

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, JULY 8, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

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. Public Comment

Members of the public may address the Committee. Speakers will be limited to three minutes.

5. New Business and Associated Public Hearings

5.A **26Z-005 (9710 Teichman Road)** Request for a variance from the Galveston Land Development Regulations, Article 3, Single-Family, Residential (R-1) Addendum, regarding minimum lot depth. The property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas.

Applicant: Tricon Land Surveying

Property Owner: Billy King

5.B **26Z-006 (17515 FM-3005 / Termini San-Luis Pass Road)** Request for a Special Exception in accordance with the Galveston Land Development Regulations Section 11.400, to convert a legally nonconforming use to a conforming use. Properties are legally described as Abstract 121 Hall & Jones Survey Lot 6 Gulf Palms and Abstract 121 Hall & Jones Survey West 1/2 of Lot 7 (7-1) Gulf Palms, in the City and County of Galveston, Texas.

Applicant: Katie Henson

Property Owner: Katie Henson

6. 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 06/29/2026 at 03:45 PM

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.



26Z-005

STAFF REPORT

ADDRESS:

9710 Teichman Road

LEGAL DESCRIPTION:

The property is legally described as Abstract 121, Hall & Jones Survey, Part of Lot 530 (530-34), Trimble & Lindsey, Section 1, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Tricon Land Surveying

PROPERTY OWNER:

Billy King

ZONING:

Single-Family, Residential (R-1)

VARIANCE REQUEST:

Lot Depth

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Single-Family, Residential (R-1) District, Minimum Lot Standards

EXHIBITS:

- A – Applicant's Submittal
- B – Motion Guide

STAFF:

Catherine Gorman, ACIP
 Assistant Director / HPO
 409-797-3665
 cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
24				

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
 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 the Galveston Land Development Regulations, Article 3, Single-Family, Residential (R-1) Addendum regarding minimum lot depth, in order to replat from one lot to two lots. The new lots are labeled Lots 2 and 3. There are no changes proposed for Lot 1.

Lot depth is measured as the mean horizontal distance between the front and rear lot lines. When side property lines are of different lengths, lot depth is determined by averaging the lengths of the side property lines.

Area Requirements**Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family, Residential (R-1):**

Required Minimum Lot Area: 5,000 square feet

Required Minimum Width: 50 feet

Required Minimum Depth: 100 feet

Requested Variance

Minimum Lot Dimensions	Regulation	Proposed Variance
Lot Depth – Lot 2	100 feet	77.735 feet
Lot Depth – Lot 3	100 feet	74.95 feet

Department Review and Comments

There were no objections from outside utilities or other City departments.

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.

Applicants' Justification

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.**

The request for the variance is rooted in special condition of our property regarding the fact that there are several adjacent lots in the same zone with similar and even smaller square footage of our proposed replat. The limitations of the adjacent streets restrict lot configurations. We are trying to match the existing subdivisions on the block.

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.**

Due to the enforcement of the strict terms of the LDRs, the proposed lot 1 should not apply with the shape of the property. This lot is restricted due to the streets that were created before 50 plus years ago. The proposed lots 2 and 3 are made to look as if the subdivision to the East continues, matching their configuration. Each proposed lot is more than enough square footage to meet the LOR size requirements and are even bigger than the subdivision to the East.

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

The land use would not change, it would not affect any adjacent properties, the same infrastructure and public services that have been used will continue to be used, from a public health safety and general welfare of the community perspective, the replat would enforce building related requirements enforced by the Building Department Building Codes. Replatting the lots will not affect the character of the area, or affect neighboring sites. It follows the prior reasonable precedent for addressing similar unique situations without undermining the overall zoning goals.

4. **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 variance would not impair application for self-imposed hardships based solely on financial considerations because there are many similar properties on the same block and adjacent to their neighborhood.

- 5. 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 impact or change in use and therefore it will not affect the adjacent properties. The zoning will remain R-1 and maintain single-family residences which conforms with the current community as a whole. All utilities are currently present at the site and will not be altered. The character and use of the site will not change and will not affect the community in any negative way.

- 6. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.**

Allowing for the legally nonconforming lots to be replatted into lots with the width and depth being slightly smaller rather than 50 foot by 100 foot, as shown in the attached survey, will allow the property owners to fully utilize and develop their properties. We feel that this is the least necessary to grant relief given the current configuration of the established streets. There is no way to request any lesser of a variance.

