# City of Alvin, Texas

Paul Horn, Mayor

Gabe Adame, Mayor Pro-tem, District E
Brad Richards, At Large Position 1
Chris Sanger, At Large Position 2
Scott Reed, District A

Adam Arendell, District B
Keith Thompson, District C
Glenn Starkey, District D

## ALVIN CITY COUNCIL AGENDA
## THURSDAY APRIL 6, 2017
## 7:00 P.M.
(Council Chambers)

**Alvin City Hall, 216 West Sealy, Alvin, Texas 77511**

*Persons with disabilities who plan to attend this meeting that will require special services please contact the City Clerk's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheel chair accessible and a sloped curb entry is available at the east and west entrances to City Hall.*

NOTICE is hereby given of a Regular Meeting of the City Council of the City of Alvin, Texas, to be held on **Thursday, April 6, 2017** at 7:00 p.m. in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

## REGULAR MEETING AGENDA

**1. CALL TO ORDER**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT**

**4. PRESENTATIONS**

A. Life Saving Award; Javier Lopez and James Wallette.

B. Police Department Promotions.

C. Proclamation; Volunteer Appreciation.

D. Volunteer of the Year Recognition.

E. Proclamation; Public Safety Telecommunicators.

F. Proclamation; Safe Digging Month.

**5. CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION:** An item(s) may be removed from the Consent Agenda for full discussion by the request of a member of Council. Item(s) removed will automatically become the first item up for discussion under Other Business.

A. Approve minutes of the March 9, 2017 City Council workshop meeting.

B. Approve minutes of the March 16, 2017 City Council regular meeting.

C. Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2017 season.

D. Consider Resolution 17-R-09; finding that CenterPoint Energy Resources d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas' ("CenterPoint" or "Company") Statement of Intent to Increase Rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the

Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

E. Consider bid award for the replacement of two (2) 14-yard dump trucks to Houston Freightliner Inc., in an amount not to exceed $192,838.

## 6. OTHER BUSINESS:

Council may approve, discuss, refer, or postpone items under Other Business.

A. Consider a Final Plat of Briscoe Building Complex (1410 S. Gordon St.), being a subdivision of 2.785 acres of land, situated in block "E" of the subdivision of the H.T. & B.R.R. Company Survey, Section 14, Abstract 449, Brazoria County, Texas, and being out of that certain tract described in a deed to Briscoe Building Corporation recorded in volume 631, page 538, deed records of Brazoria County, Texas.

B. Consider a Master Preliminary Plat of Huntington Place (located in the City of Alvin's ETJ at the northeast corner of FM 521 and Juliff Manvel Road), being a subdivision of 231.520 acres of land situated in the William Pettus League Survey, Abstract 68, Fort Bend County, Texas, being out of and part of lots 1-9, 39, 40 and 41, Emigration Land Company, a subdivision recorded in volume 618, page 725, deed records of Fort Bend County, Texas and with consideration of a variance to the City's Code of Ordinances Section 21-110 (b)(4) regarding lot size and Section 21-110 (b)(5) regarding lot width.

## 7. REPORTS FROM CITY MANAGER

A. Review preliminary list of items for next Council meeting.

B. Items of Community Interest.

## 8. REPORTS FROM COUNCIL MEMBERS

Pursuant to S.B. No. 1182, City Council Members may make a report or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

A. Announcements and Items of Community Interest.

## 9. EXECUTIVE SESSION

A. **SECTION 551.071** - of the Government Code: Consultation between governmental body and its attorney to seek advice of attorney about pending or contemplated litigation or a settlement offer or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.

## 10. RECONVENE TO OPEN SESSION

## 11. ADJOURNMENT

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I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code on MONDAY, April 3, 2017 at 4:00 P.M.

(SEAL)

Dixie Roberts, City Clerk

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**

**MINUTES**
**CITY OF ALVIN, TEXAS**
**CITY PLANNING COMMISSION**
**February 21, 2017**

**BE IT REMEMBERED,** that on the above date, the Planning Commission met in the First Floor Conference Room, at Public Services Facility, 1100 West Highway 6, Alvin, Texas, at 6:00 P.M. with the following members present, Chris Hartman, Chair; Missy Jordan, Vice Chair; Nicole Kelinske, Secretary; Santos Garza; Charles Buckelew; Martin Vela; Robin Revak-Golden; Randy Reed; and Jake Starkey. Also present were staff members Sereniah Breland, City Manager; Shana Church, Administrative Assistant and Michelle Segovia, City Engineer. Absent were Darrell Dailey and Sussie Sutton.

**1. Call To Order.**
Call to order at 6:00 P.M.

**2. Petition and Requests from the Public.**
There were no petitions or requests from the public.

**3. Approve the Minutes of the Planning Commission meeting of January 17, 2017.** Commission Member Santos Garza motioned to approve the minutes of the regular Planning Commission meeting of January 17, 2017. Seconded by Martin Vela, the motion carried on a vote of 8 ayes and 0 nays. Nicole Kelinske arrived at 6:03, after the minutes were approved.

**4. Review of elected and appointed officials Code of Conduct by City Manager.**
City Manager Breland reviewed the elected and appointed officials Code of Conduct.

**5. Presentation by the City Manager regarding the Comprehensive Plan Update.**
City Manager Breland presented an update of the implementation of the City of Alvin Comprehensive Plan.

**6. Consider a Master Preliminary Plat of Sunset Ranch, being 20 acres (1185 Heights Rd.) of land out of the Hooper & Wade Survey, A-420, Brazoria County, Texas.** City Engineer recommends master preliminary plat for discussion and approval. Commission Member Reed motioned to recommend for approval to City Council. Seconded by Member Garza, the motion carried on a vote of 9 ayes, 0 nays.

**7. Consider a Final Plat of Gordon Plaza, being a subdivision of 3.33 acres (1800 N. Gordon) out of the Hooper & Wade Survey, abstract 421 as recorded in volume 522, page 337 of the deed records of Brazoria County, Texas.** City Engineer recommends final plat for discussion and approval. Commission Member Vela motioned to recommend for approval to City Council. Seconded by Member Buckelew, the motion carried on a vote of 9 ayes, 0 nays.

**8. Consider a Final Plat of Morton and Morton, being a subdivision of 5.820 acres (2465 W. Highway 6) in the H.T. & B.R.R. Co. Section 17, A-228, and being a partial replat of lot 4 of Morton Place subdivision recorded in file number 2008020950 of the plat records of Brazoria County, City of Alvin, Brazoria County, Texas.** City Engineer recommends final plat for discussion and approval. Commission Member Vela motioned to recommend for approval to City Council. Seconded by Member Kelinske, the motion carried on a vote of 9 ayes, 0 nays.

**9. Consider a Preliminary Plat of Stonewall Subdivision, being a subdivision of 42.84 acres (southeast of the intersection of County Road 143 and County Road 128) of land out of and a part of section thirty-four (34) of the H.T.&B.R.R. Company survey, abstract No. 526, City of Alvin E.T.J., Brazoria County, Texas and with consideration of a variance to the City's Code of Ordinances Section 21-57 (b)(1) regarding lot size and Section 21-57 (c) regarding right-of-way.** City Engineer recommends final plat for discussion and approval. Commission Member Reed motioned to recommend for approval to City Council. Seconded by Member Garza, the motion carried on a vote of 7 ayes, 2 nays cast by Martin Vela and Missy Jordan.

**10. Reports or requests from Commission Members.**
Missy Jordan asked about the median construction on Highway 6 and Gordon. Michelle Segovia, City Engineer stated the intersection is being reconfigured and mast arm traffic signals will be incorporated.

**11. Items of Community Interest.**
There were no items of community interest from Commission Members.

**12. Staff report and update.**
There were no staff report or update.

**13. Items for the next meeting.**
There were no items to report for the next meeting.

**14. Adjournment.**
Commission Member Martin Vela motioned to adjourn the meeting, seconded by Member Randy Reed. The motion carried on a vote of 9 ayes. The meeting ended at 7:51 p.m.

Passed and approved the 21st day of March, 2017.

/s/ Chris Hartman, Chair

Attest: Nicole Kelinske, Secretary

Office of the Mayor, City of Alvin, Texas

# *Proclamation*

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**WHEREAS,** our City's volunteers possess many skills and talents which they generously share for a variety of community tasks; and

**WHEREAS,** the willingness of our citizens to give of their time and talents in assisting charitable, social services, and religious organizations on behalf of our community is a significant factor in uplifting the quality of life in our community; and

**WHEREAS,** it is important for all of us to recognize our responsibilities and to follow the example of these volunteers by giving of ourselves for the betterment of all.

**NOW, THEREFORE**, I, Paul A. Horn, as Mayor of the City of Alvin Texas, and on behalf of the Alvin City Council, do hereby proclaim the month of April 2017 as:

## *Volunteer Appreciation Month*

in our great city and honor the hard work and selfless dedication of the many volunteers who make Alvin a better place to live, work and play.

**WITNESS** my hand and seal
this 6th day of April, 2017.

_____

Paul A. Horn, Mayor

Office of the Mayor, City of Alvin, Texas

# *Proclamation*

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**WHEREAS,** when an emergency occurs, the prompt response of first responders is critical to the protection of life and preservation of property. The City of Alvin Public Safety Telecommunicators are the single vital link between first responders and persons seeking immediate relief during an emergency; and

**WHEREAS**, the work of these "unseen first responders" is invaluable in emergency situations; they have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and

**WHEREAS**, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job this past year.

**NOW, THEREFORE**, I, Paul A. Horn, as Mayor of the City of Alvin Texas and on behalf of the City Council do hereby proclaim the week of April 9-15, 2017 as

## *Public Safety Telecommunications Week*

**in the City of Alvin, Texas**, and encourage each and every citizen to express their appreciation to the Public Safety Telecommunicators for their diligence and professionalism in keeping our city and citizens safe.

**WITNESS** my hand and seal this
6th day of April, 2017.

_____

Paul A. Horn, Mayor

Office of the Mayor, City of Alvin, Texas

# *Proclamation*

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**WHEREAS**, each year, the nation's underground utility infrastructure is jeopardized by unintentional damage by those who fail to call 811 to have underground lines located prior to digging causing undesired consequences; and

**WHEREAS**, The Common Ground Alliance and its 1,700 members promote the national Call-Before-You Dig number 811 in an effort to reduce these damages; and

**WHEREAS,** all parties agree that safe digging is a shared responsibility.

**NOW, THEREFORE**, I, Mayor Paul A. Horn, as Mayor of the city of Alvin, Texas and on behalf of the Council do hereby proclaim the month of April as

## *National Safe Digging Month*

and encourage excavators and homeowners throughout Alvin to always call 811 before digging.

**WITNESS** my hand and seal
this 6th day of April, 2017.

_____

Paul A. Horn, Mayor

**MINUTES**
**CITY OF ALVIN, TEXAS**
**216 W. SEALY STREET**
**CITY COUNCIL WORKSHOP MEETING**
**THURSDAY MARCH 9, 2017**
**6:00 P.M.**

## CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 P.M. in the first-floor conference room at City Hall, with the following members present: Mayor Paul A. Horn, Mayor Pro-tem Gabe Adame; Council members: Adam Arendell, Brad Richards, Glenn Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Dixie Roberts, City Clerk; Larry Buehler, Director of Economic Development.

