

Notice of Meeting of the Board of Adjustment and Appeals

Tuesday July 9, 2024 – 7:00 PM

Village of Surfside Beach

1304 Monument Drive

Surfside Beach, TX 77541

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the Village of Surfside Beach will conduct a public hearing and meeting scheduled **for 7:00 p.m. on Tuesday July 9, 2024.**

AGENDA

- 1.) Call to order and establish a quorum is present.
- 2.) Discuss and take possible action regarding 614 Texas Street, Surfside Beach, Texas, a sub-standard and dilapidated structure specifically to discuss the property owner's plan of action and/or the Board of Adjustment's ruling.
- 3.) Adjourn.

CERTIFICATION

I hereby certify that a true and correct copy of the above and foregoing "Notice of Meeting" by the Board of Adjustment and Appeals was posted on the front door of the City Hall of the Village of Surfside Beach, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted Thursday, July 2, 2024 at or before 7:00 PM, and remained so posted continuously for at least 72 hours before the scheduled time and date of the above mentioned meeting.


Amanda Davenport, City Secretary

If you plan to attend this public meeting, and you have a disability that requires special arrangements at this meeting, please contact Amanda Davenport, City Secretary, at (979) 233-1531, Extension 103, within 48 hours of the scheduled meeting date and time. We will make reasonable accommodations to assist you in your needs.

BOA
Meeting
7:00 pm
7-9-24



1304 Monument Drive
Surfside Beach, Texas 77541
Phone: 979-233-1531 Fax: 979-363-0699 Email: cityhall@surfsidetx.org

June 25, 2024

Hector Guevara
8230 Antonine Dr
Houston TX 77088

PUBLIC HEARING NOTICE

Reference: 614 Texas Street, Surfside Beach TX 77541

Mr. Hector Guevara: The house referenced above is in a dilapidated state, unfit for human habitation, and a hazard to the public.

The foundation pilings and other associated work were not permitted by the Village, nor does the material and installation method seem to be consistent with engineering practices for flood and windstorm requirements. The pilings and the connection points to the stringers are structurally unsound, all of which makes the entire structure in danger of collapse from storm, wind, or otherwise and places the general public, neighbors, and anyone occupying the residence at risk. For these reasons it is considered sub-standard and in violation of local ordinance Chapter 12 - Buildings and Building Regulations, 2004-15A.

There will be a public hearing on **Tuesday 7-09-2024 at 7:00 PM in City Hall at 1304 Monument Drive, Surfside Beach TX 77541**, the public hearing will be to determine whether the building is in violation of this chapter, and whether the building should be, repaired, removed, or demolished.

The owner, lienholder, or mortgagee shall be required to submit, at the hearing, proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work.

The village will vacate, secure, remove, or demolish the building or relocate the occupants of the building if any action ordered at the public hearing is not taken within a reasonable time.

Josh Hart
Building Official



1304 Monument Drive
Surfside Beach, Texas 77541
Phone: 979-233-1531 Fax: 979-363-0699 Email: cityhall@surfsidetx.org

June 25, 2024

Hector Guevara
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Josh Hart
Building Official



KRISTIN BULANEK
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
 111 E LOCUST
 ANGLETON, TX 77515
 (979) 864-1320

Duplicate Receipt

Property Account Number:
78750474000

Statement Date: 5/22/24
 Owner: GUEVARA HECTOR S
 Mailing Address: 8230 ANTOINE DR
 HOUSTON TX 77088-2524

Property Location: 0000614 TEXAS ST
 Acres: 0.1478
 Legal: SURFSIDE BLK 550 LOT 9

