



19P-003

STAFF REPORT

ADDRESS:

3826 Avenue R

LEGAL DESCRIPTION:

Property is legally described as Galveston College Addition No. 2 (2017), Abstract 628, Lot 1, in the City and County of Galveston, Texas.

APPLICANT:

City of Galveston

PROPERTY OWNER:

Galveston College

ZONING:

Urban Neighborhood (UN)

REQUEST:

Revocation of Ordinance 18-002 regarding A Planned Unit Development (PUD)

APPLICABLE ZONING REGULATIONS:

Article 4 of the Land Development Regulations (LDR)

EXHIBITS:

A – Ordinance 18-002

STAFF:

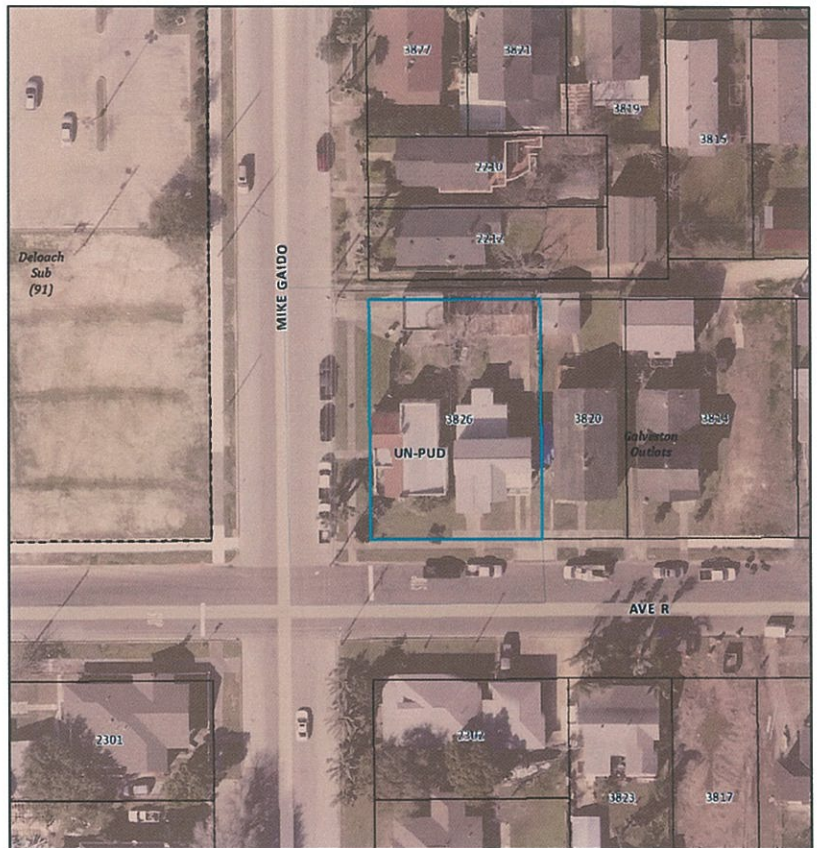
Daniel Lunsford, Planner
 (409) 797-3659
 dlunsford@galvestontx.gov

City Department Notification Responses:

No comments

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
23				



Executive Summary

In 2017, Galveston College submitted a request to incorporate a Planned Unit Development (PUD) Overlay District to an Urban Neighborhood (UN) base zoning district to construct a Multi-Family Residential structure. The proposed facility was intended to serve as Galveston College student housing. This request was approved by City Council as Ordinance 18-002 on January 25, 2018.

The Land Development Regulations (LDR) define the "Multi-Family Residential" land use as follows:

A building, group of buildings, or portions of a building that contains three (3) or more dwelling units on a single parcel under single ownership. Structural types of multi-family dwellings may include triplexes, multiplexes, and high-rise buildings.

The term does not include "boarding house, dormitory, fraternity, or sorority" uses; "bed and breakfast" establishments; or "commercial lodging".

According to LDR 4.100 the planned unit development (PUD) is a special overlay zone that allows flexibility in development standards that are approved for specific uses on a specific site. Any deviations for the standards established in these regulations must be incorporated into a PUD plan, and an ordinance amending the zoning. According to LDR 4.105 (A), if a building permit for a use approved by Planned Unit Development (PUD) has not been issued within two (2) years of the date of final approval by City Council, the PUD and all associated plans shall expire unless the PUD specifically states otherwise. Per the conditions approved under Ordinance 18-002:

The Development Services Department shall initiate a case to revoke the Planned Unit Development (PUD) if the operation of the structure for a Multi-Family Residential is not initiated by December 5, 2018.

To date, no building permits have been issued for the proposed Multi-Family Residential complex. Through communication with Galveston College representatives, staff understands that their plans for the site have changed. Because of this, in January, 2019 staff initiated this request to revoke Ordinance 18-002.

Site Details and Surrounding Zoning Districts and Land Uses

The subject site is a corner lot located at the intersection of Avenue R and 39th Street, directly east of the Galveston College campus. The property currently holds two single-family detached residences with two garage buildings. The subject property and all surrounding properties are zoned Urban Neighborhood (UN); single-family residences lie to the north, east, and south of the subject property, and the Galveston College campus lies to the west.

