BEAUMONT
TEXAS

REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS APRIL 26, 2016 1:30 P.M.

AGENDA

CALL TO ORDER

* Invocation Pledge Roll Call
* Presentations and Recognition
* Consent Agenda

GENERAL BUSINESS

1. Consider a request to abandon the Muella Creek Drive cul-de-sac, Beaumont, Jefferson County, Texas

2. Consider a request for a Revised Specific Use Permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines at 4570 Highland Street

COMMENTS

* Councilmembers/City Manager comment on various matters
* Public Comment (Persons are limited to 3 minutes)

EXECUTIVE SESSION

* Discuss and deliberate economic development negotiations regarding the expansion of a business entity as authorized by Section 551.087 of the Government Code

* Consider matters related to the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee in accordance with Section 551.074 of the Government Code to wit:
  Kyle Hayes, City Manager

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Mitchell Normand at 880-3777 three days prior to the meeting.

1

April 26, 2016

Consider a request to abandon the Muella Creek Drive cul-de-sac, Beaumont, Jefferson County, Texas

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BEAUMONT
TEXAS

TO:	City Council
FROM:	Kyle Hayes, City Manager
PREPARED BY:	Chris Boone, Planning & Community Development Director
MEETING DATE:	April 26, 2016
REQUESTED ACTION:	Council consider a request to abandon the Muella Creek Drive cul-de-sac, Beaumont, Jefferson County, Texas.

BACKGROUND
Rippeon Properties, LTD, is preparing to extend Muella Creek Drive to the west. The preliminary plat for Old Dowlen Business Park Phase 2 was approved in July of 2015. Water, sanitary sewer and drainage pipes are all located within the area to be abandoned, but will be within the new 60' right-of-way as the street is extended.

At a Joint Public Hearing held April 18, 2016, the Planning Commission recommended 8:0 to approve a request to abandon the Muella Creek Drive cul-de-sac.

FUNDING SOURCE
Not applicable.

RECOMMENDATIONS
Approval of the ordinance.

APPLICATION FOR RIGHT-OF-WAY
OR UTILITY EASEMENT ABANDONMENT
CITY OF BEAUMONT, TEXAS

THIS IS AN APPLICATION TO ABANDON A: RIGHT-OF-WAY (ROW), + UTILITY EASEMENT (UE)

OR ~~ABANDON A RIGHT-OF-WAY BUT RETAIN A UTILITY EASEMENT.~~

NAME OF APPLICANT: Rippeon Properties LTD

PHONE: 409.347.1107 FAX: 409.347.0137

AUTHORITY OF APPLICANT: Engineer

NAME OF OWNER: Rippeon Properties LTD

PHONE: 409.347.1107 FAX: 409.347.0137

ADDRESS: 5955 Caswell Rd. Ste. A., Beaumont, Texas 77708

ALL OWNERS ABUTTING THE ROW OR UE MUST SIGN WRITTEN REQUEST.
(PLEASE ATTACH PROPERTY OWNER'S LIST TO THE APPLICATION)

DESCRIPTION OF ROW OR UE TO BE ABANDONED: the 50' radius ROW for cul-de-sac located at the west end of Muela Creek Drive (Clerks File No. 2005041265)

PRESENT USE OF ROW OR UE (LIST UTILITIES IF PRESENT) concrete cul-de-sac paving & utility easements (will be reconstructed & replatted as 60ft width ROW with 15' Util esmt

ATTACH A LETTER STATING THE REASONS FOR THE ABANDONMENT.

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. --- OR TRACT ---

BLOCK NO. --- PLAT Muela Creek Drive 2005041265

ADDITION --- SURVEY Wesley Dikes League A-17

ATTACH A MAP OR PLAT DELINEATING THE PUBLIC ROW OR UE TO BE ABANDONED AND THE LEGAL DESCRIPTION OF ADJACENT PROPERTY (DIMENSIONED AND TO ENGINEERING SCALE).

ATTACH THE **$300.00 APPLICATION FEE**, THE ACTUAL COST OF NECESSARY APPRAISALS AND TITLE COMMITMENTS. IF PROPERTY IS ABANDONED, APPRAISED VALUE OF THE FEE INTEREST IN THE PROPERTY SHALL BE CHARGED.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT.

