



CITY OF JAMAICA BEACH

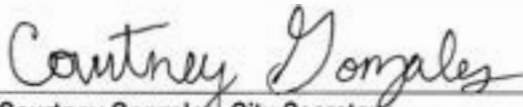
16628 SAN LUIS PASS IN CITY COUNCIL CHAMBERS
5264 JAMAICA BEACH
JAMAICA BEACH, TEXAS 77554
PH (409) 737-1142 FAX (409) 737-5211



BOARD OF ADJUSTMENT COMMITTEE MEETING AGENDA

July 7, 2026
6:00 P.M.

1. CALL MEETING TO ORDER
2. ATTENDANCE
3. PLEDGE OF ALLIGENCE
4. DECLARATION OF CONFLICT OF INTEREST
5. REQUEST TO ADDRESS BOARD OF ADJUSTMENT COMMISSIONERS MEETING
6. ITEM(S) OF BUSINESS
 - Application for variance at 16726 Cormorant Drive
 - Application for variance at 4308 Karankawa Way
 - Application for variance at 16557 Anchor Way
7. ADJOURNMENT


Courtney Gonzales, City Secretary



THE CITY HALL IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 72 HOURS PRIOR TO THIS MEETING. CONTACT THE CITY SECRETARY AT 409-737-1142 FOR FURTHER INFORMATION.



CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamaicabeachtx.gov



APPLICATION FOR VARIANCE

NAME OF APPLICANT:

Robert and Brigitte Avery

MAILING ADDRESS:

205 McVoy Drive League City, TX 77573

PHONE NO.: 281-451-3830

EMAIL: ba@williamsburgent.com

STATUS OF APPLICANT: OWNER:

or AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM

PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS:

16726 Cormorant Drive Jamaica Beach, TX 77554

LEGAL DESCRIPTION:

ABST 121 Hall & Jones Sur Lot 107, Section 23

CURRENT ZONING: Residentail

EXISTING USE: Residentail

ACRES/SQ. FT.: .1321 acres

DOES OWNER

OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE /

RELIEF FROM: No

TYPE OF VARIANCE REQUESTED (EXPLAIN IN

DETAIL): We would like an addition to our house. This addition would be on the Cormorant side and approximately 12ft x 26.5ft. Our house is a bit unique in that we have 3 streets that border our house. Per the attached survey, we have a 20' BL setback on Cormorant, a 15' setback on Bob Smith and then 8' setbacks on both Tern and the rear of the house. But.. when I look up the setbacks per City Ordinance, attached, Section 23 of Jamaica Beach, they are stated as 20' for the Front, 8' for the Sides and Zero for the Back.

Again, our house is quite different with the 3 streets, and I'd like to apply for a variance that would allow for the BL setbacks to be 8' on Tern and Cormorant and Zero at the back. Our attached proposed sketch of the house addition shows we would still be a little over 11' from Cormorant and 4' from the rear BL.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Bob Avery

Digitally signed by Bob Avery
DN: cn=US,
c=US, ou=Williamsburg, o=Williamsburg Enterprises,
email=ba@williamsburgent.com,
date=2010.08.10
10:15:46 -0500

APPLICANT'S SIGNATURE

DATE

THERE IS A \$250.00 FILING FEE

TL5 Job No 25-0268

16726 Cormorant Road, Jamaica Beach, TX. 77554

Survey Date April 17, 2025

50' CANAL
(PRIVATE)



Brenee Addison
Brenee Addison
Registered Professional
Land Surveyor
No. 6598

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

NOTES

- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Jamaica Beach. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owner's responsibility to confirm any setback requirements with the City of Jamaica Beach.
- 2) This property lies within Zone AE (EL 10') as established by the FEMA Flood Insurance Rate Map No. 48067C0262C, dated August 15, 2013.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSW and/or the local power company.
- 4) Bearings are recorded, as shown on plat of Jamaica Beach, Section 23, based on the monumentation of the North right-of-way line of Cormorant Road, being a found 1/2 inch rod at the Southwest corner of Lot 98 and a found 1/2 inch rod at the Southwest corner of Lot 107.

[16726 Cormorant Road]



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

Survey of Lot One Hundred Seven (107), of JAMAICA BEACH, SECTION TWENTY-THREE (23), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 57 and transferred to Plat Record 7, Map No. 93, of the Map Records of Galveston County, Texas.



SCALE: 1" = 20'



Lots 105 & 106
Bryl & Doris Childress
GCCFN 2020011980
DPR6CTX

BOB SMITH DRIVE
(60' R.O.W.)

CORMORANT ROAD
(40' R.O.W. PRIVATE)

Legend	Overhead Power
	Public fence
	Blk
	Concrete
	Water Meter
	Power Pole
	Down Guy
	Building Line
	Easement Line
	B.L. Building Setback line
	U.E. Utility Easement
	A.E. Aerial Easement

TRICORA LAND SURVEYING, L.L.C.
 Mailing: 8341 Stewart Rd. #208
 Physical: 2011 56th Street
 Galveston, TX 77551
 Telephone: 409-772-7272
 Fax: 409-772-7272
 E-mail: info@tricora.com
 T.S.P. L.L.C. Firm No. 10943308

Dr. A. F. Bly Jr. JA
Parcel ID: 125648
Surveyed for: Bob Avery

ATTACHMENT 1

Riviera Block A: Front 25' - Side 15' - Back 15' (unless canal lot - no setback)

Riviera Block B: Front 25' - Side 10' - Back 15' (unless canal lot - no setback)

Sections 1R & 1: Front 25' - Side 15' - Back 15'

Sections 2 & 3: Front 25' - Side 10' - Back 15'

Sections 4 & 5: Front 25' - Side 10' - Back none

Sections 6, 7, 8, 12, 13, 20 & 21: Front 25' - Side 10' - Back none

Sections 9, 19, 26 & 29: Front 20' - Side 10' - Back none

Sections 10, 11 & 15: Front 25' - Side 10' - Back 15'

Section 14A: Front 20' - Side 8' - Back 20'

Section 14: Front 25' - Side 10' - Back: lots 10 thru 25 - 35'; lot 9 & 26 - 36';
lot 8 & 27 - 39'; lot 7 & 28 - 42'; lot 6 & 29 - 45'; lot 5 & 30 - 48';
lot 4 & 31 - 51'; lot 3 & 32 - 54'; lot 2 & 33 - 57'; lot 1 & 34 - 60'

Section 16: Front 25' - Side 10' - Back 15'

