

Memorandum

To: Planning Board

From: Don Carroll DR.C

Date: December 10, 2008

RE: Request for Variance to Section 110-37 (b)

This request is based upon a desire of the applicant to meet time constraints placed upon them by their lender. The rationale and nexus is clearly articulated in the letter dated December 9, 2008 from Mr. Brad Knolle, Director of Acquisition for the NRP Group. Please also reference the letter from Mr. Phil Newton of Highway 66 Partners. Both principals for these firms are the responsible parties for this requests as it relate to this pending project. The request is simply asking to not be required to adhere to the strict sequential order prescribed in meeting the final platting requirements of our Subdivision Ordinance for the construction of their apartment complex. As the Planning Board will recall, this is a component of a Special District /PUD approved project for Highway 66 Partners. This is a 15 acre tract of land. The pending apartment complex is projected to have 252 units. If approval is granted, there are still checks and balance and reasonable safeguards in place for maintaining the health safety and general welfare while the project is being constructed. The checks and balance issues were properly coordinated with Staff (i.e., the City Engineer, Fire Chief, City Planner and Developers). Staff because of these safeguards and sensitivity to the needs of the developer staff offers no objections to the request (as long as the terms and conditions articulated in Mr. Knolle's letter are adhered to). The request for a variance is allowed under Section 110-38 Subsections (a)... (b)

NRP

December 9, 2008

Mr. Doug Kneupper, P.E.
City Engineer
City of Texas City
928 5th Avenue North
Texas City, TX 77592

RE: Costa Mariposa / Mainland Medical Center – Section 1 Variance Request

Dear Mr. Kneupper,

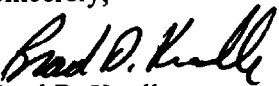
We respectfully request a variance from Section 110-37(b) in the City of Texas City's Subdivision Ordinance. The approval of this variance will allow the issuance of Building Permits prior to the recordation of a Final Plat. A building permit is a requirement by the lender prior to issuing necessary funding needed to close escrow on the land transaction.

NRP Contractors LLC and Hwy 66 Partners will work together to begin construction of the offsite/MUD 66 improvements once a building permit is issued. A surety bond will be posted in the amount of the improvements or in an amount required by the City of Texas City to guarantee their completion.

NRP Contractors will be the general contractor for the multi-family project. NRP will begin construction of the on-site improvements once a building permit is issued; however we will not begin framing of any buildings until such time as we have approved fire protection consisting of all weather access and adequate water supply to the site. Additionally we understand that we will not be issued a Certificate of Occupancy until all improvements are complete and accepted by the City of Texas City.

Enclosed with this request is a survey of the subject multi-family site and a proposed layout of the multi-family development. We appreciate your consideration of this request.

Sincerely,


Brad D. Knolle
Director of Acquisitions



Land Development

December 8, 2008

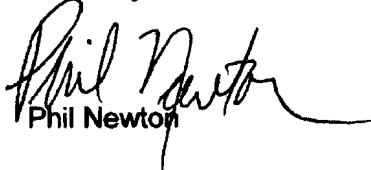
Mr. Doug Kneupper, P.E.
City Engineer
CITY OF TEXAS CITY
928 5th Avenue North
Texas City, TX 77592

RE: Mainland Medical Center – Section 1
Variance Request

Dear Doug:

We respectfully request a variance from Section 110-37(b) in the City of Texas City's Subdivision Ordinance. The approval of this variance would allow the issuance of Building Permits prior to the approval and recordation of a Final Plat. Thank you in advance for your consideration.

