

THE STATE OF TEXAS

REGULAR MEETING

BRAZORIA COUNTY

PLANNING COMMISSION

VILLAGE OF SURFSIDE BEACH

April 23, 2025

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, April 23, 2025 at 6:00 p.m., at 1304 Monument Drive, within the corporate limits of the Village, at which time the following item of business will be discussed:

Zoom meeting: Meeting ID: 899 1619 2191 Passcode: 570141

1. Investigate, discuss and make recommendations to City Council to align the city's local ordinance of Chapter 36- signs with Texas state statutes.
2. Investigate, discuss and make recommendations to City Council regarding future beach parking solutions along Bluewater Highway and other property that the Village owns.
3. Review, discuss and certify as an exempt plat the replat of Lots 1 & 2 of the Surfside Townsite at 515 Thunder Road by changing and re-positioning the lot lines and sustaining the existing number of Lots.
4. Investigate, discuss and make recommendations to City Council regarding Code Section 12-2 contractor registration fees.

Adjourn

**Please take note that a possible quorum of the Village of Surfside Beach City Council may be in attendance. No city business will be acted upon by the Council members.*

Amanda Davenport,
City Secretary

APPLICATION FOR PLAT REVIEW

Date: 3/25/25

TYPE OF APPLICATION:

CERTIFICATION OF EXEMPT PLAT STATUS

RE-PLAT

PRELIMINARY/FINAL PLAT

COMMERCIAL

RESIDENTIAL

Address of property

515 Thunder Lot 1+2

Name of Applicant: Garrett Davison Phone: 479-709-6073

Name of Company: _____ Phone: _____

E-mail: davisongulfc coast@gmail.com

Name of Owner of Property: Garrett Davison

Address: 2631 BW Surfside Beach TX 77591

Phone: 479-7096073 E-mail: _____

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).

Current

LEGEND

- FOUND IRON PIPE/ROD
- POWER POLE
- OVERHEAD WIRE
- SEPTIC LID
- SEWER LID
- WOOD FENCE
- BUILDING LINE
- EASEMENT
- LOT LINE
- PROPERTY LINE

BLOCK 558
SURFSIDE TOWNSITE
VOLUME 32, PAGE 28
B.C.D.R.

BLOCK 558
SURFSIDE TOWNSITE
VOLUME 32, PAGE 28
B.C.D.R.

