

ORDINANCE NO. 2022-01

A RESOLUTION APPROVING A REQUEST FOR VARIANCE FROM THE SUBDIVISION ORDINANCE SECTION 159.050 TO ALLOW CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON LESS THAN TWO (2) ACRES AND FURTHER PROVIDING THEREWITH.

WHEREAS, Subdivision Ordinance Section 159.050 requires a property which does not have access to off-site sanitary sewer service to have a minimum lot size of two (2) acres at least 200 ft. wide; and

WHEREAS, the property located at 6813 Wetzel consists of one (1) acre greater than 200 feet wide and does not have access to off-site sanitary sewer service; and

WHEREAS, in accordance with the Subdivision Ordinance, the Planning Board considered a request for variance at a meeting on December 20, 2021 and recommended **approval of the variance to allow construction of a new single family residence upon a one-acre lot at 6813 Wetzel upon the following conditions: (1) construction to begin within six (6) months from the date of action by the City Commission, AND (2) Applicant shall re-plat the two one-acre parcels into a single parcel of atleast two acres before any sale or other transfer of either 6811 Wetzel or 6813 Wetzel unless at such time of sale or transfer the city ordinance requiring a minimum lot size has changed OR the property has access to proper off-site sanitary sewer service.**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, adopts the findings of the Planning Board and the recommendation to approve the variance upon certain conditions, to with: **(1) construction to begin within six (6) months from the date of action by the City Commission, AND (2) Applicant shall re-plat the two one-acre parcels into a single parcel of atleast two acres before any sale or other transfer of either 6811 Wetzel or 6813 Wetzel unless at such time of sale or transfer the city ordinance requiring a minimum lot size has changed OR the property has access to proper off-site sanitary sewer service.**

SECTION 2: That a condition for approval of the variance is that a Notice of Transfer Restriction shall be filed in the property records of Galveston County to record the requirement for re-plat as recommended by the Planning Board prior to the issuance of a building permit.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 5th day of January 2022.

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

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney