

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
3:30 p.m. Wednesday, December 4, 2024
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

**One or more members of the Zoning Board of Adjustment may attend the meeting by
videoconference.**

**A quorum of the members of the Zoning Board of Adjustment will be physically present
at the meeting location.**

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Election Of Chairperson And Vice-Chairperson
5. Approval Of Minutes

- A. November 6, 2024 Minutes

Documents:

[11-06-2024 ZBA MINUTES.PDF](#)

6. Public Comment

Request to Address Board on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

7. New Business And Associated Public Hearings

- A. 24Z-010 (510 23rd Street And 510 23rd Street Rear) Request For A Variance From The Galveston Land Development Regulations, Article 3, Central Business (CB) Addendum, Regarding Minimum Lot Area. The Properties Are Legally Described As: M.B. Menard Survey, South 43 Feet Of Lots 1 & 2 (1000-0) Block 442 Galveston, Aka Tract A Replat, And M.B. Menard Survey, South 43 Feet Of Lots 1 & 2 (2000-0) Block 442 Galveston, Aka Tract B Replat In The City And County Of Galveston, Texas. Applicant: Richard Alvarez, Landvestments Of Texas, LLC. Property Owners: Landvestments Of Texas, LLC.

Documents:

[24Z-010_PKT.PDF](#)

8. Discussion Items

- A. 2025 Meeting Schedule (Staff)

Documents:

2025 DEPARTMENT MEETING SCHEDULE - FINAL.PDF

9. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on November 22, 2024 at 3:45 P.M.

Prepared by: Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – November 6, 2024

CALL MEETING TO ORDER

The meeting was called to order at 3:31 p.m.

ATTENDANCE

Members Present: Lidija Bikova, Carol Hollaway, Barbara Railey, Becca Scoville
(Alternate), Ex-Officio David Finklea (via video conference)

Members Absent: James Fagan, Susan Syler

Staff Present: Adriel Montalvan, Planning Manager; Karina Rosales,
Planning Technician; Mehran Jadidi, Assistant City Attorney.

CONFLICT OF INTEREST

None

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

The Election of Chairperson and Vice-Chairperson agenda item will be added to the December 4, 2024, meeting agenda. Legal advised Staff to move the item due to it being left off of the online agenda posting.

APPROVAL OF MINUTES

The September 4, 2024, minutes were approved as presented.

PUBLIC COMMENT

****Board Member Hollaway steps away from the dais at 3:34pm****

Carol Hollaway gave a presentation to the commission.

****Board Member Hollaway returns to the dais at 3:36pm****

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

24Z-009 (3433 Petite Circle) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential Single-Family (R-1) Addendum, regarding minimum lot depth. Properties are legally described as Lot 74 and South Half of Lot 73 (74-1), Block 1, Pirates Cove, Section 4, in the City and County of Galveston, Texas.

Applicant: Cate Black

Property Owners: Steven W. Roberts Exempt Trust c/o Steven Roberts Trustee

Staff presented the staff report and reported that of eight notices sent, two returned in favor.

Vice-Chairperson Bikova opened the public hearing on the case. The applicant, Cate Black, gave a presentation to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Railey made a motion to approve the request. Board Member Hollaway seconded.

Vice-Chairperson Bikova called for questions or comments from the Board, and the following votes were cast:

In favor:	Bikova, Hollaway, Railey, Scoville (Alternate)
Opposed:	None
Absent:	Fagan, Syler
Non-voting participant:	Ex-Officio David Finklea (Via video conference)

The motion passed.

THE MEETING ADJOURNED AT 3:46 PM



Zoning Board of Adjustment

Planning Department

City of Galveston

December 4, 2024



24Z-010

STAFF REPORT

ADDRESS:

510 23rd Street and 510 23rd Street Rear

LEGAL DESCRIPTION:

The properties are legally described as: M.B. Menard Survey, South 43 Feet of Lots 1 & 2 (1000-0) Block 442 Galveston, Aka Tract A Replat, and M.B. Menard Survey, South 43 Feet of Lots 1 & 2 (2000-0) Block 442 Galveston, Aka Tract B Replat

APPLICANT/REPRESENTATIVE:

Richard Alvarez, Landvestments of Texas, LLC.

PROPERTY OWNER:

Landvestments of Texas, LLC.

