

Final Plat – Brittany Business Park, Phase I

- Request** Subdivide approximately 8.0 acres of property currently platted as the Brittany Business Park into 14 commercial lots.
- The applicant proposes to have office/warehouse businesses, on 14 commercial lots ranging from approximately 12,800 square feet to 62,000 square feet in size with an internal private access easement (roadway).
- On June 7, 2012, the Zoning Board of Adjustments granted a variance to the minimum 25,000 square foot requirement in the "CM" zoning district by a vote of 5-0-0 subject to the condition that no lot can be subdivided less than 12,500 square feet in size.
- Applicant** Dale Hardy, Geosurv LLC
- Owner** Ross Wycoff, Brittany Business Park LLC
- Zoning** "CM" (Commercial Mixed Use)
- Location** Generally located north of League City Parkway and west of Butler Road with the approximate address in the 1200 block of Butler Road.
- Attachments**
1. Plat Exhibit
 2. Photographs of Site
 3. Aerial Map

Background On June 18, 2012, the Planning & Zoning Commission approved the preliminary plat for this section by a vote of 6-0-0.

Site and Surrounding Area The site currently has no buildings on the site, but there are drainage ditches directly adjacent to west of the property. Some underground storm drainage infrastructure was constructed on-site.

Direction	Surrounding Zoning	Surrounding Land Use
North	"CG"	Commercial Retail Center
South	"OS"	High Power Electrical Easement
East	Right-of-way and "CM"	Butler Road and Commercial retail
West	"CM" and "RSF-5"	Drainage Ditch and Clear Creek Heights Subdivision

Access & Fire Response

Butler Road

	Existing Conditions	2011 League City Master Mobility Plan
Roadway Type	Collector	Collector
Right-of-way Width	40 - 50 feet	60 feet
Pavement Width and Type	2-lane undivided, 28-foot back of curb to back of curb pavement width each way, concrete, curb and gutter	2-lane undivided, 28-foot back of curb to back of curb pavement width each way, concrete, curb and gutter

According to the Institute of Traffic Engineers (ITE) guidelines for general warehousing/office park estimates a total of 254 peak hour trips. Based on this information, the Traffic Engineer

indicates a Traffic Impact Assessment (TIA) is not required for this phase. It should also be noted that there are plans in the CIP to extend Butler Road to League City Parkway within the next several years.

Fire Response

Fire Station #2 will be the first responding station with Fire Station #5 being the second fire station responding.

Water & Sewer

Equivalent dwelling units (EDU's) are used to determine the availability and capacity of water and sewer. 1 single-family, detached dwelling unit = 1 EDU. Per the Water and Wastewater Master Plan, the site has an allocation of 52 EDUs. Water Production indicates that pressure and capacity are sufficient.

Water service is available from an existing 8-inch water line on the east side of Butler Road.

Sewer service is available to this site from an existing 24-inch sanitary sewer line on the west side of Butler Road. It should be noted that there is a city-owned lift station directly adjacent to the property in the southeast corner of the development.

According to Section 212.010 of the Texas Local Government Code, the Planning and Zoning Commission shall approve a plat if:

Master Plans

The plat conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities.

Staff finds that the plat conforms.

Municipal Extension of Infrastructure

The plat conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities.

Staff finds that the plat conforms. Infrastructure plans were approved on June 27, 2012.

Letter of Credit

A bond required, if applicable, is to be filed with the municipality.

