



PLANNING COMMISSION

CITY OF BAY CITY

Thursday, July 29, 2021 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

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

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 1. Variance ~ Discuss, consider and/or approve a variance to Section 114-70 and Section 114-111 of the Code of Ordinance and allowing permitting of existing water well and a variance for a new septic system installation for the construction of new home at 2100 Pine Knoll Road (Lee Payne).**

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 Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Monday, July 26, 2021 before 6:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Bay City Planning Commission:

The Bay City Planning Commission serves as an advisory body to City Council and the Mayor. Therefore, although the Board does not fall under the purview of the Texas Open Meetings Act, its meetings shall be open to members of the public.

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 for further information.

Jeanna Thompson

City Secretary



**CITY OF BAY CITY
VARIANCE REQUEST**

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

6:00 PM 27th
Dear and P/ who
City Water and
Sewer
SALES

ITEM #1.

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) | (e) Ch. 94 (Streets, Sidewalks and Other Public Places) |
| (b) Ch. 46 (Flood Damage Prevention) | (f) Ch. 98, Sec. 98-122 – Subdivision Streets |
| (c) Ch. 54 (Mobile Homes, etc.) | (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking). |
| (d) Ch. 78 (Off Street Parking (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





