

## Preliminary/Final Plat (FM 646 Business Park)

<b>Request</b>	Subdivision of approximately 4.6 acres of previously unplatted property to create one (1) commercial lot for a proposed office/warehouse development.
<b>Applicant</b>	Ed Figueroa of Shellmark Engineering
<b>Owner</b>	Louis Tannos of Tannos Construction
<b>Zoning</b>	“CG” (General Commercial)
<b>Location</b>	Generally located south of FM 646, east of Ohio Avenue, and west of FM 270
<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>

**Site and Surrounding Area**

The property is undeveloped with a few trees, none are protected trees.

Direction	Surrounding Zoning	Surrounding Land Use
North	Right-of-way and “RSF-5”	FM 646 and Undeveloped
South	“RSF-5”	Undeveloped
East	“RSF-5”	Vacant Land and Agricultural Uses
West	Right-of-way and “CG”	Ohio Avenue and Heavy Equipment Sales and Service Use (Keane Transport)

**Access**

Access to the subject property will be provided via Ohio Avenue from FM 646. There will be no direct access onto FM 646. The Texas Department of Transportation (TxDOT) is in the process of expanding FM 646 from 2-lane undivided highway to a 4-lane divided highway with a raised center median between I-45 and State Highway 146. The applicant has set aside approximately 28 feet of frontage for right-of-way because TxDOT has indicated that additional right-of-way will be needed for the project when construction begins around the subject property. It is anticipated that TxDOT will complete the roadway project in the next 3 to 5 years.

**FM 646**

	Existing Conditions	Proposed Conditions
Roadway Type	Major Arterial	Major Arterial
Right-of-way Width	120 feet	As determined by TxDOT
Pavement Width and Type	2-lane divided, no median, shoulder or curb and gutter with asphalt pavement	4-lane divided, concrete, curb and gutter with raised center median

**Ohio Avenue**

	Existing Conditions	2011 Master Mobility Plan
Roadway Type	Collector	Collector
Right-of-way Width	70 feet	70 feet
Pavement Width and Type	2-lane undivided, no shoulder or curb and gutter	2-lane undivided, 32-foot back of curb to back of curb pavement width each way, concrete, curb and gutter

**Water & Sewer**

The closest water line is an 8-inch line located to the west of the subject property which serves the commercial development, Keane Transport, to the west. On April 11, 2013, infrastructure plans were approved to extend an 8-inch public water line to the property.

Sanitary sewer services will be provided from a manhole on the west side of Ohio Avenue, north of FM 646. The applicant will be extending a private force main across Ohio Avenue and across FM 646 to the manhole.

**Fire Response**

Fire Station #3 will be the first responding station with Fire Station #1 being the secondary fire station responder.

*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. See also "Water and Sewer" section within the report.

**Letter of Credit**

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

The City Engineer will require that a letter of credit be submitted in order to record the plat prior to acceptance of the infrastructure. Otherwise, plats will be recorded after the public infrastructure's 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 health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

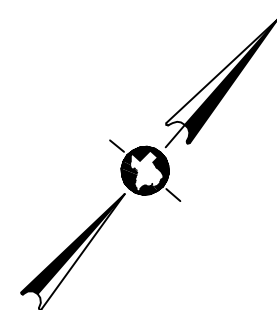
Staff finds the plat conforms.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).

B L O C K 1 0 6  
LOT 7

B L O C K 1 3 6  
LOT 1 LOT 7

B L O C K 1 6 6  
LOT 1



TEXAS F.M. HIGHWAY NO. 646 (CALLED 120' R.O.W.)

THE STATE OF TEXAS \*  
COUNTY OF GALVESTON \*  
KNOW ALL MEN BY THESE PRESENTS

That 646 Development, LLC, Owners of the property subdivided in the above and foregoing Plat of **646 BUSINESS PARK**, do hereby make and establish said Subdivision of said property according to all lines, lots, reserves, streets, easements, restrictions, and notations on said plat and designate said Subdivision as **646 BUSINESS PARK**, being 4.167 acres of land out of and a part of Lots 1-12, in Block 134, and Lots 1-5 and 7-11, in Block 135, of DICKINSON TOWNSITE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 155, Page 10, of the Deed Records, TOGETHER WITH those certain intervening and adjacent portions of 17th Street, 18th Street, and Arkansas Avenue abandoned and quitclaimed by the City of League City under Clerk's File Number 2011054708 in the Official Public Records of Real Property, all in the Office of the County Clerk of Galveston County, Texas; 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 heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners of the property subdivided in the above and foregoing Plat of **646 BUSINESS PARK**, 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 \_\_\_\_\_, 2013.

646 Development, LLC

By: \_\_\_\_\_  
Louis Tannos  
Authorized Agent

THE STATE OF TEXAS \*  
COUNTY OF GALVESTON \*

Before me, the undersigned authority, on this day personally appeared Louis Tannos, Authorized Agent for 646 Development, LLC, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as an act and deed of said 646 Development, LLC.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.

Dale L. Hardy  
Registered Professional  
Land Surveyor 4847

This is to certify that the Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of the **646 BUSINESS PARK**, 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 \_\_\_\_\_, 2013.

