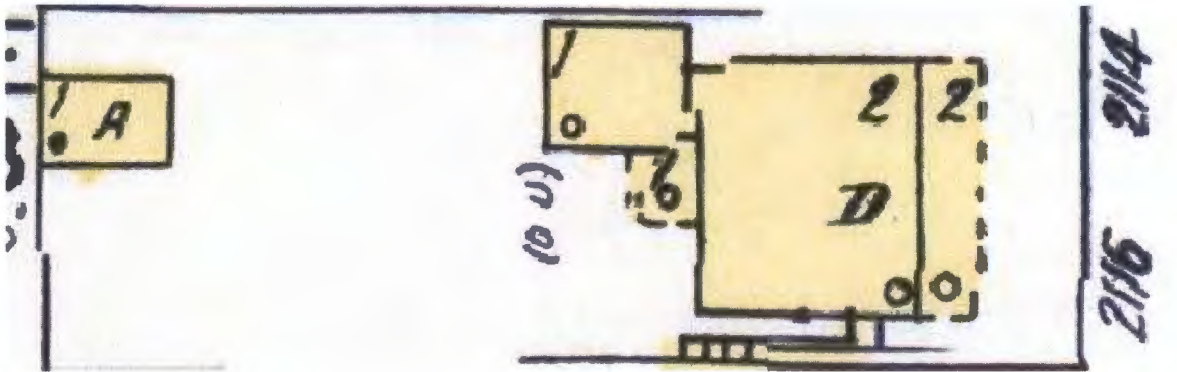
By 1899, the map recorded the 1890 addition on the northeast corner of the house that increased the number of rooms from two to five.