Sincerely,


Phil Newton

1514 THIRD STREET
SEABROOK, TEXAS 77586
(281) 474-4474

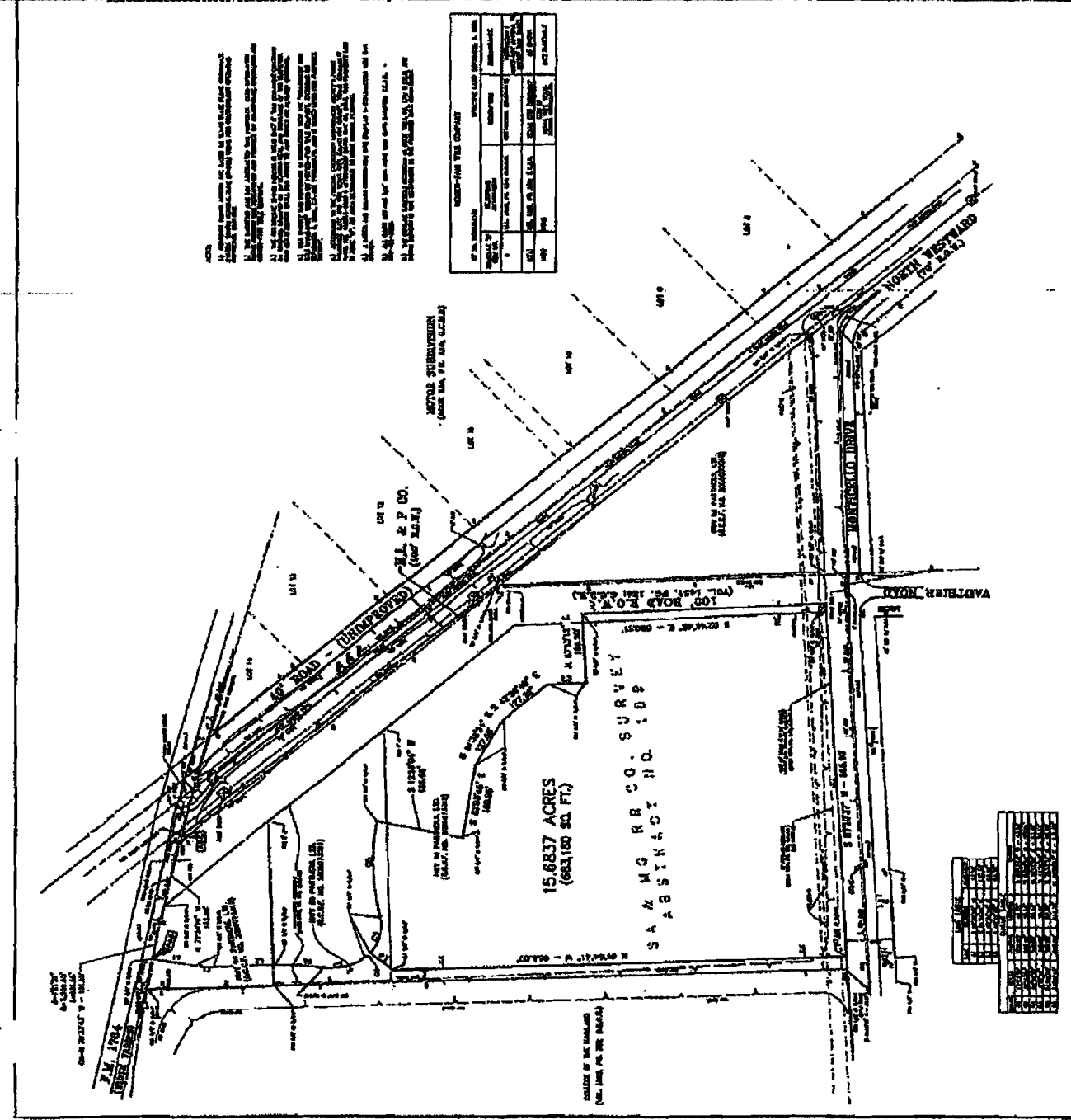
NOTES:

1. THIS SURVEY WAS MADE BY THE FIELD ENGINEER AND CHECKED BY THE DISTRICT ENGINEER.
2. THE BOUNDARIES OF THE TRACTS ARE SHOWN BY THE DASHED LINES.
3. THE AREA OF THE TRACTS IS GIVEN IN ACRES AND SQUARE FEET.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF CONGRESS OF MARCH 3, 1879, AND MARCH 3, 1893.
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GRAPHIC SCALE
1 INCH = 100 FEET