Section 17: Front 15' - Side 4' - Back none

Sections 18 & 22: Front 15' - Side 8' - Back none

Section 23: Front 20' - Side 8' - Back none

Section 24: Front 15' - Side 8' - Back 15'

Section 25: Front 15' - Side 8' - Back none

Section 27: Front 20' - Side 10' - Back 15'

Sections 30 & 31: Front 20' - Side 10' - Back none



CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamaicabeachtx.gov



APPLICATION FOR VARIANCE

NAME OF APPLICANT: PETER WESTERKAMP

MAILING ADDRESS: 9410 Jamaica Beach, Galveston TX 77554

PHONE NO.: (281) 245-8031

EMAIL: PWESTERKAMP67@GMAIL.COM

STATUS OF APPLICANT: Owner

LEGAL DESCRIPTION: ABST 121 HALL & JONES SUR LOT 2 JAMAICA BEACH
SEC 21 (16606 Jamaica Cove Road)

CURRENT ZONING: Residential

EXISTING USE: Residential

ACRES/SQ. FT.: Lot 0.27 Acres / Home 2,660SF

DOES OWNER OWN ADJACENT PROPERTIES? ~~YES~~ NO

CODE SECTION SEEKING VARIANCE / RELIEF FROM:

Special Jamaica Beach Requirements: I. Foundation, H. "Boat decks, boat lifts or pier structures shall project no more than 13'0" beyond the original property line as established by a survey"

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

Request for Approval to Extend Boat Dock/Boathouse 15 ft From Bulkhead for Safe Walkway Access

I am requesting approval to extend my boat dock/boathouse 15 feet out from the existing bulkhead in order to provide a safe, 3-foot-wide walkway along the outside of my boat slip.

Due to the required 11-foot boat slip width needed to accommodate the boat lift cradle, the outer piling for the slip must be placed exactly at the 13-foot canal limit. This leaves no remaining space for a safe walkway on the canal side of the lift if the structure is restricted to the current maximum projection.

To allow proper, safe access to the boat, the boathouse pilings must be set adjacent to the bulkhead, with structure extending an additional 2 feet beyond the 13-foot piling line, for a total extension of 15 feet from the bulkhead. This additional distance is necessary to:

Provide a 3-foot-wide walkway on the canal side, which is the minimum safe width for routine access and emergency egress

Maintain the required 11-foot slip width for the lift cradle

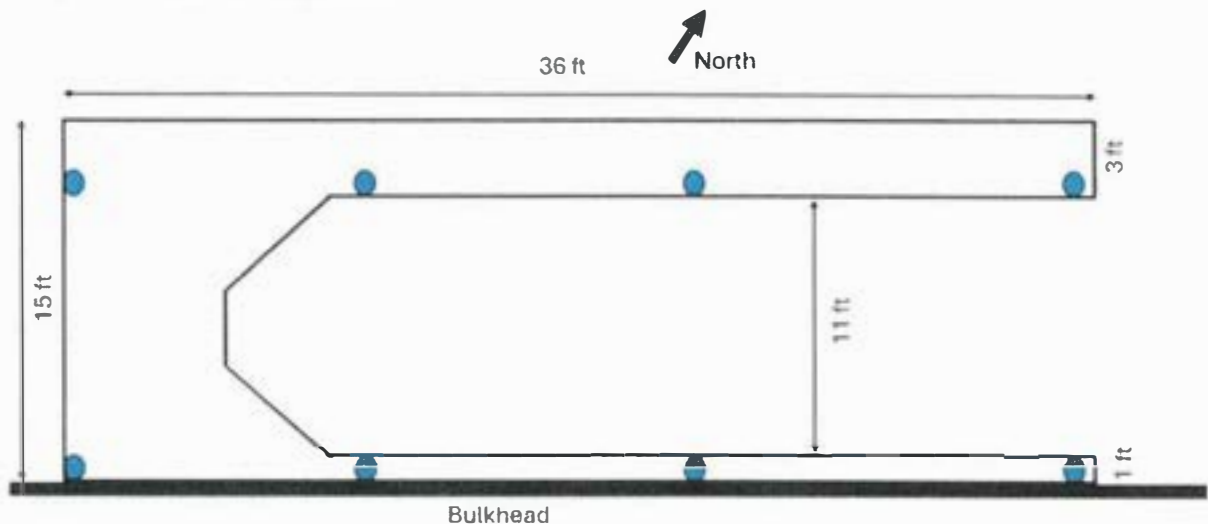
Avoid unsafe conditions such as stepping over water, navigating narrow edges, or accessing the boat from only one side

I have attached a drawing that illustrates the dimensional constraints and shows why the additional 2 feet of extension is required to maintain both safety and compliance with slip-width requirements.

I respectfully request approval for this extension so that the dock and boathouse can be constructed in a manner that is safe, functional, and consistent with the intended use of the property.

Note, the approximate width of the canal at this location is 140ft. The curved bulkhead is approximately 105ft in length.

Thank you for your consideration.



P-[pkol9

Note, this is a conceptual drawing only, engineered plans will be provided with the permit application.



I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.



APPLICANT'S SIGNATURE

5-21-26

DATE

THERE IS A \$250.00 FILING FEE



CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamaicabeachtx.gov



APPLICATION FOR VARIANCE

NAME OF APPLICANT:

LISSY RODRIGUEZ ON BEHALF OF RAINEY POOLS AND HOMEOWNER- NGUYEN DINH
MAILING ADDRESS:

2640 E LEAGUE CITY PKWY STE 104 PMB 1132 LEAGUE CITY TX 77573

PHONE NO: 832-481-4907

EMAIL: MPE@MOMENTUMPERMITEXPEDITORS.COM STATUS OF APPLICANT: OWNER:

or AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM
PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS:

4308 KARANKAWA WAY JAMAICA BEACH TX 77554

LEGAL DESCRIPTION:

ABST 121 HALL & JONES SUR LOT 44 JAMAICA BEACH SEC 26

CURRENT ZONING: RESIDENTIAL
0.15

EXISTING USE:

ACRES/SQ. FT: 6,695 SQFT

DOES OWNER

OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE:

RELIEF FROM:

HARDSHIP DUE TO 10 X 20 AERIAL EASEMENT - PROPOSED POOL ENCROACHES A SMALL PORTION OF THE 10 X 20 AERIAL
EASEMENT

TYPE OF VARIANCE REQUESTED (EXPLAIN IN

DETAIL)

WE ARE SUBMITTING A VARIANCE REQUEST FOR A NEW POOL LOCATED AT 4308 KARANKAWA. THE NEW PROPOSED POOL IS
ENCROACHING A SMALL PORTION OF THE 10 X 20 AERIAL EASEMENT WE HAVE OBTAINED A LETTER OF NO OBJECTION FROM