SIGNATURE OF APPLICANT: _____ DATE: 3-21-16

PLEASE TYPE OR PRINT AND SUBMIT TO:

FILE NUMBER: _____

DATE RECEIVED: _____

CITY OF BEAUMONT
PLANNING DIVISION
801 MAIN STREET, SUITE 201
BEAUMONT, TX 77701
Phone - (409) 880-3764
Fax - (409) 880-3133

APPLICATION FOR PUBLIC RIGHT-OF-WAY, ALLEY OR UTILITY EASEMENT ABANDONMENT

Application Ownership List

Date: _____

We, the undersigned, being the sole owners of all the property abutting the proposed abandonment of the 50' radius ROW for cul-de-sac located at the west end of Muela Creek Drive (Cle _____, hereby respectfully petition that the right-of-way, alley, or utility easement be closed and abandoned.

OWNER and ADDRESS	Lot (tract)	Block (tax plat)	Addition (survey)
Jimmy Rippeon, President Rippeon Properties, LTD. 5955 Caswell, Suite A Beaumont, Texas 77708	Remainder of 26.2 Acres (Tract 2) W. Dikes A-17 (CF 2015018987)		

NOTE: Please print or type your name and then use signature. Separate sheets may be used.

Fittz & Shipman INC.

Ronald D. Fittz, P.E., R.P.L.S. (1948-1987)
Terry G. Shipman, P.E., Chairman
Billy J. Smith, Jr., President

Consulting Engineers and Land Surveyors
Donald R. King, P.E.
Mitchell Lee Brackin, RPLS

EXHIBIT A

To accompany:

APPLICATION FOR RIGHT-OF-WAY OR UTILITY EASEMENT ABANDONMENT CITY OF BEAUMONT, TEXAS

Field Note Description: **March 21, 2016**

Being a 0.1709 acre tract (7,445 square feet) of land lying in the Wesley Dikes League, Abstract No. 17 in Jefferson County, Texas, being out of and a portion of Muela Creek Drive, a subdivision containing 1.136 acres of land as shown on a Plat of record in County Clerk's File No. 2005041365 of the Official Public Records of Jefferson County, Texas, specifically being the 50' cul-de-sac located at the West-end of said Muela Creek Drive (as shown on said plat), said 0.1709 acres being more particularly described as follows:

Beginning at 1/2" Rod found marking the South right-of-way of Muela Creek Drive (a 60' wide public roadway) the Northwest corner of that certain 8.37 acre tract of land described in an instrument to Kohl's Illinois, Inc. of record in County Clerk's File No. 2008002490 of the said Official Public Records, the East line of the remainder of 26.2 acres of land described in an instrument to Rippeon Properties, LTD. designated as "Tract 2" of record in County Clerk's File No. 2015018987 of the said Official Public Records an being the Southeast corner of the herein described tract;

THENCE N 03°08'46" W, over and across the said Muela Creek Drive and with the East line of the herein described tract **for a distance of 60.00' to a 1/2" Rod** found marking the North right-of-way line of said Muela Creek Drive, the Southwest corner of Lot No. 1 of American Home Center, a subdivision containing 2.638 acres of land as shown on a Plat of record in County Clerk's File No. 2009041848 of the said Official Public records, also being in the East line of the said remainder of 26.2 acres and being the Northeast corner of the herein described tract;

THENCE with the curve of said cul-de-sac to the left, having a Radius of 50.00' with Texas State Plane Coordinate (SCZ) values of N=13,986,784.63 E=3,494,706.85, Delta angle of cul-de-sac is 286°15'37" with **an Arc distance of 249.81', closing to the point and place of beginning, containing 0.1709 acres of land in area, more or less.**

The intent of this Field Note Description is for abandonment procedures of the cul-de-sac (described hereon) and the adjoining 10' wide utilities easement. The purpose of this abandonment is for the Westward continuation of said Muela Creek Drive.

Plat of even date is attached to and made a part of, designated as "EXHIBT B".
File: 15049-0001 Cul-de-sac

1405 Cornerstone Court · Beaumont, Texas 77706 · (409) 832-7238 · fax (409) 832-7303
Tx Board of Prof Engineers Firm No. 1160 • Tx Board of Prof Land Surveyors Firm No. 100186

Fittz & Shipman

INC.

Consulting Engineers and Land Surveyors

Ronald D. Fittz, P.E., R.P.L.S. (1948-1987)
Terry G. Shipman, P.E., Chairman
Billy J. Smith, Jr., President
Donald R. King, P.E.
Mitchell L. Brackin, R.P.L.S.

March 23, 2016

Mr. Chris Boone
Planning Department
City of Beaumont
P. O. Box 3287
Beaumont, Texas 77701

RE: Partial Abandonment of Muella Creek Drive Cul-De-Sac **FS Proj. No. 15049.0001**

Dear Mr. Boone,

Rippeon Properties LTD requests the abandonment of the circular portions of the Right-of-Way of the existing cul-de-sac at the western of Muela Creek Drive.

A Preliminary Plat titled Old Dowlen Business Park Phase 2 was submitted and approved at the July 2015 meeting of the Beaumont Planning & Zoning Commission. The preliminary plat depicted extension of the 60 foot Right-of-Way of Muela Creek Drive westward from this current cul-de-sac and incorporation of the abandoned areas into the proposed adjacent lots. As a part of the request, it was stated "We plan to submit a request for abandonment of the circular Right of Way segments which currently extend past the proposed 60 feet Right-of-Way at the current cul-de-sac for Muela Creek Drive."

Although the west ends of the current water, sanitary sewer, and drainage pipes which have been constructed along Muela Creek Drive are within the proposed abandonment area, they will be within the new 60 foot width of Right-of-Way which will be platted for Old Dowlen Business Park Phase 2. No relocation of these facilities or additional easements will be required. We are coordinating with Entergy regarding the relocation of the existing street light on the south side of the cul-de-sac.

Rippeon Properties LTD is the current owner of the 24.165 acre tract which surrounds the existing cul-de-sac on the north, west, and south sides. It is requested that after abandonment that the properties be conveyed to Rippeon Properties LTD. Once construction of the extension of Muela Creek Drive has been made within the Old Dowlen Business Park Phase 2, the 60 foot right-of-way for the street and 15 foot wide utility easements will be conveyed to the public by the acceptance and filing of the FINAL PLAT for the Old Dowlen Business Park Phase 2 Subdivision.

Your help is this matter is greatly appreciated by Rippeon Properties LTD for this abandonment.

1) This is a test

Sincerely,

Fittz & Shipman, Inc.

by: Donald R. King, P.E., Project Manager
for the Firm
15049-1LT01

Attachments

1405 Cornerstone Court · Beaumont, Texas 77706 · (409) 832-7238 · fax (409) 832-7303
Tx Board of Prof Engineers Firm No. 1160 • Tx Board of Prof Land Surveyors Firm No. 100186

Partial Abandonment of Muella Creek Drive Cul-De-Sac

List of Attachments

1) Check $300.00 - Application Fee
2) Application for Right-of-Way or Utility Easement, City of Beaumont
3) Exhibit A – Field Note Description
4) Exhibit B – Drawing
5) Copy of Deed - 2015018987 - Stallion Texas Reeal Estate Fund LLC to Rippeon Properties LTD
6) Copy of Final Plat –Muela Creek Drive C.F.#2005041305
7) Copy of Final Plat – Lot 1 of American Home Center – C.F.#2009041848
8) Copy of Final Plat – Old Dowlen Business Park Phase 1 – C F #2016006925
9) CD – copies of Letter & Items 2-8

ORDINANCE NO.

ENTITLED AN ORDINANCE VACATING AND ABANDONING THE MUELLA CREEK DRIVE CUL-DE-SAC, CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, Rippeon Properties, LTD has requested the abandonment of the Muella Creek Drive cul-de-sac, City of Beaumont, Jefferson County, Texas, as described in Exhibit "A" and shown on Exhibit "B," attached hereto; and,

WHEREAS, the City Council has considered the purpose of said abandonment and is of the opinion that the cul-de-sac is not necessary for municipal street purposes and the abandonment of said cul-de-sac is in the best interest of the City and should be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE

CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this ordinance are hereby, in all things, approved and adopted; and,

THAT the Muella Creed Drive cul-de-sac, City of Beaumont, Jefferson County, Texas, as described in Exhibit "A" and shown on Exhibit "B," attached hereto, be and the same is hereby vacated and abandoned and that title to such property shall revert to and become the property of the persons entitled thereto by law.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 26th day of April, 2016.

