



**CITY OF TEXAS CITY
SPECIAL-CALLED PLANNING BOARD MEETING**

AGENDA

**MONDAY, JANUARY 13, 2025 – 5:00 P.M.
ENGINEERING & PLANNING BUILDING – CONFERENCE ROOM 2
7800 Emmett F. Lowry Expressway
Texas City, TX 77591**

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please make your request in advance of the meeting by filling out a Request to Address Planning Board form and providing it to Ms. Brianna Galicia, Administrative Assistant.

(1) ROLL CALL

(2) APPROVAL OF MINUTES – December 16, 2024

(3) PUBLIC COMMENTS

(4) REGULAR AGENDA

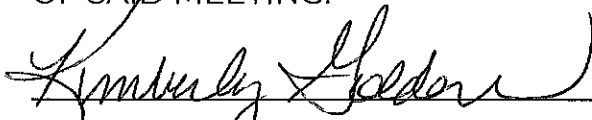
- a. Consider and take action on the Final Plat for Vida Costera Section 3. Being a subdivision of 10.53 acres out of the John Sellers Survey, Abstract No. 180, and the S.A. & M.G. R.R. Survey, Abstract No. 189, in Texas City, Galveston County, Texas. Also being a partial replat of Lots 18-19 of the Motor Subdivision as recorded in Volume 254-A, Page 13 of the G.C.M.R. Located west of SH 3 and south of Vida Costera Sections 1 and 2, Texas City.
- b. Consider and make recommendation on a Request for Variance from Mariah Garza to waive the 200' minimum width at the front building line for an unsewered lot per Subdivision Ordinance 159.050 (F). Located at 7509 Wetzel Drive, Texas City.
- c. Consider and take action on a Request for a Replat of Lot 22 of Oleander Acres, Section Two, into two (2) lots. Located at 7912 Melody Lane, Texas City.

(5) GENERAL UPDATES

(6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

(7) ADJOURNMENT

THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JANUARY 10, 2024, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

A handwritten signature in black ink, appearing to read "Kimberly O. Golden", written over a horizontal line.

Kimberly O. Golden, Secretary

PLANNING BOARD MINUTES

DECEMBER 16, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, December 16, 2024, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Curt Kelly (Engineering & Planning Administrator), Kip Urps (Assistant Building Official/Floodplain Manager), Veronica Carreon (Engineering & Zoning Technician), and Brianna Galicia (Engineering & Planning Administrative Assistant). Guests were: Stephanie Tabor, Rachelle Griffin, and Chris Rogers.

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

1) ROLL CALL

The following members answered roll call: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, and Commissioner Thelma Bowie.

2) APPROVAL OF MINUTES

A motion to approve the minutes of December 2, 2024, was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien. All other members present voted aye.

3) PUBLIC COMMENTS

There were none.

4) REGULAR AGENDA

- a. **Consider and take action on the Development Plan for Doodle Me Up, LLC - a grooming, daycare, and board services for dogs. Located at 413 6th Street North in the 6th Street Revitalization District, Texas City.**

Ms. Kimberly Golden stated this is coming to the Board Members because it is going to be located on 6th Street and is a Development Plan. Applicant Rachelle Griffin is currently operating as a home-based business grooming dogs here in Texas City which she is expanding to include boarding and canine day care. The building being used for the expansion is owned by the EDC and will be leased to the applicant as a three-year term.

Ms. Golden stated Ms. Griffin is a certified groomer/stylist through Golden Paws and is working to get AKC certifications in the upcoming 2025 year. With this expansion, Ms. Golden stated there will be new job opportunities and those employees will also be working towards their AKC certifications, plus will be certified for dog CPR. In the plan details that Ms. Griffin provided it was said at any given time it's not likely to have more than nine dogs at the site.

Ms. Golden stated the anticipated use for this AKC certified dog grooming, daycare, and boarding is consistent with the 6th Street revitalization district. This will promote the redevelopment for a portion of 6th Street for the economic impact and importance of the area. The noise and odor were thought to be a concern for other businesses around but those have been addressed. They will be adding noise buffering materials as well as a drain that will run outside which will be cleaned daily for odor control.

Per the Gateway Overlay District, this business will require some landscaping and that will be taken care of by the Community Plaza project.

A motion was made by Co-Chairman Perry O'Brien/Commissioner Thelma Bowie to approve the Development Plan for Doodle Me Up, LLC - a grooming, daycare, and board services for dogs. Located at 413 6th Street North in the 6th Street Revitalization District, Texas City. All other members present voted aye.

- b. Consider and take action on the Development Plan for Amoco Federal Credit Union for the expansion and renovation of the Motor Annex Building and parking lot improvements. Located at 2300 Texas Avenue, Texas City.**

Ms. Golden stated this is another business within Texas City that is improving and upgrading. Amoco would like to add a 1,200 sqft addition to the motor annex building. Right now, they have ten drive thru lanes. The five lanes on the northern part of the site will be demolished with three to be rebuilt with ATMs for a final total of seven drive through lanes.

The project will add a dumpster enclosure in line with the requirements of the Gateway Overlay District. Right now, on the east side of the parking lot there is no landscaping. Amoco is committed to add additional landscaping but have not presented any drawings just yet. They stated if approved they will have the drawings submitted within 90-days and have the landscape complete before they receive a Certificate of Occupancy.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Development Plan for Amoco Federal Credit Union for the expansion and renovation of the Motor Annex Building and parking lot improvements. Located at 2300 Texas Avenue, Texas City. All other members present voted aye.

- c. Consider and take action on a revision to the Final Plat for Heron's Landing Section 4 to reduce the rear setback line from 25ft to 20ft on Lots 11-14 in Block 2 and Lots 14-18 in Block 1. Being a replat of a tract of land situated in the Daniel Richardson Survey, Abstract No. 167, and the T.G. Western Survey, Abstract No. 204, Texas City. Located west of Heron's Landing Section 2 and north of Section 3. A subdivision of 13.996 acres and containing 4 blocks, 44 lots and 2 reserves.**

The applicant is requesting an adjustment to reduce the rear setback line from 25ft to 20ft on Lots 11-14 in Block 2 and Lots 14-18 in Block 1. Ms. Golden stated the Board has already approved the Final Plat for this section at its meeting on March 18, 2024, but the plat has not yet been recorded. Infrastructure construction has begun. The utilities have already been installed and work is currently in progress on the paving/rebar and should be completed with construction mid-January.

Ms. Golden stated the application to reduce the rear setback on certain indicated lots was initially submitted as a request for a variance for the Board of Adjustments but since the plat has not yet been recorded it has been brought back to the Planning Board for consideration and action. The variance to the setbacks is requested because the city has an ordinance that requires a 25ft set back from the easement line for high pressure pipelines. In this instance Ms. Golden stated because the rear lot lines are adjacent to a greenspace along the canal, the reduction to a 20ft setback is not inappropriate for the back build line. Ms. Golden stated these are the 70ft lots intended for the construction of larger homes. A similar accommodation was made for similar situated lots in sections 1 and 2.

Chairman Campbell asked how many more sections were going to be out there. Ms. Stephanie Tabor replied there are plans to plat sections 5, 6, and 7. Chairman Campbell asked what kind of pipelines we have out there to which Ms. Tabor replied it is Koch Pipelines. Ms. Golden stated that on the plat the pipelines are shown, so potential purchasers will have notice when they are

buying those lots. The information is there for buyers to consider as they make that purchase decision.

A motion was made by Co-Chairman Perry O'Brien/Commissioner Thelma Bowie to approve a revision to the Final Plat for Heron's Landing Section 4 to reduce the rear setback line from 25ft to 20ft on Lots 11-14 in Block 2 and Lots 14-18 in Block 1. All other members present voted aye.

5) GENERAL UPDATES

There were none.

6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

There was none.

7) ADJOURNMENT

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to adjourn. All members present voted aye.

Kimberly Golden, Secretary

Date

Minutes approved by the Planning Board at its meeting on _____.

STAFF REPORT

To: Planning Board – Special Meeting on January 13, 2025

From: Kimberly Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E.

Date: January 10, 2025

RE: Vida Costera Section 3 – Final Plat

Background: Vida Costera Section 3 is part of a master planned residential development on 49.89 acres which proposes to develop 203 single family residential lots. The site is west of SH 3 and north of The Retreat. It is south of the TNMP substation located on 25th Ave N. Section 3, which is the subject of this review, is south of Section 1 and 2. The Planning Board gave Section 3 preliminary plat approval at its regular meeting on August 19, 2024. Section 1 is fully developed with a final plat approved by the Planning Board on August 16, 2021, and recorded on January 1, 2023. Section 2 received final plat approval by the Planning Board on June 27, 2022. Construction of the infrastructure in Section 2 is in progress.

The Planning Board, Zoning Commission and City Commission recently approved the preliminary rezoning of the subject location from District A – Single Family Residential to District I – Planned Unit Development. The rezoning was made permanent by Ordinance 2024-15 approved by the City Commission on June 5, 2024.

All of Vida Costera is within Galveston County Municipal Utility District 66.

Requested Action: The developer, KB Homes, requests approval of the Final Plat for Vida Costera Section 3, a 10.53-acre subdivision which will create 56 lots in 3 blocks with 3 reserves which total 0.57 acres. Approval of the Final Plat authorizes the developer to begin construction of the required public improvements. Upon completion of the public infrastructure, the final plat can be recorded with the Galveston County Clerk's office and home construction can begin.

Staff Analysis: A major component of the final plat approval process is City staff review of the construction drawings for water, sewer, streets, and drainage. This is the public infrastructure that will serve all the lots in this particular section; and in some cases, oversized facilities will be provided to be able to serve adjacent, future sections. The engineered plans, prepared by Sherrington - Humble have been reviewed and are in accordance with all City policies and standards regarding public water, sewer, streets, and drainage. In addition, GCDD #2 has reviewed and approved the drainage for this section.

The final plat should follow the preliminary plat with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The final plat for Vida Costera, Sec 3

does this. The lots here are the typical 50' width product, although some of the corner lots and cul-de-sac lots are wider.

Section 3 will complete the development of the master planned community. Developer has provided a preliminary submittal for the completion of the neighborhood park which is located in Section 1. The park will include a covered pavilion with table and play features, landscaping, benches and trash receptacles. Developer is on schedule for development of the park. Phases I and II site gradings and landscape preparation have been completed for the playground area. Sidewalks and landscaping around the amenity pond have also been completed.

Staff has reviewed the Final Plat for Vida Costera Section 3 and offers no objections to approval **upon condition that the park will be fully constructed and operational before the final plat is recorded.**

STATE OF TEXAS }
COUNTY OF GALVESTON }

That KB Home Lone Star, Inc., a Texas corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Vida Costera Sec 3 Final Plat, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein.

KB Home Lone Star, Inc., a Texas corporation, does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN TESTIMONY WHEREOF THIS DAY OF 20__.

OWNER: KB Home Lone Star, Inc., a Texas corporation
By: David Williamson, Director of Land Development; Attest: Michael Kaska, Land Development Project Manager

To the best of my knowledge, there are no liens against this property.

Signature of Owner

STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David Williamson and Michael Kaska, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 20__.

Notary Public in and for the State of Texas
My Commission expires:

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Charles Kennedy, Jr., a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Charles Kennedy, Jr., Registered Professional Land Surveyor No. 5708

On the day of 20__, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: Secretary of the City of Texas City Planning Board

Signed: Dickey Campbell, Chairman of the City of Texas City Planning Board

It is understood that if the final plans for Vida Costera Sec 3 Final Plat are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely.

David Williamson, KB Homes Lone Star, Inc.; Michael Kaska, KB Homes Lone Star, Inc.

Witnesses:

On the of 20__.

This is to certify that all improvements to Vida Costera Sec 3 Final Plat Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

Dedrick D. Johnson, Sr., Mayor, City of Texas City, Texas

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on 20__, at O'clock, __m., and duly recorded on 20__, at O'clock, __m., instrument # Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight D. Sullivan, County Clerk, Galveston County, Texas

By Deputy

NOTES:

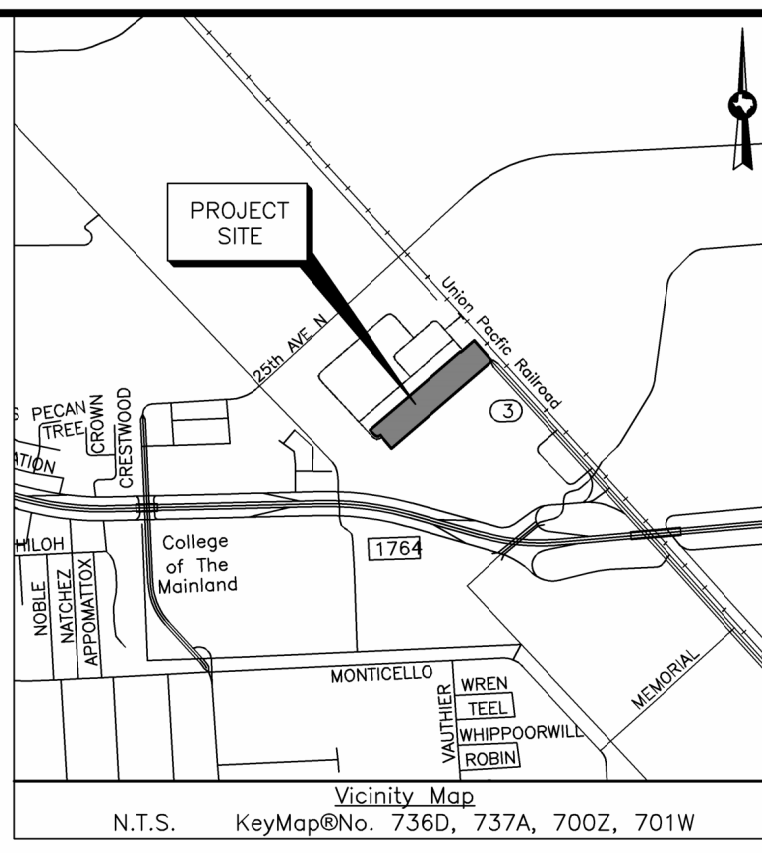
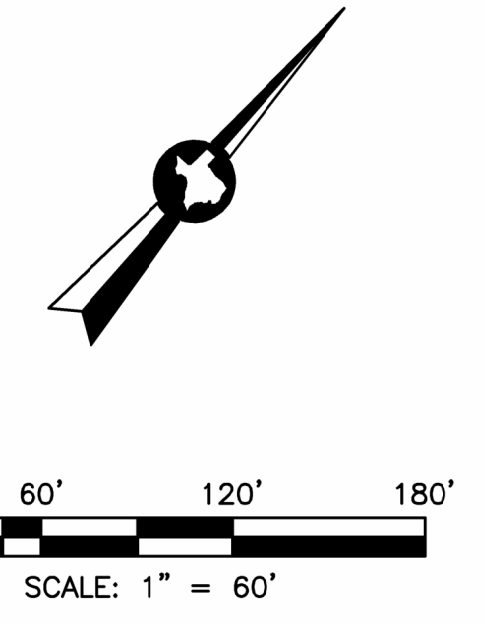
- (1) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property...
(2) B.L. indicates Building Line; FND indicates Found; G.C.D.D. indicates Galveston County Drainage District...
(3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(4) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
(5) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99986751712.
(6) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(7) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
(8) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense.
(9) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
(10) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
(11) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.
(12) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Harris County, Texas, Map No. 48167C0265 6, dated August 15, 2019, the subject tract appears to be within Shaded Zone "X", defined as areas of 0.2% annual chance flood event; areas of 1% annual chance flood event with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood event.
(13) Tract may be subject to an unlocated pipeline right-of-way easement in favor of Humble Pipe Line Company and recorded in Volume 507, Page 211 G.C.D.R. and is a Genesis Gas Pipeline as shown per drawings by Gulf Coast Engineering & Surveying, titled "As-Built" Relocated 8" Webster to Texas City Pipeline, drawing number PP-12, sheets 14-15, dated 8-13-2007.

