

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 10, 2025**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED REPLAT OF MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO.1, BEING A SUBDIVISION OF 0.5037 ACRES (21,942 SQUARE FEET) OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF MERIDIANA, SECTION 32A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528, AND BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE 6 SINGLE-FAMILY RESIDENTIAL LOTS INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS AND TO REMOVE UTILITY EASEMENT RESERVES.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS," AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Development and Zoning Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve the meeting minutes to date.

Regular Agenda

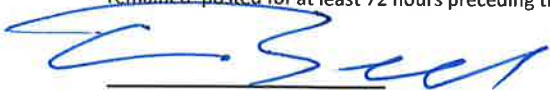
- A. Consideration and possible action to approve the Replat for Meridiana Section 32A and 32B Partial Replat No. 1;
BEING A SUBDIVISION OF 21,942 SQUARE FEET (0.5037 ACRES) OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF MERIDIANA SECTION 32A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528, AND BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762.
- B. Consideration and possible action to approve the Final Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION OF RECORD UNDER VOL. 2 PAGES 91 & 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, PUBLIC RECORDS (B.C.P.R.).
- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2025-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS," AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2025-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- E. Consideration and possible action to approve and forward with recommendation to City Council; a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for 1.54 acres located on the south side of Highway 6, to the east of Sonic Drive-in at 17518 Highway 6.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 03/07/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 2/24/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
Absent: Ryan Miller
Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner

PD&Z Applicant Present:
Mark Lowe

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard,
Delores Martin, William Richardson
No: None
Absent: Ryan Miller
Abstained: None

Regular Agenda

- A. Presentation and discussion on Future Manvel, Comprehensive Plan, and Thoroughfare Plan by Kendig Keast Collaborative.

*This item was moved to the end of the agenda.

Jennifer Mak provided the presentation. This is the first of three workshops.

- B. Consideration and possible action to approve Final Plat of Valencia Section 13;
BEING A SUBDIVISION OF 20.953 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2 PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

The City staff recommends denial of this proposed plat, with 17 items that need to be addressed.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

No: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: Ryan Miller

Abstained: None

- C. Consideration and possible action to approve the Final Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 71 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

The City staff recommends denial of this proposed plat, with 15 items that need to be addressed.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 0/6 Yes: None

No: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: Ryan Miller

Abstained: None

- D. Consideration and possible action to approve the Final Plat of Manvel Town Center Lowes Reserve;
BEING A SUBDIVISION OF 12.09 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 48, 49, 56, AND 57, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, RECORDED IN VOL. 2, PG. 81-82, B.C.P.R. AND A PARTIAL REPLAT OF RESERVE B, BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN P.N. 2022042761 B.C.P.R.

The City staff recommends approval of the Manvel Town Center Lowes Reserve- Final Plat with the following two (2) conditions:

1. The southeastern boundary line of the plat does not match the recorded plat for Manvel Town Center Section One.

Please either:

- Provide a revised plat, CPL, and any related documents to align with the recorded section, or
- Submit an approved Replat of Manvel Town Center Section One to reflect changes to Reserve B, Block 1 of the recorded plat (Section 62-41 (b) (10)).

2. Since this plat is a Final Plat and not a replat, remove the reason for replat in the tile block (Section 62-41 (b) (18)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

Abstained: None

- E. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:56 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 02/10/2025 (3/10/2025 PD&Z Meeting)

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve the Replat for Meridiana Section 32A and 32B Partial Replat No. 1 . Being a subdivision of 21,942 square feet (0.5037 acres) out of the Oliver Hall Survey, Abstract 203, in the City of Manvel, Brazoria County, Texas; being a partial replat of Lots 1-4, Block 1 of Meridiana Section 32A as recorded under Brazoria County Plat Records Document No. 2023012528, and being a partial replat of lots 1 and 2, block 1 of Meridiana Section 32B as recorded under Brazoria County Plat Records Document No. 2023013762

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Kaitlin Gile
SIGNATURE

02/10/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 32A and 32B Partial Replat No. 1
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	March 10, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- The Meridiana Master Planned Development was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.
- The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning (PD&Z) Commission on March 25, 2024.
- The subject site is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.
- This proposed partial replat aims to combine 6 single-family residential lots into 4 single-family residential lots and remove utility easements from Meridiana Sections 32A and 32B Final Plats, which were previously approved by the PD&Z Commission in 2022 and 2023.
- This proposed partial replat affects a 0.5037-acre tract designated for townhome residential lots.
- According to Meridiana PUD requirements, townhome lots must have a minimum width of 25 feet and a minimum lot area of 2,500 square feet. However, the proposed section features front-loaded townhome lots with a minimum width of 40 feet and a lot area of at least 4,900 square feet.

