

# *City of Beasley*

## MINUTES

### SPECIAL CITY COUNCIL MEETING TUESDAY – December 11, 2018 – 6:30 P.M. BEASLEY CITY HALL 319 SOUTH 3<sup>RD</sup> ST., BEASLEY, TX 77417

**Call to Order:** Mayor Kenneth Reid called the meeting to order at 6:30 p.m.

**Roll Call:** Council Members Dale Lindemann, Jerri Lindemann, Al Becan and Douglas Harris were present. Yvonne Meyer was absent.

#### NEW BUSINESS

##### **A. Discuss and act on proposed development of old Matheaus property**

Mr. Sam Doshi of Doshi Holding LLC purchased the property consisting of ninety-three (93) lots earlier this year. His plan is to develop the infrastructure and sell lots to have houses constructed. Mr. Doshi, who was present, is asking for approval to re-plat the lots making them larger to construct houses and a community/worship center for seniors fifty-five plus and for City to fund water and sewer line expansion and road construction.

Mr. Harris listed several issues:

1. City has small tax base and cannot afford to give tax dollars for funding infrastructure to developers to sell lots for profit.
2. City has to obtain grants for repairing the water/sewer system. City is currently in the process of upgrading the sewer system through grants obtained from Fort Bend Community Development Corp. Water capacity is sufficient.
3. City is not in favor of donating alleys to developers.
4. City subdivision ordinance requires building set back lines and this is not shown on the map.

Council has no issue with re-platting the property but does have with the alley ways and assistance in funding water/sewer lines and road construction. Plans will need to be revised showing City does not fund any infrastructure, re-drawn to show alleys and not easements and re-platting changed to City's subdivision ordinance set back requirements.

**DOSHI ENGINEERING & SURVEYING COMPANY**

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December 11, 2018

Mr. Kenneth Reid, Mayor  
City of Beasley  
319 South 3<sup>rd</sup> Street  
Beasley, Texas 77417

Subject: Proposed Replat and Infrastructure plan – North side of the railroad

Respected Mayor Reid:

First of all I wanted to thank you for arranging special meeting to discuss and provide necessary approval for the proposed re-plat of part of old Matheaus property purchase by Doshi Holding LLC in the year of 2018 and proposed extension of the water and sewer lines including the construction of the following streets:

Avenue "D" – 4<sup>th</sup> street to 8<sup>th</sup> street  
6<sup>th</sup> Street – Avenue "A" to Avenue "E"  
7<sup>th</sup> Street – Avenue "A" to Avenue "E"

**REPLAT:**

Last year, Doshi Holding LLC have purchased total of 93 lots consists of following:

Block – 6, Lot 4, 7 to 12 - (40' x110' lot)  
Block – 8, Lot 6 to 9, including 20 feet alley – (2-55' x100' lot, 20' x110 feet alley,  
2-40'x110' lot)  
Block – 9, Lot 1 to 12 – (40' x 110' lot)  
Block – 10, Lot 1 to 12- (40' x 110' lot)  
Block – 21, Lot 9 to 16 - (30' x 110' lot)  
Block - 20, Lot 1 to 16 – (30' x 110' lot)  
Block – 23, Lot 1 to 16 – (30' x 110'lot)  
Block -24, Lot 1 to 8 – (30' x 110' lot)  
Block -25, Lot 1 to 5, lot 9, lot 11 to 11to 14 (30' x110' lot)

Please see map showing 93 existing lots with cross hatched line on left side of Exhibit "A".

On right side of Exhibit "A" is the proposed re-plat showing 47 lots as follows:

Block 6 – lot 4 to remain as is. East half block will have 4- 60' x 110' lots.  
Block 8 – 4-50' x 110'  
Block 9 – Elimination of alley, providing 14' utility easement and 8 - 60'x 120' lots.  
Block 21 – 4-60' x 110' lots  
Block 20 – Elimination of alley, providing 14' utility easement and 8-60' x 120' lots.

Block 23 – Make a Commercial block, will provide 14’ Utility easement as there is existing sewer line.

Block 24 – 4- 60’ x 110’ lots

Block 25 – 3-50’ x110’, 2-60’x110’ and 1-30’ x110’.

We have suggested to eliminate the Allies in block 9, 10, 20 and 23 and we will provide the 14 feet utility easements. Since we have 80 feet street right-of-way, water and sewer line can be placed in street right-of-way and dry utilities (Electric and Gas) can be placed in 14 feet utility easement.

**INFRASTRUCTURE PLAN:**

Doshi Holing LLC (DHL) has already obtained necessary boundary and topographic survey of area bounded by Ave. “A”, Ave. “E”, 5<sup>th</sup> street and 8<sup>th</sup> street and prepared preliminary plans. DHL has also obtained Soil report with 4-20 feet deep and 4-5feet deep borings. Doshi Engineering & Surveying Company (DESC) has prepared preliminary plans for the extensions of the water line and sanitary sewer lines on 6<sup>th</sup> and 7<sup>th</sup> streets which will serve all block of the new developments. It is also proposed to pave the following streets which will serve all:

Avenue “D” – 4<sup>th</sup> street to 8<sup>th</sup> street

6<sup>th</sup> Street – Avenue “A” to Avenue “E”

7<sup>th</sup> Street – Avenue “A” to Avenue “E”.

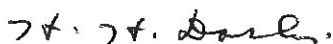
It is suggested that the city construct the 27 feet wide concrete street with 6” lime stabilization (104,070 SFT) and open drainage ditches. Existing right-of way of the street is 80 feet in width. It is suggested that the street “B”, and “C”, not to be constructed as it is not required to serve any development. Ave. “D” will be required to construct as there are number of lots facing this street. See Exhibit “B”.

**CITY ASSISTANCE:**

DHL is a small new development company and already invested fund to purchase 93 lots and developed preliminary plans including necessary survey and soil report. Request herewith made to City to partner with DHL to construct the necessary infrastructure so that the city can increase the tax revenue and attract the home builder to construct houses for 55+ home owners. Any assistance from the city will be appreciated.

Secondly, I wanted to thank Mayor Reid and the Council members for their valuable time to listen proposed re-plat and Infrastructure plan and hoping for the favorable response from City which will benefit all.

Sincerely,  
DOSHI ENGINEERING & SURVEYING COMPANY



H. H. Doshi, P.E., R.P.L.S.  
President

This has been tabled until Mr. Doshi presents new plans on re-platting and infrastructure.

**Adjournment:** Meeting adjourned at 7:15 p.m.

**ATTEST:**



  
G. B. Michulka, Recording Secretary

  
Kenneth Reid, Mayor