Exemptions: GENERAL HOMESTEAD, OPTIONAL HOMESTEAD
 Receipt #: 2843990 Deposit #: 202401308107-2023/cestrada@bra

| YEAR | TAXING ENTITIES | TAXABLE VALUE | TAX RATE PER \$100 | DATE PAID | BASE TAX PAID | PENALTY & INTEREST PAID |
|------|-----------------------------|---------------|--------------------|-----------|---------------|-------------------------|
| 2023 | BRAZORIA COUNTY | \$99,559.00 | 0.270664 | 1/30/24 | \$269.47 | \$0.00 |
| 2023 | SPECIAL ROAD & BRIDGE | \$96,559.00 | 0.043284 | 1/30/24 | \$41.79 | \$0.00 |
| 2023 | BRAZOSPORT ISD | \$12,004.00 | 0.953300 | 1/30/24 | \$114.43 | \$0.00 |
| 2023 | PORT FREEPORT | \$99,559.00 | 0.016007 | 1/30/24 | \$15.94 | \$0.00 |
| 2023 | BRAZOSPORT COLLEGE | \$99,559.00 | 0.264831 | 1/30/24 | \$263.66 | \$0.00 |
| 2023 | VELASCO DRAINAGE DIST. NO 2 | \$99,559.00 | 0.067288 | 1/30/24 | \$66.99 | \$0.00 |
| 2023 | VILLAGE OF SURFSIDE BEACH | \$99,559.00 | 0.281508 | 1/30/24 | \$280.27 | \$0.00 |

BASE TAX \$1,052.55

TOTAL PAID \$1,052.55

Remitted By: GUEVARA HECTOR S
 8230 ANTOINE DR
 HOUSTON TX 77088-2524

Payment Type: CHECK
 Reference # 1176

**Remaining Amount Due As of 5/22/24
 0.00**

Receipt 5/22/24

GUEVARA HECTOR S
 8230 ANTOINE DR
 HOUSTON TX 77088-2524

OFFICIAL NOTICE OF ORDINANCE VIOLATION

CASE #: SB202010604 & SB202010605

In the Municipal Court, The Village of Surfside Beach, Brazoria County, Texas

Offense Date: 05 / 22 / 2024 09 : 00 AM / PM
Month Day Year Time

Name:

GUEVARA HECTOR
Last First Middle

Address: 614 Texas Street
Street Apt. #

City: Surfside Beach State: Texas Zip: 77541

Home Phone: 281-701-9033 Work Phone: _____

Address: 7314 Birchtree Forest Dr. City: Houston State: Texas Zip: 77088

Place of Business Address City/St/Zip

DOB ____ / ____ / ____ [Juvenile / Adult] Sex: [M / F] Race: A / B / C / H / Other

DL: ____ / ____ License Plate: ____ / ____
State Number State Number

Vehicle Information: _____
Year Make Model Color

In the name and by the authority of the State of Texas: I, the undersigned affiant, do solemnly swear that I have good reason to believe that on or about the above date and before the making and filing of this notice, in the territorial limits of The Village of Surfside Beach City, Brazoria County, Texas, the above-named person then and there unlawfully committed the following offense(s) against the peace and dignity of the State:

VIOLATION 1: Ordinance Working without a Building Permit

VIOLATION 2: Ordinance Zoning Section 50-19 (C)

VIOLATION 3: _____

Location of Violation: 614 Texas Street, Surfside Beach Texas, 77541

Summons/Appearance Date: I DO HEREBY PROMISE TO APPEAR IN COURT AT THE VILLAGE OF SURFSIDE CITY MUNICIPAL COURT AT: 1304 Monument Drive, Surfside Beach, Texas 77541, COURT DATE: June 21, 24 AT 9:00 AM

Failure to appear in court for the prosecution of this offense or failure to pay or satisfy a judgment ordering the payment of the fine and costs in the manner ordered by the court may result in a complaint being filed and a warrant issued for your arrest.

Without admitting guilt, I promise to appear as directed above.

X _____ Date: ____ / ____ / ____
SIGNATURE OF ACCUSED

Issued By: Janet M. Solis Date: 05 / 22 / 2024

Signature of Issuer: _____

Chapter 50 - ZONING

Sec. 50-19. - Penalty.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

(a)

Any person, firm or corporation who shall violate any of the provisions of this chapter, or who shall build, alter, or occupy any building or property in violation of any permit, statement or plan submitted and approved hereunder shall be guilty of a misdemeanor.

(b)

The owner or owners of any building or property or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, attorney, person, firm or corporation employed in connection therewith and who has assisted in the commission of such violations, shall be guilty of a separate offense.