STAFF RECOMMENDATION

The City staff recommends approval of this proposed replat - Meridiana Section 32A and 32B Partial Replat No. 1



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plot, MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO. 1, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO. 1 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereto authorized, this 14th day of March, 2025

OWNER

GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

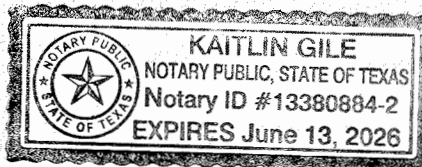
BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

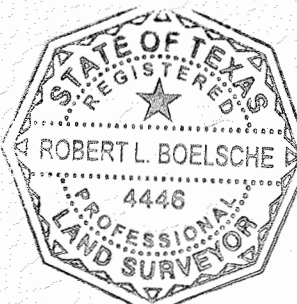
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2025

Kathlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26



I, Robert L. Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plot was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.



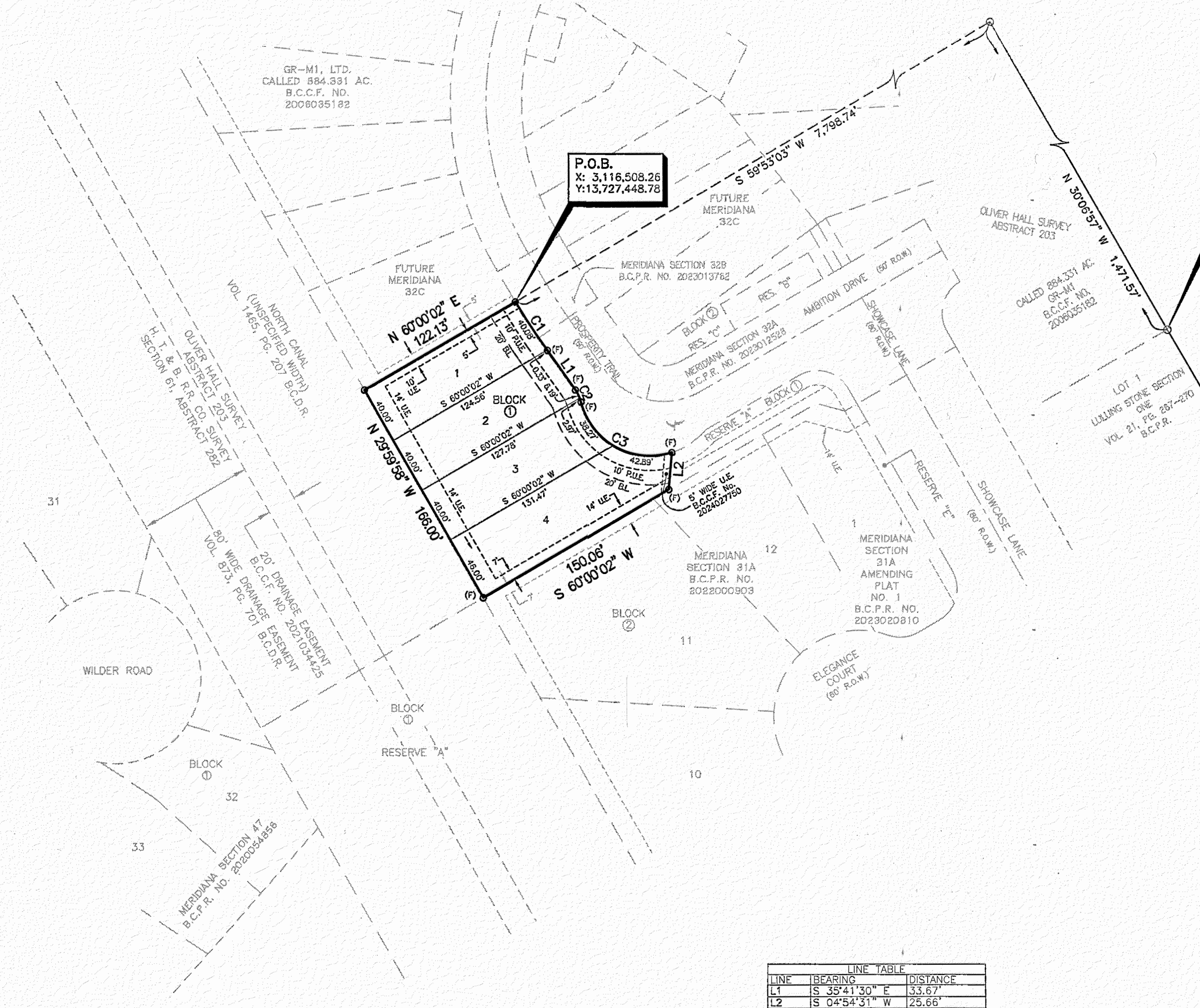
Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Marvel, Texas, has approved this plot of MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO. 1 in conformance with laws of the State of Texas and the ordinances of the City of Marvel as shown hereon and authorizes the recording of this plot this 20 day of March, 2025

