



CITY OF GALVESTON

Conceptual rendering of what Stewart Beach could look like after being redeveloped.

Galveston seeks builders for overhaul

The city wants to redevelop Stewart Beach into a tourist hotspot.

BY FLORIAN MARTIN
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Galveston's city-owned Stewart Beach could soon be redeveloped into a more attractive tourist destination.

The city of Galveston has put out a request for proposals from private developers for the project, which it envisions as a mixed-use beachfront destination that could include restaurants, entertainment, hospitality, public gathering spaces, beachfront amenities and structured parking.

The RFP went out on April 23, and developers can submit solicitations until 10 a.m. on June 18.

"This is a rare opportunity to

shape one of the most visible and heavily visited public destinations on the Texas Gulf Coast," said Ryan LeVasseur, managing principal of Houston-based real estate development strategy and advisory firm LeVass Ventures, which worked with the city on the master plan and is supporting the solicitation process.

The Galveston City Council last summer approved a \$63,900 contract with Dallas-based BRW Architects to update the Stewart Beach Master Plan, which was originally created by New York City-based Rogers Partners in 2020, the Galveston County Daily News reported. Rogers Partners, which Galveston first engaged in 2017 to design a new building to replace the old pavilion, continues to be part of the consulting team.

The 40-year-old Stewart Beach Pavilion closed to the public years ago and was demolished in late 2024, leaving the family beach with few amenities.

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Ryan LeVasseur,
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The updated master plan results from a series of meetings with city staff, council members and other stakeholders as well as a public forum, according to the plan document.

"The redevelopment effort is intended to create a more active, resilient and year-round destination while maintaining public access to the beachfront and reinforcing Stewart Beach's role as a key civic and recreational asset for the community," LeVass Ventures said in a blog post.

Stewart Beach is located near where Broadway Avenue meets Seawall Boulevard. Visit Galveston advertises it as "Galveston's go-to spot for family fun," featuring lifeguards, chair and umbrella rentals, restrooms, showers and mobile changing rooms.

The Galveston Park Board implemented paid parking on May 1, which operates via a license plate scanner, according to its website. The fee is \$15 per vehicle.



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By [Florian Martin](#) – Growth editor, Houston Business Journal
May 26, 2026

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Story Highlights

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- The city contracted a team of consulting firms to update the Stewart Beach Master Plan.
- The closure and demolition of Stewart Beach Pavilion left the family beach with few amenities.

Galveston's city-owned Stewart Beach could soon be redeveloped into a more attractive tourist destination.



Expand



Conceptual rendering of what the entrance to Stewart Beach could look like after being redeveloped
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Conceptual rendering of what the new Stewart Beach could look like
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