



# VARIANCE COMMITTEE

## CITY OF BAY CITY

Friday, December 06, 2024 at 5:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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*We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.*

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## AGENDA

### CALL TO ORDER

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

- [1.](#) Minutes of February 11, 2021 meeting

### REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- [2.](#) Discuss, consider, and/or approve a variance to Chapter 22, Article III, Section 22.50, paragraph H114.5 titled "Prohibited Signs" regarding a sign proposed for business located at 5212 7th Street. Norman "Richie" Terry, Richies Neon Moon LLC

### ITEMS / COMMENTS FROM BOARD MEMBERS

### PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

### ADJOURNMENT

### CERTIFICATION OF NOTICE

This is to certify that the above notice of a Variance Committee Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Tuesday, December 3, 2024 before

5:00 p.m. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

**AGENDA NOTICES:**

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, [jthompson@cityofbaycity.org](mailto:jthompson@cityofbaycity.org) for further information.

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Jeanna Thompson

*City Secretary*

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# CITY OF BAY CITY

## MINUTES • FEBRUARY 11, 2021

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COUNCIL  
CHAMBERS | 1901  
5th Street

Variance Committee Meeting

5:00 PM

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1901 5TH STREET  
BAY CITY TX, 77414



*Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.*

### CALL TO ORDER

Meeting was called to order at 5:02 pm by Shawna Burkhart.

Members in attendance:

Jason Childers  
Bill Frontz  
Otis Justice  
Barry Calhoun, Public Works Director  
Tim Riggs, City Building Inspector

Members absent:

Eli Cortines

Also in attendance:

Shawna Burkhart, City Manager  
Jeanna Thompson, City Secretary  
Alyssa Dibbern, City Engr Tech

### APPROVAL OF AGENDA

Motion made by Jason Childers, Seconded by Otis Justice to approve the agenda. Voting Yea: Otis Justice, Eli Cortines, Jason Childers, Bill Frontz. Motion Carried.

### REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Meadowlawn S/D, Lot 5 & N 1/2 Lot 6, Block 9 (1900 Mary Street). (Maria Monroy)

Shawn Burkhart presented the variance from Maria "Maggie" Monroy. Ms. Burkhart explained that Ms. Monroy was unable to get instructions from the City do to COVID restrictions. Ms. Monroy is using the structure as a snow cone business. Jason Childers asked about parking and Ms. Monroy stated that were preparing the front but stopped due to restrictions. Otis Justice had concerns regarding other structures and non-compliances at the property.

Committee discussed having the structure moved back or give variance. Mr. Childers stated that we are obligated to put on hold since there has been a complaint from one citizen.

Motion made by Jason Childers to table until a survey of the property was complete and mailers sent to property owners , Seconded by Otis Justice. Voting Yea: Otis Justice, Jason Childers, Bill Frontz. Motion carried and the variance was tabled.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion made by Bill Frontz to adjourn, Seconded by Otis Justice. Voting Yea: Otis Justice, Jason Childers, Bill Frontz. Motion carried and the meeting adjourned at 5:32 pm.

**PASSED AND APPROVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JEANNA THOMPSON  
CITY SECRETARY



CITY OF BAY CITY
VARIANCE REQUEST
1901 5th Street
Bay City, TX 77414
(979) 245-5311
(979) 323-1681 fax

RECEIVED
NOV 07 2024
BY: [Signature]

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: \_\_\_\_\_

Name of Requestor (please print): Norman Richard Terry "Richie"

Address of Requestor: \_\_\_\_\_ Phone Number: 903-802-9196

Email Address: 1012Silverado414@gmail.com

Address of subject property: 5212 7th Street Bay City TX 77414

Legal description of subject property: Rickies Neon Moon LLC.

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

Sec. Chapter 22 Art. 3 Sec 22.58 H 14-5 Sec A

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

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

In detail, please state the reason for the request: Replacing my business Identification Sign

Sign

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.

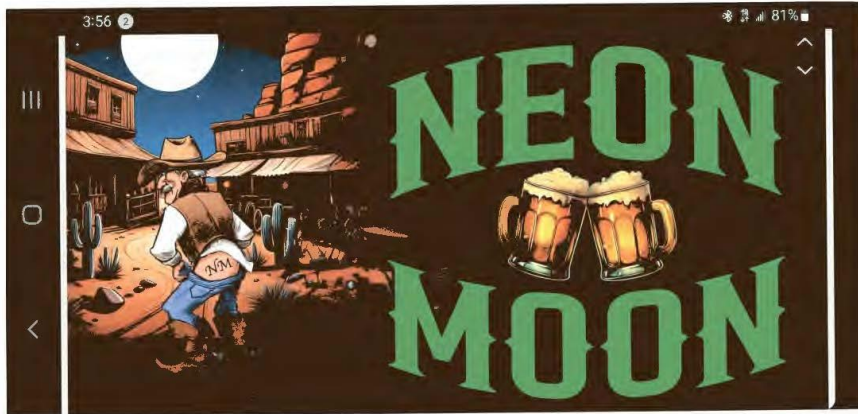
[Signature]
Requestor Signature

Variance request reference code:

Chapter 22 Article III, 22.50

*H114.5. Prohibited signs.* The following signs are hereby prohibited:

Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.



New, re-designed sign

Original submission:

