

## Surfside Beach City Council Meeting

**Tuesday January 13, 2026**

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

An agenda information packet is available for public inspection on the website at [www.surfsidetx.org](http://www.surfsidetx.org)

**NOTICE IS HEREBY GIVEN** that the City Council of the Village of Surfside Beach will conduct a Council meeting scheduled for **7:00 p.m. on Tuesday January 13, 2026**. To view the meeting electronically please use the following website:

<https://us02web.zoom.us/j/84253545017?pwd=VFhGMXRoZmJHNG5lcDBISlJ3MldjUT09>

Meeting ID: 842 5354 5017 Passcode: 1304

The City Council reserves the right to meet in closed session on any agenda item, should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

### **COUNCIL MEETING:**

- 1) CALL TO ORDER, QUORUM IN ATTENDANCE
- 2) INVOCATION, PLEDGE OF ALLEGIANCE TO THE UNITED STATES & THE TEXAS STATE FLAG
- 3) Mayor/council/department head reports
- 4) Business of visitors not on the agenda
- 5) ALL ITEMS UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE SELF-EXPLANATORY, AND THE COUNCIL WILL ENACT THEM WITH ONE MOTION. UNLESS A COUNCIL MEMBER SO REQUESTS, NO SEPARATE DISCUSSION OF THESE ITEMS WILL OCCUR.

### **CONSENT AGENDA:**

A. Consider minutes from City Council meeting on December 09, 2025.

B. Consider minutes from Special Meeting on December 23, 2025.

- 6) Discuss and take possible action regarding a replat at 750 Thunder Road, property ID# 190984 Surfside Beach, Texas, to create seven (7). *Building Official Josh Hart*
- 7) Discuss and take possible action regarding a variance request at 510 Rays Way. The variance request states that the private designation of the roadway (Gulfway Court) was never disclosed to residents as required by City Ordinance, City Code §42-6-G. The applicant is requesting that Gulfway Court be redesignated as a public roadway and accepted in its current design (length, width, and pavement), without requiring upgrades to current code, and further requesting that the city assume maintenance of the pavement and associated easements connecting to Rays Way, Point Lookout, and Crane. *Building Official Josh Hart*
- 8) Discuss and take possible action to approve the Treaty Road extension proposal. Alderman *Gerber*
- 9) Discuss and take possible action to change City Hall operating hours to 8:00 a.m. to 5:00 p.m., replacing the current schedule of 7:30 a.m. to 6:00 p.m. Alderman *Green-Pratts*

10) Discuss and take possible action to amend the approved FY 2026 General Fund Budget to increase funding to the following GL account(s):

- 4109 – MCSF Security: Increase from \$800.00 to \$2,300.00
- MCTF Technology: Increase from \$1,000.00 to \$3,500.00
- Increase 4109 by \$4,000.00

This amendment will increase the total General Fund expenses from \$1,957,536.76 to a new total of \$ 1,961,536.76. *Human Resources/Court Clerk Janet Solis*

11) Discuss and take possible action regarding the appearance of ethical conflicts of interest, the signing of a \$333,200.00 estimate for freestyle to provide services related to a marketing campaign, and to amend Sec. 2-490, (Purchasing and contracting for competitive bidding regulations) (c) (1) Specifying that advertising and marketing are to be considered as contractual services. *Alderman Gerber*

12) Discuss and take possible action regarding the May 2026 General Election to elect two (2) Aldermen and the Mayor. *City Secretary Shirley Sharrock-Archuleta*

13) Discuss and take possible action to approve a resolution authorizing the Finance Director to make transfers between individual budget line items (General Ledger accounts) within the same fund, provided that the total appropriation for the fund is not exceeded. This change would allow greater flexibility and responsiveness in financial operations while preserving fiscal integrity and compliance with Texas Local Government Code Chapter 102. *Finance Director Christie Briones*

14) Discuss and take possible action to vote on an alternate Tourism Committee member to replace a vacancy or vacancies. *Alderman Jalifi*

15) Discuss and take possible action to appoint new members to the commissions committee. *Alderman Gerber*

16) Adjourn

The City Council may go into Executive Session on any item listed on the agenda in accordance with Section 551-071 of the Government Code (attorney-client privilege).

*This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Hall office at (979) 233-1531 for further information.*

**Certification of Posting**

I hereby certify that a true and correct copy of the above and foregoing "Notice of Meeting" by the City Council was posted on the front bulletin board of the City Hall of the Village of Surfside Beach, Texas. Said notice was posted Wednesday January 7, 2026, at or before 6:00 PM and remained posted continuously for at least 3 business days before the scheduled date of the meeting.

  
Shirley Sharrock Archuleta, City Secretary



Village of Surfside Beach \* 1304 Monument Drive  
Surfside Beach, Texas 77541 \* Office: (979) 233-1531 Fax: (979) 373-0699  
[www.surfsidetx.org](http://www.surfsidetx.org)

### VERIANCE APPLICATION

Name & Address of Owner: DARWAL ADAMS  
510 RAYS WAY, SURFSIDE

Phone Number and Email: 214-923-6532 DARWALADAMS@YAHOO.COM

Legal Description: GULF WAY CT

1. Identify the City Ordinance concerning the request: CHAPTER 42 SUBDIVISIONS  
SECTION 42-51 (RIGHT OF WAY WIDTH)
2. Include the zone the property is in: R-1
3. provide a survey of the property with the changes requested drawn by a licensed surveyor.
4. Provide any and all deed restrictions (this should be in your deed). N/A
5. Provide names and mailing addresses of all property owners within 200'.

Reason Variance is requested and Statement of proposed use:

- \* PRIVATE DESIGNATION OF ROAD WAS NEVER DISCLOSED TO ANY RESIDENTS PER SSB CITY ORDINANCE (CITY CODE SEC 42-6 G).
- \* THIS VARIANCE IS REQUESTING THAT GULFWAY COURT BE REDESIGNATED AS "PUBLIC" AND ACCEPTED IN ITS CURRENT DESIGN (LENGTH, WIDTH, PAVED) ~~WIT~~ WITHOUT BRINGING IT TO CURRENT CODE.
- \* WE ARE ASKING THE CITY TO MAINTAIN THE PAVEMENT AND EASEMENTS INTO OTHER STREETS (E.G. RAYS WAY, POINT LOOKOUT, CRANE.)

Signature of property owner: [Signature]  
Date: 12/9/25

Variance Fee: \$350.00

**APPLICATION FOR PLAT REVIEW**

Date: 12/4/2025

TYPE OF APPLICATION:

☐ CERTIFICATION OF EXEMPT PLAT STATUS

☒ RE-PLAT

☒ PRELIMINARY/FINAL PLAT

☒ COMMERCIAL

☒ RESIDENTIAL

Address of property

750 Thunder Road  
Surfside Beach Tx 77541

Name of Applicant: Spring Branch Wildlife Phone: 832 414-73

Name of Company: TED DAHL (Spring Branch Wildlife) Phone: 832 419 7378

E-mail: stexconst@gmail.com

Name of Owner of Property:

Spring Branch Wildlife Preserve

Address: 713 Thunder Road

Phone: 832 419 7378 E-mail: stexconst@gmail.com

**APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE**

**SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT**

**PLANNING & ZONING COMMISSION MEETING. (Note -- Any form that is not**

**completely filled out may be delayed, may result in a denial, or may be returned to the**

**Applicant).**

PROJECT SUMMARY FORM

Address of property 750 Thunder Road

The subject property fronts 300<sup>200</sup> feet on the Front side  
of Thunder Road  
Depth: 218.26 Area: 1.54 Acres: 67,223 square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

We wish to create 7 lots for sale

Is this platting a requirement for obtaining a building permit? ☒ YES ☐ NO

INDICATE ANY ADDITIONAL INFORMATION THAT MAY ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Jim Rahl Date: 12/4/2025

Submittals due upon filing application:

- 1) Plat Review/Approval Application Form
- 2) Application fee (see below for details of fees)
- 3) Project Description Summary Form
- 4) Three (3) copies of the plat plus one (1) digital copy

PLAT & RE-PLAT FEES: \$350.00

CERTIFICATION OF EXEMPT PLAT \$150.00

**AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)

Spring Branch Wildlife Preserve

which is the subject of the attached application for land platting and is shown in the records of  
Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting  
of the subject property.