## WORKSHOP ITEMS:

Discuss Special District Guidelines (i.e. Municipal Utility District MUD, Tax Increment Reinvestment Zone TIRZ, Public Improvement District PID).
Sue Darsy with Marsh Darsy Partners gave a brief presentation on special district guidelines.

Various special districts used in Texas: Municipal Management Districts (MMD), Public Improvement Districts (PID), Utility Districts (UD), and Tax Increment Reinvestment Zones (TIRZ). Special districts are tools for effectively providing and financing infrastructure – water, sewer, and drainage. These districts can fund basic infrastructure needed for development, along with maintenance and operation costs. MMD's PID's and TIRZ can provide quality of life improvements. Special districts can help implement a city's Capital Improvement Program.

No two developments will be the same. A developer's ownership and financing structure will dictate their targets for return on investment or internal rate of return. Special districts can influence the speed with which infrastructure costs can be repaid and affect rates of turn. Developments should be evaluated case-by-case with city's policy goals and metrics. Projects should be evaluated by projects on the basis of furthering some aspect of city goals or vision. Financing considerations. Should new growth pay for itself or should current residents help pay for the growth? What is the magnitude of infrastructure cost? Does the city value the new development? What's the cost of serving the new development? What is the estimate of the fiscal impact on the City's general fund or overall stimulus to the City's economy?

Developers should be evaluated. Take into consideration the developers track record of success with similar size and type of project. Confirm financial capability. Review development pro-forma. Review any 3rd party feasibility or market assessments. Check references, personal, professional, banking, and other municipalities.

Development agreements are the ties that bind, it is what documents the deal and form the contractual basis for action on the parts of the participants. The agreement sets forth the roles and responsibilities of the various parties: the developer, the city, the special district etc. and details

how expenditures will be advanced, by whom, how they'll be repaid, and from what sources. Well-crafted agreements are essential. The agreements are intended to memorialize and tie down the terms of the transaction, they are the governing documents that will be administered, managed, and interpreted over an extended period of time. In years to come, the original players may not be around, so being as comprehensive, thorough, and specific as possible is crucial. Various types of agreements: consent conditions, utility agreements, strategic partnership agreements, development agreements.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:25 p.m.

PASSED and APPROVED this _____ day of _____, 2017.

_____
Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Clerk

**MINUTES**
**CITY OF ALVIN, TEXAS**
**216 W. SEALY STREET**
**CITY COUNCIL**
**REGULAR MEETING**
**THURSDAY, MARCH 16, 2017**
**7:00 P.M.**

## CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn, Mayor Pro-Tem Gabe Adame; Council members: Scott Reed, Brad Richards, Chris Sanger, Glenn Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Junru Roland, Assistant City Manager/CFO; Dixie Roberts, City Clerk; Todd Arendell, Police Captain; Larry Buehler, Director of Economic Development; and Dan Kelinske, Parks & Recreation Director.

## INVOCATION AND PLEDGE OF ALLEGIANCE

Judy Zavala gave the invocation.

Council member Richards led the Pledge of Allegiance to the American Flag.

Council member Reed led the Pledge to the Texas Flag.

## PUBLIC COMMENT

There were no public comments.

## PRESENTATIONS

Proclamation; Crime Victims' Rights Week.
Mayor Horn presented a proclamation for Crime Victims' Rights Week to Maribel Cooper, Crime Victims Assistance Liaison, and representatives of the Brazoria County Crime Victims Support Group.

Proclamation; April Fair Housing Month.
Mayor Horn declared the month of April 2017 as Fair Housing Month.

Alvin Upfront Citizens Academy Recognition.
Mayor Horn presented certificates of recognition to members of the first class of the Alvin Upfront Citizens Academy: Robert Esperanza, Serafin Guerra, Brenda Hignight, Martin Matthews, Laura Myers, Carrie Parker, Janet Riddle, Prasert Sananikone, and Kerry Ulm.

Ms. Carrie Parker thanked City Council and members of staff for this opportunity. She spoke to the knowledge gained through this class and the expertise and passion exhibited by department heads.

## CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

A. Approve minutes of the March 2, 2017 City Council workshop meeting.

B. Approve minutes of the March 2, 2017 City Council regular meeting.

C. Consider a professional services agreement with Gormly Surveying, Inc. to provide platting and surveying services for twelve (12) park locations; and authorize the City Manager to sign.

*On February 9, 2017, a city council budget workshop was held, where staff proposed various projects that could be funded using the FY16 year-end budget savings. One of the projects recommended by staff at the workshop was the surveying and platting of existing parks. The surveying and platting of existing parks is needed in order to dedicate the land as parkland. February 16, 2017, city council amended the budget to appropriate $52,500 to fund the platting and surveying for the following park locations:*

- *Bob S. Owen Pool*
- *Hike and Bike Trail*
- *National Oak Park*
- *Citizens Park*
- *Lions Park*
- *Morgan Park*
- *Pearson Park*
- *Marina Park (including Brazoria county owned portion)*
- *Ruben Adame Park*
- *Newman Park*
- *Talmadge Park*
- *Sealy Park*

*Upon completion of this project, all land currently owned and considered parkland by the City of Alvin will be properly platted and therefore, greatly ensuring the existence and continued legacy of these parks for future generations.*

**Hugh Adams Park is located on leased property from Alvin Community College.*

*Chapter 2254 of the Texas Government Code categorizes land surveying as a professional service. State law exempts professional services from the competitive sealed bidding and competitive sealed proposal requirements; and requires entities to select providers of professional services on the basis of demonstrated competence and qualifications to perform the services; and for a fair and reasonable price.*

D. Consider an agreement with Horizon International Group, LLC through the BuyBoard Cooperative Purchasing Network in the amount of $181,220, for improvements to the Alvin Senior Center; and authorize the City Manager to sign.

*In December, 2012, staff received a job order cost estimate proposal from Construction Masters Inc. for Senior Center Improvements; which included the following scope of work:*

| ***Initial Scope of Work - $92,340*** | |
|---|---|
| *Remove all rubber base* | *Remove existing vinyl wall covering* |
| *Float and sand walls to a paintable finish* | *Texture all walls (excluding kitchens)* |
| *Prime and paint all walls and door frames* | *Install new 4" rubber base* |
| *Re-laminate all cabinetry and countertops* | *Install new sliding display rails similar to what is existing* |
| *Remove and dispose of cabinets along wall adjacent to TV Room* | *Fabricate and install new tall cabinets in TV Room* |
| *Install new tile backsplash at three serving lines* | *Install extension rings on electrical receptacles* |
| *Remove and replace three accordion wall partitions* | *Install two lights in men's and women's restrooms* |

*The City did not appropriate funding for the Senior Center Improvement project until September 2016, when City Council adopted the FY17 annual budget; appropriating $110,000 for Senior Center Improvements. The Senior Center Improvement that was adopted in the FY17 budget was based on the scope of work initially presented to staff in December, 2012.*

*In 2017, staff utilized BuyBoard Cooperative Purchasing Network and engaged the services of Horizon International Group, LLC for an updated proposed scope of work on the Senior Center Improvement Project. The estimated cost for the updated scope of work necessitated staff to ask City Council to amend the mid-year budget to appropriate additional funding from the FY16 surplus funds to cover the (updated) cost of the Senior Center Improvements. The updated scope of work is as follows:*

| *Updated Scope of Work - $181,220* | |
|---|---|
| *Remove and replace Flooring and add new all base* | *Remove and replace ceiling* |
| *Remove vinyl from all walls* | *Skim coat all walls and sand chair rails* |
| *Paint all walls and chair rails* | *Replace four exterior doors on south side of building and add new panic hardware* |
| *Demo existing restroom doors and replace with new steel door frames and P-lam doors* | *Install FRP paneling in both kitchens as backsplash for counters* |
| *Replace ceiling in both kitchens with vinyl coated sheetrock tiles.* | *Install new solid surface counter top in the kitchen* |
| *Install two new double doors between activity rooms 100 and 101* | *Remove existing exterior door on east side of activity room 101 and add new exterior door with push button access.* |
| *Remove and fill in window in office 110* | *Add Chair rail to office 109* |
| *Replace drywall at windows on north side of activity room 101* | *Install mecho type shades or similar on exterior windows in activity room 101 and craft room 107* |
| *Replace mismatched cabinet doors* | *Demo 2 projector screens* |
| *Demo 2 existing manual pull down projector screens.* | *Replace motion sensor automatic door opener with remote push button door opener on west end assembly room exterior door* |
| *New interior non-load bearing wall* | |

*Advantages of using BuyBoard Cooperative Purchasing Network:*
** Fast track procurement process*
** Lower procurement and administrative costs*
** Fewer change orders and claims*
** Competitively bid local pricing in a lump sum proposal*
** Ability to accomplish a substantial number of individual projects with a competitively bid contract*
** Oversight through the Gordian Group which audits the accuracy of all job order contract proposals*

*In order for local vendors to be considered for this project, local vendors must meet Horizon International Group, LLC's insurance requirements, expected quality of work; and competitively submit a bid.*

E. Consider the appointment of Richard Juarez as a reserve Alvin Police Department Officer.

*In December 2016, Richard Juarez, a three-year Officer, left Alvin Police Department to pursue a non-law enforcement career. During his tenure, Juarez proved himself a capable and hardworking individual who amassed a significant number of in-service training hours during his tenure. Upon his resignation, he expressed his desire to continue to serve the City of Alvin and Alvin Police Department as a reserve officer. The Alvin Code of Ordinances Section. 15-53 (Appointment, approval, and removal of members) states that "no person appointed to the police reserve force may carry a weapon or otherwise act as a peace officer until he/she has been approved by city council." As a reserve officer for Alvin Police Department Juarez would be subject to the same training standards and regulations as a full-time officer. In addition, he would be required to complete a minimum number of hours yearly in order to remain a reserve officer. Staff recommends the appointment of former Alvin Police Department Officer Richard Juarez as a reserve Alvin Police Department Officer.*

Council member Thompson requested to remove Item D Consider an agreement with Horizon International Group, LLC through the BuyBoard Cooperative Purchasing Network in the amount of $181,220, for improvements to the Alvin Senior Center; and authorize the City Manager to sign.

Council member Adame moved to approve the consent agenda excluding Item D as presented. Seconded by Council member Richards; motion to approve carried on a vote of 6 Ayes.

## OTHER BUSINESS

Consider an agreement with Horizon International Group, LLC through the BuyBoard Cooperative Purchasing Network in the amount of $181,220, for improvements to the Alvin Senior Center; and authorize the City Manager to sign.

Council member Thompson asked if this amount would cover the whole scope of the project.

Mr. Kelinske stated that the money allocated would cover the entire scope of the project.

Council member Thompson moved to approve the agreement with Horizon International Group, LLC through the BuyBoard Cooperative Purchasing Network in the amount of $181,220, for improvements to the Alvin Senior Center; and authorize the City Manager to sign. Seconded by Council member Richards; motion to approve carried on a vote of 5 Ayes, with Council member Sanger voting No.

Consider a License Agreement for Exclusive Use of City Property between the City of Alvin and the Alvin Noon Rotary Club (Frontier Day) to hold a concert at National Oak Park, April 28, 2017 10:00AM – midnight; and authorize the City Manager to sign.