1912

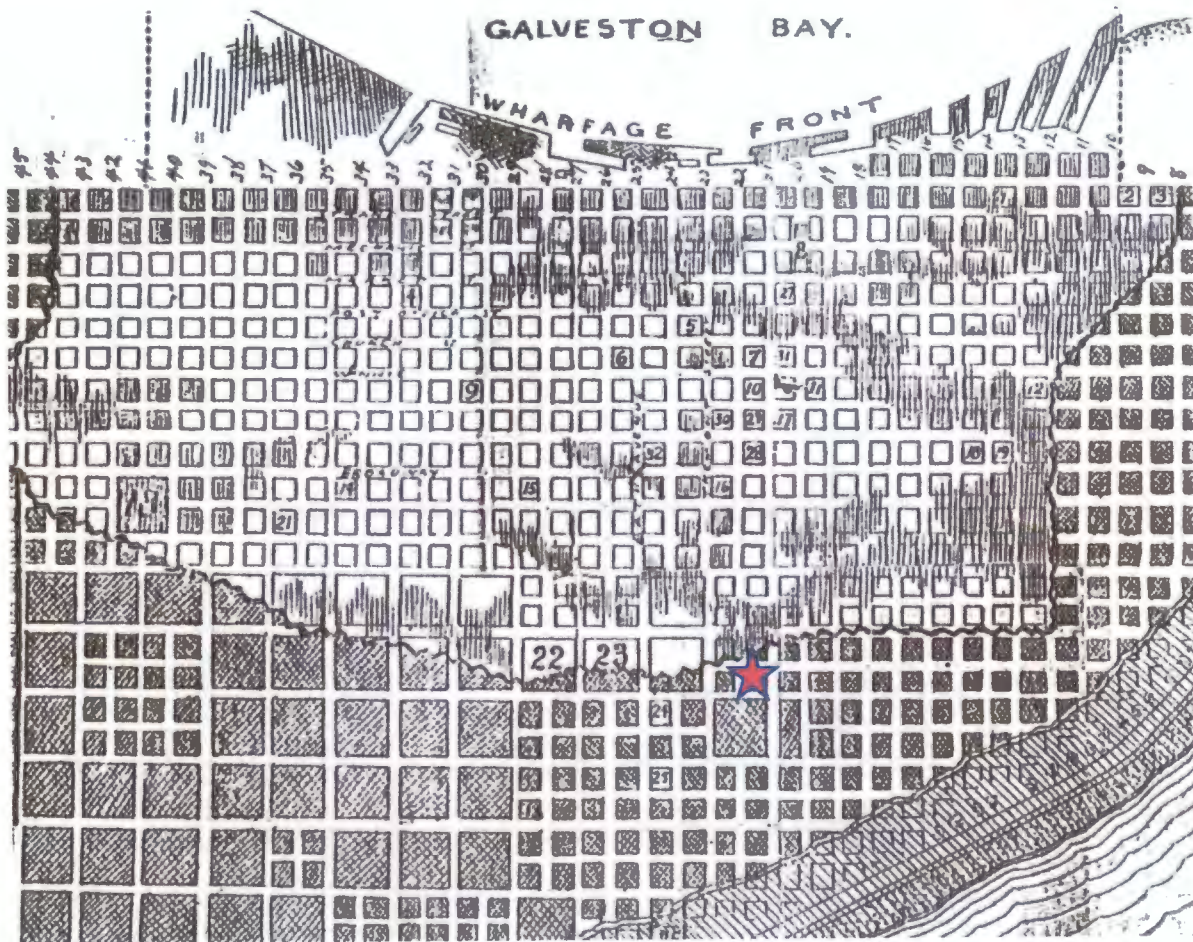


After the 1900 Storm, the 1912 map depicted a change to the property. The house was recorded as a one-story frame house. Located on the boundary of partial and complete destruction caused by the 1900 Storm, this may indicate damage as a result of the storm. The footprint of the main building remained unchanged except for the addition of a back porch on the north elevation of the building. A new one-story frame accessory building with a hipped roof is recorded along the north boundary of the lot along the alley.

1947



By 1947, the maps recorded the 1926 remodel of the building that resulted in a two-story frame dwelling with a full-width double-gallery across the south (main) elevation. The notation of "OU" indicates the elevated building was "open underneath" and not enclosed. The map also noted a new one-story frame automobile garage at the rear of the lot.



Clipping of 1900 Storm Destruction Map, with red star noting location of 2114 Avenue O. The squiggly line records the natural wall of debris that accumulated from demolished buildings closest to the beach. By some eye-witness accounts, this wall was as tall as a three-story building in places and served as protection for buildings located within its perimeter.

## Galveston City Directory Search

### 1882-1883, 1883-1884

Leopold Jantke, tailor, r. 416 Av H bet 16<sup>th</sup> and 17<sup>th</sup>

### 1886-1887

Leopold Jantke, tailor Schloss Brothers, r. ns E. Av O bet 21<sup>st</sup> and 22<sup>nd</sup>

### 1891-92

Leopold Jantke, tailor, r. 2114 Ave O

### 1895-1896

Leopold Jantke, tailor, r. 2114 Ave O

Miss Frieda C. Jantke, substitute teacher 4<sup>th</sup> District School, r. 2114 Ave O

### 1899-1900

Leopold Jantke, tailor Nielson-Mullen Tailoring Co., r. 2114 O

Arthur Jantke, clerk Singer Mfg. Co., h. 2114 O

### 1901-1902

Maurice Block, junk dealer r. 2114 O. 2

Miss Alice Block, teacher, h. 2114 O

*Jantke family not listed in the directory*

### 1903-1904

Leopold Jantke, tailor P. Nielson & Co., r. 2114 O

### 1908-1909

Leopold Jantke, tailor, r. 2114 O

### 1909-1910

George C. Tischendorf, brick contractor, builder, r. 2114 O. 5. Ph 2769

### 1911-1912

Otto H. Kircher, motorman, Galv. Electric Co., r. 2114 O. 4

Tod Hunter, conductor, Galv. Electric Co., r. 2114 O

Peter V. Romano (P.V.Romano & Co.), importer and commission merchant, wholesale fruits, poultry and produce, Italian produce, spaghetti, tomato paste, Roman cheese, olive oils, 2019 Strand, ph 46, r. 2107 N.

### 1913

Peter V. Romano (P.V.Romano & Co.), importer and commission merchant, wholesale fruits, poultry and produce, Italian produce, spaghetti, tomato paste, Roman cheese, olive oils, 2019 Strand, Ph 46, r. 2114 O. 8

Joseph N. Romano, stenographer P. V. Romano, h. 2114 O

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

### 1916

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Peter Romano, apprentice L. C. Ramakers, h. 2114

### 1919

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Peter Romano, mechanic Seaboard Trans & Shipping Co., h. 2114

### 1921

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Peter Romano, aviator mechanic, h. 2114 O

Miss Beatrice Romano, h. 2114 O

### 1924-1925

Peter V. Romano (P.V.Romano & Co.), commission merchant, importer of foreign delicacies, stevedore and ship supplies, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Miss Beatrice Romano, student Draughons Practical Business College, h. 2114 O

# P. V. ROMANO

## Wholesale Grocers and Importers

Most Select Italian, French and Spanish Goods. We Have Just Received for the Holidays a Most Complete Line of Imported Specialties.