NAME OF APPLICANT: Ted Dahl

ADDRESS: 225 W. Broad St.

APPLICANT PHONE # 8324197578 E-MAIL: stexconst@gmail.com

PRINTED NAME OF OWNER: Spring Branch Wildlife Preserve

SIGNATURE OF OWNER: By Ted Dahl, president DATE: 12/4/2025



AllPaid  
7820 Innovation Boulevard Suite 250  
Indianapolis, IN 46278  
24hr. Customer Service #: 888-604-7888

Permits Payment Confirmation (Ref #: 49159590)

PLC: Village Of Surfside Beach      Date: 12/05/2025 11:19 EST  
A0024A 1304 Monument Dr  
Freeport, Texas 77541  
For: Permits

TRANSACTION INFORMATION

Type Of Permit:	Other	Transaction Reference #:	49159590
Other Permit:	Plat Review 750 Thunder Ted Dahl	Transaction Date/Time:	12/05/2025 11:19 EST

BILLING INFORMATION

Name: Ted Dahl  
Address: Msr  
Msr  
City, State Zip: Msr, AI 77541  
Phone #: (832)418-7378  
Card #: xxxx-xxxx-xxxx-0622

PAYMENT INFORMATION

Approval #:	196324
Payment Amount:	\$350.00
Service Fee:	\$14.00
Total Amount:	\$364.00

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid



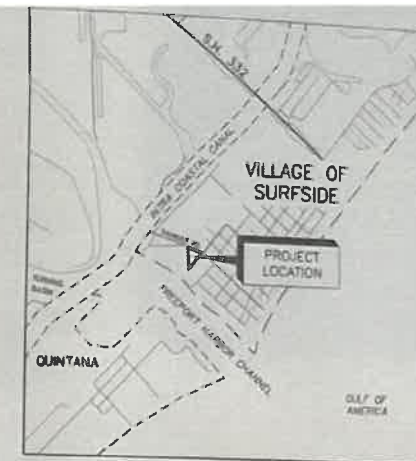


28°56'47"N 95°17'32"W

0 150 300ft







VICINITY MAP  
SCALE 1" = 2,500'

LEGEND

SPR.B.C.T. = OFFICIAL PUBLIC RECORD  
BRAZORIA COUNTY, TEXAS  
P.R.B.C.T. = PLAT RECORD BRAZORIA  
COUNTY, TEXAS  
C.C.F.N. = COUNTY CLERK'S  
FILE NUMBER  
V.L. = VILLAGE LINE  
P.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY  
B.L. = BUILDING LINE  
I.R. = IRON ROD  
I.R.C. = IRON ROD W/ CAP  
I.P. = IRON PIPE  
O = 1/2" I.R.C. SET  
B = FOUND MONUMENT  
(AS NOTED)

CO THE STATE OF TEXAS  
COUNTY OF BRAZORIA  
KNOW ALL MEN BY THESE PRESENTS THAT:

PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS OF SPRING BRANCH WILDLIFE PRESERVE, OF BRAZORIA COUNTY, TEXAS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF DOLPHIN COURT SUBDIVISION, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF DOLPHIN COURT SUBDIVISION IN THE CITY OF SURFIDE BEACH, BRAZORIA COUNTY, TEXAS AND HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

EXECUTED THIS 7th DAY OF November 2025.

SPRING BRANCH WILDLIFE PRESERVE

BY: Ted Dahl  
VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TED DAHL, VICE PRESIDENT ON BEHALF OF SPRING BRANCH WILDLIFE PRESERVE, A TEXAS NON-PROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 7th DAY OF November 2025.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



VILLAGE OF SURFIDE BEACH CITY OFFICIALS

THIS IS TO CLARIFY THAT THE MAYOR AND CITY ALDERMAN OF THE VILLAGE OF SURFIDE BEACH, TEXAS, HAS APPROVED THE DOLPHIN COURT SUBDIVISION, THE REPLAT OF A PORTION OF LOT 22 OF BRAZOS COAST INVESTMENTS COMPANY SUBDIVISION NO. 3, IN THE ASA MITCHELL SURVEY, ABSTRACT NO. 16, BRAZORIA COUNTY, IN ACCORDANCE WITH THE VILLAGE OF SURFIDE BEACH, TEXAS, AS SHOWN HEREON THIS 7th DAY OF November 2025.

ZACH PARSCH, MAYOR

OSCAR JALPI, ALDERMAN

STEPHEN KEDARICHUK, ALDERMAN

JENNIE GREEN-PRATS, ALDERMAN

MARSHA HINES, ALDERMAN

JONATHAN GERBER, ALDERMAN

VELASCO DRAINAGE DISTRICT

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS (10 YEAR FREQUENCY).

THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.

THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THAT VELASCO DRAINAGE DISTRICT IS RESPONSIBLE FOR FLOODPLAIN ADMINISTRATION OR THE ISSUANCE OF FEMA DEVELOPMENT PERMITS.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAN OR PLAT HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

EDMUND HERBERT, CHAIRMAN

Willie Schmitt  
VICE CHAIRMAN

R.E. CARTMAN, SECRETARY

DATE: 12/2/2025

1/4" SQUARE ROD

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR. ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.

OWNER:  
SPRING BRANCH WILDLIFE PRESERVE  
225 W. BROAD ST.  
FREEPORT TX 77541

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANIEL HEDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

Daniel Hedrich  
DANIEL HEDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378



**DOLPHIN COURT  
SUBDIVISION  
7 LOTS 1 BLOCK**  
BEING A  
REPLAT OF THE  
**BRAZOS COAST INVESTMENT  
COMPANY SUBDIVISION  
DIVISION 3  
CALLED 3.1 ACRES  
KNOWN AS LOT 22  
AS RECORDED IN  
VOL. 2, PG. 141  
P.R.B.C.T.**