_____

- Mayor Becky Ames -

LEGAL DESCRIPTION FOR ORDINANCE PURPOSES

Being a 0.1709 acre tract (7,445 square feet) of land lying in the Wesley Dikes League, Abstract No. 17 in Jefferson County, Texas, being out of and a portion of Muela Creek Drive, a subdivision containing 1.136 acres of land as shown on a Plat of record in County Clerk's File No. 2005041365 of the Official Public Records of Jefferson County, Texas, specifically being the 50' cul-de-sac located at the West-end of said Muela Creek Drive (as shown on said plat), said 0.1709 acres being more particularly described as follows:

Beginning at 1/2" Rod found marking the South right-of-way of Muela Creek Drive (a 60' wide public roadway) the Northwest corner of that certain 8.37 acre tract of land described in an instrument to Kohl's Illinois, Inc. of record in County Clerk's File No. 2008002490 of the said Official Public Records, the East line of the remainder of 26.2 acres of land described in an instrument to Rippeon Properties, LTD. designated as "Tract 2" of record in County Clerk's File No. 2015018987 of the said Official Public Records an being the Southeast corner of the herein described tract;

THENCE N 03°08'46" W, over and across the said Muela Creek Drive and with the East line of the herein described tract **for a distance of 60.00' to a 1/2" Rod** found marking the North right-of-way line of said Muela Creek Drive, the Southwest corner of Lot No. 1 of American Home Center, a subdivision containing 2.638 acres of land as shown on a Plat of record in County Clerk's File No. 2009041848 of the said Official Public records, also being in the East line of the said remainder of 26.2 acres and being the Northeast corner of the herein described tract;

THENCE with the curve of said cul-de-sac to the left, having a Radius of 50.00' with Texas State Plane Coordinate (SCZ) values of N=13,986,784.63 E=3,494,706.85, Delta angle of cul-de-sac is 286°15'37" with **an Arc distance of 249.81', closing to the point and place of beginning, containing 0.1709 acres of land in area, more or less.**

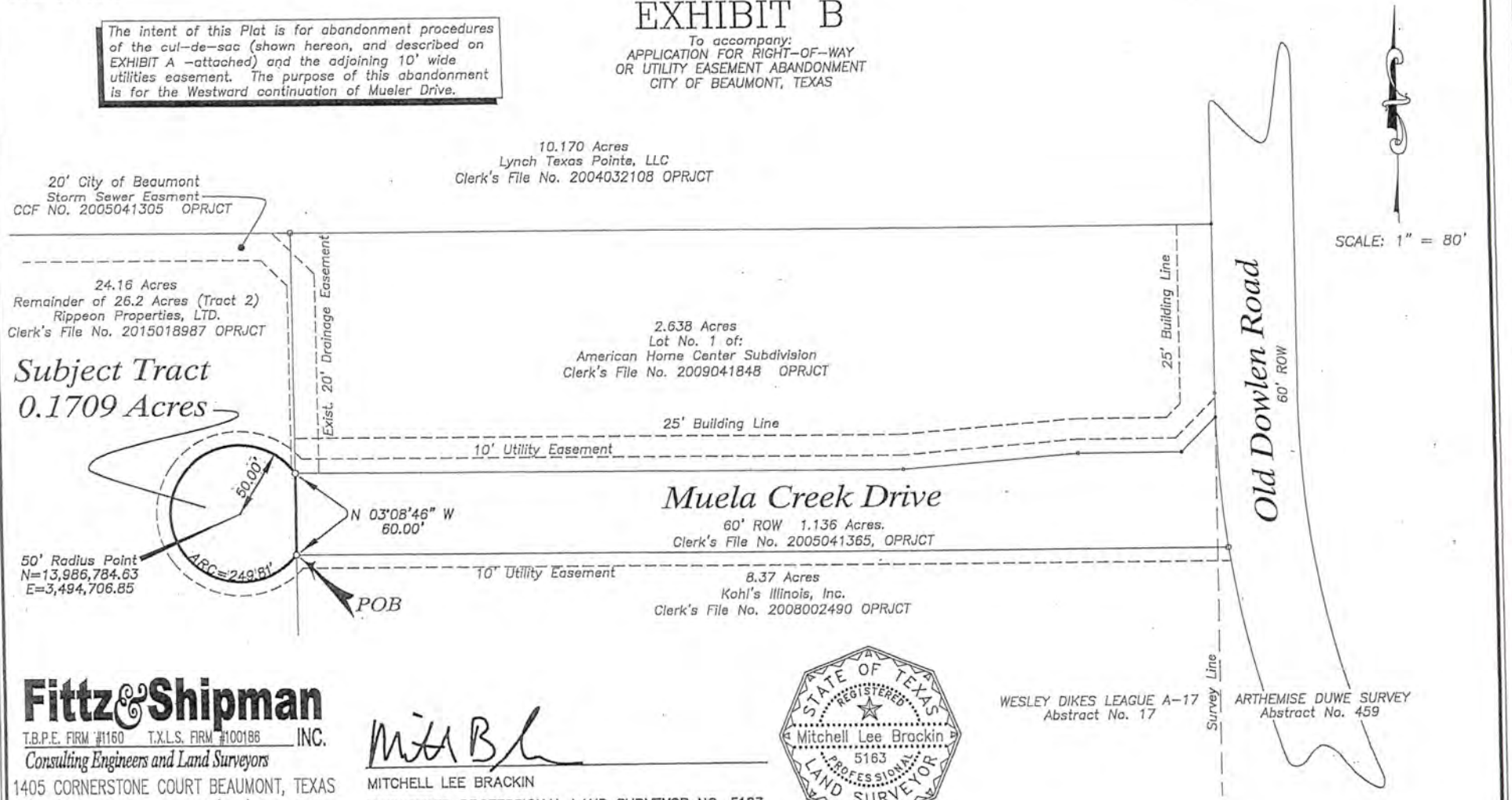
EXHIBIT "A"