(c)

In addition to the remedies provided for in this section, the enforcing officer may, in case any buildings or structures are erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, institute any appropriate action or proceedings to prevent such unlawful erection, reconstruction, alteration, repair, conversion, maintenance, or use to restrain, correct or abate such violation, to prevent the occupancy of the building, structure or land, or to prevent any illegal act, conduct of business or use in or about such premises.

Village Recommended Actions

- **Repair:** The structure must be permitted by the Village and be brought up to all current building codes, Village ordinances, and Texas windstorm requirements.
- **Remove:** The structure must be removed from the Village limits.
- **Demolished:** The structure must be demolished, and all debris removed from the Village limits.

All three options will require a permit issued by the Village prior to beginning.

Brazoria CAD Property Search

Property ID: 254663 For Year 2024

 Map

Property Details

Account

Property ID: 254663 **Geographic ID:** 7875-0474-000
Type: Real **Zoning:** 02/28/2022 CH

Property Use:

Location

Situs Address: 614 TEXAS ST SURFSIDE,

Map ID: **Mapsc0:** NotAssigned_SBR

Legal Description: SURFSIDE BLK 550 LOT 9

Abstract/Subdivision: S7875 - SURFSIDE

Neighborhood: CSS

Owner

Owner ID: 1226590

Name: GUEVARA HECTOR S

Agent:

Mailing Address: 8230 ANTOINE DR
HOUSTON, TX 77088-2524

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$212,160 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$81,140 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| | |
| Market Value: | \$293,300 (=) |
| Agricultural Value Loss: ? | \$0 (-) |
| | |
| Appraised Value: | \$293,300 (=) |
| Homestead Cap Loss: ? | \$0 (-) |
| | |
| Assessed Value: | \$293,300 |
| Ag Use Value: | \$0 |

Information relating to 2024 should be considered a "work in progress". Prior year data is informational only and does not necessarily replicate the values certified to the tax office.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: GUEVARA HECTOR S **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|------------------------------------|----------|--------------|---------------|---------------|----------------|
| CAD | BRAZORIA COUNTY APPRAISAL DISTRICT | 0.000000 | \$293,300 | \$293,300 | \$0.00 | |

| | | | | | |
|-----|--|----------|-----------|-----------|------------|
| CSS | VILLAGE OF SURFSIDE | 0.281508 | \$293,300 | \$293,300 | \$825.66 |
| DR2 | VELASCO DRAINAGE DISTRICT | 0.067288 | \$293,300 | \$293,300 | \$197.36 |
| GBC | BRAZORIA COUNTY | 0.270664 | \$293,300 | \$293,300 | \$793.86 |
| JBR | BRAZOSPORT COLLEGE | 0.264831 | \$293,300 | \$293,300 | \$776.75 |
| NAV | PORT FREEPORT | 0.016007 | \$293,300 | \$293,300 | \$46.95 |
| RDB | ROAD & BRIDGE FUND | 0.043284 | \$293,300 | \$293,300 | \$126.95 |
| SBR | BRAZOSPORT INDEPENDENT SCHOOL DISTRICT | 0.953300 | \$293,300 | \$293,300 | \$2,796.03 |

Total Tax Rate: 1.896882

Estimated Taxes With Exemptions: \$5,563.56

Estimated Taxes Without Exemptions: \$5,563.56

Property Improvement - Building

Type: Residential State Code: A1 Living Area: 936.00 sqft Value: \$212,160

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|---------------|------------|--------|
| MA | MAIN AREA | 5+ | R7 | 1965 | 936.00 |
| MP | CONCRETE PATIO | 5+ | | 1965 | 156.00 |
| WD | WOOD DECK | 5+ | | 1965 | 672.00 |
| AS1 | ATTACHED STORAGE | 5+ | | 2002 | 72.00 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|--------------|---------|----------|-----------|-----------|--------------|-------------|
| S1 | PRIMARY SITE | 0.1478 | 6,440.00 | 0.00 | 0.00 | \$81,140 | \$0 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | \$212,160 | \$81,140 | \$0 | \$293,300 | \$0 | \$293,300 |
| 2023 | \$209,820 | \$81,140 | \$0 | \$290,960 | \$166,511 | \$124,449 |
| 2022 | \$164,180 | \$58,600 | \$0 | \$222,780 | \$109,645 | \$113,135 |
| 2021 | \$62,460 | \$42,920 | \$0 | \$105,380 | \$2,530 | \$102,850 |