ZONING:

Central Business (CB)

VARIANCE REQUEST:

Lot Area

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Central Business (CB) District, Lot Area

EXHIBITS:

A – Applicant's Submittal

STAFF:

Daniel Lunsford

Senior Planner

409-797-3659

dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
97				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection with comment: Maintain existing fire sprinkler access to buildings

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection

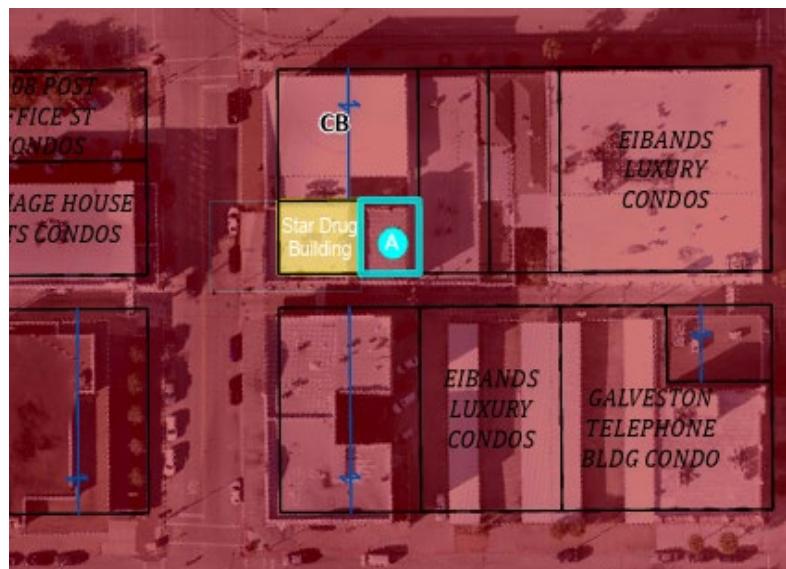
Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary: The applicant is requesting a variance from Article 3, Addendum in order to reduce the required minimum lot area from 3,000 square feet. The lots currently hold two separate commercial buildings over a hundred years old, interspaced with private alleys which run north from the mid-block alley between Postoffice / Avenue E and Church / Avenue F. The applicant proposes to reduce the minimum lot areas to 2,521 square feet and 1,179 square feet in order to align property lines with existing legal agreements (see Exhibit A and Applicant's Justification).

Area Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Central Business (CB):**
Required Minimum Lot Area 3,000 square feet

Requested Variance

Minimum Lot Area	Regulation	Proposed Variance
Central Business (CB)	3,000 square feet	2,521 square feet (479 square feet variance)
		1,179 square feet (1,821 square feet variance)

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and
 - c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g.,

if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Approval Standards

The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

Applicants' Justification

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**

The request to replat both properties is not an unusual request. It is only the fact that both properties do not meet the new City standard requirement of 3000 sf area for a commercial property. This is the issue. Both properties in question do not meet the new City requirements as they currently are, due to current plat conditions being over 100 years old, when the 3000 square foot area was not required.

2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**

The current replat request is being submitted by both property owners. Currently, the small area in question has been and is currently still being used by the Star Drug Store business. This has been an agreement for many years. The replat request is only to clarify the paperwork for future generations of family who may one day want to sell either of the properties and the plat will match the current use of the space in question. The small area in question was the original pharmacy area of the Star Drug Store and used in attachment to the front building which is evident by the original floor tile work in that area.

3. **The variance is not contrary to the public interest, in that:**

- a. **It does not allow applicants to impair the application of these regulations for:**

- i. **Self-imposed hardships;**
- ii. **Hardships based solely on financial considerations, convenience or inconvenience; or**
- iii. **Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**

The request does not affect anyone else's property. Nor does it affect public property. It is to have documents match a personal agreement between two private parties submitting the request. The area is used for private storage. And is not a public space with no public access granted. No utilities for adjoining properties are linked to the area in question.

This request is alleged to be "special" but it is not. There are other commercial properties in the strand district that do not

meet the 3000 square foot area requirement due to being built over 100 years ago when this rule was not in effect.

b. The variance will not have a detrimental impact upon:

- i. The current or future use of adjacent properties for purposes for which they are zoned;**
- ii. Public infrastructure or services; and**
- iii. Public health, safety, morals and general welfare of the community.**

There is no affect to any other properties adjacent to or in the area that will be affected as this only affects

4. The degree of variance allowed from these Land Development Regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

This variance request and approval will allow both property owners to match the current use of the property. Should either land owner pass away, their heirs to the property would not have to work around a space that the current plats do not match. Which would create hardship for both future heirs trying to keep the properties current use as is, if one is sold.

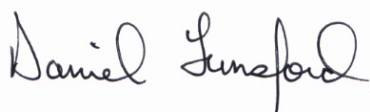
5. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

No future circumvention can be used for other developments. These two properties in question, are bordered by public land and other private properties which are not being affected. Thus, it is a special case which may never be duplicated.