### IMPORTS

#### From Italy

Fluffy Bread Olive Oil  
Roman Cheese  
Parmesan Cheese  
Provolone Cheese  
Crisp Bread Tomato Paste  
and Tomatoes  
Extra Fine Pine  
Cheese  
Chocolate Powder  
Clementine  
Soybean Walnuts  
Milkmaid Water Sticks  
Nestle's Milk  
Artichokes  
Tuna in Olive Oil  
Candy  
Tortoni di Cassano  
Pan Forte Biscuits  
Italian Chocolate  
Aspicetti di Soranzo  
Salami di Bologna

#### From Japan

Celina Brand Crab Meat  
Dried Peppers  
Dried Pine

#### From Norway

Smoked and  
Salted Mackerel  
Imperial Sardines

#### From Spain

Salted Anchovies and  
Sardines  
Tarragon Almonds

#### From Russia

Gravies Russian Cheese

#### From Holland

Milkmaid Herring  
Milk Cheese  
Creamy Bread  
Dry Green Split Pine  
Pine Sticks

#### From Switzerland

Swiss Cheese  
Top Sage Cheese

#### From Sweden

Swedish Creamy Bread  
Cheese

#### German Anchovies (In Wine)

#### From France

Little Fat Extra Pine  
Pine  
Choice Macaroni  
Choice Onions  
Request Cheese  
Jockey Club Sardines

#### From Brazil

Wash Brazil Ham

Woodcock Recipe With Mushroom Gravy

### IMPORTED TONIC

Sale and Entry Permitted by U. S. I. R. Prohibition  
Dept., March 26th, 1924

#### Amato Tonic

Vermouth Clementine  
Vermouth Martini & Rose

Vermouth Olive  
Marsala Tonic

Original Amargo Recipe of Hamburg, Germany  
California Wine Tonic

Mary Orange—Apple—Lemon Tonic—Grand Country  
Savanna Orange and Turkey

PHONE NO. 46

2017-19 STRAND

Special Attention Given to Mail Orders

**1980**

Edward M. McNally (Josephine), retired, h. 2114 Ave O

Josephine McNally, cashier, South East Packing, h. 2114 Ave O

**1985**

Simona Mary Rizo, h.2114 Ave O

**1991**

Larry P. Benneck (Sharon L), maintenance man College Park Care Center, h. 2114 Ave O

**1995**

Simona Mary Rizo, 2114 Ave O

Last listing for 2114 Avenue O. Address not included in 1996 directory, the last directory issued.

**1930**

Peter V. Romano, wholesale grocer, importer of foreign delicacies, 2017-2019 Strand, Tel 46, h. 824 Seawall Blvd

Joseph N. Romano (Felice), emp P.V. Romano, h. 2114 Ave O

Dante Romano, emp P. V. Romano, h. 2114 Ave O

**1936-1937**

Edward M. McNally (Beatrice C), h. 2114 Ave O

Joseph N. Romano (Felice), clerk Del papa commission company, h. 2114 Ave O

**1941**

Joseph N. Romano (Felice), salesman C&C Co., h. 2114 Ave O

Edward M. McNally (Beatrice C), mgr Galvez Motors, h. 3925 Ave P

Bernice McNally, clerk, h. 3925 Ave P

**1945-1946**

Joseph N. Romano (Felice), salesman C&C Co., h. 2114 Ave O

No listing for the McNallys

**1951**

Edward M. McNally (Beatrice C), mgr Galvez Motors, h. 2114 Ave O

Felice Romano (widow Jos.), saleswoman Robert I. Cohen, h. 4723 Crockett

**1955**

Edward M. McNally (Beatrice C), attnd Texas Filling Station, h. 2114 Ave O

**1960**

Edward M. McNally (Beatrice C), attnd Texas Filling Station, h. 2114 Ave O

**1968**

Edward M. McNally (Beatrice C), attnd Barney Coon Oil, h. 2114 Ave O

**1972**

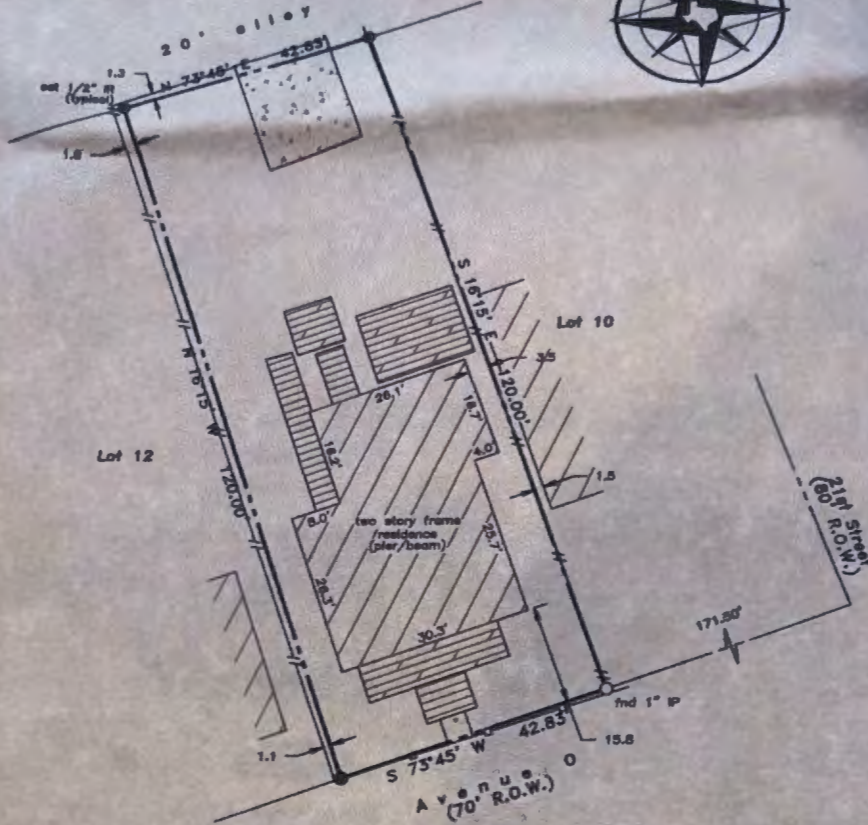
Edward M. McNally, retired, h. 2114 Ave O

