

**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
3:30 p.m. Tuesday, , 2019  
City Council Chambers, 2nd Floor of City Hall  
823 Rosenberg, Galveston, Texas**

In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), the meeting will be held by videoconference and there will be no public access to the location described above.

Public Comment can be submitted on-line: <https://forms.galvestontx.gov/Forms/PublicComment> or by calling 409-797-3665.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: August 4, 2020

Documents:

[2020-08-04 PC MINUTES.PDF](#)

5. Meeting Format (Staff)
6. Public Comment

Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Planning Commission.

<HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT>

- a. Agenda Items
- b. Non-Agenda Items

7. New Business And Associated Public Hearings
  - A. 20P-024 (12827 John Reynolds Cir.) Request For A Beachfront Construction Certificate/Dune Protection Permit In Order To Construct A Single-Family Dwelling, Driveway, And Perimeter Fence. The Legal Description Of The Property Is Lot 11, Bermuda Beach, Section 2, A Subdivision In The City And County Of Galveston, Texas. Applicant: Cate Black, Architect Owners: Kenneth & Lillian Kiefer

Documents:

[20P-024 - STAFF REPORT - 08.18.2020.PDF](#)

8. Discussion And Action Items
  - Turtles About Town Annual Report 2020 (Staff)

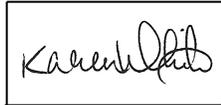
- Planning Commission Awards (Staff)

Documents:

[TURTLES ABOUT TOWN 2020.PDF](#)

9. 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 August 13, 2020 at 12:00 P.M.

A rectangular box containing a handwritten signature in black ink. The signature appears to read "Karen White".

Prepared by: Karen White, 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 – August 4, 2020

## CALL MEETING TO ORDER

The meeting was called to order at 3:37 p.m.

## ATTENDANCE

Members Present via Videoconference: Cate Black, Bob Brown, Jeffrey Hill, Carol Hollaway, CM John Paul Listowski

Members Absent: Jeff Antonelli, Eugene Cook

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO

Staff Present via Telephone: Tim Tietjens, Executive Director of Development Services; Dustin Henry, AICP, Coastal Resource Manager; Virginia Greb, Assistant Coastal Resource Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

## CONFLICT OF INTEREST

None

## APPROVAL OF MINUTES

The July 21, 2020 minutes were approved as presented.

## MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

## PUBLIC COMMENT

Public comment (Attachment A) was provided to the Planning Commission via email.

## NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

### REPLAT

**20P-023 (21631 Zachary, 21703 Zachary, 21630 San Luis Pass Road/FM 3005, 21702 San Luis Pass Road/FM 3005)** Request for a replat in order to decrease the number of lots from five into four. Properties are legally described as: Hall & Jones Survey Abandoned Mason Drive Right-of-way Adjacent to Lots 118, 119, 142 & 143, (143-1); Lot 118; Lot 119; Lot 142; and Lot 143; Sea Isle Section 1; in the City and County of Galveston, Texas.

Applicants and Property Owners: Angele Investments, LLC; Angele Holdings, LLC; Joe Allen Cooper; and Bennie F. Simmons and Patricia Ann Simmons

Staff presented the staff report and noted that of thirty (30) notices of public hearing sent, seven (7) had been returned in favor, two (2) had been returned in opposition, and one (1) had been returned without comment.

Chairperson Cate Black opened the public hearing on case 20P-023. Applicants Ben Simmons, Rhonda Angele, Mrs. Joe Cooper, and Russell Plackemeyer presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Cate Black made a motion to approve case 20P-023 with staff's recommendations. Carol Hollaway seconded, and the following votes were cast:

In favor: Black, Brown, Hill, Hollaway  
Opposed: None  
Absent: Antonelli, Cook  
Non-voting participant: CM Listowski (Ex-Officio)

**The motion passed.**

### **BEACHFRONT**

**20BF-051 (Kahala Beach Estates)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to perform annual beach maintenance. The property is legally described as Sur Tr (0-1), Beach Area, Kahala Beach Estates, a subdivision in the City and County of Galveston, Texas.

Applicant: Sunrise Beach Cleaning, Santiago Mejia

Property Owner: City of Galveston

Staff presented the staff report.

Chairperson Cate Black opened the public hearing on case 20BF-051. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway made a motion to approve case 20BF-051 with staff's recommendations, requesting that staff make the U.S. Department of the Interior's decision tree regarding incidental take permits (Attachment B) available to the applicant. Chairperson Cate Black seconded, and the following votes were cast:

In favor: Black, Brown, Hill, Hollaway  
Opposed: None  
Absent: Antonelli, Cook  
Non-voting participant: CM Listowski (Ex-Officio)

**The motion passed.**

**20P-016 (Stewart Beach – 201 Avenue K)** Request for a Beachfront Construction Certificate/Dune Protection Permit in order to construct improvements to the park including drainage, resurfacing park roadways, filling parking areas, and constructing pedestrian and emergency vehicle crossovers. Property is legally described as Abst 628 Page 141 & 142 M Menard Sur TR 59 7.909 Acrs; Abst 628 M B Menard Sur (241-0-0) Blk 241 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (242-0-0) Blks 242 & Pt of 243 Galveston; Abst 628 M B Menard Sur (183-0-0) Blk 183 Galveston; Abst 628 M B Menard Sur (182-0-0) Blk 182 Galveston; Abst 628 M B Menard Sur (181-0-0) Blk 181 Galveston; Abst 628 M B Menard Sur (121-0-0) Blk 121 Galveston; Abst 628 M B Menard Sur (122-0-0) Blk 122 Galveston; Abst 628 M B Menard Sur (123-0-0) Blk 123 Galveston, a subdivision in the City and County of Galveston, Texas.

Applicant: Galveston Park Board of Trustees, Sheryl Rozier

Property Owner: City of Galveston

Staff presented the staff report and read the public comment (Attachment A) into the record.

Chairperson Cate Black opened the public hearing on case 20P-016. Applicant Sheryl Rozier of the Galveston Park Board of Trustees presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Jeffrey Hill made a motion to approve case 20P-016 with staff's recommendations. Chairperson Cate Black seconded, and the following votes were cast:

In favor: Black, Brown, Hill, Hollaway  
Opposed: None  
Absent: Antonelli, Cook

Non-voting participant: CM Listowski (Ex-Officio)

**The motion passed.**

## **DISCUSSION AND ACTION ITEMS**

- Planning Commission Awards (Staff)

Carol Hollaway nominated:

- The Lost Bird Project by the Galveston Island Nature Tourism Council
- Turtles About Town
- Student athlete housing at Galveston College
- Tipsy Turtle and the Galveston Park Board of Trustees

Chairperson Cate Black nominated:

- Vision Galveston
- Cedars at Carver Park and Villas on the Strand
- Galveston Arts Center
- Seeding Galveston

Bob Brown nominated:

- Project SIT by Artist Boat

Vice-Chairperson Jeffrey Hill nominated:

- All eligible projects from last year's list and staff's list

**THE MEETING ADJOURNED AT 5:24 PM**



## 20P-024

## STAFF REPORT

### **ADDRESS:**

12827 John Reynolds Cir.

### **LEGAL DESCRIPTION:**

The legal description of the property is Lot 11, Bermuda Beach, Section 2, a subdivision located in the City and County of Galveston, Texas.

### **APPLICANT/REPRESENTATIVE:**

Cate Black, Architect

### **PROPERTY OWNER:**

Kenneth & Lillian Kiefer

### **REQUEST:**

Beachfront Construction Certificate/Dune Protection Permit for construction of a single-family dwelling, driveway, and perimeter fence. Request for an exemption from the prohibition on construction within or seaward of the Dune Conservation Area in order to construct a fence.

### **APPLICABLE LAND USE**

#### **REGULATIONS:**

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

### **STAFF RECOMMENDATION:**

Approval with Conditions

### **EXHIBITS:**

- A – Aerial Map
- B – Topographic Survey
- C – Site Plan & Drawings
- D – Site Photos
- E – GLO Comment Letter

### **STAFF:**

Virginia Greb  
Coastal Resources Asst. Mgr.  
VGreb@GalvestonTX.gov



**Note:** This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

### **Executive Summary:**

The City of Galveston's Dune Protection and Beach Access Plan designates the Planning Commission as the authority to review and consider for approval applications for a Beachfront Construction Certificate/Dune Protection Permit when proposed construction activities occur in areas within or seaward of the Dune Conservation Area or up to 50-foot landward of the Dune Protection Line. The Dune Protection Line is the area within 25-foot landward of the North Toe of the Critical Dune Area or within 200-foot landward of the Line of Vegetation for those beach areas where no dunes exist west of the terminus of the Seawall.