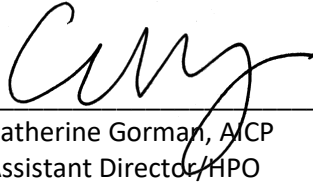
- 7. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are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

We are requesting this variance but are not compromising any other rule or codes besides the 50 foot by 100 foot size requirement, the lots still meet and exceed the square footage requirement. Everything else will be in compliance with all building/zoning codes and other requirements.

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

We believe so. Given the fact that we are not changing the use of the property and will continue to conform to high neighborhood standards. The variance allows for the replat and highest use of the land, and the size of the lots will be conforming with the rest of the neighborhood that has previously been developed.

Respectfully submitted,



Catherine Gorman, AICP
Assistant Director/HPO
Development Services Department

06/24/2026

Date



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°00'00" E	25.00'
L2	N 22°50'00" W	20.46'
L3	S 60°35'11" W (Called S 59°52'00" W)	34.34' (Called 33.08)
L4	N 03°34'49" W (Called N 04°18'00" W)	40.00'
L5	N 34°53'11" E (Called N 34°10'00" E)	39.10'
L6	N 50°04'02" E (Called N 48°43'00" E)	32.12'

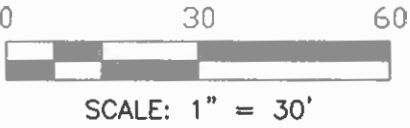
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Survey of two (2) tracts or parcels of land out of Lot Five Hundred Thirty (530), in Section One (1), of TRIMBLE AND LINDSEY SURVEY, in Galveston County, Texas, said tracts being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone AE (EL 13') as established by the FEMA Flood Insurance Rate Map No. 48167C0420G, dated August 15, 2019.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
4) Bearings are record, as shown on deed, based on the monumentation of the East line of Tract 2 and denoted as C.M. above.

Legend:

- Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete
- Meter Pole
- Water Meter
- Power Pole
- Clean-out
- Fire Hydrant
- Manhole