Planning, Development and Zoning Commission

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The property lies within unshaded "Zone X" (areas determined to be outside the 0.2% flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- AC. indicates Acres
B.C.D.R. indicates Brazoria County Deed Records
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
E.T.J. indicates Extraterritorial Jurisdiction
FND indicates Found
I.R. indicates Iron Rod
(C) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-745-4500"
P.G. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right-Of-Way
RES. indicates Reserve
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
— indicates Street Name Change
- Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of ordinance number 2024-0-13 of the City of Marvel, Texas dated April 1, 2024 may affect this plot
- All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Marvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This partial replat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plot has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Marvel are required on all property.
- No Lots are 70 feet wide or greater.
- This plot is subject to an Agreement for Underground Electric Service granted by instrument recorded under B.C.C.F. NO. 2023053194.



LINE	BEARING	DISTANCE
1	S 35°41'30" E	33.67'
2	S 04°54'31" W	25.66'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	42°24'39"	40.41'	S 35°20'12" E	40.40'
C2	125.00'	20°59'44"	8.18'	S 25°11'38" E	8.11'
C3	150.00'	93°00'08"	81.18'	S 61°11'50" E	72.54'

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO. 1
BEING 21,942 SQUARE FOOT (0.5037 ACRE)
TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS

A 21,942 SQUARE FOOT (0.5037 ACRE) TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4, BLOCK 1 OF MERIDIANA SECTION 32A, A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2023012528 (B.C.P.R.) AND A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1 OF MERIDIANA SECTION 32B, A SUBDIVISION AS PER PLAT RECORDED UNDER B.C.P.R. 2023013762; SAID 21,942 SQUARE FOOT (0.5037 ACRE) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