The applicant is requesting approval to construct a single-family dwelling, driveway, and perimeter fence within the Enhanced Construction Zone. Proposed construction of the single-family dwelling is approximately 25-feet and two inches from the North Toe of the Critical Dune Area and 73-feet to 79-feet from the Line of Vegetation. This is landward of the Dune Protection Line and within the Planning Commission review area. According to the application materials, the proposed construction activities appear to be landward of dunes and dune vegetation. Therefore, no mitigation activities are proposed.

### **Site and Surrounding Area:**

The subject site is a 0.1370-acre lot located in the Bermuda Beach Subdivision. Single-family dwellings are located to the North and West of the subject property, an undeveloped lot is located to the East of the subject property, and a gravel road and beach area are located to the South of the subject property. According to the Bureau of Economic Geology, this area is eroding at a rate of seven to eight feet per year.

**Analysis:**

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

<b>Proposed Structure’s Distance from:</b>	<b>Distance (Feet)</b>
...North Toe of the Dune	25.2
...the Line of Vegetation	73-79

In accordance with Chapter 29: Planning – Beach Access Dune Protection & Beach Front Construction, before issuing a permit, the Planning Commission must find that the proposed construction conforms with the following Beachfront Construction Certificate and Dune Protection Permit standards:

**(1) The proposed activity is not a prohibited activity as defined in these standards.**

The request partially conforms to the City of Galveston’s Dune Protection and Beach Access Plan and Erosion Response Plan. The drawings, (Attachment C), are submitted with this request.

The applicant is proposing to build a single-family dwelling with a fibercrete footprint, gravel driveway, and PVC perimeter fence within the Enhanced Construction Zone. The location of the proposed PVC perimeter fence is approximately 10-feet landward of the North Toe of the Critical Dune Area and within the Dune Conservation Area (DCA).

It is prohibited to pave or alter the ground below the lowest habitable floor in the area between the Line of Vegetation and 25-feet landward of the North Toe of the Critical Dune Area without an exemption. The applicant provided a letter requesting an exemption to build the proposed PVC perimeter fence in the DCA. The applicant also provided a mitigation plan for construction of the proposed fence. The exemption request and mitigation plan can be found in Attachment C of the staff report.

The City of Galveston Dune Protection and Beach Access Plan defines the DCA as areas along Galveston’s Gulf Coast where beachfront dunes naturally occur and where restored (man-made) dunes may be located. The DCA shall also include lands within 25-feet of the north toe of existing or restored (man-made) dunes.

The City of Galveston Dune Protection and Beach Access Plan defines the DPL as a line located at the North Toe 25-feet landward of the NTD of the Critical Dune Area.

Staff finds the applicant meets the following criteria provided in Section 4 of the City of Galveston Erosion Response Plan in order to amend existing regulations to allow an exemption from the prohibition on construction within or seaward of the Dune Conservation Area:

- The location of the proposed PVC pipe perimeter fence is 10-feet landward of the DCA in area where dunes and dune vegetation do not currently exist. Therefore, the proposed construction of a PVC pipe perimeter fence avoids and minimizes adverse impacts to dunes and dune vegetation and the existing dune system.

The roof overhangs approximately 18-inches into the DCA. A ground floor enclosure is only permitted in the area 25-feet landward of the North Toe of the Critical Dune Area. Note: the City’s locally adopted flood ordinance requires ground floor enclosures to be no greater than 299 square feet as measured from the outside of the enclosure.

**(2) The proposed activity will not materially weaken dunes or materially damage dune vegetation seaward of the Dune Protection Line based on substantive findings as defined in "Technical Standards" of these standards.**

According to Section 29-2(k) Technical Standards, the Planning Commission shall not approve an application for construction if it is determined that it will result in a material weakening and material damage of dune vegetation. The following standards are to be used to make this determination:

- a. The activity shall not result in the potential for increased flood damage to the proposed construction site or adjacent property;
- b. The activity shall not result in runoff or drainage patterns that aggravate erosion on or off the site;
- c. The activity shall not result in significant changes to dune hydrology;
- d. The activity shall not result in adverse affects on dune complexes or dune vegetation;
- e. The activity shall not significantly increase the potential for washovers or blowouts to occur; or
- f. The Commission shall not issue a Beachfront Construction Certificate and Dune Protection Permit authorizing construction unless the construction and property design is designed so as to minimize impacts on natural hydrology. Such projects shall not cause erosion to adjacent properties, critical dune areas, or the public beach.

The Technical Standards also state that the Planning Commission should take into consideration all comments from the Texas General Land Office when deciding whether to grant a Beachfront Construction Certificate/Dune Protection Permit. Attachment E lists the Texas General Land Office comments for this request.

The proposed construction will be required to be consistent with FEMA minimum requirements, which should not increase the potential for increased flood damage to the construction site or adjacent property.

As a result of the construction, the applicant is prohibited from affecting runoff or drainage patterns that would aggravate erosion on or off site, result in significant changes to dune hydrology, or significantly increase the potential for washovers or blowouts to occur. Runoff should be directed away from the dune area. The applicant is required to direct all non-natural drainage on the lot away from the beach and dunes, and toward the drainage infrastructure in the subdivision and in the street landward of the lot. Drainage plans are to be reviewed and approved by the City Engineering Division.

The proposed construction of the single-family dwelling is landward of the Dune Conservation Area. Staff finds that the proposed construction will not materially weaken dunes or materially damage dune vegetation as defined by these Technical Standards.

**(3) There are no practicable alternatives to the proposed activity that is located seaward of the Dune Protection Line and adverse effects cannot be avoided as provided in the Mitigation sequence as outlined in these Standards.**

The City's Dune Protection and Beach Access Plan states the Planning Commission shall utilize the Mitigation Sequence in determining whether to issue a permit for an activity located seaward of the Dune Protection Line, after the determination that no material weakening of dunes or material damages to dunes will occur within critical dune areas or seaward of the Dune Protection Line.

The mitigation sequence:

- 1) **Avoid** the impact altogether by not taking a certain action or parts of an action;
- 2) **Minimize** impacts by limiting the degree or magnitude of the action and its implementation;
- 3) **Rectify** the impact by repairing, rehabilitating, or restoring the affected environment; and,
- 4) **Compensate** for the impact by replacing resources lost or damaged.

Proposed construction of the single-family dwelling is landward of the Dune Conservation Area. Therefore, no adverse effects to dunes or dune vegetation are anticipated.

**(4) The applicant's mitigation plan, for an activity seaward of the Dune Protection Line, if required, will adequately minimize, mitigate, and/or compensate for any unavoidable adverse effects.**

Proposed construction of the single-family dwelling is landward of the Dune Conservation Area. Therefore, no adverse effects to dunes or dune vegetation are anticipated.

**(5) The proposed activity complies with any applicable requirements of: Requirements for Beachfront Construction Certificate and Dune Protection Permits and Management of the Public Beach of this Section; and**

The application conforms to the City of Galveston requirements for a Beachfront Construction Certificate and Dune Protection Permit and the City requirements for the management of the public beach.

**(6) The structure is located as far landward as practicable.**

The proposed structure is located as far landward as practicable.

The proposed construction is within the Enhanced Construction Zone, which is an area defined as being 125-foot landward of the Dune Conservation Area along Galveston's Gulf coast with an aggregate shoreline change of -2 to -8 feet per year. The City's Erosion Response Plan requires the following additional construction standards for any proposed construction activities within the Enhanced Construction Zone:

- Plans and certifications for proposed structures shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05.

**Staff Recommendation:**

Staff recommends approval of 20P-024 with the following conditions:

*Specific Conditions to Case 20P-024:*

1. Plans and certifications for proposed structures within the enhanced construction zone shall be sealed by a registered professional engineer licensed in the State of Texas, providing evidence of the adequacy of elevated building foundations and the proper placement, compaction, and protection of fill when used as

construction for all newly constructed, substantially damaged, and substantially improved buildings elevated on pilings, posts, piers, or columns in accordance with the latest edition of specifications outlined in American Society of Civil Engineers, Structural Engineering Institute, Flood Resistant Design and Construction, ASCE 24-05;

2. The applicant does not propose to damage any dunes or dune vegetation and is prohibiting from doing so without the appropriate permit;
3. Paving or altering the area between the line of vegetation and 25-feet landward of the north toe of the dune is prohibited. The applicant may only be permitted to construct the proposed perimeter fence if the Planning Commission approves the staff recommendation to allow the applicant's exemption request to build a perimeter fence approximately 10-feet landward of the North Toe of the Critical Dune Area;
4. The driveway shall be limited to the linear width of the primary structure, along the John Reynolds Circle, and a minimum of 15% of the front yard must be maintained as open/unimproved area;
5. The applicant may construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program;
6. The proposed construction shall be consistent with FEMA minimum requirements or with the FEMA approved local ordinance;
7. The proposed habitable structure shall be designed for feasible relocation;
8. The proposed construction activities shall not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur. The proposed construction activities shall minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach,

*Standard Conditions:*

9. Upon completion of the development, and prior to the issuance of a "Certificate of Occupancy," for those structures requiring Planning Commission approval, the permittee shall provide the Development Services Department with a final survey indicating finished elevations, surfaces, drainage patterns, fences, dune walkovers and landscape detail, or certification by a registered professional engineer that all Permit conditions have been met. No "Certificate of Occupancy" shall be approved until the Development Services Department approves a "Certificate of Completion," verifying that all Permit conditions have been satisfied;
10. Work approved under this permit shall be completed within one (1) year from the date this permit is issued. If work is not completed in this time period, it will be necessary for the applicant to reapply for a Beachfront Construction Certificate/Dune Protection Permit, unless an extension of the period, prior to the expiration, has been submitted to the Texas General Land Office for review and approved by the City;
11. The applicant shall adhere to all comments/conditions received from city departments. 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;
12. All non-natural drainage from the dwelling shall be directed away from the beach and dunes, toward the

street landward of the lot and to the drainage infrastructure in the subdivision, and drainage plans shall be submitted to the City of Galveston Public Works Department, Division of Engineering for approval;

13. The applicant shall coordinate any/all dune enhancement plans with the Development Services Department; and,
14. The applicant must adhere to all aspects of Section 29: Planning-Beach Access Dune Protection & Beachfront Construction.

