



**CITY OF BAY CITY  
VARIANCE REQUEST**

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

6:00 PM 27th  
Near end of whole  
city water and  
sewer  
sales  
**RECEIVED**  
JUL 06 2021  
BY: *James Thompson*

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: 6/28/2021

Name of Requestor (please print): Lee Payne

Address of Requestor: 34 CR 335 Phone Number: (979) 292-4849  
Brazoria, TX 77422 Email Address: leewpayne@gmail.com

Address of subject property: 2100 Pine Knoll Road, Bay City, TX 77414

Legal description of subject property: AB 0009, BOMAN & WILLIAMS, TRACT 25, 39.81 ACRES

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

- Sec. 114-70 of the Code of Ordinances
- Sec. 114-111 of the Code of Ordinances
- Sec. \_\_\_\_\_ of the Code of Ordinances

In detail, please state the reason for the request: The previous home located at 2100 Pine Knoll Road used a private water well and septic system; the home was deemed uninhabitable and demolished in 2020. Prior discussions with the Public Works department have determined that a city sewer connection at this location would be extremely challenging for both the city and landowner. This connection would require boring underneath Cottonwood Creek to obtain the necessary slope for the gravity fed lift station located on Pine Knoll Road. I kindly request a serviceability letter permitting the existing water well and a variance for new septic system installation to allow for the construction of a new home.

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)).

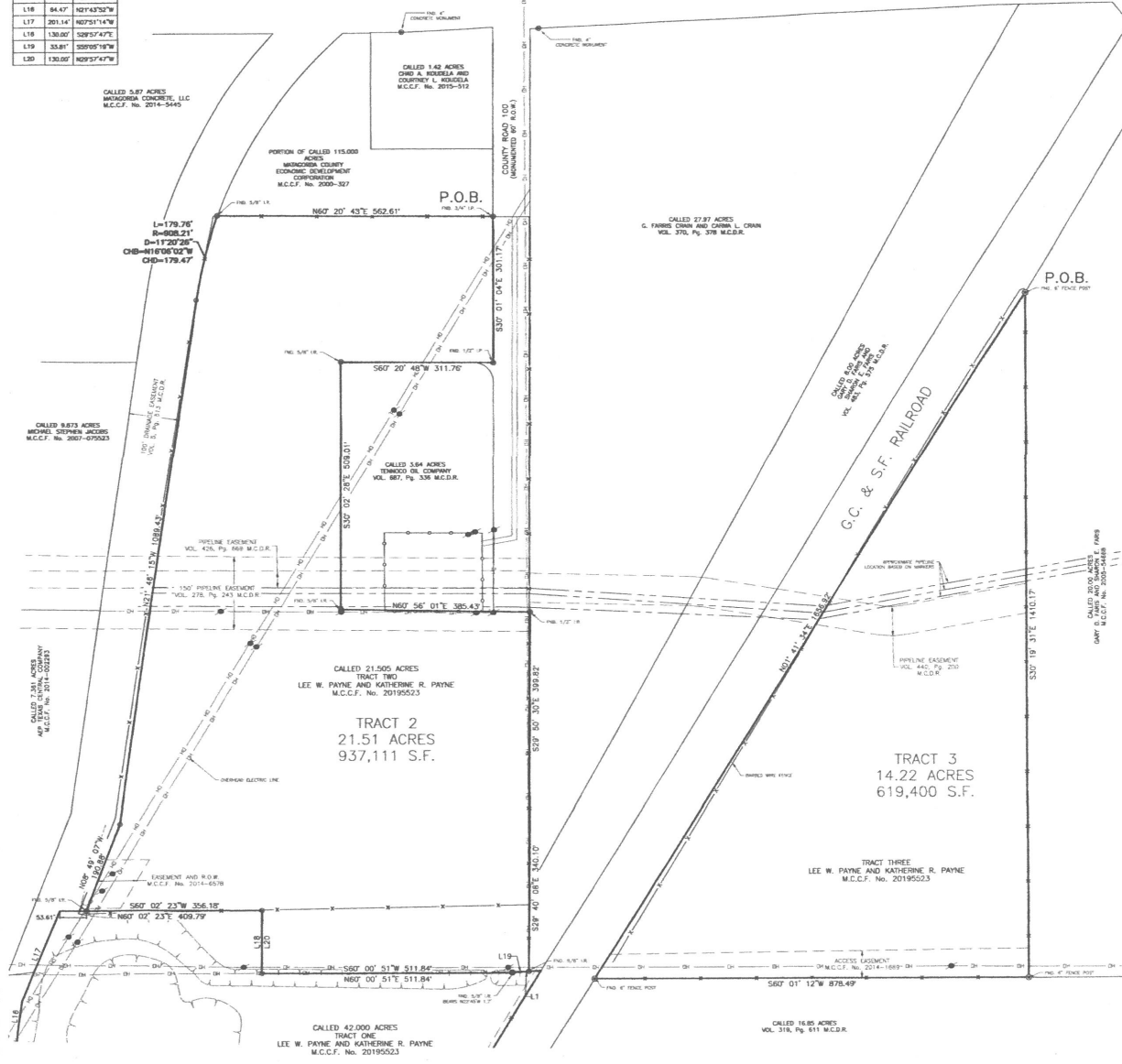
Otherwise, the Planning Commission will consider the variance request.

