

Specific Public Hearing Item No. 2.1/ New Business Item No. 3.1

Applicant: Janet L. Graf, 538 E. Meyer Ave, Seabrook, TX 77586

Owner: Janet L. Graf, 538 E. Meyer Ave, Seabrook, TX 77586

Request: Request for approval of a Replat, to Create Four Single Family Lots From One Single Family Lot, Titled, "Second Amending Plat of Todville PADS Subdivision", a 0.9177 Acre Subdivision Being All of Lot 1, Block 1, of Amending Plat of Todville PADS Subdivision as Recorded in Film Code No. 620049 of the Map of Records of Harris County, Texas.

Existing Use: Single Family Detached Residential (Zoning R-1)

Property:

A 0.9177 ACRE SUBDIVISION OUT OF THE SAVINGS AND LOAN COMPANY'S SUBDIVISION OF LOT 5 OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS (BEING PART OF LOTS 33 AND 35 SAVINGS AND LOAN COMPANY'S SUBDIVISION) VOLUME 3, PAGE 71

Property address 538 E. Meyer Avenue, Seabrook, TX 77586. This property is located east of Todville Road, north of Villa Drive, and south of Bradley Street.

Background: The applicant is requesting to subdivide the property into 4 Lots, 1 Block

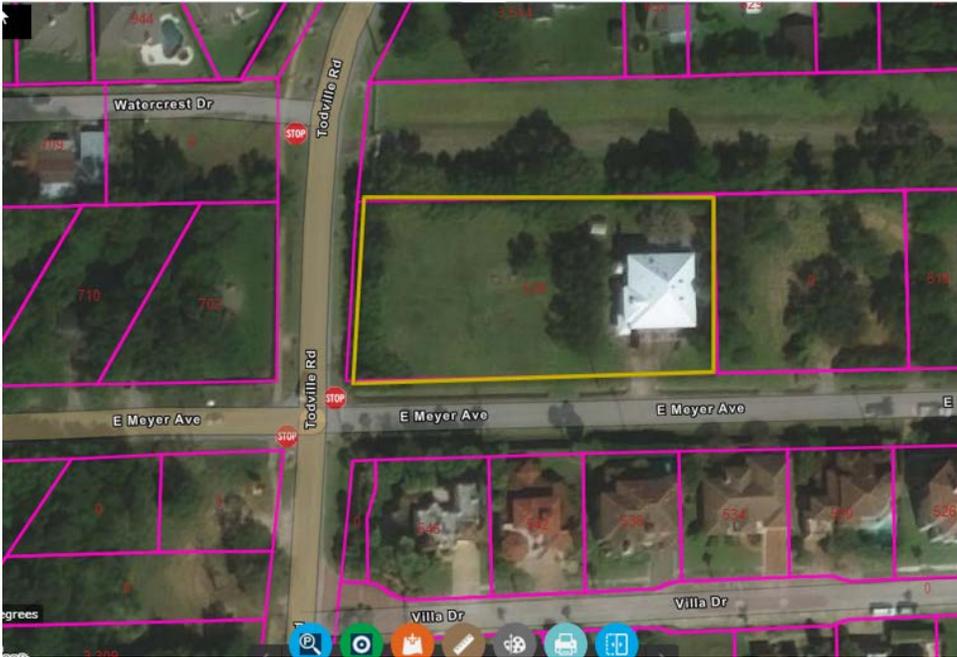
The Property address is 538 E. Meyer Road. This property is located east of Todville Road, north of Villa Drive, and south of Bradley Street.

The applicant wishes to create 4 single family home lots for the purpose of development.

Staff has reviewed the Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the commission approves the plat.

Attachments: Location Map, Zoning Map, and Final Plat

Location Map



Zoning Map



STATE OF TEXAS
COUNTY OF HARRIS

I, Janet L. Graf, Owner of the property subdivided in the above and foregoing map of the Second Amending Plat of Todville Pads Subdivision, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements herein shown, and designate said subdivision as Todville Pads Subdivision in the Riton Morris Survey, Abstract 52 an addition to the City of Seabrook Harris County, Texas; and dedicate to the public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys to conform to such grades, dedicated or occasioned by the alteration of the surface of any portion of streets or alleys; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon.