6. By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.

If the variance is granted, the Land Development will do justice serving the small business operations of Star Drug Store and a mutual agreement between both parties for the space in question to be utilized by Star Drug Store for their daily operations.

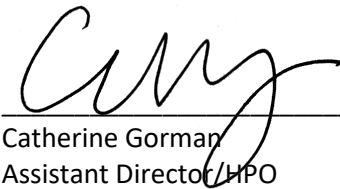
Respectfully submitted,



Daniel Lunsford
Senior Planner

November 20, 2024

Date



Catherine Gorman
Assistant Director/HPO

November 20, 2024

Date

SCHEDULE B ITEMS:

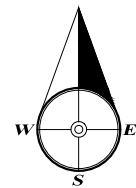
- 10 (b): SUBJECT TO ANY AND ALL VISIBLE OR APPARENT EASEMENTS OVER, UNDER OR ACROSS SUBJECT PROPERTY, WHICH THIS SURVEY DISCLOSES.
- 10 (c): ANY ENCROACHMENT, ENCUMBRANCE VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
- 10 (e): TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THAT CERTAIN DEED DATED FEBRUARY 17, 1917, RECORDED IN VOLUME 299, PAGE 165, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BUT NOT LIMITED TO THE 8 FOOT EASEMENT DESCRIBED ALONG THE EASTERLY PROPERTY LINE. AS SHOWN.
- 10 (f): ACCESS EASEMENT 8 FEET IN WIDTH ALONG THE EASTERLY PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT OF THE CITY OF GALVESTON, AND DESCRIBED IN FILE No. 9453158, COUNTY CLERK OF GALVESTON COUNTY, TEXAS. AS SHOWN.
- 10 (g): ACCESS EASEMENT 8 FEET 5 1/4 INCHES IN WIDTH ALONG THE WESTERLY PROPERTY LINE, AS SHOWN ON THE RECORDED PLAT OF THE CITY OF GALVESTON, AND DESCRIBED IN FILE No. 9603976, AND AS SUBJECT TO EASEMENT DEEDS CONVEYED IN CLERK'S FILE No's. 2001055584 & 2001059901, COUNTY CLERK OF GALVESTON COUNTY, TEXAS. AS SHOWN.
- 10 (h): TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN A CERTAIN LICENSE TO USE AGREEMENT RECORDED IN CLERK'S FILE No. 2003032098, CLERK OF COURT GALVESTON COUNTY, TEXAS.
- 10 (k): RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER EXISTING LEASE AGREEMENTS AFFECTING THIS TRACT.

M.R. MENARD SURVEY
A-628

P.O.B.

BUILDING CORNER
IS THE PROPERTY
CORNER

BUILDING CORNER
IS 0.2' OVER THE
PROPERTY CORNER



SCALE: 1" = 20'

EXHIBIT "A"
TITLE SURVEY

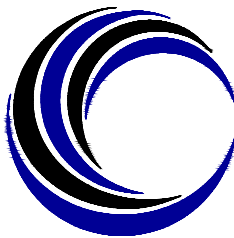
LINE TABLE		
#	BEARING	DISTANCE
L1	N 71° 28' 12" E	35.75'
L2	S 18° 31' 48" E	43.10'
L3	S 71° 28' 12" W	35.75'

LEGAL DESCRIPTION:

A 1,178 TOTAL SQUARE FOOT TRACT OF LAND, OCCUPIED BY A THREE STORY BRICKED BUILDING, CALLED TRACT "B", AS SHOWN ON THE REPLAT OF THE SOUTH 43.0' OF LOTS 1 & 2, BLOCK 442, OF THE CITY OF GALVESTON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 16, PAGE 170 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

PREPARED EXCLUSIVELY FOR: LANDVESTMENTS OF TEXAS, LLC.
PROPERTY CAD ADDRESS: 510 23RD ST.
INSIDE THE CITY LIMITS OF GALVESTON, TEXAS

