

**THE STATE OF TEXAS  
BRAZORIA COUNTY  
VILLAGE OF SURFSIDE BEACH**

**PLANNING COMMISSION  
MEETING  
August 31, 2022 6:00 PM**

TO ALL INTERESTED CITIZENS OF THE VILLAGE OF SURFISDE BEACH, TEXAS.

Take notice that the Planning Commission of the Village of Surfside Beach, Texas will hold a meeting, **on Wednesday August 31, 2022**, at 1304 Monument Drive, within the corporate limits of the Village, beginning at 6:00 pm in the evening. To view the meeting electronically please use the following website:

<https://us02web.zoom.us/j/82804862016?pwd=M3Bma1hBTGFsOWdvUFJZaGN0MTZ6QT09>

Meeting ID: 828 0486 2016 Passcode: 1304

1. Call the meeting to order
2. Pledge of Allegiance
3. Discuss and take possible action regarding a request to re-zone 2.13 acres of 3.1 acres Spring Branch Wildlife Preserve land located on Thunder Road, Surfside Beach, Texas. BCIC Subdivision 3 Lot 21, SBWP. This property is currently zoned R-1 (residential) and the request is to re-zone to C-1 Light Commercial.
4. Discuss and take possible action regarding certifying the following replat as an exempt plat to resituate the Lots to front Caisson Street: replat of the NW ½ Lot 1, Block 549 and NW1/2 Lot 2, Block 549 to be known as Lot 1A, Block 549 and Lot 2A, Block 549; Surfside Townsite; Volume 32 page 28 Brazoria County Deed records in the FJ Calvit League Abstract 51.
5. Discuss amending Chapter 12 - BUILDINGS AND BUILDING REGULATIONS of the Surfside Beach Code of Ordinances ARTICLE II. - RESIDENTIAL CODE to provide, clarity, definitions and standards regulating lighting on new construction of residential property.
6. Adjournment

I hereby certify that a true and correct copy of the above and foregoing "Notice of Meeting" of the Planning Commission was posted within the incorporated city limits of the Village of Surfside Beach at City Hall on August 25, 2022, at or before 6:00 p.m.

  
\_\_\_\_\_  
Amanda Davenport, City Secretary

Hanning Committee  
8-31-22

Mailed Letters 8-19-22  
Facts Pub: 9-2-22



Village of Surfside Beach \* 1304 Monument Drive  
Surfside Beach, Texas 77541 \* Office: (979) 233-1531 Fax: (979) 373-0699

### Re-zoning Request Application

Name & Address of Owner:

Spring Branch Wildlife Preserve  
225 W. Broad

Phone Number and Email:

832-419-7378 stexconst@gmail.com

Legal Description:

Beic D1/3 - Lot 21 Survey Attached

Provide the following:

1. Identify the city code concerning your request: Chapt 50 Zoning
2. Include the zone property is currently in: R1
3. Easements or other restrictions on property: NONE
4. Provide a survey of the property with the changes your requesting drawn by a licensed surveyor. Attached
5. Any deed restrictions (this should be in your deed): NONE
6. Names and physical addresses of all property owners within 200 feet of your property. List of owners Attached

Statement of proposed use of property and any other relative information:

~~The property~~ See Attached STATEMENT

Signature of property owner:

Date: 7/27/2022

SBWP by Ted Dahl

Re-zoning Request Application Fee: \$350.00

### Statement of Proposed Use

This 2.13 acre tract of land is zoned R1 Residential and we propose that the property be re-zoned to C1 Commercial for the following reasons:

The property across the street (Thunder Road) is zoned commercial.

The adjoining property on the North Side is the City Boat Ramp which is commercial and not visually appealing.

Adjoining on the South Side is a 60' pipeline easement with a 42" high pressure natural gas line and other smaller lines. LNG is in the process of installing another 42" high pressure line.

Because of the pipelines and other present and future commercial activities a residential development in this area would not be in the best interest of the City or the Property owner. We would like to put the property to some economically beneficial use such as a bait/tackle store and parking lot for beach access.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ted Dahl", written over a horizontal line.

**BRAZORIA COUNTY  
TEXAS**

**B.C.D.C. SUBDIVISION NO. 3**  
TRACT 13  
VILLAGE OF SUPERSIDE BEACH  
14-026263 B.C.O.R.

**ASA MITCHELL LABOR 17  
ABSTRACT 98**

N 3°07'42" W 607.58'

**2.13 ACRES**

SPRING BRANCH WILDLIFE PRESERVE  
CALLED 3.1 ACRES  
04-002879 B.C.O.R.

**LOT 2 0.69 ACRE**  
S 39°04'08" W 580.08'

(UNDEVELOPED)

THUNDER STREET  
(100' R.O.W.)  
S 72°16'59" E 294.02'

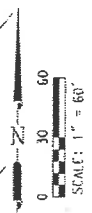
R = 523.69'  
L = 136.20'  
Δ = 15°07'11"  
CH = 564°40'31"E  
137.79'

MILITIA STREET  
(70' R.O.W.)

SUPERSIDE TOWNSITE

**BLOCK 589**

JETTIEW STREET  
(70' R.O.W.)



**LEGEND**

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER SPIGOT
- ⊙ PIPELINE MARKER
- ⊙ TEST LEAD
- ⊙ OVERHEAD WIRE
- ⊙ WOOD FENCE
- ⊙ EASEMENT LINE
- ⊙ BOUNDING LINE

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE UTM ZONE 17N.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SFL) = 0.999866665.
3. THE EASEMENT WIDTHS SHOWN HEREIN ARE 30 FEET PER THE RECORDS RECORDED IN 2004029901 AND 2004029902. THE PERMANENT EASEMENT WIDTHS SHOWN HEREIN ARE THE PERMANENT WIDTH OF THE EASEMENT IS THIRTY (30) FEET.

**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS  
10000 W. UNIVERSITY BLVD., SUITE 100  
DALLAS, TEXAS 75243  
PHONE: 972-242-1100 FAX: 972-242-1101  
WWW.DOYLEANDWACHSTETTER.COM



August 18, 2022

RE: Public Hearing Notice regarding request to re-zone property

Dear Property Owner:

You are hereby notified that a public hearing will be held on September 13, 2022 regarding a request to re-zone 2.13 acres of 3.1 Acres Spring Branch Wildlife Preserve land located on Thunder Road, Surfside Beach, Texas. Legal description of the property is as follows: BCIC Subdivision 3 Lot 21, Spring Branch Wildlife Preserve in Brazoria County, Texas, according to the map or plat thereof. The property is zoned R-1 Residential, and the re-zone designation requested is C-1 light commercial. You are receiving this notice because this property is located within 200 ft. of property that you own.

The hearing will be held on September 13, 2022, at 7:00 p.m. at 1304 Monument Drive, Surfside Beach, Texas, you are invited to attend.

If you would like to make comments regarding this property and are unable to make the hearing, you may send a letter or email ([amanda@surfsidetx.org](mailto:amanda@surfsidetx.org)) to City Secretary, Amanda Davenport before the date of the hearing.

Sincerely,  
Amanda Davenport  
City Secretary