We do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, we hereby relinquish all rights of access to major or large streets or highways shown hereon except by way of the platted streets shown.

We certify that the plat of the subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinances and comprehensive zoning ordinance.

Witness our hand in _____ Harris County, Texas, this _____ day of _____, 2020.

Janet L. Graf, Owner

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority on this day personally appeared Janet L. Graf, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for Harris county, Texas

This is to certify that I, Billy L. Shanks, a licensed surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods having an outside diameter of not less than three quarter (1/2) inch and a length of not less than three (2) feet, and that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Billy L. Shanks
R.P.L.S. No. 1821
Date: _____

We, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Kevin Padgett
Director of Public Works
Date: _____

Brian Craig, PE
City Engineer
Date: _____

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made and seconded and adopted, has approved this plat and subdivision of Second Amending Plat of Todville Pads Subdivision, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this _____ day of _____, 2020.

Robin Hicks Lenio
City Secretary

Gary T. Renata
Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF HARRIS

I, Chris Hollins, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 2020 at _____ o'clock, Film Code No. _____ of the map records of Harris County, Texas.

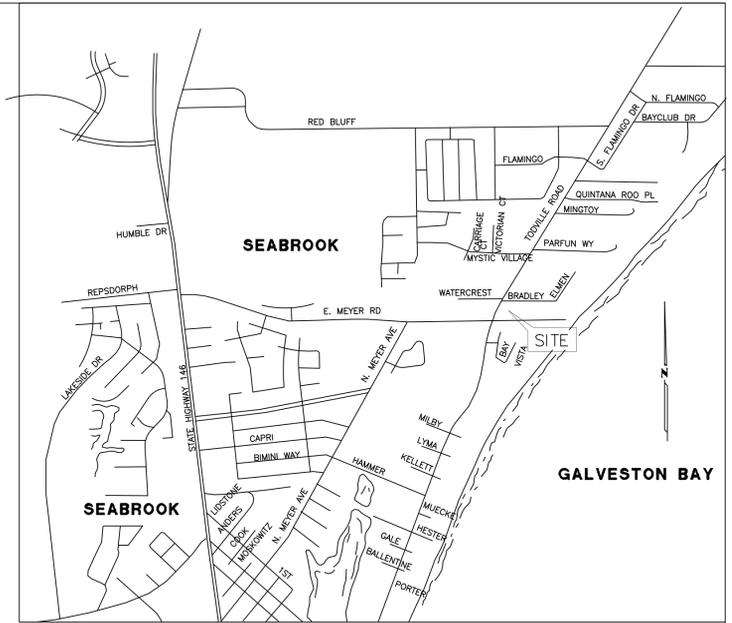
Witness my hand and seal of office, at _____ the day and date last above written.