THE PROVIDER OF THE 10 X 20 AERIAL EASEMENT, CENTERPOINT HAS APPROVED THE LETTER OF NO OBJECTION AND HAS
BEEN ATTACHED TO THIS APPLICATION WE HAVE ALSO INCLUDED A COPY OF THE SURVEY WITH THE PROPOSED WORK
TO SHOW THE HARDSHIP FOR THIS LOT AS THERE IS NO OTHER LOCATION AVAILABLE ON THE LOT TO MOVE THE POOL

ANY HELP THAT WE CAN OBTAIN FOR MR NGUYEN DIHN THAT ALLOWS HIM TO BE ABLE TO HAVE THE PROPOSED POOL, IS
GREATLY APPRECIATED THANK YOU FOR YOUR HELP ON THIS MATTER

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND
KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL
PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL
BE COMPLIED WITH WHETHER SPECIFIED THEREIN OR NOT. THE GRANTING OF A
VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO
VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW
REGULATING THE USE OF ~~PROPERTY~~.

APPLICANT'S SIGNATURE

DATE

2-11-26

THERE IS A \$200.00 FILING FEE

Authorization Letter

I, Nguyen Dinh, hereby authorize Lissy Rodriquez to act as my agent in all matters related to the variance request for the property located at 4308 Karankawa Way, Jamaica Beach, TX 77554. This authorization allows her to communicate with the appropriate offices, submit documents, and represent me regarding this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Nguyen Dinh".

Date 2/11/2026



Rainey Pool Company
INCORPORATED

RE: Permit Runners

To Whom It May Concern,

Please allow from the following people to turn in, pay for and pick up permits on behalf of Rainey Pools:

Momentum Permit Expeditors

Lissy Rodriguez

Danny Rodriguez

Stacy A Rodriguez

Glenn Hanks

Brent Longbotham

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Hanks".

1101 GULF FREEWAY • LEAGUE CITY, TEXAS 77573 • (281) 338-1555 • WWW.RAINEYPOOLS.COM



HOA APPROVAL LETTER



5198 Jamaica Beach
Galveston, TX 77554
Website: jamaicabeach.org

409-737-9850
(Office)
jbichoa@yahoo.com

November 3rd, 2025

Nguyen Dinh

RE: 4308 Karankawa Way

Dear Homeowner:

Thank you for submitting your JBIC building application for a pool install at your property at 4308 Karankawa Way.

Your JBIC building application has been approved by our JBIC architectural committee **but please note that there is an aerial easement that runs right through the proposed site for the pool. JBIC HOA does NOT have rights to deny or approve things within aerial easements. That must be decided by the city of Jamaica Beach.** Also note you will also have to be approved by the City of Jamaica Beach which has final approval and issues a mandatory permit with their permit application.

Please contact us if we can be of further assistance.

Ed Livingston, Michelle Ivy, Barry Bales
Architectural Committee
Jamaica Beach Improvement Committee



LETTER OF NO OBJECTION PG1

1111 Louisiana
Houston, Texas 77002

February 2, 2026

Beach Haven, LLC
c/o Glenn Hanks
2216 Palmer Trail,
Grand Prairie, TX 75052

Re: Letter Agreement for Pool to be Located Under Aerial Easement Only at 4308 Karankawa Way,
Jamaica Beach, TX 77554
File No. 216044

Dear Glenn:

As you requested, CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc. (collectively "CenterPoint Energy") has reviewed your plans and is issuing this letter in order to satisfy your local municipality or other's permitting or requirements. CenterPoint Energy has determined that facilities are located or could be located within the easement. Subject to the following conditions, CenterPoint Energy offers no objection to the pool to be located under aerial easement only as shown on the attached Exhibit "A".


Rainey Pools hereby binds itself, its affiliates, heirs, successors and assigns to assume all liability for any damage to CenterPoint Energy's facilities and to indemnify and hold harmless CenterPoint Energy from and against any and all claims or damages to any person or property arising out of the installation, construction, maintenance, use and existence of said pool to be located under aerial easement only and further agrees to reimburse CenterPoint Energy for all costs, including, but not limited to, loss of related income, property damages, reimbursements, legal fees, and personal damages.

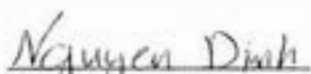
Sincerely,
CenterPoint Energy


Ryan Marshall
Right of Way Agent

ACCEPTED and agreed to this 2nd day of February, 2026.