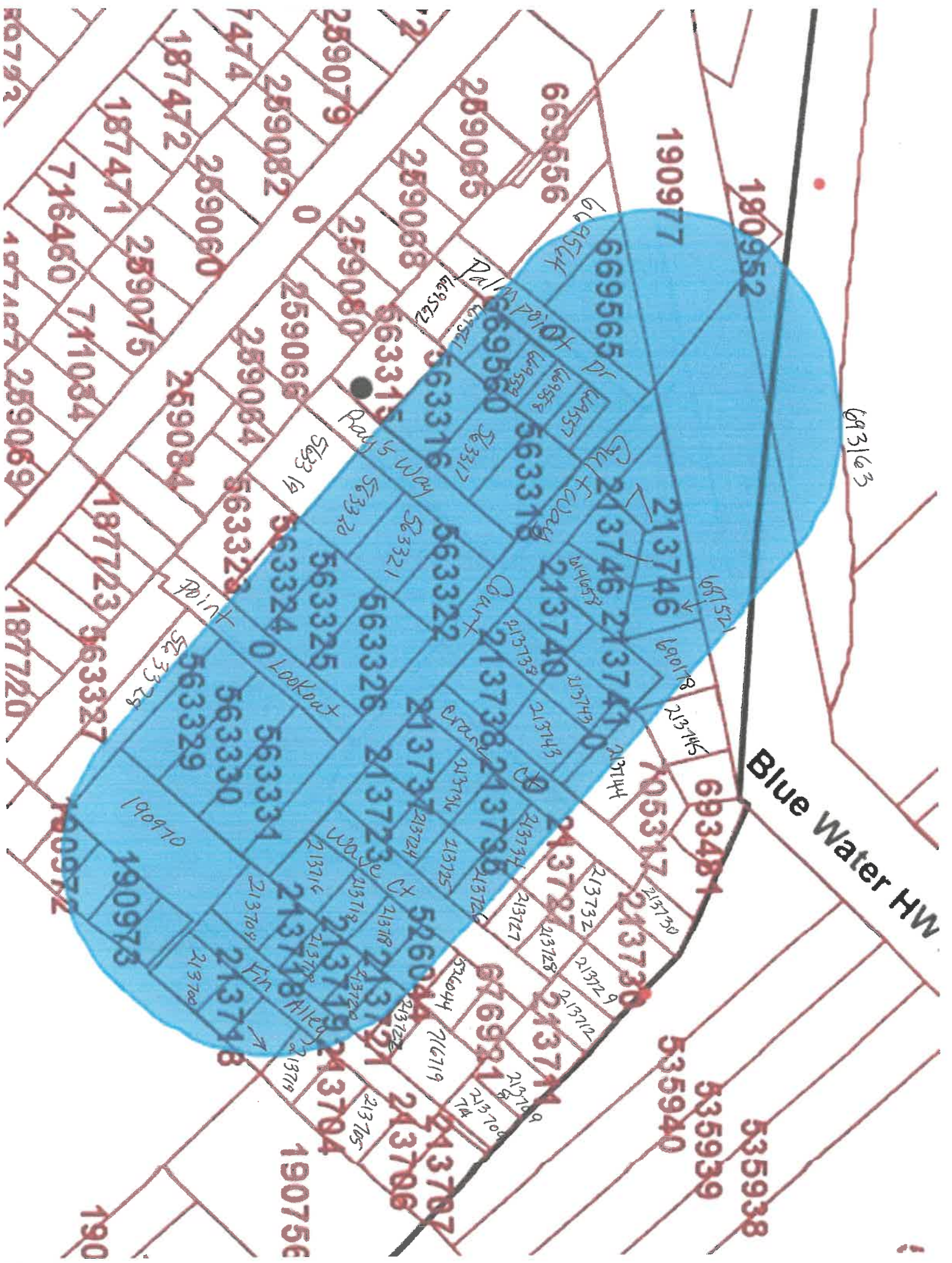
ASA MITCHELL SURVEY  
ABSTRACT NO. 16  
VILLAGE OF SURFIDE  
BRAZORIA COUNTY, TEXAS



Baker & Lawson, Inc.  
4805 Technology Dr. Suite 1530  
Angleton, TX 77539  
Phone 979-840-6661  
www.bakerlawson.com  
Licensed Surveying Firm No. 10082500

DRAWING NO: 18400-REPLAT DOLPHIN CT  
DATE: 11/8/25  
CHECKED BY: AH  
REV. NO. 3





# Gulfway Court Variance Request

## Homeowners within 200' of Gulfway Ct

- 1) Prop ID#693163 - TX 77541  
Spring Branch Wildlife Preserve  
225 W Broad Street  
Freeport, TX 77541

2) Prop ID# 190952 – Cnty Rd 257 TX, 77541  
Spring Branch Wildlife Preserve  
225 W Broad Street  
Freeport, TX 77541

3) Prop ID# 190977 – Cnty Rd 257 TX, 77541  
Brazoria County  
Courthouse West Annex  
451 W Velasco St Ste 230  
Angleton, TX 77515-4442

4) 600 Bluewater Highway –  
Prop ID# 213746-(Lot 17-18-19)  
Tuong Nguyen  
338 Grand Junction Trl  
Georgetown, TX 78626-7088

5) Bluewater Hwy Cr 257 TX 77541  
Prop ID # 687521 - (Lot 16)  
TNRXP LLC  
9350 Country Creek Dr, Apt 46  
Houston, TX 77036-7768

6) Bluewater Hwy Cr 257 TX 77541  
Prop ID# 690178 - (Lot 13)  
Duncan & Schmicks LLC Series C  
109 John Aden Dr  
Waxahachie, TX 75165-1819
- 7) 610 Bluewater Highway Cr 257 TX 77541  
Prop ID# 213745 – (Lot 12)  
Shirley I Byrd  
1916 Tracy Lynn Ln  
Alvin, TX 77511-3830

8) 314 Gulfway Ct - Prop ID# 614658  
Billy Tran & Trinh Thi Le Tuyet  
2204 Lady Leslie Ln  
Pearland, TX, 77581-4540

9) 310 Gulfway Ct – Prop ID# 213740  
Randi R Toumbs  
2963 Water Willow Ln  
Pearland, TX 77581-1804

10) Crane Ct Off, TX 77541 – Prop ID# 213741  
Richard A & Lynn S Lasky  
16516 Waller Rd E  
Tacoma, WA 98446-1334

11) 306 Gulfway Ct – Prop ID# 213738  
BLK D, Lot 1-2  
Clare B Dunn  
306 Gulfway Ct  
Freeport, TX 77541-8973

12) Prop ID# 213743  
2 lots  
No property or owner data available



13) 614 Crane Ct – Prop ID# 213744

Dewayne H Keeney  
614 Crane Ct  
Freeport TX 77541-9489

14) 601 Crane Ct – Prop ID# 213737

Robert D Murray  
527 Earls Court Dr  
Katy, TX 77450-1418

15) 605 Crane Ct – Prop ID# 213736

Block C Lot 14  
Eben R Alexander  
5301 Wunder Ln  
Houston, TX 77091-5725

16) 419 Crane Ct – Prop ID# 213735

Eben R Alexander  
5301 Wunder Ln  
Houston, TX 77091-5725

17) 615 Crane Ct – Prop ID# 213734

Elizabeth & Regina Findlay  
10414 Slaughter Creek Dr  
Austin, TX 78748-2222

18) 602 Wave Ct – Prop ID# 213723

John P & Kelly Hebert  
6926 Nador Ln  
Houston, TX 77069

19) 606 Wave Ct – Prop ID# 213724

Blk C, Lot 2  
Eben R Alexander  
5301 Wunder Ln  
Houston, TX 77091-5725

20) 610 Wave Ct – Prop ID# 213725

BLK C, Lot 3  
Charles V & Erin L Jacobsen  
1809 Adms Lane  
Azle, TX 76020-1847

21) Wave Ct TX 77541 – Prop ID # 213726

BLK C, Lot 4  
Ronald D Rod  
12126 Bonney  
Conroe, TX 77385-5314

22) 601 Wave Ct – Prop ID# 213716

David P & Mary Martha S Bettner &  
Kathleen M & Donald J Purdes  
8928 W Kimberly Way  
Peoria, AZ 85382-8623

23) 606 Fin Alley Surfside, TX 77541

BLK A, Lots 2-3      Prop ID # 213718  
BLK B, Lots 14-15-18-19  
Henry W & Dortha R Pekar  
114 West Road  
Lake Jackson, TX 77566

24) 617 Wave Ct – Prop ID# 526044

BLK B, Lot 12-13  
Howard Street Condos LP  
123 Hays Rd  
Freeport, TX 77541-7634

25) Beach Front Access – Prop ID# 213708

David P & Mary Martha S Bettner &  
Kathleen M & Donald J Purdes  
8928 W Kimberly Way  
Peoria, AZ 85382-8623

26) 610 Fin Alley Surfside, TX 77541

BLK A, Lt 4 – BLK B, Lt 20  
Prop ID# 213719  
Kristine Lance  
2306 Villa Creek Dr  
Kingwood, TX 77339-2415

27) 614 Fin Alley Surfside, TX 77541

BLK B, Lot 21 – Prop ID# 213720  
Karalee M Lance  
2306 Villa Creek Dr

Kingwood, TX 77339-2415

28) 618 Fin Alley Surfside, TX 77541  
BLK B, Lot 22 – Prop ID# 213721  
Joel & Marissa Geary  
4028 FM 66  
Waxahachie, TX 75167-8366

29) 527 Beach Front Surfside 77541  
BLK A, Lot 1 – Prop ID# 213700  
CV3 Alpha RE LLC  
2101 E EL Segundo Blvd Ste 203  
El Segunao, CA 60245

30) Palm Point Dr – Lot 8 – Prop ID# 669564  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

31) Palm Point Dr – Lot 9 – Prop ID# 669565  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

32) Palm Point Dr – Lot 1 – Prop ID# 669557  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

33) Palm Point Dr – Lot 2 – Prop ID# 669558  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