Chris Hollins
Clerk County Court

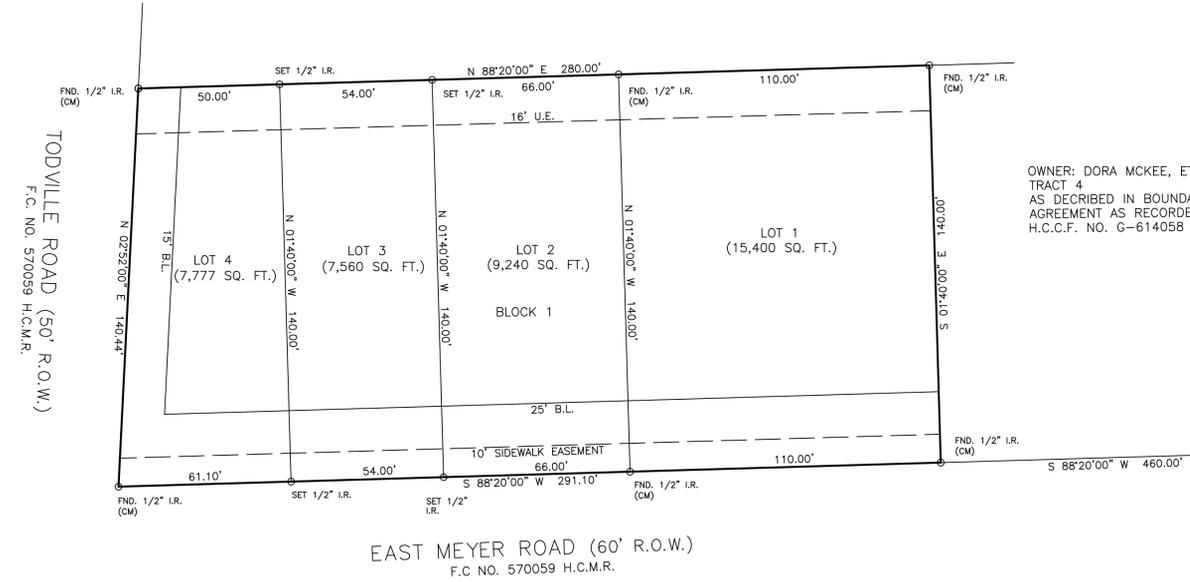
By: _____
Deputy

OWNER: CHARLES & KATHLEEN MORGAN
(H.C.C.F. V144142)

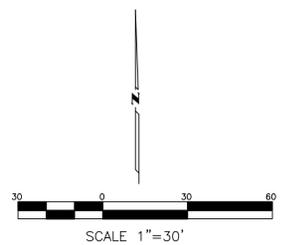
OWNER: DORA MCKEE, ET AL
TRACT 4
AS DESCRIBED IN BOUNDARY LINE AGREEMENT AS RECORDED IN H.C.C.F. NO. G-614058



VICINITY MAP
N.T.S.



OWNER: CHARLES & KATHLEEN MORGAN
(H.C.C.F. V144142)



SECOND AMENDING PLAT OF
TODVILLE PADS SUBDIVISION

A 0.9177 ACRE SUBDIVISION BEING ALL OF LOT 1, BLOCK 1 OF AMENDING PLAT OF TODVILLE PADS SUBDIVISION AS RECORDED IN FILM CODE NO. 620049 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

JULY 2020 4 LOTS 1 BLOCK

REASON FOR REPLAT:
TO CREATE FOUR SINGLE FAMILY LOTS FROM ONE SINGLE FAMILY LOT

OWNER:
Janet L. Graf
538 E Meyer Rd
Seabrook, TX 77586

SURVEYOR:
SHANKS SURVEYORS
1446 PIRATES COVE
HOUSTON, TX 77058
281-488-1486

METES AND BOUNDS DESCRIPTION

Lots One (1), of AMENDING PLAT OF TODVILLE PADS SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 620049 of the Map Records of Harris County, Texas.

NOTES:

- Subject to restrictive covenants recorded in/under Film Code No. 356075 and amended under Film Code No. 620049 of the map Records of Harris County, Texas.
- All easements shall be kept clear of buildings, pools and other obstructions to the operation and maintenance of the utilities. Eaves may encroach no more than 18 inches into any easement.
- Basis of bearing is the northerly right-of-way line of East Meyer Road as shown on map recorded under Film Code No. 620049 of the map records of Harris County, Texas.

FLOOD STATEMENT

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C1085 M, DATED 01/06/2017, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY WITHIN ZONE AE AND PARTIALLY WITHIN ZONE VE OR AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN.

NOTICE: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP; THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

This plat is in conformance with the City of Seabrook's Comprehensive Zoning Ordinance. Additional requirements may be contained in the Zoning Ordinance which are not shown on the plat. If the Comprehensive Zoning Ordinance is subsequently amended, and by amendment, conflicts with the filed plat, the more stringent conditions shall apply.

- Notes:
- "B.L." INDICATES "BUILDING LINE"
 - "R.O.W." INDICATES "RIGHT OF WAY"
 - "H.C.C.F." INDICATES "HARRIS COUNTY CLERK'S FILE"
 - "H.C.D.R." INDICATES "HARRIS COUNTY DEED RECORDS"
 - "H.C.M.R." INDICATES "HARRIS COUNTY MAP RECORDS"
 - "U.E." INDICATES "UTILITY EASEMENT"
 - "CM" INDICATES "CONTROLLING MONUMENT"