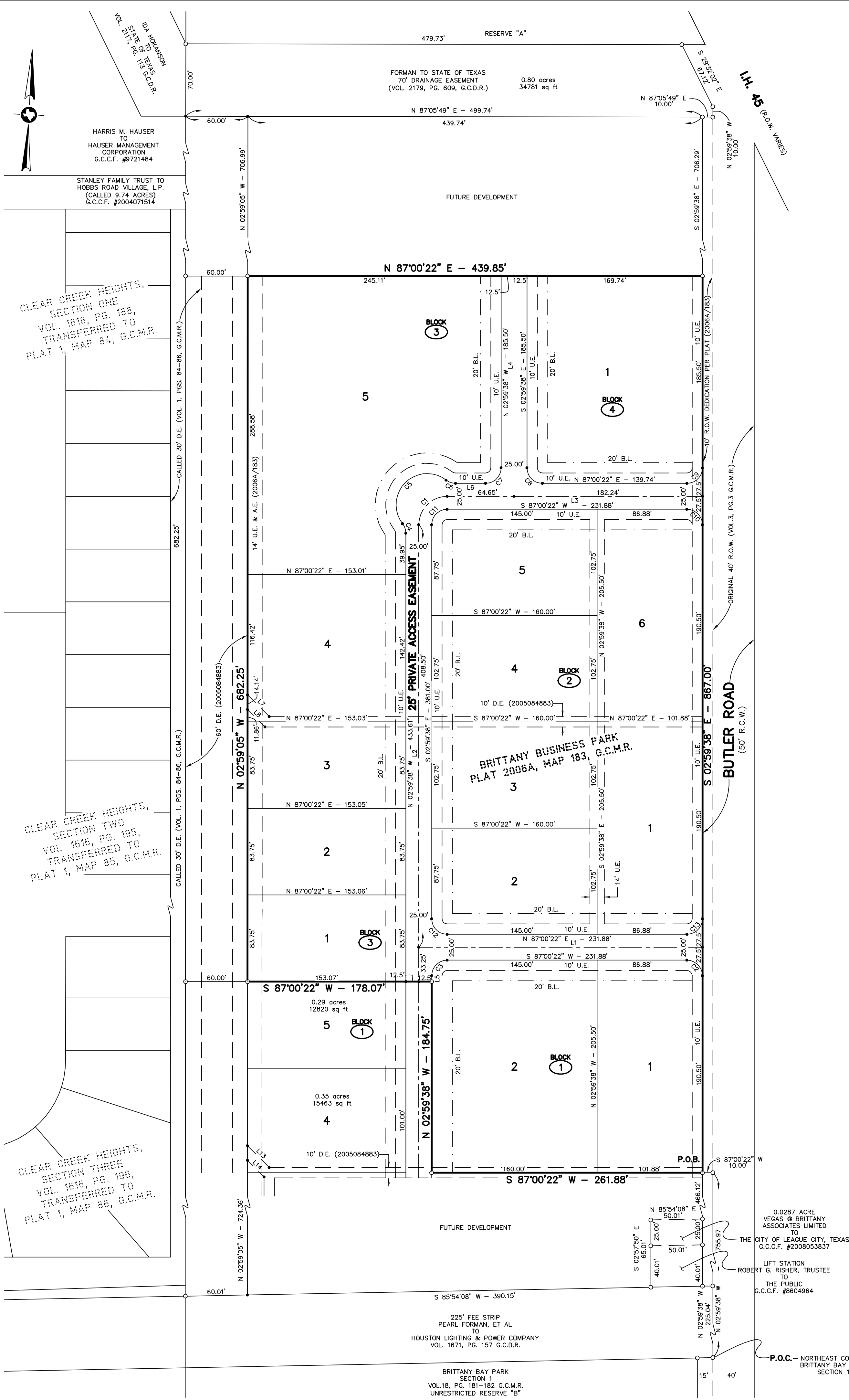
The City Engineer will require a letter of credit to record the plat prior to completion of the infrastructure. Otherwise, plats will be recorded after the public infrastructure is constructed and prior to acceptance by City Council.

Municipal Compliance of Regulations

The plat conforms to the rules adopted by the municipality governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Staff finds that the plat conforms.

For additional information, you may contact Shawn-Marie Vaughn, Senior Planner at 281-554-1079 or via e-mail at shawn.vaughn@leaguecity.com.