**ERP PRACTICABLE DEFINITION**

Practicable means available and capable of being done after taking into consideration existing building practices, siting alternatives, and the footprint of the structure in relation to the area of the building portion of the lot, and considering the overall development plan for the property.

**TEXAS ADMINISTRATIVE CODE PRACTICABLE DEFINITION 15.2(57)**

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

Respectfully Submitted,

*Virginia Greb*

\_\_\_\_\_  
Virginia Greb  
Coastal Resources Assistant Manager

08/12/2020

\_\_\_\_\_  
Date

*Cathy*

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

08/12/2020

\_\_\_\_\_  
Date

# Attachment A - Aerial Map

**12827 John Reynolds Cir  
Case #20P-024  
Aerial & BEG Map**

**Legend**

**End Point Rate (ft/yr)**

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

- Parcels
- Subdivisions

0 50 100 Feet  
1 inch = 94 feet



**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.*

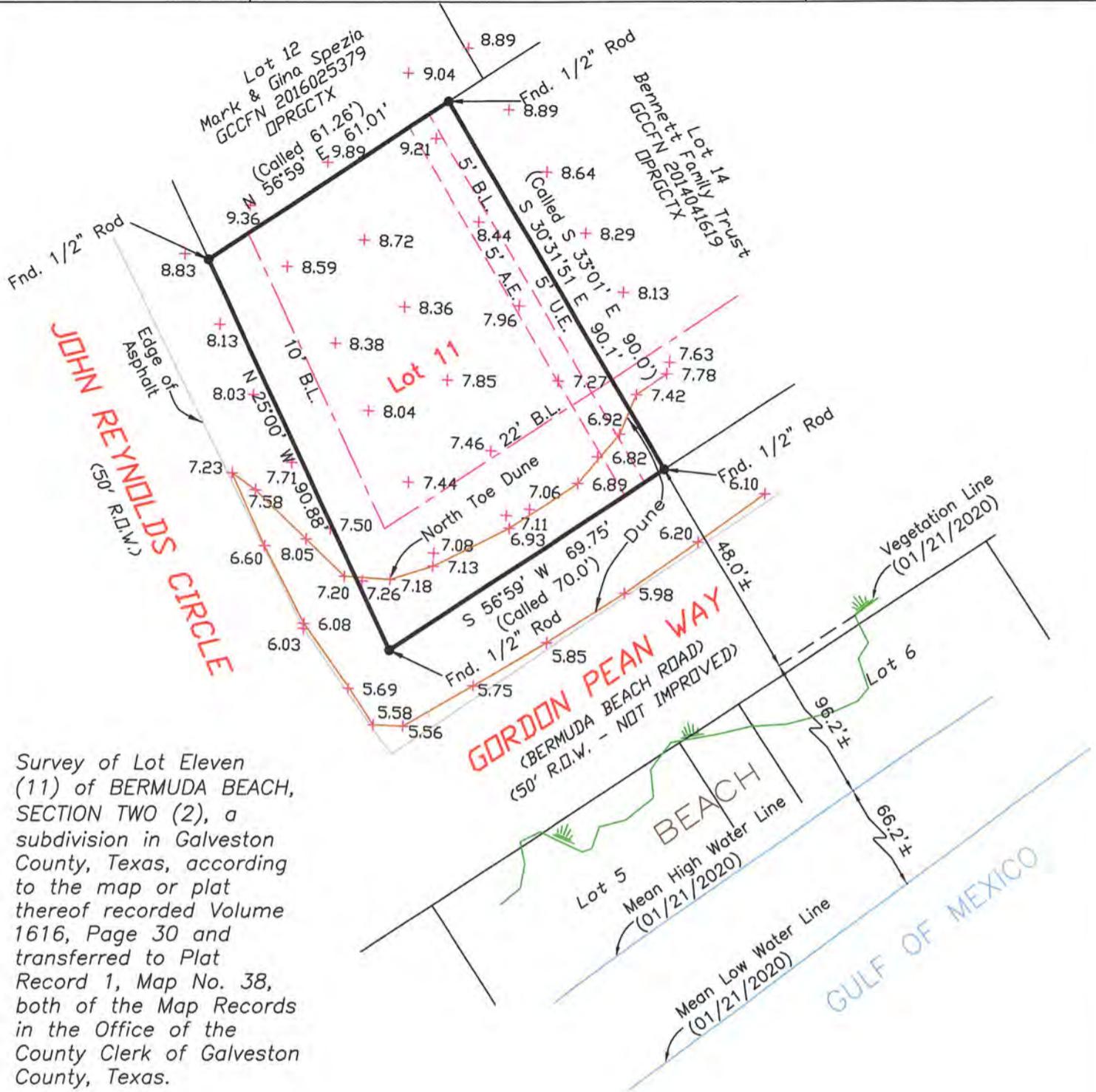
**Map prepared by the City of Galveston  
Development Services Department (VGreb) -**

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.



# Attachment B - Topographic Survey



Survey of Lot Eleven (11) of BERMUDA BEACH, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded Volume 1616, Page 30 and transferred to Plat Record 1, Map No. 38, both 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.

*Brene Addison*  
 Brene Addison  
 Registered Professional  
 Land Surveyor No. 6598



SCALE: 1" = 30'

Elevations expressed hereon are based on NAVD 88 Datum.



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
  - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
  - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
  - 4) Bearings are based on the monumentation of the West right-of-way line of John Reynolds Circle.

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

<p><b>Legend:</b></p> <ul style="list-style-type: none"> <li><span style="color: green;">---</span> Veg. Line</li> <li><span style="color: orange;">---</span> Dune Line</li> <li><span style="color: red;">---</span> Building Line</li> <li><span style="color: magenta;">---</span> Easement Line</li> <li><span style="color: red;">+</span> 8.72 Spot Elevation (Typ.)</li> <li><span style="color: red;">---</span> B.L. Building Setback Line</li> <li><span style="color: red;">---</span> U.E. Utility Easement</li> <li><span style="color: red;">---</span> A.E. Aerial Easement</li> </ul>		<p><b>TRICON LAND SURVEYING, LLC</b>                  Mailing: 6341 Stewart Rd. #251                  Physical: 2011 59th Street                  Galveston, TX 77551                  409-497-2772                  TriconLandSurveying.com                  T.B.P.L.S. Firm No. 10194309</p>
<p>Drafting: LP Survey Date: January 21, 2020</p> <p>Surveyed for: Skip Kiefer</p>		

Attachment C -  
Site Plan,  
Drawings,  
Exemption  
Request,  
Mitigation Plan

# KIEFER RESIDENCE

BERMUDA BEACH COMMUNITY | 12827 JOHN REYNOLDS RD | GALVESTON, TEXAS

Cate Black, AIA, NCARB  
527 21st Street #96  
Galveston TX 77550  
713.906.7236  
cate@risearchdesign.com