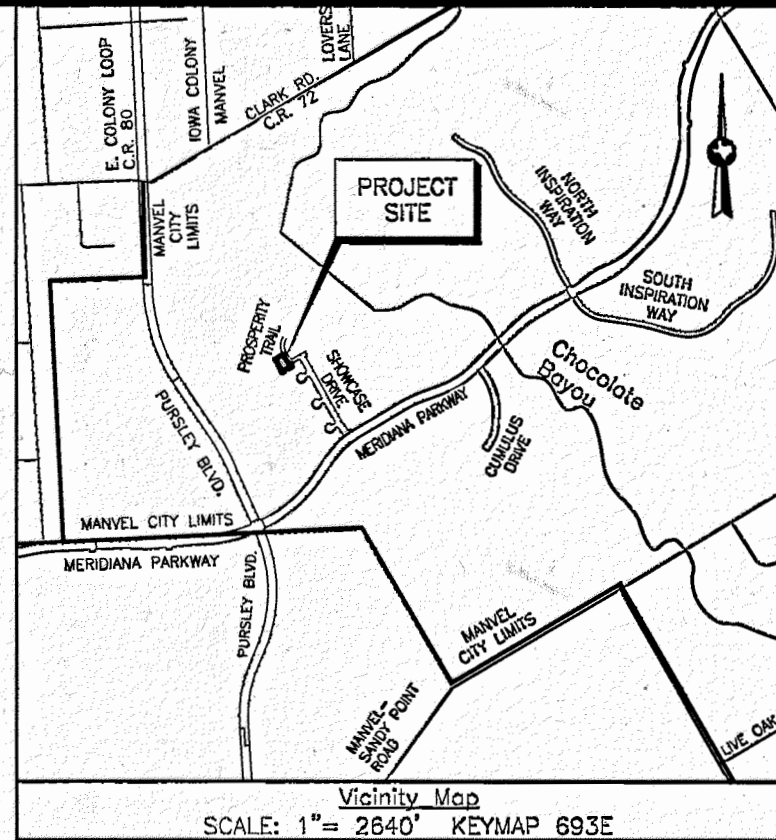
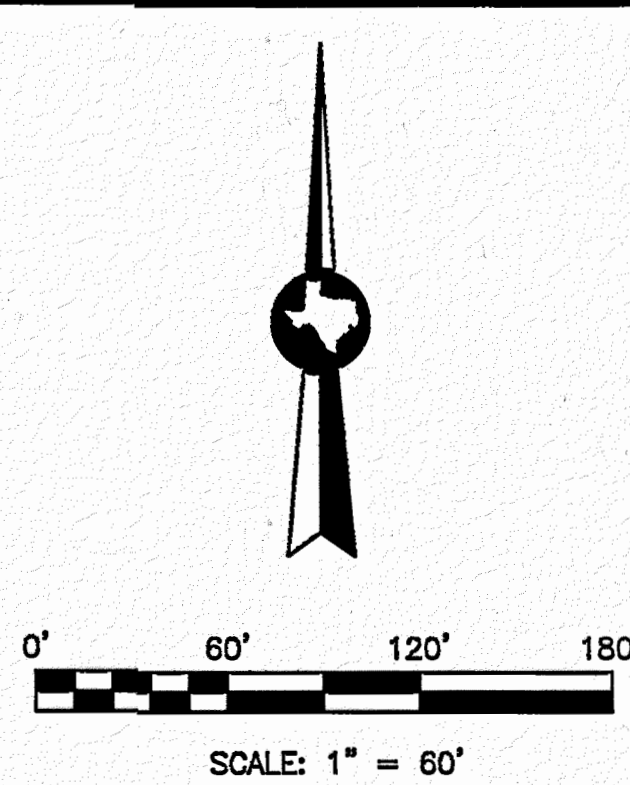
COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the tract certain 884.331 acre tract described by deed recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2006035182, some being the northeasterly corner of Lot 1 of Lullin Stone Section One, a subdivision as per plat recorded in Volume 21, Page 267-270 of the B.C.P.R.;

THENCE, North 30°08'37" West, along the easterly line of said 884.331 acre tract, for a distance of 1,471.57 feet to a point for corner;

THENCE, South 59°53'03" West, for a distance of 7,798.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the westerly right of way of Prosperity Trail (50-foot wide) of said Meridiana Section 32B and being the northeasterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the westerly right-of-way of Prosperity Trail (50-foot wide) based on said Meridiana Section 32B and said Meridiana Section 32A the following four (4) courses and distances:

- In a southeasterly direction along the arc of a curve to the left having a radius of 525.00 feet, an arc length of 40.41 feet, an angle of 04°24'36", and a chord bearing South 33°29'12" East, for a distance of 40.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;
- South 35°41'30" East, for a distance of 33.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
- In a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 8.18 feet, an angle of 20°59'44", and a chord bearing South 25°11'39" East, for a distance of 8.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for reverse curvature;
- In a southeasterly direction along the arc of a reverse curve to the left having a radius of 50.00 feet, an arc length of 81.18 feet, an angle of 93°00'09", and a chord bearing South 61°11'50" East, for a distance of 72.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northerly common corner of the aforementioned Lot 4 and Reserve "A", Block 1 of said Meridiana Section 32A;
- THENCE, South 04°54'31" West, with the common line of said Lot 4 and said Reserve "A" for a distance of 25.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the common line between said Meridiana Section 32A and Meridiana Section 31A a subdivision as per plat recorded under B.C.P.R. 2022009093;
- THENCE, South 60°00'02" West, with the said common line of Meridiana Section 32A and Meridiana Section 31A for a distance of 150.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly line of the North Canal recorded in Vol. 1455, Pg. 207, of the Brazoria County Deed Records (B.C.D.R.) marking the southwesterly common corner of said Lot 4 in Meridiana section 32A and Lot 11, Block 2 of Meridiana section 31A;
- THENCE, North 29°59'58" West, with the easterly line of said North Canal common to said Meridiana Section 32A and said Meridiana Section 32B for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 60°00'02" East, for a distance of 122.13 feet to the POINT OF BEGINNING and containing 21,942 square feet (0.5037 acres) of land



BENCHMARK:

NGS MONUMENT # E 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MARVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MARVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	48.7
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	44.7
0.2% ANNUAL CHANCE FLOOD	45.2

LOT TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	4,924	40.07'
1	2	5,060	40.10'
1	3	5,077	40.07'
1	4	5,882	50.35'
LOT WIDTH MEASURED AT THE FRONT BUILDING LINE.			

MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF
21,942 SQUARE FEET (0.5037 ACRES)
OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203,
IN THE CITY OF MARVEL, BRAZORIA COUNTY, TEXAS;
BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF
MERIDIANA SECTION 32A AS RECORDED UNDER
BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528,
AND BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF
MERIDIANA SECTION 32B AS RECORDED UNDER
BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762.

REASON FOR REPLAT:
TO COMBINE 6 SINGLE-FAMILY RESIDENTIAL LOTS INTO 4
SINGLE-FAMILY RESIDENTIAL LOTS
AND TO REMOVE UTILITY EASEMENTS.

4 LOTS 1 BLOCK

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY 28, 2025

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.

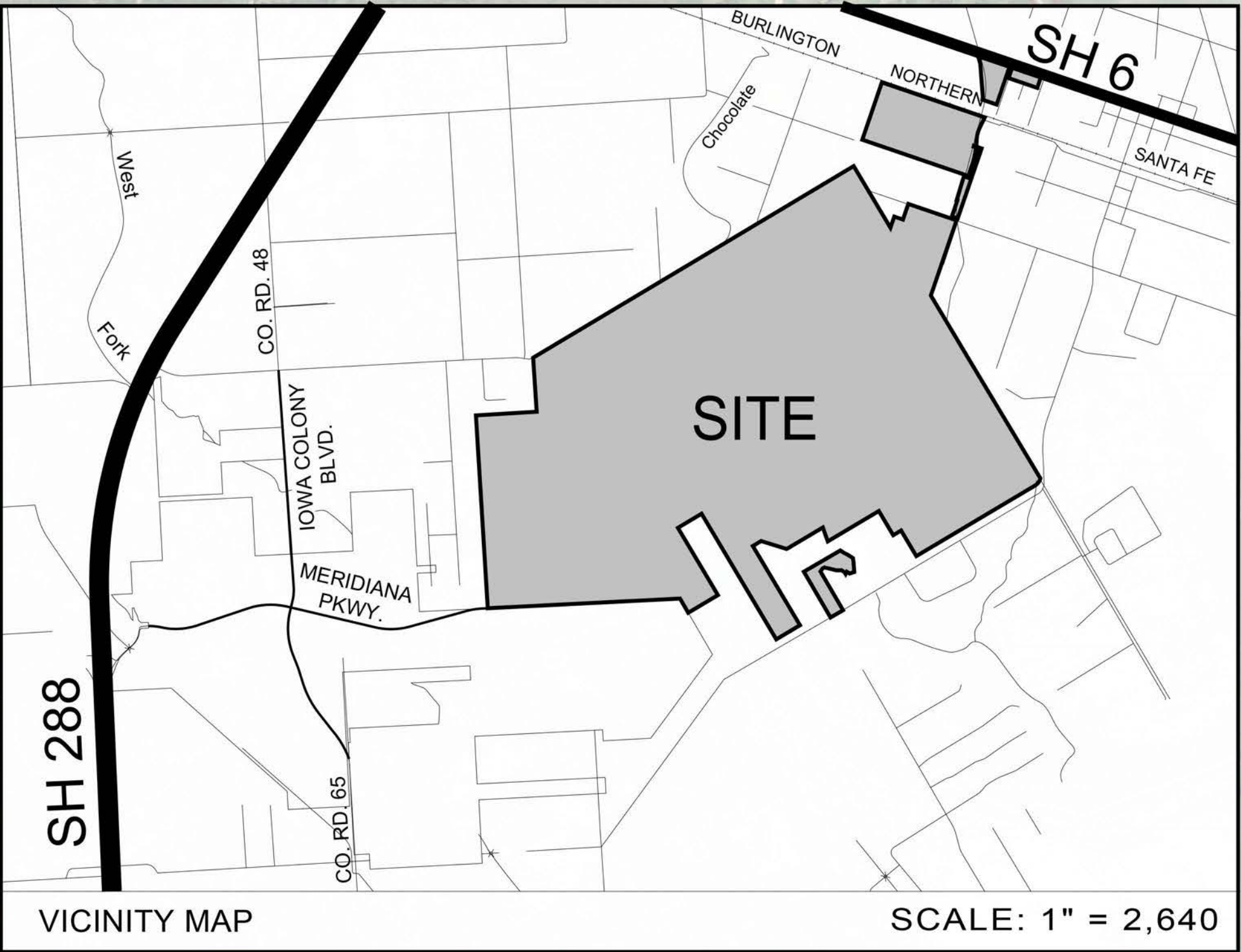
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023





