



Texas City
EST. 1911

CITY OF TEXAS CITY

Engineering & Planning
7800 E. F. Lowry Expy
Texas City, Texas 77591
409.643.5936

DEVELOPMENT APPLICATION

APPLICATION TYPE PLEASE CHECK APPROPRIATE BOX BELOW

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> Replat | <input type="checkbox"/> Subdivision Master Plan |
| <input type="checkbox"/> Detailed Site Plan | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> ROW Abandonment |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Sixth Street Revitalization |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Vacating Plat | <input type="checkbox"/> Mobile Food Unit |

See appropriate checklist and fee schedule for minimum submittal requirements for each application

PROPERTY INFORMATION

Project Name: Berend - Duplex
 Project Address or Location: 2107 24th St. North
 Legal Description: ABST 142 PG 2 Lot 23 Texas City HEIGHTS RESUB of lots
 Proposed No. of Lots: 1 Gross Acreage: 73,77-80
 Existing Zoning: Single family Residential "A" Proposed Zoning: multi-family residential "C"
 Existing Use: former SFH - now empty lot. Proposed Use: duplex

"B" Single Family Attached Duplex Residential

APPLICANT & OWNER INFORMATION

Name of Applicant: John + Mari Berend
 Signature: [Signature] Company: _____
 Address: 235 Barracuda
 City: Hitchcock State: TX Zip: 77563
 E-mail: mari.berend@sbcglobal.net Ph: 409 457-4085 Fax: _____

Name of Property Owner: Mari + John Berend
 Signature: [Signature] Company: [Signature]
 Address: 235 Barracuda
 City: Hitchcock, Tx. State: TX Zip: 77563
 E-mail: mari.berend@sbcglobal.net Ph: 409 457-4085 Fax: _____

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

For Department Use Only	
Date Received: <u>06/01/23</u>	Fee Paid: \$ <u>2500</u>
Accepted by: <u>[Signature]</u>	

Request for rezoning of ABST 142 PAGE 2 LOT 23 TEXAS CITY HEIGHTS
RESUB OF LOTS 73, 77-80 (aka 2107 24th St North in Texas City)
This property is currently zoned for single family residential. At
this time we are asking for a zoning variance on this lot to build
a duplex.

There is some confusion surrounding the address 2107 cut off
from the rest of 24th St and sits in what should be the 2300
block of that same street. All additional homes in the same
block have addresses in the 2300's. (street view attached).

24th Street at this area is 1 and ½ blocks long and consists of 3
duplexes an apartment complex and 3 single family homes.

We currently own 9 properties in Texas City and cater to
low/moderate income families. It is our hope to convert this
currently empty lot into two affordable units.

Thank You,

Mari Berend