**1976**

Edward M. McNally, retired, h. 2114 Ave O



Michael Menard Survey  
Abstract 628  
Galveston County, Texas



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 11,  
in the Southeast Block of Outlot 43, in the City and  
County of Galveston, Texas.

NOTES:  
NO RECORDS SEARCH CONTRACTED.  
SURVEY PREPARED FROM TITLE  
COMPANY SPECIFICATIONS. CLIENT  
RELIES SOLELY ON TITLE COMPANY  
SPECIFICATIONS AS TO RECORD EASEMENTS,  
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,  
BUILDING LINES, ENCUMBRANCES, ETC.;  
CLIENT AND TITLE COMPANY HOLD  
TLTS, INC. HARMLESS FROM RESPONSIBILITY  
FOR SAME

- True ground distances shown
- Plot and bearings reference  
"Plan of COG, Sandusky 1848"
- Survey monuments reconciled  
w/numerous previous surveys  
including COG & monuments

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



Laurence C. Wall  
RPLS #4814  
April 17, 2024

Subject property: 2114 Avenue O  
Galveston County, Texas

This survey is certified for this transaction only and may  
only be relied on by Jim Laufer, Cindy Laufer and  
South-Land Title Co., GF #GV24102224. 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.



TLTS

TEXAS LAND TITLE SURVEYORS

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



# 25P-005

# STAFF REPORT

**ADDRESS:**

112 23rd Street

**LEGAL DESCRIPTION:**

Adjacent property is legally described as Lot A Thompson Place (2022) Abstract 628, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson

**ADJACENT PROPERTY OWNER:**

SC Galveston Thompson, LLC.

**EASEMENT OWNER:**

City of Galveston

**HISTORIC DISTRICT:**

Strand-Mechanic

**REQUEST:**

License to Use

**APPLICABLE REGULATIONS:**

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

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Photographs

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
12				

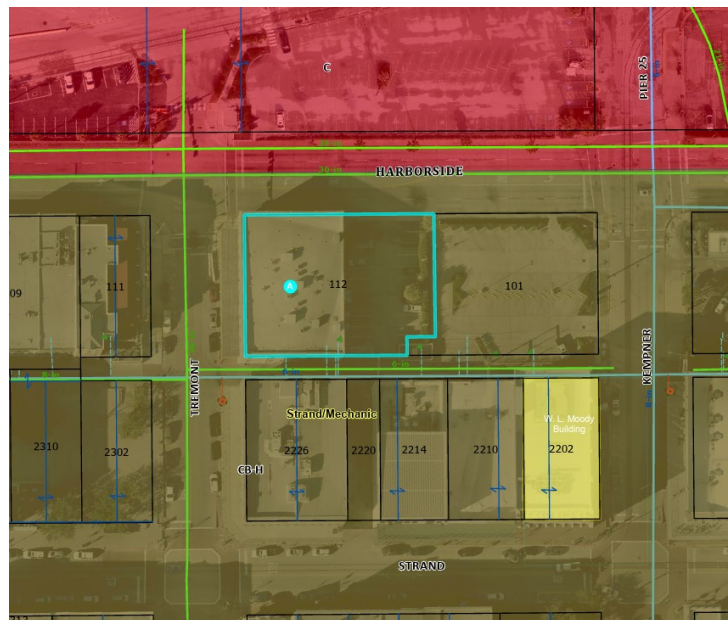
Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

**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 to place an access card reader in the City’s right-of-way along the alley. This will allow occupants of the building secure access to the adjacent, fenced and gated parking lot.

**Physical Characteristics**

The existing alley is 20 feet wide, which is typical of alleys in the original M.B. Menard Survey. According to site visits and the applicant’s submittal, the alley is largely unobstructed except for existing bollards, utility poles, and dumpsters. The proposed card reader will encroach approximately 24 inches (two feet) into the alley.

**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. When located within a historic district, the Landmark Commission reviews the request and provides a recommendation to the Planning Commission. The Planning Commission has the final decision authority for LTU requests. The Landmark Commission will review the request on February 17, 2025.

**Staff Recommendation**

The proposed card reader will extend approximately two feet into the alley. Existing utility poles on the same side of the alley encroach twice that far (about four feet), and existing bollards on the same side of the alley encroach almost as much (see Exhibits).

For these reasons, staff recommends approval of the request with the following conditions:

*Specific Conditions:*

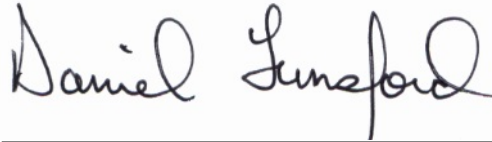
- 1. The applicant shall conform to the site plan in Exhibit A for the placement of the card reader;
- 2. After the execution of the License to Use Agreement, the applicant shall secure all required permits and inspections;

*Standard Conditions:*

- 3. The applicant shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the charging station, and should the right-of-way be damaged in any way, the applicant 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;**

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

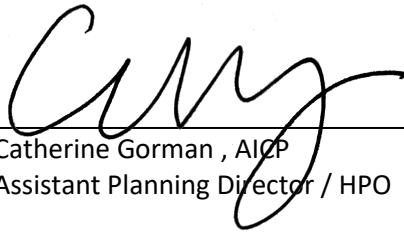
Respectfully Submitted,



\_\_\_\_\_  
Daniel Lunsford  
Senior Planner

February 10, 2025

\_\_\_\_\_  
Date



\_\_\_\_\_  
Catherine Gorman , AICP  
Assistant Planning Director / HPO

February 10, 2025

\_\_\_\_\_  
Date


**DAVID WATSON,  
ARCHITECT &  
ASSOCIATES**  
 483 TURNER LANE  
 GALVESTON, TEXAS 77550  
 409.752.8000  
 DWARCH@AOL.COM

CONSULTANT

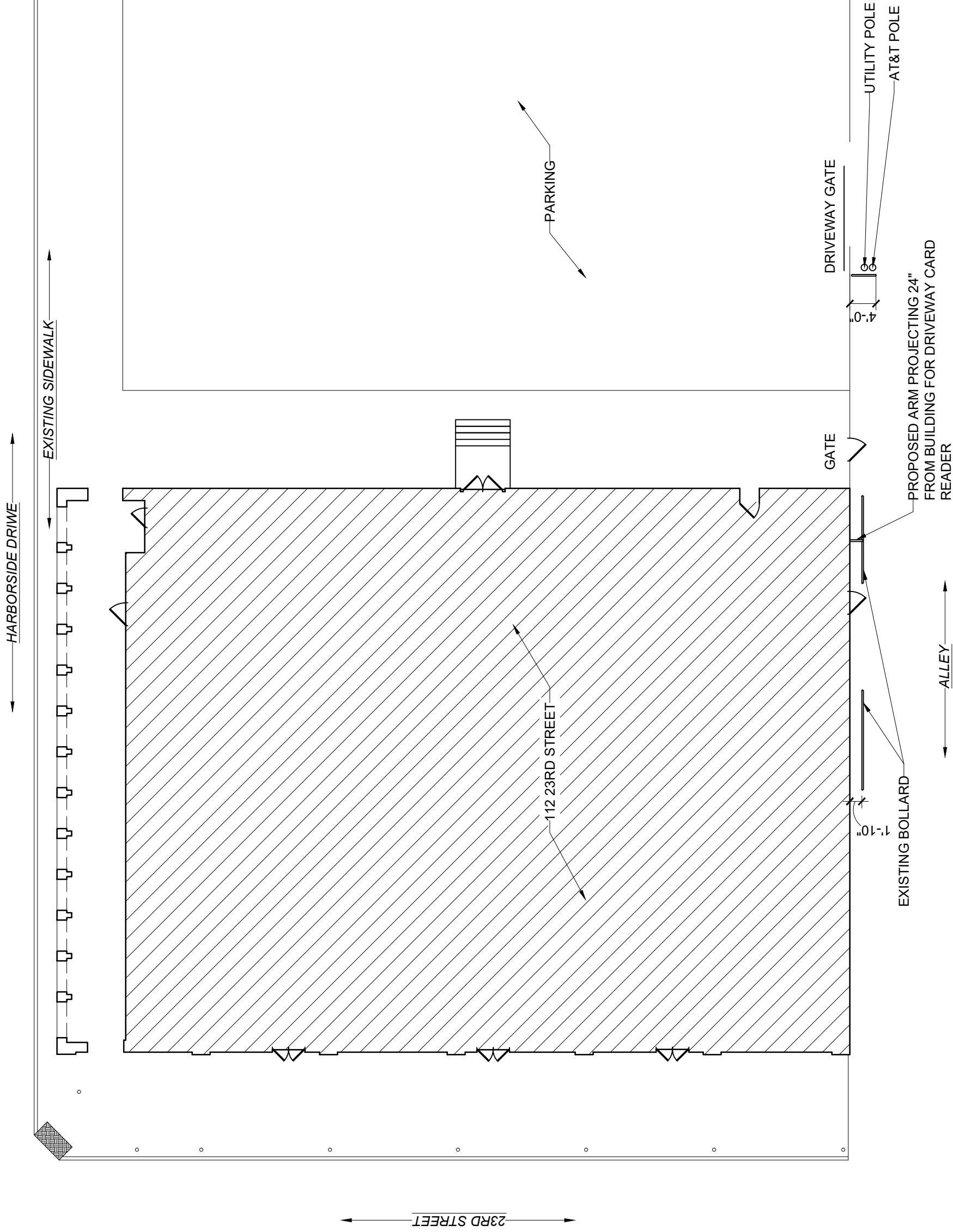
PROJECT / OWNER

**THOMPSON  
BUILDING**  
**L.T.U. REQUEST**  
 112 23RD STREET  
 GALVESTON, TEXAS 77550

JAN 16 2025

REVISIONS	
MARK	DESCRIPTION

SHEET NUMBER



**01** SITE - L.T.U. REQUEST

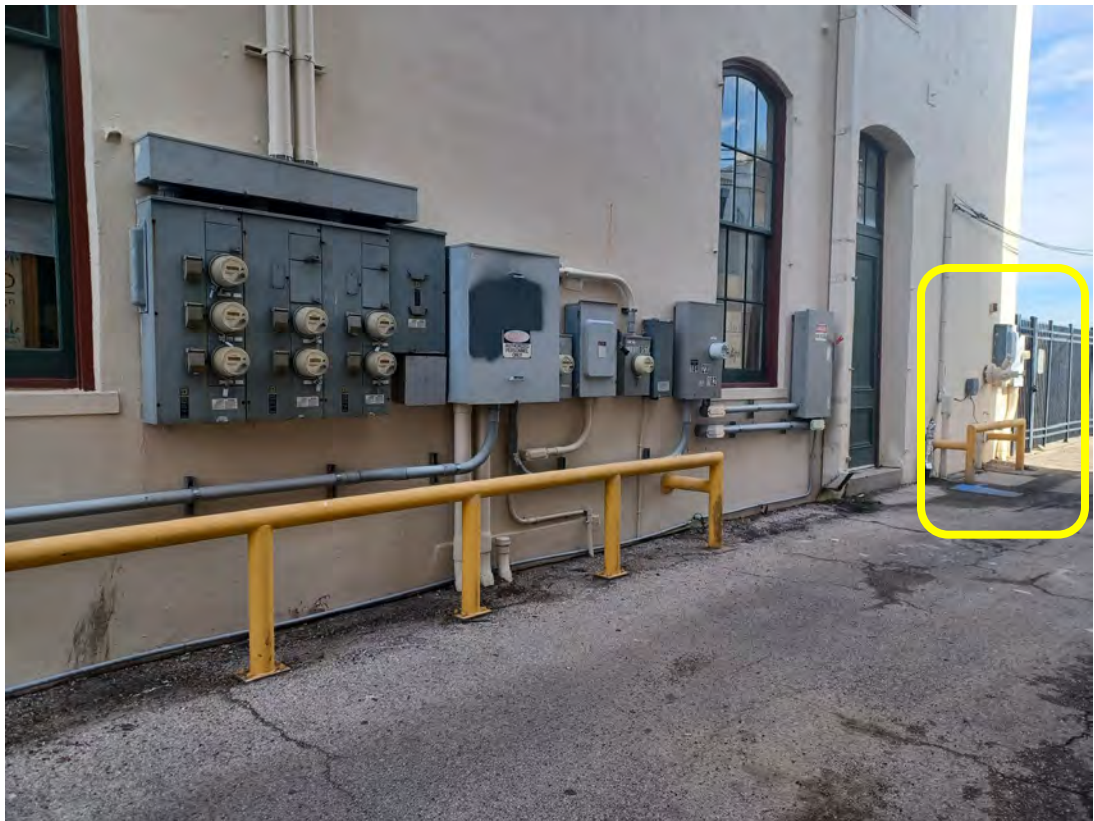
SCALE : 1/16" = 1'-0"



**Figure One: Alley Looking East**



**Figure Two: Alley Looking West**



**Figure Three: Area of Interest**



# 25P-006

# STAFF REPORT

**ADDRESS:**

Adjacent to Beachside Village, Phase 9 Reserves F and G

**LEGAL DESCRIPTION:**

Adjacent property is legally described as Beachside Village Section 9 (2024), Reserves F & G, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Ohana Development, LLC.

**ADJACENT PROPERTY OWNER:**

Ohana Development, LLC.

**EASEMENT OWNER:**

City of Galveston

**REQUEST:**

License to Use

**APPLICABLE REGULATIONS:**

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

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Photographs

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
30				

Per Section 13.308 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



**Background** In 2024, the applicant and developer of the adjacent Beachside Village development platted the final Phase Nine, which border 8 Mile Road to the west. As part of this development, the applicant was required to provide a number of public off-site beach parking spots in accordance with the City of Galveston Beach Access Plan and as required by the State General Land Office. This includes accessible parking spaces and accessible path to the public beach at Access Point 7.

**Executive Summary** In order to satisfy the Beach Access Plan requirements for additional off-site public parking, including accessible parking spaces, the applicant proposes to install approximately 200 feet of 5’ wide MobiMat going from the parking area to the beach. This will be located on the west side of 8 Mile Road in the right of way. MobiMat is a stable, temporary mat which can be rolled out across otherwise soft, unstable ground to provide an accessible path for wheelchairs and other mobility devices. More details are provided in the applicant’s submittal (Exhibit A) and attached product photos (Exhibit B).

**Physical Characteristics** The 8 Mile Road right of way is approximately 60 feet wide, with a pavement width of 20-22 feet. The pavement is located approximately in the middle of the right of way. The west side of the right of way contains low dunes, which increase significantly in height and overall health further west toward the adjacent Beachside Village subdivision.

**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. The Planning Commission has the final decision authority for LTU requests.

**Staff Recommendation** As stated above, MobiMat is a non-permanent product which can be removed relatively easily in event of emergency, for replacement, or for maintenance of the right of way. The applicant favors this as a solution for an accessible path to the beach because a dune walkover located further west would potentially harm a very tall, healthy dune. A MobiMat in the right of way where there are no established dunes is unlikely to harm adjacent healthy dunes. In addition, locating a walkover further west will require permission to use a gas pipeline easement; this process may not be feasible given the anticipated time involved, and the easement holder may well reject the proposal.

For these reasons, staff recommends approval of the request with the following conditions:

*Specific Conditions:*

1. The applicant shall conform to the site plan in Exhibit A for the placement of the MobiMat;
2. The applicant shall conform to all applicable requirements of the Beach Access Plan to ensure accessibility is maintained;
3. The applicant shall facilitate the removal of the MobiMat as needed for right of way maintenance, emergency access, and before major storm events;
4. The applicant shall ensure that the MobiMat is maintained in a neat, tidy, usable condition when deployed;

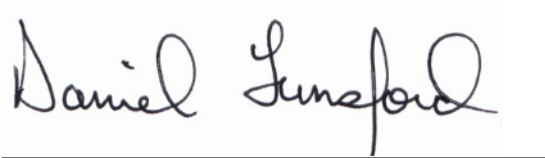
*Standard Conditions:*

5. The applicant shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the charging station, and should the right-of-way be damaged in any way, the applicant shall repair the area;
6. 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;

7. The cleaning of the debris from the site shall be the responsibility of the Licensee;
8. 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;
9. 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;
- 10. 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;**
11. 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

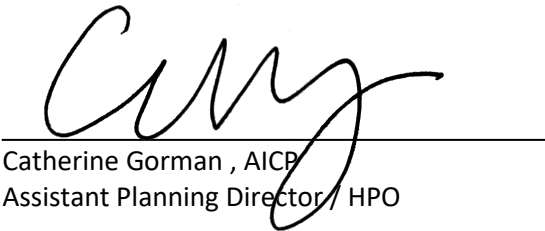
Respectfully Submitted,



Daniel Lunsford  
Senior Planner

February 10, 2025

\_\_\_\_\_  
Date



Catherine Gorman , AICP  
Assistant Planning Director / HPO

February 10, 2025

\_\_\_\_\_  
Date

Ohana Development, LLC is requesting a License to Use for an area within the 8 Mile Road ROW on the western side of the street between Beachside Drive and the beach. As shown on the site plan, we will install a 5' wide Mobi-Mat surface as a pedestrian beach pathway from the off-beach parking to the beach. This is the final step in the approval process to relocate the on-beach parking to from the sand west of 8 Mile Road to the new parking lot we built at the corner of FM3005 and the 8 Mile Road. Per city and state regulation, we were required to replace the on-beach parking with 89 parking spaces. The parking lot we built contains 92 parking spaces and the parking along 8 Mile Road accommodates another 16 parking spaces for a total of 108 parking spaces – 94 regular parking spaces and 14 handicap spaces. Approval to relocate the parking was previously approved by the Galveston City Council and then by the Texas General Land Office.