PERMIT SET

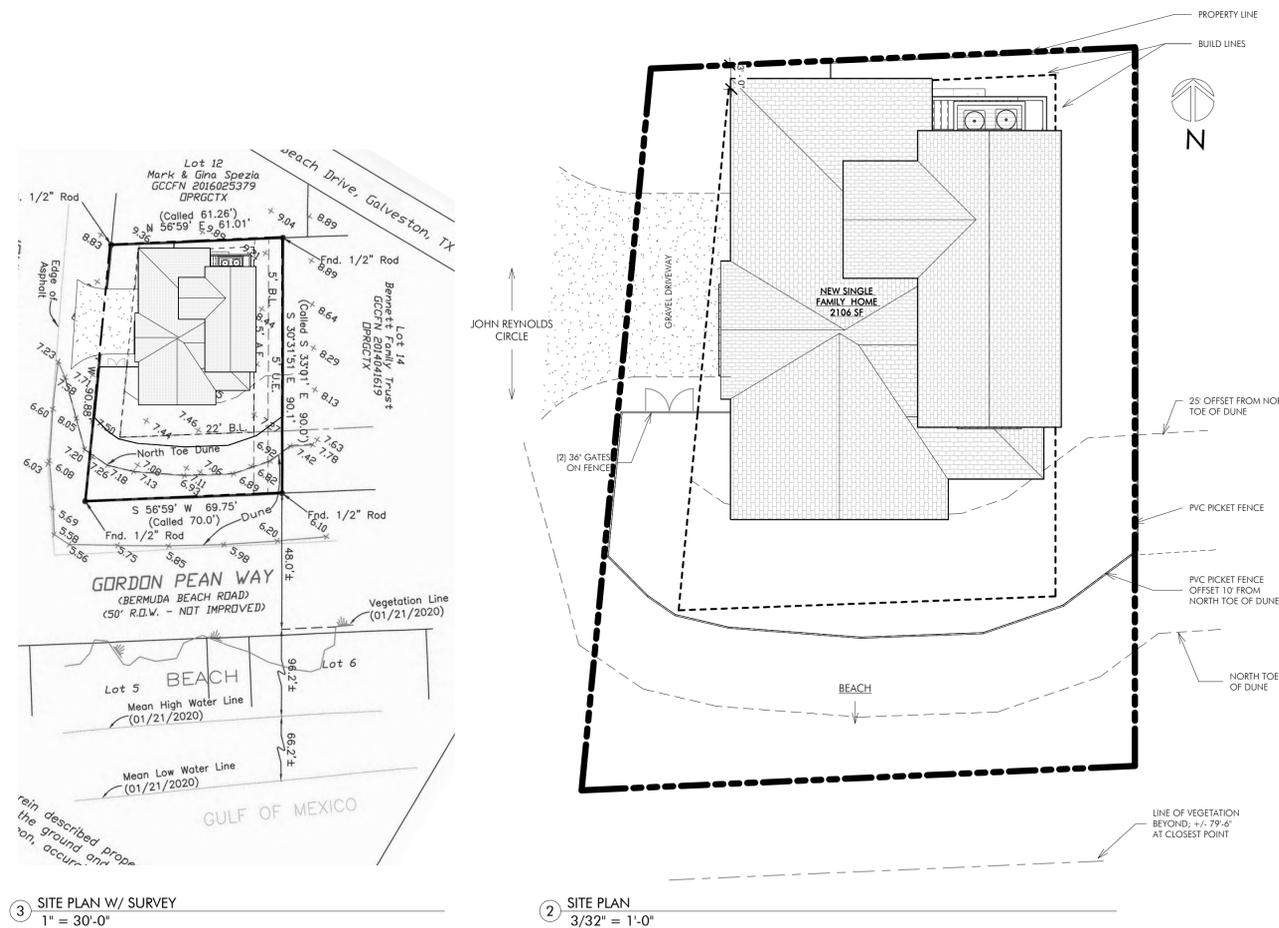
KIEFER  
RESIDENCE

12827 John Reynolds  
Galveston TX

COVER SHEET

**A0**

July 23, 2020



### GENERAL CALCULATIONS

LOT COVERAGE 36%  
LOT AREA 5883 SF  
TOTAL BUILT AREA 2110 SF

GROUND FLOOR/SITE  
ENCLOSED SPACE (SOLID WALLS) 290 SF  
ENCLOSED SPACE (LOUVERED WALLS) 395 SF  
FIBERCRETE 1616 SF  
DRIVEWAY 551 SF (GRAVEL)

CONDITIONED SPACE 2106 SF  
GROUND FLOOR 30 SF  
FIRST FLOOR 1427 SF  
SECOND FLOOR 649 SF  
THIRD FLOOR 0 SF

RAIN-THROUGH DECK 409 SF  
FIRST FLOOR 364 SF  
SECOND FLOOR 45 SF  
THIRD FLOOR 0 SF

PILINGS  
10X10s (WOOD) 0  
12X12s (WOOD) 23

POSTS/COLUMNS  
6X6s 18  
8X8s 6

ROOF 2774 SF  
FIRST FLOOR 1725 SF  
SECOND FLOOR 1049 SF  
THIRD FLOOR 0 SF

WATERPROOF DECK 0 SF  
FIRST FLOOR 0 SF  
SECOND FLOOR 0 SF  
THIRD FLOOR 0 SF

### CODE COMPLIANCE

- DESIGN COMPLIES WITH 2012 INTERNATIONAL RESIDENTIAL CODE, AND ALL CITY OF GALVESTON AMENDMENTS
- CITY OF GALVESTON FLOOD PLAIN ORDINANCE: SITE IS LOCATED IN VE ZONE, AND WILL BE BUILT ABOVE BASE FLOOD ELEVATION ACCORDINGLY
- ALL WORK PERFORMED BY CONTRACTORS & SUB-CONTRACTORS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE WINDSTORM CODES, LOCAL BUILDING CODES & ORDINANCES

DRAWING INDEX	
A0	COVER SHEET
A001	PILING PLAN
A101	GROUND FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	REFLECTED CEILING PLAN
A105	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	BUILDING SECTION
A302	BUILDING SECTION
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A501	ELECTRICAL PLANS
A600	SPECIFICATIONS
A701	PERSPECTIVES
A702	PERSPECTIVES





PERMIT SET

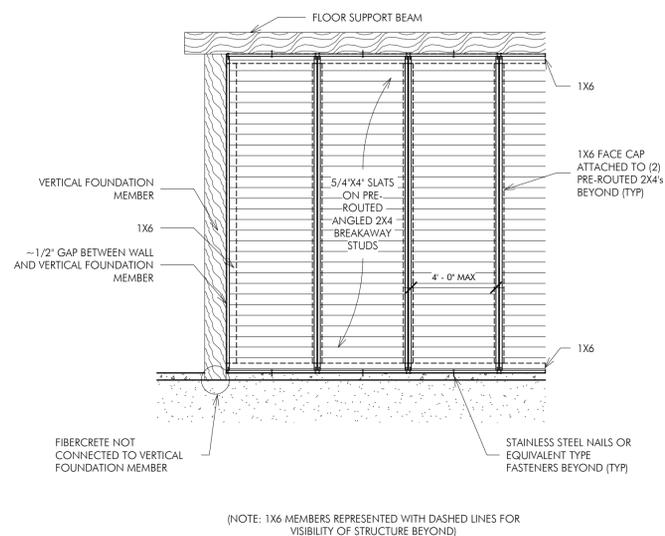
## KIEFER RESIDENCE

12827 John Reynolds  
 Galveston TX

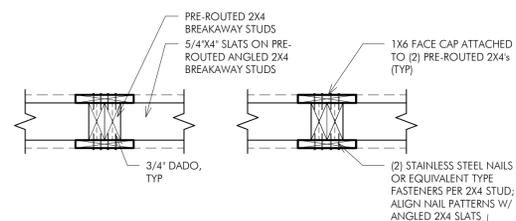
ELEVATIONS

# A202

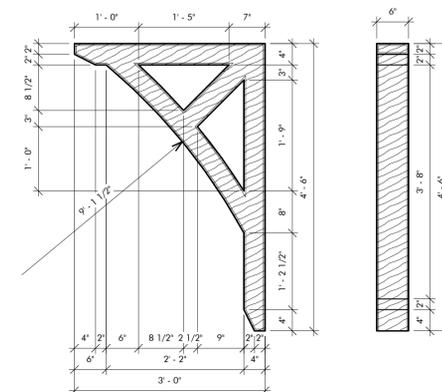
July 23, 2020



3 LOUVERED WALL ELEVATION  
 1/4" = 1'-0"



4 LOUVERED WALL PLAN  
 1 1/2" = 1'-0"



5 BRACKET "B" DETAIL  
 3/4" = 1'-0"



1 EAST ELEVATION  
 1/4" = 1'-0"

2 NORTH ELEVATION  
 1/4" = 1'-0"

# RISE

Architecture + Design

---

**July 23, 2020**

**Re: Beachfront Construction Certificate 12827 John Reynolds Drive**

**Attn: Coastal Resources Division, City of Galveston  
Coastal Resources Division, Texas General Land Office**

My clients, Kenneth & Lillian Kieffer, are applying for a Beachfront Construction Certificate to build on their lot in Bermuda Beach - 12827 John Reynolds Drive. They fall within the Dune Conservation area, but will be building further than 25' from the North Toe of the Dune. The closest piling to the NTD line is at 25'-2" from it. They will be using 4'x4' fibercrete sections beneath their house only.

