



**CITY OF BAY CITY  
VARIANCE REQUEST**

1901 5th Street  
Bay City, TX 77414  
(979) 245-5311  
(979) 323-1681 fax

All requests for a variance shall be filed with the City Secretary. Each request shall be accompanied by a \$75.00 filing fee, a drawing/illustration depicting the property affected by the request, and any additional supplemental documentation that you want the Variance Committee to consider. **Incomplete requests will not be accepted.**

Date: March 10, 21  
Name of Requestor (please print): Fusion Development LLC - Angela Thomas  
Address of Requestor: 565 S. Mason Rd #448 Katy, Tx 77450 Phone Number: 713-252-0584  
Email Address: athomas1200@yahoo  
Address of subject property: 4512 Starling Dr 77414  
Legal description of subject property: Lot 26, Block of Meadowood Phase 1

Section(s) of the City's Code of Ordinances from which the variance is being sought:


- Sec. \_\_\_\_\_ of the Code of Ordinances
- Sec. \_\_\_\_\_ of the Code of Ordinances
- Sec. \_\_\_\_\_ of the Code of Ordinances

In detail, please state the reason for the request: Left side of property has 10' BLE. So right side of property is 3 feet from BLE. Total of 9' between lot 26 and lot 25 structures. I need variance to build on lot 26 closer than 5' BLE on right side of property. It has 3.5' BL.

- The Variance Committee will consider variance requests from the following:
- (a) Ch. 22 (Buildings and Building Regulations)
  - (b) Ch. 46 (Flood Damage Prevention)
  - (c) Ch. 54 (Mobile Homes, etc.)
  - (d) Ch. 78 (Off Street Parking (Angle Parking))
  - (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
  - (f) Ch. 98, Sec. 98-122 - Subdivision Streets
  - (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

Otherwise, the Planning Commission will consider the variance request.

Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.

  
Requestor Signature

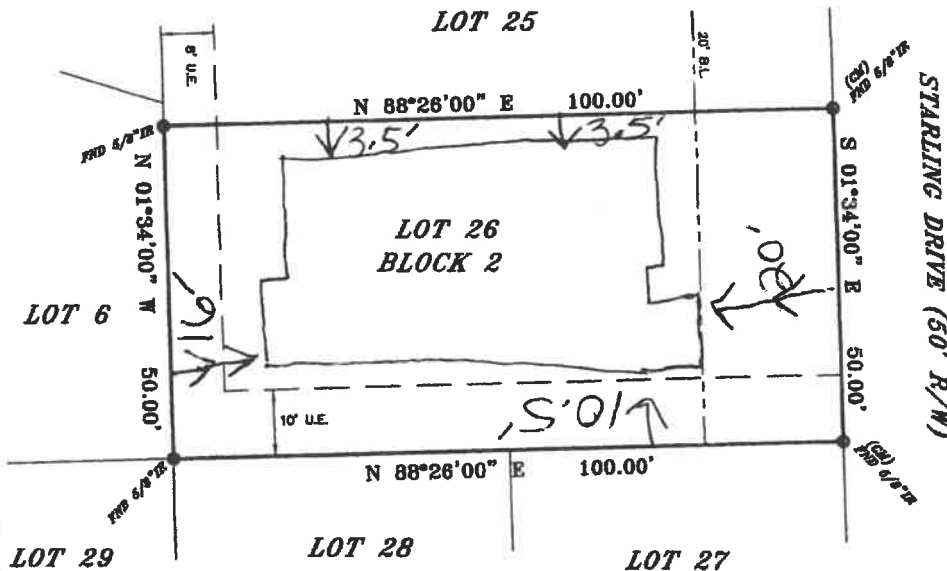
ADDRESS: 0 STARLING DRIVE, BAY CITY, TX 77414

GRAPHIC SCALE



LEGEND

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**LEGAL DESCRIPTION**  
 LOT NO. TWENTY-SIX (26), IN BLOCK NO. TWO (2), OF MEADOWOOD PHASE ONE, A SUBDIVISION OF 13.78 ACRES OUT OF THE ELISHA HALL LEAGUE, ABSTRACT 45, MATAGORDA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT FILE NO. 353B-354A OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.