March 21, 2016

EXHIBIT B

To accompany:
APPLICATION FOR RIGHT-OF-WAY
OR UTILITY EASEMENT ABANDONMENT
CITY OF BEAUMONT, TEXAS

The intent of this Plat is for abandonment procedures of the cul-de-sac (shown hereon, and described on EXHIBIT A -attached) and the adjoining 10' wide utilities easement. The purpose of this abandonment is for the Westward continuation of Mueler Drive.



Fittz & Shipman INC.
T.B.P.E. FIRM #1160 T.X.L.S. FIRM #100186
Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT BEAUMONT, TEXAS
(409)832-7238 FAX (409)832-7303

MITCHELL LEE BRACKIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5163

STATE OF TEXAS
REGISTERED
Mitchell Lee Brackin
5163
PROFESSIONAL
LAND SURVEYOR

File: 15049 CUL-DE-SAC Drawn by: Taylor Rush

EXHIBIT "B"

2

April 26, 2016

Consider a request for a Revised Specific Use Permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines at 4570 Highland Street

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BEAUMONT
TEXAS

TO:	City Council
FROM:	Kyle Hayes, City Manager
PREPARED BY:	Chris Boone, CB Planning & Community Development Director
MEETING DATE:	April 26, 2016
REQUESTED ACTION:	Council consider a request for a Revised Specific Use Permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines at 4570 Highland Street.

BACKGROUND
On February 2, 2016, City Council awarded Toni J. Prados, owner of Area Impressions, a Specific Use Permit to allow a retail T-shirt and merchandise print shop at 4570 Highland Avenue, with the following conditions:

1. Parking and driveways must meet city standards.
2. Parallel space at front of building must be next to the building, allowing traffic to flow around it and curb cut on Highland must remain to allow exit of traffic.
3. Paving must extend past the handicapped access aisle and handicapped space must have proper signage.
4. An eight (8) foot privacy fence and ten (10) foot landscape buffer must be installed and maintained along the east and south property lines.
5. An automatic irrigation system must be installed, sufficient to provide complete coverage of all required landscaping.

Ms. Prados is now asking for a waiver to the perimeter landscape buffer and screening requirements for the south and east property lines. Due to the RS (Residential single family Dwelling District) zoning to the east, staff is recommending protection for the residential neighborhood with the installation of an eight (8) foot privacy fence.

At a Joint Public Hearing held April 18, 2016, the Planning Commission recommended 8:0 to approve a request for a Revised Specific Use Permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines at 4570 Highland Avenue.

FUNDING SOURCE
Not applicable.