JOB# 23-0404
DRAWN BY AMC / BTL



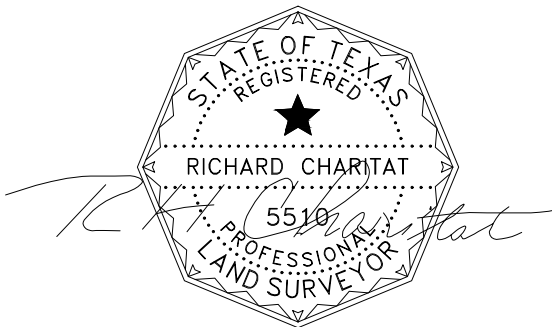
COBALT
ENGINEERING AND INSPECTIONS, LLC

TBPE REG. #: 17742 / TBPLS REG. #: 10194581

12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

LEGEND					
—x—x—	WOOD FENCE	GM	GAS METER(GM)	LP	LIGHT POLE(LP)
—o—o—	CHAIN-LINK	MB	MAIL BOX(MB)	WW	WATER WELL(WW)
—x—x—	IRON FENCE	FH	FIRE HYDRANT(FH)	TP	TRAFFIC SIGNAL POLE(TSP)
—o—o—	PIPELINE	WM	WATER METER(WM)	CO	CLEAN OUT(CO)
----	BUILDING LINE	WV	WATER VALVE(WV)	CB	COMMUNICATIONS BOX(CB)
----	EASEMENT LINE	GI	GRATE INLET(GI)	PP	POWER POLE(PP)
----	OVERHEAD POWER	SAN	SANITARY MANHOLE(SAN.M.H.)	UP	UTILITY POLE(UP)
ASPHALT	COVERED	STM	STORM MANHOLE(S.M.H.)	SP	SERVICE POLE(SP)
CONCRETE	GRAVEL	PV	PRESSURE VALVE(PV)	EB	ELECTRIC BOX(EB)
WOOD-DECK	CNF		CNF COULD NOT FIND	EM	ELECTRIC METER(EM)
				X	SPOT ELEVATION(SE)

I CERTIFY THAT THIS TITLE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR A CATEGORY 1A, CONDITION II LAND SURVEY, AS DEFINED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

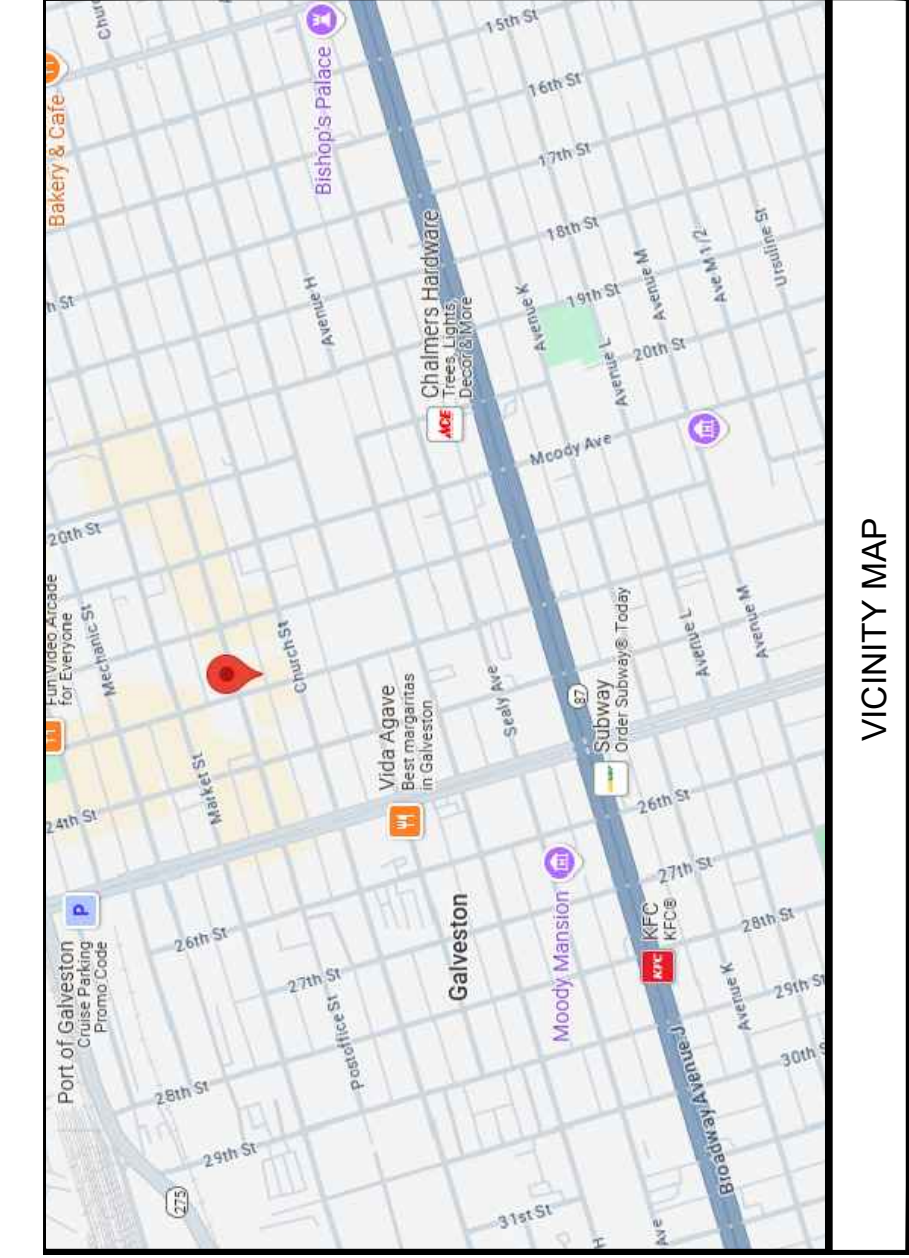


Richard Charitat
RPLS 5510

11/27/2023

GENERAL NOTES:

- THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT, READILY AVAILABLE RECORDED DOCUMENTS, AND FROM THE RESULTS OF A FIELD SURVEY.
- THIS SURVEY WAS COMPLETED USING A TITLE COMMITMENT REPORT BY TEXAN TITLE INSURANCE COMPANY, FILE NO. GF No. TC23100094, EFFECTIVE DATE OF OCTOBER 25, 2023. NOTES ON THE ITEMS IN SCHEDULE B ARE ITEMIZED SEPARATELY.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (NAD-83)
- ALL EASEMENTS SHOWN ARE LISTED IN SCHEDULE B OF THE ABOVE MENTIONED TITLE COMMITMENT REPORT.
- ELEVATIONS FOR THE TBM AND OTHER TOPOGRAPHIC DATA ARE BASED ON TOPNET LIVE - RTK - SOUTHEAST.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48167C0441G, EFFECTIVE DATE AUGUST 15, 2019, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE (AE), WHICH IS "AREAS OF SPECIAL FLOOD HAZARDS".



LEGEND

③ SEPTIC TANK (ST)	③ SANITARY MANHOLE (SMH)
⊗ GAS VALVE (GV)	⊗ GAS VALVE BOX (GB)
⊗ FIRE HYDRANT (FH)	⊗ MAIL BOX (MB)
⊗ WATER METER (WM)	⊗ SATELLITE DISH (SD)
⊗ WATER VALVE (WV)	⊗ WATER HEATER (WH)
⊗ GRATE INLET (GI)	⊗ CORRUGATED METAL PIPE
⊗ STORM MANHOLE (SMH)	⊗ PRECAST CONCRETE PIPE
⊗ PRESSURE VALVE (PV)	⊗ PRECAST CONCRETE PIPE
⊗ LIGHT POLE (LP)	⊗ STORM WATER ELEVATION
⊗ WATER WELL (WW)	⊗ BACK OF CURB
⊗ CLEAN OUT (CO)	⊗ CONTROL POINT
⊗ BURIED CABLE MARKER (BCM)	⊗ FINISH FLOOR ELEV.
⊗ POWER POLE (PP)	⊗ IRON PIPE
⊗ UTILITY POLE (UP)	⊗ RIGHT-OF-WAY
⊗ ELECTRIC BOX (EB)	⊗ RIGHT-OF-WAY
⊗ ELECTRIC METER (EM)	⊗ RIGHT-OF-WAY
⊗ SPOT ELEVATION (SE)	⊗ UTILITY EASEMENT
⊗ ELECTRIC SHUTOFF	⊗ WALKWAY
⊗ KNOX BOX	⊗ CHAIN-LINK
⊗ IRON FENCE	⊗ IRON FENCE
⊗ PROPOSED TREE	⊗ ASPHALT
⊗ EXISTING TREE	⊗ CONCRETE
⊗ PROPOSED DRIVE	⊗ GRAVEL