34) Palm Point Dr – Lot 3 – Prop ID# 669559  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

35) Palm Point Dr – Lot 4 – Prop ID# 669560  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

36) Palm Point Dr – Lot 5 – Prop ID# 669561  
Howard Street Condos LP  
123 Hays  
Oyster Creek, TX 77541-7634

37) 515 Ray's Way – Prop ID# 563318  
J Nick North  
1305 Glenwood Dr  
Azle, TX 76020-5156

38) 511 Ray's Way – Prop ID# 563317  
Rays Way Properties  
4703 Old Pecan Trail  
Fulsher, TX 77441-3806

39) 507 Ray's Way – Prop ID# 563316  
Mars Joint Living Revocable Trust  
William T & Katherine M Mars Co-Tstees  
2257 Stevens Dr  
Pearland, TX 77581-8305

40) 503 Ray's Way – Prop ID# 563315  
Kent M Johnson & Sandra L Johnson  
Living Trust – Kent Marion Johnson &  
Sandra Lee, Trustees  
5304 NW 121<sup>st</sup> Street  
OKC, OK 73162-1821

41) 502 Ray's Way – Prop ID# 563319  
Johnny & Arta Anderson  
4110 Cypress Point  
Mont Belvieu, TX 77523-4203

42) 506 Ray's Way – Prop ID# 563320  
Summer Lightening LLC  
7125 Robin Sound St  
Pearland, TX 77581-8958

43) 510 Ray's Way – Prop ID# 563321  
Angela K & Darwal L Adams  
510 Ray's Way  
Jones Creek, TX 77541-2002

44) 514 Ray's Way – Prop ID# 563322  
Mary M Yogi & Danielle Yogi Wilson  
5216 Linden St  
Bellaire, TX 77401-3929

45) 503 Point Lookout – Prop ID# 563323  
Franklin L Pritchard  
3206 Layton Place Dr  
Pearland, TX 77581-1726

46) 507 Point Lookout – Prop ID# 563324  
James M & Patricia A Mulheran  
8607 Rue Bourbon  
Missouri City, TX 77459-6844

47) 511 Point Lookout – Prop ID# 563325  
Dresser Family Trust  
Steven P and Sharon L Dresser, Trustees  
2828 Miramar Dr  
Carrollton, TX 75007-4888

48) 303 Gulfway Ct – Prop ID# 563326  
Summer Lightening LLC  
7125 Robin Sound St  
Pearland, TX 77581-8958

49) 518 Point Lookout – Prop ID# 563331  
Matthew & Rhonda L Lelaurin  
1405 Main Street  
Richmond, TX 77469-3231

50) 514 Point Lookout Prop ID# 563330  
James & Margaret Henrikson  
4524 Pin Oak Ln  
Bellaire, TX 77401-2612

51) 510 Point Lookout – Prop ID# 563329  
Michael Miller  
510 Point Lookout  
Surfside Beach, TX 77541-1412

52) 506 Point Lookout – Prop ID# 563328  
David W & Jennifer Morris  
506 Point Lookout  
Surfside Beach, TX 77541-1412

53) Sargasso Cir, TX – Prop ID# 190970  
Raymond Bennett & Kirrilea Ann Thomas  
1162 N Ocean Dr  
Port Lavaca, TX 77979-5986

54) Beach Front, TX – Prop ID# 190972  
Mark Matcek  
6122 Wickshire Dr  
Rosenberg, TX 77471-4685

55) 523 Beach Front – Prop ID# 190971  
Lot 49F  
Warehouse Association of Houston Inc  
707 N Shepherd Dr Ste 700  
Houston, TX 77007-1351

56) Beachfront - Prop ID# 190973  
Lot 49C  
David W & Jennifer Morris  
506 Point Lookout  
Freeport, TX 77541-1412

57) 523 Bluewater – Prop ID# 190976  
Lot 49A  
CitBank NA Trustee  
8950 Cypress Waters Blvd  
Coppell, TX 75019-4620





**NOTICE of Public Hearing**  
**Proposed Street Designation – Gulfway Court**

Date: December 17, 2025

Dear Property Owner,

You are receiving this notice because a property owner within 200 feet of your property has requested a variance from the Village of Surfside Beach Code of Ordinances related to Gulfway Court.

**Request Under Consideration**

The applicant has requested that Gulfway Court, currently designated as a private roadway, be redesignated as a public street and accepted by the Village in its current condition, including existing length, width, and paving, without being upgraded to current street standards. The request also includes City maintenance of the roadway and related easements connecting to Rays Way, Point Lookout, Crane, and Wave Ct.

**City Council Meeting Information**

Date: Tuesday, January 13, 2026

Time: 7:00 p.m.

Location: 1304 Monument Drive Surfside, Texas 77541

Zoom Meeting ID: 842 5354 5017

Passcode: 1304

The City Council will review the request and may take action at this meeting. Interested property owners are encouraged to attend and may provide public comment in accordance with City procedures.

**Additional Information**

This notice is provided for informational purposes only. No determination has been made at this time.

If you have questions regarding this notice, please contact:

Village of Surfside Beach

Phone: 979-233-1531 ext. 106

Email: [csr@surfsidetx.org](mailto:csr@surfsidetx.org)

Sincerely,

Amber Calzada

Village of Surfside Beach

Sec. 42-5. - Minimum design standards for preliminary and final plats.

- (a) *Preservation of significant features.* Subdivision design shall be sensitive to the protection and preservation of existing site features, natural and manmade. To the maximum extent possible, subdivisions shall be to preserve structures and sites of historic or cultural significance and to protect habitats of rare or unusual plants or wildlife. Every effort shall be made to minimize grading and removal of dunes and to preserve vegetative strips along the beach front. All applicable regulations regarding protection of sand dunes shall be obeyed.
- (b) *Neighborhood compatibility.* New subdivisions shall be planned to complement or enhance the character of the neighboring areas.
- (c) *Consistency with public plans and policies.* Subdivision of land shall be consistent with adopted public plans and policies for the area in which it is located. This includes general policy regarding development objectives for the area as reflected in both comprehensive and small area plans, as well as specific policy or plans for public facilities such as streets and thoroughfares, parks and open space, schools, and other similar facilities.
- (d) *Public facility sites.* When a proposed site for any public facility, including but not limited to schools, parks, open space/greenways, or other public use sites, as shown on an adopted plan, falls within a proposed subdivision, the site shall be temporarily set aside and/or reserved in accordance with [section 42-7\(d\)](#). Reservations of public facility sites and lands shall be followed.
- (e) *Naming of subdivisions.* The name of a subdivision shall not duplicate nor closely approximate the name of an existing subdivision within the village.
- (f) *Street standards.* The proposed street layout shall be coordinated with the existing street system of the surrounding area and shall conform to official plans for major and minor thoroughfares and collector streets, with respect to location, alignment, cross section, etc. Street design shall satisfy the minimum requirements of the village. The following street standards may be modified or varied by the approving transportation agency to accommodate unique subdivision conditions. In addition to the standards set forth herein, the minimum street requirements in [section 42-9](#) shall apply.

(1) *Right-of-way widths.* A proposed street right-of-way must be of sufficient width to accommodate the required cross section. However, in no case shall the proposed right-of-way be less than the standards listed below unless the approval authority determines that special circumstances exist which make the dedication or reservation of the full right-of-way unnecessary or impractical.

Street Type	Right-of-Way Width (feet)	Surface
Local	75	Paved 30 feet
Residential	60	Paved 25 feet

*Frontage roads/marginal access streets.* Where a subdivision abuts or contains a controlled or limited access street or thoroughfare, whether existing or proposed, a marginal access street or frontage road may be required.

(10) *Street names.* Street names shall not duplicate nor closely approximate existing street names within the Freeport "911" emergency area. Extensions of existing named streets shall bear the existing street name. (A complete list of previously used names shall be maintained by the village, as well as suggested appropriate names.) Proposed names must be submitted by application and approved by the city council.