RECOMMENDATIONS

Approval of the ordinance subject to the following conditions:

1. Parking and driveways must meet city standards.
2. Parallel space at front of building must be next to the building, allowing traffic to flow around it and curb cut on Highland must remain to allow exit of traffic.
3. Paving must extend past the handicapped access aisle and handicapped space must have proper signage.

SPECIFIC USE PERMIT APPLICATION
BEAUMONT, TEXAS

(Chapter 28, City Codes)

TO: THE PLANNING COMMISSION AND CITY COUNCIL, CITY OF BEAUMONT, TEXAS

APPLICANT'S NAME: Trea Impressions

APPLICANT'S ADDRESS: 4570 Highland AVE Bmt. TY 05

APPLICANT'S PHONE #: 409-833-4561 FAX #:

NAME OF OWNER: Toni Prados

ADDRESS OF OWNER: 1090 AVE H Bmt. TY 01

LOCATION OF PROPERTY: 4705 Highland AVE

LEGAL DESCRIPTION OF PROPERTY:

LOT NO._____ OR TRACT_____

BLOCK NO._____ PLAT_____

ADDITION_____ SURVEY_____

NUMBER OF ACRES_____ NUMBER OF ACRES_____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed for a specific use permit, and a complete legal field note description.

PROPOSED USE: Screen Printing & Embroidery ZONE:

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the top back side of this sheet.

ATTACH A REDUCED 8 ½" X 11" PHOTOCOPY OF THE SITE PLAN.

THE EIGHT CONDITIONS listed on the back side of this sheet must be met before City Council can grant a specific use permit. **PLEASE ADDRESS EACH CONDITION IN DETAIL.**

ATTACH THE APPROPRIATE APPLICATION FEE:

LESS THAN ½ ACRE.....$250.00
½ ACRE OR MORE AND LESS THAN 5 ACRES.....$450.00
5 ACRES OR MORE.....$650.00

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by City Council.

SIGNATURE OF APPLICANT: Toni Prados DATE: 3-30-2016

SIGNATURE OF OWNER:_____ (IF NOT APPLICANT) DATE:

PLEASE TYPE OR PRINT AND SUBMIT TO:

CITY OF BEAUMONT
PLANNING DIVISION
801 MAIN STREET, ROOM 201
BEAUMONT, TX 77701

FILE NUMBER:_____

DATE RECEIVED:_____

Phone - (409) 880-3764
Fax - (409) 880-3133

****

PLEASE MAKE NOTE ON REVERSE SIDE OF CONDITIONS TO BE MET REGARDING THE SITE PLAN AND LETTER OF PROPOSED USES AND ACTIVITIES.

Tami Prados
of
Area Impressions
4570 Highland AVE
Bmt. Tx 77705
going to:
4705 Highland AVE
Bmt. Tx 77705

The Zoning Ordinance has been met with all of the requirement, I already have a chain link fence around the South & east side of my building.
All requirments are in harmony with the Community

I am asking for a Waver for the screening, I already have a chain link fence around the South & east side of my building plus there's nothing behind or on the side of my building, the property is vacand. I also would like to request a waver for irregation. I ~~will~~ am going to lanscape this property.

I have budgeted for lanscaping, this is all that I have left, to complete this project at 4705 Highland Ave.

Tom Prados
Area Impression
(409) 833-4561

Area Impressions
4570 Highland Ave.
Beaumont,TX 77705
(409)833-4561
bprados@swbell.net

We do wedding invitations, balloon decorations, screen printing and embroidery along with promotional products

Toni J. Prados
Owner
Nannette Prados-Robinson
CEO

Section28.04.001 The Zoning Ordance Requirement

1. The specific use will be compatible with and not injurious to diminish or impair property value.
2. It will not impede the normal and orderly development of surronding vacant property.
3. Adaquate utilities, road access and other supporting facilities have been provided.
4. Parking space and driveway provides for safe and convient movement.
5. Adaquate nausance and other methods have been taken to prevent what the City requirements are.
6. Sufficient landscaping and screening to insure harmony with agjacent property,(vacant).
7. Directional lighting will be provided so as not to disturb or affect neighboring properties,(vacant).
8. In accordiance with the comprehensive plan.

ORDINANCE NO.