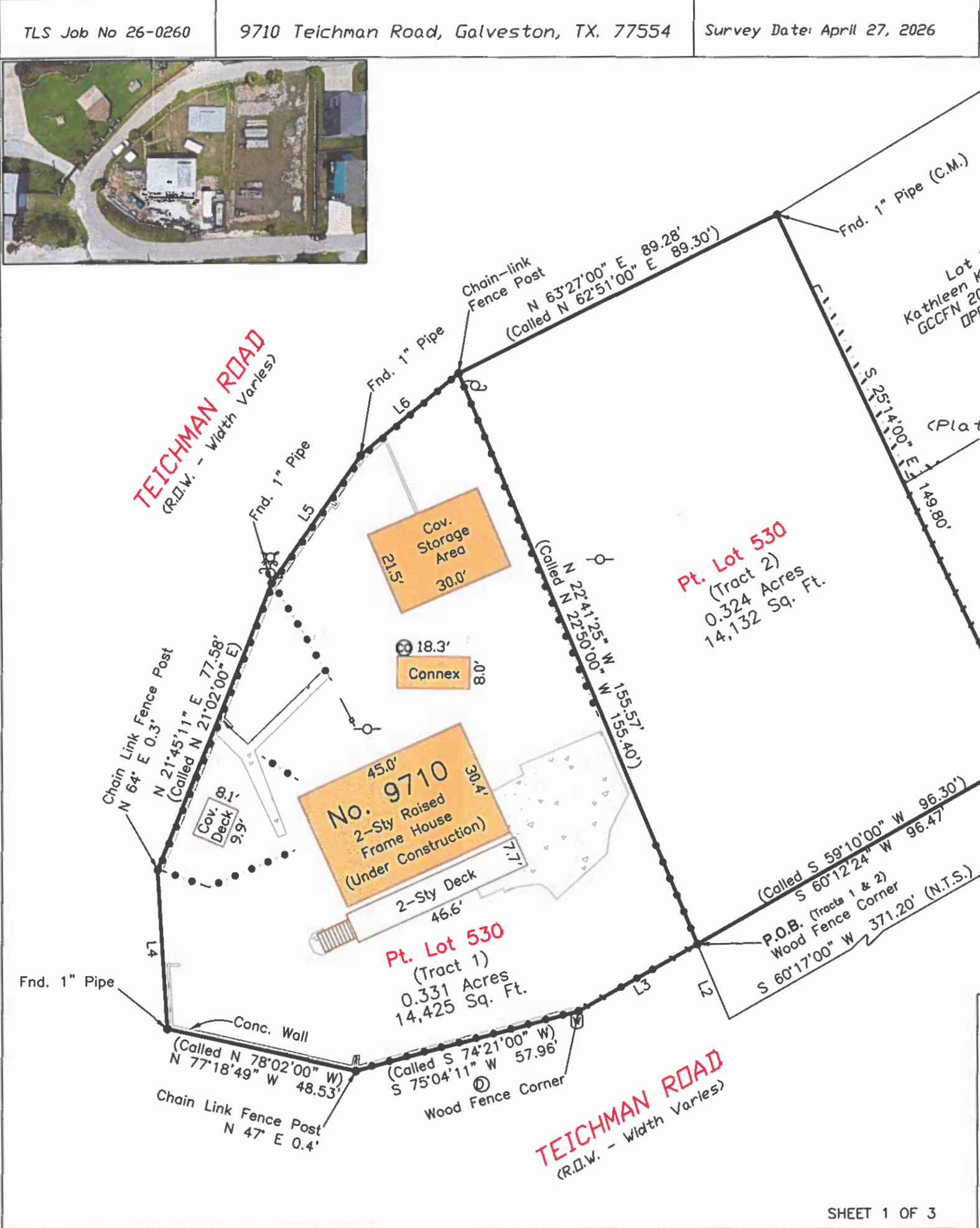
TRICON LAND SURVEYING, LLC

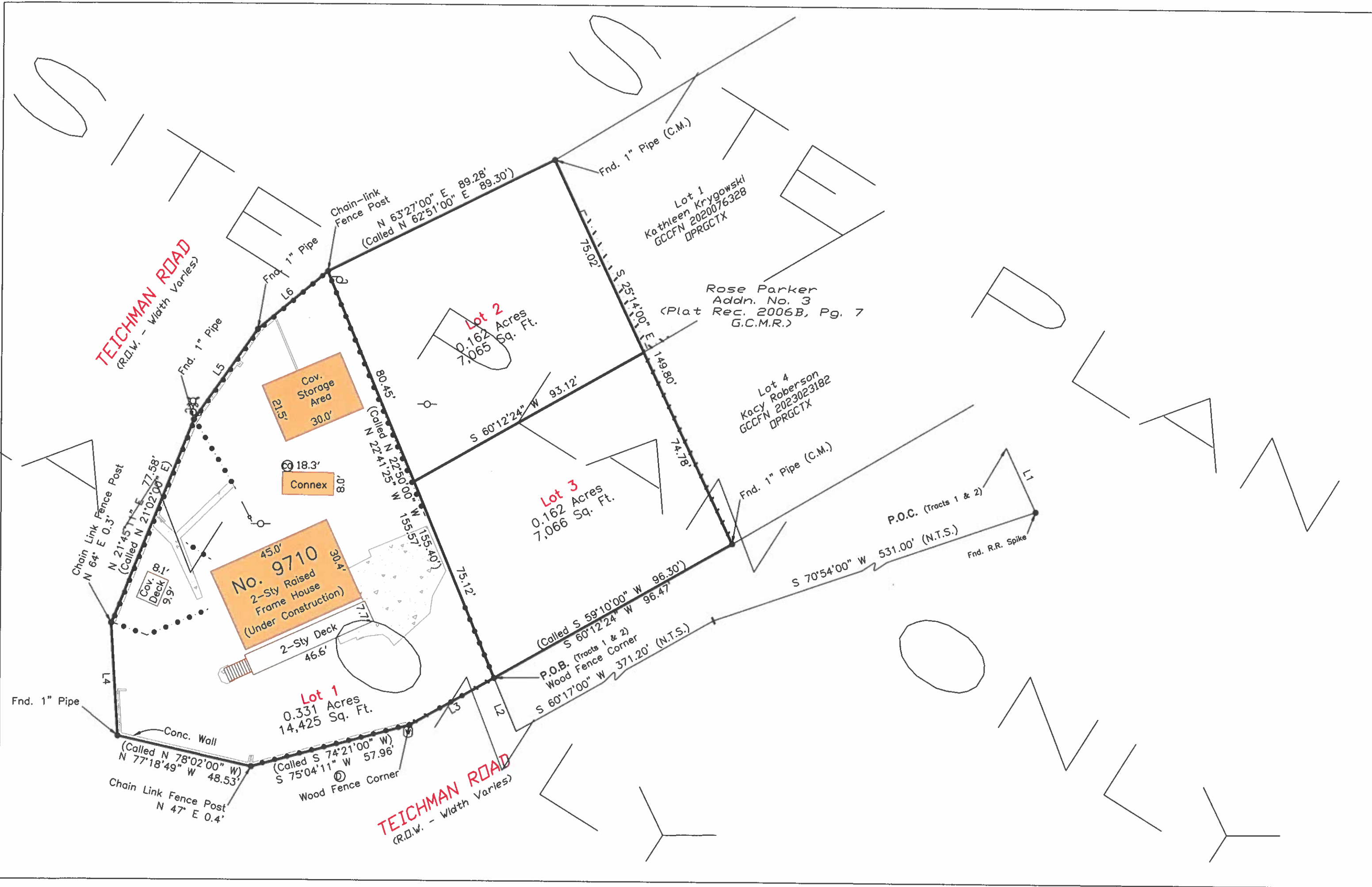
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: JA