METES AND BOUNDS DESCRIPTION
10.53 ACRES IN THE JOHN SELLERS SURVEY, A-180 AND THE S.A. & M.G. R.R. SURVEY, A-189, TEXAS CITY, GALVESTON COUNTY, TEXAS

10.53 acres of land situated in the John Sellers Survey, A-180 and the S.A. & M.G. R.R. Survey, A-189, Galveston County, Texas, being out of Lots 18-19 of the Motor Subdivision as recorded in Volume 254-A, Page 13 of the Galveston County Map Records (G.C.M.R.) and being a portion of that certain called 53.1544 acre tract of land as described in deed and recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 201203680, said 10.53 acre tract of land being more particularly described by metes and bounds as follows: (bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a 5/8 inch iron rod with cap stamped "TEAM" found at the northeasterly corner of a called 8 acre tract as described in deed and recorded under G.C.C.F. No. 2013003901 and in the southwesterly right-of-way line of State Highway No. 3 (based on a width of 137 feet) recorded under Volume 254-A, Page 13 of the G.C.M.R. and under G.C.C.F. No.s 9115089, 9131746 and 9126860 and the northeasterly corner of the herein described tract;

- (1) THENCE, South 48°52'53" West, with the northwesterly line of said called 8 acres, a distance of 1,471.36 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set in for the southerly corner of the herein described tract;
(2) THENCE, North 41°07'07" West, a distance of 132.85 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for corner;
(3) THENCE, North 34°47'41" West, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for corner;
(4) THENCE, South 55°12'19" West, a distance of 23.57 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for a point of curvature to the right;
(5) THENCE, along said curve to the right having a radius of 25.00 feet, a central angle of 75°59'07", an arc length of 33.15 feet and a chord bearing North 86°48'08" West, a distance of 30.78 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for the point of tangency;
(6) THENCE, North 48°48'35" West, a distance of 31.26 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for a point of curvature to the right;
(7) THENCE, along said curve to the right having a radius of 270.00 feet, a central angle of 06°19'26", an arc length of 29.80 feet and a chord bearing North 45°38'52" West, a distance of 29.78 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for the point of tangency;
(8) THENCE, North 42°29'09" West, a distance of 32.75 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for the northwesterly corner of the herein described tract;
(9) THENCE, North 48°52'53" East, a distance of 1,322.52 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for corner;
(10) THENCE, South 41°07'07" East, a distance of 9.64 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set for corner;
(11) THENCE, North 48°52'53" East, a distance of 195.00 feet to a 5/8 inch iron rod with cap stamped "EHRA 713-784-4500" set in the southwesterly right-of-way line of said State Highway No. 3 and the northerly corner of the herein described tract;
(12) THENCE, South 41°07'07" East, with the southwesterly right-of-way line of said State Highway No. 3, a distance of 300.36 feet to the POINT OF BEGINNING and containing 10.53 acres of land.

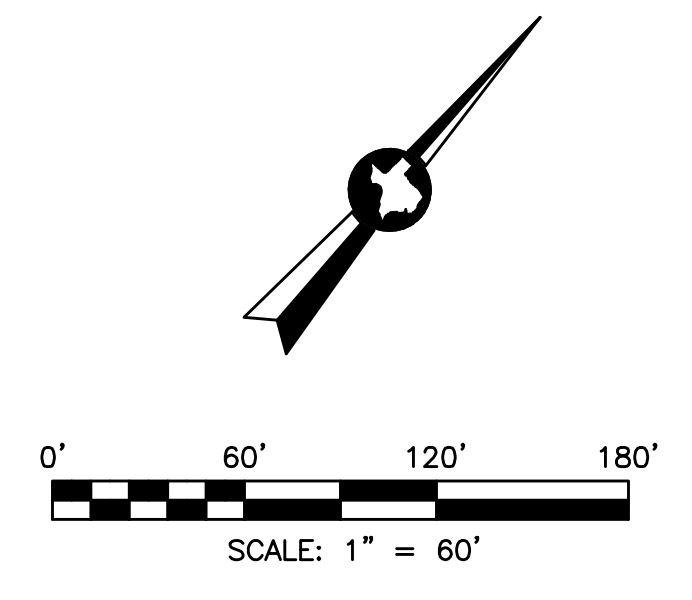
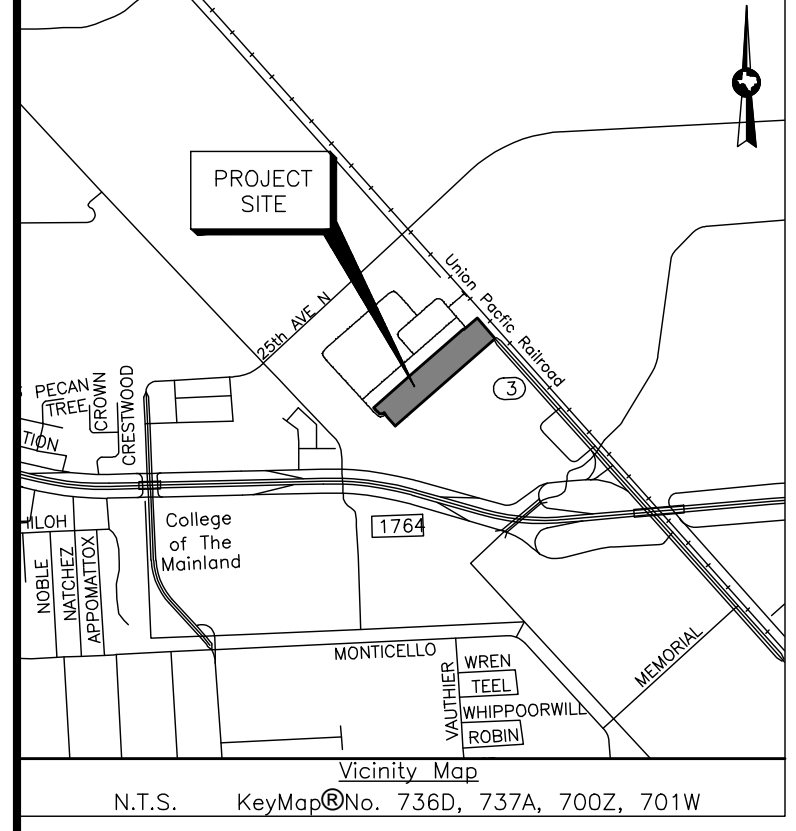


VIDA COSTERA SEC 3 FINAL PLAT

BEING A SUBDIVISION OF 10.53 ACRES OUT OF THE JOHN SELLERS SURVEY, ABSTRACT NO. 180, AND THE S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 189, IN TEXAS CITY, GALVESTON COUNTY, TEXAS. ALSO BEING A PARTIAL REPLAT OF LOTS 18-19 OF THE MOTOR SUBDIVISION AS RECORDED IN VOLUME 254-A, PAGE 13 OF THE G.C.M.R.

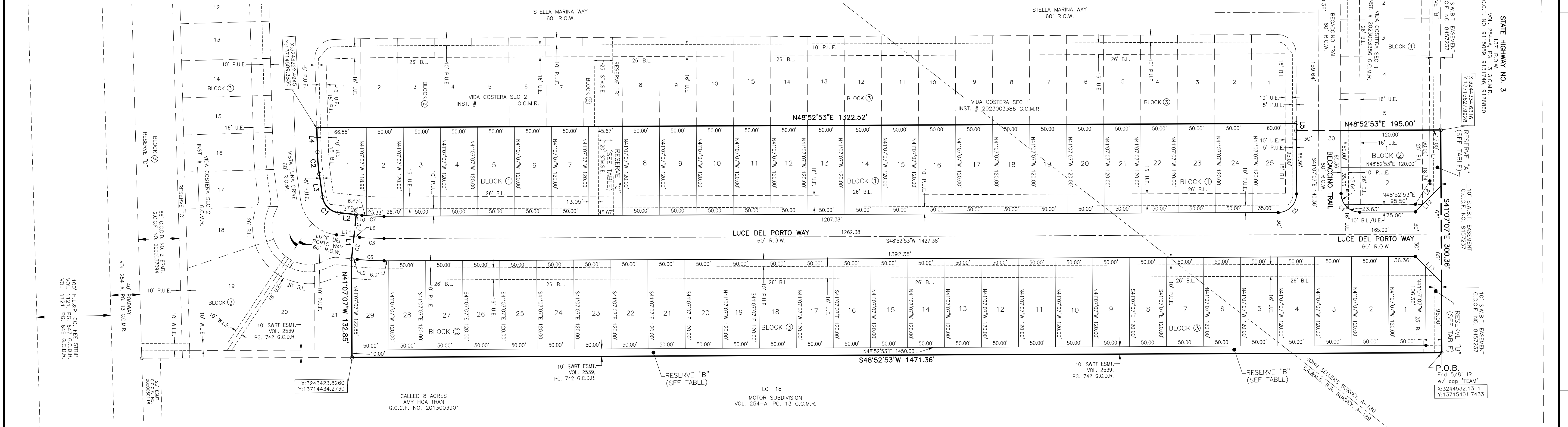
56 LOTS 3 BLOCKS 3 RESERVES
OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVE., HOUSTON, TX 77082
(877) 238-4720
SEPTEMBER 3, 2024





CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	75°59'07"	33.15'	N86°48'08" W	30.78'
C2	270.00'	6°19'26"	29.80'	N45°38'52" W	29.78'
C3	300.00'	6°19'26"	33.11'	S52°02'36" W	33.09'
C4	25.00'	90°00'00"	39.27'	S88°07'07" E	35.36'
C5	25.00'	90°00'00"	39.27'	N03°52'53" E	35.36'
C6	330.00'	6°19'26"	36.42'	N52°02'36" E	36.40'
C7	270.00'	6°19'26"	29.80'	N52°02'36" E	29.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°47'41" W	60.00'
L2	S55°12'19" W	23.57'
L3	N48°48'35" W	31.26'
L4	N42°29'09" W	32.75'
L5	S41°07'07" E	9.64'
L6	S55°12'19" W	7.69'
L7	S41°07'07" E	68.74'
L8	S08°48'25" E	36.39'
L9	S55°12'19" W	7.69'
L10	S55°12'19" W	7.69'
L11	N55°12'19" E	23.57'
L12	N03°52'53" E	49.50'
L13	S86°07'07" E	49.50'