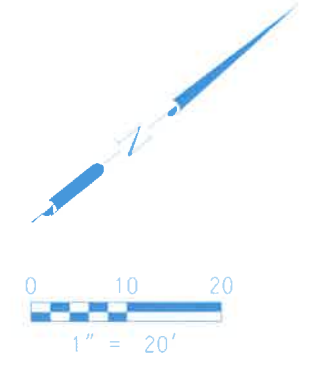
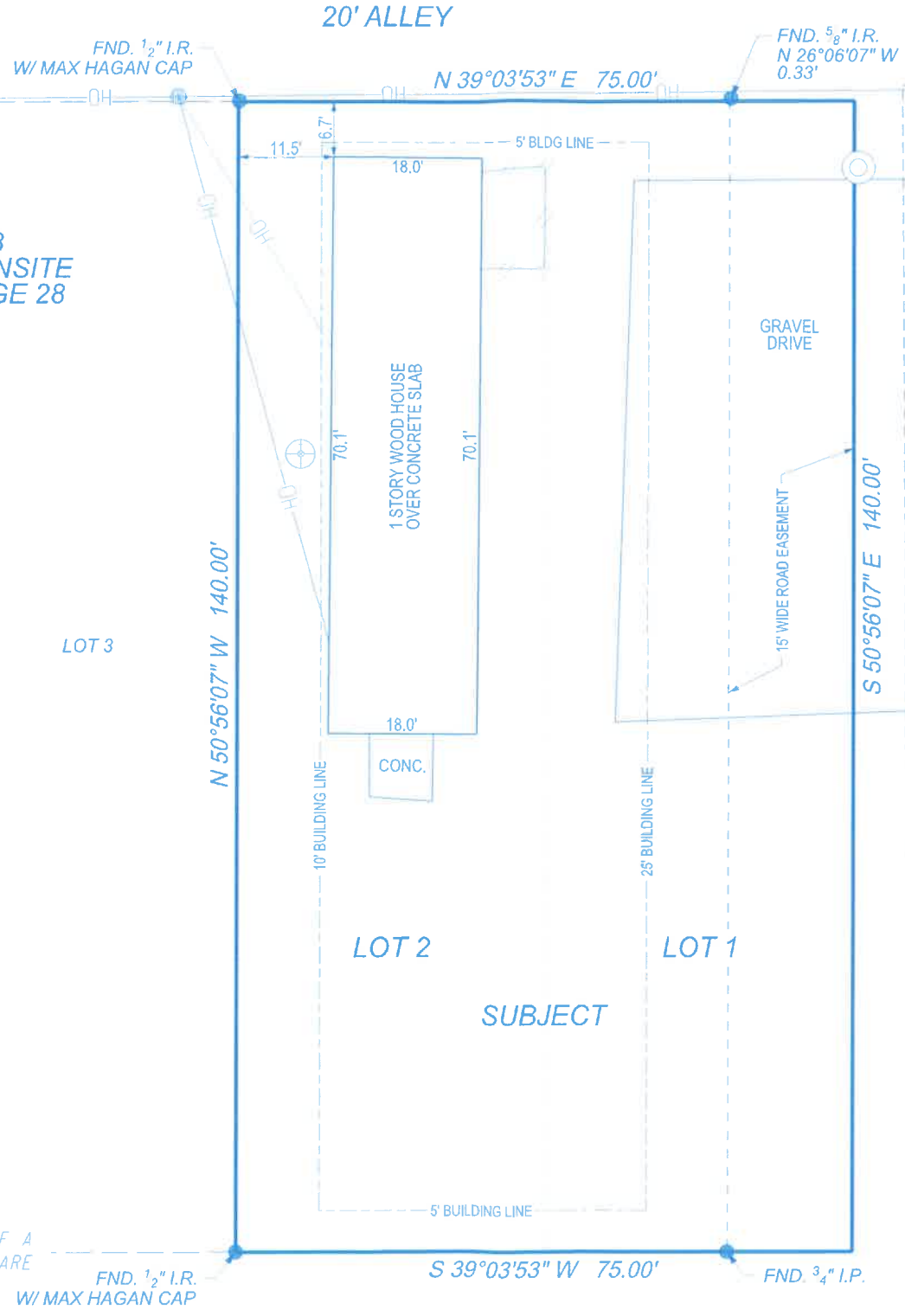
NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0810K, DATED DECEMBER 30, 2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. BUILDING LINES AND RESTRICTIONS MAY BE SUBJECT TO THE VILLAGE OF SURFSIDE BEACH.
6. THERE IS A TPC SERVICES, INC. RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 730, PAGE 455, OF THE BRAZORIA COUNTY DEED RECORDS. EASEMENT IS LOCATED WITHIN THE STREETS OF THE TOWNSITE.

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: JANUARY 27, 2025



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808



SURVEY PLAT
OF
LOTS 1 & 2, BLK 558
OF
SURFSIDE TOWNSITE
RECORDED IN
VOLUME 32, PAGE 28
OF THE
BRAZORIA COUNTY DEED RECORDS
IN THE
F. J. CALVIT LEAGUE
ABSTRACT 51
VILLAGE OF SURFSIDE BEACH
BRAZORIA COUNTY, TEXAS
FOR
TROY McMINN

515 THUNDER STREET

D&W Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCIAL STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024506