They also wish to build a PVC fence within the dune conservation area, 10' landward of the North Toe of the Dune. This will keep their dogs from running into the dunes, and potentially harming them. This home will be their full-time residence, as they are retiring here once the house is complete. They were unaware of the restrictions of their lot when purchased, as they thought the dirt street in front of their lot meant their property was not within a critical dune area. I say only to explain why they are still hoping to build here, be able to have their dogs outside in green area safely, and not disrupt the dune systems.

Attention will be paid to ensure no dune / dune vegetation is disturbed when installing the fence, or during any portion of the construction of this house.

Thank you for your consideration of this matter.

Best,



Cate Black, AIA  
Principal - RISE Architecture + Design

Wed 7/29/2020 5:15 PM

Cate Black [cate@researchdesign.com](mailto:cate@researchdesign.com)

Re: 20P-024 - Additional Information Request - 12827 John Reynolds Cir

Hello,

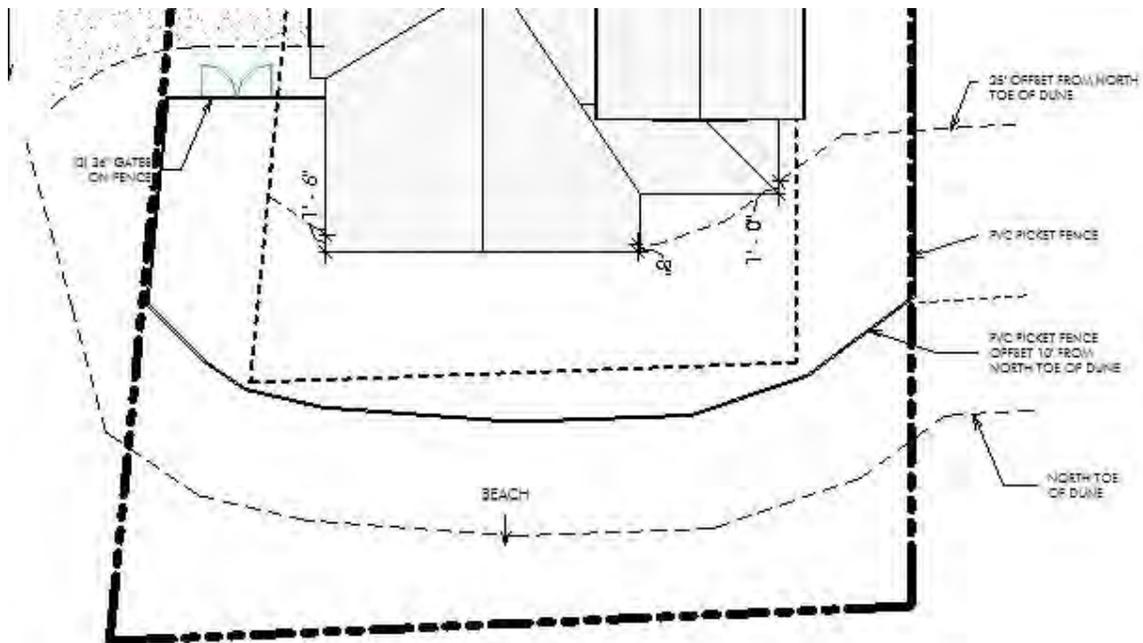
Yes, the entire fence will be PVC. This will be more resilient in our climate, and therefore less likely to degrade and become trash that litters the dunes after a heavy storm. The “sand fencing guidelines” from the GLO also state that PVC is preferable for these reasons, so based on this information we opted to change it.

August 12, 2020

RE: Beachfront Construction Certificate 12827 John Reynolds Drive; Comprehensive Mitigation Plan

Attn: Coast Resources Division, City of Galveston  
Coastal Resources Division, Texas General Land Office

As stated in the previous request letter dated July 23, 2020, my clients Kenneth & Lillian Kieffer propose to build a PVC picket fence around their north, east, and west property lines – and 10' landward from the north toe of the dune to act as the southern boundary. The east & west fence lines will tie in with the southern fence at this point. This places the southern edge of the fence 15' into the dune conservation area. The southern edge of the roof covering the porch and stairs overhangs into the dune conservation area ranging in measurements from 0"-18" – see photo below.



The City of Galveston Erosion Response Plan states that a comprehensive mitigation plan is required when construction is proposed in areas located seaward of the Dune Protection Line, which includes a detailed description of the methods which will be used to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or

dune vegetation. For this project, we will be avoiding dunes and dune vegetation entirely. No construction will occur in any areas that contain dunes or dune vegetation, therefore it is anticipated as a result of this project that adverse effects on dunes or dune vegetation will be entirely avoided and no mitigation or compensation will be needed.

Thank you for your time and consideration of this project.

Best,

Cate Black, AIA  
Principal – RISE Architecture + Design

Attachment D -  
Applicant  
Site Photos

**JOHN REYNOLDS ROAD LOT 11**

LOOKING SOUTH



LOOKING EAST



LOOKING NORTH



LOOKING WEST



LOOKING FROM VEGETATION LINE/DUNE



Attachment E -  
GLO  
Comment Letter



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

August 6, 2020

Via Electronic Mail

Virginia Greb  
Coastal Resources Assistant Manager  
Development Services Department  
City of Galveston  
823 Rosenberg, Room 401  
Galveston, Texas 77550-2103

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

**Site Address:** 12827 John Reynolds Cir, Galveston  
**Legal Description:** ABST 121 Hall & Jones Sur Lot 11 Bermuda Beach Sec 2  
**Lot Applicant:** Kenneth & Lillian Kiefer c/o Cate Black  
**Case Number:** 20P-24  
**GLO ID No.:** BDCOG-20-0205

Dear Ms. Greb:

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

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

- The applicant does not propose to damage any dunes or dune vegetation and is prohibiting from doing so without the appropriate permit.<sup>1</sup>
- Paving or altering the area between the line of vegetation and 25 feet landward of the north toe of the dune is prohibited.<sup>2</sup>
- The applicant proposes to construct a perimeter fence within the City of Galveston Dune Conservation Area, which is identified as the area from the line of vegetation to 25 feet landward of the north toe of the dune.<sup>3</sup> The City may authorize the applicant to construct a perimeter fence within the Dune Conservation Area if the applicant demonstrates to the satisfaction of the City that there is no practicable alternative to construction within or seaward of the Dune

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

<sup>2</sup> City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).

<sup>3</sup> City of Galveston Erosion Response Plan § 4.

Conservation Area, taking into consideration existing building practices and siting alternatives, and if the proposed construction avoids and minimizes adverse impacts to dunes and dune vegetation.<sup>4</sup>

- In the area more than 25 feet landward of the north toe of the dune and within 200 feet of the line of vegetation, paving used under the habitable structure and for driveways connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in four-foot by four-foot sections, four inches thick with sections separated by expansion joints, or pervious material.<sup>5</sup> A habitable structure is defined as a structure used or usable for habitation.<sup>6</sup> The area beneath uncovered decks or stairs may not be paved.
- The driveway must be limited to the linear width of the primary structure, along the main street, and a minimum of 15% of the front yard must be maintained as open/unimproved area.<sup>7</sup>
- The use of permeable materials, such as brick pavers, limestone, or gravel, is recommended for drives or parking areas.<sup>8</sup>
- The City must ensure the proposed construction is located as far landward as practicable.<sup>9</sup>
- The City may only permit the applicant to construct an enclosure beneath the habitable structure if the walls are breakaway or louvered and the construction is consistent with the requirements of the National Flood Insurance Program.<sup>10</sup>
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.<sup>11</sup>
- The City must ensure the proposed habitable structure is designed for feasible relocation.<sup>12</sup>
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.<sup>13</sup> The City must ensure that the perimeter fencing is constructed at an adequate distance landward of the critical dune area so as to not adversely impact the dune complex or dune hydrology.

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<sup>4</sup> City of Galveston Erosion Response Plan § 4.2.

<sup>5</sup> City of Galveston Beach Access and Dune Protection Plan § 29-90(m)(2).

<sup>6</sup> City of Galveston Beach Access and Dune Protection Plan § 29-54.

<sup>7</sup> City of Galveston Erosion Response Plan § 5.

<sup>8</sup> 31 Tex. Admin. Code § 15.5(b)(3).

<sup>9</sup> City of Galveston Erosion Response Plan § 5 & 31 Tex. Admin. Code § 15.6(b).

<sup>10</sup> 31 Tex. Admin. Code § 15.6(f)(4).

<sup>11</sup> 31 Tex. Admin. Code § 15.6(e)(3).

<sup>12</sup> 31 Tex. Admin. Code § 15.6(f)(2).

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

- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>14</sup>

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

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

If you have any questions, please contact me at (512) 463-5232 or at [michelle.culver@glo.texas.gov](mailto:michelle.culver@glo.texas.gov).

Sincerely,



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

cc: Dustin Henry, Coastal Resources Manager

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<sup>14</sup> 31 Tex. Admin. Code § 15.6(g).