City of Manvel

P. O. Box 187
20025 Hwy 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 1/27/2025

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:
Consideration and possible action to approve a final

Plat of Valencia Section 12, A subdivision of 14.982 acres of land located in the H.T. & B.R.R. company survey, section 73 ,
abstract 301, Brazoira County, Texas; Being a portion of lots 37, 38, 45, and 46 in the Allison Richey Gulf Coast Home
Company Part of Suburban Gardens Sec 73, a subdivision of record under Vol. 2 Pages 91 & 92 of the Plat Records of
Brazoria County, Texas, Public Records (B.C.P.R.)

Plats:

Preliminary _____

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell
SIGNATURE

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2024.12.11 12:43:28-0600

01/27/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Valencia Section 12- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 10, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.
- A master plan for the development was approved by City Council in August 2022.
- The City Council approved the PUD amendment including the Valencia Master Plan on April 15, 2024.
- This section is located at the northeast corner of the intersection of proposed Dogwood Ave and Pollard Blvd.
- The proposed plat subdivides a 14.98-acre tract into 59 residential lots, 2 Blocks, and 6 reserves for **landscape, open space, drainage, utility, and pipeline easement**.
- This proposed section includes traditional single-family residential lots with a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet.
- The proposed plat generally conforms to the preliminary plat approved on February 12, 2024. The 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance to allow additional time to get construction plans approved on February 10, 2025 (preliminary plat Expiration Date: August 12, 2025).

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Valencia Section 12- Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Provide signatures of the Registered Professional Land Surveyor, **property owner, and associated notary** on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4) & (b)(6)).
2. Provide revised CPL to include the metes and bounds description. Also, revise note 2 to reference accurate date based on the provided CPL (Section 62-41 (b)(5) & (b)(21)).
3. Please add the recordation information for Valencia Sections 4 and 8. Also, confirm the naming of Rio Star St. In the recorded Sec 5 Plat, it is shown as Rio Start St. Additionally, please clarify if there are any adjustments needed to be made (Section 62-41 (b) (11)).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