ELEVATION EXPRESS LAND SURVEYS  
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
 1450 W. GRAND PARKWAY SOUTH  
 SUITE G-158  
 KATY, TX 77494  
 281-674-5685



*George Joseph Malakkal*

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

BUYER FUSION DEVELOPMENT  
 JOB# 1906035  
 OF# 191829A  
 DATE: 6/29/2019

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PRIORITIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONED NO RECORDED PLAT OR HAS AN ATTACHED METE AND BOUND ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GNS COORDINATE SYSTEM (NAD 83) UNLESS OTHERWISE NOTED.  
 THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL DISTRIBUTION OR ALIENATION CHANGES. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR EULOGY LINES THAT MAY APPLY TO SUBJECT PROPERTY, NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE, WE NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain or flood hazard zone are an estimate based on the data shown on the Flood Insurance Rate Map produced by FEMA and should not be interpreted as a study or determination of the flooding probabilities at this property. According to the Flood Insurance Rate Map for MATAGORDA COUNTY, Dated 5-5-1993, Map No. 4854562035C, the property described lies within "ZONE C" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.



# City Hall Deposit Form

Date: 3/11/21

Customer Name and/or Business Name: ANGELA THOMAS / FUSION DEVELOPMENT

Address (if regarding Liens): \_\_\_\_\_

| <u>Deposit Category:</u> (Please Circle One) | <u>G/L Code:</u> | <u>Cash Collection Code:</u> |
|--|------------------|------------------------------|
| Liens  | 11-3613          | 155.0000                     |
| Food Truck Permits                           | 11-3510          |                              |
| Taxi Cab Permits                             | 11-3510          |                              |
| Other (Please Circle One)                    | 11-36            |                              |
| <u>Variance Request</u>                      |                  |                              |
| Candidate Filing Fee for Election            |                  |                              |
| Open Records Request                         |                  |                              |

CITY OF BAY CITY, TX  
979-245-0035

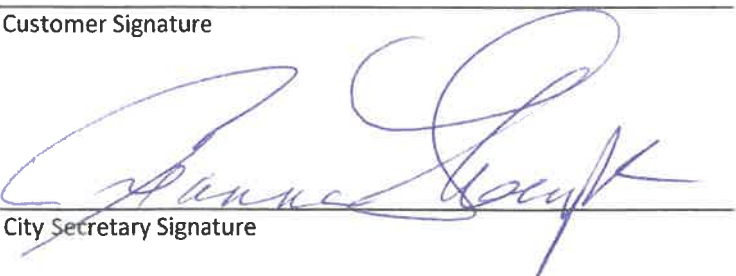
REC#: 00672274 3/11/2021 1:53 PM  
OPER: COL TERM: 022  
REF#: \_\_\_\_\_  
PAID BY: \_\_\_\_\_

| <u>Payment Method:</u> (Please Circle One) | <u>Payment Amount:</u> |
|--|------------------------|
| Cash                                       |                        |
| Check                                      |                        |
| Money Order                                |                        |
| <u>Credit Card</u>                         | <u>\$75.00</u>         |

ACCT #: XXXX-XXXX-XXXX-7441  
AUTH #: 321967  
TRAN #: 000027609682

TYPE: PURCHASE  
APP NAME: Visa  
ENTRY MODE: CHIP

AMOUNT USD\$ 75.00

Customer Signature  


EMV DETAILS:  
AC: FE2DDFA9C66A0B6F  
AID: A0000000031010  
ATC: 01B1  
TSI: 6800  
TVR: 8080008000

TRAN: MISC. GE MISC. GENERAL FUND  
ANGELA THOMAS  
11 -3699  
OTHER INCOME 75.00CR

TENDERED: 75.00 CREDIT CARD  
APPLIED: 75.00-  
CHANGE: 0.00