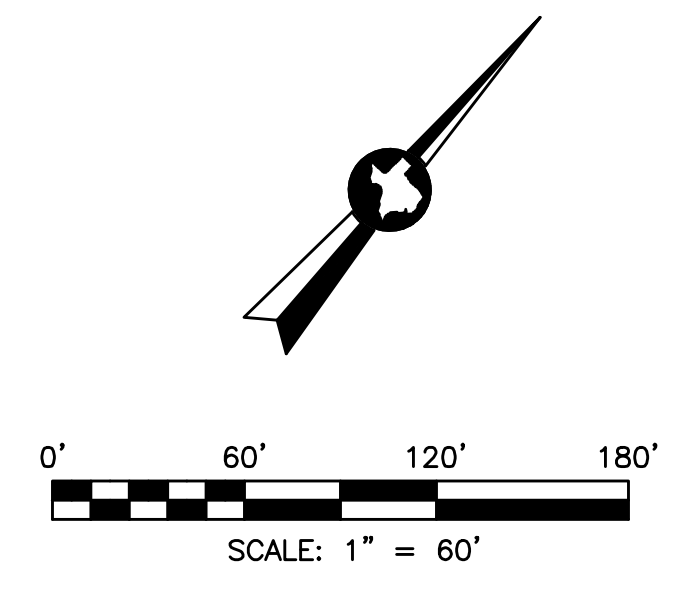
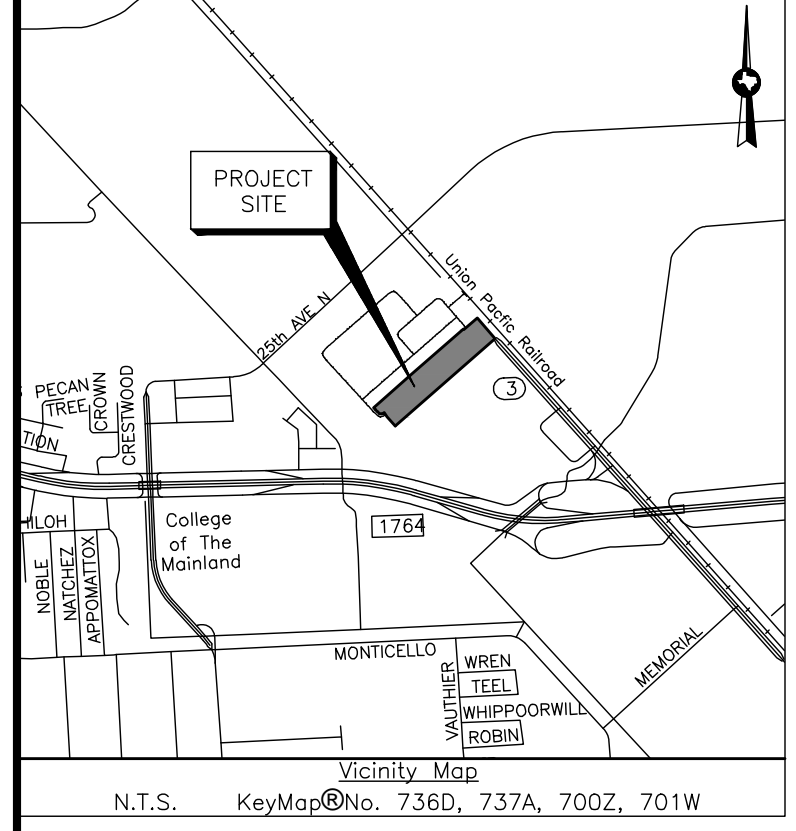


RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.0607 ACRE/2,646 SQ. FT.
B	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.3923 ACRE/17,088 SQ. FT.
C	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.1258 ACRE/5,481 SQ. FT.
TOTAL ACREAGE=		0.5788 ACRE

**VIDA COSTERA SEC 3
FINAL PLAT**

BEING A SUBDIVISION OF 10.53 ACRES OUT OF THE JOHN SELLERS SURVEY, ABSTRACT NO. 180, AND THE S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 189, IN TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF LOTS 18-19 OF THE MOTOR SUBDIVISION AS RECORDED IN VOLUME 254-A, PAGE 13 OF THE G.C.M.R.

56 LOTS 3 BLOCKS 3 RESERVES
OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVE., HOUSTON, TX 77082
(877) 238-4720
SEPTEMBER 3, 2024



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	75°59'07"	33.15'	N86°48'08" W	30.78'
C2	270.00'	6°19'26"	29.80'	N45°38'52" W	29.78'
C3	300.00'	6°19'26"	33.11'	S52°02'36" W	33.09'
C4	25.00'	90°00'00"	39.27'	S88°07'07" E	35.36'
C5	25.00'	90°00'00"	39.27'	N03°52'53" E	35.36'
C6	330.00'	6°19'26"	36.42'	N52°02'36" E	36.40'
C7	270.00'	6°19'26"	29.80'	N52°02'36" E	29.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°47'41" W	60.00'
L2	S55°12'19" W	23.57'
L3	N48°48'35" W	31.26'
L4	N42°29'09" W	32.75'
L5	S41°07'07" E	9.64'
L6	S55°12'19" W	7.69'
L7	S41°07'07" E	68.74'
L8	S08°48'25" E	36.99'
L9	S55°12'19" W	7.69'
L10	S55°12'19" W	7.69'
L11	N55°12'19" E	23.57'
L12	N03°52'53" E	49.50'
L13	S86°07'07" E	49.50'



VIDA COSTERA SEC 3 FINAL PLAT

BEING A SUBDIVISION OF 10.53 ACRES OUT OF THE JOHN SELLERS SURVEY, ABSTRACT NO. 180, AND THE S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 189, IN TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF LOTS 18-19 OF THE MOTOR SUBDIVISION AS RECORDED IN VOLUME 254-A, PAGE 13 OF THE G.C.M.R.

56 LOTS 3 BLOCKS 3 RESERVES

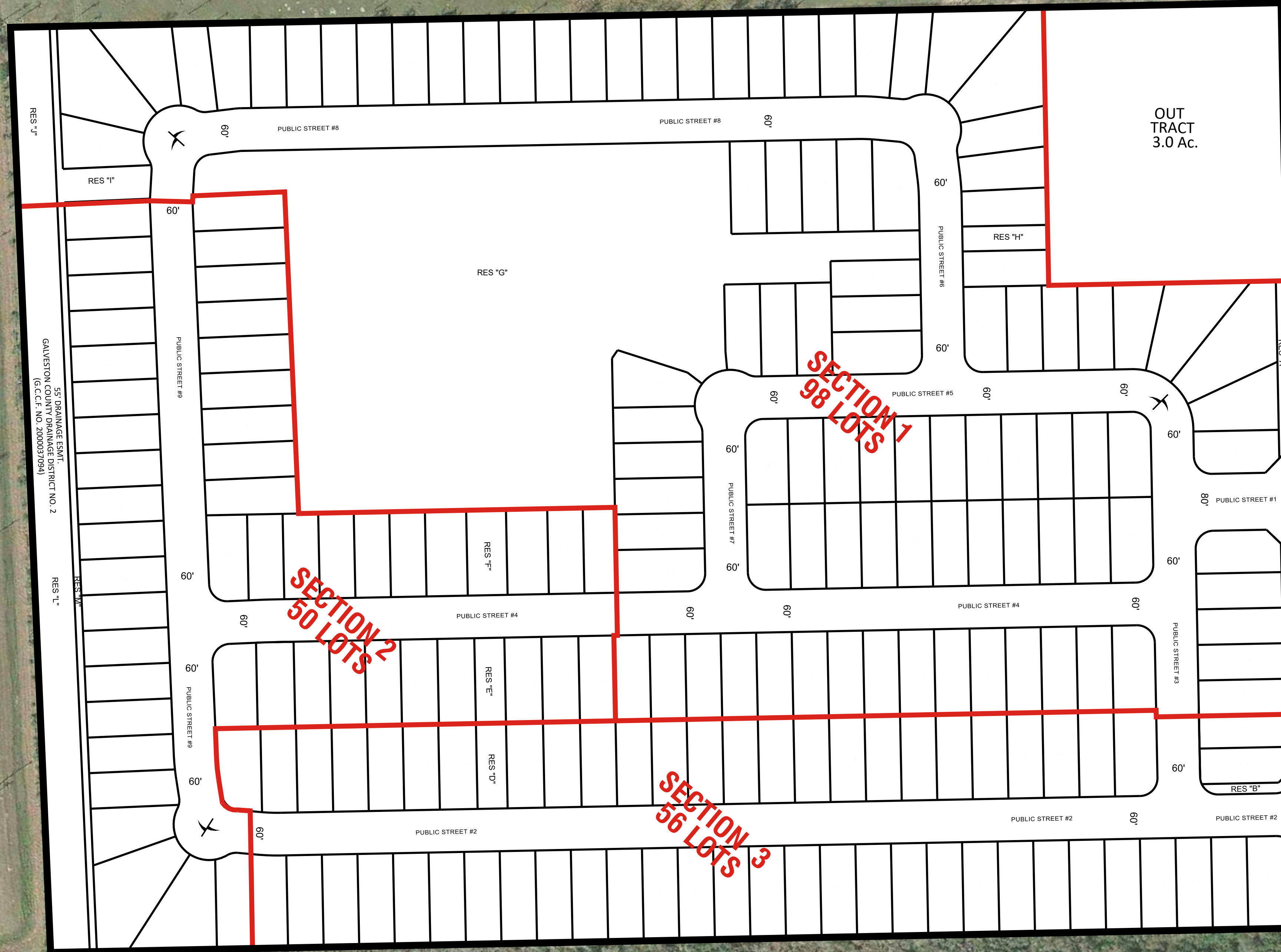
OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVE., HOUSTON, TX 77082
(877) 238-4720

SEPTEMBER 3, 2024

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.0607 ACRE/2,646 SQ. FT.
B	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.3923 ACRE/17,088 SQ. FT.
C	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.1258 ACRE/5,481 SQ. FT.
TOTAL ACRES		0.5788 ACRE

25TH AVENUE N
(120' R.O.W.)
(VOL. 3075, PG. 133 G.C.D.R.)
(G.C.C.F. NO. 8648578)



E:\151-014-001\Plan\Gis\Vida_Costra_SubdivisionMasterPlan with Aerial_20210726.dwg Jul 26, 2021 11:21pm Edited by: abard

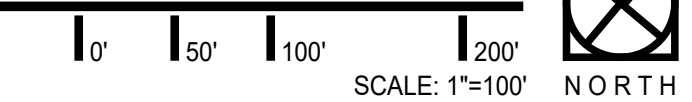
Vida Costra Subdivision Master Plan

A Subdivision of 53.1544 acres out of the S.A. & M.G. R.R. Survey, A-189 and John Sellers Survey, A-180, Texas City, Galveston County, Texas.

204 Lots, 5 Blocks and 13 Reserves Totalling 9.70 Acres

Owner/Developer: KB Home Lone Star Inc., 11314 Richmond Avenue, Houston, TX, 77082. (877)238.4720.

July 26, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
181-014-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

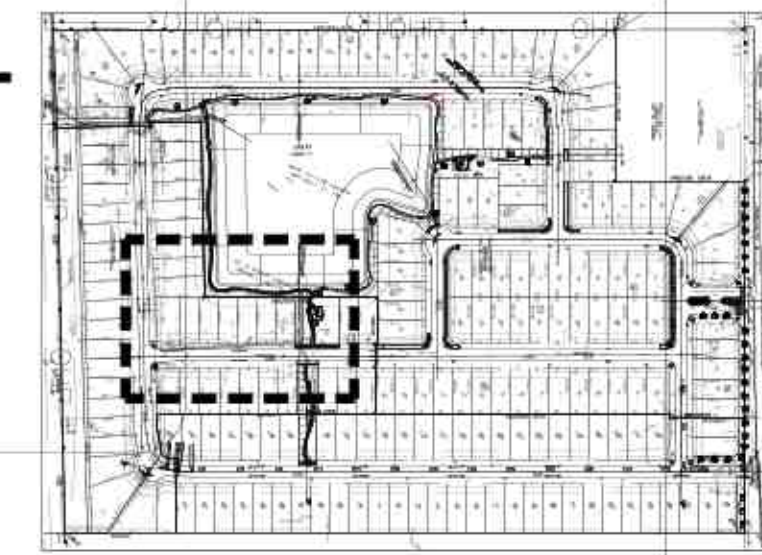
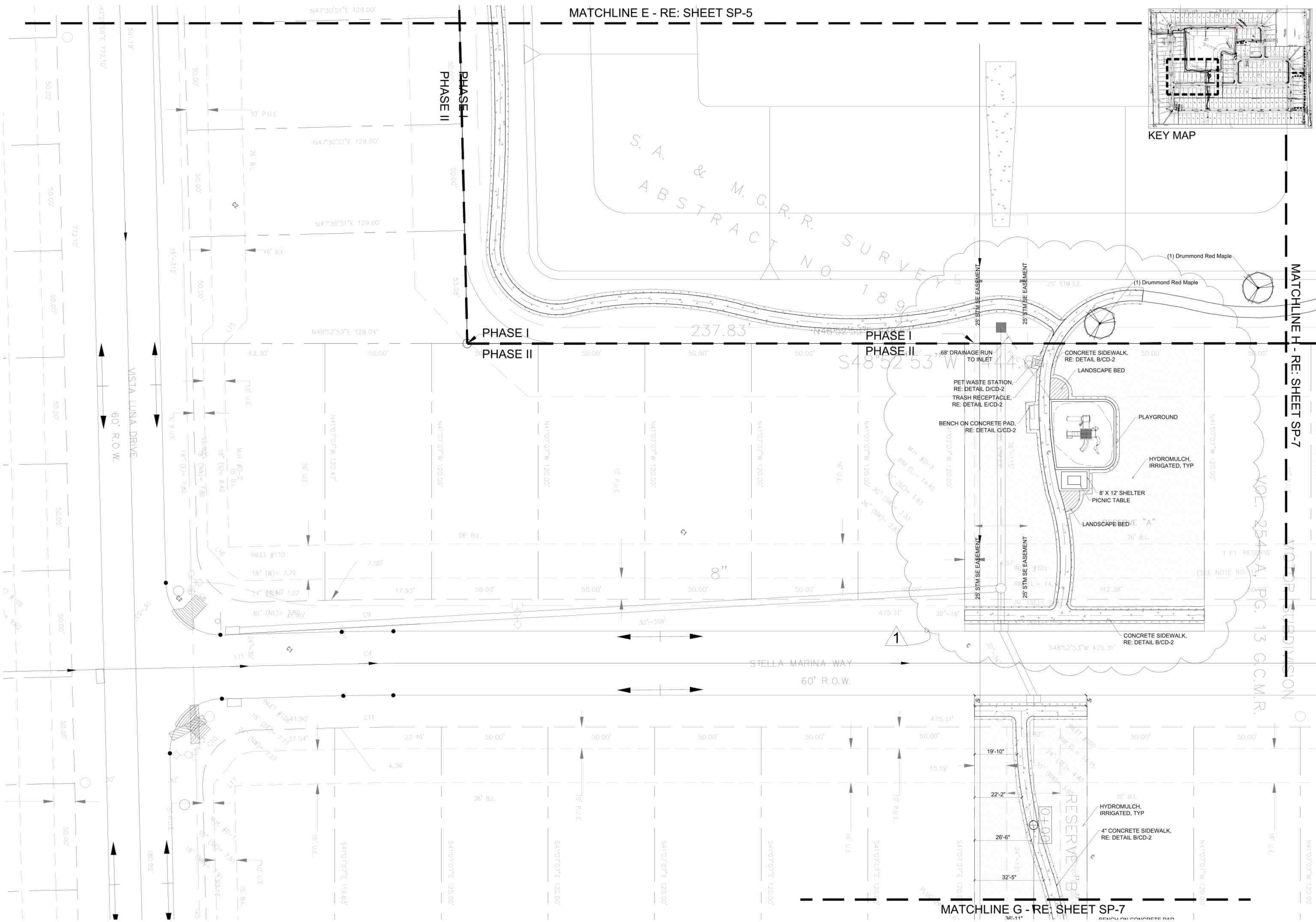