ENTITLED AN ORDINANCE ISSUING AN AMENDED SPECIFIC USE PERMIT TO WAIVE THE PERIMETER LANDSCAPE BUFFER AND SCREENING REQUIREMENTS FOR THE SOUTH AND EAST PROPERTY LINES IN AN RCR (RESIDENTIAL CONSERVATION REVITALIZATION) DISTRICT AT 4705 HIGHLAND AVENUE IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, on February 2, 2016, City Council approved Ordinance No. 16-005 issuing a specific use permit to Toni J. Prados, owner of Area Impressions, to allow a T-shirt and merchandise print shop in an RCR (Residential Conservation Revitalization) District at 4705 Highland Avenue, subject to the following conditions:

- Parking and driveways must meet city standards.
- Parallel space at front of building must be next to the building, allowing traffic to flow around it and curb cut on Highland must remain to allow exit of traffic.
- Paving must extend past the handicapped access isle and handicapped space must have proper signage.
- An eight (8) foot privacy fence and ten (10) foot landscape buffer must be installed and maintained along the east and south property lines.
- An automatic irrigation system must be installed, sufficient to provide complete coverage of all required landscaping.

; and,

WHEREAS, Toni J. Prados wishes to amend the specific use permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines in an RCR (Residential Conservation Revitalization) District at 4705 Highland Avenue, being Lot 1, Block 1, Garland Addition, Beaumont, Jefferson County, Texas,

containing 0.172 acres, more or less, as shown on Exhibit "A," attached hereto and made a part hereof for all purposes; and,

WHEREAS, the Planning and Zoning Commission of the City of Beaumont considered the request to amend the specific use permit to waive the perimeter landscape buffer and screening requirements for the south and east property lines in an RCR (Residential Conservation Revitalization) District at 4705 Highland Avenue as reflected in the site plan as shown on Exhibit "B," attached hereto and made a part hereof for all purposes; and,

WHEREAS, the City Council is of the opinion that the amendment of such specific use permit is in the best interest of the City of Beaumont and its citizens, subject to the following conditions;

- Parking and driveways must meet city standards.
- Parallel space at front of building must be next to the building, allowing traffic to flow around it and curb cut on Highland must remain to allow exit of traffic.
- Paving must extend past the handicapped access isle and handicapped space must have proper signage.

NOW, THEREFORE, BE IT ORDAINED BY THE

CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

Section 1.

That Ordinance No. 16-005 be amended by amending the specific use permit granted to Toni J. Prados, her legal representatives, successors, and assigns for that

certain tract shown on Exhibit "A," attached hereto and made a part hereof for all purposes, to waive the perimeter landscape buffer and screening requirements for the south and east property lines in an RCR (Residential Conservation Revitalization) District at 4705 Highland Avenue as reflected in the site plan attached hereto as Exhibit "B," subject to the following conditions:

- Parking and driveways must meet city standards.
- Parallel space at front of building must be next to the building, allowing traffic to flow around it and curb cut on Highland must remain to allow exit of traffic.
- Paving must extend past the handicapped access isle and handicapped space must have proper signage.

Section 2.

Notwithstanding the site plan attached hereto as Exhibit "B," the use of the property herein above described shall be in all other respects, subject to all of the applicable regulations contained in Ordinance No. 16-005 and the regulations contained in Chapter 28 of the Code of Ordinances of the City of Beaumont, Texas, as amended, as well as comply with any and all federal, state and local statutes, regulations or ordinances which may apply.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 26th day of April, 2016.

_____

- Mayor Becky Ames -

File 2259-P: Consider a request to waive the perimeter landscape buffer and screening requirements for the south and east property lines.
Applicant: Toni J. Pados / Area Impressions
Location: 4705 Highland Avenue

EXHIBIT "A"