*The Alvin Rotary Club has requested the City to issue a license agreement for the purpose of holding a fundraising event, concert (April 28, 2017) in National Oak Park to include food and alcoholic beverages and providing music and other entertainment.*

*The exclusive use agreement outlines operational responsibilities of the City and the Alvin Rotary Club.*

*Alvin Noon Rotary Club shall:*

- *Adhere to governmental regulations concerning the sale of food and alcohol & obtain appropriate permits.*
- *Fence the park area used for exclusively for the event.*
- *Maintain the property in clean condition.*
- *Adhere to City's noise ordinance and obtain appropriate sound/noise permit.*
- *Abide by all terms of Community Wide Event Application including insurance requirements.*

*The City shall:*

- *Provide barricades for street closure (no cost to Club).*
- *Waive park user fees.*
- *Authorize Alvin Rotary Club to sell alcoholic beverages on city property.*
- *Provide onsite EMS personnel and ambulance.*
- *Provide onsite dumpsters.*
- *Provide up to 12 additional picnic tables and 15 trash barrels with liners (no cost to Club).*
- *Provide electricity, where already furnished (no cost to Club).*
- *Contribute up to $12,500 of ACVB budgeted funds for reimbursement of entertainment.*
- *Contribute up to $2,500 of ACVB budgeted funds for advertising.*
- *Provide up to 15 hours of the Alvin Fire Marshall or Assistant Fire Marshall's time for inspection of food vendors and other Fire Safety and prevention services required by the City.*

*The City has executed exclusive use agreements with the Alvin Restaurant Group (cooler build out sits on city property), Noon Lions Club (Steak of the Arts) and Alvin Sunrise Rotary (Music Fest).*

*March 8, 2017, staff emailed initial draft of the Exclusive Use Agreement to the Alvin Rotary Club for the 2017 Frontier Day event.*
*In 2016, the City spent approximately $19,500 (labor, equipment, and other costs) for the Frontier Day event. For 2017, the City anticipates spending approximately $21,000 (labor, equipment, and other costs).*

*Any reimbursements to the Alvin Rotary Club for their security expenses will only be for security services provided by the Alvin Police Department.*

*In 2009, the city council adopted an ordinance authorizing the city to assess park user fees (equal to 10% of gross revenue derived from an event's admission fees). At the March 16, 2017, council meeting, staff will be proposing a revision to the ordinance, which would remove the 10% park user fee.*

Council member Reed moved to approve the License Agreement for Exclusive Use of City Property between the City of Alvin and the Alvin Noon Rotary Club (Frontier Day) to hold a concert at National Oak Park, April 28, 2017, 10:00AM – midnight; and authorize the City Manager to sign.

Seconded by Council member Thompson; motion carried on a vote of 5 Ayes with Council member Sanger Voting No.

Consider Ordinance 17-I; modifying Chapter 16 ½-30 (c) Park User Fees in the Code of Ordinances, by removing item (c) eliminating the requirement of the City to collect ten (10) percent of gross revenue derived from admission fees as well as eliminate the Parks and Recreation Director to require certain methods of accounting for paid admission; providing an effective date; and related matters.

*Chapter 16 ½ - 30 (c) of the Park User Fee code of ordinances states: "In the event a participation or admission fee is charged by any person for any activity using park grounds or facilities, then the user fee applicable thereto shall be ten (10) percent of the gross revenue derived from participation and admission fees, plus the park user fee established by the city council, if any. The parks director shall require the use of consecutively numbered admission tickets, recording cash registers or other reasonable methods to ensure accurate accounting of receipts and revenues derived from such activities." This section of the ordinance was adopted in March 2009. The City has not historically enforced this section of the code of ordinance for events that charge admission fees. As a result, staff is requesting that city council remove Chapter 16 ½ - 30 (c) from the Parks and Recreation code of ordinance. Removing this section would eliminate the need for fee waiver variances and would also incentivize organizations to continue to host events in the City.*

*Events held on City owned property that have charged admissions include: Music Fest, Steak of the Arts and Frontier Day, State softball tournaments.*

Council member Starkey moved to approve Ordinance 17-I; modifying Chapter 16 ½-30 (c) Park User Fees in the Code of Ordinances, by removing item (c) eliminating the requirement of the City to collect ten (10) percent of gross revenue derived from admission fees as well as eliminate the Parks and Recreation Director to require certain methods of accounting for paid admission; providing an effective date; and related matters. Seconded by Council member Richards; motion carried on a vote of 5 Ayes with Council member Sanger voting No.

## REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Ms. Breland reviewed the preliminary list for the April 6, 2017, City Council meeting. She also thanked city employees Javier Lopez and James Wallette for their heroic efforts while on duty in coming to the aid of a young man who was having a seizure.

Items of Community Interest.

Ms. Roberts reviewed items of community interest.

## REPORTS FROM COUNCIL MEMBERS

Announcements and requests from Council members.

Council member Thompson thanked Javier Lopez and James Wallette for their actions that helped a young man in need. He expressed his appreciation for the dedication and compassion expressed by city employees.

Council member Reed thanked members of Council for voting to approve the senior center renovations that are desperately needed.

Council member Sanger thanked all the hometown heroes, and thanked those who took part in the City's inaugural class of Alvin Upfront. He encouraged all citizens to get involved.

Council member Adame asked staff to see if local vendors can somehow register with the State Buyboard to be considered for city contracts. He also asked that the Senior Citizens Board along with members of staff look into what it will take in order to provide some sort of transportation for senior residents.

Council member Starkey thanked the city employees who came to the aid of someone in need. He also expressed his gratefulness for those that completed the citizen's academy. Council member Starkey stated that a new exhibit "Vaquero: Genesis of the Texas Cowboy" will open at the Alvin Museum March 16th and will also showcase rodeo art of Alvin ISD students.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:37 p.m.

PASSED and APPROVED this _____ day of _____, 2017.

_____
Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Clerk

# Agenda Commentary

**Meeting Date:** 4/6/2017

**Department:** City Clerk **Contact:** Dixie Roberts, City Clerk

**Agenda Item:** Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2017 season.

**Type of Item:** ☐Ordinance ☐Resolution ☐Contract/Agreement ☐ Public Hearing ☒ Discussion & Direction

**Summary:** This is an annual request for authorization from the Brazoria County Mosquito Control District for the continuance of aerial spraying over the City of Alvin. The spraying is performed during massive outbreaks of mosquitoes (typically in summer and fall months) by the contracted aerial sprayer. The County will put out notifications through their respective social media accounts and other means available. The flying schedule depends heavily upon the landing rate counts, weather and wind conditions. As a result of the variables listed, the County is unable to give notice of the specific flying time in advance.

Aerial spraying has proven to be an effective measure for mosquito control in Brazoria County.

**Funding Expected:** Revenue ___ Expenditure ___ N/A x **Budgeted Item:** Yes ___ No ___ N/A x

**Funding Account:** _____ **Amount:** _____ **1295 Form Required?** Yes ___ No x

**Legal Review Required:** N/A x Required ___ **Date Completed:** _____

**Supporting documents attached:**

- Proposed letter of authorization from City Manager
- Letter of Request from Brazoria County Mosquito Control Dist.

**Recommendation:** Move to authorize the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2017 season.

Reviewed by Department Head, if applicable ☐

Reviewed by City Attorney, if applicable ☐

Reviewed by Chief Financial Officer, if applicable ☒

Reviewed by City Manager ☒

**CITY OF ALVIN** **Office of the City Manager**
216 West Sealy Street • Alvin, Texas 77511 • (281) 388-4248 • FAX (281) 388-4294
www.alvin-tx.gov

April 6, 2017

Ms. Fran Henderson, Director
Brazoria County Mosquito Control District
1380 CR 213
Angleton, TX 77515

**Re: Aerial Spraying over the City of Alvin**

Dear Ms. Henderson:

The City of Alvin would like the Brazoria County Mosquito Control District to continue providing aerial spraying over the City of Alvin. We understand the spraying will be done during heavy outbreaks of mosquitoes.

We would like to thank you for providing this service and agree this type of spraying has been a big help in controlling mosquitoes in our area.

Sincerely,

Sereniah Breland
City Manager

Rec'd 3/14/17

**BRAZORIA COUNTY**
**MOSQUITO CONTROL DISTRICT**

**Fran Henderson**
**Director, Mosquito Control**

**1380 CR 213**
**Angleton, Texas 77515**
**Phone: 979-864-1532**
***kellyu@brazoria-county.com***

March 7, 2017

**City of Alvin**
**City Secretary**
216 W. Sealy
Alvin, Tx 77511

**RE: AERIAL SPRAYING OVER AREAS THAT ARE NOT IN A TOWN, CITY, OR VILLAGE**

*The Brazoria County Mosquito Control is updating its files for the 2017 season of aerial spraying over cities and towns in Brazoria County. We would like your permission "to spray" or "not to spray" over your area. The spraying is done during heavy outbreaks of mosquitos by our aerial contract sprayer.*

*Aerial spraying takes place only after a public notification to inform the citizens of Brazoria County that we will be spraying. There will be notifications of aerial spraying through notices posted at the Courthouse. In addition, the notifications can be found on Facebook – Brazoria County and Twitter – Brazoria County. The flying schedule depends heavily upon landing rate counts, weather and wind conditions. As a result of these variables, we are unable to give a specific flying time in advance.*

*If your governing body would like to continue receiving this service over your city or town, please send an approval or disapproval on letterhead stationery. Please have one of the following officials sign the letter: (a) Mayor, (b) City Manager, (c) Chief of Police, (d) City Council, or (e) County Commissioner.*

*Aerial spraying has certainly been a step forward for mosquito control in Brazoria County.*

*We would appreciate your prompt response to our request.*

*Respectfully,*

*Fran Henderson*
*Director, Mosquito Control*

# Agenda Commentary

**Meeting Date:** 4/6/2017

**Department:** City Attorney **Contact:** Suzanne Hanneman, Deputy City Attorney

**Agenda Item:** Consider Resolution 17-R-09; finding that CenterPoint Energy Resources d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas' ("CenterPoint" or "Company") Statement of Intent to Increase Rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

**Type of Item:** ☐Ordinance ☒Resolution ☐Contract/Agreement ☐ Public Hearing ☐ Discussion & Direction

**Summary:** The City, along with 32 other cities served by CenterPoint Energy Resources d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or "Company") is a member of the Gulf Coast Coalition of Cities ("GCCC"). The coalition has been in existence since the early 1990s. GCCC has been the primary public interest advocate before the Railroad Commission, the Courts, and the Legislature on gas utility regulation matters for nearly 30 years, and seeks to protect the interest of the City and CenterPoint customers residing in the City.

The City is a gas utility customer of CenterPoint and a regulatory authority with an interest in the rates and charges of CenterPoint. The City retains its rights as a city with original jurisdiction including the right to suspend a rate increase application filed by CenterPoint.

On November 16, 2016, CenterPoint Energy Resources d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint") filed a Statement of Intent seeking to increase natural gas rates to all customers residing in its Houston and Texas Coast Divisions. CenterPoint also proposed consolidating the Houston and Texas Coast Divisions into one Texas Gulf Division. In its filing, CenterPoint asserts that it is entitled to a $31 million increase in the Cities, or a 10.4% increase over current adjusted revenues, excluding gas costs.

Council previously passed Resolution 16-R-29 which suspended the December 21, 2016, effective date of CenterPoint's rate increase for the maximum period permitted by law, to allow the City to evaluate the filing, determine whether the filing complies with the law, and if lawful, to determine what further strategy to pursue, including settlement and ultimately to approve reasonable rates.