Parcel ID: 115906

Surveyed for:
Douglas Godlinich





TEICHMAN ROAD
(R.O.W. - Width Varies)

TEICHMAN ROAD
(R.O.W. - Width Varies)

Lot 1
Kathleen Krygowski
GCCFN 2020076328
DPRGCTX

Rose Parker
Addn. No. 3
(Plat Rec. 2006B, Pg. 7
G.C.M.R.)

Lot 4
Kacy Roberson
GCCFN 2023023182
DPRGCTX

Lot 2
0.162 Acres
7,065 Sq. Ft.

Lot 3
0.162 Acres
7,066 Sq. Ft.

Lot 1
0.331 Acres
14,425 Sq. Ft.

No. 9710
2-Story Raised
Frame House
(Under Construction)

Cov.
Storage
Area
30.0'

Connex
8.0'

2-Story Deck
46.6'

Cov.
Deck
9.9'

P.O.C. (Tracts 1 & 2)

S 70°54'00" W 531.00' (N.T.S.)

(Called S 59°10'00" W 96.30')
S 60°12'24" W 96.47'
P.O.B. (Tracts 1 & 2)
Wood Fence Corner
S 60°17'00" W 371.20' (N.T.S.)

(Called S 74°21'00" W)
S 75°04'11" W 57.96'
Wood Fence Corner

(Called N 78°02'00" W)
N 77°18'49" W 48.53'
Chain Link Fence Post
N 47° E 0.4'

ZBA Motion Guide – Variances

I make a motion for **Approval** due to the following *(state all of the following, including the special condition)*:

- The special condition/s that exist on the property that does not generally exist of other properties in the same zoning district. That special condition is:

- Due to that special condition, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
- The variance is not contrary to the public interest in that:
 - The hardship is not self-imposed,
 - The hardship is not based solely on financial considerations, convenience, or inconvenience,
 - There are not conditions that are alleged to be special but are actually common to many properties within the same zoning district,
- The requested variance does not have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship,
- The variance will not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, and
- By granting the variance, the spirit of these regulations is observed and substantial justice is done.

I make a motion for **Denial** due to the following *(state one of more of the following)*:

- There is not a special condition on the property,
- The hardship is self-imposed,
- The hardship is based solely on financial considerations, convenience, or inconvenience,
- The requested variance would have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and/or
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance requested is greater than is necessary to grant relief from the hardship, and/or
- The variance is being used to circumvent other procedures and standards of the regulations that could be used for the same or comparable effect.

I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.



26Z-006

STAFF REPORT

ADDRESS:

17515 FM-3005

LEGAL DESCRIPTION:

The properties are legally described as Abstract 121 Hall & Jones Survey Lot 6 Gulf Palms and Abstract 121 Hall & Jones Survey West 1/2 of Lot 7 (7-1) Gulf Palms, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Katie Henson

PROPERTY OWNER:

Katie Henson

ZONING:

Residential, Single-Family (R-1)

REQUEST:

Special Exception from Division 11.400 of the Galveston Land Development Regulations (LDR)

APPLICABLE ZONING LAND USE

Restaurant, No Drive-Through

APPLICABLE REGULATIONS:

LDR - Division 11.400

EXHIBITS:

A – Applicant's Submittal

B – Photographs

STAFF:

Daniel Lunsford

Planning Manager

409-797-3659

dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
30				

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

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 Special Exception to make the current land use of "Restaurant, No Drive-Through" conforming at this location. The use has been in existence since at least the 1980s operating as a restaurant with no drive-through.