Criteria for Revoking a Planned Unit Development (PUD)

Per Section 4.105 of the Land Development Regulations, the Planning Commission may recommend approval and City Council may grant the revocation of a Planned Unit Development request if it is demonstrated that:

1. a building permit for a use approved by Planned Unit Development (PUD) has not been issued within two (2) years of the date of final approval by City Council, the PUD and all associated plans shall expire unless the PUD specifically states

otherwise or a state or federal declaration of a natural disaster occurs within such period, then the PUD will automatically be extended for one additional two (2) year period; or

2. If a use approved by Planned Unit Development is discontinued for a period of one (1) year.

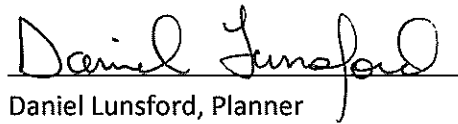
Staff Recommendation

Staff recommends approval of case 19P-003 to revoke Ordinance 18-002 regarding a Planned Unit Development at 3826 Avenue R due to the following:

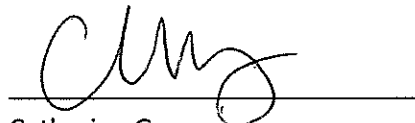
- Communications with Galveston College indicating that their plans for the property have changed and no longer conform with the original Planned Unit Development agreement;
- Failure to comply with Land Development Regulations Sec. 4.105 (A); and
- Violation of conditions approved under Ordinance 18-002.

City Council has the final decision regarding this PUD request. Council will hear this request on February 28, 2019.

Respectfully submitted,


Daniel Lunsford, Planner

01/30/19
Date


Catherine Gorman,
Assistant Director, HPO, AICP

1-30-19
Date

ORDINANCE NO. 18-002

AN ORDINANCE OF THE CITY OF GALVESTON, TEXAS, CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONING DISTRICT IN AN URBAN NEIGHBORHOOD (UN) BASE ZONING DISTRICT ON PROPERTY COMMONLY KNOWN AS **3826 AVENUE R**, AND WHICH IS LEGALLY DESCRIBED AS GALVESTON COLLEGE ADDITION NO. 2 (2017), ABSTRACT 628, LOT 1, IN THE CITY AND COUNTY OF GALVESTON, TEXAS, IN ORDER TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL STRUCTURE TO BE USED FOR GALVESTON COLLEGE STUDENT HOUSING; PLANNING CASE NUMBER **17P-060**; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article 4 of the 2015 Galveston Land Development Regulations (LDR) allows for the creation of a Planned Unit Development (PUD) Overlay Zoning District; and,

WHEREAS, Brent Oldbury, EYP A+E ("Applicant"), and property owner, Galveston College, is requesting that a PUD Overlay Zoning District be created on property commonly known as **3826 AVENUE R** and which is legally described as the Galveston College Addition No. 2 (2017), Abstract 628, Lot 1, in the City and County of Galveston, Texas; and,

WHEREAS, as further detailed in the Staff Report, attached and incorporated herein as **Attachment 1** (including Exhibits), the subject site is a corner lot located at the intersection of Avenue R and 39th Street, directly east of the Galveston College campus. The property currently holds two single-family detached residences with two garage buildings, and is located in an Urban Neighborhood (UN) Zoning District; and,

WHEREAS, the intent of the Urban Neighborhood zoning district is to accommodate the range and pattern of residential uses found in the City's oldest, established Urban Core neighborhoods together with limited nonresidential uses. Multi-Family residential is a land use that is allowed in the Urban Neighborhood (UN) zoning district. The intent of the PUD is to establish a Planned Unit Development (PUD) Overlay District in order to use the property as "Multi-family Residential" in excess of the number of units normally allowed in an Urban Neighborhood (UN) zoning; and,

WHEREAS, a PUD is a floating zoning district intended to create a mixture of uses, density, and infrastructure standards, allowing flexibility in the development standards for specific uses on a specific site; and,

WHEREAS, Staff finds the proposed PUD for a "Multi-Family Residential" is compatible with the properties in the immediate vicinity, which are primarily residential or residential appropriate uses such as schools; and,

WHEREAS, if the proposed zoning is in accord with Section 13.601.C of the Land Development Regulations, the Planning Commission may recommend approval and City Council may grant the approval of the rezoning request; and,

WHEREAS, at its meeting of December 5, 2017, the Planning Commission voted to recommend approval of the request with the recommended staff conditions detailed in **Section 3** below; and,

WHEREAS, Staff recommends approval of the PUD with conditions as provided in **SECTION 3** below; and,

WHEREAS, after notice and conduct of a public hearing, the City Council of the City of Galveston, Texas, deems it in the public interest to grant Applicant's request for a Planned Unit Development (PUD) Overlay Zoning District in an Urban Neighborhood (UN) base zoning district on property commonly known as **3826 AVENUE R**, in the City and County of Galveston, Texas, subject to the conditions set forth in **Section 3** below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this Ordinance are found to be true and correct, and they are adopted by the City Council and made a part hereof for all purposes.

SECTION 2. Subject to certain conditions set forth in **Section 3** below, the Applicant is hereby granted a Planned Unit Development (PUD) Overlay Zoning District in an Urban Neighborhood (UN) base zoning district in order to construct a multi-family residential structure to be used for Galveston College student housing on property commonly known as **3826 AVENUE R**, and legally described as Galveston College Addition No. 2 (2017), Abstract 628, Lot 1, in the City and County of Galveston, Texas.