In November, the Gulf Coast Coalition of Cities (GCCC) engaged the services of two consultants, Ms. Connie Cannady and Mr. Karl Nalepa, to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, GCCC's attorney recommends that all GCCC members adopt the Resolution denying the rate change. Once the Resolution is adopted, CenterPoint will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with CenterPoint's filing for the environs and those cities that have

relinquished their original jurisdiction (i.e. Gas Utility Docket No. 10567) currently pending at the Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until April 7, 2017. As such, all cities with original jurisdiction will need to adopt the resolution no later than April 7, 2017.

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**Funding Expected:** Revenue ___ Expenditure __ N/A ___ **Budgeted Item:** Yes___ No ___ N/A____

**Account Number:** _____ **Amount:** _____ **1295 Form Required?** Yes __ No ___

**Legal Review Required:** N/A ___ Required _X_ **Date Completed:** _____

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**Supporting documents attached:**

- Res. 17-R-09

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**Recommendation:** Move to approve Resolution 17-R-09 denying CenterPoint's Statement of Intent to Increase Rates Filing.

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Reviewed by Department Head, if applicable ☐

Reviewed by Chief Financial Officer, if applicable ☐

Reviewed by City Attorney, if applicable ☒

Reviewed by City Manager ☒

**RESOLUTION NO. 17-R-09**

**A RESOLUTION BY THE CITY OF ALVIN, TEXAS, FINDING THAT CENTERPOINT ENERGY RESOURCES D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS' ("CENTERPOINT" OR "COMPANY") STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

**WHEREAS**, the City of Alvin, Texas ("City"), is a gas utility customer of CenterPoint Energy Resources d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, Texas Coast Division ("CenterPoint" or "Company"), and a regulatory authority with an interest in the rates and charges of CenterPoint; and

**WHEREAS**, the City is a member of the Gulf Coast Coalition of Cities ("GCCC") (such participating cities are referred to herein as "GCCC"), a coalition of similarly situated cities served by CenterPoint that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged in the CenterPoint's Texas Coast Division service area; and

**WHEREAS**, on or about November 16, 2016, CenterPoint filed with the City a Statement of Intent to Increase Rates seeking to increase natural gas rates by $31.0 million annually and to all customers residing in the City; and

**WHEREAS**, CenterPoint is also requesting consolidation of the Houston and Texas Coast Divisions into a single Texas Gulf Division; and

**WHEREAS**, GCCC is coordinating its review of CenterPoint's Statement of Intent filing and designated attorneys and consultants to resolve issues in the Company's filing; and

**WHEREAS**, through review of the application, GCCC's consultant determined that CenterPoint's proposed rates are excessive; and

**WHEREAS**, the GCCC's members and attorneys recommend that GCCC members deny the Statement of Intent; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS**:

**Section 1**. That the rates proposed by CenterPoint to be recovered through its gas rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

**Section 2**. That the Company shall continue to charge its existing rates to customers within the City.

**Section 3**. That the Company's proposed consolidation of the Houston and Texas Coast Divisions into a single Texas Gulf division is unreasonable and shall be denied.

**Section 4**. That the City's reasonable rate case expenses shall be reimbursed in full by CenterPoint within 30 days of the adoption of this Resolution.

**Section 5**. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**Section 6**. That a copy of this Resolution shall be sent to CenterPoint and to Thomas Brocato, General Counsel to the Gulf Coast Coalition of Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

**PASSED AND APPROVED** on the ____ day of_____, 2017.

**ATTEST:** **CITY OF ALVIN, TEXAS**

By: _____ By: _____
Dixie Roberts, City Clerk Paul A. Horn, Mayor

**APPROVED AS TO FORM**:

By: _____
Suzanne L. Hanneman,
Deputy City Attorney

# Agenda Commentary

**Meeting Date:** 4/6/2017

**Department:** Public Services / Streets **Contact:** Brian Smith, Director of Public Services

**Agenda Item:** Consider bid award for the replacement of two (2) 14-yard dump trucks to Houston Freightliner Inc. in an amount not to exceed $192,838.

**Type of Item:** ☐Ordinance ☐Resolution ☐Contract/Agreement ☐ Public Hearing ☒ Discussion & Direction

**Summary:** On February 13, 2017, the City advertised a notice to bidders for the purchase of two 14-yard dump trucks. Those bids were publicly opened on February 28, 2017. All of the bids received, met the requirements set forth in the City's invitation to bid for the dump trucks. Houston Freightliner Inc. was the lowest bidder and showed a savings of $1,000 vs a HGAC contract. The results of the bids received are as follows:

| Bidder | Bid Proposal |
|---|---|
| Houston Freightliner Inc. | $192,838 |
| Vanguard Truck Center of Houston | $218,546 |
| Southwest International Trucks | $218,800 |
| Southwest International Trucks | $225,920 |

The acquisition of two new dump trucks was approved and adopted by city council in the FY17 budget. The two new Freightliner dump trucks will replace two International dump trucks (1999 and 2000 models) with comparable features, that have exceeded the 15-year replacement cycle. The current dump trucks will be auctioned in a public sale, once the new trucks arrive.

Dump trucks are used in the daily operations of Streets and Drainage to haul spoil to and from various projects.

**Funding Expected:** Revenue ___ Expenditure X N/A ___ **Budgeted Item:** Yes X No ___ N/A ___

**Funding Account:** 612 8002 00 4250 **Amount:** $192,838 **1295 Form Required?** Yes ___ No X

**Legal Review Required:** N/A ___ Required ___ **Date Completed:** _____

**Supporting documents attached:**

- Bid Proposals

**Recommendation:** Move to award a bid to Houston Freightliner Inc. for the replacement of two (2) 14-yard dump trucks in an amount not to exceed $192,838.

Reviewed by Department Head, if applicable ☒

Reviewed by City Attorney, if applicable ☐

Reviewed by Chief Financial Officer, if applicable ☒

Reviewed by City Manager ☒

# BID PROPOSAL

In addition to providing Unit Price and Item Total, vendor/bidder must also specify Manufacturer and Stock number bid.

| Item No. | Item Description | Est. Quantity | Unit Price | Item Total |
|---|---|---|---|---|
| | | | | |
| | | | | |
| 1. | 14yd Dump Body Dump Truck | Two | $ 96,419 | $ 192,838 |
| | | | $ | $ |
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| | | GRAND TOTAL | | $ 192,838 |
| | | | | |

We quote the above FOB Alvin, Texas. Shipment can be made in 90-120 days from receipt of order.
Terms NET 30 net if not otherwise indicated. The bidder agrees that award of any items, all or in part, by the City of Alvin, Texas, within a reasonable period of time constitutes a contract.

**BIDDER:** Houston Freightliner Inc

**ADDRESS:** 9550 North Loop East Houston TX 77029

**PHONE NO.:** 713-580-8122

**FAX NUMBER** 713-955-6282

Michael McCarthy
**AUTHORIZED REPRESENTATIVE**

Account Manager
**TITLE**

M McCarthy
**AUTHORIZED SIGNATURE**

2-27-2017
**DATE**

# BID PROPOSAL

In addition to providing Unit Price and Item Total, vendor/bidder must also specify Manufacturer and Stock number bid.

| Item No. | Item Description | Est. Quantity | Unit Price | Item Total |
|---|---|---|---|---|
| | | | | |
| | | | | |
| 1. | 14yd Dump Body Dump Truck | Two | $ 109,273.35 | $ 218546.70 |
| | | | $ | $ |
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| | | GRAND TOTAL | | $ 218.546.70 |
| | | | | |

We quote the above FOB Alvin, Texas. Shipment can be made in 120 days from receipt of order.
Terms PAYMENT ON DELIVERY net if not otherwise indicated. The bidder agrees that award of any items, all or in part, by the City of Alvin, Texas, within a reasonable period of time constitutes a contract.

**BIDDER:** VANGUARD TRUCK CENTER of HOUSTON

**ADDRESS:** 5216 N. Mc CARTY DRIVE HOUSTON, TX 77013

**PHONE NO.:** (713) 673-1444

**FAX NUMBER** (713) 673-7354

ARMANDO GARCIA
**AUTHORIZED REPRESENTATIVE**

NEW TRUCK SALES REP
**TITLE**

**AUTHORIZED SIGNATURE**

2/23/2017
**DATE**

# BID TRUCK AND BODY #2

## BID PROPOSAL

In addition to providing Unit Price and Item Total, vendor/bidder must also specify Manufacturer and Stock number bid.

| Item No. | Item Description | Est. Quantity | Unit Price | Item Total |
|---|---|---|---|---|
| | | | | |
| | | | | |
| 1. | 14yd Dump Body Dump Truck | Two | $ 109,400.00 | $ 218,800.00 |
| | 2018 INTERNATIONAL 7400 6X4 53,220 LBS. GVWR | | $ 109,400.00 | $ 218,800.00 |
| | EAST TEXAS TRUCK SYSTEMS 13/15 YARD DUMP PLUS FREIGHT TO DALLAS. QUOTE# 1120 | | | |
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| | | GRAND TOTAL | | $ 218,800.00 |
| | | | | |

We quote the above FOB Alvin, Texas. Shipment can be made in 130 TO 160 days from receipt of order.
Terms 30 net if not otherwise indicated. The bidder agrees that award of any items, all or in part, by the City of Alvin, Texas, within a reasonable period of time constitutes a contract.

**BIDDER:** SOUTHWEST INTERNATIONAL TRUCKS, INC.

**ADDRESS:** 2401 E. PIONEER PKWY. ARLINGTON, TX. 76010

**PHONE NO.:** OFFICE 817-461-2931 MOBILE# 817-905-2326 EMAIL: rick.bierman@swit-tx.com

**FAX NUMBER** 817-861-7084

Rick Bierman
**AUTHORIZED REPRESENTATIVE**

Sales Vocational
**TITLE**

Rick Bierman
**AUTHORIZED SIGNATURE**

2-23-2017
**DATE**

RB

# BID PROPOSAL

In addition to providing Unit Price and Item Total, vendor/bidder must also specify Manufacturer and Stock number bid.

| Item No. | Item Description | Est. Quantity | Unit Price | Item Total |
|---|---|---|---|---|
| | | | | |
| | | | | |
| 1. | 14yd Dump Body Dump Truck | Two | $ 112,960.00 | $ 225,920.00 |
| | 2018 INTERNATIONAL 7400 6X4 53,220 LBS. GVWR | | $ 112,960.00 | $ 225,920.00 |
| | WARREN 13/15 YARD DUMP QUOTE WTTLLC00007428 | | | |
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| | | GRAND TOTAL | | $ 225,920.00 |
| | | | | |

We quote the above FOB Alvin, Texas. Shipment can be made in 130 TO 160 days from receipt of order.
Terms 30 net if not otherwise indicated. The bidder agrees that award of any items, all or in part, by the City of Alvin, Texas, within a reasonable period of time constitutes a contract.

**BIDDER:** SOUTHWEST INTERNATIONAL TRUCKS, INC.

**ADDRESS:** 2401 E. PIONEER PKWY. ARLINGTON, TX. 76010

**PHONE NO.:** OFFICE 817-461-2931 MOBILE# 817-905-2326 EMAIL: rick.bierman@swit-tx.com

**FAX NUMBER** 817-861-7084

Rick Bierman
**AUTHORIZED REPRESENTATIVE**

Sales Vocational
**TITLE**

Rick Bierman
**AUTHORIZED SIGNATURE**

2-23-2017
**DATE**

RB

# Agenda Commentary

**Meeting Date:** 4/6/2017

**Department:** Engineering **Contact:** Michelle H. Segovia, City Engineer

**Agenda Item:** Consider a final plat of Briscoe Building Complex (1410 S. Gordon St.), being a subdivision of 2.785 acres of land, situated in block "E" of the subdivision of the H.T. & B.R.R. Company Survey, Section 14, Abstract 449, Brazoria County, Texas, and being out of that certain tract described in a deed to Briscoe Building Corporation recorded in volume 631, page 538, Deed Records of Brazoria County, Texas.