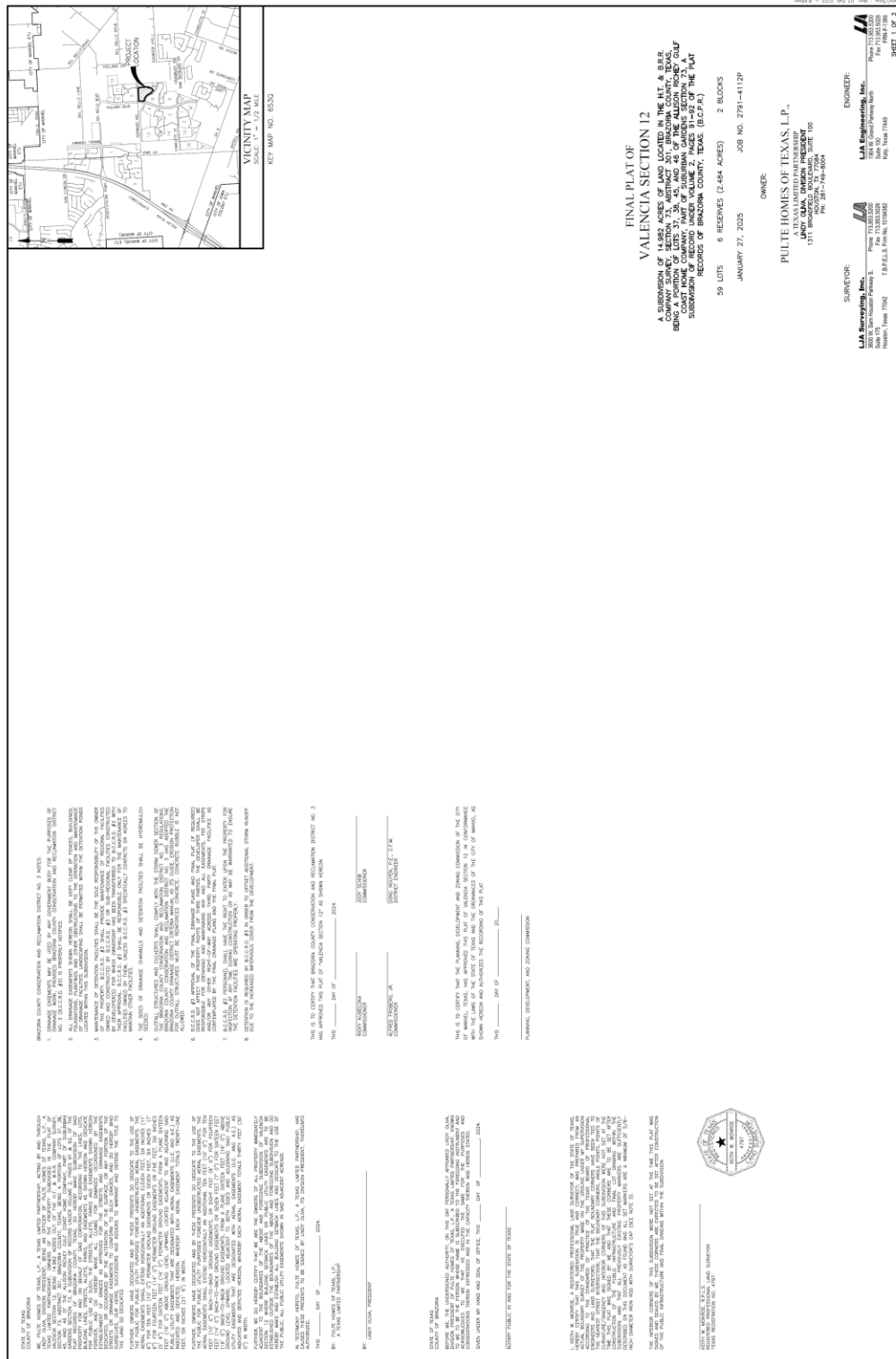
4. Review and revise for accuracy:
 - a. Show all easements indicated on the City Planning Letter (CPL). If the referenced easements are not part of the subdivision, revise the CPL accordingly.
 - b. Block 2 Lot 16 does not meet the minimum lot area requirement. The PUD requires a 60-foot lot width with a minimum lot area of 7,200 sq. ft.
 - c. Please add the Storm Sewer Easements from the approved civil plans located within Reserve D adjacent to Dogwood Ave. Please see mark ups for reference.
 - d. Please show the boundary of the WLE/STM SE in Lot 28 of Block 2 for clarity.
 - e. In the approved civil plans, the WLE within Lot 12 of Block 2 was shown to be 15'. Please revise.
 - f. In the approved civil plans, the 10' WLE at the intersection of Dogwood and Key Lime Ln was shown to stop at the boundary of the 15' STM SE. Please see mark ups for reference. Please revise for consistency.
 - g. Please show the M2E3 Pipeline Easement in the CPL (Section 62-41 (b) (13)).
5. Provide an original Tax Certificate (Section 62-41 (b) (17)).
6. Please provide a MUD Tax Certificate and:
 - a. Indicate the applicable MUD boundary lines.
 - b. Add a maintenance responsibility column to the Reserve Table.
 - c. Add Utilities to the Type Column of Reserve D in the Reserve Table.
 - d. Update the signature blocks to read 2025 for the date.
 - e. Add PD&Z to the legend.
 - f. Update Note 10 in the General Notes to read as "Natural Grade" instead of "Finished Grade" towards the end of the note.
 - g. Remove Note 21, as it is not applicable to the proposed plat.
 - h. Update Note 22 (Section 62-41 (b) (18)).
7. Since the City does not require the signature for approval of the drainage district on the face of the plat, either remove it or provide signature. Additionally, please provide an updated letter of no objection from B.C.C.R.D #3 (Section 62-41 (b) (19)).
8. Provide Letter of No Objection from CenterPoint Energy and all other applicable utility companies addressing this item (Section 62-41 (b) (20)).
9. Please revise Note 15 to remove "or lot" (Section 62-41 (b) (22)).
10. Remove Note 18 and include plat notes regarding the proximity of structures to pipelines, as required by Section 62-116. Additionally, review the plat for compliance with these requirements and revise the 30-foot pipeline setback accordingly.



