



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: ERIC C. Miller
(print or type)

Signature: [Signature] Company: N/A

Address: 0002 WINCREST Rd.

City: TEXAS CITY State: TX Zip: _____

E-mail: erikmiller32@yahoo.com Ph: (713)2918197 Fax: _____

Name of Property Owner: ECM FAMILY TRUST
(print or type)

Signature: [Signature] Company: _____

Address: 109 Pine Point Ct.

City: LEAGUE CITY TX State: TX Zip: 77573

E-mail: erikmiller32@yahoo.com Ph: (713)291-8197 Fax: _____

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

SUBJECT SITE INFORMATION

Address of Subject Property: ~~5102 WINDCREST RD~~ 0002 WINCREST RD

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

ABST 181 J S SHERMAN LOT 39 WINCREST ADD

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

RESIDENTIAL

Note to Applicant: Please complete the attached Required Information form

For Department Use Only

Date Received: 5/25/22 Fee Paid: \$ 100.00 yes no

Accepted by: [Signature]

218561 Lot 39
62 ↓
63 ↓
64 Lot 42

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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: ERIC CAMERON MILLER (print or type)

Address: 0002 WINCREST RD

- 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:

I OWN 4 LOTS THAT ARE ZONED RESIDENTIAL. LOT TOTAL SQUARE FOOT TOTALS 20,500. I WOULD LIKE TO BUILD MY FAMILY HOME ON THESE 4 LOTS. PROPERTY HAS NO CITY UTILITIES, SO I'M REQUESTING A VARIANCE TO INSTALL A WELL + SEPTIC SYSTEM. ALL NEIGHBORING PROPERTIES ON MUCH SMALLER LOTS ALL HAVE WELL + SEPTIC SYSTEMS. I'M BEING TOLD A MINIMUM OF 2 ACRES

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

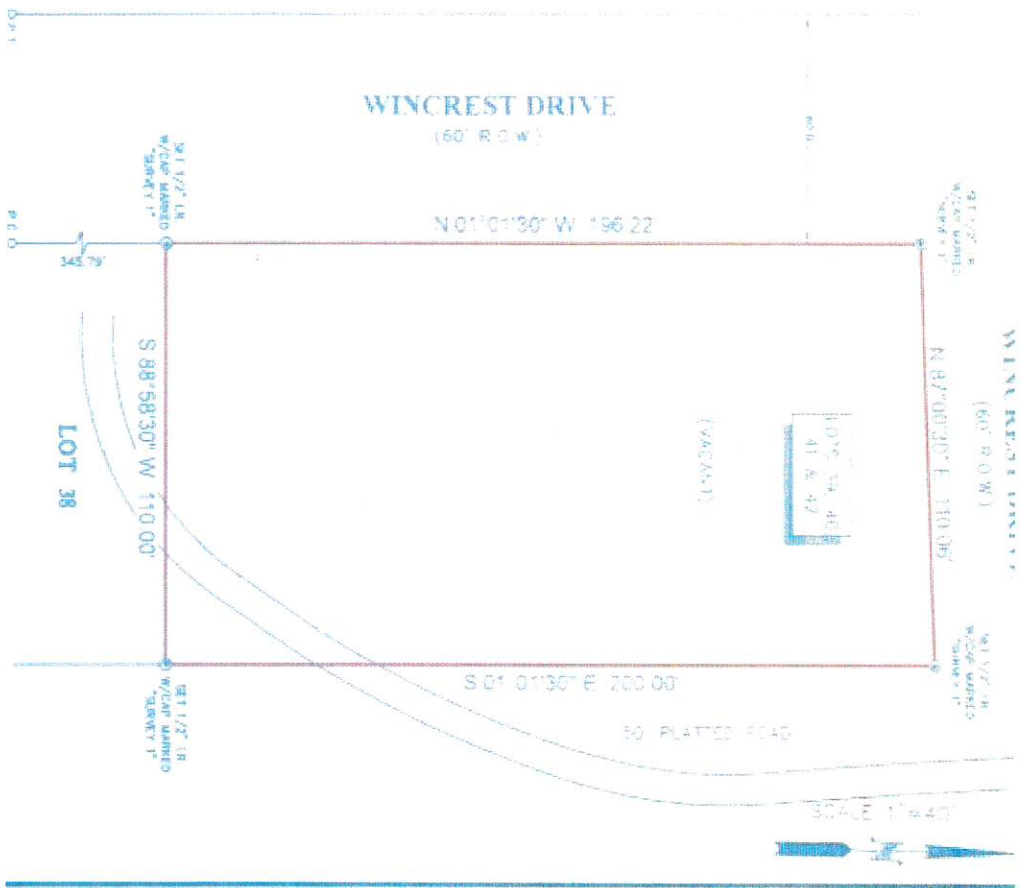
I PURCHASED THIS LOT WITH THE UNDERSTANDING THAT IT WAS ZONED RESIDENTIAL & THE MINIMUM TO BUILD WAS 6K SQ.FT. THESE 4 LOTS TOTAL OVER 20K SQ.FT MY PLAN WAS TO BUILD MY FAMILY HOME. WITHOUT WELL, SEPTIC, OR CITY UTILITIES MY PROPERTY IS WORTHLESS.

5. Do similar conditions exist in the area? Is so, please explain:

YES. THERE ARE OVER 6 HOMES DIRECTLY ACROSS THE STREET ON MUCH SMALLER LOTS AND THEY ALL HAVE WELL + SEPTIC SYSTEMS. IF THIS PROPERTY IS ZONED FOR RESIDENTIAL & TEXAS CITY DOESNT OFFER UTILITIES, I FEEL ITS ONLY RIGHT TO ALLOW A WELL + SEPTIC SYSTEM ON

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

7. Filing Fee: \$100.00



4) HOMES ON SMALLER LOTS THAT HAVE WELL + SEPTIC







Wincrest Drive

1961

21,587
SQ. FT LOT

Boundary Lines
Approximate