Beach Haven, LLC

By: 
Signature


Name

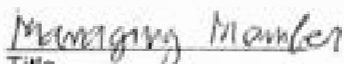
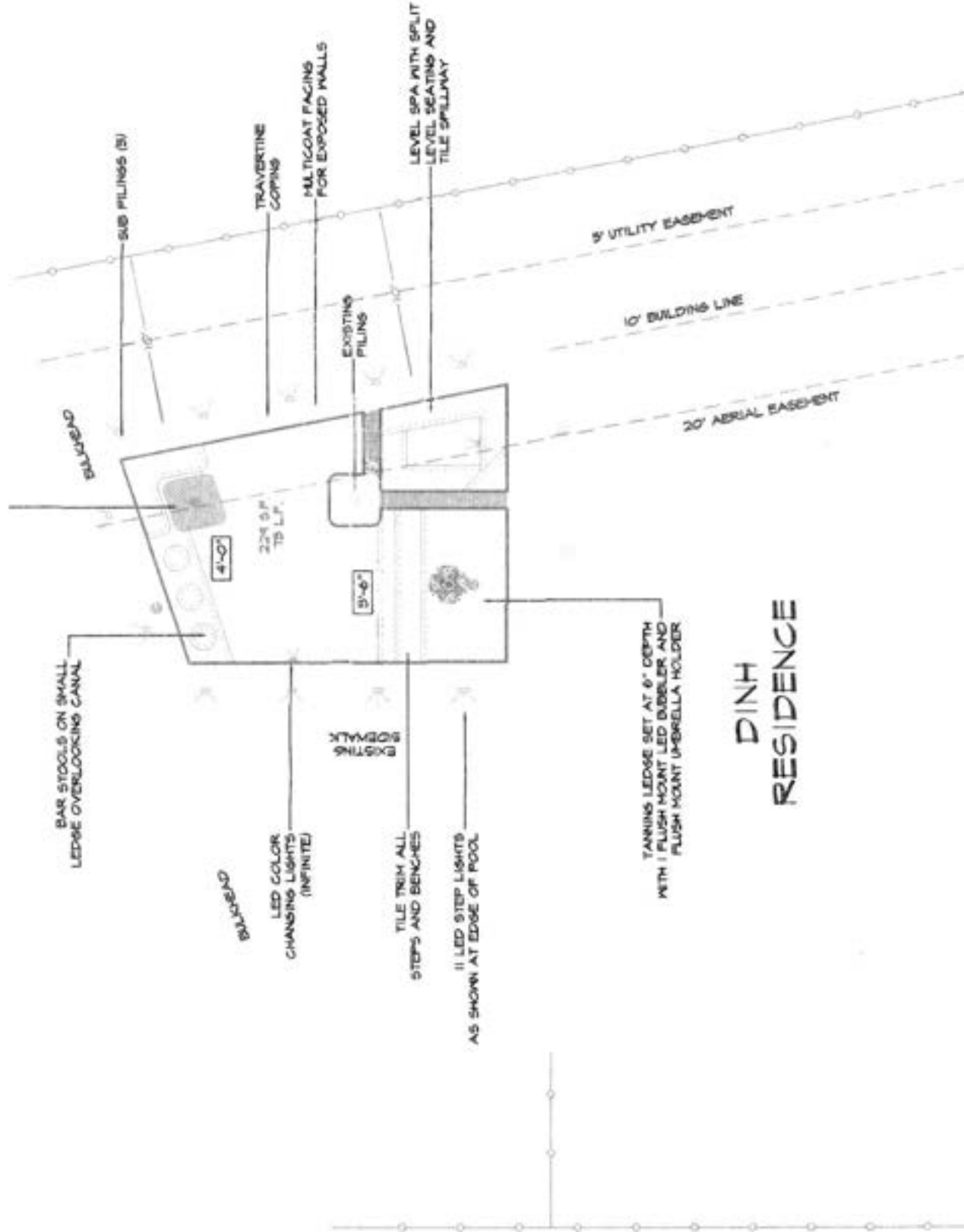

Title

Exhibit "A"

LETTER OF NO OBJECTION PG2



DINH RESIDENCE

GF NO. 25-855715-HC CAPITAL TITLE
 ADDRESS: 4308 KARANKAWA WAY
 JAMAICA BEACH, TEXAS 77554
 BORROWER: NGUYEN PHUOC DINH AND
 BICHNHAT TT TU

LOT 44
JAMAICA BEACH, SECTION 26
 A SUBDIVISION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 1616, PAGE 91, AND TRANSFERRED TO
 PLAT RECORD 7, MAP NO. 95, IN THE
 OFFICE OF THE COUNTY CLERK
 OF GALVESTON COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.M.P.
 FOR INSTALLATION OF UNDERGROUND ELECTRICAL
 DISTRIBUTION SYSTEM AS PER VOLUME 1846, PAGE 303, O.C.C.G.C.

THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48167C 0503 0
 MAP REVISION: 06/13/2019
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING PLAT RECORD 7, MAP NO. 95, O.C.C.G.C.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTED PROVIDED BY THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 25-02909
 APRIL 15, 2025



Capital Title
 JUDY SIN
 832-559-7243



GF NO. 25-855715-HC CAPITAL TITLE
 ADDRESS: 4308 KARANKAWA WAY
 JAMAICA BEACH, TEXAS 77554
 BORROWER: NGUYEN PHUOC DINH AND
 BICHNHAT TT TU

SURVEY W PROPOSED WORK

LOT 44
JAMAICA BEACH, SECTION 26
 A SUBDIVISION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
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 PLAT RECORD 7, MAP NO. 95, IN THE
 OFFICE OF THE COUNTY CLERK
 OF GALVESTON COUNTY, TEXAS

SCALE: 1" = 30'

CONSTRUCTION FENCING PLAN OF
 INSTALLATION- FENCING
 SURROUNDING THE SITE FROM
 TIME OF EXCAVATION TO PERMANENT
 BARRIER INSTALLATION. THERE
 SHALL BE A CONSTRUCTION FENCE UP
 FROM GROUND BREAKING TO
 COMPLETION OF PERMANENT FENCE

POOL FENCING IS MARKED ON THE POOL PLANS
 ON RED AND ALL SCISSOR GATES ARE SHOWN.

FOR THE VARIANCE REVIEW TEAM,
 PLEASE NOTE THE POOL IS ENCRDACHING
 A SMALL PART OF THE 10 X 20 AERIAL EASEMENT
 IN WHICH THE HOUSE WAS PREVIOUSLY APPROVED
 AND IS ALSO ENCRDACHING THE SAME
 SMALL PORTION OF SUCH
 EASEMENT.



10 X20
 AERIAL
 EASEMENT

PROPERTY HAS A 48\"/>
 AROUND THE PROPERTY
 WITH SELF LATCHING AND SELF CLOSING
 NOT LESS THAN 3\"/>
 GATE. GATE BARRIER SHALL NOT HAVE OPENINGS
 GREATER THAN 12\"/>
 WITHIN 18\"/>
 MECHANISM.
 FENCING IS EXISTING



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND ALLAP.
 FOR INSTALLATION OF UNDERGROUND ELECTRICAL
 DISTRIBUTION SYSTEM AS PER VOLUME 1646, PAGE 303, D.C.C.C.C.

THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48165D 0503 &
 MAP REVISION 08/15/2014
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS
 ACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING PLAT RECORD 7, MAP NO. 95, D.C.C.C.C.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
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 EXCEPT AS SHOWN HEREAFTER. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVAN
 PROFESSIONAL LAND SURVEYOR
 NO. 5871
 JOB NO. 25-02909
 APRIL 15, 2021



Capital Title
 JUDY SIN
 832-559-7243





CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamalcabeachtx.gov



APPLICATION FOR VARIANCE

NAME OF APPLICANT: Richard Vlack

MAILING ADDRESS: 16557 Anchor Way Jamaica Beach TX 77554

PHONE NO.: 409-392-0410 EMAIL: rlvlack@comcast.net

STATUS OF APPLICANT: OWNER: x or AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION PHYSICAL ADDRESS: 16557 Anchor Way, Jamaica Beach TX 77554

LEGAL DESCRIPTION: ABST 121 HALL & JONES SUR LOT 1 JAMAICA BEACH SEC 19

CURRENT ZONING: Residential

EXISTING USE: 1200 ACRES/SQ. FT.: sqft

DOES OWNER OWN ADJACENT PROPERTIES? YES **NO** CODE SECTION SEEKING VARIANCE / RELIEF FROM: set
back

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

 Requesting approval to extend the allowable setback from 13 feet to 15 feet, measured from the point where the bulkhead meets the water to the first piling. The additional two feet is necessary to provide adequate clearance for safe installation and operation of the boat lift and to allow sufficient space for the required walkway.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Richard Vlack
APPLICANT'S SIGNATURE

2 MAR 2026
DATE

INSPECTIONS SHEET

CONTRACTOR SHALL NOTIFY CLIENT, ENGINEERING SOLUTIONS, INC. FOR ALL INSPECTIONS NOTED ON THIS SHEET & WORKMAN UP 24 HOURS IN ADVANCE. THE CONSTRUCTION SET OF DRAWINGS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. ASSISTANT, COMMENTS WILL BE MADE UP ON SITE.

RECEIVED FOR ALL MATERIALS, GOODS, SUPPLIES, ETC. BY THE ENGINEER, CIVIL/STRUCTURAL ENGINEERING SOLUTIONS, INC. FOR INSPECTION.

COASTAL ENGINEERING SOLUTIONS MUST BE CALLED FOR EACH INSPECTION AND HAVE THE INSPECTORS SIGNATURE AND DATE OF INSPECTION ON THIS SHEET IN ORDER FOR A WPI-8 CERTIFICATE TO BE ISSUED. THIS CONSTRUCTION SET MUST BE ON SITE IN ORDER TO CONDUCT ALL INSPECTIONS. ADDITIONAL CHARGES MAY OCCUR IN CONSTRUCTION SET IS NOT ON SITE DURING TIME OF INSPECTION.

ATTENTION OWNER/CONTRACTOR

ALL INSULATION, DOORS, WINDOWS FOR ENERGY PURPOSES SHALL BE INSPECTED BY OTHERS THAT ARE LICENSED AND APPROVED TO CONDUCT THIS TYPE OF WORK IN THE STATE OF TEXAS. IT IS UP TO THE HOMEOWNER/CONTRACTOR TO SUPPLY BLOWER DOOR TESTS, DUCT BLASTER TESTS, AND OTHER TESTS/CERTIFICATIONS TO THE LOCAL MUNICIPALITY IS REQUIRED BY THE BUILDING OFFICIAL.

OWNER/CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EXTERIOR COMPONENTS AND CLADDING PER TDI INSTALLATION INSTRUCTIONS FOR THE APPROPRIATE WIND PRESSURES STATED IN THE SET OF ENGINEERING DRAWINGS.

FIND ALL TDI INSTALLATION INSTRUCTIONS AT THE WEBSITE BELOW:
<http://www.tdi.texas.gov/wind/prod/index.html>

SHEET INDEX	TITLE	SHEET
1	INSPECTIONS SHEET GENERAL REQUIREMENTS	1
2	PIER LAYOUT 1	2
3	PIER LAYOUT 2	3
4	BULKHEAD LAYOUT	4
5	STRINGER/JOIST DETAILS	5
6	STAIR/HANDRAIL DETAILS	6
7		7

INSPECTOR SIGNATURE & DATE

- INSPECTIONS _____
- PILING INSTALLATION _____
- FRAMING, CLIPS, AND STRAPS _____
- SHEATHING & DECKING _____
- ROOFERS & WINDOWS _____
- OWNER/CONTRACTOR TO VERIFY ALL WINDOW/DOOR INFORMATION FROM TO INSPECTION
- SHEATHING _____
- OWNER/CONTRACTOR TO VERIFY ALL SHEATH INFORMATION FROM TO INSPECTION
- ROOF SHINGLES, HVAC CONDENSER ANCHORS, AND BREAKAWAY WALLS _____
- OWNER/CONTRACTOR TO VERIFY ALL ROOF INFORMATION FROM TO INSPECTION

NOTE TO THE CLIENT: THIS SHEET IS FOR THE INSPECTION OF THE CONSTRUCTION SET ONLY. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. ASSISTANT, COMMENTS WILL BE MADE UP ON SITE.

ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES, ORDINANCES, AND REGULATIONS.

THIS DRAWING SET SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED.



COASTAL ENGINEERING SOLUTIONS, INC.
 CIVIL/STRUCTURAL ENGINEERING
 OFFICE: (832) 377-1501
 587 21ST STREET #46
 GALVESTON, TEXAS 77550
 EMAIL: CESINCTX@GMAIL.COM
 TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION
 11011 AVONDA WAY
 JAMAICA BEACH, TX 77558

ENGINEER SEAL & SIGNATURE


SHEET NAME: INSPECTION SHEET

DATE: 12/08/2023

SHEET 1 OF 7



CIVIL + STRUCTURAL

COASTAL ENGINEERING SOLUTIONS, INC.
CIVIL STRUCTURAL ENGINEERING

OFFICE: (832) 377-1101
527 21ST STREET #46
GALVESTON, TEXAS 77550
EMAIL: CESINCTX@GMAIL.COM
TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION
16557 ANCHOR WAY,
JAMAICA BEACH, TX
77554