VIDA COSTERA POCKET PARK

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS, OR OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, AND ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. GRAPHICS ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY; THEY ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

MAY 11, 2024



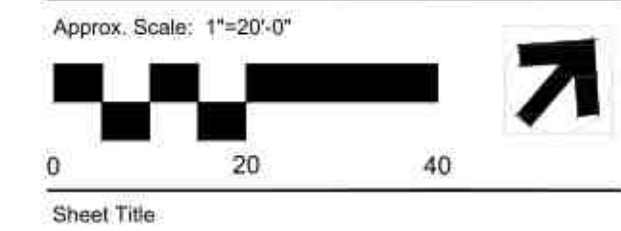


VIDA COSTERA

KB HOME

Issue	Date
Issue for Permit	09/07/2022
Issue for Construction	01/19/2023
REVISION 1	07/28/2024

Project No: 002-2022-03
 Drawn By: DPM



SITE PLAN

Sheet Title

Sheet Number:

SP-6

STAFF REPORT

TO: Planning Board – for special called meeting on January 13, 2025
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: January 7, 2025
RE: 7509 Wetzel Drive - Request for Variance to Subdivision Ordinance of the minimum 200ft width at the front building line for unsewered lot

Background: Applicant, Mariah Garza, purchased the vacant 2.073-acre lot on November 17, 2023 (Doc 2023054459) for the purpose of building a residence. The lot was created by a predecessor in interest by metes and bounds and without recording a subdivision plat in 2019 (Doc 2019004196). The underlying subdivision was recorded on May 19, 1893. The lot satisfies the 2-acre minimum requirement but is only 106.25ft wide.

Applicable ordinances and analysis: Texas City Code of Ordinances Section 159.050 (F) requires lots with on-site septic systems to be at least 2 acres and 200ft wide. Only the City Commission can approve a variance to these requirements. The specified variance procedure requires the Planning Board to review the request and make a written recommendation to the City Commission.

Section 159.050 (F)(3)(d) states the findings necessary to approve a variance as follows:

1. *There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land; The lot is bounded on the north and east by public road. And on the south by an existing structure which is located too close to the property line to allow the applicant to acquire additional property to widen the lot. The applicant did not create the non-compliant lot width.*

2. *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; The applicant will not be able to build upon the lot without a variance.*

3. *The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; The lot exceeds the minimum acreage of 2 acres and is situated such that the septic system can be installed without detriment to the adjacent property or the existing water wells; and*

4. *The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter. This is the last undeveloped lot in the immediate area and will not prevent the orderly development of other land in the area.*

Section 159.050 (F)(3)(e) states the evidence and information to be provided to the City Commission:

"the place where COMMUNITY MATTERS"

1. *The County Health District has approved the on-site sanitary sewer facilities; Applicant provided a copy of the OSSF design and friction loss calculations stamped and signed by a licensed engineer. Have requested documentation of the Health District approval. **Approval of the variance should be conditioned upon approval of the on-site sanitary facilities by the Galveston County Health District.***

2. *The applicant agrees that if platting is required by state law or city ordinance, any granting of a variance is conditional on the property being platted, approved by the city and recorded in the County Deed Records; Applicant has provided all requested documentation and has not indicated any resistance to satisfying the requirements to obtain a variance. Agreement to plat the property should be a condition for approval of the variance.*

3. *The applicant has paid all property taxes; and if Proof of payment of taxes has been provided.*

4. *The property is in excess of one acre of undeveloped land area, excluding water bodies (ponds, lakes, streams and the like); and one of the following guidelines applies:*

a. *The subject property perimeter is bounded by undevelopable property which if it were combined with the subject property would cause it to exceed the minimum size requirement above. Undevelopable property includes natural bodies of water, highway, railway or other right-of-way, or other characteristics of the land that substantially prevent the property from being developed by any property owner; **Not applicable** or*

b. *Other factors (other than economic hardship) exist that would prohibit the applicant from purchasing enough additional property to meet the requirements of this section. There is no adjacent property available to increase the width of the lot due to existing residential structure on adjacent property and the property is bounded by public right of way on two sides.*

Previous variances: City Commission has approved variances for two similarly situated lots at 9501 Humble Camp Rd on 9/18/2002 and at 7505 Wetzell Drive on 6/20/2012. In both cases the lots exceeded the 2.0-acre minimum requirement but were too narrow. The applicants did not create the non-compliant lots, and no additional property was available to increase the width of the lot.

Recommendation: The Planning Board and the City Commission consistently express concern over not setting a precedent for variances to the requirements which encourage future subdivision of other land without adhering to the Subdivision Ordinance. In this instance, the application satisfies all of the requirements stated in the ordinance to support the granting of a variance. Approval of the requested variance would not be inconsistent with the applicable ordinances.

Staff has no objection to approval of the variance **conditioned upon the recording of a plat, the payment of taxes and the approval of the septic system by the Galveston County Health District.**



Texas City
EST. 1911

CITY OF TEXAS CITY

Engineering & Planning
7800 Emmett F. Lowry Expy
Texas City, Texas 77591
409.643.5936

**BOARD OF ADJUSTMENT VARIANCE OR APPEAL
APPLICATION**

APPLICANT & OWNER INFORMATION

Name of Applicant: Mariah Garza
(print or type)

Signature: _____ Company: _____

Address: 8309 Quartz Ln

City: Texas city State: TX Zip: 77591

E-mail: mariagarza84@gmail.com Ph: 254-251-0229 Fax: _____

Name of Property Owner: Mariah Garza
(print or type)

Signature: _____ Company: _____

Address: 8309 Quartz Ln

City: Texas city State: TX Zip: 77591

E-mail: mariagarza84@gmail.com Ph: 254-251-0229 Fax: _____

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

SUBJECT SITE INFORMATION

Address of Subject Property: Property ID: 729193 (~~7509~~ ~~7505~~ Wetzel Dr.)

Legal Description (Lot, Block & Subdivision or Abstract):

ABST 208 W WILSON SUR PT 10TS 1 & 2 (1-2) BLK LeBeatty Sub 2.073 acres

Existing Use of the Property: (residential, commercial, vacant, etc.)

vacant

Note to Applicant: Please complete the attached Required Information form

For Department Use Only	
Date Received: <u>06/26/2024</u>	Fee Paid: \$ <u>100.00</u> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Accepted by: <u>[Signature]</u>	

2023054459

CITY OF TEXAS CITY



Engineering & Planning
7800 Emmett F. Lowry Expy
Texas City, Texas 77591
409.643.5936

BOARD OF ADJUSTMENT VARIANCE OR APPEAL
REQUIRED INFORMATION
(ATTACH TO BOARD OF ADJUSTMENT APPLICATION)

REQUIRED INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in processing this application. Additional pages may be attached if necessary.

Name: mariah gartza (print or type)

Address: PROPERTY ID: 729193

- 1. Have you applied for a building permit? Yes No
- 2. Have you filed an appeal or variance on this property before? Yes No

* 3. Completely describe the variance you are requesting:

Zoning variance regarding 159.050, requesting for ability to submit for a
an address for a single family residential. 159.050 states lots without sanitary sewer must
meet requirements of 2 acres & 200' width. The property I obtain is 2.013 acres
106 x 843, more than enough length but not width requirements.

* 4. Please give the reason for the hardship and justification for the variance:

The zoning ordinance under 159.050, section F "lots without access to sanitary sewer
service" indicates lots that do not meet min. width of 200' do not meet the zoning requirements to
acquire an address. requesting for a variance from the ordinance for: a) my lot is less than 200'
wide but has a large footprint with a length of 843' encompasses large surface area. B) there are overdeveloped
lots in the same neighborhood C) I already have a septic & water service plans developed by a licensed & experienced
contractor with no concerns for installing water & sewer lines. Plans included.

* 5. Do similar conditions exist in the area? If so, please explain.
yes, there are other lots in my neighborhood that have the same or similar dimensions/footprints as mine
and are already developed single family households in the same as I have plans to do. The following is from the galveston
county appraisal district plot map of the neighborhood is attached highlighting these same/similar lots that are developed
and with specific detailed printouts of these addresses indicating less than 200' wide dimensions & development.

6. Please submit reproducible drawings and photos to support the application.

7. Filing Fee: \$100.00

* = see attached

3) Completely describe the variance you are requesting:

The zoning variance regarding 159.050, requesting for ability to submit for an address for a single family residential and build on property. 159.050 states lots without sanitary sewer must meet requirements of 2 acres and 200' width. The property I obtained is 2.073 acres 106 x 843', more length than width but doesn't fit standard requirements. The property is vacant and zoned residential.

4) Please give the reason for the hardship and justification for the variance:

The zoning ordinance under 159.050, Section (F) - "Lots without access to sanitary sewer service", indicates lots that do not meet the minimum width of 200' do not meet the zoning requirements to acquire an address. Therefore, I'm requesting for a variance from the ordinance for the following reasons:

a) My lot is less than 200' wide but has a large footprint with a length of 845' that encompasses a large surface area;

b) There are other developed lots in the same neighborhood with the same or similar dimensions (see answer to #5 below);

c) I already have septic and water service plans developed for my lot by a licensed and experienced contractor with no concerns for installing water and sewer service there. I can provide the water and sewer plans as needed upon request.

5) Do similar conditions exist in the area? If so, please explain:

Yes, there are other lots in my neighborhood that have the same or similar dimensions / footprint as mine and are already developed with single family households the same as I have plans to do. These lots include but are not limited to the following property ID: 228379, 228383, 228382, 403407, 611762, 523332. A Galveston County Appraisal District plot map of the neighborhood is attached highlighting these same / similar lots that are developed and with specific detailed printouts of those addresses indicating the less than 200' wide dimensions and the development of those lots.

Search Google Maps



🍴 Restaurants

🏨 Hotels

📷 Things to do

🏛️ Museums

🚗 Transit

🏪 Pharmacies

🏧 ATMs

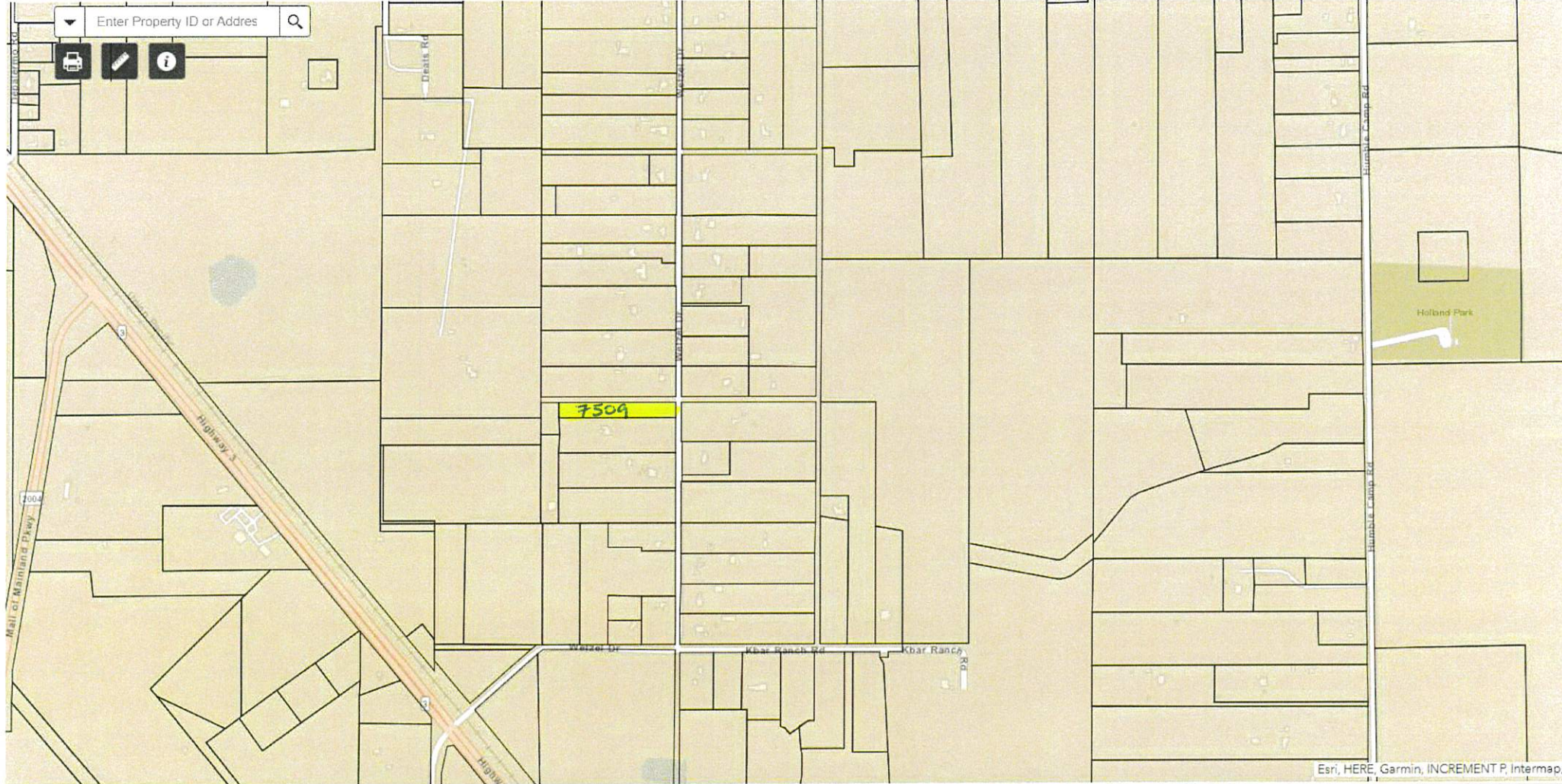


Wetzel Rd

Wetzel Rd

Google





June 18th, 2024

Re: Property: Proposed house for Mariah Garza
00 Wetzel Rd Texas City, Tx 77591 ABST 208 W WILSON SUR PT LOTS 1 & 2 (1-2) BLK 6 BEATTYS SUB
2.073ACRS
Owner: Mariah Garza 254-251-0229

To whom it may concern,

I need a variance due to the lot not meeting the zoning requirement stating that the lot should have 200' of frontage road when there is septic to be installed.

These circumstances are not imposed by the result of the client. The lot they purchased does meet Texas City's two acre minimum size required for a septic installation. The lot has 106' of frontage road on Wetzel.

The lot is incapable of meeting the 200' of frontage requirement. The lot did not advertise the zoning requirement in listing for purchase. In addition to this there is no neighboring lot available to purchase to expand to. If we were to follow the code requirements exactly, that would make the lot undevelopable unless the city brings sewer to the lot.

Granting this variance will allow the last undeveloped piece of land in the immediate area to be completed and built up to the surrounding area standards. There is still plenty of land for the septic as shown in the septic design and will not impact the health, safety, or welfare to public.

Respectfully submitted,
Chris Harrison
Build By Owner
281-932-0375
chris@buildbyowner.com

PROPOSED OSSF DESIGN

PROPERTY OWNER:

Mariah J Garza

SITE ADDRESS:

Wetzel Rd.
Texas City, Texas

LEGAL DESCRIPTION:

Pt Lots 1 & 2 (1-2), Blk 6, Beattys Sub, 2.073 Acrs

DESIGN PERAMETERS:

Structure:

4 Bedroom, < 3500 ft² SFR w/WSD

Daily Flow:

300 gpd

Application Rate:

0.041 gal/ ft²/day

Area Required:

7317 ft²

Area Designed:

7379 ft²

SYSTEM COMPONENTS:

Pre-treatment Tank:

built-in to treatment unit

Treatment Unit:

NuWater B550

Pump Tank:

766 gallon

Pump:

Myers 2 NFL or equiv.

Sprinklers:

3 - Hunter Pro or equiv. @ r = 28 ft

Timer:

Required (2am - 4am)

Disinfection:

Required

IRRIGATION AREA:

The irrigation area shall be covered with grasses, evergreen shrubs, bushes or trees. Plants intended for human consumption shall not be grown inside the irrigation area. Grasses shall be cut as needed to prevent interfering with sprinkler operation. No surface improvements (buildings, sidewalks, driveways, patios, etc.) shall be constructed or placed inside the irrigation area. Area shall be graded to promote positive drainage and surface water run-off.

MAINTENANCE:

A maintenance contract shall be maintained for the life of the system. The property owner or occupant shall insure that the system is provided with electricity at all times and that the disinfection unit is supplied with disinfectant. Any suspected malfunction shall be reported to the maintenance company as soon as possible. The property owner or occupant shall operate the on-site sewerage facility according to the owner's manual.

FRICITION LOSS CALCULATIONS

psi required to operate sprinkler heads	<u>40</u>
Total of 1-inch sch 40 PVC pipe	<u>300 ft. max</u>
Flow per Zone	<u>9.3 gpm</u>
Friction Loss due to pipe	<u>5.49 hd-ft./100 ft. = 16.5 hd-ft.</u>
Friction Loss including elbows & joints	<u>16.5 hd-ft. x 1.2 = 18.7 head-ft.</u>
Depth of tank	<u>7 feet</u>
Total Head Required	<u>25.7 feet @ 9.3 gpm</u>
Pump Required	<u>Myers 2 NFL or equal</u>

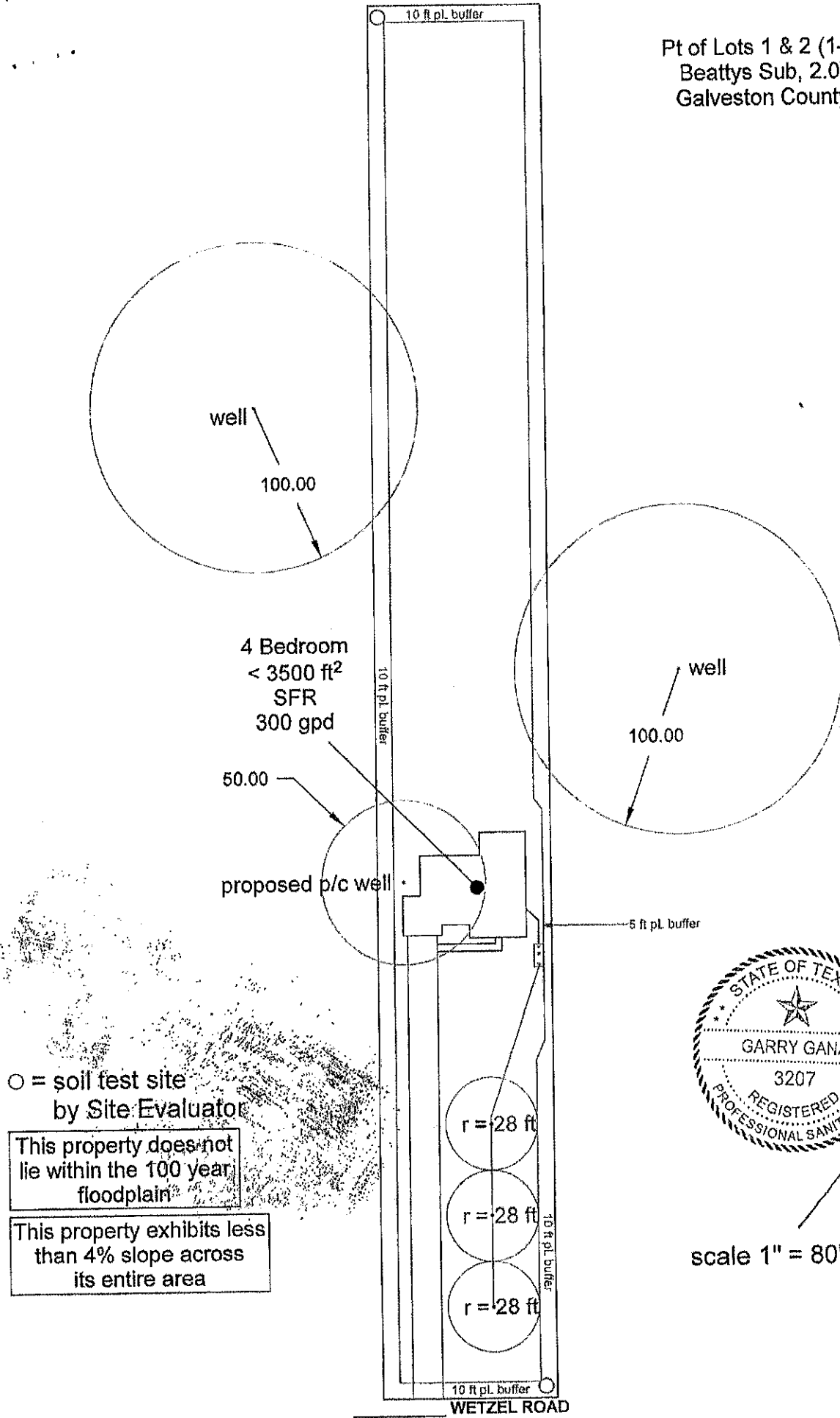
This system is designed to treat and dispose of up to 300 gallons/day. If the system is overloaded or not properly maintained, the designer is not responsible. Assumed loading rates are outlined on Calculation page, if these are exceeded; additional plant capacity, disposal area, etc. will need to be added by the owner at his expense. This system must be installed and maintained in accordance with all standards set by the Texas Commission on Environmental Quality and Local Authorities. This designer does not represent or warrant the material, installation, operation or proper performance of this system for any period of time. Every attempt has been made to accurately depict the location of lines, plant, tanks, sprinklers, etc. Construction realities may necessitate minor design changes. Any major changes will be submitted prior to construction.

Seal



Garry Gana
Garry Gana, R.S.
4-25-29

Pt of Lots 1 & 2 (1-2), Blk 6,
Beattys Sub, 2.073 Acrs
Galveston County, Texas



○ = soil test site
by Site Evaluator

This property does not
lie within the 100 year
floodplain

This property exhibits less
than 4% slope across
its entire area

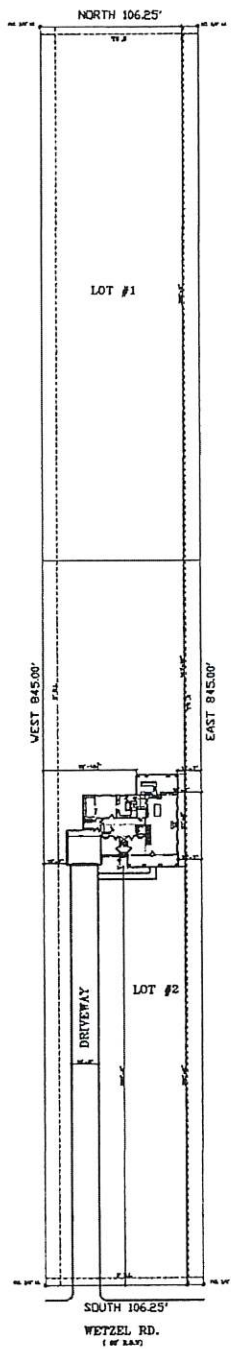


YRMS
4-25-24

scale 1" = 80'

SITE PLAN

SCALE: 1" = 80'	DATE: 04/22/24	DRAWN BY: TR
LOT 1 AND 2	BOOK 6	PLANS: JH
ADDRESS:		



North

Your payment has been accepted

Confirmation # 1705772827

Payment Type Property Taxes

Account # 729193

Status ACCEPTED

Payment Date Jan 7, 2025 – 4:14:23 PM

Payment Method Savings Account *****7099

Payment Amount \$4,704.41

Service Fee \$0.50

Total Amount Charged \$4,704.91

[Print](#)

[Back to home](#)

9
7508 Wetzel Dr

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: November 17, 2023

Grantor: Timothy Read and Julie Read, a married couple

Grantor's Mailing Address: 339 Northcliff Ridge Lane, Friendswood TX 77546

Grantee: Mariah Garza, a married woman

Grantee's Mailing Address: 8309 Wartz in Texas city, TX 77591

Consideration:

Cash and a note executed by Grantee and payable to the order of Texas First Bank (referred to herein as "Lender") in the principal amount of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS (\$116,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust from Grantee to Thomas Anderson, Pat Doyle or Chris Doyle, Trustee.

Property (including any improvements):

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above-described property as shown by the records of the county clerk of the county in which said real property is located; taxes for the current year, the payment of which Grantee assumes; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Warranty Deed with Vendor's Lien

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Timothy Read
Timothy Read

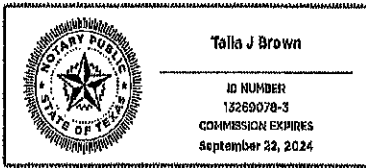
Julie Read
Julie Read

STATE OF TEXAS)

COUNTY OF Dallas)

Document: Warranty Deed with Vendor's Lien *JMB*

This instrument was acknowledged before me on November 16th, 2023, by Timothy Read and Julie Read, for the purposes stated herein.



Talla J Brown
Notary Public, State of Texas
Notarized online using audio-video communication

AFTER RECORDING RETURN TO
GRANTEE'S ADDRESS:

Mariah Garza
8309 Quaker Ln
Texas City, TX 77591

EXHIBIT "A"

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas:

Beginning at the northeast corner in Lot 2, in Block 6, of Beatty's Subdivision, said point lying in the west right of way line of Wetzel Road, 40 foot right of way;

Thence from said Beginning point south, along the west right of way line of Wetzel Road and along the east line, of Lot 2, a distance of 106.25 feet to a point for corner;

Thence west, parallel to the north line of Lot 2 and Lot 1, at a distance of 491.50 feet cross the common line of Lot 2 and Lot 1, in all, a distance of 850.00 feet to a point for corner;

Thence north, parallel to the east line of Lot 1, a distance of 106.25 feet to a point for corner in the north line of Lot 1;

Thence east, along the north line or Lot 1 and Lot 2, at a distance or 358.50 feet pass the northeast corner of Lot 1, same being the northwest of Lot 2, in all, a distance of 850.00 feet to the Place of Beginning.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only

FILED AND RECORDED

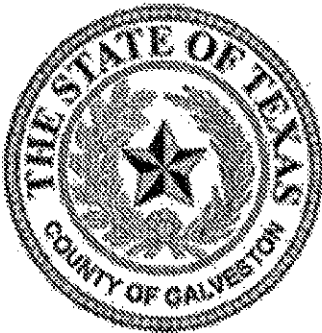
Instrument Number: 2023054459

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 11/20/2023 8:18AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 23RD 2019

Grantor: John Stanford Jr. Family Living Trust, dated May 14, 2014, John Stanford, Jr., Trustee

Grantor's Mailing Address:

John Stanford
7507 Wetzel Rd
DICKINSON, TX 77539

Grantee: Timothy Read and Julie Read

Grantee's Mailing Address:

Timothy Read
7501 Wetzel Rd
DICKINSON, TX 77539

Julie Read
7501 Wetzel Rd
DICKINSON, TX 77539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas:

Beginning at the northeast corner in Lot 2, in Block 6, of Beatty's Subdivision, said point lying in the west right of way line of Wetzel Road, 40 foot right of way;

Thence from said Beginning point south, along the west right of way line of Wetzel Road and along the east line, of Lot 2, a distance of 106.25 feet to a point for corner;

STEWART TITLE

342789/155/DP

Thence west, parallel to the north line of Lot 2 and Lot 1, at a distance of 491.50 feet cross the common line of Lot 2 and Lot 1, in all, a distance of 850.00 feet to a point for corner;

Thence north, parallel to the east line of Lot 1, a distance of 106.25 feet to a point for corner in the north line of Lot 1;

Thence east, along the north line of Lot 1 and Lot 2, at a distance of 358.50 feet pass the northeast corner of Lot 1, same being the northwest of Lot 2, in all, a distance of 850.00 feet to the Place of Beginning.