# TURTLES ABOUT TOWN



*Annual Report  
August 2020*

# Introduction

## BACKGROUND

**Turtles About Town** is a public art project spearheaded by **Turtle Island Restoration Network's** Joanie Steinhaus and **Clay Cup Studios' Amy Owens**. The campaign, which began in 2017, drives tourism while highlighting local conservation efforts to protect endangered sea turtles. Local artists are commissioned to work with a statue's sponsor to come up with a design that is unique and meaningful. Once completed, the statue is installed on private property or, with permission, in the public right-of-way.<sup>1</sup>

## STATUE SPECIFICATIONS

	Version One	Version Two
Height	65 inches	48 inches
Width	55 inches	62 inches
Weight	80 pounds	-
Cost	\$3,500	\$3,800

## PROJECT TIMELINE

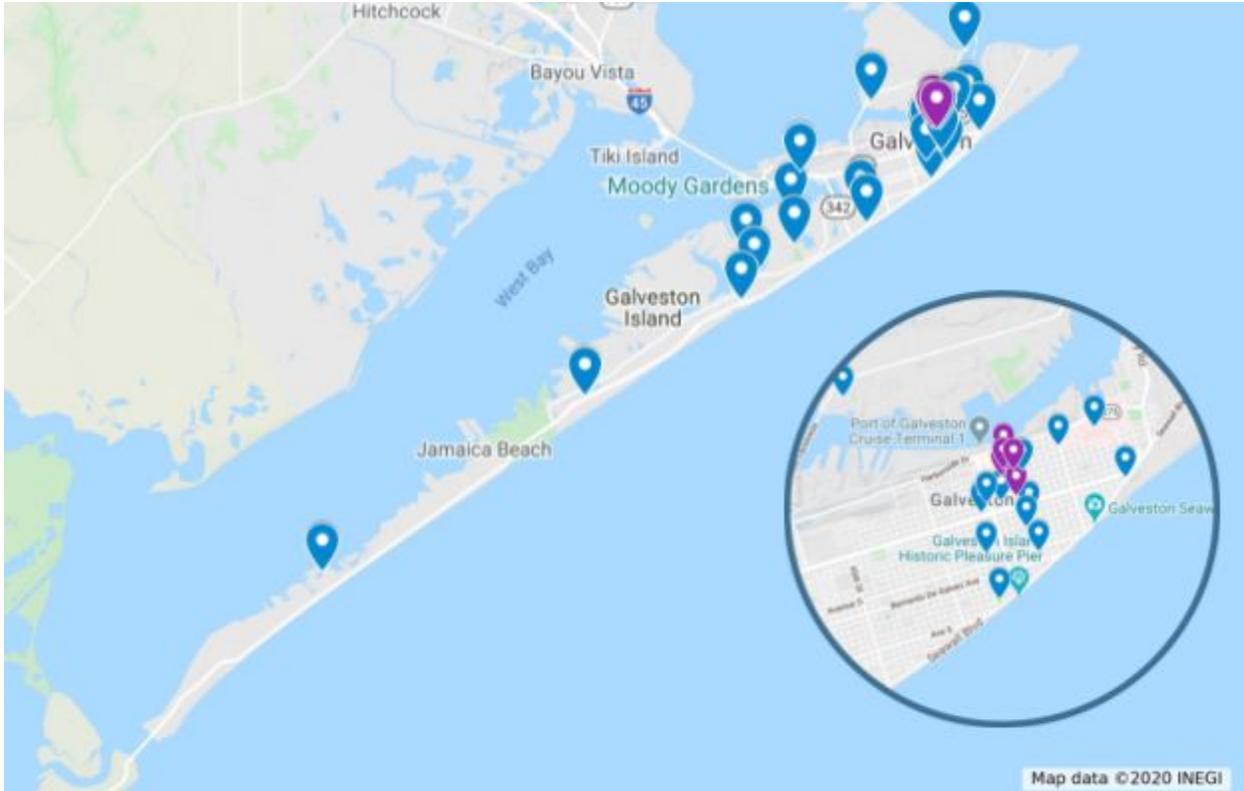
- April 2018** Turtles About Town was introduced to the Landmark and Planning Commissions.
- June 2018** The Landmark Commission recommended approval of cases 18LC-039 and 18LC-041, requests to allow a turtle statue to be installed in the public right-of-way adjacent to 2113 and 2119 Strand. The Planning Commission approved case 18P-030, a request to allow turtle statues to be installed in the public right-of-way adjacent to 2113 and 2119 Strand/Avenue B, 2117-2119 and 2120 Postoffice, and 2201 and 2728 Market.
- March 2019** The Planning Commission approved case 19P-017, a request to allow a turtle statue to be moved to the public right-of-way adjacent to 2219 Postoffice.
- May 2019** The Planning Commission approved case 19P-026, a request to allow a turtle statue to be installed in the public right-of-way adjacent to 2102 Seawall Boulevard.
- February 2020** The Planning Commission approved case 20P-001, a request to allow a turtle statue to be installed in the public right-of-way adjacent to 2028 Postoffice.

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<sup>1</sup> Turtle Island Restoration Network, *Turtles About Town*.  
<https://seaturtles.org/campaigns/turtles-about-town/>

# Current Installations

Private Property      Public Right-of-Way



**Texas A&M University at Galveston:** 200 Seawolf Parkway  
**Galveston Naval Museum:** 100 Seawolf Park Boulevard  
**UTMB Health:** 712 Texas Avenue  
**Menard Park:** 2222 28th Street  
**Sunshine Center, Inc.:** 1726 21st Street  
**Rosenberg Library:** 2310 Sealy Avenue  
**Mario's Seawall Italian & Pizzeria:** 628 Seawall Boulevard  
**Galveston Children's Museum:** 2618 Broadway  
**Moody Early Childhood Center:** 1110 21st Street  
**Galveston City Hall:** 823 25th Street  
**Galveston Art League:** 2117a Postoffice Street  
**Clay Cup Studios:** 2219 Postoffice Street  
**Hey Mikey's Ice Cream:** 2120 Postoffice Street  
**Kempner Park:** 2704 Avenue O  
**Therapeutic Health Works:** 2114 Sealy Street  
**Strand Brass & Surf Styles:** 2115 and 2119 Strand Street  
**Ronald McDonald House:** 301 14th Street

**The Bryan Museum:** 1315 21st Street  
**Asset Recovery Management Services:** 2728 Market Street  
**DSW Custom Homes:** 502 20th Street  
**Rudy & Paco Restaurant and Bar:** 2028 Postoffice Street  
**Crockett Park Baseball Complex:** 2601 53rd Street  
**Sugar Bean:** 11 Evia Main  
**Campeche Cove Animal Clinic:** 10015 Stewart Road  
**Moody Gardens:** 1 Hope Boulevard  
**Sand 'N Sea Properties:** 13706 FM 3005  
**Oppe Elementary:** 2915 81st Street  
**Sea Isle Property Owners Association:** 21704 Burnet Drive  
**Rainforest Cafe - Galveston:** 5310 Seawall Boulevard  
**Galveston Island Humane Society:** 6814 Broadway  
**RE/MAX:** 3616 7 Mile Road

# *Spirit of the Sea Aggieland*



## LOCATION

Texas A&M University at Galveston  
200 Seawolf Parkway  
Galveston, TX 77554

## ARTIST

Nick Dominique

*"For this turtle, the inspiration came from the city of Galveston and the Texas A&M Galveston Campus."*

## SPONSOR

The Department of Liberal Studies, Texas A&M University at Galveston  
*"The Department of Liberal Studies – on behalf of its new Tourism and Coastal Community Development program – was excited to sponsor and raise awareness of the Kemp's Ridley turtles. The program aligns with our goal of educating students to become leaders in the tourism industry, while also helping coastal communities develop sustainably!"*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** Faded paint, minor cracks along flippers

# Zeke



## LOCATION

Galveston Naval Museum, Seawolf Park  
100 Seawolf Park Blvd  
Galveston, TX 77550

## ARTISTS

Brian "Visker" Mahanay  
& Hannah Claudia James  
*"Zeke was inspired by one of our museum's main attractions, the USS Cavalla WWII submarine."*

## SPONSOR

The Galveston Naval Museum  
*"The Galveston Naval Museum was proud to sponsor Turtles About Town because we believe in the TIRN's mission."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Rope fence  
**Platform:** Concrete  
**Damage:** None

# *Dr. Tommie Tortuga*



## **LOCATION**

UTMB Health  
712 Texas Avenue  
Galveston, TX 77555

## **ARTIST**

Sabrina Stachowski  
*"Being part of this project puts a smile on my face unlike any other."*

## **SPONSOR**

UTMB Health  
*"Dr. Tommie Tortuga is a colorful reminder not only of our mission to improve health but also of the Gulf Coast region UTMB Health calls home."*