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	27.50'	90°00'00"	43.20'	N 42°00'22" E	38.89'
C2	15.00'	90°00'00"	23.56'	N 47°59'38" W	21.21'
C3	15.00'	90°00'00"	23.56'	S 42°00'22" W	21.21'
C4	15.00'	37°48'17"	9.90'	N 21°53'47" W	9.72'
C5	30.00'	165°36'34"	86.71'	N 42°00'22" E	59.53'
C6	15.00'	37°48'17"	9.90'	S 74°05'29" E	9.72'
C7	15.00'	90°00'00"	23.56'	N 42°00'22" E	21.21'
C8	15.00'	90°00'00"	23.56'	S 47°59'38" W	21.21'
C9	15.00'	90°00'00"	23.56'	N 42°00'22" E	21.21'
C10	15.00'	90°00'00"	23.56'	N 47°59'38" W	21.21'
C11	15.00'	90°00'00"	23.56'	S 42°00'22" W	21.21'
C12	15.00'	90°00'00"	23.56'	S 47°59'38" W	21.21'
C13	15.00'	90°00'00"	23.56'	N 42°00'22" E	21.21'

LINE	DISTANCE	BEARING
L1	274.38'	S 87°00'22" W
L2	441.75'	N 02°59'38" W
L3	246.88'	N 87°00'22" E
L4	213.00'	N 02°59'38" W
L5	5.75'	S 02°59'38" E
L6	29.01'	N 87°00'22" E
L7	29.70'	S 47°59'38" W
L8	23.84'	N 47°59'38" W

LOT	AREA (SQ. FT.)	AREA (Acres)	LOT	AREA (SQ. FT.)	AREA (Acres)
BLOCK 1			BLOCK 3		
1	20,889	0.48	1	12,819	0.29
2	32,832	0.75	2	12,818	0.29
BLOCK 2			BLOCK 4		
1	20,889	0.48	4	21,793	0.50
2	16,392	0.38	5	62,000	1.42
3	16,440	0.38	BLOCK 4		
4	16,440	0.38	1	33,936	0.78
5	16,392	0.38			
6	20,889	0.48			

MINIMUM LOT AREA 12,500 SQ.FT. PER ZBA12-04 (BUTLER ROAD BUSINESS PARK)

THE STATE OF TEXAS
COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS
THAT Brittany Business Park, LLC by Ross W. Wycoff, Manager, owner of the property subdivided in the above and foregoing plat of **BRITANNY BUSINESS PARK PHASE I, a Subdivision in the City of League City, Galveston County, Texas, being located and situated in the STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, City of League City, Galveston County, Texas,** do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as **BRITANNY BUSINESS PARK PHASE I, and on behalf of said Brittany Business Park, LLC,** do hereby dedicate to the use of the public all easements; do hereby reserve, save, except and hold privately all water courses, drains, and common areas as shown hereon forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, OWNER does hereby reserve, except and hold privately to said Brittany Business Park, LLC, their successors and/or assigns, all streets, drives, lanes, private access easements and courts located within the boundaries of this plat and specifically noted as "Private"; and further, OWNERS do hereby covenant and agree that there is established and shall be maintained within the boundaries of each such street, drive, lane, private access easements or court, easements for gas, water, sanitary sewer, storm sewer, electricity, telephone and other public utilities for the benefit and general use of the OWNER, their successors and/or assigns, of the property located within the boundaries of this plat, but not otherwise; and further, that such easements shall be maintained and shall always be available for the general use of OWNERS, their successors and/or assigns, firemen, fire fighting equipment, police and other emergency vehicles of whatever nature in the exercise of their duties, and for access associated with the construction, repair, maintenance, service and operation of public utility facilities located and maintained within said easements except that such use and access shall in no manner be construed to create a public right-of-way of ingress or egress on, over or across such easements as herein established.

FURTHER, Owner of the property subdivided in the above and foregoing Final Plat of **BRITANNY BUSINESS PARK PHASE I** have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND this ____ day of _____, 2012.

Ross W. Wycoff
Manager

THE STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Ross W. Wycoff, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this ____ day of _____, 2012.

Notary Public in and for
The State of Texas
My Commission Expires: _____

Dale L. Hardy
Registered Professional
Land Surveyor 4847

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of **BRITANNY BUSINESS PARK PHASE I**, as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City as heretofore adopted and on file with the City of League City, and has authorized the recording of said Plat this ____ day of _____, 2012.