**Type of Item:** ☐Ordinance ☐Resolution ☐Contract/Agreement ☐ Public Hearing ☒ Discussion & Direction

**Summary:** On March 1, 2017, the Engineering Department received the final plat of the Briscoe Building Complex for review. The property is located at 1410 S. Gordon St. and is being subdivided to sell vacant lots 2 and 3 for possible future development. This plat complies with all requirements of the City's Subdivision Ordinance. The Subdivision Ordinance requires that the plat comply with the adopted Thoroughfare Plan which is the reason for the right-of-way dedication across vacant Lot 2. Acquiring right-of-way via donation during the platting and development process saves the City money in the future when roadways are widened and require additional right-of-way. A prime example of acquiring right-of-way during the platting process would be the 120' wide right-of-way that was donated when the Midtown Park Subdivision was platted, in preparation for the FM 528 extension.

The City Planning Commission did not send a recommendation forward regarding this plat since two separate motions that were made, at the meeting on March 21, 2017, ended in a tie (three (3) commission members were absent) and therefore failed. The first motion, made by Commission Member Reed, was to approve the plat without the required right-of-way dedication across Lot 2. The second motion, made by Commission Member Starkey, was to approve the plat as presented.

Staff recommends approval.

**Funding Expected:** Revenue___ Expenditure___ N/A x **Budgeted Item:** Yes___ No___ N/A x

**Funding Account:**_____ **Amount:** _____ **1295 Form Required?** Yes___ No___

**Legal Review Required:** N/A x Required___ **Date Completed:**_____

**Supporting documents attached:**

- Final Plat of Briscoe Building Complex

**Recommendation:** Move to approve the final plat of Briscoe Building Complex (1410 S. Gordon St.), being a subdivision of 2.785 acres of land, situated in block "E" of the subdivision of the H.T. & B.R.R. Company Survey, Section 14, Abstract 449, Brazoria County, Texas, and being out of that certain tract described in a deed to Briscoe Building Corporation recorded in volume 631, page 538, Deed Records of Brazoria County, Texas.

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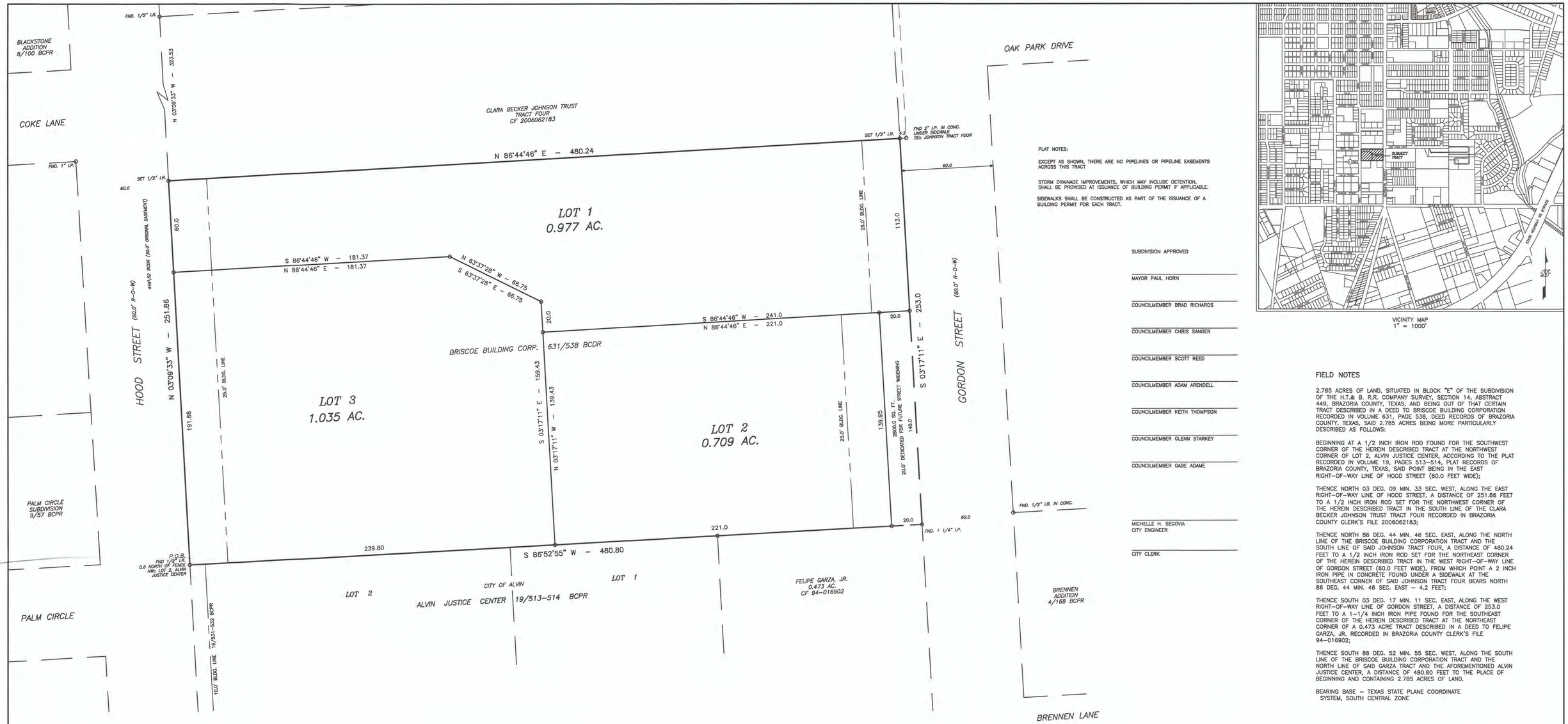
Reviewed by Department Head, if applicable ☒
Reviewed by City Attorney, if applicable ☐
Reviewed by Chief Financial Officer, if applicable ☒
Reviewed by City Manager ☒




PLAT NOTES:

EXCEPT AS SHOWN, THERE ARE NO PIPELINES OR PIPELINE EASEMENTS ACROSS THIS TRACT

STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT ISSUANCE OF BUILDING PERMIT IF APPLICABLE.

SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

SUBDIVISION APPROVED

MAYOR PAUL HORN

COUNCILMEMBER BRAD RICHARDS

COUNCILMEMBER CHRIS SANGER

COUNCILMEMBER SCOTT REED

COUNCILMEMBER ADAM ARENDELL

COUNCILMEMBER KEITH THOMPSON

COUNCILMEMBER GLENN STARKEY

COUNCILMEMBER GABE ADAME

MICHELLE H. SEGOVIA
CITY ENGINEER

CITY CLERK




VICINITY MAP
1" = 1000'

FIELD NOTES

2.785 ACRES OF LAND, SITUATED IN BLOCK "E" OF THE SUBDIVISION OF THE H.T.& B. R.R. COMPANY SURVEY, SECTION 14, ABSTRACT 449, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO BRISCOE BUILDING CORPORATION RECORDED IN VOLUME 631, PAGE 538, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.785 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT THE NORTHWEST CORNER OF LOT 2, ALVIN JUSTICE CENTER, ACCORDING TO THE PLAT RECORDED IN VOLUME 19, PAGES 513-514, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF HOOD STREET (60.0 FEET WIDE);

THENCE NORTH 03 DEG. 09 MIN. 33 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF HOOD STREET, A DISTANCE OF 251.86 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SOUTH LINE OF THE CLARA BECKER JOHNSON TRUST TRACT FOUR RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2006062183;

THENCE NORTH 86 DEG. 44 MIN. 46 SEC. EAST, ALONG THE NORTH LINE OF THE BRISCOE BUILDING CORPORATION TRACT AND THE SOUTH LINE OF SAID JOHNSON TRACT FOUR, A DISTANCE OF 480.24 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE WEST RIGHT-OF-WAY LINE OF GORDON STREET (60.0 FEET WIDE), FROM WHICH POINT A 2 INCH IRON PIPE IN CONCRETE FOUND UNDER A SIDEWALK AT THE SOUTHEAST CORNER OF SAID JOHNSON TRACT FOUR BEARS NORTH 86 DEG. 44 MIN. 46 SEC. EAST – 4.2 FEET;

THENCE SOUTH 03 DEG. 17 MIN. 11 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF GORDON STREET, A DISTANCE OF 253.0 FEET TO A 1-1/4 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT THE NORTHEAST CORNER OF A 0.473 ACRE TRACT DESCRIBED IN A DEED TO FELIPE GARZA, JR. RECORDED IN BRAZORIA COUNTY CLERK'S FILE 94-016902;

THENCE SOUTH 86 DEG. 52 MIN. 55 SEC. WEST, ALONG THE SOUTH LINE OF THE BRISCOE BUILDING CORPORATION TRACT AND THE NORTH LINE OF SAID GARZA TRACT AND THE AFOREMENTIONED ALVIN JUSTICE CENTER, A DISTANCE OF 480.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.785 ACRES OF LAND.

BEARING BASE – TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

# FINAL PLAT OF
# BRISCOE BUILDING COMPLEX
## 3 LOTS

MARCH 14, 2017

A SUBDIVISION OF 2.785 ACRES OF LAND, SITUATED IN BLOCK "E" OF THE SUBDIVISION OF THE H.T.& B. R.R. COMPANY SURVEY, SECTION 14, ABSTRACT 449, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO BRISCOE BUILDING CORPORATION RECORDED IN VOLUME 631, PAGE 538, DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

I, STEVE D. ADAMS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND IS CORRECT AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 1/2" IRON RODS, EXCEPT WHERE NOTED.

STATE OF TEXAS REGISTERED STEVE D. ADAMS 3666 PROFESSIONAL LAND SURVEYOR

WITNESS MY HAND AND SEAL THIS THE 14th DAY OF March, 2017.

STEVE D. ADAMS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3666

WE, LINDA MOORE AND SUSAN ROBERTSON, PRESIDENT AND SECRETARY RESPECTIVELY, OF BRISCOE BUILDING CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF BRISCOE BUILDING COMPLEX, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.
IN TESTIMONY HERETO, BRISCOE BUILDING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDA MOORE, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, SUSAN ROBERTSON, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 2017.

BRISCOE BUILDING CORPORATION

BY: _____
LINDA MOORE, PRESIDENT

ATTEST: _____
SUSAN ROBERTSON SECRETARY

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA MOORE, PRESIDENT, AND SUSAN ROBERTSON, SECRETARY OF BRISCOE BUILDING CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SCALE 1"=30'

BEARING BASE – TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

DEVELOPER: BRISCOE BUILDING CORPORATION
1410 SOUTH GORDON STREET
ALVIN, TEXAS 77511

SURVEYOR: STEVE D. ADAMS
P.O. BOX 114
ALVIN, TEXAS 77512

ADAMS SURVEYING CO.
FIRM #10085400
STEVE D. ADAMS, RPLS 3666
STEPHEN D. ADAMS, JR. RPLS 5611
P.O. BOX 114
ALVIN, TEXAS 77512
281/331-3523

CF – BRISCOEBLDG–PLAT

# Agenda Commentary

**Meeting Date:** 4/6/2017

**Department:** Engineering **Contact:** Michelle H. Segovia, City Engineer

**Agenda Item:** Consider a Master Preliminary Plat of Huntington Place (located in the City of Alvin's ETJ at the northeast corner of the FM 521 and Juliff-Manvel Road intersection), being a subdivision of 231.520 acres of land situated in the William Pettus League Survey, Abstract 68, Fort Bend County, Texas, being out of and part of lots 1-9, 39, 40 and 41, Emigration Land Company, a subdivision recorded in volume 618, page 725, Deed Records of Fort Bend County, Texas and with consideration of a variance to the City's Code of Ordinances Section 21-110 (b)(4) regarding lot size and Section 21-110 (b)(5) regarding lot width.