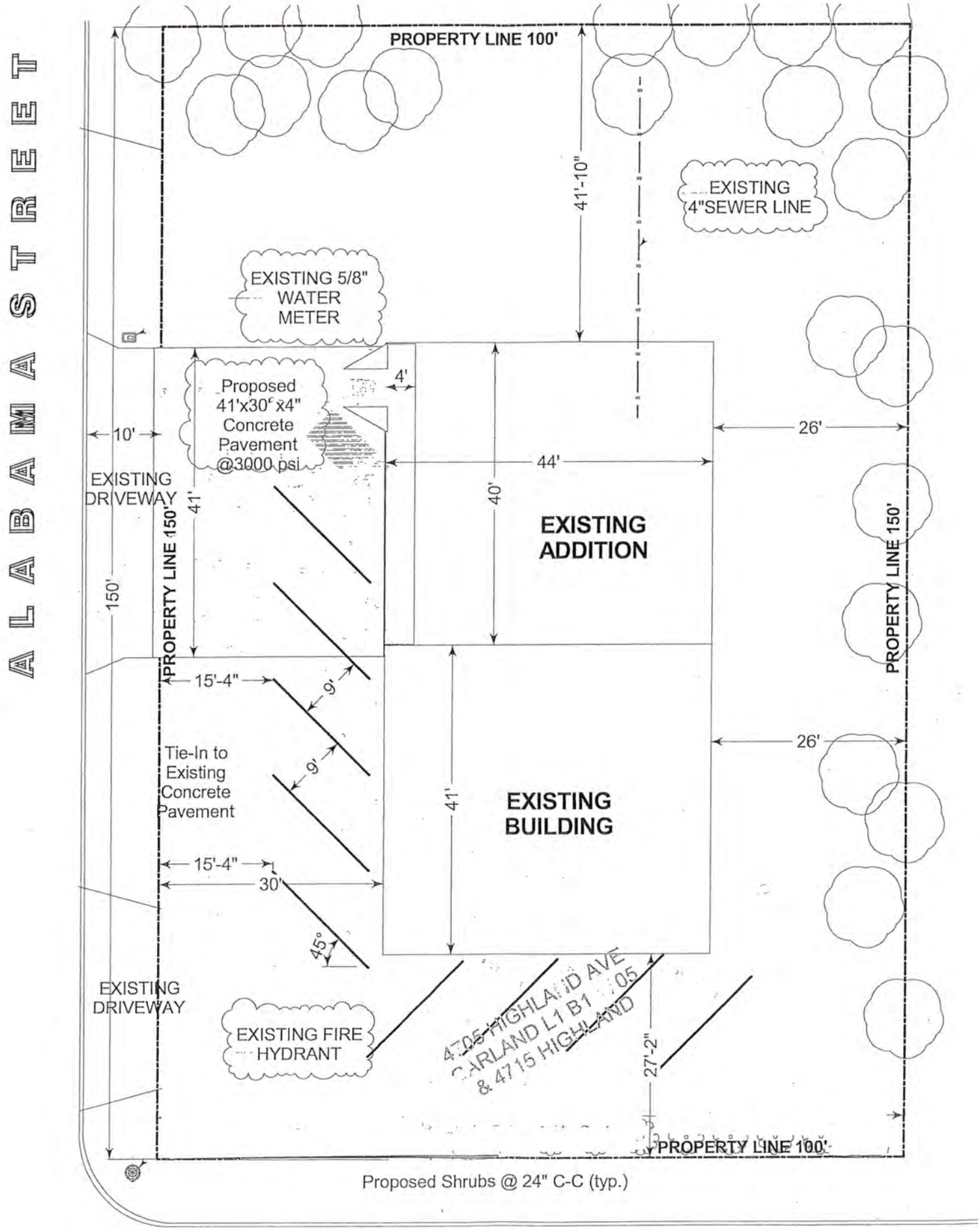
ALABAMA STREET
PROPERTY LINE 100'
41'-10"
EXISTING 4"SEWER LINE
EXISTING 5/8" WATER METER
Proposed 41'x30'x4" Concrete Pavement @3000 psi
4'
10'
26'
44'
40'
EXISTING DRIVEWAY
41'
150'
PROPERTY LINE 150'
EXISTING ADDITION
PROPERTY LINE 150'
15'-4"
9'
9'
26'
Tie-In to Existing Concrete Pavement
41'
EXISTING BUILDING
15'-4"
30'
45°
EXISTING DRIVEWAY
EXISTING FIRE HYDRANT
4705 HIGHLAND AVE
CARLAND L1 B1 05
& 4715 HIGHLAND
27'-2"
PROPERTY LINE 100'
Proposed Shrubs @ 24" C-C (typ.)
N
4705 HIGHLAND AVE

EXHIBIT "B"

BEAUMONT
TEXAS

REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS APRIL 26, 2016 1:30 P.M.

CONSENT AGENDA

* Approval of minutes – April 19, 2016