| | | | | | | |
|------|----------|----------|-----|-----------|----------|----------|
| 2020 | \$62,460 | \$42,920 | \$0 | \$105,380 | \$11,880 | \$93,500 |
| 2019 | \$47,620 | \$37,380 | \$0 | \$85,000 | \$0 | \$85,000 |
| 2018 | \$55,870 | \$31,850 | \$0 | \$87,720 | \$0 | \$87,720 |
| 2017 | \$2,150 | \$31,850 | \$0 | \$34,000 | \$0 | \$34,000 |
| 2016 | \$70,340 | \$14,810 | \$0 | \$85,150 | \$0 | \$85,150 |
| 2015 | \$63,660 | \$12,880 | \$0 | \$76,540 | \$0 | \$76,540 |
| 2014 | \$62,770 | \$11,590 | \$0 | \$74,360 | \$0 | \$74,360 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|------------|------|-----------------------------|-----------------------------|-----------------------------|--------|--------|--------|
| 9/22/2023 | DV | DEED RETAINING VENDORS LIEN | MARTIN RANDY | GUEVARA HECTOR S | 2023 | 043086 | |
| 6/26/2018 | WD | WARRANTY DEED | JC/SC JOINT VENTURE | MARTIN RANDY | 2018 | 032284 | |
| 11/11/2016 | WD | WARRANTY DEED | HELTON RICKEY E & DEBORAH L | JC/SC JOINT VENTURE | 16 | 055917 | |
| 12/7/1999 | WD | WARRANTY DEED | MASSIE HELEN | HELTON RICKEY E & DEBORAH L | 99 | 055169 | 0 |
| 12/1/1996 | WD | WARRANTY DEED | MASSIE WILLIAM E | MASSIE HELEN | 96 | 042693 | 0 |
| 4/26/1996 | CS | CONTRACT OF SALE | MASSIE WILLIAM E & HELEN | MASSIE WILLIAM E | 96 | 10371 | 0 |
| 8/18/1995 | WD | WARRANTY DEED | CLAUSEN L E | MASSIE WILLIAM E & HELEN | 95 | 027421 | 0 |

ARB Data

Data will be available in October 2024.

City Hall

From: City Hall
Sent: Wednesday, May 22, 2024 12:58 PM
To: Janet Solis
Subject: 614 Texas St. Stop Work Order
Attachments: SKM_C360i24052211560.pdf, IMG_2470.JPG

Second email for 614 Texas Stop Work Order. Using 2 separate ordinance violations, Zoning, and Flood Prevention.

Thank you,
Josh Hart
Building Official/Flood Plain Admin
Code Enf. Officer/OSSF D.R.
979-233-1531 Ext. 102



City Hall

From: City Hall
Sent: Wednesday, May 22, 2024 12:54 PM
To: Janet Solis
Subject: 614 Texas Stop Work Order
Attachments: IMG_2472.JPG; IMG_2466.JPG; IMG_2467.JPG; IMG_2469.JPG

Janet, see attached photos for the stop work order on 614, there is a second email associated with this.

Thank you,
Josh Hart
Building Official/Flood Plain Admin
Code Enf. Officer/OSSF D.R.
979-233-1531 Ext. 102





SURFSIDE BEACH

STOP

WORK

ORDER

VIOLATION:
Working Without a Building Permit.

THIS VIOLATION CAN RESULT IN FINES UP TO \$500.00 PER DAY.

IF SUCH VIOLATION CONTINUES TO OCCUR OR BE ALLOWED TO CONTINUE TO EXIST, THIS SHALL CONSTITUTE A SEPARATE OFFENSE.

OWNER:
ATTENTION:
ADDRESS: 614 Texas

Village of Surfside Beach
1304 Monument Drive
Surfside Beach, TX 77541-9522
(979) 233-1531 Ext. 102
cityhall@surfside.tx.us

Paul Hanf
Code Enforcement
Date 5-6-2014







Sec. 20-14. - Penalties for noncompliance.

No structure of land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this court order and other applicable regulations. Violation of the provisions of this court order by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this court order or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00, for each violation, and in addition shall pay all costs and expenses involved in the case. Each violation and each day of a continuing violation is a separate offense. Nothing herein contained shall prevent the Village of Surfside Municipal Court from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 50-19. - Penalty.

(a) Any person, firm or corporation who shall violate any of the provisions of this chapter, or who shall build, alter, or occupy any building or property in violation of any permit, statement or plan submitted and approved hereunder shall be guilty of a misdemeanor.

(b) The owner or owners of any building or property or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, attorney, person, firm or corporation employed in connection therewith and who has assisted in the commission of such violations, shall be guilty of a separate offense.

(c) In addition to the remedies provided for in this section, the enforcing officer may, in case any buildings or structures are erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, institute any appropriate action or proceedings to prevent such unlawful erection, reconstruction, alteration, repair, conversion, maintenance, or use to restrain, correct or abate such violation, to prevent the occupancy of the building, structure or land, or to prevent any illegal act, conduct of business or use in or about such premises.

Sec. 1-12. - General penalty for violations of Code; continuing violations.

(a) Whenever in this Code or any other ordinance, an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such Code or ordinance the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision of this Code or any such ordinance shall be punished by a fine not exceeding \$500.00, except for violations of municipal ordinances that govern fire, safety, zoning, public health and sanitation, including dumping of refuse, vegetation and litter violations in which the maximum fine shall be \$2,000.00 for each offense. However, no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the state.

Guevara, Hector
8230 Antoine Dr

Houston, TX 77088

Phone: (281)701-9033 **Meter Serial #:** No Number

Service Address: 614 TEXAS ST.
OLD ACCOUNT # 10202804

Property Details

Account

Property ID: 254661 **Geographic ID:** 7875-0472-000

Type: Real **Zoning:** 02/28/2022 CH

Property Use:

Location

Co14 Texas ?

Situs Address: 1020 MONUMENT DR SURFSIDE, TX 77541

Map ID: **Mapsco:** SBR96

Legal Description: SURFSIDE BLK 550 LOT 6

Abstract/Subdivision: S7875 - SURFSIDE

Neighborhood: CSS

Owner

Owner ID: 70776

Name: GARCIA MAXIMILIANO

Agent: OCONNOR & ASSOCIATES

Mailing Address: 8249 DETROIT ST
HOUSTON, TX 77017-2322

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$66,150 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$66,150 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$66,150 (=)

Homestead Cap Loss: \$0 (-)

Assessed Value: \$44,100

Ag Use Value: \$0

Information relating to 2024 should be considered a "work in progress". Prior year data is informational only and does not necessarily replicate the values certified to the tax office.

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Property Taxing Jurisdiction

Owner: GARCIA MAXIMILIANO %**Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--|----------|--------------|---------------|---------------|----------------|
| CAD | BRAZORIA COUNTY APPRAISAL DISTRICT | 0.000000 | \$66,150 | \$44,100 | \$0.00 | |
| CSS | VILLAGE OF SURFSIDE | 0.281508 | \$66,150 | \$44,100 | \$124.15 | |
| DR2 | VELASCO DRAINAGE DISTRICT | 0.067288 | \$66,150 | \$44,100 | \$29.67 | |
| GBC | BRAZORIA COUNTY | 0.270664 | \$66,150 | \$44,100 | \$119.36 | |
| JBR | BRAZOSPORT COLLEGE | 0.264831 | \$66,150 | \$44,100 | \$116.79 | |
| NAV | PORT FREEPORT | 0.016007 | \$66,150 | \$44,100 | \$7.06 | |
| RDB | ROAD & BRIDGE FUND | 0.043284 | \$66,150 | \$44,100 | \$19.09 | |
| SBR | BRAZOSPORT INDEPENDENT SCHOOL DISTRICT | 0.953300 | \$66,150 | \$44,100 | \$420.41 | |

Total Tax Rate: 1.896882

Estimated Taxes With Exemptions: \$836.53