**Executive Summary
Cont.**

In 2025, the restaurant closed for necessary renovations, including upgrades to utilities and to repair damage done by previous tenants. For this reason, the legally nonconforming land use of “Restaurant, No Drive-Through” was in danger of expiring. Per Section 11.301(B) of the Land Development Regulations, if a nonconforming use to discontinued for a period of 365 days, then the use shall not be resumed. The owner and applicant intends to continue to use the property as a Restaurant, No-Drive Through for the foreseeable future and is now requesting that nonconforming land use be declared conforming for the subject site.

Per Galveston Central Appraisal District records, the building was built circa 1969; city records indicate that portion of the island wasn’t annexed into the city until 1975. The property was zoned Residential, Single-Family (R-1) in 2015 with the adoption of the current Land Development Regulations and associated zoning map; prior to that the property was zoned 1F-2 (One Family, Two Dwelling District).

However, according to the applicant the property has functioned as a restaurant since the 1980s, when it was known as The Straw Hat; more recently the property was known as Nate’s. Note also that in 2020, the adjacent Seven Seas grocery was also granted conversion of a nonconforming use to conforming use (case 20Z-009); that building was built in 1970 according to Galveston Central Appraisal District records.

**Zoning and Land Use
Information**

Location	Zoning	Land Use
Subject Site	Residential, Single-Family	Commercial
North	Residential, Single-Family	Vacant
South	Residential, Single-Family	Residential
East	Residential, Single-Family	Vacant
West	Residential, Single-Family	Commercial

**Procedure for Conversion
of Nonconforming Uses**

An owner of a nonconforming use may apply for a special exception from the Zoning Board of Adjustment, which has the effect of making the nonconforming use conforming in accordance with Division 11.400 of the Land Development Regulations.

**Criteria for Approval/
Applicant’s Justification**

- SEC. 11.403 CRITERIA FOR APPROVAL**
- A. **Generally.** A special exception may be granted by the Zoning Board of Adjustment to make a nonconforming use conforming, if, compliance with all of the criteria of this Section is demonstrated.
- B. **Nonconformity.** The use, as conducted and managed, has been determined to be a nonconforming use that has been integrated into the neighborhood's function or the zoning district's function if it is not in or adjacent to a residential neighborhood as evidenced by the following demonstrations:
1. **Neighborhood residents regularly patronize or are employed at said use for nonresidential uses in or abutting residential neighborhoods;**
- Applicant’s Response: *The restaurant was built in the late 60s, ran commercially as the Straw Hat in the 80s-90s. Nate’s Steakhouse in the 2000s. Located next*

door is the local grocer and other commercial businesses are across the street. This area is sandwiched between many subdivisions as well as the City of Jamaica Beach making it regularly patronized by local residents and tourists. This restaurant has also offered long-term employment opportunities for locals as well as short term summer jobs.

2. **Management practices eliminate nuisances such as noise, light, waste materials, unreasonably congested on-street parking, or similar conflicts;**

Applicant's Response: The restaurant has parking not only in the front but also open parking in the 3 adjacent lots that have been maintained for parking. The ample amount of parking space also helps keep FM-3005 from getting congested.

The patrons also tend to arrive in "waves" which keeps the road clear the majority of the day. This restaurant has also only operated as a typical restaurant with conventional operating hours, it is not a nightclub.

3. **There is no material history of complaints to the City about the use. A history of complaints is justification for denying the special exception, unless the conditions of the exception will eliminate the reasons for the complaints;**

Applicant's Response: I am unaware of any complaints that would impact this classification. With the lack of restaurants located on the west end of the island, having this remain a restaurant is in high demand from the locals. The restaurant has also been in this same location since before many of the homes, which were built with the perk of being located near this establishment.

4. **If the use is nonresidential, it is registered or licensed in accordance with any applicable ordinances of the City; or**

Applicant's Response: Currently business licenses/registrations are expired while we attempt to organize to stay in accordance with the City.

5. **The use has been maintained in good condition and its classification as a nonconformity would be a disincentive for such maintenance.**

Applicant's Response: This property has solely been maintained as a restaurant long before the area was zoned. Significant renovations would need to be made to accommodate any other business use. Losing this classification could directly effect its future use.

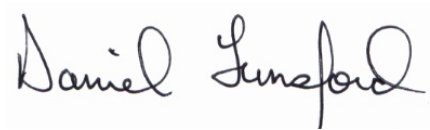
- C. **Conditions.** Conditions may be imposed relative to the expansion of buffering, landscaping, or other site design provision or other limitations necessary to ensure that as a conforming use the use will not become a nuisance. Such conditions may relate to the lot, buildings, structures or operation of the use.

Should the Zoning Board of Adjustment choose to administer Section 11.404 of the Land Development Regulations, the following are conditions for the Special Exception:

1. The site shall continue to operate as a "Restaurant, No Drive-Through)" land use.

Please see Agenda for Appeal from Decision of Board Process.

Respectfully submitted,



Daniel Lunsford
Planning Manager

June 24, 2026

Date



Catherine Gorman, AICP
Assistant Director/HPO

June 24, 2026

Date

APPLICANT'S JUSTIFICATION FOR THE REQUEST – CONVERSION OF NON-CONFORMING USE TO CONFORMING USE

A special exception may be granted by the Zoning Board of Adjustment to make a nonconforming use conforming if compliance with all of the criteria of this Section is demonstrated.

The use, as conducted and managed, has been determined to be a nonconforming use that has been integrated into the neighborhood's function or the zoning district's function if it is not in or adjacent to a residential neighborhood as evidenced by the following demonstrations:

Neighborhood residents regularly patronize or are employed at said use for nonresidential uses in or abutting residential neighborhoods.

The restaurant was built in the late 60s, ran commercially as The Straw Hat in the 80-90s, Nate's Steakhouse in the 2000s. Located next door is the local grocer and other commercial businesses are across the street. This area is sandwiched between many subdivisions as well as the City of Jamaica Beach making it regularly patronized by local residents and tourists. This restaurant has also offered long-term employment opportunities for locals as well as short term summer jobs.

Management practices eliminate nuisances such as noise, light, waste materials, unreasonably congested on-street parking, or similar conflicts.

The restaurant has parking not only in the front but also open parking in the 3 adjacent lots that have been maintained for parking. The ample amount of parking space also helps keep FM 3005 from getting congested. The patrons also tend to arrive in "waves" which keeps the road clear the majority of the day. This restaurant has also only operated as a typical restaurant with conventional operating hours, it is not a nightclub.

There is no material history of complaints to the City about the use. A history of complaints is justification for denying the special exception, unless the conditions of the exception will eliminate the reasons for the complaints.

I am unaware of any complaints that would impact this classification. With the lack of restaurants located on the west end of the island, having this remain a restaurant is in high demand from the locals. The restaurant has also been in this same location since before many of the homes, which were built with the perk of being located near this establishment.

If the use is nonresidential, it is registered or licensed in accordance with any applicable ordinances of the City.

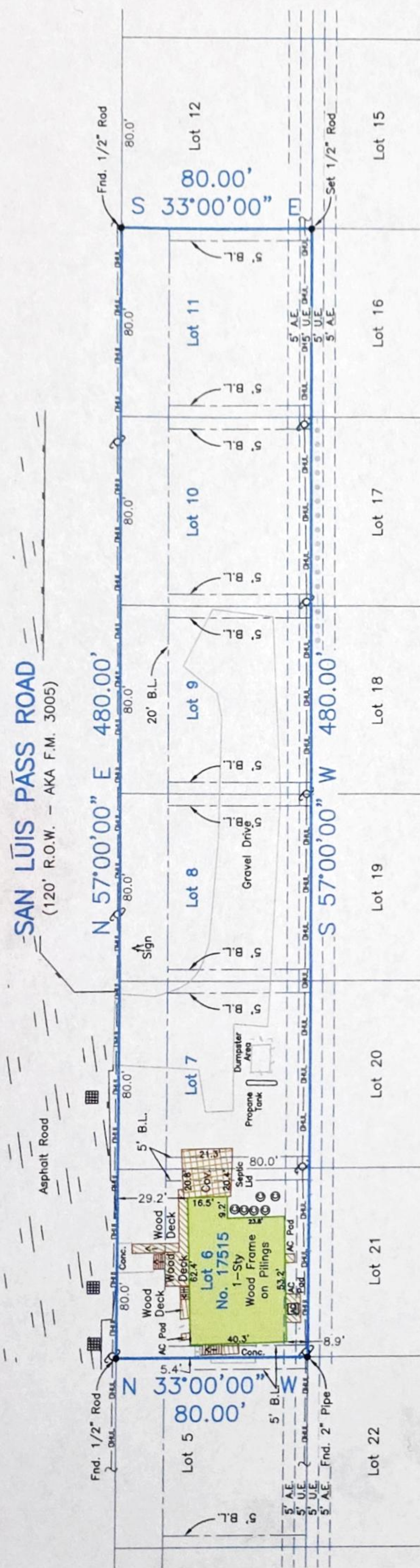
Currently business licenses/registrations are expired while we attempt to reorganize to stay in accordance with the City.