Christopher Hullman - Chairman
Planning & Zoning Commission
City of League City

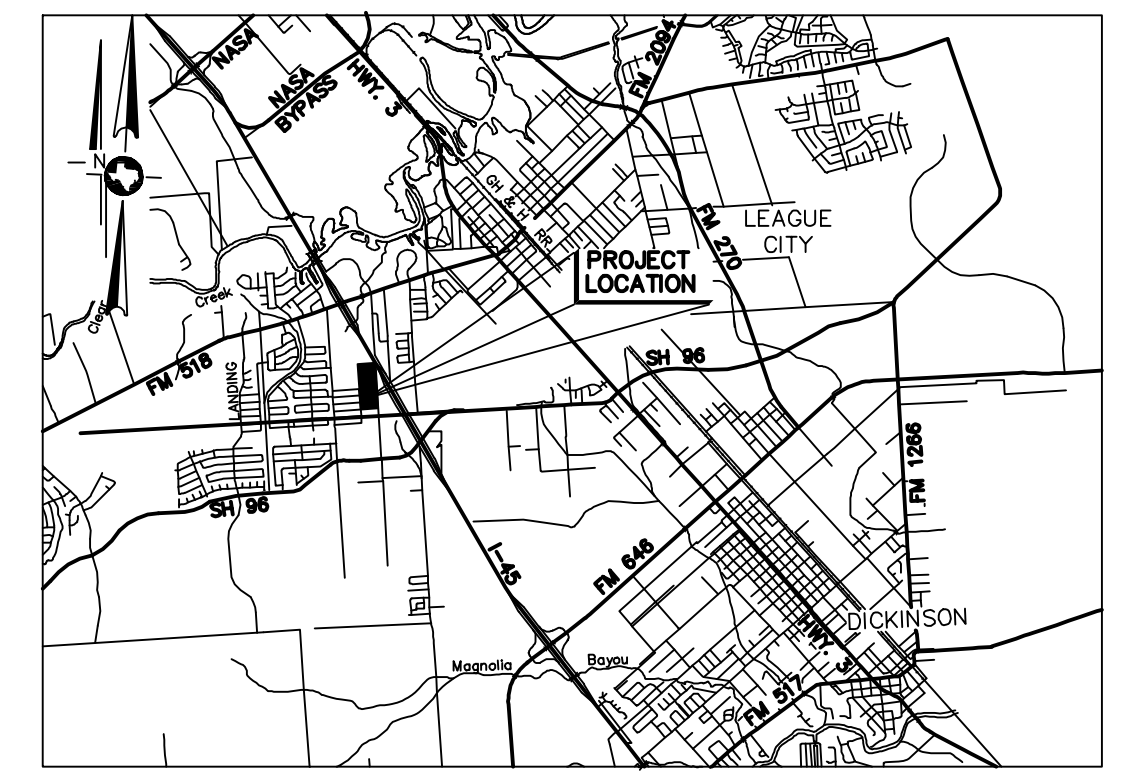
Wes Morrison
Planning Manager
City of League City

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on _____, 2012, at ____ o'clock, ____ m., and duly recorded on _____, 2012, at ____ o'clock, ____ m., in PLAT RECORD _____ MAP NUMBER _____ Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan
County Clerk
Galveston County, Texas
By: _____ Deputy



FIELD NOTE DESCRIPTION OF 8.00 ACRES (348,480 SQUARE FEET) OF LAND OUT OF LOT 2, BLOCK N, OF SUBDIVISION 9 AS RECORDED IN VOLUME 3, PAGE 3 OF THE GALVESTON COUNTY MAP RECORDS, IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, LEAGUE CITY, GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod found at the intersection of the South line of a 225-foot Houston Lighting and Power Co. fee strip, as recorded in Volume 1671, Page 157-159 of the Galveston County Deed Records, and the West right-of-way line of Butler Road (original 40.00 foot wide right-of-way) as recorded in Volume 3, Page 3 of the Galveston County Map Records, said point also being the Northeast corner of Brittany Park Section 1, a subdivision of record at Map Record 18, Map Numbers 181 & 182, Galveston County Map Records;

THENCE N 02°59'38" W, along and with said original West right-of-way line, a distance of 755.97 feet and S 87°00'22" W, perpendicular Westerly from said original West right-of-way line, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for the Southeast corner and POINT OF BEGINNING of the herein described tract, said point being at the West right-of-way line of said Butler Road as widened and dedicated in the Final Plat of Brittany Business Park, a subdivision of record at Map Record 2006A, Map Number 183, Galveston County Map Records;

