

Replat – Brittany Business Park, Phase III

Request Partial Replat of 3 commercial lots into 6 commercial lots.

The applicant’s original proposal was to develop a business park with 5 lots ranging in area from 37,500 to 86,500 square foot lots. This replat is proposing to increase the number of lots by 3 for the development, which will bring the total number of lots to 8.

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 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.

On June 18, 2012, the Planning & Zoning Commission approved the preliminary plat for Brittany Business Park, which included subdividing 21.25 acres into 26 lots with private driveway access ranging in size from 12,800 to 86,500 square feet by a vote of 6-0-0.

On July 2, 2012, the Planning & Zoning Commission approved the final plat for Phase I of the Brittany Business Park by a vote of 5-0-0. Phase I consisted of 8.0 acres into 14 commercial lots.

On October 15, 2012, the Planning & Zoning Commission approved the final plat for Phase II and Phase III of the Brittany Business Park by a vote of 7-0-0.

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.

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	“RMF 1.2”	Multi-Family Apartments

Access*Butler Road*

	<i>Existing Conditions</i>	<i>2011 League City Master Mobility Plan</i>
<i>Roadway Type</i>	Collector	Collector
<i>Right-of-way Width</i>	40 - 50 feet	60 feet
<i>Pavement Width and Type</i>	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 development. It should also be noted that the CIP to extend Butler Road to League City Parkway is to be completed approximately May 3, 2013.

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, Phase III has an allocation of 47 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.

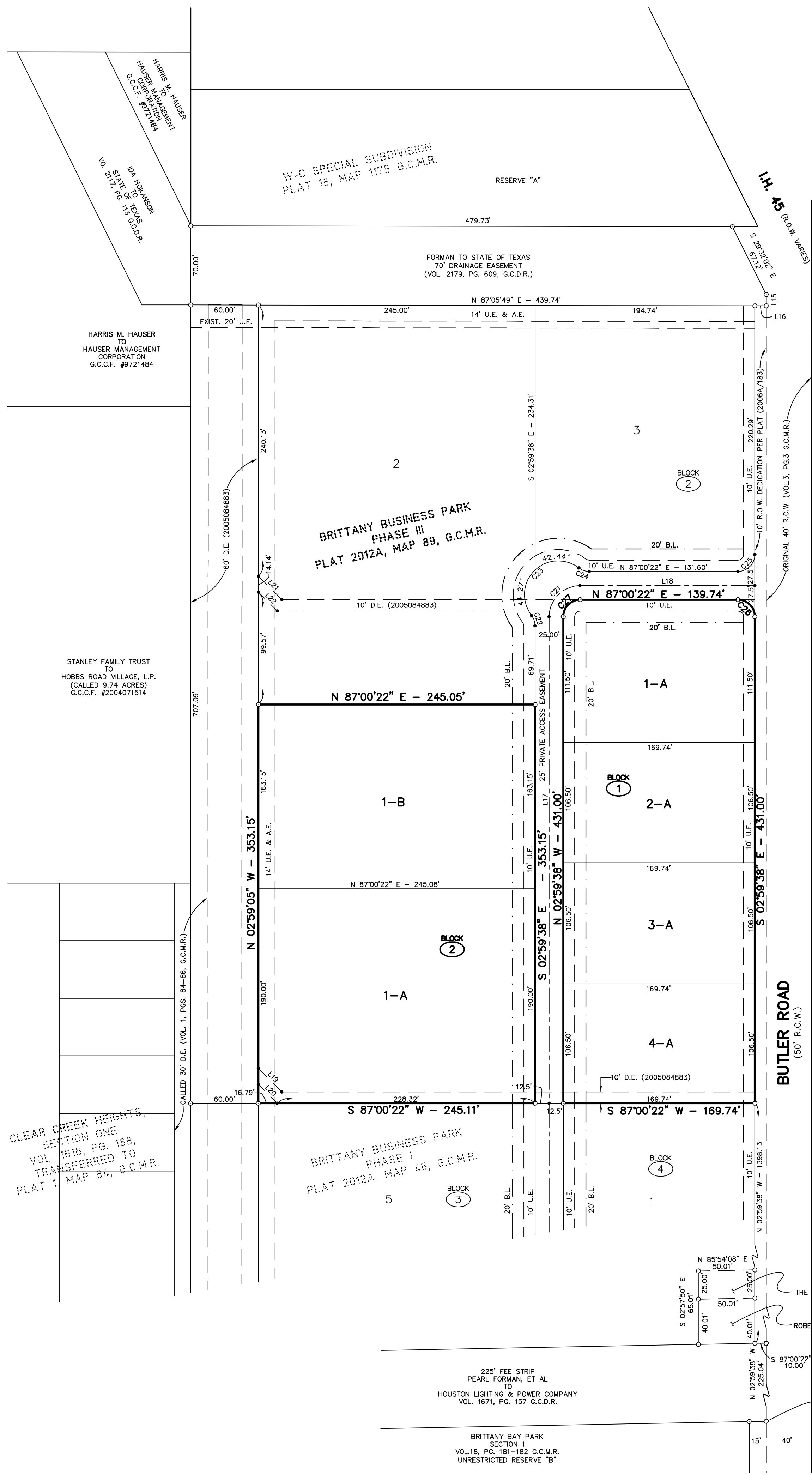
Staff finds that the plat conforms. Infrastructure plans were approved on June 28, 2012 infrastructure improvements are currently under construction.