(g) *Block layout.* The length, width, and shape of blocks shall be determined with due regard to: provision of adequate building sites suitable to the special needs of the type of use contemplated; needs for vehicular, transit, and pedestrian circulation, control, and safety; and constraints of topography and existing land use patterns and facilities.

(1) *Block lengths.* Blocks shall not normally exceed 1,000 feet in length.

(2) *Block widths.* Blocks widths shall be sufficient to allow two tiers of lots except where single tiers of lots will facilitate nonresidential developments, or the separation of residential and nonresidential developments, or the separation of residential development from through traffic.

(h) *Alleys.* Alleys may be required by regulations or code along the rear lot line of commercial or industrial property, along the rear lot line of lots fronting on thoroughfares, or where the lots are less than 50 feet wide. Alley widths shall be determined by their proposed use.

(i) *Easements; utility, storm drainage, stream buffers and others.* Utility easements for water, sanitary sewer, electricity, gas and communications improvements shall be provided in the location and to the width as required by the utility. Where economically feasible electricity and communications lines should be placed underground. Easements for storm drainage improvements and stream buffers shall be provided as required by the village policies and regulations. Easements for other purposes, including but not limited to trails and greenways, scenic views, historic preservation, and unique natural sites, shall be designed for reservation or dedication as appropriate. All plats shall exhibit standard easement notes stating the type and purpose of the easement along with a list of prohibited uses/activities within the easement.

(j) *Lot layout.*

(1) *Lots appropriate for the natural features and suitability of the site.* The size, width, depth, shape, and orientation of lots shall be appropriate for the natural features and land suitability of the site, the zoning of the property, and the type of development proposed. Where double or reverse frontage (through) lots are proposed, special treatment (landscaping/fencing/berms) shall be used and maintained to prevent adverse impact.

(2)



1304 Monument Drive  
Surfside Beach, TX 77541  
Ph: 979-233-1531 | Fax: 979-373-0699



Date: 12-11-25

12595

Received From: Darwae Adams

Amount: 350.00 ☒ Cash ☐ C/C ☐ Check/MO #

Memo: Variance Application

- Apply to: **GF** ☐ Muni. Court ☐ Trash Bags ☐ RV Permit ☐ Food Permit ☐ Village or Building Permit  
**SF** ☐ Water Tap ☐ Sewer Tap ☐ Septic Fee ☐ Water Batch  
**BF** ☐ Beach Permit ☐ Retail Beach Permit ☐ Mobi Chair Deposit ☐ Sandfence  
**HF** ☐ Stahlman ☐ Postcard/Sticker ☐ Reg Fee ☐ Hotel/Motel Tax

Signature: [Signature]

**From:** Francis Yogi <[fk yogi@gmail.com](mailto:fk yogi@gmail.com)>  
**Sent:** Tuesday, January 6, 2026 3:26 PM  
**To:** [easyrider\\_7734@hotmail.com](mailto:easyrider_7734@hotmail.com); [marshhines57@msn.com](mailto:marshhines57@msn.com); [jalifios@gmail.com](mailto:jalifios@gmail.com); [lbgreen1950@hotmail.com](mailto:lbgreen1950@hotmail.com); Jon Gerber <[jgerber@surfsidetx.org](mailto:jgerber@surfsidetx.org)>; Surfside CSR <[csr@surfsidetx.org](mailto:csr@surfsidetx.org)>  
**Cc:** Francis Yogi <[fk yogi@gmail.com](mailto:fk yogi@gmail.com)>; Darshan Wadhwa <[wadhwa1181@gmail.com](mailto:wadhwa1181@gmail.com)>  
**Subject:** Proposed Street Designation - Gulfway Court

Village of Surfside Beach City Council:

We are Mary and Francis Yogi. We live at 514 Ray's Way, Surfside Beach TX 77541.

Based on the attached letter, we are in favor of the variance of changing the street designation of Gulfway Court.

We have been residents of the above property from August, 2011 until present, and remain the property owners. I have asked the City multiple times to maintain the streets and asphalt conditions, with no action taken. We had no idea that Gulfway Court and corresponding streets needed a variance as part of the City of Surfside for maintenance.

We ask that you please approve the variance for all of the residents in the Point Lookout subdivision.

Thank you for your time and consideration.

Mary and Francis Yogi

514 Ray's Way

Surfside Beach, TX 77541

# Treaty Road Extension Proposal

## Agenda Item Title

Consideration and Possible Action on Approval of the Treaty Road Extension to Cobia Drive.

## Requested Action

Approval to proceed with the extension of Treaty Road to Cobia Drive, including authorization to utilize existing City-owned fill material and to coordinate with the County for material transport and roadway construction assistance.

## Background

The proposed extension of Treaty Road to Cobia Drive is intended to improve traffic circulation, enhance emergency response access, and support long-term infrastructure planning within the Town of Surfside Beach. This roadway connection is included in Surfside Beach's 50-Year Comprehensive Plan developed in collaboration with Texas A&M; University.

## Purpose and Benefits

- Provides an alternate traffic route during parades and special events
- Allows residents to bypass the traffic signal during peak summer congestion
- Improves EMS and Fire Department access during high-traffic conditions
- Establishes an alternate emergency route during flooding or high-water events
- Provides law enforcement with additional routing options during emergencies
- Enhances hurricane evacuation routes for residents
- Reduces congestion at nearby intersections related to new commercial development

## Construction and Implementation

The project may be constructed using fill material currently owned by the City and stored at the boat ramp and city dump locations. County assistance may be requested for transportation of materials and construction activities. Initial construction does not require immediate asphalt paving and may be completed as a stabilized roadway, with paving planned as part of future capital improvements.

## Fiscal Impact

The project is anticipated to have minimal fiscal impact, as it will utilize existing City-owned materials. Any future paving or enhancements would be considered during subsequent budget cycles.

## Planning Consistency

This project is consistent with Surfside Beach's 50-Year Comprehensive Plan and aligns with long-term transportation, emergency access, and resiliency objectives.

## Staff Recommendation

Staff recommends approval of the Treaty Road Extension to Cobia Drive and authorization to proceed with coordination and construction using existing City resources.





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**Fw: Treaty road extension proposal**

---

**From** Jon Gerber <jgerber@surfsidetx.org>  
**Date** Tue 1/6/2026 3:27 PM  
**To** City Secretary <citysecretary@surfsidetx.org>

 2 attachments (473 KB)  
Treaty\_Road\_Extension\_City\_Council\_Packet.pdf; IMG\_5004.png;

Discuss consider and take possible action to approve Treaty Rd extension proposal .

Get [Outlook for iOS](#)