ENGINEER SEAL & SIGNATURE

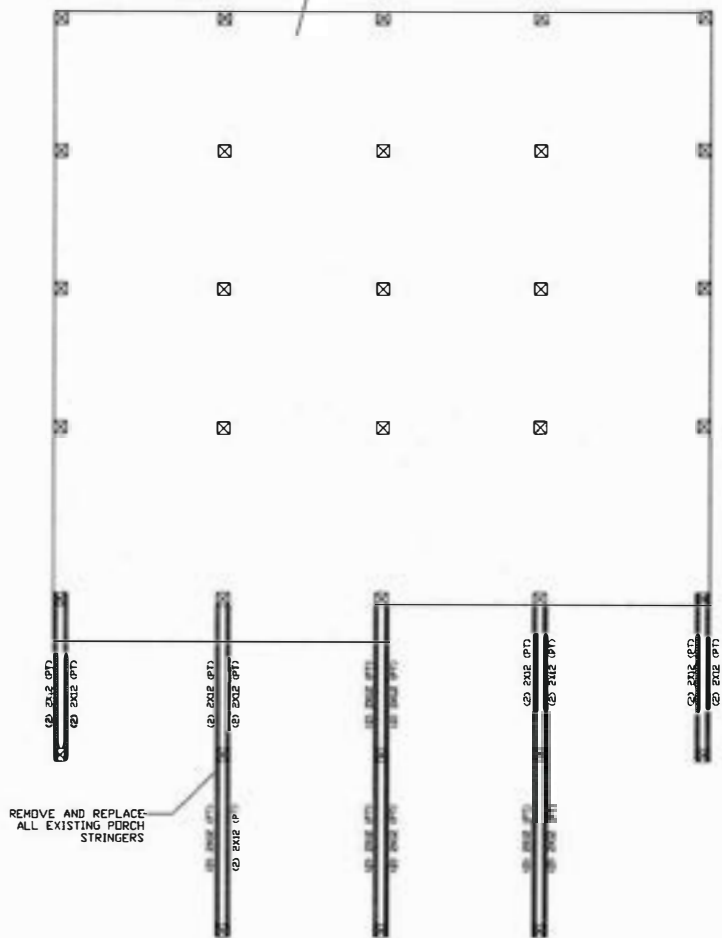


SHEET NAME:
PIER LAYOUT 2

DATE: 12/08/2025

SHEET 4 OF 7

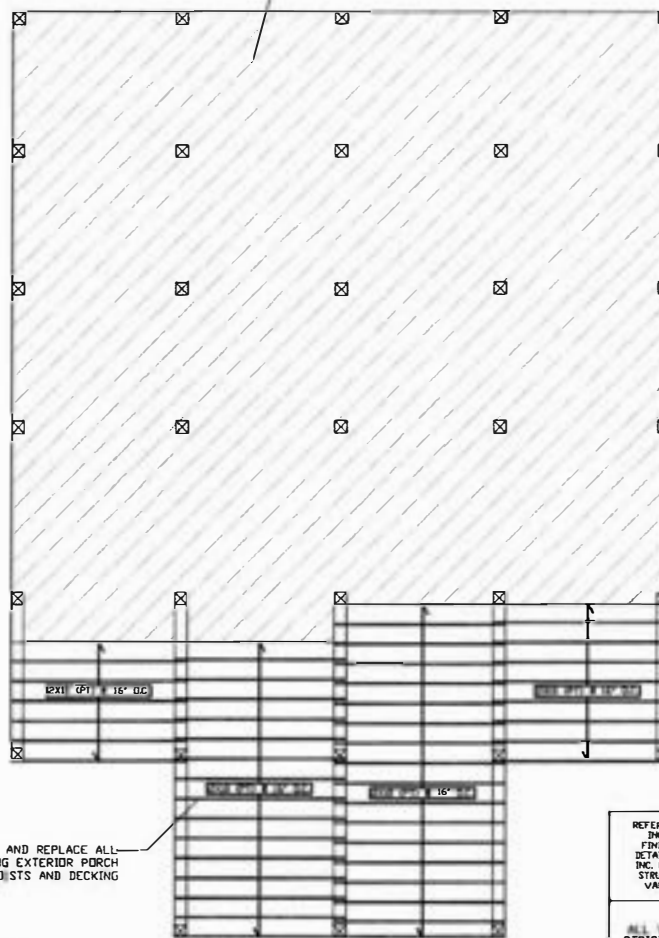
EXISTING STRINGERS UNDER HOUSE TO REMAIN
ONLY DECK STRINGERS ARE TO BE REMOVED AND REPLACED.



UPPER DECK STRINGER LAYOUT

OWNER/CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION SUPPORT & BRACING/SHORING DURING ALL REPAIRS. BRACING/SHORING PLANS BY OTHERS.

EXISTING FLOOR JOISTS UNDER HOUSE TO REMAIN
ONLY DECK JOISTS ARE TO BE REMOVED AND REPLACED.



UPPER DECK JOIST LAYOUT

ALL JOISTS SHALL BE CONTINUOUS ACROSS BOTH SETS OF STRINGERS AND BEAR FULLY ON BOTH SETS OF STRINGERS.

REMOVE AND REPLACE ALL EXISTING EXTERIOR PORCH JOISTS AND DECKING

REMOVE AND REPLACE ALL EXISTING PORCH STRINGERS

REFER TO SITE PLAN BY CES INC. FOR PILING DEPTH, FINISH GRADE, AND OTHER DETAIL. SITE PLAN BY CES, INC. MUST ACCOMPANY THESE STRUCTURAL DRAWINGS FOR VAL PERMIT DRAWINGS.
ALL WORK SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE WINDSTORM CODES, LOCAL BUILDING CODES, & ORDINANCES
THIS DRAWING SET SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED



CIVIL + STRUCTURAL

COASTAL ENGINEERING SOLUTIONS, INC.
CIVIL STRUCTURAL ENGINEERING

OFFICE: (817) 377-1501
527 21ST STREET #46
GALVESTON, TEXAS 77550
EMAIL: CESINCTX@GMAIL.COM
TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION
16557 ANCHOR WAY,
JAMAICA BEACH, TX
77554

ENGINEER SEAL & SIGNATURE



REFER TO SITE PLAN BY CES INC. FOR PILING DEPTH, FINISH GRADE, AND OTHER DETAILS. SITE PLAN BY CES, INC. MUST ACCOMPANY THESE STRUCTURAL DRAWINGS FOR VALID PERMIT DRAWINGS.