SECTION 3. This Planned Unit Development (PUD) Overlay Zoning District is subject to the following conditions:

Specific Conditions to 17P-060:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance; specifically, to allow up to twelve (12) dwelling units to be included;
2. Applicant or applicant's agent will coordinate with the City of Galveston Engineering Department to upgrade adjacent sanitary sewer system to accommodate new development;
3. Applicant or applicant's agent will coordinate with the City of Galveston Engineering Department to repair and upgrade sidewalks and accessible ramps adjacent to the site;

4. The Development Services Department shall initiate a case to revoke the Planned Unit Development (PUD) if the operation of the structure for a Multi-Family Residential is not initiated by December 5, 2018;

Standard Conditions of a Planned Unit Development (PUD): 17P-060

5. The applicant shall adhere to all comments/conditions received from City departments;
6. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department;
7. The proposed project must comply with all other requirements of the City of Galveston's Land Development Regulations; and
8. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

SECTION 4. The zoning classification for this property shall be changed to Urban Neighborhood (UN) Zoning, PUD overlay and shall be designated as UN-PUD on the zoning maps of the City of Galveston, subject to the conditions set forth in **Section 3** above.

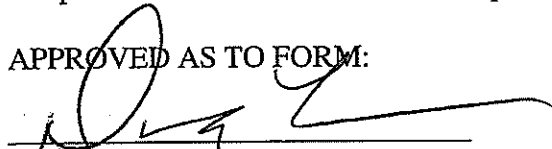
SECTION 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by a final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 6. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

SECTION 7. In accordance with the provisions of Sections 12 and 13 of Article II of the City Charter this Ordinance has been publicly available in the office of the City Secretary for not less than 72 hours prior to its adoption; that this Ordinance may be read and published by descriptive caption only.

SECTION 8. This Ordinance shall be and become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Galveston.

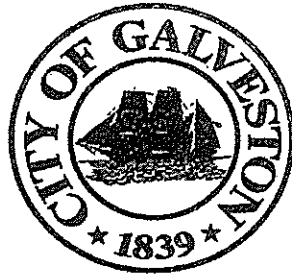
APPROVED AS TO FORM:



DONNA M. FAIRWEATHER
ASSISTANT CITY ATTORNEY

I, Janelle Williams, Secretary of the City Council of the City of Galveston, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the City Council of the City of Galveston at its Regular Meeting held on January 25, 2018 as the same appears in records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Galveston this 30th day of Jan., 2018.



Janelle Williams
Secretary for the City Council
of the City of Galveston



17P-060

STAFF REPORT

ADDRESS:

3826 Avenue R

LEGAL DESCRIPTION:

Property is legally described as Galveston College Addition No. 2 (2017), Abstract 628, Lot 1, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brent Oldbury, EYP A+E

PROPERTY OWNER:

Galveston College

ZONING:

Urban Neighborhood (UN)

REQUEST:

Planned Unit Development (PUD)

APPLICABLE ZONING REGULATIONS:

Article 4 of the Land Development Regulations (LDR)

EXHIBITS:

- A – Zoning Map
- B – PUD Plan
- C – Site Plan with Narrative
- D – Building Elevations

STAFF:

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

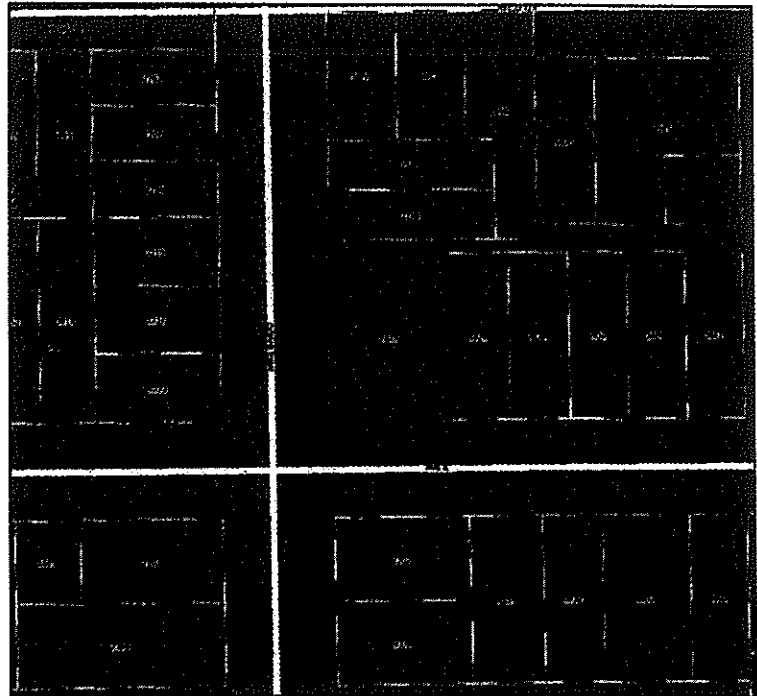
City Department Notification Responses:

No objections, with the following comments:

Engineering Division – sanitary sewer will require upgrading from existing vitreous clay. Sidewalks and accessible ramps adjacent to site will require renovation.

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
22	4	1	3	0



Executive Summary

The request is to incorporate the Planned Unit Development (PUD) Overlay District to an Urban Neighborhood (UN) base zoning district to construct a Multi-Family Residential structure. The proposed facility will be for Galveston College student housing.