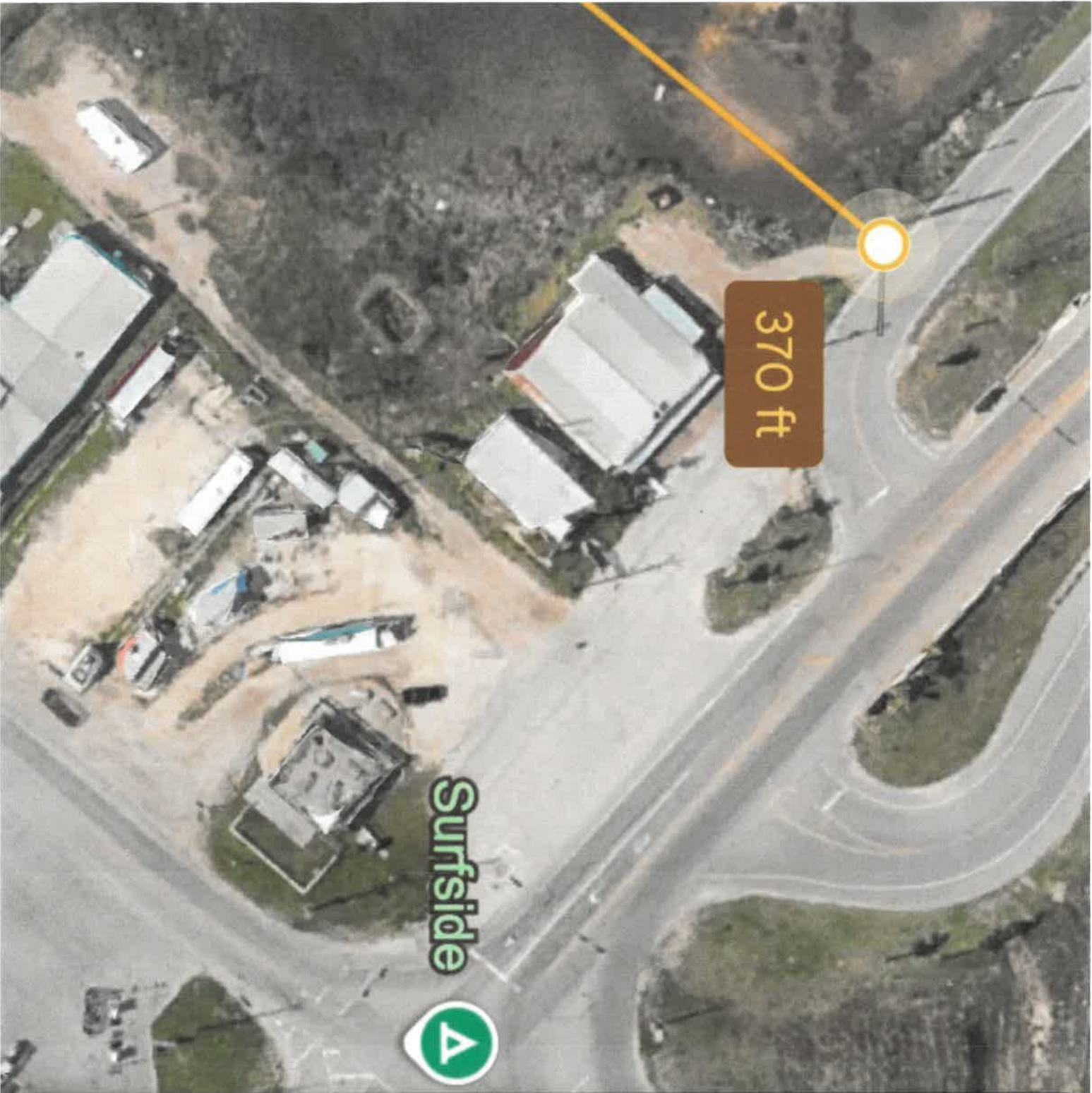
---

**From:** Garrett Davison <davisongulfcoast@gmail.com>  
**Sent:** Friday, December 12, 2025 12:42 PM  
**To:** Jon Gerber <jgerber@surfsidetx.org>  
**Subject:** Treaty road extension proposal

Please see attached treaty road extension proposal. Please let me know if you have any questions or concerns.

Thank you

Garrett Davison



Measu

Click points on  
area

Length

334 ft


Heading

39.02°

Advanced me

Agenda

**From** Jon Gerber <jgerber@surfsidetx.org>  
**Date** Tue 1/6/2026 4:14 PM  
**To** City Secretary <citysecretary@surfsidetx.org>

 3 attachments (14 MB)  
processed-29A47864-8654-4643-970B-9BC09DB8E904.jpeg; processed-BC9FFC41-D4F9-41D4-98BD-5D57B9B66633.jpeg;  
processed-8679C5F5-DC4E-405B-82F0-547E64DC02FA.jpeg;

Discuss and take possible action regarding the appearance of ethical conflicts of interest, the signing of a \$333,200.00 estimate for freestyle to provide services related to a marketing campaign, and to amend Sec. 2-490.  
( Purchasing and contracting for competitive bidding regulations) (c) (1)  
Specifying that advertising and marketing are to be considered as contractual services.

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# ESTIMATE

Freestyle  
301 N. Harvey Ave. Suite 100  
Oklahoma City, OK 73102  
thefreestyleagency.com  
TEL. 405-703-4110

Date: Jul 07 2025  
Title: Surfside Beach\_Marketing Campaign 2025-2026 Estimate #: 2970

Service Group Name	Quantity	Rate	Total
recommendations as the campaigns evolve and mature. A live reporting dashboard will be made available and campaign results will be discussed monthly, quarterly and/or as applicable.			
<p>Services include, but are not limited to:</p> <ul style="list-style-type: none"> <li>+ Resource planning and tool utilization (Placer AI)</li> <li>+ Digital advertising planning and buys</li> <li>+ Traditional advertising planning and buys</li> <li>+ Creation of live reporting dashboard</li> <li>+ Optimizations and recommendations</li> <li>+ Analysis and insights based on campaign performance</li> <li>+ Monthly invoice reconciling to ensure advertising delivery</li> </ul>			
Creative Services	120.00	\$200.00	\$24,000.00
<p>Copywriting, Graphic Design - 120 hours</p> <p>Freestyle's creative team will develop assets that align with the strategy and objectives of the campaign or project initiatives. Assets include, but are not limited to:</p> <ul style="list-style-type: none"> <li>+ Art direction and art production</li> <li>+ Copywriting and message development for campaign materials</li> <li>+ Consult and guidance on asset modifications and user experience via traditional and digital platforms</li> </ul> <p>Video and/or Motion Design services are not applicable within this scope of work. Initial video services were provided by Lampstand, and the campaign will be utilizing those assets that have currently been invested in by Surfside Beach.</p>			
External Expenses		15.00%	\$230,000.00
<p>Advertising &amp; Media Buy</p> <p>An advertising budget of \$200,000 has been forecasted for the campaign initiatives. The total advertising spend reflects a standard industry media placement fee of 15% to cover operational overhead and initial cost coverages of media spent.</p>			
Subscriptions & Supplies			\$2,400.00
<p>This budget is allocated for subscriptions and supplies used for the project. Platforms and software used include (but are not limited to) Adobe Creative Cloud, FunctionPoint Project Management Software, and campaign dashboards, etc.</p>			
Freestyle Services Total	504.00 hrs		\$333,200.00
Grand Total			\$333,200.00





## ESTIMATE

Freestyle  
301 N. Harvey Ave. Suite 100  
Oklahoma City, OK 73102  
thefreestyleagency.com

TEL: 405-703-4110

Surfside Beach

Attn: Barron Leger

Date: Jul 07 2025

Title: Surfside Beach\_Marketing Campaign 2025-2026 Estimate #: 2970

### Executive Summary:

Freestyle will be providing services in the form of a monthly retainer for the Surfside Beach advertising campaign. Each month, Freestyle will reserve and invoice, at minimum, 16 hours for Marketing Services and 5 hours for Creative Services. The monthly total for services rendered will be invoiced based on total time spent servicing the campaign.

Each quarter, Freestyle will forecast advertising dollars to be utilized during the campaign for budgeting purposes with Surfside Beach. Freestyle will utilize the dollars as close to the quarterly total as possible and provide monthly invoicing for advertising dollars utilized at the conclusion of each month.

Surfside Beach advertising spend will amount to \$200,000 across a 12-month campaign timeline.

Service Group Name	Quantity	Rate	Total
<b>Freestyle Services</b>			
<b>Internal Services</b>			
Marketing Services	384.00	\$200.00	\$76,800.00

Account Service + Project Management - 48 hours  
Freestyle will handle communication, both internally and externally, provide project management for assignments and deadlines, conduct meetings and oversee the strategy.

Throughout the duration of the contract, Freestyle staff will provide account/administrative services and project management. This reflects the following services:

- + Client communications (emails/calls, meetings, reports and presentations)
- + Schedules and project planning
- + Briefs and internal/vendor communications
- + Task assignments
- + Quality assurance: internal reviews require at least two approvals before being sent for client review

### Marketing Strategy - 144 hours

Freestyle will develop a strategic marketing plan that encompasses timelines, marketing and media strategy, and budget distribution on a monthly basis. The marketing plan will take into account research, discovery findings and audience development. The strategy will provide guidance into when creative will be utilized/developed and how the creative will be promoted through tactical media flights.