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.

*Lee Payne*  
\_\_\_\_\_  
Requestor Signature



Line No.	Length	Direction
L1	58.50'	N05°00'19"E
L2	78.53'	S87°33'40"W
L3	156.26'	N27°34'43"W
L4	85.31'	S88°30'14"W
L5	124.45'	S10°09'18"W
L6	186.75'	N02°00'30"W
L7	180.48'	N07°34'46"W
L8	79.10'	N87°29'21"W
L9	55.87'	N44°45'29"W
L10	81.46'	S15°47'40"W
L11	159.29'	N67°31'57"E
L12	31.87'	N47°15'57"E
L13	74.21'	N87°32'52"E
L14	58.85'	N32°04'47"W
L15	78.97'	N25°43'10"W
L16	84.47'	N27°43'32"W
L17	201.14'	N67°31'14"W
L18	130.60'	S09°25'47"E
L19	33.88'	S09°05'19"W
L20	130.60'	N29°25'47"W



- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, C.P. BLDG. 300, SUITE 101, DALLAS, TEXAS 75201, WITH REGARD TO ANY RECORDS OF ENCUMBRANCES, RIGHTS-OF-WAY OR EASEMENTS AFFECTING THE SURVEYED PROPERTY AND ANY RECORDS OF RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS RECORDING HAD BEEN PERFORMED BY THE SURVEYOR.
  - ALL BEARING SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, FIVE CPS OBSERVATIONS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 480480123C, (RISKZONE DATE OF WHICH IS, 1988), THE SURVEYED PROPERTY LIES WITHIN ZONES "X3", AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED AND ZONE "X2", AREAS OF ANNUAL FLOODING.
  - TRACT TWO IS SUBJECT TO RESTRICTIONS RECORDED IN VOL. 138, Pg. 632 M.C.D.R.
  - TRACT ONE IS SUBJECT TO A EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN VOL. 392, Pg. 701 M.C.D.R.
  - TRACT TWO IS SUBJECT TO A EASEMENT GRANTED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC. RECORDED IN VOL. 395, Pg. 19 M.C.D.R.
  - TRACT TWO IS SUBJECT TO AN EASEMENT GRANTED TO ONE PETROLEUM COMPANY RECORDED IN VOL. 402, Pg. 410 M.C.D.R. DOCUMENT IS EGRESSIBLE, SURVEYOR CANNOT DETERMINE EASEMENT LOCATION.
  - TRACT THREE IS SUBJECT TO A EASEMENT GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY RECORDED IN VOL. 276, Pg. 518 M.C.D.R.

I CERTIFY THAT THE HEREIN PLAN AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 'A', CONDITION 'A' SURVEY, AS ENJOINED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE, PUBLISHED AND COMPLETED ON OCTOBER 23 - NOVEMBER 12, 2019

Devin R. Royal *11-19*  
 DEVIN R. ROYAL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 68827



FOR: LEE W. PAYNE AND KATHERINE R. PAYNE  
 ADDRESS: 2100 PINE KNOLL ROAD, BAY CITY  
 COMMITMENT No.: 201908406 EFFECTIVE DATE: JULY 31, 2019

**LAND TITLE SURVEY**  
 3 TRACTS, ACRES  
 TRACT 1, 39.81 ACRES  
 TRACT 2, 21.51 ACRES  
 TRACT 3, 14.22 ACRES  
 LOCATED IN THE BOWMAN AND WILLIAMS SURVEY,  
 ABSTRACT No. 9  
 MATAGORDA COUNTY, TEXAS

300 EAST CEDAR ST.  
 ANGLETON, TEXAS 77515  
 OFFICE: (979) 849-6681  
 TBPLS No. 10052500  
 REG. No. F-825

PROJECT NO. 13525 SCALE: 1" = 100' DRAWN BY: DRB  
 DRAWING NO. 13525-05 DATE: 11/12/2019 CHECKED BY: DRB