The use has been maintained in good condition and its classification as a nonconformity would be a disincentive for such maintenance.

This property has solely been maintained as a restaurant long before the area was zoned.

Significant renovations would need to be made to accommodate any other business use.

Losing this reclassification could directly effect its future use.



Survey of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), of GULF PALMS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 83, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE:	NOVEMBER 25, 2025
ACCT. No.:	3745-0000-0006-000
DRAFTING:	MMC
JOB No.:	25-0460

LEGEND

A.E.	Aerial Easement
AKA	Also Known As
B.L.	Building Lines
Conc.	Concrete
Cov.	Covered
Fnd.	Found
R.O.W.	Right of Way
U.E.	Utility Easement
⊙	Clean Out(s)
⊞	Grate Inlet(s)
->	Ramp/Steps
⊞	Power Pole(s)
- - -	Fence - Chain Link
- - -	Fence - Wood
- - -	Overhead Utility Line(s)



Registration Number: 10193855
(281) 554-7739 (409) 740-1517
200 HOUSTON AVE, SUITE B
LEAGUE CITY, TX 77573
www.hightidelandsurveying.com



SCALE: 1" = 40'

- NOTES:
- 1) This property lies within Zone "VE" of the 100 Year Flood Plain (BFE 16") according to FEMA Panel No. 481670311G, dated August, 15, 2019, as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Deed references are not a statement of ownership.
 - 4) Bearings based on the recorded plat.
 - 5) Surveyed without benefit of a Title Report.



Subject Property



To West (20Z-009)

Property Improvement - Building

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Type: COMMERCIAL Living Area: 2260.0 sqft Value: \$318,430

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RTCA	1969	2260
OP	OPEN PORCH	RTCA	1975	396
WD	WOOD DECK	RTCA	1975	90
ST	STORAGE	RTCF	1985	2260
OP	OPEN PORCH	RTCA	2000	40

Property Land

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Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.15	6,400.00	0.00	0.00	\$54,400	\$0

GCAD Parcel Data

ZBA Motion Guide – Special Exceptions

Non-conforming to Conforming

I make a motion for **Approval** due to the fact that the use, as conducted and managed, has been determined to be a nonconforming use that has been integrated into the neighborhood's function or the zoning district's function if it is not in or adjacent to a residential neighborhood as evidenced by the following demonstrations *(state one of more of the following)*:

- Neighborhood residents regularly patronize or are employed at said use for nonresidential uses in or abutting residential neighborhoods;
- Management practices eliminate nuisances such as noise, light, waste materials, unreasonably congested on-street parking, or similar conflicts;
- There is no material history of complaints to the City about the use;
- If the use is nonresidential, it is registered or licensed in accordance with any applicable ordinances of the City; or
- The use has been maintained in good condition and its classification as a nonconformity would be a disincentive for such maintenance.

I make a motion for **Denial** due to the due to the fact that the use, as conducted and managed, has been not been determined to be a nonconforming use that has been integrated into the neighborhood's function or the zoning district's function if it is not in or adjacent to a residential neighborhood as evidenced lacking the following demonstrations *(state one of more of the following)*:

- Neighborhood residents do not regularly patronize or are employed at said use for nonresidential uses in or abutting residential neighborhoods;
- Management practices don not eliminate nuisances such as noise, light, waste materials, unreasonably congested on-street parking, or similar conflicts;
- There is a material history of complaints to the City about the use;
- If the use is nonresidential, it is not registered or licensed in accordance with any applicable ordinances of the City; or
- The use has not been maintained in good condition.

I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.