Reservations from Conveyance:

None.

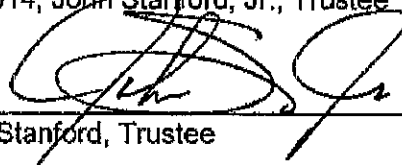
Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

John Stanford Jr. Family Living Trust, dated May
14, 2014, John Stanford, Jr., Trustee

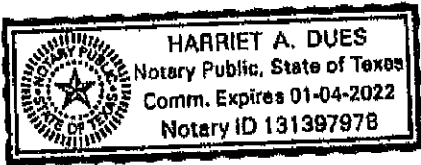


John Stanford, Trustee

STATE OF TEXAS §

COUNTY OF GALVESTON §

This instrument was acknowledged before me on January 23RD, 2019, by
John Stanford as Trustee of the John Stanford Jr. Family Living Trust, dated May 14, 2014,
John Stanford, Jr., Trustee.



Harriet A. Dues

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

JIM SCHWEITZER, ATTORNEY
222 22ND STREET, SUITE 205
GALVESTON, TEXAS 77550
Tel: (409) 765_8632
Fax: (888)576-9427

AFTER RECORDING RETURN TO:

FILED AND RECORDED

Instrument Number: 2019004196

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 01/25/2019 11:29AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, appearing to read "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

STAFF REPORT

TO: Planning Board – Special Meeting on January 13, 2025

FROM: Kim Golden, P.E. 

CC: Doug Kneupper, P.E., Consulting Engineer

DATE: January 5, 2025

RE: Denial of request to replat Lot 22 of Oleander Acres, Section Two (7912 Melody Lane)

Background: Lot 22 of Oleander Acres Section Two is an existing vacant 0.465-acre tract which is 100ft x 202.40ft. Oleander Acres Section Two was approved by Galveston County Commissioners Court on July 9, 1962 and recorded with the County Clerk on July 11, 1962. The Oleander Acres Section Two subdivision created forty lots and platted Melody Lane. It was the intent of the subdivision when approved in 1962 to create a subdivision of oversized lots. All forty lots were uniform in size and dimension at 100ft x 202.40 ft and approximately one-half acre. Lot 22 is one of only seven lots which have not been built out with single family residences on the oversized lots. Lot 22 is the only vacant lot in the subdivision which is not owned by the owner of a developed lot which is also a homestead. See table of ownership attached as Exhibit A to this memo.

Most of the subdivision is located inside Texas City limits but is not served by Texas City municipal water or sewer. The subdivision is served by WCID #1 pursuant to a water service agreement which was initially approved by Texas City in 1990. The agreement was updated by Texas City and the District in 2024. Lot 22 is vacant and does not have water or sewer service. The current agreement with WCID#1 requires annexation of the property into the District, which annexation will require consent from the Texas City Commission.

The area is zoned District A, Single Family Residential. The minimum lot dimensions in District A are 50ft wide, 100ft deep, 6,000sf.

Requested Action: The applicant, Stephen C. Blaskey, RPLS, on behalf of the owners, Jose Luis Jr. and Mariazel Catelan, is requesting a replat to divide the existing Lot 22 of Oleander Acres, Section Two, into Lots 22A and 22B.

Analysis and Recommendation: The replat seeks to divide a half-acre lot into two smaller lots. Although the smaller lots would meet the minimum lot dimensions for a single-family

residential lot in District A, Single Family Residential, the lot split would not be consistent with the character and nature of the master plan implemented through the subdivision. It is likely the other homeowners in the subdivision relied upon the uniformity of the lot sizes in making decisions to purchase their homes in the subdivision. To disturb the uniformity of the subdivision master plan could be prejudicial to the existing homeowners.

Courtesy letters were sent to adjacent property owners within 200ft. Several letters and/or emails were received objecting to the proposed lot split. The reasons given for objection were: (1) creation of drainage issues on adjacent lots, (2) reliance on the minimum lot size being one-half acre when purchased their homes/existing character of the neighborhood/openness and spaciousness, (3) did not want to be in a subdivision with small lots when they purchased their homes, (4) investment can be recouped from sale of the lot as is, (5) impact on property values, (6) increase in density, potential overcrowding, (7) less desirable living environment for existing residents, (8) additional driveways, increase in traffic could create safety concerns, Copies of the letters and emails are included in the agenda packet.

Because the lot split would not be consistent with the character and nature of the master plan, and because there is no confirmed access to municipal water, the replat is NOT recommended for approval.

It should be noted that Section 159.045 requires every lot in a subdivision to be served by public facilities, i.e., water, sewer, streets and drainage. As previously noted, the subdivision is not served by Texas City municipal water or sewer services. Access to water and sewer through WCID #1 will require consent from the Texas City Commission. For this reason, approval of the replat would be premature until after the City Commission considers a request for annexation into WCID #1.

Recommendation: Denial of the application to replat Lot 22 of the Oleander Acres Section Two into two lots of 50ft width.



Texas City
EST. 1911

CITY OF TEXAS CITY

Engineering & Planning
7800 E. F. Lowry Expy
Texas City, Texas 77591
409.643.5936

DEVELOPMENT APPLICATION

APPLICATION TYPE PLEASE CHECK APPROPRIATE BOX BELOW

- | | | |
|---|--|--|
| <input type="checkbox"/> Zoning Change | <input checked="" type="checkbox"/> Replat | <input type="checkbox"/> Subdivision Master Plan |
| <input type="checkbox"/> Detailed Site Plan | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> ROW Abandonment |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Sixth Street Revitalization |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Vacating Plat | |

See appropriate checklist and fee schedule for minimum submittal requirements for each application

PROPERTY INFORMATION

Project Name: Replat of Lot 22 of Oleander Acres, Section Two
 Project Address or Location: 7912 Melody Lane Texas City, Texas 77539 CCAD ID 740301
 Legal Description: Lot 22 Oleander Acres, Section Two
 Proposed No. of Lots: 2 Lots Gross Acreage: 0.465 acres
 Existing Zoning: "A" Single-Family Residential Proposed Zoning: No change
 Existing Use: Vacant Proposed Use: Residential

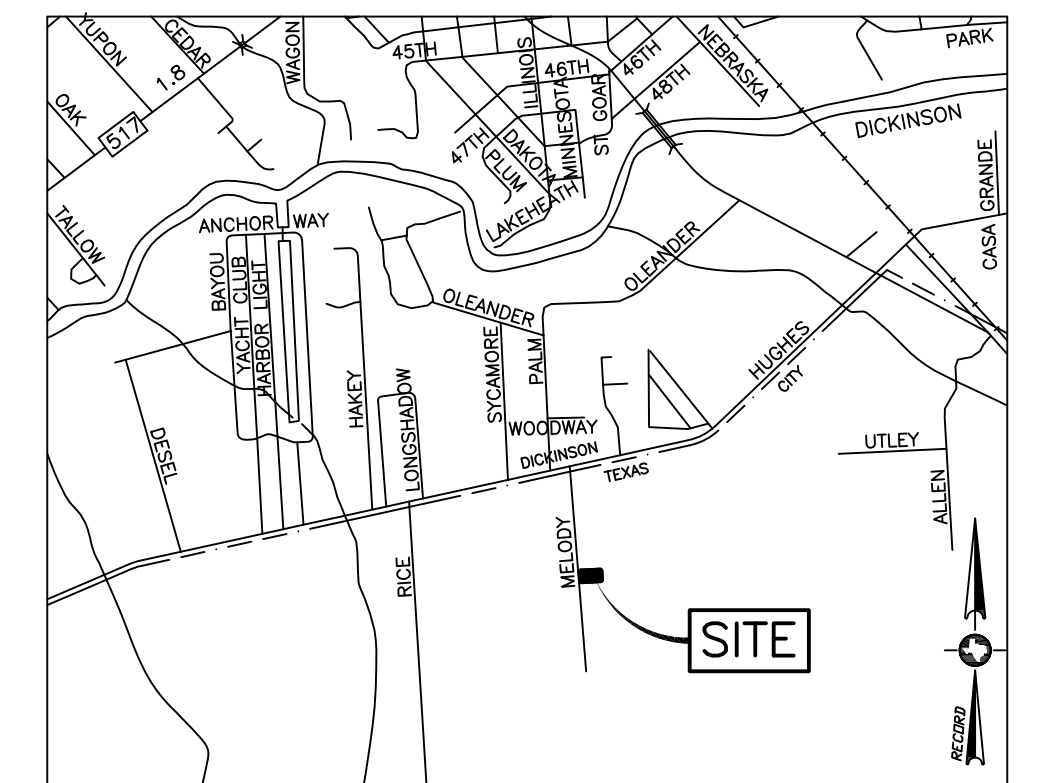
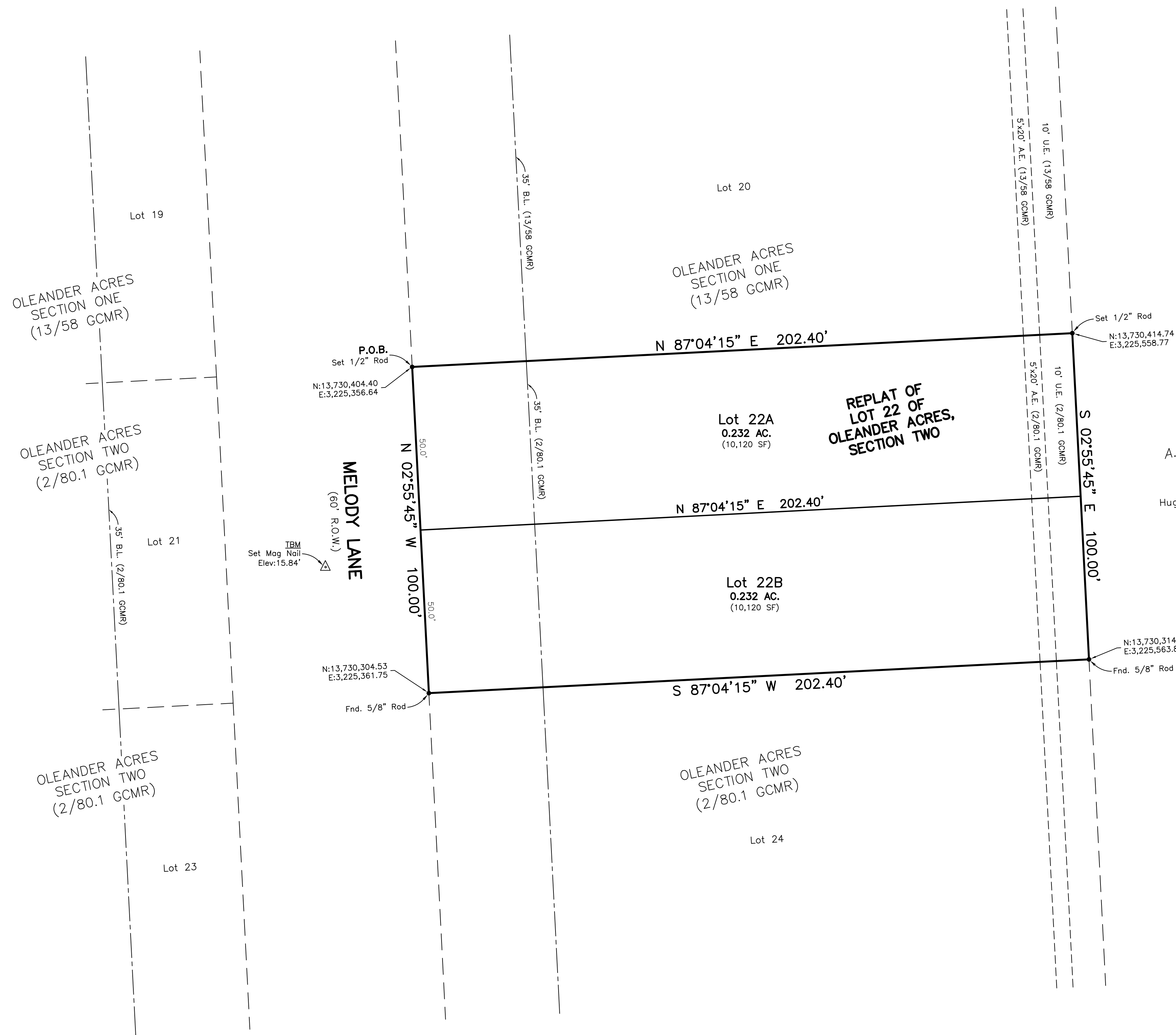
APPLICANT & OWNER INFORMATION

Name of Applicant: Stephen C. Blaskey RPLS/Owner
 Signature: *Stephen C. Blaskey* (print or type) Company: High Tide Land Surveying, LLC
 Address: 200 Houston Avenue, Suite B
 City: League City State: Texas Zip: 77573
 E-mail: stephan@hightidesurveying.com Ph: 281-554-7739 Fax: NA

Name of Property Owner: Jose Luis Jr. & Mariazel Castelan
 Signature: *J. Castelan* (print or type) Company: NA
 Address: 227 Harbor Bend Lane
 City: Dickinson State: Texas Zip: 77539
 E-mail: castelann91@gmail.com Ph: 832-580-2184 Fax: NA

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

For Department Use Only	
Date Received: <u>10/15/2024</u>	Fee Paid: \$ <u>110.00</u>
Accepted by: <u><i>[Signature]</i></u>	



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

A 0.465 acre tract of land, being all of Lot Twenty Two (22), of OLEANDER ACRES, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 87, and transferred to Volume 2, Page 80.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the 1/2 inch rod set at the Northwest corner of the herein described tract, same being the Southwest corner of Lot 20, of OLEANDER ACRES, SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 13, Page 58, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said point also lying in the East line of Melody Lane, being a 60 foot right-of-way;

THENCE North 87°04'15" East, along the South line of said Lot 20, of OLEANDER ACRES, SECTION ONE, a distance of 202.40 feet to a 1/2 inch rod set at the Northeast corner of the herein described tract, same being the Southeast corner of said Lot 20, of OLEANDER ACRES, SECTION ONE, said point also lying in the West line of a 12.95 acre tract, conveyed to Hughes Road Elementary School Dickinson I.S.D. (No Deed Found);

THENCE South 02°55'45" East, along the East line of said 12.95 acre tract, a distance of 100.00 feet to a 5/8 inch rod found for the Southeast corner of the herein described tract, same being the Northeast corner of Lot 24, of said OLEANDER ACRES, SECTION TWO;

THENCE South 87°04'15" West, along the North line of said Lot 24, of OLEANDER ACRES, SECTION TWO, a distance of 202.40 feet to a 5/8 inch rod found for the Southwest corner of the herein described tract, same being the Northwest corner of said Lot 24, of OLEANDER ACRES, SECTION TWO, said point also lying in the East line of said Melody Lane;

THENCE North 02°55'45" West, along the East line of said Melody Lane, a distance of 100.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.465 acre (20,240 Sq. Ft.) of land, more or less.