The Land Development Regulations (LDR) define the " Multi-Family Residential" land use as follows:

A building, group of buildings, or portions of a building that contains three (3) or more dwelling units on a single parcel under single ownership. Structural types of multi-family dwellings may include triplexes, multiplexes, and high-rise buildings.

The term does not include "boarding house, dormitory, fraternity, or sorority" uses; "bed and breakfast" establishments; or "commercial lodging".

According to LDR 4.100 the planned unit development (PUD) is a special overlay zone that allows flexibility in development standards that are approved for specific uses on a specific site. Any deviations for the standards established in these regulations must be incorporated into a PUD plan, and an ordinance amending the zoning. PUD plans are reviewed by the Planning Commission and approved by the City Council.

Site Details

The subject site is a corner lot located at the intersection of Avenue R and 39th Street, directly east of the Galveston College campus. The property currently holds two single-family detached residences with two garage buildings.

Compatibility with Surrounding Zoning Districts and Land Uses

The Planned Unit Development (PUD) is a floating zone intended to create a mix of uses, density and infrastructure standards, to allow flexibility in the development standards for specific uses on the subject site.

Staff finds the proposed PUD for a "Multi-Family Residential" is compatible with the properties in the immediate vicinity, which are primarily residential or residential appropriate uses such as schools.

Ability of the Property to be used under Current Zoning

The intent of the Urban Neighborhood zoning district is to accommodate the range and pattern of residential uses found in the City's oldest, established Urban Core neighborhoods together with limited nonresidential uses.

Multi-Family residential is a land use that is allowed in the Urban neighborhood Business districts up to eight units; however, the applicant proposes twelve units. This type of use is also allowed in five other zoning districts, either by right or with limited use standards.

**PUD Details /
Development Plan**

The Purpose or Intent of the PUD	The intent of the PUD is to use the property as "Multi-family Residential" in excess of the number of units normally allowed in urban neighborhood (UN) zoning
PUD Land Uses	The land use proposed in the PUD is exclusively multi-family residential; however, the applicant proposes twelve units instead of the limit of eight units in order to be economically feasible. The applicant also proposes to provide only five feet of clear space between the proposed multi-family residential building and adjacent single-family residences to the east due to space constraints.
Density	Eleven (11) two-bedroom units plus one (1) one-bedroom unit totaling twenty-three (23) bedrooms.
Building Height	42'-11" above grade.
Building Setbacks	The proposed building will conform to area setbacks.
Limits of Construction	Complete demolition and rebuild. All existing structures, landscaping, flatwork, fencing, lighting, etc on the property will be demolished and removed, and all new structure, landscaping, flatwork, fencing, lighting, etc will be installed.
Building Elevations	Proposed building will feature multiple materials and finishes including CMU, modular brick, and lap siding.
Vehicular Parking	Land Development Regulations require a minimum of zero parking spots for residential land uses; therefore, off-street parking is not required. In addition, the applicant has indicated that residents will be allowed to use the adjacent Galveston College off-street parking lots.
Pedestrian Access	The proposed building will have pedestrian access to both 39th Street and Avenue R.
Streets and Circulation	Existing streets and circulation conditions will remain unchanged.
Screening and Landscape	New landscaping and screening shall be installed along with construction of the new facility.
Environmental Protection	No sensitive environment conditions exist on the site.
Signage	No signage is required and no signage is currently requested by the applicant; however, should the applicant desire signage it shall be reviewed and permitted separately.
Lighting	Lighting shall conform to Land Development Regulations, Article 7. Outdoor Lighting, and shall be addressed during permit review.
Phasing or Scheduling	The project will be completed in one phase after PUD approval.
Unique characteristics or exceptional circumstances	"The project site consists of two standard lots that have been replatted together, bringing the proposed density to six units per standard lot or twelve units for the combined lot".

Criteria for Approval

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

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

Planning Commission

Planning Commission recommended approval of this request by a 5-2 vote at their December 5, 2017 regular meeting.

Staff Recommendation

Staff recommends approval of case 17P-060 with the conditions below. Basis for approval include:

- Compatibility of proposed land use with other uses in the immediate vicinity;
- Minimal impact on area parking access, circulation, and traffic; and
- Meets an existing need of the immediate neighborhood.

Specific Conditions to 17P-060:

1. Granting of a PUD zoning district shall not relieve the developer from complying with all other applicable sections of the Land Development Regulations (LDR), and other Codes and Ordinances of the City of Galveston, unless such relief is specified in the approved PUD plan and PUD ordinance; specifically, to allow up to twelve (12) dwelling units to be included;
2. Applicant or applicant's agent will coordinate with the City of Galveston Engineering Department to upgrade adjacent sanitary sewer system to accommodate new development;

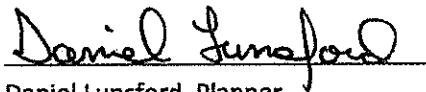
3. Applicant or applicant's agent will coordinate with the City of Galveston Engineering Department to repair and upgrade sidewalks and accessible ramps adjacent to the site;
4. The Development Services Department shall initiate a case to revoke the Planned Unit Development (PUD) if the operation of the structure for a Multi-Family Residential is not initiated by December 5, 2018;

Standard Conditions of a Planned Unit Development (PUD): 17P-060


5. The applicant shall adhere to all comments/conditions received from City departments;
6. Any change or revisions to the adopted PUD Plan shall require an amendment to the PUD ordinance, which requires review by the Planning Commission and City Council. Minor additions and modifications to the approved PUD plan meeting the criteria set forth in Article 4, Section 4.102 (d)(3) of the Land Development Regulations (LDR) may be approved by the Development Services Department;
7. The proposed project must comply with all other requirements of the City of Galveston's Land Development Regulations; and
8. The applicant shall submit for approval all plans to the Development Services Department for compliance with all City codes.