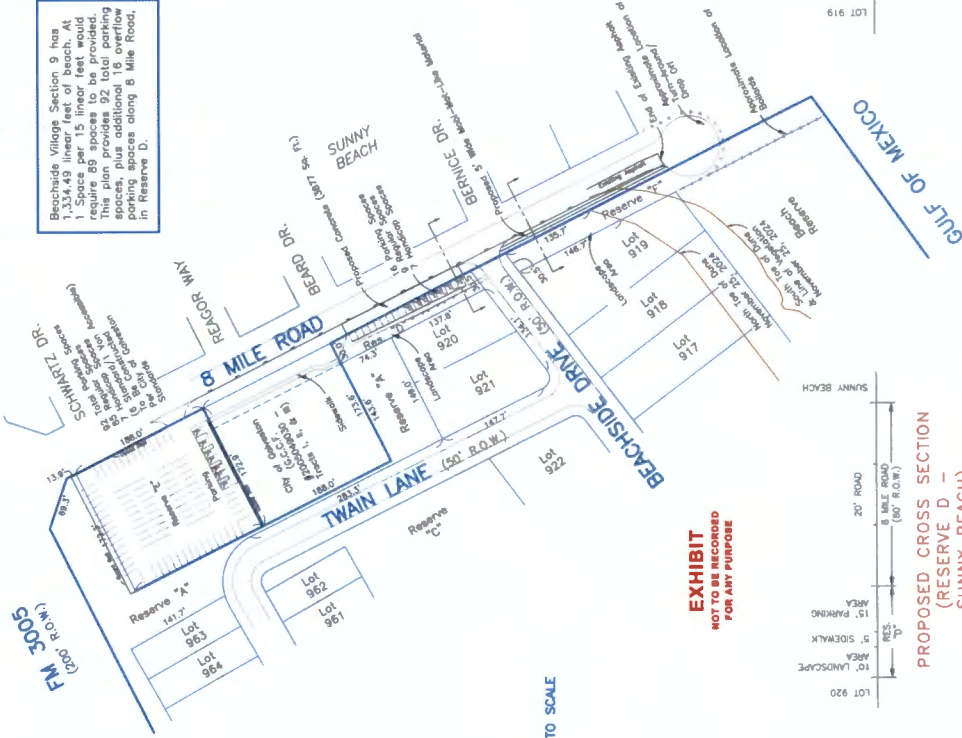
The sand that has accumulated in the 8 Mile Road is the result of ongoing maintenance by the city and the Parks Board as they have managed the access point over the years. This sand will be removed and relocated seaward of the existing dune system.

For practical reasons, we cannot provide this public access on our own adjacent land for two reasons: first because adjacent to the city ROW is an underground gas pipeline and second because moving the access even further west beyond the pipeline would require us to more destructively affect the strong, existing dune system. Placing the Mobi-mat as requested will cause the least impact to the dune system.

The result of completing this project will be that the public parking, that is in excess of the amount required, will grant easy, safe access to the beach by handicapped and mobile beach-goers with minimal negative impact on the existing environment.

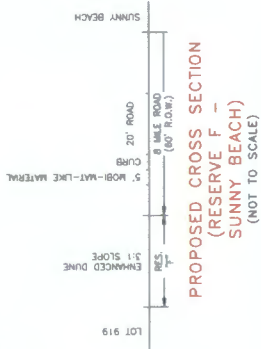
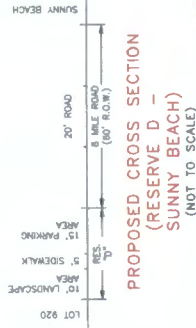
**BEACHSIDE VILLAGE  
SECTION NINE (9)  
Proposed Beach Parking Plan**

Beachside Village Section 9 has 1,324.49 linear feet of beach. At least 15 parking spaces are required. This plan provides 92 total parking spaces, plus additional 16 overflow parking spaces along 8 Mile Road, in Reserve D.



SCALE: 1" = NOT TO SCALE

**EXHIBIT  
NOT TO BE RECORDED  
FOR ANY PURPOSE**



GALVESTON OFFICE  
10000 GALVESTON DRIVE, SUITE 100  
GALVESTON, TX 77554  
(409) 746-1617  
www.hightidesurveying.com

REVISED: DECEMBER 6, 2024, REVISIONS 5, 2024.  
NOVEMBER 13, 2024, REVISIONS 4, 2024.  
FEBRUARY 1, 2023, REVISIONS 3, 2023.  
MAY 17, 2022, REVISIONS 2, 2022.  
JOB NO.: 22-0488

**Sunny Beach AP-7 Access  
Case #24BF-136**

**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



1:1,742

**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) - 12/13/2024

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.



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