### Advertising Management, Placement, Data Analytics - 192 hours

Freestyle will develop, place and manage the advertising buy for the campaign initiatives. The advertising buys will be monitored and optimized as needed. Freestyle will provide





## ESTIMATE

Freestyle  
301 N. Harvey Ave. Suite 100  
Oklahoma City, OK 73102  
thefreestyleagency.com

TEL: 405-703-4110

Date: Jul 07 2025

Title: Surfside Beach\_Marketing Campaign 2025-2026 Estimate #: 2970

signature

printed name

ZACH PARSONS

date

8/12/25

Approved to proceed. I have read and agreed with the terms and conditions.

ORDINANCE NO. 2026-01-13ELE

AN ORDINANCE OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, CALLING THE ANNUAL GENERAL ELECTION OF OFFICERS FOR SAID VILLAGE; PROVIDING FOR A JOINT MUNICIPAL ELECTION AND DESIGNATING THE POLLING PLACE THEREOF; ESTABLISHING THE QUALIFICATION FOR CANDIDATES FOR OFFICE; PROVIDING FOR APPLICATIONS FOR CANDIDATES AND FIXING THE DEADLINE TO ACCOMPANY SUCH APPLICATIONS; PROVIDING FOR THE QUALIFICATIONS OF ELECTORS; APPOINTING OFFICERS OF SAID ELECTION AND THE COMPENSATION TO BE PAID TO THE ELECTION JUDGE AND CLERKS; AND CONFIRMATION BY THE MAYOR OF SAID VILLAGE OF THE ACTION TAKEN BY THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF SURFSIDE BEACH, TEXAS:

SECTION ONE (1) - ANNUAL GENERAL AND SPECIAL ELECTION CALLED.

Pursuant to provisions of Section 22.03, Texas Local Government Code, the Mayor and City Council of the Village of Surfside Beach, Texas hereby order that a joint election shall be held in and throughout the Village of Surfside Beach, Texas, on the 2nd day of May, 2026, between the hours of 7:00 o'clock A.M. and 7:00 o'clock P. M., for the purpose of electing the following named officers of the Village to office, to-wit:

Two (2) Aldermen-at-large positions of which are presently held by Steve Kedlarchuk and Jonathan Gerber, and One (1) Mayor position presently held by Zach Parsch.

SECTION TWO (2) - MUNICIPAL ELECTION PRECINCT AND POLLING PLACE.

For the purpose of the annual General and Special Election called by this Ordinance, the entire Village of Surfside Beach, Texas, shall constitute one (1) Municipal election precinct and the polling place therefore shall be the Surfside Beach City Hall, located at 1304 Monument Drive, within the Corporate Limits of said Village and all other voting locations as prescribed by the Brazoria County Election Clerk throughout Brazoria County.

SECTION THREE (3) - CANDIDATE ELIGIBILITY AND APPLICATIONS.

Everyone who is a U.S. Citizen, has attained the age of eighteen (18) years, who is a registered voter in the Village, who has resided within the State for a period of twelve (12) months and for six (6) continuous months within the Incorporated Limits of the Village of Surfside Beach, Texas preceding the last day on which a candidate's application for a place on the ballot could be delivered to the City Secretary, (including other requirements of the Texas Election Code Section 141.001) shall be eligible to become a candidate for the office of Alderman-at-Large. or (12) continuous months for the office of Mayor, of the Village of Surfside Beach, Texas, by filing a sworn application in writing containing the matters set out in Section 141.031, Texas Election Code, with the City Secretary of the Village of Surfside Beach, Texas, no sooner than January 13, 2026, and no later than February 13, 2026.

#### SECTION FOUR (4) - ELECTORS.

Every person eligible to vote under the provisions of Section 22.03, Texas Local Government Code who is a resident of the Village of Surfside Beach, Texas, and who is registered to vote in the precinct where and on the day on which he or she votes shall be entitled to vote at said election.

#### SECTION FIVE (5) - OFFICER OF ELECTION AND COMPENSATION THEREOF.

Brazoria County Clerk's Elections Department shall be responsible for the appointment of the presiding judge and alternate judge for each polling location in accordance with Chapter 32 of the Texas Election Code. The County Clerk shall make emergency appointments of election officials if necessary. Upon request by the County Clerk, the Village of Surfside Beach agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish). The rate of pay of the judge who actually presides at said election shall be at an hourly rate of \$14.00. Each election clerk will receive compensation at an hourly rate of \$12.00.

#### SECTION SIX (6) - EARLY VOTING.

The Mayor and City Council of the Village of Surfside Beach, Texas, agree to conduct joint early voting and to appoint the County Clerk as the Early Voting Clerk in accordance with Chapter 32 of the Texas Election Code. The Mayor and City Council of the Village of Surfside Beach agrees to appoint the County Clerk's permanent county employees as deputy early voting clerks. The Village further agrees that each Early Voting Location will have an "Officer in Charge" who will receive compensation at an hourly rate of \$14.00. The clerks at each location will receive compensation at an hourly rate of \$12.00.

As Early Voting Clerk, the County Clerk shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Applications for voting by mail should be mailed, to be received no later than the close of business (5:00 pm) on April 22, 2026. Any requests for early voting ballots to be voted by mail received by the Village of Surfside Beach shall be forwarded immediately by fax or courier to the County Clerk's Election Department for processing. If faxed, the original should be forwarded to the County Clerk's Election Department.

The County Clerk's Election Department shall, upon request, provide the Village of Surfside Beach and/or the general public with a copy of the early voting report, as well as a cumulative final early voting report following the election. Early voting in person begins on April 20, 2026 and ends on April 28, 2026.

Brazoria County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the County Clerk's Election Department, shall appoint two or more additional members to constitute the EVBB. The County Clerk's Election Department shall determine the number of EVBB members required to efficiently process the early voting ballots.

#### SECTION SEVEN (7) - METHOD OF VOTING AND CONDUCTING ELECTION.

All early voting and all voting on the day named above for the holding of said general annual election shall be by means of the voting system available from the voting machine department of Brazoria

County, Texas. This manner of holding said election will be governed by the laws of the State of Texas governing General and Special Elections and as provided in this ordinance. The County Clerk’s Election Department of Brazoria County, Texas, is hereby authorized and directed to procure the necessary supplies for said election, to make arrangements within the voting machine department of Brazoria County, Texas, and is further authorized, and directed to do and perform any and all other acts required by the Texas Election Code conducting Joint Municipal Elections and to do and perform any and all other acts required by the applicable laws of the United States of America.

SECTION EIGHT (8) - NOTICE OF ELECTION.

The Mayor of the Village of Surfside Beach, Texas, is hereby authorized and directed to issue notice of said election, to cause the same to be posted for at least ten (10) days before the date named above for the holding of said joint general annual election at the place within the Incorporated Limits of the Village of Surfside Beach, Texas, normally used to post notices of meetings of the City Council and to be published in the Brazosport Facts, a newspaper published in the City of Clute, Brazoria County, Texas, having a general circulation within the Corporate Limits of said Village, not less than ten (10) nor more than thirty (30) days before the date named above for the holding of said general annual election.


SECTION NINE (9) - RATIFICATION AND CONFIRMATION BY MAYOR.

By signing this Ordinance, the undersigned Mayor of the Village of Surfside Beach, Texas, hereby ratifies and confirms as his action all matters herein above recited which by law come within his jurisdiction.

SECTION TEN (10) - EFFECTIVE DATE.

This Ordinance shall be effective immediately upon its passage and approval. READ, PASSED AND APPROVED this 13<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Zach Parsch, Mayor  
Village of Surfside Beach, Texas

ATTEST:  
  
Shirley Sharrock-Archuleta, City Secretary  
Village of Surfside Beach, Texas

**AGENDA ITEM**

**Meeting Date:** January 13, 2026  
**Agenda Item Title:** Authorization to Allow Internal Budget Transfers Within Funds  
**Submitted by:** Christie Briones, Finance Director  
**Department:** Finance

**SUMMARY:**  
The Village Council is requested to consider and approve a resolution authorizing the Finance Director to make transfers between individual budget line items (General Ledger accounts) within the same fund, provided that the total appropriation for the fund is not exceeded. This change would allow greater flexibility and responsiveness in financial operations while preserving fiscal integrity and compliance with Texas Local Government Code Chapter 102.