City Council has the final decision regarding this PUD request.

Respectfully submitted,

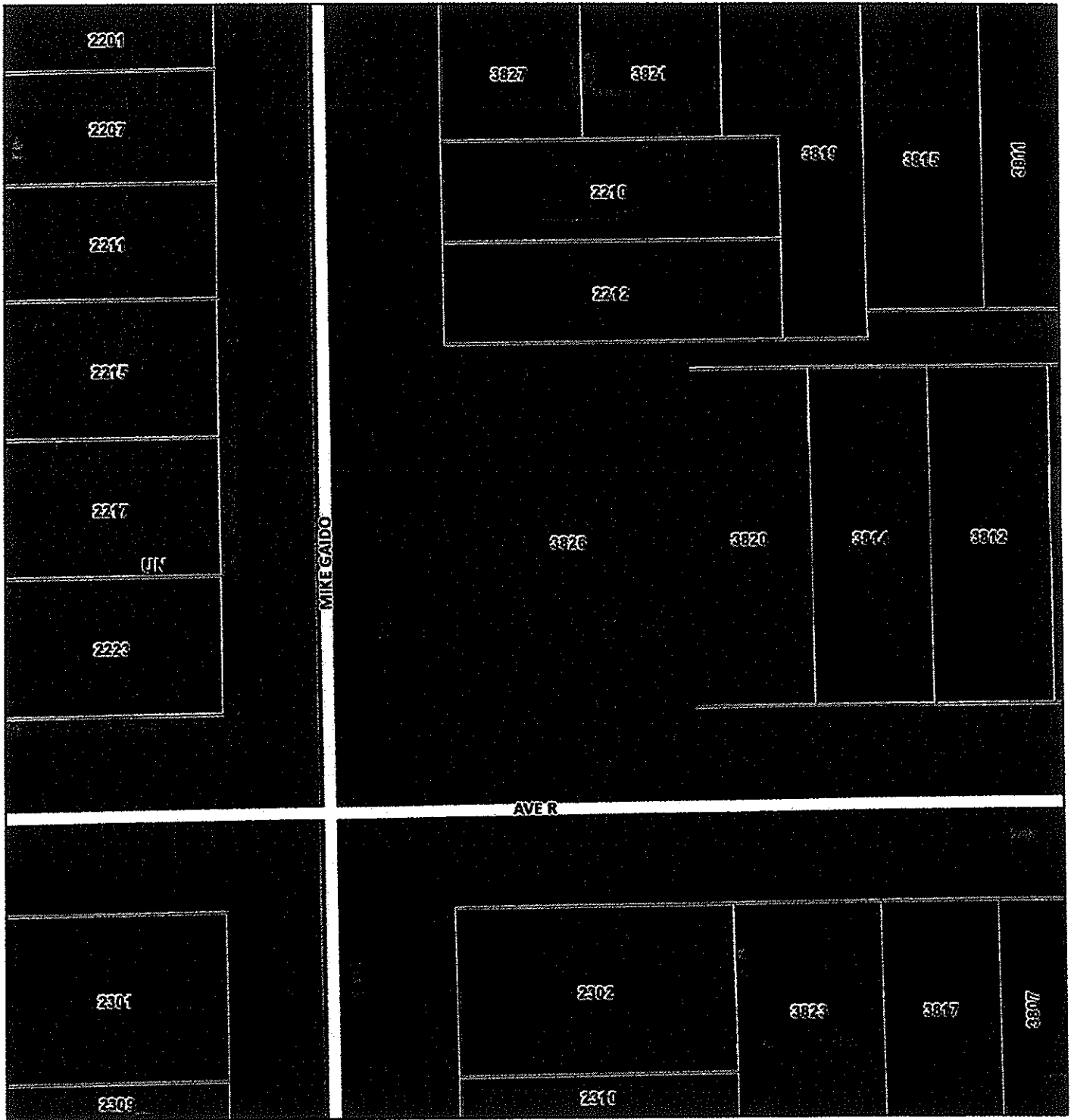

Daniel Lunsford, Planner

01/17/2018
Date

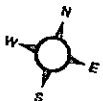

Catherine Gorman,
Assistant Director, HPO, AICP

1-17-18
Date

Planning and Development Division

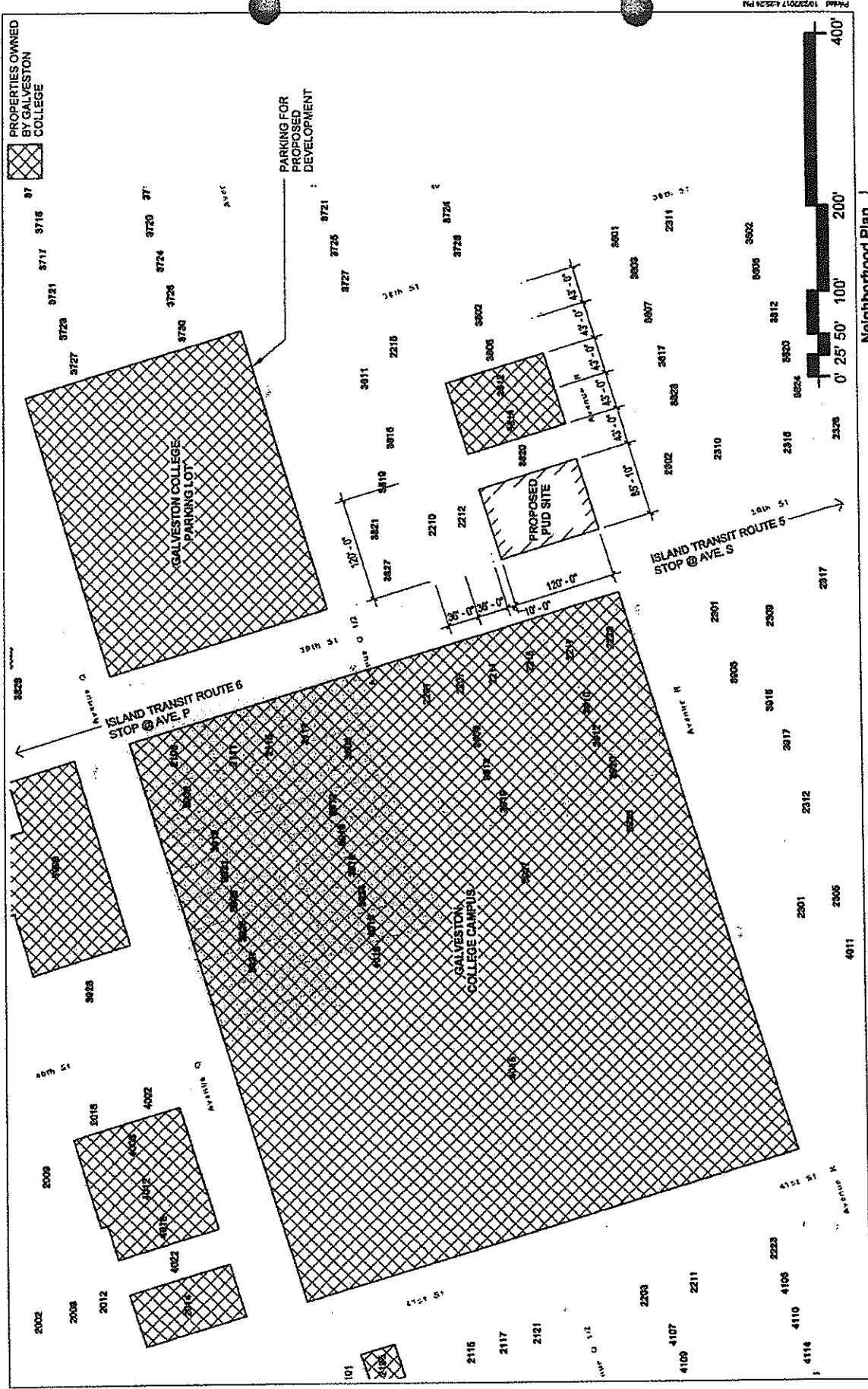


ATTACHMENT A Zoning Map 3826 Avenue R



Map prepared by the City of Galveston Development Services Department (dunstford) - 11/28/2017
 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 this page 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 data. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.



EYP/

ATTACHMENT B

PURPOSE OF PUD: The property is currently zoned as Urban Neighborhood (UN). The Owner, Galveston College, intends to develop apartments for student housing on the property. The maximum allowable density for Multi-Family Residential within UN districts is eight dwelling units, per CoG Land Development Regulations Sec. 2.332.A.1. The project requires twelve units per Galveston College's program to be feasible. Additionally, the project site consists of two standard lots that have been replatted together, bringing the proposed density to six units per standard lot or twelve units for the combined lots.

PUD LAND USE: Multi-Family (MF) Residential

LEGAL DESCRIPTION: Galveston College Addition No. 2, being a replat of Lots Thirteen (13) and Fourteen (14), in the Southwest Block of Outlet One Hundred-Ten (110).