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 Karl Almgren, Planner at 281-554-1098 or via e-mail at karl.almgren@leaguecity.com.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C21	27.50'	90°00'00"	43.20'	N 42°00'22" E	38.89'
C22	15.00'	37°48'19"	9.90'	N 21°53'47" W	9.72'
C23	30.00'	165°36'38"	86.71'	N 42°00'22" E	59.53'
C24	15.00'	37°48'19"	9.90'	S 74°05'29" E	9.72'
C25	15.00'	90°00'00"	23.56'	N 42°00'22" E	21.21'
C26	15.00'	90°00'00"	23.56'	N 47°59'38" W	21.21'
C27	15.00'	90°00'00"	23.56'	N 42°00'22" W	21.21'

LINE TABLE		
LINE	DISTANCE	BEARING
L15	10.00'	S 02°59'38" E
L16	10.00'	S 87°05'49" W
L17	431.00'	N 02°59'38" W
L18	154.74'	N 87°00'22" E
L19	29.60'	S 47°59'38" E
L20	23.74'	N 47°59'38" W
L21	29.50'	S 47°59'38" E
L22	23.64'	N 47°59'38" W

AREA TABLE					
LOT	AREA (SQ. FT.)	AREA (Acres)	LOT	AREA (SQ. FT.)	AREA (Acres)
BLOCK 1			BLOCK 2		
1-A	21,375	0.49	1-A	46,568	1.07
2-A	18,077	0.41	1-B	39,982	0.92
3-A	18,077	0.41	2	86,364	1.98
4-A	18,077	0.41	3	45,515	1.04
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 A PARTIAL REPLAT OF BRITANNY BUSINESS PARK PHASE III, 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 A PARTIAL REPLAT OF BRITANNY BUSINESS PARK PHASE III, 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 unto 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 A PARTIAL REPLAT OF BRITANNY BUSINESS PARK PHASE III, 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: _____

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have plotted 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 City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of A PARTIAL REPLAT OF BRITANNY BUSINESS PARK PHASE III, 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