**Type of Item:** ☐Ordinance ☐Resolution ☐Contract/Agreement ☐ Public Hearing ☒ Discussion & Direction

**Summary:** On March 1, 2017, the Engineering Department received the Master Preliminary Plat of Huntington Place for review. This subdivision is in the City of Alvin's ETJ at the northeast corner of FM 521 and Juliff-Manvel Road. This Preliminary Plat consists of 940 lots, 31 reserves and 21 blocks.

Master Preliminary Plats of Huntington Place were originally approved by the City in 2007 and 2010 but have since expired since they are only valid for a period of five years. Both plats had lots that were a minimum of 50 feet wide and 5,500 square feet in area, meeting the current ordinance.

LJA Engineering, Inc., on behalf of the Developer, Woodmere Development Co. has requested two variances to the City Code of Ordinances. The variances being requested are as follows:

1. A variance to Section 21-110(b)(5) which states that all lots within planned unit development subdivisions are required to have a minimum front lot width of fifty (50) feet. Woodmere Development Co. has requested to be permitted to construct lots with a minimum width of forty-five (45) feet for reasons outlined in the attached letter.
2. A variance to Section 21-110(b)(4) which states that all lots within planned unit development subdivisions are required to have lots with a minimum area of five thousand five hundred (5,500) square feet. Woodmere Development Co. has requested to be permitted to construct lots with a minimum area of five thousand four hundred (5,400) square feet for reasons outlined in the attached letter.

The City Planning Commission voted by a margin of five (5) votes to three (3) votes (three (3) commission members were absent) to deny approval of the plat and the two (2) variance requests, at their meeting on March 21, 2017. The five commission members that voted to deny the plat did not give a reason for their no votes, however from the discussion it was apparent that they were not in favor of the reduced lot sizes and that little attempt was made on the Developer's part to try and meet the required lot size.

Staff recommends denial.

Should the variance requests be denied then the plat must be redrawn to show 50' wide lots with minimum 5,500 square feet areas to meet the requirements of the Planned Unit Development section of the Subdivision Ordinance. Once complete the plat will be placed on the next available Planning Commission agenda for recommendation and then return to Council for a final decision.

If the variances are approved, then the Master Preliminary Plat of Huntington Place can be approved as currently presented and the developer can submit a plat and plans for the first section of the subdivision that they wish to build.

Anytime variances are approved then the possibility arises of the erosion of the efficacy of the ordinance.

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**Funding Expected:** Revenue ___ Expenditure ___ N/A _X_ **Budgeted Item:** Yes ___ No ___ N/A _X_

**Funding Account:** _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

**Legal Review Required:** N/A ___ Required _X_ **Date Completed:** _____

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**Supporting documents attached:**

- Master Preliminary Plat of Huntington Place
- Variance Request Letter
- Section 21-4 Variance Provision

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**Recommendation:** Move to deny the Master Preliminary Plat of Huntington Place (located in the City of Alvin's ETJ at the northeast corner of the FM 521 and Juliff-Manvel Road intersection), being a subdivision of 231.520 acres of land situated in the William Pettus League Survey, Abstract 68, Fort Bend County, Texas, being out of and part of lots 1-9, 39, 40 and 41, Emigration Land Company, a subdivision recorded in volume 618, page 725, Deed Records of Fort Bend County, Texas and with consideration of a variance to the City's Code of Ordinances Section 21-110 (b)(4) regarding lot size and Section 21-110 (b)(5) regarding lot width.

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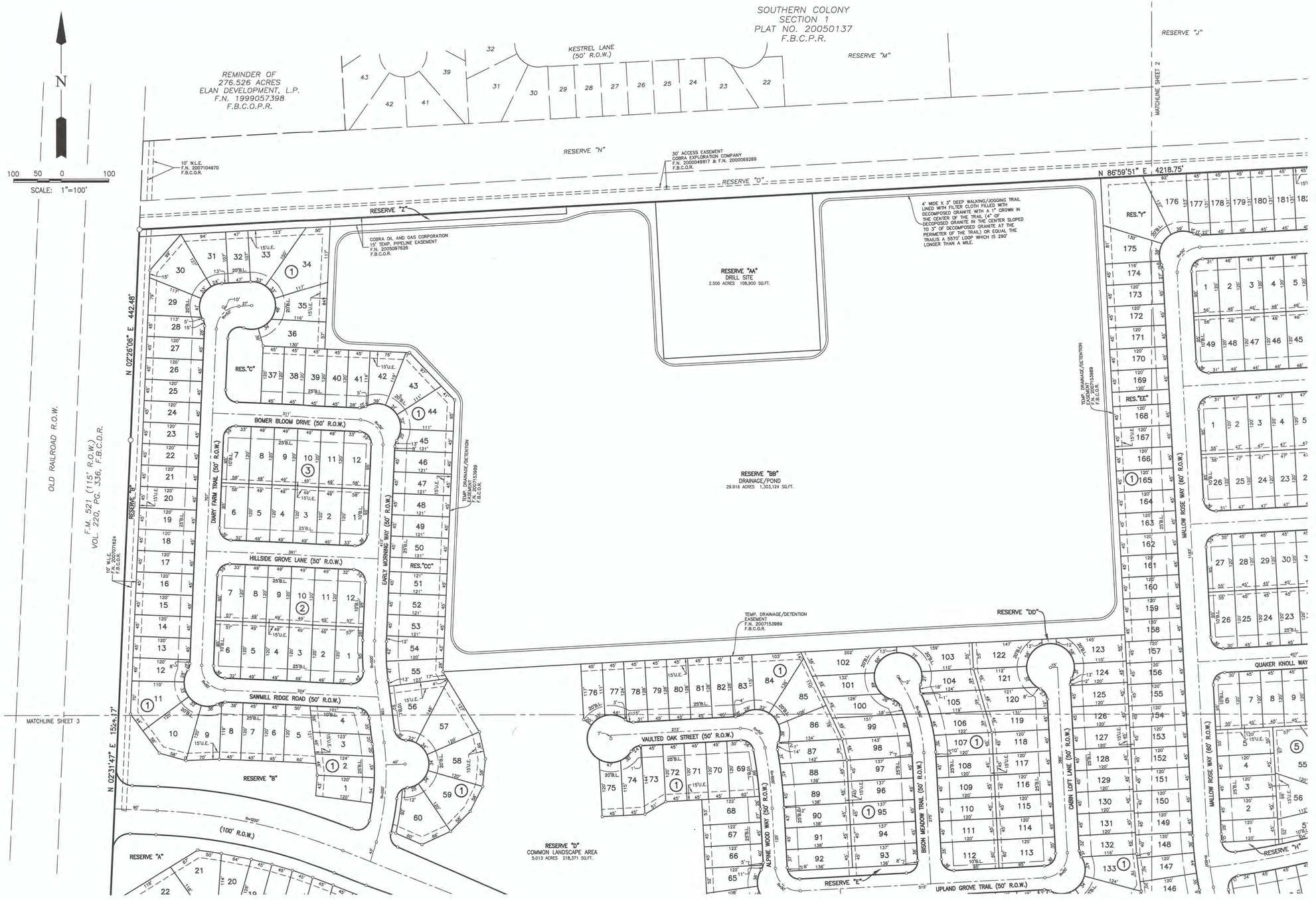
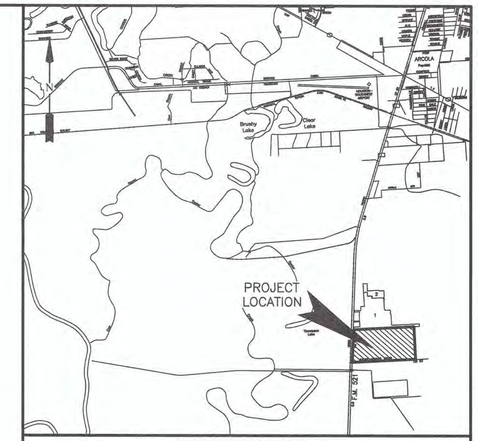
Reviewed by Department Head, if applicable ☒

Reviewed by City Attorney, if applicable ☐

Reviewed by Chief Financial Officer, if applicable ☒

Reviewed by City Manager ☒




VICINITY MAP
SCALE: 1"= 1,500'

KEY MAP NO. 652E

| RESERVE TABLE | | | |
|---|---|---|---|
| RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 2.567 | 111,825 | COMMON LANDSCAPE AREA |
| B | 1.600 | 69,694 | COMMON LANDSCAPE AREA |
| C | 0.258 | 11,237 | COMMON LANDSCAPE AREA |
| D | 5.013 | 218,371 | COMMON LANDSCAPE AREA |
| E | 0.104 | 4,550 | COMMON LANDSCAPE AREA |
| F | 0.700 | 30,476 | COMMON LANDSCAPE AREA |
| G | 0.678 | 29,528 | COMMON LANDSCAPE AREA |
| H | 0.046 | 2,019 | COMMON LANDSCAPE AREA |
| I | 0.216 | 9,421 | COMMON LANDSCAPE AREA |
| J | 0.382 | 16,650 | COMMON LANDSCAPE AREA |
| K | 0.050 | 2,180 | COMMON LANDSCAPE AREA |
| L | 0.050 | 2,180 | COMMON LANDSCAPE AREA |
| M | 0.474 | 20,650 | COMMON LANDSCAPE AREA |
| N | 0.838 | 36,518 | COMMON LANDSCAPE AREA |
| O | 1.331 | 57,976 | COMMON LANDSCAPE AREA |
| P | 0.686 | 29,893 | COMMON LANDSCAPE AREA |
| Q | 0.487 | 21,196 | COMMON LANDSCAPE AREA |
| R | 0.077 | 3,345 | COMMON LANDSCAPE AREA |
| S | 0.954 | 41,547 | COMMON LANDSCAPE AREA |
| T | 0.881 | 38,390 | COMMON LANDSCAPE AREA |
| U | 0.499 | 21,727 | COMMON LANDSCAPE AREA |
| V | 0.899 | 39,170 | COMMON LANDSCAPE AREA |
| W | 0.905 | 39,413 | COMMON LANDSCAPE AREA |
| X | 0.275 | 12,000 | COMMON LANDSCAPE AREA |
| Y | 0.324 | 14,110 | LIFT STATION |
| Z | 0.313 | 13,614 | OPEN SPACE/PIPELINE |
| AA | 2.500 | 108,900 | DRILL SITE |
| BB | 29.916 | 1,303,124 | DETENTION/POND |
| CC | 0.083 | 3,637 | DRAINAGE |
| DD | 0.008 | 328 | DRAINAGE |
| EE | 0.083 | 3,600 | DRAINAGE |
| | | | |
| TOTAL | 53.197 | 2,317,269 | |