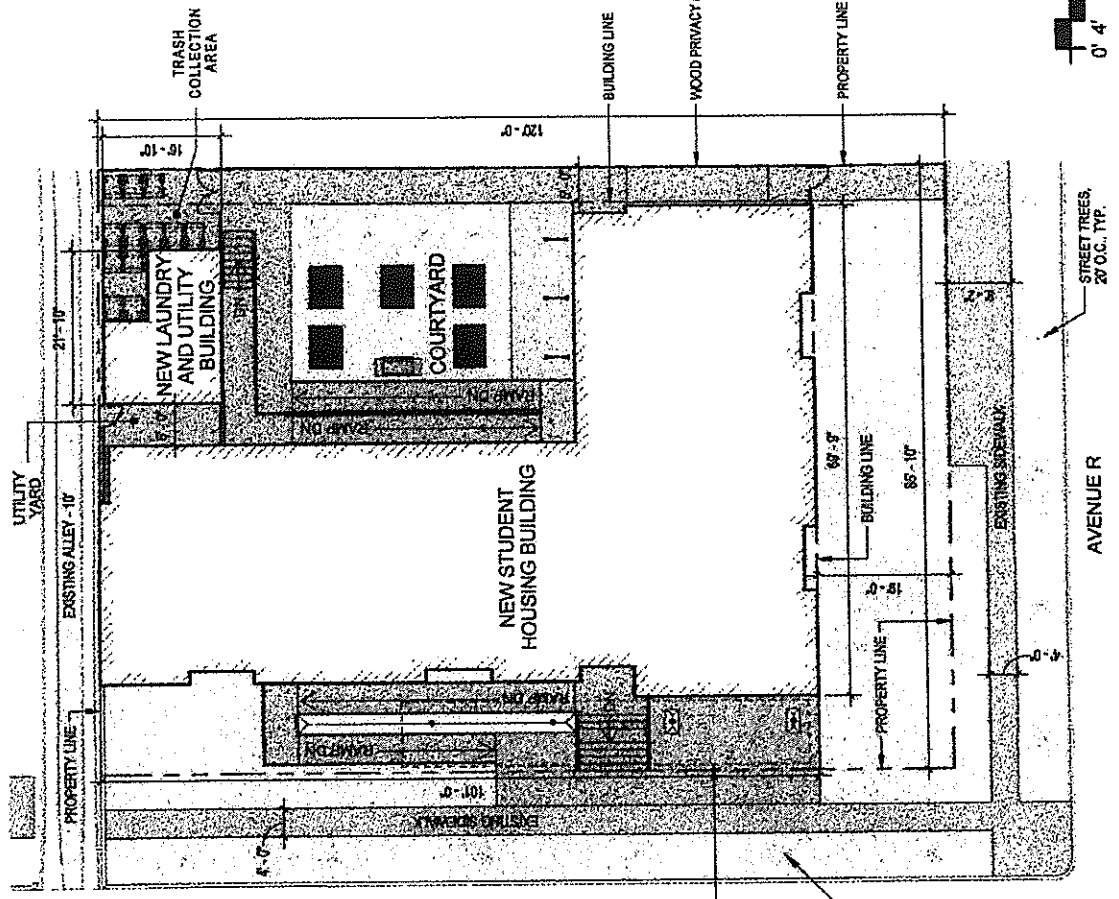
ADDRESS: 3826 Avenue R

FLOOD ZONE: Current - X, Preliminary/Proposed - AO

SITE ELEVATION: 10.1

DENSITY: 12 Dwelling Units/10,240 SF

FLOOR AREA RATIO: Building - 13,500 SF; Site - 10,240 SF; FAR - 1.3



Scale: 1/16" = 1'-0"
10/17/17

Site Plan
Galveston College
Student Housing

EYP/

EYP
Architecture & Engineering
1201 Louisiana, Floor 33
Houston, TX 77002
T 713 665 5665

EYP/

29 November 2017

Daniel Lunsford
Planner
City of Galveston
823 Rosenberg Street, Galveston, TX 77553

Re: PUD Application for 3826 Avenue R

Dear Daniel:

Please see below the narrative responses to each Development Plan point referenced in your email of 29 November 2017:

a. The purpose and intent of the PUD;

- The property is currently zoned as Urban Neighborhood (UN). The Owner, Galveston College, intends to develop apartments for student housing on the property. The maximum allowable density for Multi-Family Residential within UN districts is eight dwelling units, per City of Galveston Land Development Regulations Sec. 2.332.A.1. The project requires twelve units per Galveston College's program to be feasible. Additionally, the project site consists of two standard lots that have been replatted together, bringing the proposed density to six units per standard lot or twelve units for the combined lots.

b. PUD land uses;

- Multi-Family (MF) Residential.

c. Density;

- Twelve dwelling units per lot. Lot size is 10,240 sf.

d. Building height;

- Highest point of proposed development is 42'-11" above natural grade.

e. Building setbacks;

- South (front) – 19'; West – 10'-6"; East – 5'; North (alley) – 0'

f. Limits of construction;

- Construction will be limited to the property having the legal description of Galveston College Addition No. 2, being a replat of Lots Thirteen (13) and Fourteen (14), in the Southwest Block of Outlot One Hundred-Ten (110).

g. Building elevations;

- Development will be a three-story, mono-sloped roof building. Street-facing elevations will consist of mostly brick, accented with burnished-face masonry units, cast stone, fiber-cement siding, and pre-finished sheet metal trim. Refer to submitted drawings for more detail.

h. Vehicular parking;

- Parking will be provided at the Galveston College lot located one block to the north.

i. Pedestrian access;

- Pedestrians will access the development via sidewalks along Avenue R and 39th Street.

j. Streets and circulation;

- Avenue R and 39th Street run along the southern and western edges of the development, respectively. Alley access is available along the northern edge of the development.

k. Screening and landscaping;

- A registered Landscape Architect will be retained to develop landscape plans complying with Article 9 of the City of Galveston Land Development Regulations.

l. Environmental protection;

- A registered Civil Engineer has been retained to develop a Storm Water Pollution Prevention Plan.

m. Signage;

- No signage is currently planned for the development. Galveston College has discussed the potential for building signage on the west elevation of the building.

n. Lighting;

- A registered Electrical Engineer has been retained to develop lighting plans complying with current Energy Code and Article 7 of the City of Galveston Land Development Regulations