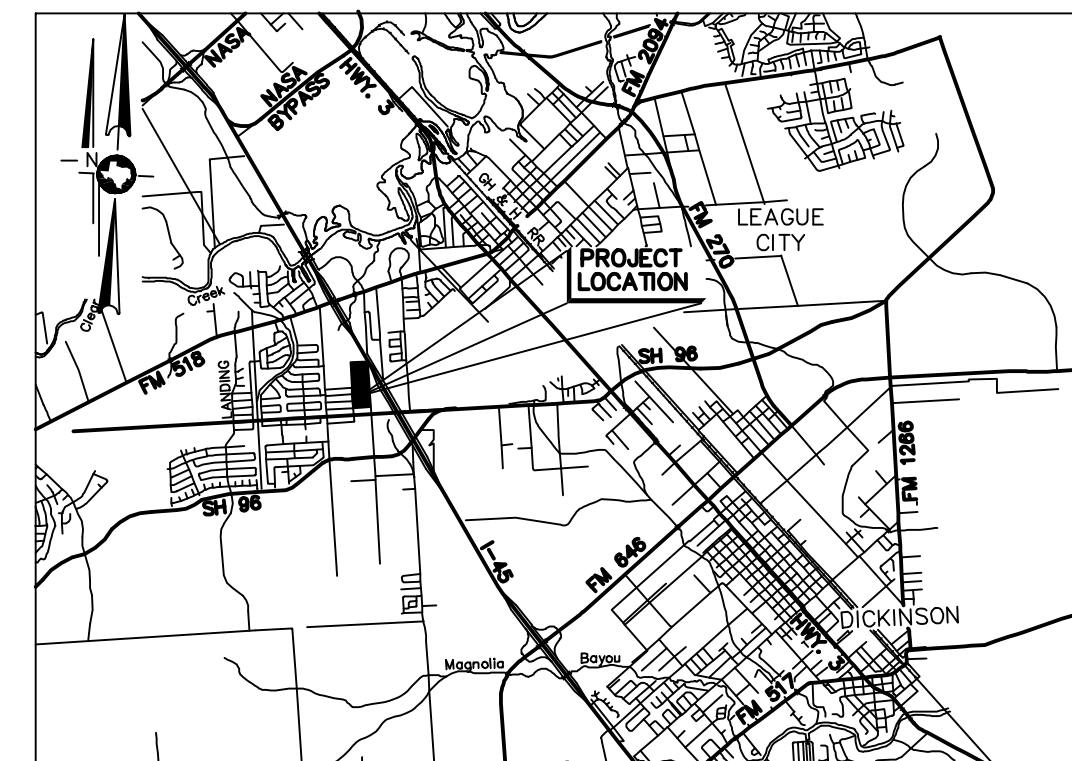
Wes Morrison
Planning Manager
City of League City

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 ____ 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



VICINITY MAP
SCALE: N.T.S.



PROPERTY DESCRIPTION:

Lot 1 and 2 of Block 1 and lot 1 of Block 2, being out of BRITANNY BUSINESS PARK, PHASE III, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2012A, Map Number 46, of the Map Records in the office of the County Clerk of Galveston County, Texas.

GENERAL NOTES:

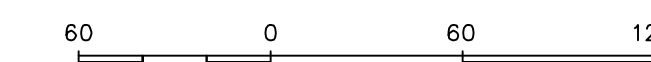
- This property lies in Zone X (No Shading), defined by FEMA as areas outside the 500-year floodplain, as scaled from FIRM Community-Panel Number 485488 0030 E, map revised September 22, 1999.
- The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of 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.
- The purpose of this replat is to reconfigure Lots 1 and 2, Block 1 into Lots 1-A, 2-A, 3-A and 4-A, Block 1 and to reconfigure Lot 1, Block 2 into Lots 1-A and 1-B, Block 2 to better address market demand for the subject properties.

A PARTIAL REPLAT
OF
**BRITANNY BUSINESS PARK,
PHASE III**

BEING A REPLAT OF
LOTS 1 AND 2 OF BLOCK 1
AND LOT 1 OF BLOCK 2
AND CONTAINING A CALCULATED AREA OF
162,156 SQ.F.T./3.72 ACRES OF LAND
SITUATED IN THE
STEPHEN F. AUSTIN LEAGUE,
ABSTRACT NO. 3
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS

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'

NOVEMBER 28, 2012
BRITANNY BUSINESS PARK
PHASE III



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

**Replat –
Brittany Business Park, Phase III
Planning and Zoning Commission**

PHOTOGRAPH 1



Looking northwest across Butler Road

PHOTOGRAPH 2



Looking west from Butler Road at the southern end of the site, elderly care facility in background

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

**Replat –
Brittany Business Park, Phase III
Planning and Zoning Commission**