SURVEYED:	20 1-24-25	BOOK:	SURFSIDE VOL 30	PROD NO:	10024506
DRAWN BY:	JMZ 1-27-25	CHECKED:	TRF 1-27-25	REVISED:	NONE

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

Proposed

LEGEND

- FOUND IRON PIPE/ROD
- POWER POLE
- OVERHEAD WIRE
- SEPTIC LID
- SEWER LID
- WOOD FENCE
- BUILDING LINE
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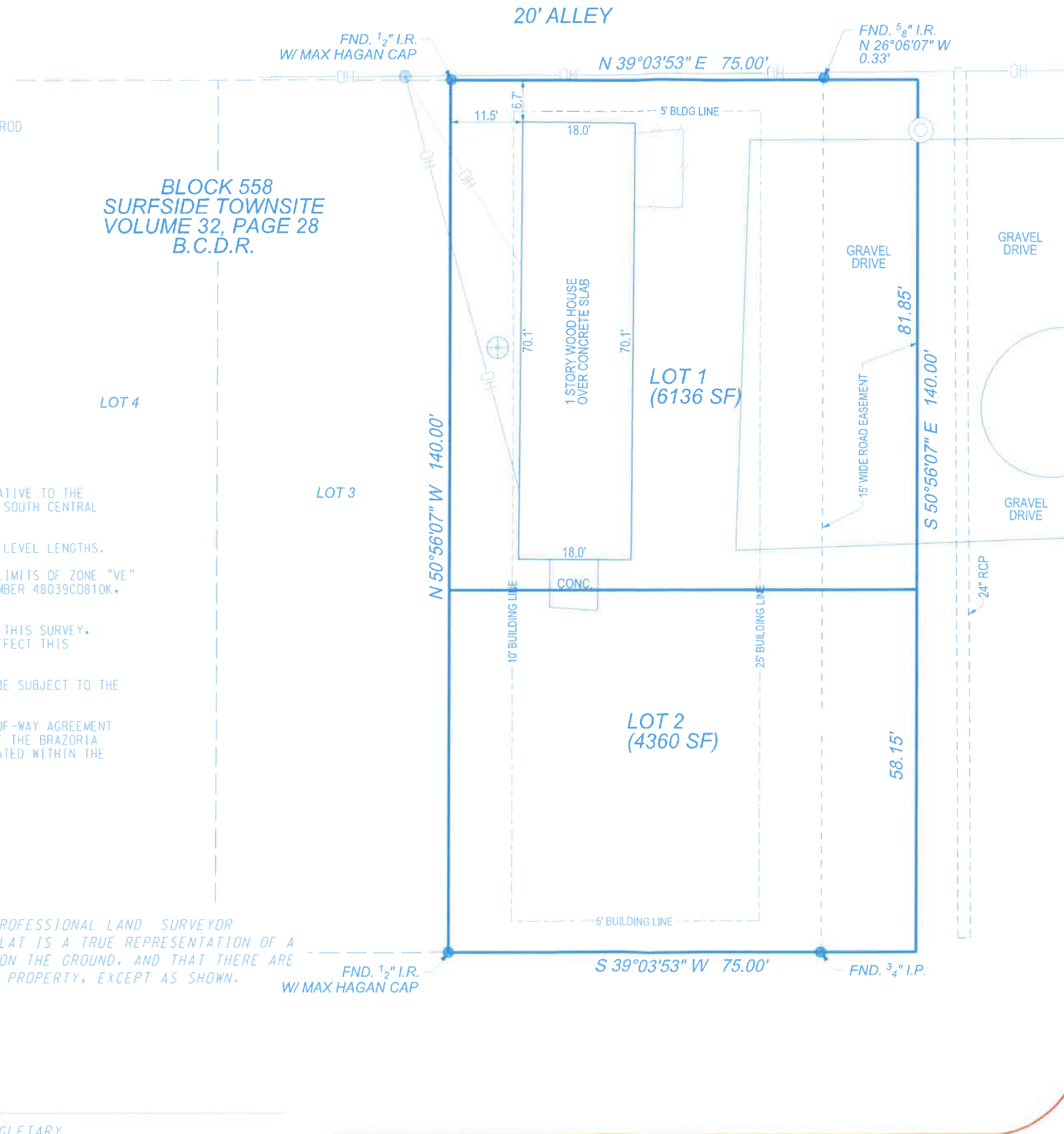
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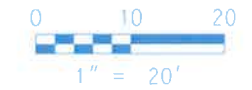


TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808



THUNDER STREET (100' R.O.W.)

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



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OF
LOTS 1 & 2, BLK 558
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131 COMMERCE STREET, CLUIL, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO: 10024500

SURVEYED: JJ 1-27-25 BOB: SURFSIDE VOL. 30 PROJ. NO: 16584-25-01
DRAWN BY: JMJ 1-27-25 CHECKED: TMS 1-27-25 REVISED: NONE

Amanda Davenport

From: Jon Gerber
Sent: Thursday, April 3, 2025 10:43 AM
To: Amanda Davenport
Subject: Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

**Discuss and take possible action to revise local ordinance:
Sec 12-2. - Registration requirements for building permits.**

Registration of Builders , Remodelers, and Contractors who intend to obtain building permits for construction projects in an amount exceeding the sum of \$20,000.00 or more from the Village of Surfside:

For projects exceeding \$20,000.00 but not more than \$99,000.00 a one time registration fee of \$500 shall be paid to the Village of Surfside Beach Texas.

For projects exceeding \$99,000.00 but not in excess of \$200,000.00 proof of a bond in the amount \$300,000.00 shall be provided to the Village of Surfside Beach Texas along with an annual registration fee of \$1000.00

For projects exceeding \$200,000.00 proof of a bond in the amount of \$300,000.00 shall be provided to the Village of Surfside Beach Texas along with an annual registration fee of \$5000.00

Exceptions. Exception to the requirement will be an independent/private homeowner building a residence that they will be occupying for more than one year that they intend to use as a primary residence.

A certificate shall be issued by the Village of Surfside Beach for each Registration reflecting the applicable project type.

No less than 50% of the Registration fee shall be earmarked for improvements and maintenance of public infrastructure.

Respectful Submitted

Jonathan Gerber
Alderman At Large

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