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Galveston Planning Commission Approves Dune Mitigation and Multiple PUD Proposals

September 16, 2025 | [Galveston](#) , [Galveston County](#), [Texas](#)



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The City of Galveston Planning Commission convened on September 16, 2025, to address several key agenda items, beginning with the approval of minutes from the previous meeting held on August 19. With a quorum established and no conflicts of interest reported, the



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commission moved forward with the first public hearing.

The primary focus of the public hearing was on dune mitigation related to the extension of a dune walkover at 23623 FM 3005. Staff presented details regarding unauthorized impacts to the dune and its vegetation that occurred during the construction of the walkover. The area, located in the Miramar subdivision, is experiencing erosion at a rate of one foot per year, according to the Bureau of Economic Geology. The staff provided visual aids, including maps and photographs, to illustrate the situation.

During the discussion, it was clarified that the walkover was initially permitted, but construction activities inadvertently affected the dune vegetation. The commission raised concerns about other walkovers in the area that do not extend fully over the dunes, leading to potential safety hazards, including snake encounters. A homeowner, Bob Baker, shared a personal account of a rattlesnake incident involving his wife, which underscored the need for proper walkover extensions to enhance safety and environmental compliance.

Baker detailed the extensive efforts taken to reconstruct their walkover, including collaboration with the coastal resources department to develop a mitigation plan. He expressed confidence in the regrowth of the dune vegetation, noting that they had plans in place to ensure successful restoration.

After closing the public hearing, the commission noted that no action was required on this item, wishing the homeowner success with the mitigation efforts.

The meeting then transitioned to old business, where Tim Tejans from the development services department presented a proposal for a significant development project at 10302 Seawall. This site, owned by Royal Crown Enterprise LLC, encompasses approximately 14.9 acres and is the largest unimproved tract remaining on the Seawall. The proposal includes five multi-use buildings and substantial open space, situated on a curve along FM 3005.

The commission's discussions highlighted ongoing efforts to balance development with environmental stewardship in Galveston, as they navigate the challenges posed by coastal erosion and community safety. The meeting concluded with a commitment to further review the proposed developments and their implications for the local environment and community.



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