# MASTER PRELIMINARY PLAT OF
# HUNTINGTON PLACE

A SUBDIVISION OF 231.520 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS LEAGUE SURVEY, ABSTRACT 68, FORT BEND COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1–9, 39, 40 AND 41, EMIGRATION LAND COMPANY, A SUBDIVISION RECORDED IN VOLUME 618, PAGE 725, DEED RECORDS OF FORT BEND COUNTY, TEXAS

940 LOTS 31 RESERVES (53.197 ACRES) 21 BLOCKS

MARCH 15, 2017 JOB NO. 1037–2018–310

OWNER/DEVELOPER:

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP
WOODMERE GP, LLC., ITS GENERAL PARTNER
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH. (281) 875–1000

PLANNER/ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

DEDICATION STATEMENT:

WE, WOODMERE DEVELOPMENT CO. LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, ROGER MEDORS, PRESIDENT, AND KAREN ARONSON–HUNT, SECRETARY, BEING OFFICERS OF WOODMERE GP, LLC, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO. LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 231.520 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNTING PLACE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATER COURSES, DRAIN, AND EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. ALL AREAS DESIGNATED AS COMMON LANDSCAPE AREAS SHALL BE DEDICATED TO THE HUNTINGTON PLACE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

NOTES:

1. THERE IS 19.970 ACRES OF COMMON LANDSCAPE AREA PROVIDED. THERE IS 231.520 OVERALL ACRES X 7% = 16.206 ACRES OF COMMON LANDSCAPE AREA REQUIRED FOR THIS PLANNED UNIT DEVELOPMENT.
2. BENCHMARK: A FOUND N.G.S. MONUMENT ON THE TOP OF A FIVE EIGHTS INCH COPPER COATED IRON ROD, WITH THE UPPER PORTION OF THE ROD ENCASED IN A 5 INCH IRON PIPE LOCATED APPROXIMATELY 30.8 FEET SOUTH OF THE SOUTH RAIL OF G.C. AND S.F. RAILWAY AND APPROXIMATELY 35 FEET EAST OF OLD POWER POLE AND ALSO ON COASTAL STATES PIPELINE EASEMENT AND 1 FOOT EAST OF WITNESS POST. MONUMENT NO. S–1208

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940 – 45' X 120' LOTS IN 178.230 NET AC = 5.29 LOTS PER NET AC
940 – 45' X 120' LOTS IN 231.520 GROSS AC = 4.069 LOTS PER GROSS ACRE
231.520 AC RESIDENTIAL (INCLUDES LANDSCAPE AREAS, DETENTION AND DRILL SITE)
2.500 AC – DRILL SITE
0.314 AC – LIFT STATION
29.916 AC – DETENTION
0.313 AC – PIPELINE
0.174 AC – DRAINAGE RESERVES
19.970 AC – COMMON LANDSCAPE AREA (16.206 AC REQUIRED)

LEGEND

| | |
|---|---|
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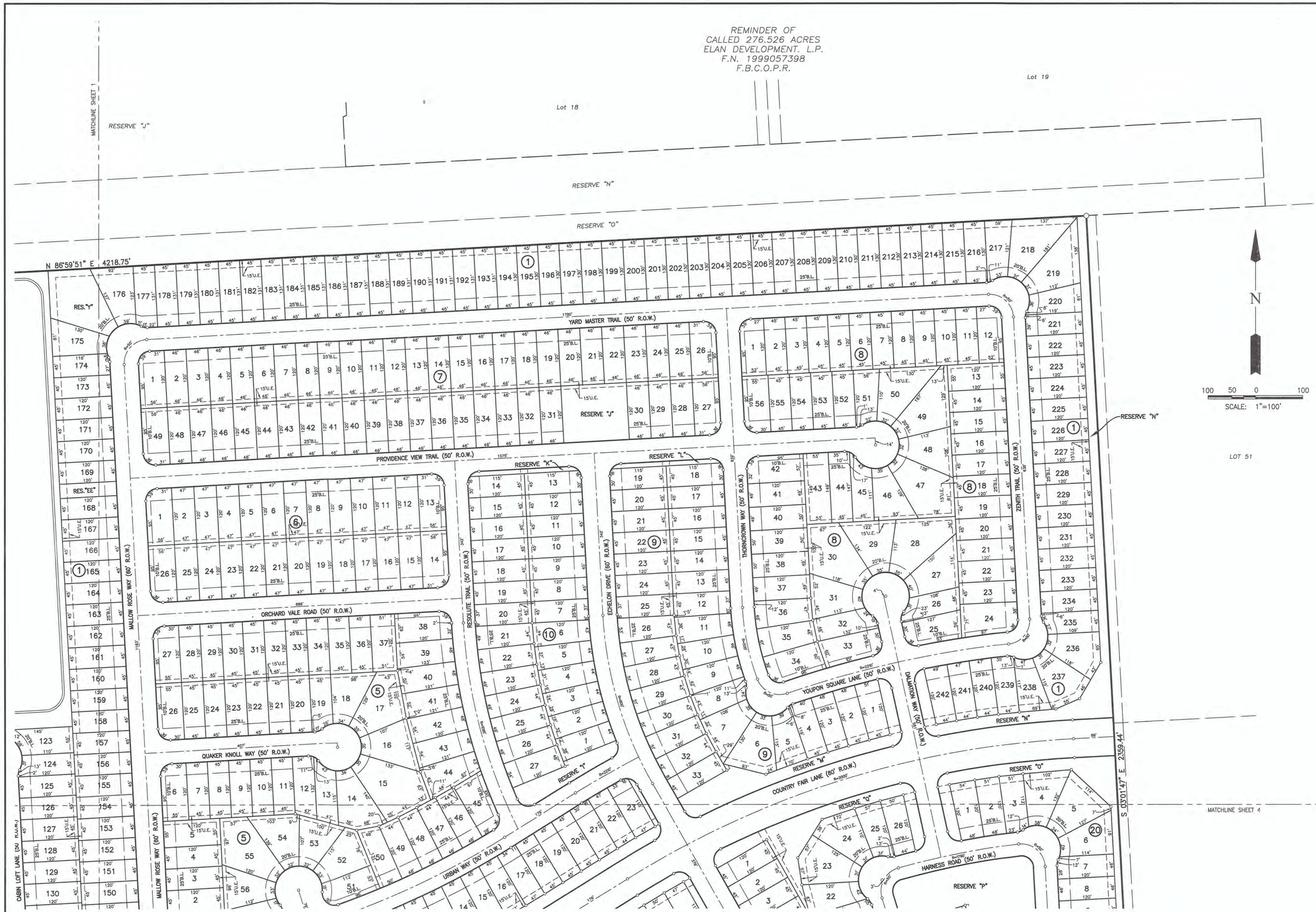


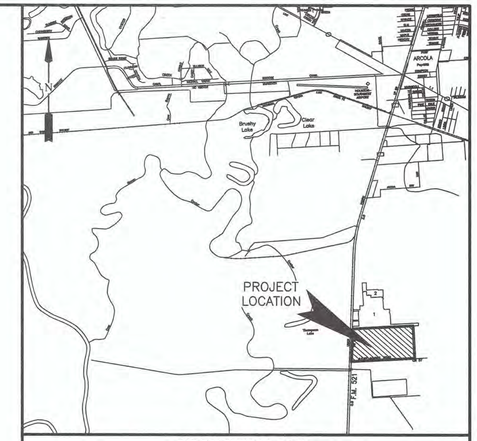


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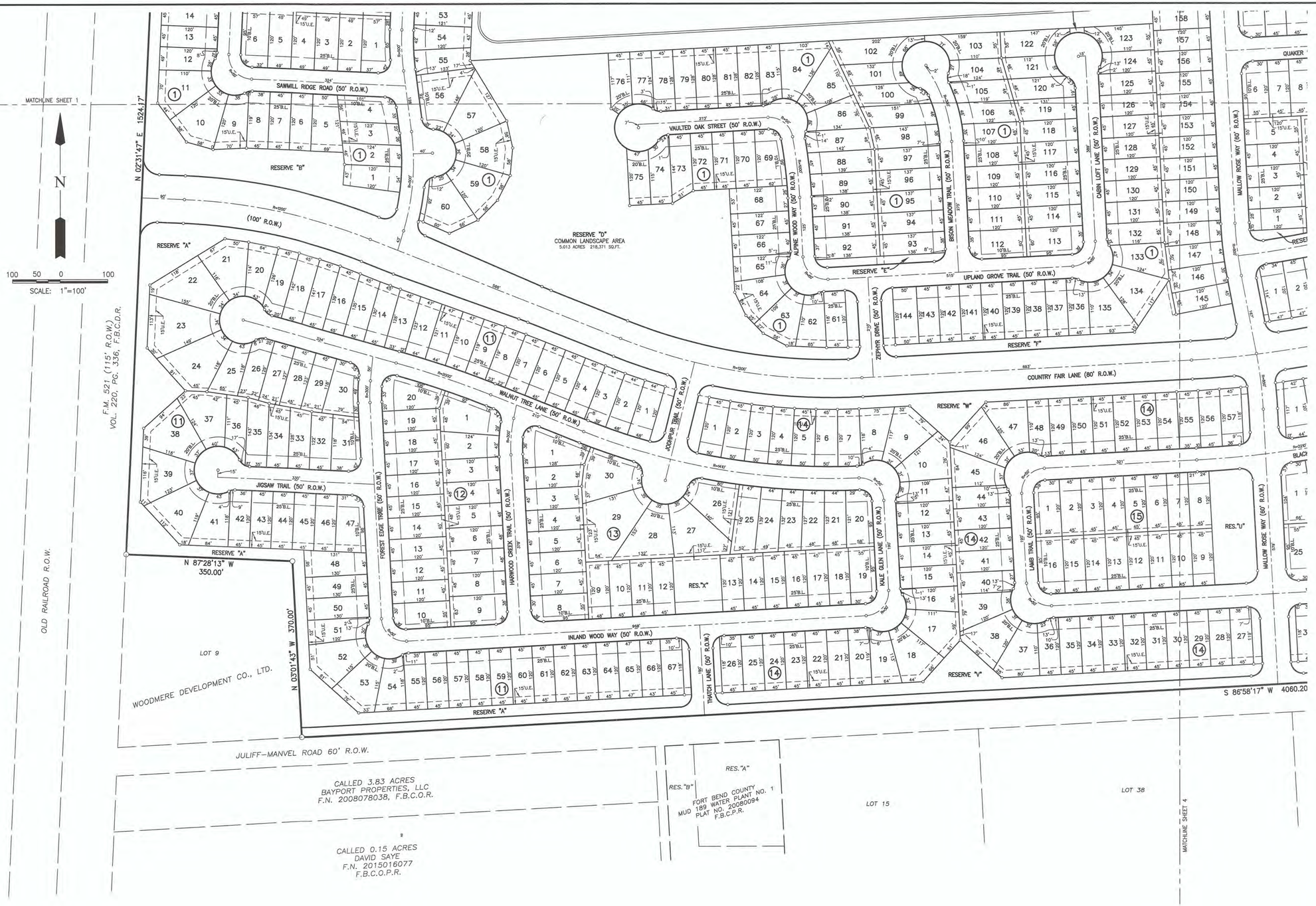