This resolution does not increase any budgeted amounts or change fund totals. Instead, it allows internal flexibility in managing resources, aligning with municipal best practices and Local Government Code §102.010.



**Fw: Tourism agenda item**

**From** City Secretary <citysecretary@surfsidetx.org>  
**Date** Wed 1/7/2026 11:16 AM  
**To** Surfside CSR <csr@surfsidetx.org>

**From:** OSCAR JALIFI <jalifios@gmail.com>  
**Sent:** Wednesday, January 7, 2026 11:14 AM  
**To:** City Secretary <citysecretary@surfsidetx.org>  
**Subject:** Tourism agenda item

Please add to the agenda for the council meeting the following: discuss and vote on alternate tourism committee member to replace vacancy or vacancies

**Oscar Jalifi**  
Carter Signature Properties  
713-854-6527

[Information About Brokerage Services](#)  
[Blue Heron Team Listings](#)  
[Consumer Protection Notice](#)  
[Texas Shoreline Change Project](#)  
[Ike Dike](#)

Surfside CSR

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**From:** City Secretary  
**Sent:** Tuesday, January 6, 2026 4:04 PM  
**To:** Surfside CSR  
**Subject:** Fw: Agenda

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**From:** City Secretary <citysecretary@surfsidetx.org>  
**Sent:** Tuesday, January 6, 2026 3:24 PM  
**To:** Jon Gerber <jgerber@surfsidetx.org>  
**Subject:** Re: Agenda

Thank you for the item submission. I will get it added to the agenda.

Have a great day!  
Shirley Archuleta

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**From:** Jon Gerber <jgerber@surfsidetx.org>  
**Sent:** Tuesday, January 6, 2026 3:21 PM  
**To:** City Secretary <citysecretary@surfsidetx.org>  
**Subject:** Agenda

Discuss and take possible action to appoint new members to commissions and committees.

Get Outlook for iOS



APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

DATE: 12-8-25  
NAME: MARK LEISEROWITZ PHONE: (713) 3051493  
ADDRESS: 5205 De Milo CITY: Houston STATE: TX ZIP: 77092

Surfside Address  
332 Sand Dune Ct Surfside Beach, TX 77541

I would like to apply for the following council-appointed boards/commissions/committees:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Beautification Committee                            |
| <input checked="" type="checkbox"/> | Village Advisory Planning Commission (AS ALTERNATE) |
| <input type="checkbox"/>            | Surfside Beach Historical Commission                |
| <input type="checkbox"/>            | Beach Advisory Committee                            |
| <input type="checkbox"/>            | Tourism Committee                                   |

PERSONAL INFORMATION:

OCCUPATION: CPA - Retired OIL + GAS COMPANY

ADDITIONAL EXPERIENCE:

EDUCATION: BBA ACCOUNTING UNIVERSITY OF IOWA 1972

PROFESSIONAL and/or OTHER COMMUNITY ACTIVITIES:

See ATTACHED RESUME.

MEMBER BRAZPORT BASKETBALL OFFICIALS ASSN

MEMBER FIRST AREA VOLLEYBALL OFFICIALS.

Please return this form to the Village of Surfside Beach, Office of the City Secretary via email ([amanda@surfsidetx.org](mailto:amanda@surfsidetx.org)),  
fax or mail.

**MARK LEISEROWITZ, CPA, CIA, CFE**  
5205 De Milo Drive, Houston, TX 77092  
Home Phone 713-683-9175  
Cell Phone 713-305-1493  
mtleiserowitz@yahoo.com

**JOINT INTEREST AND OPERATIONS ACCOUNTANT/INTERNAL AUDITOR, OIL AND GAS.**

- Joint Ventures: Domestic/International
- Acquisition and Divestiture
- Operations Auditing
- International & Domestic auditing
- Joint Interest Audit Coordination
- Offshore Transportation Allocations.
- Drilling Contracts, Oil & Gas Accounting
- Payout Accounting
- Extensive account reconciliation experience.
- SAP Accounting Experience
- Excalibur Accounting Experience
- Review of contracts and review of acquisitions
- AFEs, Capital Expenditure Reporting
- Louisiana Severance Tax Payout Accounting
- Merger Implementation
- Extensive familiarity with COPAS Accounting and Joint Operating Agreements (JOAs)
- Peoplesoft Accounting and System Implementation
- Receivables Analysis and Collection.
- Excel, Word.
- Lease Operating Expense Analysis

**SELECTED ACCOMPLISHMENTS**

**Accounting**

- In charge of divisional joint interest accounting for both Burlington and Louisiana Land and Exploration both land and offshore deepwater. In charge of all joint interest accounting for Goodrich. Supervise two employees.
- Instrumental in joint interest integration during three large scale mergers. Implemented joint interest expansion at Goodrich during period of rapid growth.
- Ensured correctness of partner billings to other companies and billings from other companies.
- Established and maintained offshore transportation allocations.
- Instrumental in Louisiana Severance Tax Payout Recovery project resulting in recovery of \$3 million.
- Discovered sabotage of joint interest billing program that resulted in recovery of \$1 million.
- Organized accounting for numerous small acquisitions and divestitures including closing/post closing statements. Organized accounting for three large divestitures at Goodrich(100 Million Each)
- Analyzed and collected numerous accounts receivable balances many of which had been deemed uncollectable.
- At Goodrich responsible for property tax liaison with tax firm. Managed recovery of overpaid sales taxes with outside tax firm.
- Located numerous instances of unbilled costs that were subsequently invoiced and collected.
- Extensive general ledger account reconciliation experience that resulted in large dollar recoveries.
- Preparation of litigation and insurance documentation. Testified in one trial. Deposed two times.
- Managed accounting department of West African subsidiary of Texaco for six weeks during absence of supervisor. Worked in Angola during time of civil war and difficult working conditions.

**Auditing**

- In charge of numerous vendor audits during early 80's Oklahoma drilling boom resulting in large scale dollar recoveries including several defalcations.
- Coordinated and answered joint interest audits for Inexco, Louisiana Land, Burlington, and Goodrich
- Discovered unbudgeted slush fund in Ireland.
- Responsible for large dollar joint interest audits of Madden Field and fields in Oklahoma resulting in large scale dollar recoveries.

CAREER EXPERIENCE

GOODRICH PETROLEUM, Houston, TX November 2020 Goodrich Petroleum Corp, <i>Manager Joint Interest Accounting</i> (2005-2020)	2005-
APACHE CORPORATION, Houston, TX 2005 Apache Corporation, <i>Senior Accountant</i> , (2003-2005)	2003-
BURLINGTON RESOURCES (and predecessor companies), Houston, TX 2002 Burlington Resources, <i>Senior Accountant</i> , (1997 – 2002). Louisiana Land and Exploration Company, <i>Accounting Specialist</i> , (1987 – 1997). Inexco Oil Company, <i>Senior Accountant</i> , (1985 – 1986). Inexco Oil Company, <i>Senior Auditor</i> , (1980 – 1985). Inexco Oil Company, <i>Auditor</i> , (1977 – 1978)	1977-
BELCO PETROLEUM, Houston, TX <i>Joint Interest Auditor</i>	1979
TEXACO, INC. Texaco, Inc., <i>International Auditor</i> , (1975 – 1976). Texaco, Inc., <i>Assistant Chief Accountant</i> , -Angola, (1975 – 1975). Texaco, Inc., <i>Internal Auditor</i> , -Atlanta, GA., (1973 – 1975). Texaco, Inc., <i>Bulk Plant and Terminal Auditor</i> , (1972 – 1973).	1972-1976

EDUCATION

B.B.A. Accounting, University of Iowa, Iowa City, IA  
*Magna Cum Laude*

LICENSES

CPA, Certified Public Accountant-Texas  
CIA, Certified Internal Auditor  
CFE, Certified Fraud Examiner

PROFESSIONAL MEMBERSHIPS

Petroleum Accountants Society of Houston  
American Institute of Certified Public Accountants  
Texas Society of Certified Public Accountants