GENERAL NOTES

- 1) This property lies entirely within Zone "X" Shaded of the 100 Year Flood Plain (No BFE) according to FIRM Panel No. 48167C02356, dated August 15, 2019, as established by the Federal Emergency Management Agency.
- 2) Purpose of this Replat is to subdivide Lot 22.
- 3) The Bearings, Distances, and Coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone.
- 4) This property is Zoned as "A" (Single-Family Residential), according to the City of Texas City's Zoning Ordinance Map.
- 5) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 6) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas.
- 7) Owners of Record, Jose Luis Castelan Jr. and Mariazel Castelan G.C.C.F. No. 2023011258.

That Jose Luis Castelan Jr. and Mariazel Castelan action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **REPLAT OF LOT 22 OF OLEANDER ACRES, SECTION TWO**, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements.

The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity of any time of procuring the permission of anyone.

Luis Castelan Jr. and Mariazel Castelan does hereby bind themselves, their successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

Jose Luis Castelan Jr. Owner

Mariazel Castelan Owner

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jose Luis Castelan Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Mariazel Castelan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

On the _____ day of _____, 2024, this Replat was approved by the City Engineer of the City of Texas City.

Signed: _____
Kim O. Golden, P.E.

STATE OF TEXAS }}
COUNTY OF GALVESTON }}

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2024, at _____ O'Clock, ___M., and duly recorded on _____, 2024, at _____ O'Clock, ___M., in

Instrument Number _____, Galveston County Map Records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas

By _____, Deputy

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Stephen C. Blaskey, A Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

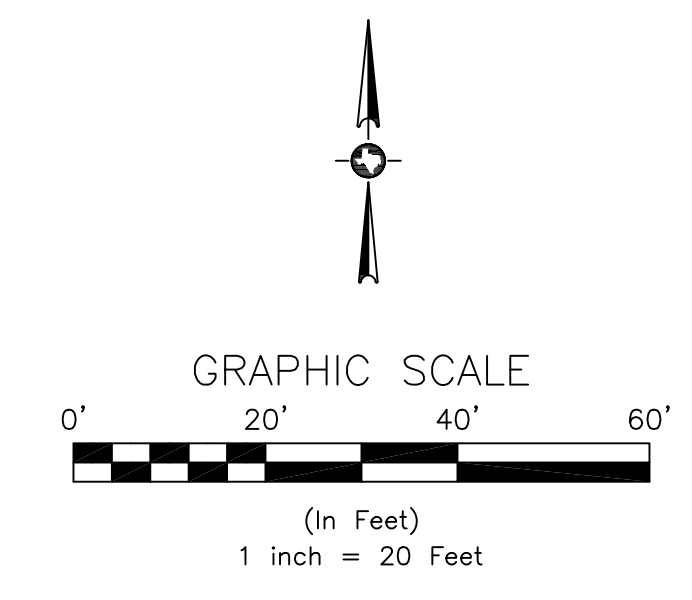
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

SURVEY DATE: SEPTEMBER 18, 2024
FILE No.: 5486-0000-0022-001
DRAFTING: RWB
JOB No.: 24-0342

ABBREVIATIONS
A.E. - Aerial Easement
B.L. - Building Line
Fnd. - Found
GCDR - Galveston County Deed Records
GCMR - Galveston County Map Records
R.O.W. - Right of Way
TBM - Temporary Benchmark
U.E. - Utility Easement

OWNER/DEVELOPER:
Jose Luis Castelan Jr.
227 Harbor Bend Lane
Dickinson, Texas 77539
832-580-2184

OWNER/DEVELOPER:
Mariazel Castelan
227 Harbor Bend Lane
Dickinson, Texas 77539
832-580-2184



LEAGUE CITY OFFICE
Registration Number: 1913855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

REPLAT OF LOT 22 OF OLEANDER ACRES, SECTION TWO

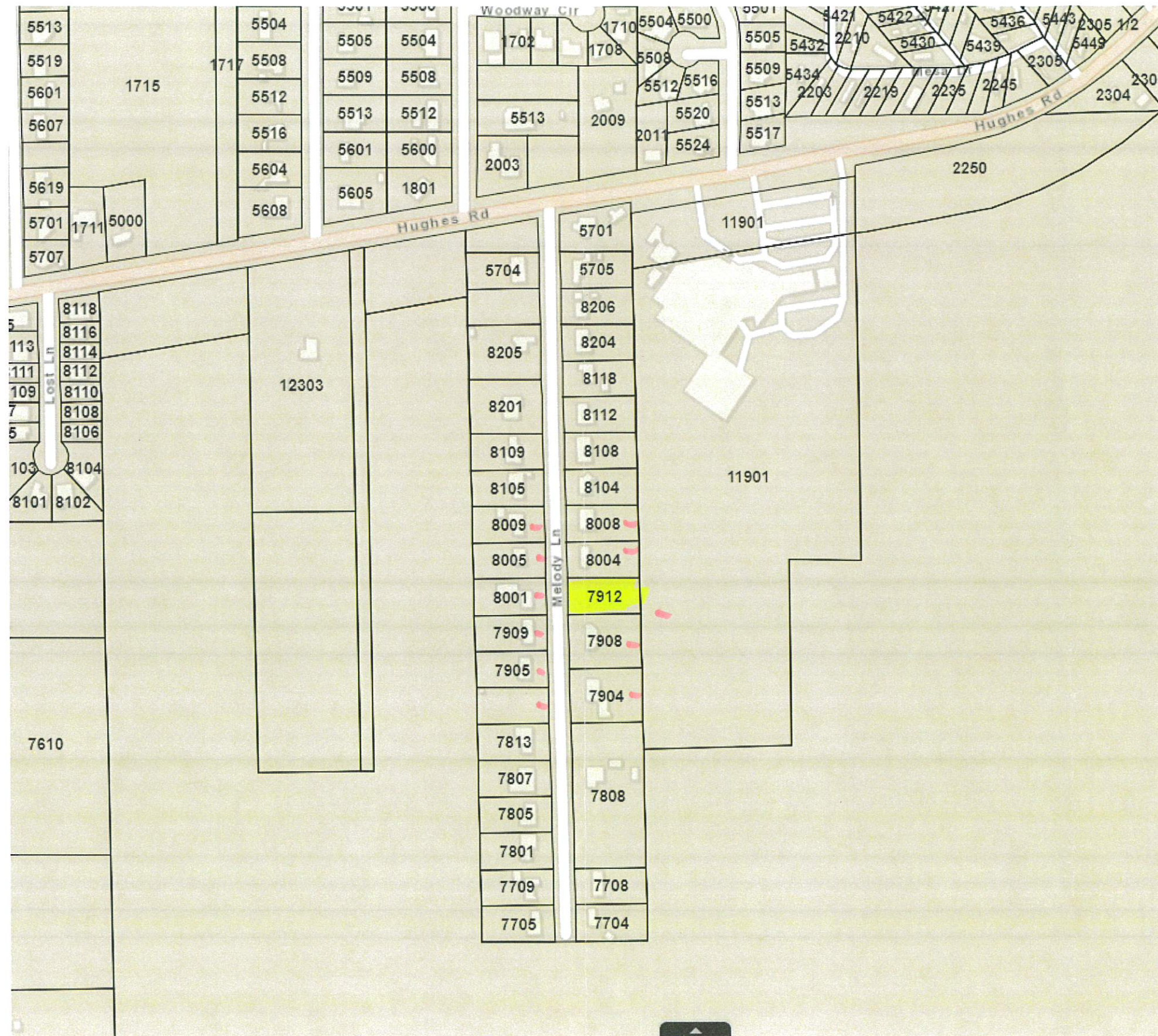
BEING A REPLAT OF A 0.465 ACRE TRACT OF LAND, CONSISTING OF ALL OF LOT 22, OF OLEANDER ACRES, SECTION TWO, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254A, PAGE 87, AND TRANSFERRED TO VOLUME 2, PAGE 80.1 OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

TEXAS CITY, GALVESTON COUNTY, TEXAS
0.465 ACRE (20,240 SQ.FT.)

SUBMITTAL DATE: OCTOBER, 2024

2 LOTS

Lot 22 Orleans
7912 Melody Lane



William and Rita Oakes
8009 Melody Lane
Dickinson, Texas 77539
Billoakes10@gmail.com
832-488-6913
12-30-2024

Planning Board of Texas City Members
7800 Emmett F. Lowry Expressway
Texas City, Texas 77591
Dear Planning Board of Texas City,

I am writing to express my concerns regarding a replat of a 0.465-acre tract of land consisting of all of lot 22 of oleander acres, section two, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 2, page 80.1 As a resident of Texas City I have witnessed firsthand how Impact on Property Values Dividing the existing lot can sometimes lead to increased density, potential overcrowding, and less desirable living environment for existing residents.

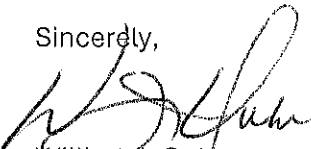
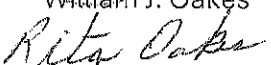
Also, traffic and parking concerns Additional driveways and potential increased traffic flow could create safety concerns and congestion within our neighborhood.

Also, strain on infrastructure the proposed replat may place additional burden on existing infrastructure such as water, sewer, and DRAINAGE SYSTEMS.

I urge the planning board to thoroughly review this application and consider the potential impacts on the existing residents of our community. I respectfully request that the planning board deny This replat application.

Thank you for your time and attention to this matter. I look forward to your response and hope for a positive resolution.

Sincerely,


William J. Oakes


From: [Pam Warwick](#)
To: [Veronica Carreon](#)
Subject: Replat of Lot 22 of Oleander Acres, Section Two, into two lots
Date: Friday, January 3, 2025 12:10:40 PM
Attachments: [We sent you safe versions of your files.msg](#)
[Planning Board of Texas City Pamela Warwick.docx](#)

****EXTERNAL EMAIL****

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please see objection letter attached.. My name is Pamela Warwick, owner of one of the adjacent properties to Lot 22 located at 7912 Melody Lane, Texas City.

Disclaimer

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Planning Board of Texas City
7800 Emmett F. Lowry Expressway
Texas City, TX 77591

Pamela Warwick, Property Owner
8004 Melody Lane
Dickinson, TX 77539
707-267-6302 Mommyladi0@gmail.com

Dear Members of the Planning Board,

I am writing to formally object to the proposed replat of Lot 22 in Oleander Acres, located on Melody Lane in Dickinson. My name is Pamela Warwick, and I reside at 8004 Melody Lane, adjacent to the aforementioned lot. My husband, Stephen Dickerson, and I have serious concerns regarding the potential division of this lot into two smaller parcels.

One of the primary reasons for our objection is the existing character of our neighborhood. All lots on Melody Lane are approximately 1/2 acre or larger, and we chose to purchase our property based on the openness and spaciousness that these larger lots provide. Dividing Lot 22 would disrupt this balance and negatively impact the overall aesthetic and value of our properties.

Additionally, we have experienced significant flooding and drainage issues in our area, which have been exacerbated by recent actions taken by the current owners of Lot 22, Mr. Jose Luis Jr. and Mariazel Castelan. Last year, they dumped large quantities of fill dirt onto the property, which has led to increased water accumulation on our land during rainfall. The debris mixed within the dirt, including rebar, concrete chunks, and PVC pipe, created an unsightly and hazardous situation that has persisted for months. While the area has since been bulldozed, the piled debris continues to detract from the neighborhood's appearance and raises concerns about further drainage complications.

We are particularly worried that subdividing Lot 22 will lead to increased runoff onto our property and those of our neighbors, including Mr. and Mrs. Sergio Garcia. The potential for overcrowding and the establishment of additional driveways near existing ones poses safety risks, particularly given the direct line of sight between driveways at 8001 and 7912 Melody Lane.

Furthermore, it is evident that the welfare of the neighbors has not been a priority for Mr. Luis Jr. and Mr. Castelan, as demonstrated by their past actions. We are concerned that they may not adhere to any future commitments regarding the development of the property, further eroding trust within our community.

In conclusion, I urge the Planning Board to consider the impact that this replat will have on our neighborhood, including potential drainage issues, decreased property values, and safety concerns. We respectfully request that you deny the proposal to divide Lot 22 into two lots.

Thank you for your attention to this matter.