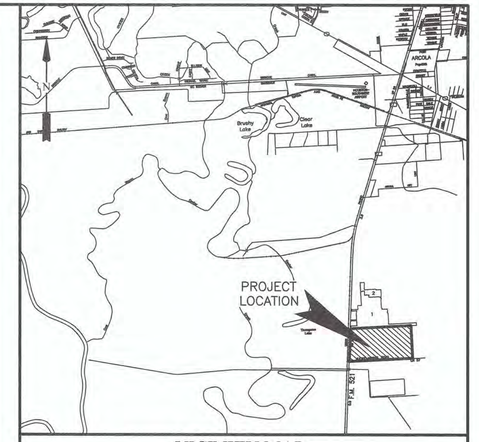


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| EE | 0.083 | 3,600 | DRAINAGE |
| | | | |
| TOTAL | 53.197 | 2,317,269 | |

DEDICATION STATEMENT:

WE, WOODMERE DEVELOPMENT CO. LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, ROGER MEDORS, PRESIDENT, AND KAREN ARONSON-HUNT, SECRETARY, BEING OFFICERS OF WOODMERE GP, LLC, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO. LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 231.520 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNTING PLACE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATER COURSES, DRAIN, AND EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. ALL AREAS DESIGNATED AS COMMON LANDSCAPE AREAS SHALL BE DEDICATED TO THE HUNTINGTON PLACE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

NOTES:

1. THERE IS 19.970 ACRES OF COMMON LANDSCAPE AREA PROVIDED. THERE IS 231.520 OVERALL ACRES X 7% = 16.206 ACRES OF COMMON LANDSCAPE AREA REQUIRED FOR THIS PLANNED UNIT DEVELOPMENT.
2. BENCHMARK: A FOUND N.G.S. MONUMENT ON THE TOP OF A FIVE EIGHTS INCH COPPER COATED IRON ROD, WITH THE UPPER PORTION OF THE ROD ENCASED IN A 5 INCH IRON PIPE LOCATED APPROXIMATELY 30.8 FEET SOUTH OF THE SOUTH RAIL OF G.C. AND S.F. RAILWAY AND APPROXIMATELY 35 FEET EAST OF OLD POWER POLE AND ALSO ON COASTAL STATES PIPELINE EASEMENT AND 1 FOOT EAST OF WITNESS POST. MONUMENT NO. S-1208

   ELEVATION: 56.47 (NGVD 29, '73 ADJUSTMENT)
3. THIS TRACT LIES IN ZONE "X" OF THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, DATED JANUARY 3, 1997, MAP NO. 48157C 0450J.
4. ALL RIGHT-OF-WAYS SHOWN ON THIS MASTER PRELIMINARY PLAT ARE 50-FEET WIDE, UNLESS OTHERWISE NOTED.

940 - 45' X 120' LOTS IN 178.230 NET AC = 5.29 LOTS PER NET AC
940 - 45' X 120' LOTS IN 231.520 GROSS AC = 4.069 LOTS PER GROSS ACRE
231.520 AC RESIDENTIAL (INCLUDES LANDSCAPE AREAS, DETENTION AND DRILL SITE)
2.500 AC - DRILL SITE
0.314 AC - LIFT STATION
29.916 AC - DETENTION
0.313 AC - PIPELINE
0.174 AC - DRAINAGE RESERVES
19.970 AC - COMMON LANDSCAPE AREA (16.206 AC REQUIRED)

LEGEND

| | |
|---|---|
| EXIST. | INDICATES EXISTING |
| U.E. | INDICATES UTILITY EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| W.S.E. | INDICATES WATER AND SEWER EASEMENT |
| D.E. | INDICATES DRAINAGE EASEMENT |
| E.E. | INDICATES ELECTRICAL EASEMENT |
| F.B.C.P.R. | INDICATES FORT BEND COUNTY PLAT RECORDS |
| F.B.C.D.R. | INDICATES FORT BEND COUNTY DEED RECORDS |
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| F.N. | INDICATES FILE NUMBER |
| VOL. | INDICATES VOLUME |
| PG. | INDICATES PAGE |
| R.O.W. | INDICATES RIGHT-OF-WAY |

# MASTER PRELIMINARY PLAT OF
# HUNTINGTON PLACE

A SUBDIVISION OF 231.520 ACRES OF LAND SITUATED IN THE WILLIAM PETTUS LEAGUE SURVEY, ABSTRACT 68, FORT BEND COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1-9, 39, 40 AND 41, EMIGRATION LAND COMPANY, A SUBDIVISION RECORDED IN VOLUME 618, PAGE 725, DEED RECORDS OF FORT BEND COUNTY, TEXAS

940 LOTS 31 RESERVES (53.197 ACRES) 21 BLOCKS

MARCH 15, 2017 JOB NO. 1037-2018-310

OWNER/DEVELOPER:

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP
WOODMERE GP, LLC., ITS GENERAL PARTNER
15915 KATY FREEWAY, SUITE 405, HOUSTON, TEXAS 77094
PH. (281) 875-1000

PLANNER/ENGINEER:


LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501




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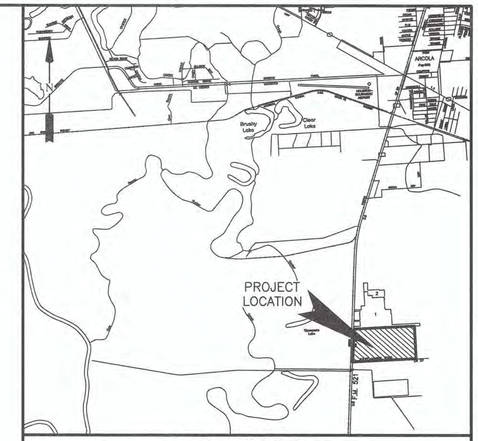


VICINITY MAP
SCALE: 1"= 1,500'

KEY MAP NO. 652E

| RESERVE TABLE | | | |
|---|---|---|---|
| RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 2.567 | 111,825 | COMMON LANDSCAPE AREA |
| B | 1.600 | 69,694 | COMMON LANDSCAPE AREA |
| C | 0.258 | 11,237 | COMMON LANDSCAPE AREA |
| D | 5.013 | 218,371 | COMMON LANDSCAPE AREA |
| E | 0.104 | 4,550 | COMMON LANDSCAPE AREA |
| F | 0.700 | 30,476 | COMMON LANDSCAPE AREA |
| G | 0.678 | 29,528 | COMMON LANDSCAPE AREA |
| H | 0.046 | 2,019 | COMMON LANDSCAPE AREA |
| I | 0.216 | 9,421 | COMMON LANDSCAPE AREA |
| J | 0.382 | 16,650 | COMMON LANDSCAPE AREA |
| K | 0.050 | 2,180 | COMMON LANDSCAPE AREA |
| L | 0.050 | 2,180 | COMMON LANDSCAPE AREA |
| M | 0.474 | 20,650 | COMMON LANDSCAPE AREA |
| N | 0.838 | 36,518 | COMMON LANDSCAPE AREA |
| O | 1.331 | 57,976 | COMMON LANDSCAPE AREA |
| P | 0.686 | 29,893 | COMMON LANDSCAPE AREA |
| Q | 0.487 | 21,196 | COMMON LANDSCAPE AREA |
| R | 0.077 | 3,345 | COMMON LANDSCAPE AREA |
| S | 0.954 | 41,547 | COMMON LANDSCAPE AREA |
| T | 0.881 | 38,390 | COMMON LANDSCAPE AREA |
| U | 0.499 | 21,727 | COMMON LANDSCAPE AREA |
| V | 0.899 | 39,170 | COMMON LANDSCAPE AREA |
| W | 0.905 | 39,413 | COMMON LANDSCAPE AREA |
| X | 0.275 | 12,000 | COMMON LANDSCAPE AREA |
| Y | 0.324 | 14,110 | LIFT STATION |
| Z | 0.313 | 13,614 | OPEN SPACE/PIPELINE |
| AA | 2.500 | 108,900 | DRILL SITE |
| BB | 29.916 | 1,303,124 | DETENTION/POND |
| CC | 0.083 | 3,637 | DRAINAGE |
| DD | 0.008 | 328 | DRAINAGE |
| EE | 0.083 | 3,600 | DRAINAGE |
| | | | |
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March 15, 2017

City Council
City of Alvin
216 West Sealy
Alvin, Texas 77511

Re: Huntington Place – Variance Request
LJA Job No. 1037-2018 (6.1)

Dear Council Members:

The proposed Master Planned Development of Huntington Place consists of approximately 232 acres of land located in Fort Bend County and the City's Extra Territorial Jurisdiction. The development is proposing an estimated 940 single family residential lots, a large detention pond, a large open space/landscape reserve directly adjacent to the detention pond, several pocket parks and extensive landscape reserves bisected by an east-west collector street. Primary access to the development will be from FM 521 along the western property line with secondary access points to Juliff-Manvel Road along the southern property line.

We respectfully request the Council to consider granting the following two (2) variances:

(1) A variance to the minimum fifty (50) foot front lot width requirement for single family residential lots established under Section 21-110(b)(5) of the City of Alvin Subdivision Ordinance and allow a reduced forty-five (45) foot minimum front lot width for all of the proposed single family residential lots within the development. This is a ten (10) percent deviation of the requirement.

(2) A variance to the minimum five thousand five hundred (5,500) square foot minimum lot area requirement for single family residential lots established under Section 21-110(b)(4) of the City of Alvin Subdivision Ordinance and allow a reduced five thousand four hundred (5,400) square foot minimum lot area for all of the proposed single family residential lots within the development. This is a two (2) percent deviation of the requirement.

To offset the requested small deviations to the individual lot standards the development is proposing to compensate by providing more park and open space land for the benefit of all of the future residents of the development. Per Section 21-110(b)(1) of the City of Alvin Subdivision Ordinance, seven (7) percent of the total development shall be set aside for common areas, green space and parks. For this development, the required seven (7) percent equates to approx. sixteen (16) acres of open space (232 acres x 7%). Huntington Place is proposing to provide almost twenty-one (21) acres of open space which equates to over nine (9) percent of the total development area.

Below is a breakdown of the proposed open space to be provided (all acreages are approximate):

| | |
|---|---|
| Open Space/Landscape Reserves | 18.5 Acres |
| Pocket Parks | 1.8 Acres |
| Detention Pond | 0.6 Acres (2% of total 30 acres) |
| TOTAL: | 20.9 Acres |

All other requirements for a Planned Unit Development established in Section 21-110 of the Alvin Subdivision Ordinance will be adhered to and no other variances are being requested at this time.

We greatly appreciate your consideration of these variance requests.

Sincerely,

Jason M. Kelly, PE
Vice President

JMK/ew

Copy: Mr. Richard Rue, Woodmere Development Co., LTD.
Mr. Aaron Alford, Woodmere Development Co., LTD.

## Sec. 21-4. - Variances.

Upon written request, city council may authorize a variance from this chapter. An applicant for a variance shall pay a nonrefundable fee, in an amount provided for in the fee schedule in chapter 28.

In granting a variance, the council shall prescribe those conditions it deems necessary or desirable to the public interest. In making the findings herein above required, the council shall take into account the nature of the proposed use of the land involved, the existing use of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon public health, safety, convenience and welfare in the vicinity.

Any variance request shall first be reviewed by the planning commission, with a recommendation to council, prior to city council action.

(Ord. No. 02-AA, §1, 6-20-02; Ord. No. 06-WW, §3, 12-21-06; Ord. No. 12-UU, §2, 11-1-12)