Scott Landon - Chairman  
Planning & Zoning Commission  
City of League City

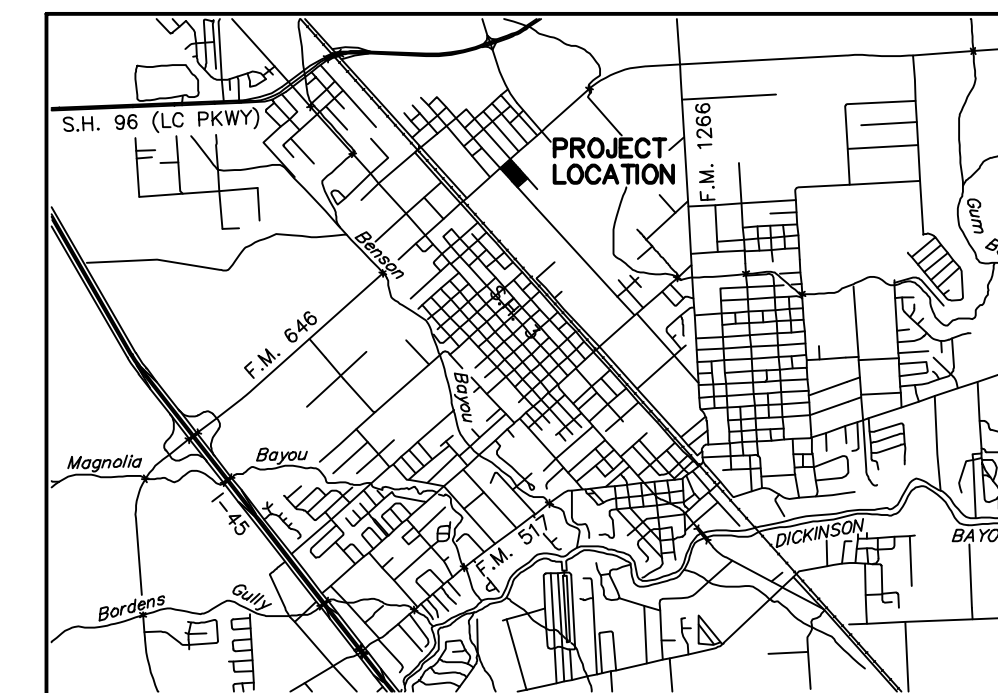
Wes Morrison  
City Planner  
City of League City

STATE OF TEXAS \*  
COUNTY OF GALVESTON \*

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on \_\_\_\_\_, 2013, at \_\_\_\_ o'clock, \_\_\_\_m., and duly recorded on \_\_\_\_\_, 2013, 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 D. Sullivan  
County Clerk  
Galveston County, Texas  
By: \_\_\_\_\_ Deputy



VICINITY MAP  
SCALE: 1" = 1 MILE

**PROPERTY DESCRIPTION:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block 134, and Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, and 11, in Block 135, all of **DICKINSON TOWNSITE**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 155, Page 10, of the Map Records, TOGETHER WITH those certain intervening and adjacent portions of 17th Street, 18th Street, and Arkansas Avenue abandoned and quitclaimed by the City of League City under Clerk's File Number 2011054708 in the Official Public Records of Real Property, all in the Office of the County Clerk of Galveston County, Texas.

**NOTES:**

- 1.) This property lies in Zone "X" (Unshaded), defined by FEMA as areas outside the 500-year floodplain, as determined by FEMA and shown on FIRM Community-Panel Number(s) 485488 0030 D and 485488 0035 D (panel 0035 D not printed: area in Zone "X" as depicted on Map Index), maps revised September 22, 1999.
- 2.) Bearings are Lambert Grid Bearings referenced to the Texas Plane Coordinate System, South Central Zone 4204, 1983 Datum (NAD 83). All distances are surface and may be converted to grid by applying the scale factor 0.999867458.
- 3.) The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- 4.) The herein subdivided tract or parcel of land lies entirely within the Dickinson Independent School District.
- 5.) A Storm Water Quality (SWQ) 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.
- 6.) In the absence of a drainage impact study approved by the City of League City, Texas, no lot within the limits of this subdivision shall have more than 55% of its entire area covered by impervious materials.

OHIO AVENUE (70' R.O.W.)

N 41°09'06" W 690.00'

S 41°09'06" E 620.00'

LOT 1

4.617 ACRES  
201,100 SQ.FT.  
No. 951 FM 646 EAST

17TH STREET  
(70' R.O.W. - NOT OPEN)

17TH STREET  
(70' R.O.W. - NOT OPEN)

18TH STREET  
(70' R.O.W. - NOT OPEN)

18TH STREET  
(70' R.O.W. - NOT OPEN)

S 48°50'54" W 260.00'

S 41°09'06" E 70.00'

S 48°50'54" W 35.00'



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928

PRELIMINARY/FINAL PLAT  
OF  
**646 BUSINESS PARK**

BEING 4.617 ACRES OF LAND  
OUT OF AND A PART OF  
LOTS 1-5 & 7-11, IN BLOCK 135,  
AND LOTS 1-12, IN BLOCK 134,  
DICKINSON TOWNSITE  
VOLUME 155, PAGE 10 G.C.D.R.  
TOGETHER WITH THOSE CERTAIN INTERVENING &  
ADJACENT PORTIONS OF 17TH STREET, 18TH STREET,  
& ARKANSAS AVENUE ABANDONED & QUITCLAIMED  
BY CITY OF LEAGUE CITY UNDER G.C.C.F #2011054708

CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

1 LOT

OWNER:  
646 DEVELOPMENT, LLC  
2302 POST OFFICE ST.,  
SUITE 601  
GALVESTON, TEXAS  
77550

SURVEYOR:  
GeoSury, LLC  
P.O. BOX 246  
LEAGUE CITY, TEXAS  
77574



SCALE: 1" = 40'



Shellside  
Neighborhood

Undeveloped

Dickinson  
Avenue

FM 646

Subject  
Property

Ohio Avenue

Keane Transport

Union Pacific  
Railroad

City Limits

Final Plat -  
FM 646 Business Park  
*Planning and Zoning Commission*



Looking south from FM 646 at undeveloped subject property



Looking southeast from Ohio Avenue at undeveloped subject property



Looking west at development (Keane Transport) directly adjacent to the west of the subject property on the other side of Ohio Avenue