Sincerely,

Pamela Warwick

Pamela Warwick

From: [Pam Warwick](#)
To: [Veronica Carreon](#)
Subject: Re: Replat of Lot 22 of Oleander Acres, Section Two, into two lots
Date: Wednesday, January 8, 2025 9:56:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)

****EXTERNAL EMAIL****

Good morning Veronica,

Attached please find photos of lot 22, with various angles showing slight elevations from the deposit of fill dirt, also are photos with the aforementioned debris left at the front of the property. Please forward these to whomever is most appropriate for the upcoming meeting.

Regarding the meeting, the date is incorrect in the letter that was sent out to all of us, which would have caused confusion and quite possibly, us to miss the very important meeting. The date, January 13 is not Tuesday, but Monday. So, when is the meeting actually scheduled for, Monday the 13th or Tuesday the 24th? Kindly contact myself at 707-267-6302 today for clarification, as we are having a neighborhood meeting today and it is important we communicate the correct information.

Thank you for you help in all these matters, we truly appreciate your time and effort.

Sincerely,

Pam Warwick



On Fri, Jan 3, 2025, 3:53 PM Veronica Carreon <vcarreon@texascitytx.gov> wrote:

Received.

Thank you.



Veronica Carreon
Engineering & Planning
Planning & Zoning Technician

City of Texas City
[7800 Emmett F. Lowry Expy](#)
[Texas City, TX 77591](#)

Office: (409) 643-5936

www.texascitytx.gov



From: Pam Warwick <mommyladi0@gmail.com>
Sent: Friday, January 3, 2025 12:10 PM
To: Veronica Carreon <vcarreon@texascitytx.gov>
Subject: Replat of Lot 22 of Oleander Acres, Section Two, into two lots

****EXTERNAL EMAIL****

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please see objection letter attached.. My name is Pamela Warwick, owner of one of the adjacent properties to Lot 22 located at 7912 Melody Lane, Texas City.

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January 2, 2025

Planning Board of Texas City
7800 Emmett F. Lowry Expressway
Texas City, TX 77591

RE: Replat request for 7912 Melody Lane—letter of opposition

Dear Planning Board:

We are writing to solidly oppose granting the request to replat 7912 Melody Lane into two lots. We own both the house at 7908 Melody Lane and the lot between 7905 and 7813. Our opposition is based on the following:

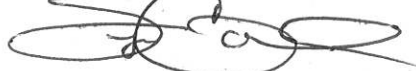
1. As an adjoining property owner, this change will cause real flooding damage to our property. The owner spread fill dirt to the property line last year, which has already resulted in increased water standing in our yard; following Beryl, our backyard had 3-5 inches of standing water for approximately 3 weeks, which was noticeably worse than with prior similar amounts of rainfall. Two roofs and two driveways will collect a great deal of water during heavy rain, and with homes built close to property lines, that water will be diverted onto our already flood-prone neighboring yards.
2. Every homeowner bought into this neighborhood with the understanding that the minimum lot size would be approximately half an acre. We did not want to be crowded into small subdivision lots with houses built close together. Dividing the lot into two will crowd the properties on either side and change the overall look and integrity of the street.
3. Because the lots are twice as deep as they are wide, there is adequate room for an ADU, if needed, behind a main house without splitting the lot.
4. If they do not plan to live on Melody Lane, the current owners can recoup their investment by selling the ½-acre lot as currently platted.

We have met the Castelans several times and would welcome them to build a home to become our neighbors. We also understand the need to accommodate a wide variety of family situations when building a home but feel those needs can be addressed within the current lot size.

We object, however, to changing the current lot size because it would occur at the expense of the rest of us, particularly those of us whose existing homes will face physical crowding and increased flood risk.

Sincerely,

LeAnne S. Garcia



LeAnne and Sergio Garcia



From: [LeAnne Garcia](#)
To: [Veronica Carreon](#); [Kim Golden](#)
Subject: Letter of opposition to replat request for Melody Lane
Date: Friday, January 10, 2025 9:08:10 AM
Attachments: [We sent you safe versions of your files.msg](#)
[Texas City opposition letter.docx](#)
[Photos.docx](#)

**** EXTERNAL EMAIL ****

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Good morning--

I sent an original letter signed by my husband and me via certified mail; however, since the meeting is a day earlier than we expected, I am concerned it may not be received by the planning board in time to view it prior to Monday's meeting. The attached letter is a duplicate copy of what we sent by mail.

I am also attaching photos of our flooding concerns after last night's rain. As you can see, the lot in question is not holding any water except what soaked into the dirt, while those of us to each side have significant standing water in our yards, including runoff from the empty lot. We need that lot to carry its "share" of water to reduce flooding in ours. Two roofs and two driveways (impermeable surfaces) will create more runoff than only one home. Additionally, having two homes in this space would place those structures as close as possible to the lot lines, leaving no room for a swale or similar mechanism to direct runoff to the ditch rather than directly into neighboring yards.

Our additional concerns are in the letter. Our request is for the owners to either build a single house and become part of our community of neighbors or sell the lot as originally platted.

Thank you,
LeAnne and Sergio Garcia
7908 Melody Lane

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January 2, 2025

Planning Board of Texas City
7800 Emmett F. Lowry Expressway
Texas City, TX 77591

RE: Replat request for 7912 Melody Lane—letter of opposition

Dear Planning Board:

We are writing to solidly oppose granting the request to replat 7912 into two lots. We own both the house at 7908 Melody Lane and the lot between 7905 and 7813. Our opposition is based on the following:

1. As an adjoining property owner, this change will cause real flooding damage to our property. The property owner spread fill dirt to the property line last year, which has already resulted in increased water standing in our yard; following Beryl, our backyard had 3-5 inches of standing water for approximately 3 weeks, which was noticeably worse than prior similar amounts of rainfall. Two roofs and two driveways built close to the property lines will shunt all water to neighboring properties.
2. Every homeowner bought into this neighborhood with the understanding that the minimum lot size would be approximately half an acre. We did not want to be crowded into small subdivision lots with houses built close together. Dividing the lot into two will crowd the properties on either side and change the overall look and integrity of the street.
3. The current lot owners can recoup their investment by either building a single home or selling the ½-acre lot.

We encourage good community stewardship, and we would welcome the current owners to build a single house to become our neighbors. We reject anyone trying to change the neighborhood to maximize their profit at the expense of the rest of us, particularly those of us whose existing homes will face physical crowding and increased flood risk.

Sincerely,

LeAnne and Sergio Garcia



Due to fill dirt spread almost to the lot line, water runs off into our yard and the other neighbor's yard. Dirt has also washed into our yards, filling shallow depressions that previously helped drain water. If replatted into 2 home sites, our flooding will only increase.
Photo taken 1/10/25



These views show the lot line and the flooding occurring on our side. This is now typical after any heavy rain. Following Beryl, the flooding across our back yard and down the side yard did not fully drain for nearly 3 weeks.
Photo taken 1/10/25



From: [al](#)
To: [Veronica Carreon](#); [al](#)
Subject: Response To Replat Lot 22 Of Oleander Oleander Acres Section Two Into Two Lots
Date: Thursday, January 9, 2025 3:02:28 PM

****EXTERNAL EMAIL****

My Name is Alvin R Heitmann and I own the lot at 7904 Melody Ln, Dickinson, TX 77539, As my home and lot is within 200 feet of the proposed replat of the lot in question. I strongly oppose the request to divide lot 22 into 2 smaller substandard lots.. I purchased my land because I wanted to live and invest in my current home because of the lot sizes and space. Seems the original owner subdivided the Oleander Acres for a reason. Otherwise he would have created lots half the size. I wanted to invest and build my home at this location because the size and space appealed to me. It was where I chose to raise my family. I think my neighbors feel the same way. I don't understand why someone would want to divide a lot into 2 smaller substandard lots? If they wanted smaller lots they could have bought smaller lots in a location that has small lots. If they want to build a less expensive home. Then they could do that on the existing lot there now, like everyone else did on our street. Otherwise they should have bought 2 fifty foot wide lots that were already available, if that is what they wanted. It doesn't make sense to me, as to why they would want to split a nice single lot into 2 narrow substandard lots? Unless to monetize the lot for personal profit. The consequence could devalue my lifetime investment in my home. I am very skeptical and oppose the replating of lot 22, 7912 Melody Ln, Texas City TX 77539. I would like to thank the planning board for considering my opinion and concerns.

Thank You
Alvin R. Heitmann
7904 Melody Ln.
Texas City TX 77539

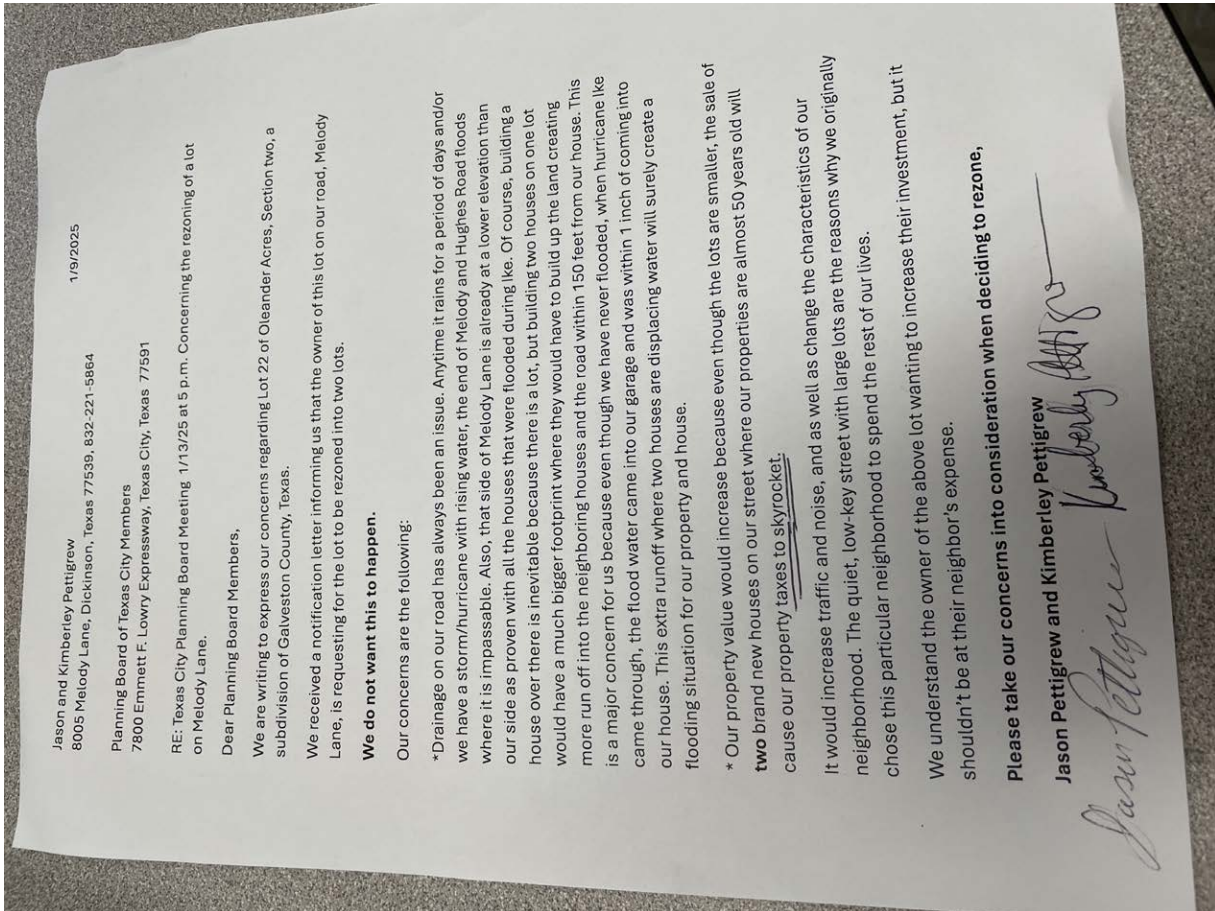
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From: [Kimberley Pettigrew](#)
To: [Veronica Carreon](#)
Subject: Pettigrew opposition letter for Jan 13 Meeting Melody Lane Property Rezoning
Date: Friday, January 10, 2025 11:25:02 AM

**** EXTERNAL EMAIL ****



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Jason and Kimberley Pettigrew
8005 Melody Lane, Dickinson, Texas 77539, 832-221-5864

1/9/2025

Planning Board of Texas City Members
7800 Emmett F. Lowry Expressway, Texas City, Texas 77591

RE: Texas City Planning Board Meeting 1/13/25 at 5 p.m. Concerning the rezoning of a lot on Melody Lane.

Dear Planning Board Members,

We are writing to express our concerns regarding Lot 22 of Oleander Acres, Section two, a subdivision of Galveston County, Texas.

We received a notification letter informing us that the owner of this lot on our road, Melody Lane, is requesting for the lot to be rezoned into two lots.

We do not want this to happen.

Our concerns are the following:

*Drainage on our road has always been an issue. Anytime it rains for a period of days and/or we have a storm/hurricane with rising water, the end of Melody and Hughes Road floods where it is impassable. Also, that side of Melody Lane is already at a lower elevation than our side as proven with all the houses that were flooded during Ike. Of course, building a house over there is inevitable because there is a lot, but building two houses on one lot would have a much bigger footprint where they would have to build up the land creating more run off into the neighboring houses and the road within 150 feet from our house. This is a major concern for us because even though we have never flooded, when hurricane Ike came through, the flood water came into our garage and was within 1 inch of coming into our house. This extra runoff where two houses are displacing water will surely create a flooding situation for our property and house.

* Our property value would increase because even though the lots are smaller, the sale of **two** brand new houses on our street where our properties are almost 50 years old will cause our property taxes to skyrocket.

It would increase traffic and noise, and as well as change the characteristics of our neighborhood. The quiet, low-key street with large lots are the reasons why we originally chose this particular neighborhood to spend the rest of our lives.

We understand the owner of the above lot wanting to increase their investment, but it shouldn't be at their neighbor's expense.

Please take our concerns into consideration when deciding to rezone,

Jason Pettigrew and Kimberley Pettigrew