INDEX

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
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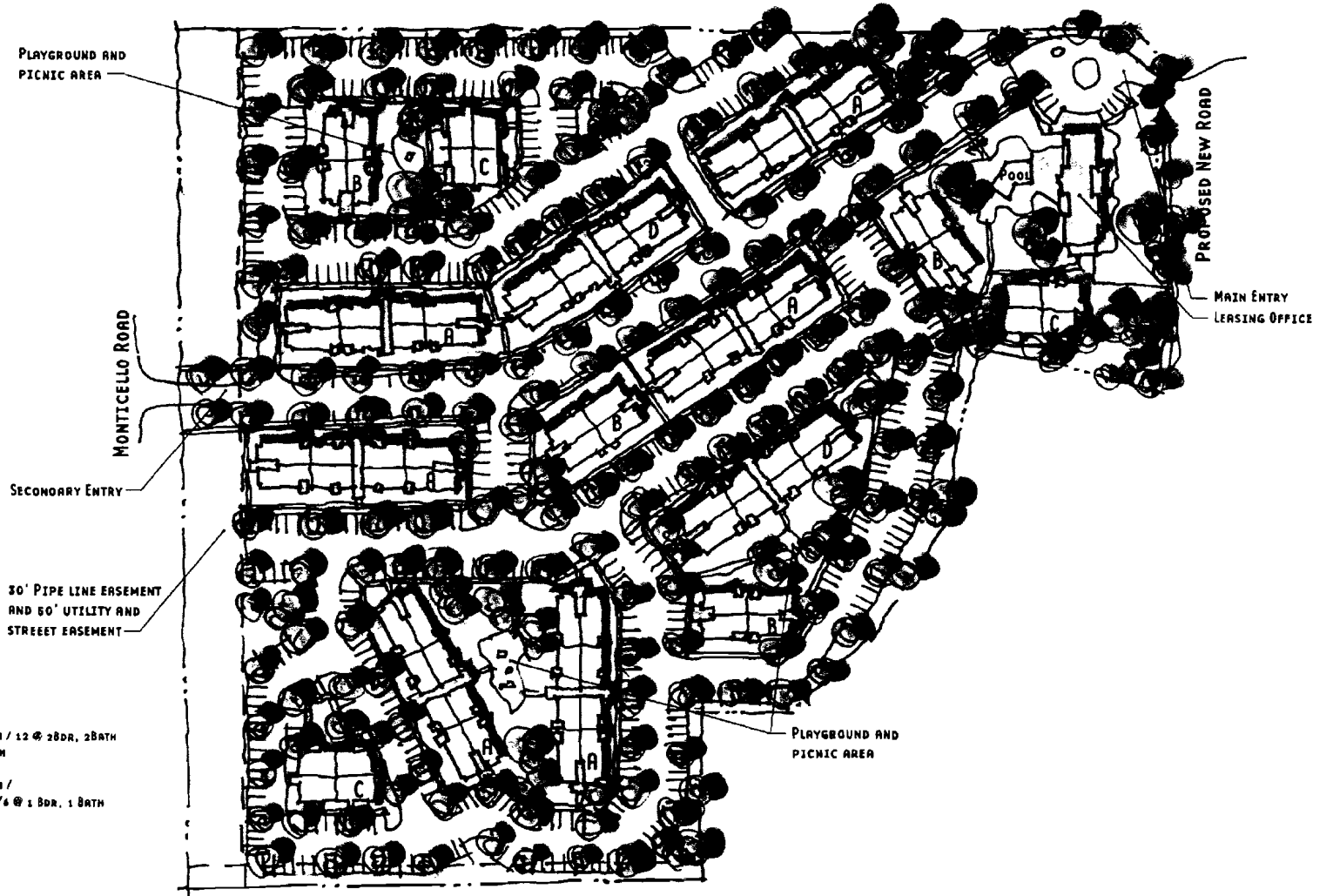
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71	72	73	74	75	76	77	78	79	80
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PROJECT SUMMARY

- 6 @ BUILDING TYPE A - 12 @ 3BDR, 2 BATH / 12 @ 2BDR, 2BATH
- 4 @ BUILDING TYPE B - 12 @ 2BDR, 2 BATH
- 3 @ BUILDING TYPE C - 4 @ 4BDR, 2 BATH
- 2 @ BUILDING TYPE D - 12 @ 3BDR, 2 BATH / 6 @ 2BDR, 2BATH/4 @ 1 BDR, 1 BATH

- 12 @ 1 BDR, 1 BATH
- 132 @ 2 BDR, 2 BATH
- 96 @ 3 BDR, 2 BATH
- 12 @ 4 BDR, 2 BATH
- 282 UNITS

COSTA MARIPOSA, TEXAS CITY, TEXAS

11-19-08

ALAMO ARCHITECTS