## **FIELD NOTES**

**Location:** Outdoors (private property)  
**Barrier(s):** None  
**Platform:** None  
**Damage:** Minor paint chipping

# Ridley



## LOCATION

Menard Park  
2222 28th Street  
Galveston, TX 77555

## ARTIST

Rachel Wiley-Janota

*"I was honored to be asked to paint a turtle for a Galveston public park, and to be able to help support two island nonprofits in the process."*

## SPONSOR

Better Parks for Galveston

*"BPG fosters 'PARKnerships' to enrich our island which Ridley represents and it is part of our Art in the Park program."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Wrought iron fence  
**Platform:** Concrete  
**Damage:** None

# Sunny



## LOCATION

Sunshine Center, Inc.  
1726 21st Street  
Galveston, TX 77550

## ARTIST

Doug Hiser

*"The turtle project was challenging and inspiring at the same time. My students loved helping with the painting and planning and they felt such a big part of something bigger than just an art project. The impact of including teen students on art projects creates a passion for art and for completing projects of their own. We were proud to have contributed to the Turtles About Town project!"*

## SPONSOR

The Family of Dr. AJ Jinkins Jr.  
*"The family of Dr. AJ Jinkins Jr. is honored to partner with the Sunshine Center in memory of his love of medicine, the Galveston community, and to contribute towards the beautification of the Sunshine Center."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# Guardian of the Galaxy



## LOCATION

Rosenberg Library  
2310 Sealy Avenue  
Galveston, TX 77550

## ARTIST

Isabella Carlin Alvarado

*"Art can take you anyplace, anywhere. Just like a good book."*

## SPONSOR

Court Appointed Special Advocates  
(CASA) of Galveston County

*"Guardian of the Galaxy represents a watchful eye and the endless opportunities that can be achieved. It also gives hope for anyone who needs a reminder each day. So grateful to support environmental awareness and alleviate extinction of our turtles."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** None

# Tony the Turtle



## LOCATION

Mario's Seawall Italian & Pizzeria  
628 Seawall Boulevard  
Galveston, TX 77550

## ARTIST

Tracy Van Horn Reed

*"I was proud and excited to be selected to create Tony the Turtle for Mario's Italian Restaurant. Being involved in community art projects is something very important to me, and bringing awareness to the plight of sea turtles made it even more special. Plus, I learned a lot about Italy, so now I need to go!"*

## SPONSOR

A. Smecca Family

*"Tony was inspired by our beloved Nonno Tony, the patriarch of our family, as well as the Italian culture."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Fountain  
**Platform:** Fountain  
**Damage:** None

# Aloha Honu



## LOCATION

Galveston Children's Museum  
2618 Broadway  
Galveston, TX 77550

## ARTISTS

Sharon Stephens and Alex Camacho  
*"I'm honored to be part of and being inspired by important missions of GCM and TIRN with messages of encouragement, kindness, and love. Thank you, Alex, for your collaboration, artistry, and talent!" -Sharon Stephens*  
*"I was very honored and lucky to be chosen with Sharon to collab on yalls important project... I can never thank ya'll enough for this accomplishment and invitation... Sharon and I did our magic and we performed." -Alex Camacho*

## SPONSOR

Galveston Children's Museum  
*"We love being a part of this project bringing awareness to the struggle of sea turtles as well as our impact on the environment. Our turtle, Aloha Honu, which means "Kindness Turtle," is a lovely reminder that we all need to be kind to each other."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** None

# Melvin Moody



## LOCATION

Moody Early Childhood Center  
1110 21st Street  
Galveston, TX 77550

## ARTIST

Carlos Villasana  
*"Giving every Galveston child the opportunity to soar."*

## SPONSOR

Moody Early Childhood Center  
*"Melvin Moody represents not only Galveston and the Texas Gulf Coast culture we all love, he also represents our children and their creativity, imagination, and enthusiasm for learning new things. He has dinosaurs, astronauts, butterflies, castles, unicorns, rocket ships, and of course our Moody Kite painted on his shell. We love having Melvin here at school with all his unique art on display and love having families and children stop to find something new on him each time they visit."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** None

# *The Protector*



## LOCATION

Galveston City Hall  
823 25th Street  
Galveston, TX 77550

## ARTIST

GABRIEL

*"Our protectors serving this island with knowledge and love."*

## SPONSORS

Lynch Family Fund,  
Dominick and Barbara Sasser,  
and Peaches and Shrub Kempner  
*"We are pleased to be part of the sponsor group who are helping to heighten the awareness of the plight of the sea turtles."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# Sargasso Susan



## LOCATION

Galveston Art League  
2117a Postoffice Street  
Galveston, TX 77550

## ARTIST

Leroy LeFlore

*"The colors represent the Sargasso Sea and the Flower Gardens Marine Sanctuary in the Gulf of Mexico."*

## SPONSOR

Galveston Art League

*"The turtle promotes those things the members of the Galveston Art League hold dear: nature, wildlife, conservation, local history, and art. It was a good match."*

## FIELD NOTES

**Location:** Outdoors, public right-of-way  
**Barrier(s):** None  
**Platform:** None  
**Damage:** Chipped paint around base and shell

# Mermaid + Turtle = Mertle!



## LOCATION

Clay Cup Studios  
2219 Postoffice Street  
Galveston, TX 77550

## ARTIST

Tracy Van Horn Reed  
*"Perfect project for my services to a worthy cause."*

## SPONSOR

Tom's Galveston Real Estate  
*"An innovative and fun way to increase the quality of life in Galveston."*

## FIELD NOTES

Location: Outdoors  
Barrier(s): Flower bed  
Platform: None  
Damage: None

# SUNDAE



## LOCATION

Hey Mikey's Ice Cream  
2120 Postoffice Street  
Galveston, TX 77550

## ARTIST

Shay McAnally

*"There is nothing quite like that last bite of half melted ice cream in the bottom of the waffle cone, and there is nothing like swimming with a 70-year-old sea turtle in waist high water."*

## SPONSOR

Hey Mikey's Ice Cream

*"Hey Mikey's is happy to support the turtles as they represent the fantastic community of Galveston coming together for a great cause."*

## FIELD NOTES

**Location:** Outdoors, public right-of-way  
**Barrier(s):** None  
**Platform:** None  
**Damage:** None

# Alice



## LOCATION

Kempner Park  
2704 Avenue O  
Galveston, TX 77550

## ARTIST

Derek Anderson

*"I believe you have to give to the island  
what the island gives to you."*

## SPONSOR

Alice Taylor Gray Foundation  
*"ATG Foundation sponsorship is in honor  
of Ms. Gray's commitment to improve the  
lives of children and animals in  
Galveston."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** Minor cracking along flippers

# Tiger Lily



## LOCATION

Therapeutic Health Works  
2114 Sealy Street  
Galveston, TX 77550

## ARTIST

Isabella Carlin Alvarado  
*"Calming atmosphere for the spa and still  
bright and colorful."*

## SPONSOR

Therapeutic Health Works Day Spa  
*"Art, Galveston, and a worthy cause all  
blended into one great program inspired  
THW to participate!"*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** None  
**Damage:** None

# Flora



## LOCATION

Strand Brass & Surf Styles  
2115 and 2119 Strand Street  
Galveston, TX 77550

## ARTIST

Kathryn Zimmerman  
*"Kemps Ridley sea turtle body surfing  
along a vibrant current of native island  
flora."*

## SPONSORS

Strand Brass and Christmas on the  
Strand and Surf Styles  
*"Surf Styles and Strand Brass love the idea  
of bringing art to The Strand with the  
'Turtles about Town Tour,' raising  
awareness for the Kemps Ridley sea turtle  
was an amazing avenue to get that done!"*

## FIELD NOTES

**Location:** Outdoors, public right-of-way  
**Barrier(s):** None  
**Platform:** None  
**Damage:** Minor faded paint around flippers

# *Siren's Tide*



## **LOCATION**

Ronald McDonald House  
301 14th Street  
Galveston, TX 77550

## **ARTIST**

Mary Ruth Brown  
*"Mermaid inspired by early 20th century  
Galveston advertisements."*

## **SPONSORS**

Harbor House Hotel & Marina  
*"We wanted to be part of this experience  
of Turtles about Town."*

## **FIELD NOTES**

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# *Dorado*



## **LOCATION**

The Bryan Museum  
1315 21st Street  
Galveston, TX 77550

## **ARTIST**

Ray Cosgrove  
*"Sun reflections and a breath of air."*

## **SPONSOR**

The Bryan Museum  
*"The Bryan Museum supports the conservation and plight of the sea turtle."*

## **FIELD NOTES**

**Location:** Outdoors, private property  
**Barrier(s):** Wrought iron fence  
**Platform:** Concrete  
**Damage:** Chipped paint on flippers

# La Calavera



## LOCATION

Asset Recovery Management Services  
2728 Market Street  
Galveston, TX 77550

## ARTIST

Mary Ruth Brown  
*"Dia de los Muertos depicts some of the main causes of sea turtle mortality."*

## SPONSOR

Asset Recovery Management  
*"We decided to participate in this program to help raise awareness about the Kemp's Ridley sea turtle as well as support our local artists."*

## FIELD NOTES

**Location:** Outdoors, public right-of-way  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# Terrence



## LOCATION

DSW Custom Homes  
502 20th Street  
Galveston, TX 77550

## ARTIST

Justin Lopez

*"I really enjoyed the experience of bringing past and present together in this design, and then to display them on the most unique canvass I've ever painted. It was a great project."*

## SPONSORS

Jim & Sheila Schumer

*"Really enjoyed working with Turtles About Town!! What a great symbol to unite Galvestonians!"*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** None  
**Damage:** None

# Tranquilo Baby



## LOCATION

Rudy and Paco's  
2020 Postoffice Street  
Galveston, TX 77550

## ARTIST

Kathy VanDewalli

*"It was an honor to be asked to participate in a project that melds together the arts, our community, and the aquatic life and environment we all treasure. I also cherish the opportunity to honor the Vargas family bridging of American and Nicaraguan cultures."*

## SPONSORS

Rudy & Paco's and  
Vargas Cut & Catch by Paco

*"The turtle represents Paco's journey from Nicaragua to the USA in search of the American Dream. The pictures on the turtle represent both his native Nicaragua and his new home Galveston. The turtle says 'Welcome Home' because that is what the city represents to Paco. A welcoming community that gave him and his family an opportunity to achieve the American Dream."*

## FIELD NOTES

**Location:** Outdoors, public right-of-way  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** None

# Homer



## LOCATION

Crockett Park Baseball Complex  
2601 53rd Street  
Galveston TX 77551

## ARTIST

Shaifer Laine Golan  
*"A colorful rendition of sweet memories  
on a summer day at the ball park."*

## SPONSOR

Better Parks for Galveston  
*"We sponsored the project as part of  
BPG's Art in the Park initiative."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Wrought iron fence  
**Platform:** Concrete  
**Damage:** None

# Latte



## LOCATION

Sugar Bean  
11 Evia Main  
Galveston, TX 77554

## ARTIST

Shawne Moore  
*"Southern charm and landscaping that is  
so unique to Evia."*

## SPONSOR

Sugar Bean Coffee & Cream  
*"We love the turtle that we call 'Latte' ...  
because that's 'a latte turtle.'"*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** None  
**Damage:** Minor cracking along flippers

# Cam



## LOCATION

Campeche Cove Animal Clinic  
10015 Stewart Road  
Galveston, TX 77554

## ARTIST

Jane Young French  
*"Cam", was inspired by sea turtles naturally occurring patterns, with land's best friends playfully catching a ride."*

## SPONSOR

Campeche Cove Animal & Bird Hospital  
*"Fun way to honor the environment we live in and the work that Turtle Island Restoration Network is doing to support the marine environment and sea turtles."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** None  
**Damage:** Minor cracking along flippers

# Queen of the Sea



## LOCATION

Moody Gardens  
1 Hope Boulevard  
Galveston, TX 77554

## ARTIST

Lenexa Juliet Frances Morais  
*"Art brings attention to turtle conservation  
and our art culture."*

## SPONSOR

Moody Gardens  
*"We are working to bring attention to the  
challenges that face sea turtles and  
actions to take to improve our natural  
world."*

## FIELD NOTES

**Location:** Indoors, private property  
**Barrier(s):** Post & rope  
**Platform:** Wood  
**Note:** Unable to access this location due to COVID-19 restrictions

# Shelly Sandersun



## LOCATION

Sand 'N Sea Properties  
13706 FM3005  
Galveston, TX 77554

## ARTIST

Ellie Peters

*"I was thrilled to be asked to be part of a project that brings awareness to the plight of the sea turtle. Our island belongs to them as much as it does to us."*

## SPONSOR

Sand 'N Sea Properties  
*"We think it's a great way to promote conservation and to bring attention to sea turtles; plus Sand 'N Sea's founder is a turtle fan!"*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** Cracking along flippers

# Coral



## LOCATION

Oppe Elementary  
2915 81st Street  
Galveston, TX 77554

## ARTIST

GABRIEL

*"Protecting our ocean is important because it's covering most of the world where WE live!"*

## SPONSOR

Abel Longoria & Family, Oppe PTO  
*"To instill in our children the importance of conservation, preservation and restoration of our coastal environment."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Bike racks  
**Platform:** Concrete  
**Damage:** None

# MiShell



## LOCATION

Sea Isle Property Owners Association  
21704 Burnet Drive  
Galveston, TX 77554

## ARTIST

Jacqui V. Stanley

*"To bring 'MiShell' to life, and to create an important piece of art that will remind everyone that we share a responsibility to care for our magnificent turtles and all life."*

## SPONSOR

Sea Isle Planters Bunch

*"We love our turtle MiShell, great addition to our neighborhood."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Picket fence  
**Platform:** Wood  
**Damage:** None

# *Tourist Ted*



## **LOCATION**

Rainforest Cafe – Galveston  
5310 Seawall Boulevard  
Galveston, TX 77551

## **ARTIST**

Mary Ruth Brown

## **SPONSORS**

The San Luis Resort Spa & Conference  
Center, Rainforest Café, and Landry's  
Seafood House

## **FIELD NOTES**

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# WAGS



## LOCATION

Galveston Island Humane Society  
6814 Broadway Street  
Galveston, TX 77554

## ARTIST

Kathryn Zimmerman

*"I did not think I would have the opportunity to be the artist for a second turtle. All of my fur babies came from the Galveston Humane Society. When I was approached there was only one answer for me, and it was a big yes! I'm truly honored to be the artist for this project and sponsor."*

## SPONSOR

Galveston Island Humane Society  
*"The Galveston Island Humane Society is dedicated to promoting animal welfare and we believe supporting the conservation efforts to protect the endangered sea turtles is in line with our mission. Wags is a beautiful addition to our family and we hope that when people visit her, they may also consider adopting a new K9 or feline best friend."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** Flower bed  
**Platform:** Concrete  
**Damage:** None

# Bubbles



## LOCATION

RE/MAX  
3616 7 Mile Road  
Galveston, TX 77554

## ARTIST

Jane Young French  
*"The Turtles About Town project was an absolute dream job. When you are passionate about the subject matter, the work becomes pure joy! Thank you sponsors for the opportunity to paint what I truly love."*

## SPONSOR

Kelly Kelley  
*"Raising awareness to adults and children on how life habits on land affect our friends in the ocean through art."*

## FIELD NOTES

**Location:** Outdoors, private property  
**Barrier(s):** None  
**Platform:** Concrete  
**Damage:** None

# *Conclusion*

Location	Commission Review		Visible Damage	
	Landmark	Planning	2019	2020
TAMUG			Minor	Minor
Galveston Naval Museum			Major	
UTMB			Minor	
Menard Park				
Sunshine Center, Inc.				
Rosenberg Library				
Mario's Seawall Italian & Pizzeria				
Galveston Children's Museum				
Moody Early Childhood Center				
Galveston City Hall				
Galveston Art League		✓	Minor	Minor
Clay Cup Studios		✓		
Hey Mikey's Ice Cream		✓	Major	
Kempner Park				Minor
Therapeutic Health Works			Minor	
Strand Brass & Surf Styles	✓	✓	Major	Minor
Ronald McDonald House				
The Bryan Museum			Minor	
Asset Recovery Management Svcs.		✓		
DSW Custom Homes				
Rudy and Paco Restaurant and Bar		✓		
Crockett Park Baseball Complex				
Sugar Bean			Minor	Minor

Campeche Cove Animal Clinic				Minor
Moody Gardens				
Sand 'N Sea Properties			Minor	Minor
Oppe Elementary				
Sea Isle POA				
Rainforest Cafe				
Galveston Island Humane Society				
RE/MAX				
<b>Total = 31</b>	<b>1/31</b>	<b>6/31</b>	<b>7/17</b>	<b>7/31</b>

## UPCOMING INSTALLATIONS

There are 19 statues available for sponsorship.

## NOTES FROM PROJECT FOUNDERS

**Joanie Steinhaus, Gulf Program Director**  
**Turtle Island Restoration Network**

I would like to thank the committee for their support, and also express our appreciation to the sponsors and the artists. Without them this project would not have been possible.

It was proven very successful, and we do have a hard copy map with the first 19 turtles that were installed for residents and visitors to explore and take photos with the turtles. All 31 are listed on Galveston.com, seaturtles.org and claycupstudios.com

It has brought a beautiful community art project to our island and raised awareness of the sea turtles in the Gulf of Mexico.

## SEE ALSO

**Turtle Island Restoration Network** | [seaturtles.org](http://seaturtles.org)

**Clay Cup Studios** | [claycupstudios.com](http://claycupstudios.com)

**Turtles About Town Facebook** | [facebook.com/turtlesabouttown](https://facebook.com/turtlesabouttown)