

## Replat - Lot 1-A, Block 1, Second Amending Plat of Brittany Business Park, Phase II

<b>Request</b>	Replat of 3.00 acres of previously platted property. The purpose of the replat is to remove a note from the recorded plat that prohibits lots from having access onto Butler Road.
<b>Applicant</b>	Dale L. Hardy, RPLS – GeoSurv
<b>Owner</b>	Brittany Business Park, LLC
<b>Zoning</b>	“CG” (General Commercial)
<b>Location</b>	Generally located north of League City Parkway and west of Butler Road with the approximate address in the 1200 block of Butler Road.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Copy of the Plat</li> <li>2. Aerial Map</li> <li>3. Photographs of the Site</li> </ol>

**Background** Brittany Business Park, Phase II final plat was approved by the Planning & Zoning Commission on October 15, 2012. The plat has been amended twice; in August 2013 and March 2014, to reconfigure existing lot lines. A note was included on the original and the subsequent amended plats to prohibit lot access onto Butler Road.

In March 2014, City Engineer Linc Wright approved the subject property’s access to Butler Road. This replat is required to remove the recorded condition from the plat. The proposed plat would replat Block 1, Lot 1-A as Block 1, Lot 1-B and remove the note prohibiting access on to Butler Road.

**Site and Surrounding Area** The property is under site development plan review for a 5,400 s.f. office/warehouse building for Mustang Machinery Company for the retail sales and display of their construction equipment. The property neighbors suburban single family residences to the east, while adjacent to the rest of the developing Brittany Business Park on the north.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG”	Under development commercial Brittany Business Park
South	“OS”	HL&P Easement
East	Right-of-way and “CM”	Butler Road and undeveloped commercial
West	“CM” and “RSF-5”	Drainage ditch and SF residential

**Access** This plat will be accessed by Butler Road and the internal access easements of Brittany Business Park.

**Butler Road**

	<b>Current Conditions</b>	<b>2011 Master Mobility Plan</b>
Roadway Type	Collector	Collector
Right-of-way Width	40' to 50' ROW	60' ROW
Pavement Width and Type	2-lane undivided, 28-foot concrete paved, back of curb to curb pavement width, curb and gutter	2-lane undivided, 28-foot concrete paved, back of curb to curb pavement width, curb and gutter

**Extension of Municipal Infrastructure** No additional infrastructure is proposed for this replat. All infrastructure was approved with the original Brittany Business Park, Phase II plat.

**Parks Requirements** No parks are required for commercial development.

**Municipal Compliance of Regulations** Staff finds the plat conforms to the subdivision regulation of Section 102 of the League City Municipal Code and Section 212 of the Texas Local Government Code.

For additional information, you may contact Ryan Granata, AICP, Senior Planner at (281) 554-1097 or at ryan.granata@leaguecity.com.

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**Aerial Map**



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**PHOTOGRAPH 1**



Looking south at the subject site with the HL&P easement and YMCA in the distance.

**PHOTOGRAPH 2**



Looking north from the subject site and the under development Brittany Business Park.

**PHOTOGRAPH 3**



Looking west at the subject site with the drainage canal and residential in the distance.