



Texas City
EST. 1911

CITY OF TEXAS CITY

Building Inspections
7800 Emmett F. Lowry Expy
Texas City, Texas 77591
409.643.5946

**BOARD OF ADJUSTMENT VARIANCE OR APPEAL
APPLICATION**

APPLICANT & OWNER INFORMATION

Name of Applicant: MARY SMITH
(print or type)

Signature: [Signature] Company: HILLMAN GIRLS PROPERTIES LLC

Address: 5516 HILLMAN DR

City: DICKINSON State: TX Zip: 77539

E-mail: hillmanseafood@hotmail Ph: 281-682-5410 Fax: _____

Name of Property Owner: MARY SMITH
(print or type)

Signature: [Signature] Company: HILLMAN GIRLS PROPERTIES LLC

Address: 5516 HILLMAN DR

City: DICKINSON State: TX Zip: 77539

E-mail: hillmanseafood@hotmail Ph: 281-682-5410 Fax: _____

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

SUBJECT SITE INFORMATION

Address of Subject Property: 10625 HILLMAN DR, TEXAS CITY, TX

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

ABST 10 EDWARDS LOT 2-A BLOCK 97 SAN LEON Fm HM TRS

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: 4/22/22 Fee Paid: \$ 100.00 yes no

Accepted by: [Signature]

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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: MARY SMITH (print or type)

Address: 5516 HILLMAN DR

- 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:

SEE ATTACHED #3

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

SEE ATTACHED #4

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

YES - MOST OF THE PROPERTIES IN THE NEIGHBORHOOD ARE LESS THAN 2 ACRES WITH EXISTING SEPTIC SYSTEMS

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

7. Filing Fee: \$100.00

3. We are requesting a variance for 10625 Hillman Dr, Texas City, TX. The property needs much repair and is currently vacant. Mr. Nobles owns 5606 David Street, which is adjacent to the back of 10625 Hillman Dr. (see attached surveys). Mr. Noble is requesting to purchase .470 acres of 10625 Hillman Dr. (.952 acres), leaving .482 in the original property. Both properties have existing septic systems, and the footprint of the properties will not change.

4. Our hardship is concerning the city ordinance 159.050, which was referenced during our first discussions with planning personnel. It requires two-acres to build on in our area to install a septic system. Our issue is that most of the homes were built in the 1950's and 1960's and already have septic systems on the properties, including the ones we wish to replat. These homes have been grandfathered for many years and should not fall under the current ordinance because the septic systems are already in place. This ordinance was passed in Oct 2009.

Mr. Nobles simply wants to extend his back yard space. Hillman Girls Properties (owners) have no intention of repairing the 10625 Hillman Dr. property at this time.