THENCE S 87°00'22" W, a distance of 261.88 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for corner;

THENCE N 02°59'38" W, a distance of 184.75 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for corner;

THENCE S 87°00'22" W, a distance of 178.07 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for the Southwest corner of the herein described tract, said point being at the East line of a 60 foot wide Drainage Easement conveyed by The Vegas @ Brittany, LP, to the City of League City by instrument of record at Galveston County Clerks' File Number 2005084883;

THENCE N 02°59'05" W, along and with the East line the West line of said 60 foot Drainage Easement, a distance of 682.25 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for the Northeast corner of the herein described tract;

THENCE N 87°00'22" E, a distance of 439.85 feet to a 5/8 inch iron rod with cap stamped 'GeoSurv' set for the Northeast corner the herein described tract, said point being at the West right-of-way line of the aforesaid Butler Road, a 50 foot public roadway right-of-way;

THENCE N 02°59'38" E, along and with said West right-of-way line, a distance of 867.00 feet to the POINT OF BEGINNING and containing a calculated area of 348,480 square feet (8.00 acres) of land.

GENERAL NOTES:

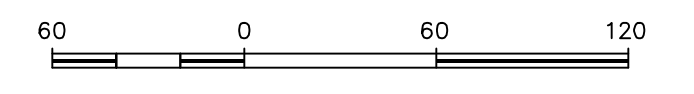
- This property lies in Zone X (No Shading), defined by FEMA as areas outside the 500-year floodplain, as scaled from FIRM Community-Panel Number 485488 0030 E, map revised September 22, 1999.
- The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.
- All easements on lot lines are centered unless otherwise shown.
- All street intersection right-of-way return radii are 15 feet unless otherwise noted.
- All streets shall be curb and gutter, concrete pavement with storm sewers.
- A SWQ (Storm Water Quality) permit must be obtained before issuance of any construction permit for a structure. All structural or non-structural controls on or for the parcel(s) may not be changed from the plans and technical specifications in the SWQ permit unless the provisions of Section 43-54 of the League City Code of Ordinances have been met.
- "U.E." indicates Utility Easement.
- "D.E." indicates Drainage Easement.
- No Lot shall have direct access onto Butler Road.
- Maximum Lot Coverage is 80% per schedule 125-72.C of the League City Zoning Code.
- In the absence of a hydrologic and hydraulic study, approved by the City Engineer, the default maximum percent of impervious cover shall be that from the Master Drainage Plan (adopted and on file with the City of League City) wherein the design percentage of impervious cover is 55% (Runoff Coefficient C=0.30 where C=12).
- The Private Access Easement/Drives as shown hereon shall be owned and maintained by a Commercial Property Owners Assoc. to be established.
- No Lot shall be allowed to have direct drive access to Butler Road.

**FINAL PLAT
OF
BRITANNY BUSINESS PARK,
PHASE I**

A SUBDIVISION OF
8.00 ACRES OF LAND
SITUATED IN THE
**STEPHEN F. AUSTIN LEAGUE,
ABSTRACT NO. 3**
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS
14 LOTS 4 BLOCKS

OWNER:
Brittany Business Park, LLC
351 Columbia Memorial Parkway
League City, TX 77573

SURVEYOR:
GeoSurv, LLC
P.O. Box 246
League City, TX
77574



SCALE: 1" = 60'



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-6928

Final Plat – Brittany Business Park, Phase I *Planning and Zoning Commission*

PHOTOGRAPH 1



Looking west from Butler Road as brush is being cleared from the southern end of the site

PHOTOGRAPH 2



Looking west from Butler Road at the northern end of the site

PHOTOGRAPH 3



Looking south at the office warehouse development for Rainey Pool Company on the east side of Butler Road

PHOTOGRAPH 4



Looking east from Butler Road at one of two car sales locations adjacent to the subject site

Retail

Assisted
Living

Retail

I-45

Retail

Car Sales

Single-
Family

Car Sales

YMCA