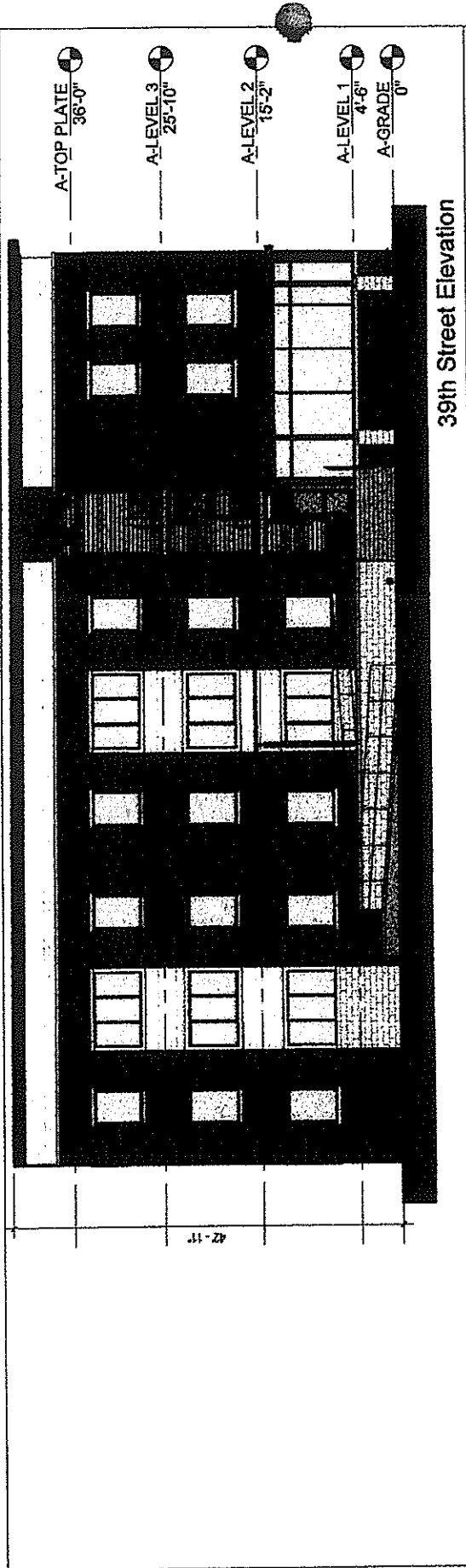
o. Phasing or scheduling

- There are currently two single-family residences on the site. These will be demolished in the spring of 2018. Construction will begin early summer of 2018. Project completion will be summer of 2019.

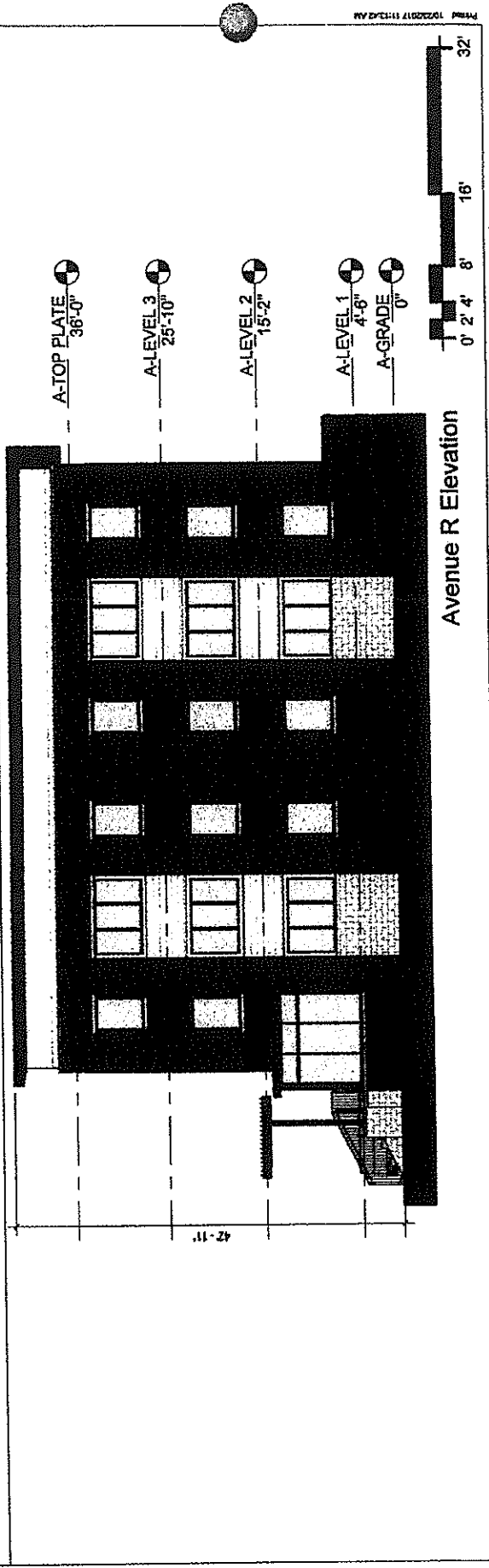
I trust that these responses are complete and sufficient for the staff report for the Planning Commission. If you need any further information, please do not hesitate to contact me.

Sincerely,


Brent Oldbury, AIA
Project Architect

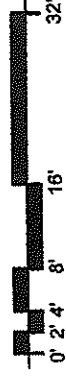


39th Street Elevation



Avenue R Elevation

FILED 10/26/17 11:24 AM



Building Elevations
Galveston College
Student Housing
3/23/17 = 1'-0"
10/16/17

EYP/