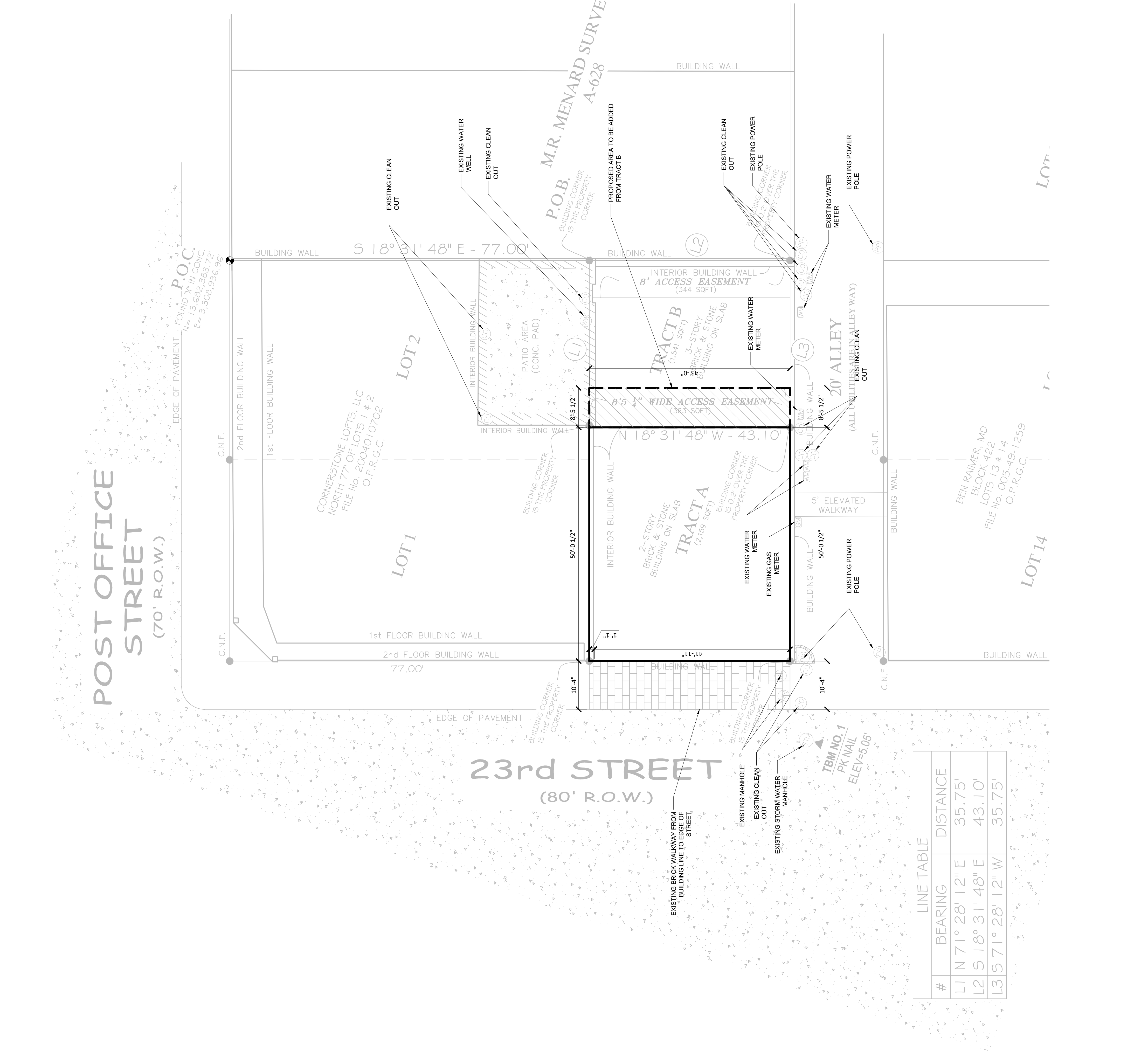
B.F.E.-	BASE FLOOD ELEVATION (100 YEAR)
D.F.E.-	DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E.-	FINISHED FLOOR ELEVATION
P.A.S.-	PILING AND STRINGER
S.O.G.-	SLAB ON GRADE
H.A.G.-	HIGHEST ADJACENT GRADE
L.A.G.-	LOWEST ADJACENT GRADE

NOTES

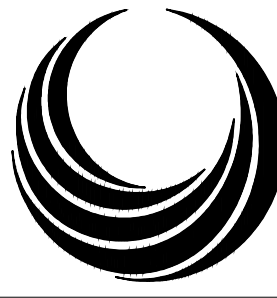
1. SITE PLAN BASED ON AN EXISTING SURVEY AND IS TO ONLY BE USED AS REFERENCE FOR THE PROPOSED REPLAT.
2. NO NEW CONSTRUCTION OR ALTERATIONS PROPOSED.

LEGAL DESCRIPTION:
BEING A 2,515.07 SQUARE FOOT TRACT OF LAND AS SHOWN ON THE REPLAT OF THE SOUTH 43.0' OF LOTS 1 & 2, BLOCK 442, OF THE CITY OF GALVESTON, A SUBDIVISION LOCATED IN THE M.R. MENARD SURVEY, ABSTRACT 628, GALVESTON COUNTY, TEXAS, RECORDED IN VOLUME 16, PAGE 170, MAP RECORDS OF GALVESTON COUNTY, TEXAS.

IMPERVIOUS SQUARE FOOTAGE	
EXISTING SQUARE FOOTAGE	
LOT AREA	2,159 SQFT
EXISTING 1ST FLOOR	2,150 SQFT
TOTAL	2,150 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	2,159 SQFT
TOTAL	2,150 SQFT
IMPERVIOUS PERCENTAGE	99.58 %



#	BEARING	DISTANCE
L1	N 71° 28' 12" E	35.75'
L2	S 18° 31' 48" E	43.10'
L3	S 71° 28' 12" W	35.75'



COBALT
ENGINEERING AND INSPECTIONS, LLC
TYPE REG # 17742 | TBP&S REG #10194881

CLIENT:
IDGC

PROJECT LOCATION OR ADDRESS:
510 23RD STREET
GALVESTON, TX 77550

SITE PLAN
(TRACT A)

DESIGNED BY: R.L.
PROJECT #: 23-0404
DATE: 11/04/2024

CHECKED BY: CCH
SCALE: 3/32" = 1'-0"
23-0404-C-1.00

[illegible]

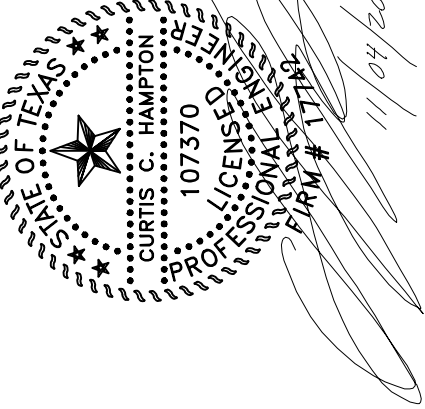
	M GAS METER(G)
	M WATER VALVE(W)
	H FIRE HYDRANT(H)
	M WATER METER(M)
	M WATER VALVE(W-1)
	G GATE INLET(G)
	S SANITARY MANHOLE(SAN.M.H.)
	S STORM MANHOLE(S.M.H.)
	P PRESSURE VALVE(P-1)
	L LIGHT POLE(L)
	T TRAFFIC SIGNAL POLE(TSP)
	C CLEAN OUT(C)
	B BURIED CABLE MARKER(BCM)
	P POWER POLE(P)
	U UTILITY POLE(U)
	E ELECTRIC BOX(E)
	X SPOT ELEVATION(XS)
	S ELECTRIC SIGN(S)
	K KNOX BOX(K)
	EXISTING TREE
	PROPOSED TREE

BASE FLOOD ELEVATION (100 YEAR)
DESIGNATED FLOOD ELEVATION (500 YEAR)
FINISHED FLOOR ELEVATION
PILING AND STRINGER
SLAB ON GRADE
HIGHEST ADJACENT GRADE
LOWEST ADJACENT GRADE

1. SITE PLAN BASED ON AN EXISTING SURVEY AND IS TO ONLY BE USED AS REFERENCE, FOR THE PROPOSED REPLAT.
2. NO NEW CONSTRUCTION OR ALTERATIONS PROPOSED.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE ISSUED FOR CONSTRUCTION
0	11/04/2024	

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR
UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



TBPE REG. # 17742 | TBPLS REG. #10194581

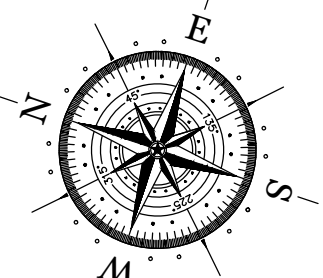
CLIENT:

IDGC

PROJECT LOCATION OR ADDRESS:
510 23RD STREET (REAR)
GALVESTON, TX 77550

**SITE PLAN
(TRACT B)**

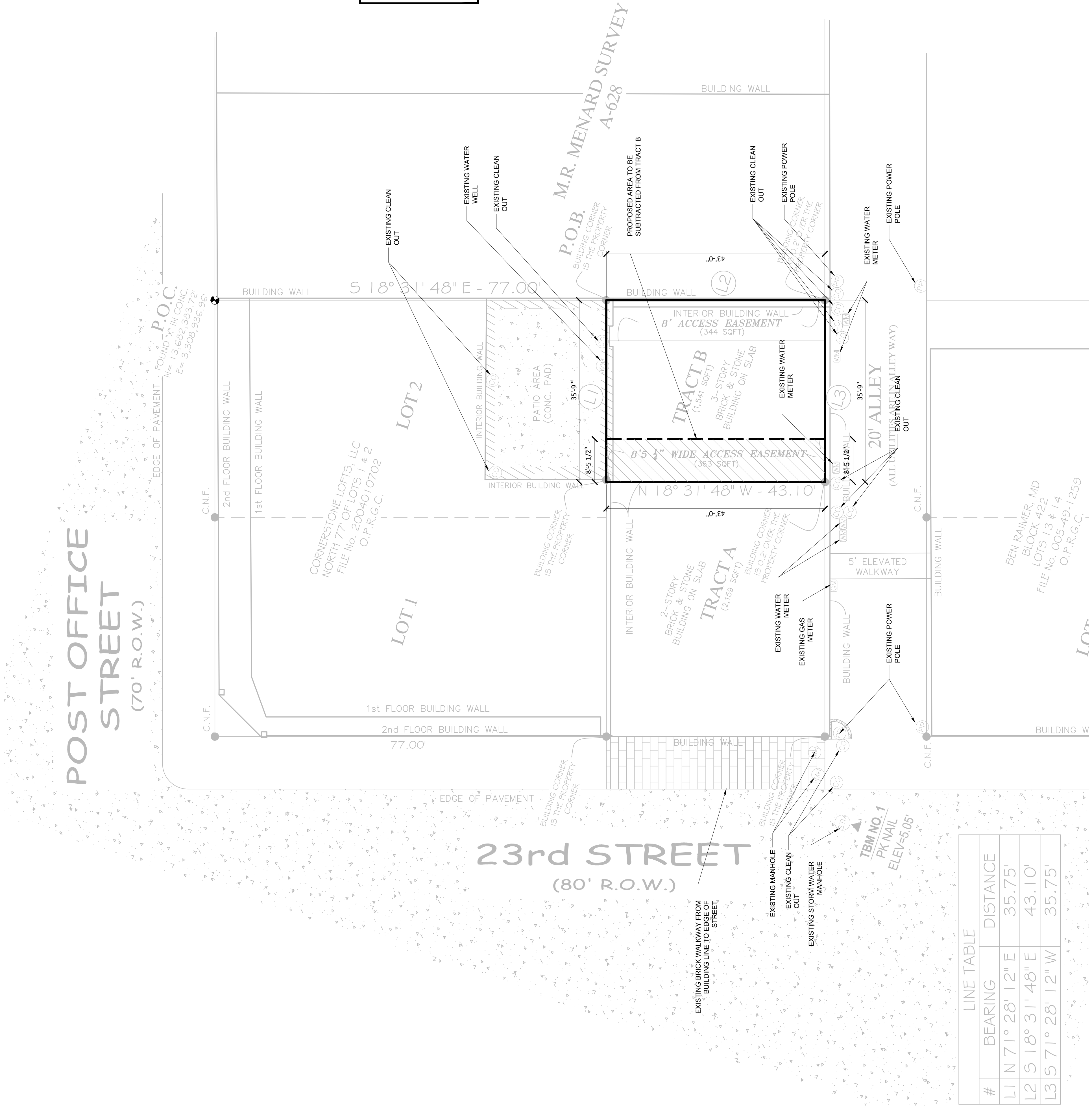
DESIGNED BY:	R.L.	CHECKED BY:	COH
PROJECT #:	23-0404	SCALE:	3/32" = 1'-0"
DATE:	11/04/2024		23-0404-C-1.01



SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:
A 1,178 TOTAL SQUARE FOOT TRACT OF LAND, OCCUPIED BY A THREE STORY BRICKED BUILDING, CALLED TRACT "B", AS SHOWN ON THE REPLAT OF THE SOUTH 43.0' OF LOTS 1 & 2, BLOCK 442, OF THE CITY OF GALVESTON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 16, PAGE 170 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

IMPERVIOUS SQUARE FOOTAGE	
EXISTING SQUARE FOOTAGE	
LOT AREA	1,549 SQFT
EXISTING 1ST FLOOR	1,549 SQFT
TOTAL	2150 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	1,549 SQFT
TOTAL	1549 SQFT
IMPERVIOUS PERCENTAGE	100 %



Development Services Department 2025 Board and Commission Schedule

Month	<u>Landmark Commission</u> 1 st and 3 rd Monday 4:00 pm	<u>Planning Commission</u> 1 st and 3 rd Tuesday 3:30 pm	<u>Zoning Board of Adjustment</u> 1 st Wednesday 3:30 pm
JANUARY	1/6	1/7	1/8*
	No Meeting	No Meeting	
FEBRUARY	2/3	2/4	2/5
	2/17	2/18	
MARCH	3/3	3/4 (9:00am)	3/5
	3/17	3/18	
APRIL	4/7	4/8*	4/9*
	4/21	4/22*	
MAY	5/5	5/6	5/7
	5/19	5/20	
JUNE	6/2	6/3	6/4
	6/16	6/17	
JULY	7/7	7/8*	7/9*
	7/21	7/22*	
AUGUST	8/4	8/5	8/6
	8/18	8/19	
SEPTEMBER	No Meeting	No Meeting	9/3
	9/15	9/16	
OCTOBER	10/6	10/7	10/8*
	10/20	10/21	
NOVEMBER	11/3	11/4	11/5
	11/17	11/18	
DECEMBER	12/1	12/2	12/3
	12/15	12/16	

* Denotes Schedule Change