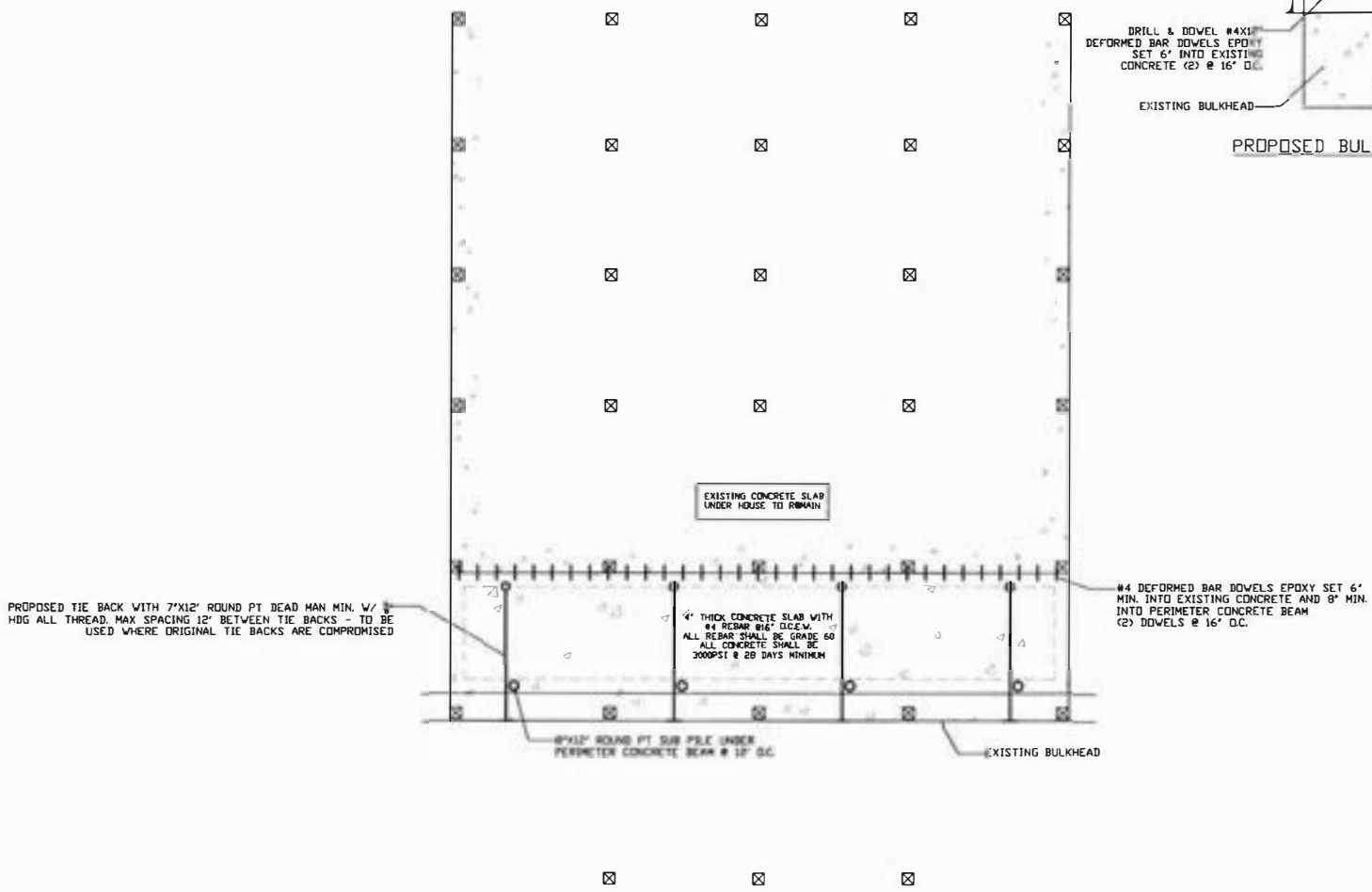
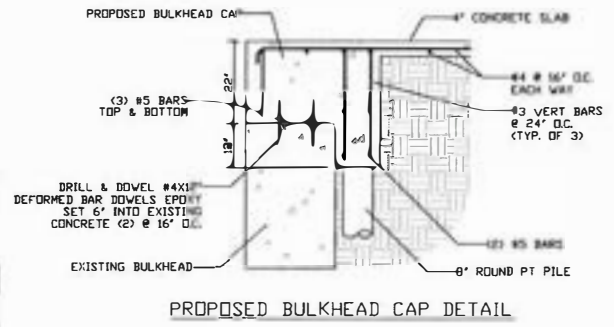
ALL WORK SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE WINDSTORM CODES, LOCAL BUILDING CODES, & ORDINANCES

THIS DRAWING SET SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED

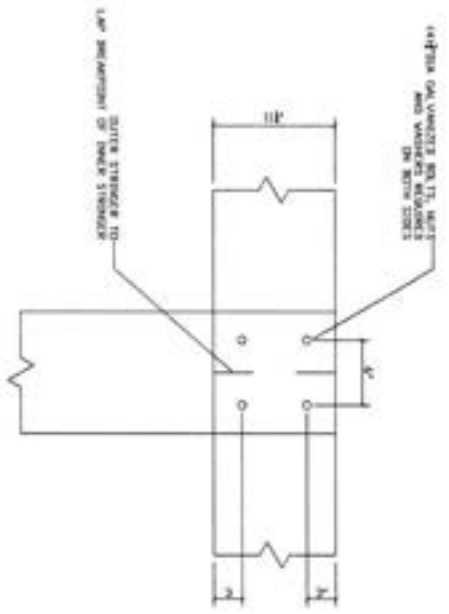
SHEET NAME:
BULKHEAD LAYOUT

DATE: 12/08/2025

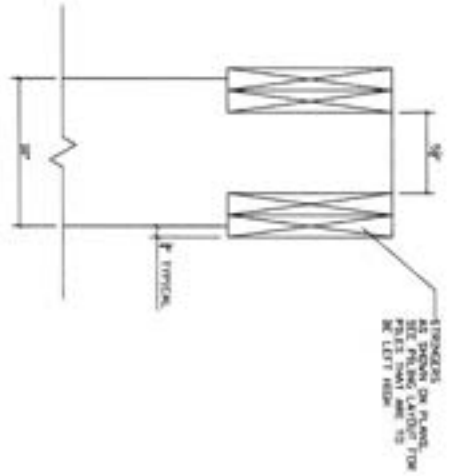
SHEET 5 OF 7



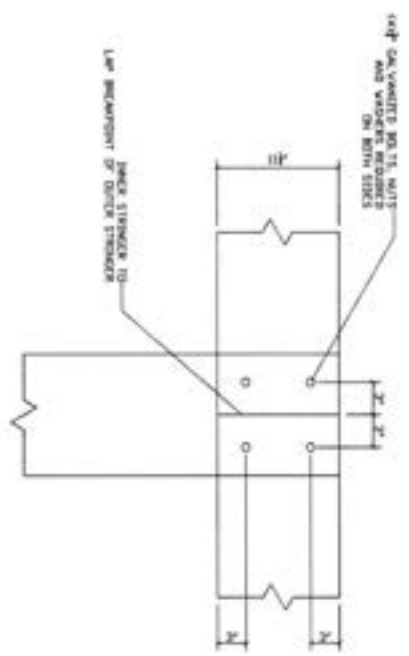
BULKHEAD REPAIR PLAN



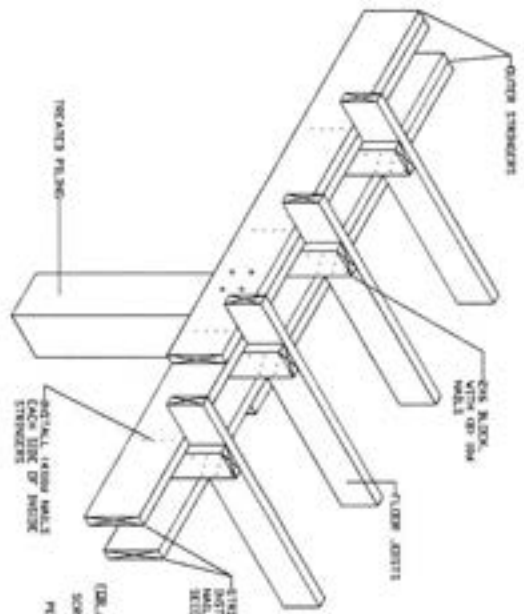
WITHOUT BUTT JOINT



PINE NOTCH DETAILS



WITH BUTT JOINT
DO NOT LOCATE NAILPLATE JOINTS AT SAME SIDE OF JOINT



SPACED BEAM WITH 2X6 WOOD FRAMING ANCHORS

WRITE TO: 1217 N. GULF BLVD. SUITE 100, GALVESTON, TEXAS 77550
 TEL: 409-763-1500
 FAX: 409-763-1501
 WWW: WWW.CESINC.COM
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC, AIAA, AND ACI CODES AND SPECIFICATIONS.
 THIS DRAWING SET SHALL NOT BE USED FOR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED

SHEET NAME:
 STRINGER/DIST
 DETAIL 5

DATE: 12/09/2025

SHEET 6 OF 7



PROJECT INFORMATION
 1507 ANCHOR WAY
 JAMAICA BEACH TX
 77558

ENGINEER SEAL & SIGNATURE

COASTAL ENGINEERING SOLUTIONS, INC.
 CIVIL STRUCTURAL ENGINEERING

OFFICE: (409) 377-1500

527 21ST STREET #46
 GALVESTON, TEXAS 77550

EMAIL: CESINCTX@GMAIL.COM
 TEXAS FIRM REGISTRATION #21062



FLS Job No 26-0180 3902 Bob Smith Drive, Jamaica Beach, TX. 77554 Survey Date April 8, 2026

Directions expressed herein are based on NAD 83 datum
 ± 1:30 (Typ.)

CURVE	BEARING	ARC LENGTH
1	S 81°40'00" E	60.924'
2	N 76°02'00" E	60.924'
3	S 29°05'19" E	89.030'
4	N 33°00'00" W	110.44'
5	N 33°00'00" W	148.31'
6	N 57°00'00" W	158.42'
7	N 33°00'00" W	107.50'
8	S 59°00'00" E	107.50'
9	N 33°00'00" W	107.50'
10	S 33°00'00" E	107.50'



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



Brenne Addison
 Registered Professional Land Surveyor
 No. 6598



NOTES:
 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Jamaica Beach. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owner's responsibility to confirm any setback requirements with City of Jamaica Beach.
 2) This property lies within Zone VE (3, 4, 5, 6, 7, 8) as established by the FEMA Flood Insurance Rate Map No. 480572002E, dated August 15, 2005.
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by 2204 under the local power company.
 4) Bearings are recorded, as shown on plats of Jamaica Beach, Sections 28 and Section 29, based on the monumentation of the East right-of-way line of Bob Smith Drive, being a found 1/2 inch pipe at the NW corner of Lot 28, Sec. 28 and a found 1 inch pipe at the SW corner of Lot 27, Sec. 23.

Tract 1:
 Survey of that certain 0.2265 acre tract land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1289, Page 118 of the Deed Records of Galveston County, Texas, said 0.2265 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

Tract 2:
 Survey of a 0.2202 acre tract of land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1289, Page 118 of the Deed Records of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

Tract 3:
 Lot One (1), JAMAICA BEACH SECTION THIRTY (30), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 147, and transferred to Plat Record 7, Map Number 99, both in the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

Legend	Notes
—	Building Footprint
—	Chain Line Fence
—	Concrete
—	Water Meter
—	Power Pole
—	One Meter
—	Building Line
—	Setback Line
—	Utility Easement
—	A.E. Mark Enclosure

Meeting: 4241 Street No. 2225
 Houston, TX 77025
 Phone: 281-481-2225
 481-481-2222
 Email: info@brenneaddison.com
 18.911.111 Fax No. 281-481-2225
 Drafting: JA
 Surveyed For: Travis Payer
 Parcel ID: 02763



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

Exhibit 'A'

Tract 1

Being that certain 0.2265 acre tract land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, said 0.2265 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the West line of said Division 1 and the North right-of-way line of San Luis Pass Road (120' R.O.W.);

THENCE North 33° 00' 00" West, along the West line of said Division 1, a distance of 8,366.37 feet to a point in the North right-of-way line of Bob Smith Drive (Width Varies);

THENCE North 57° 00' 00" East, along the North right-of-way line of said Bob Smith Drive, a distance of 66.00 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a chain link fence post, bearing N 44° E a distance of 0.3 feet;

THENCE North 33° 00' 00" West, a distance of 155.42 feet to the Northwest corner of the herein described tract, a cut 'V' on concrete;

THENCE North 63° 20' 00" East, a distance of 65.40 feet to the Northeast corner of the herein described tract;

THENCE South 33° 00' 00" East, a distance of 148.21 feet to the North right-of-way line of said Bob Smith Drive, and being the Southeast corner of the herein described tract;

THENCE South 57° 00' 00" West, along the North right-of-way line of said Bob Smith Drive, a distance of 65.00 feet to the PLACE OF BEGINNING and containing 0.2265 acres (9,870 square feet) of land, more or less.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-487-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Exhibit "A"

Tract 2

Being a 0.2202 acre tract of land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the West line of said Division 1 and the North right-of-way line of San Luis Pass Road (120' R.O.W.);

THENCE North 33° 00' 00" West, along the West line of said Division 1, a distance of 8,366.37 feet to a point in the North right-of-way line of Bob Smith Drive (Width Varies);

THENCE North 57° 00' 00" East, along the North right-of-way line of said Bob Smith Drive, a distance of 131.00 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract;

THENCE North 33° 00' 00" West, a distance of 148.21 feet to the Northwest corner of the herein described tract;

THENCE North 63° 20' 00" East, a distance of 31.66 feet to a point for corner;

THENCE South 81° 40' 00" East, a distance of 52.00 feet to the Northeast corner of the herein described tract;

THENCE South 33° 00' 00" East, a distance of 110.44 feet to the North right-of-way line of said Bob Smith Drive, and being the Southeast corner of the herein described tract;

THENCE South 57° 00' 00" West, along the North right-of-way line of said Bob Smith Drive, a distance of 70.51 feet (Called 70.00 feet) to the PLACE OF BEGINNING and containing 0.2202 acres (9,591 square feet) of land (Called 0.2193 acres), more or less.



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