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit

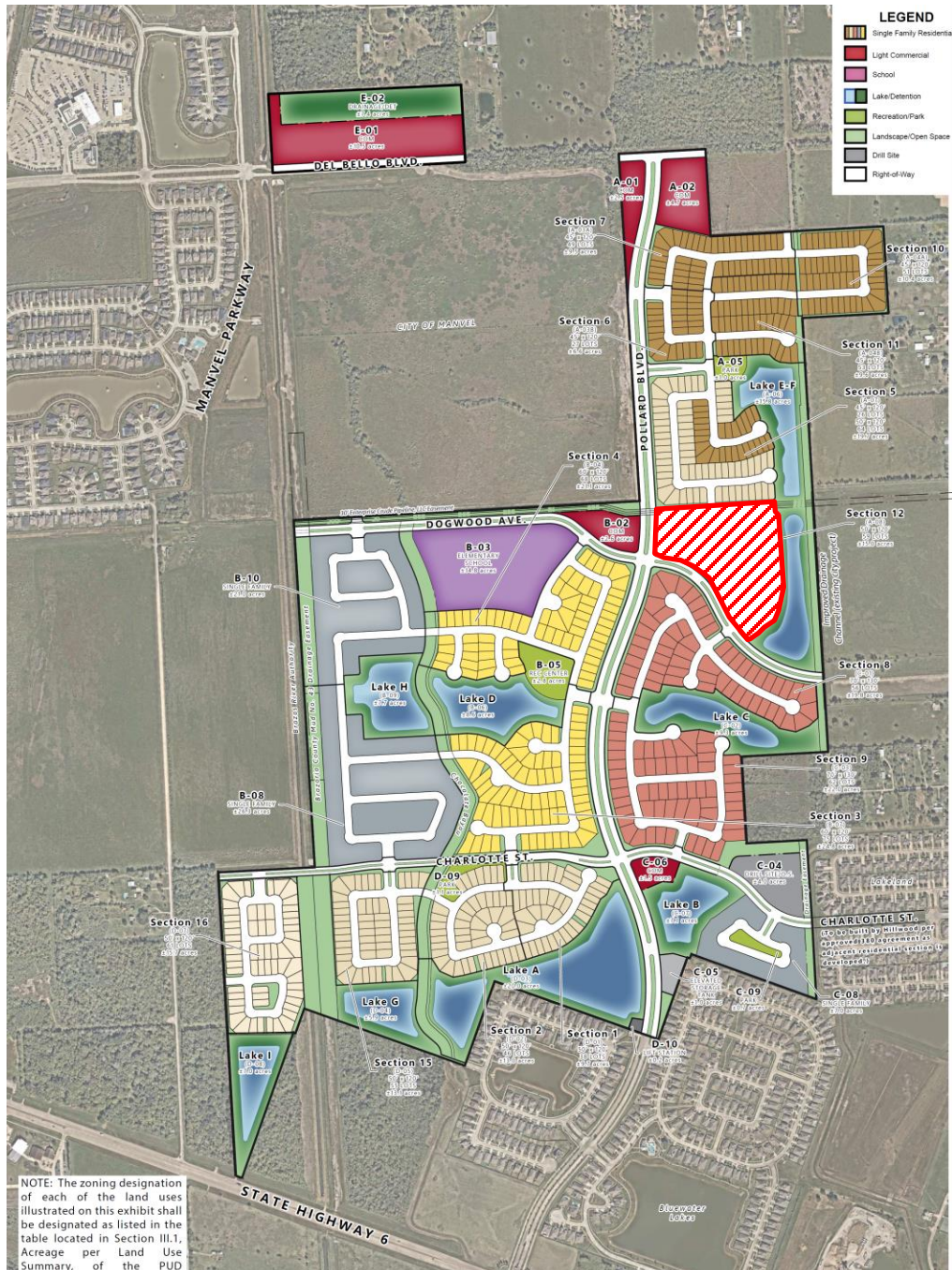




DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Valencia Master Plan (dated April 15, 2024)



Prepared for
HILLWOOD RESIDENTIAL
A subsidiary of Hillwood Residential, Inc.
10000 Hillwood Drive, Suite 100
Houston, Texas 77055
www.hillwoodresidential.com

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024

PLANNING & LANDSCAPE ARCHITECTURE
RELATIONSHIPS | PROCESS | DESIGN

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 12, BEING 14.982 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 37, 38, 45, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, 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 AS SUCH, 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA SECTION 12 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
LINDY OLIVA, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP (SEE NOTE 5).

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME, THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
6. B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
7. B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
8. DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 12" AS SHOWN HEREON

THIS _____ DAY OF _____, 2024.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

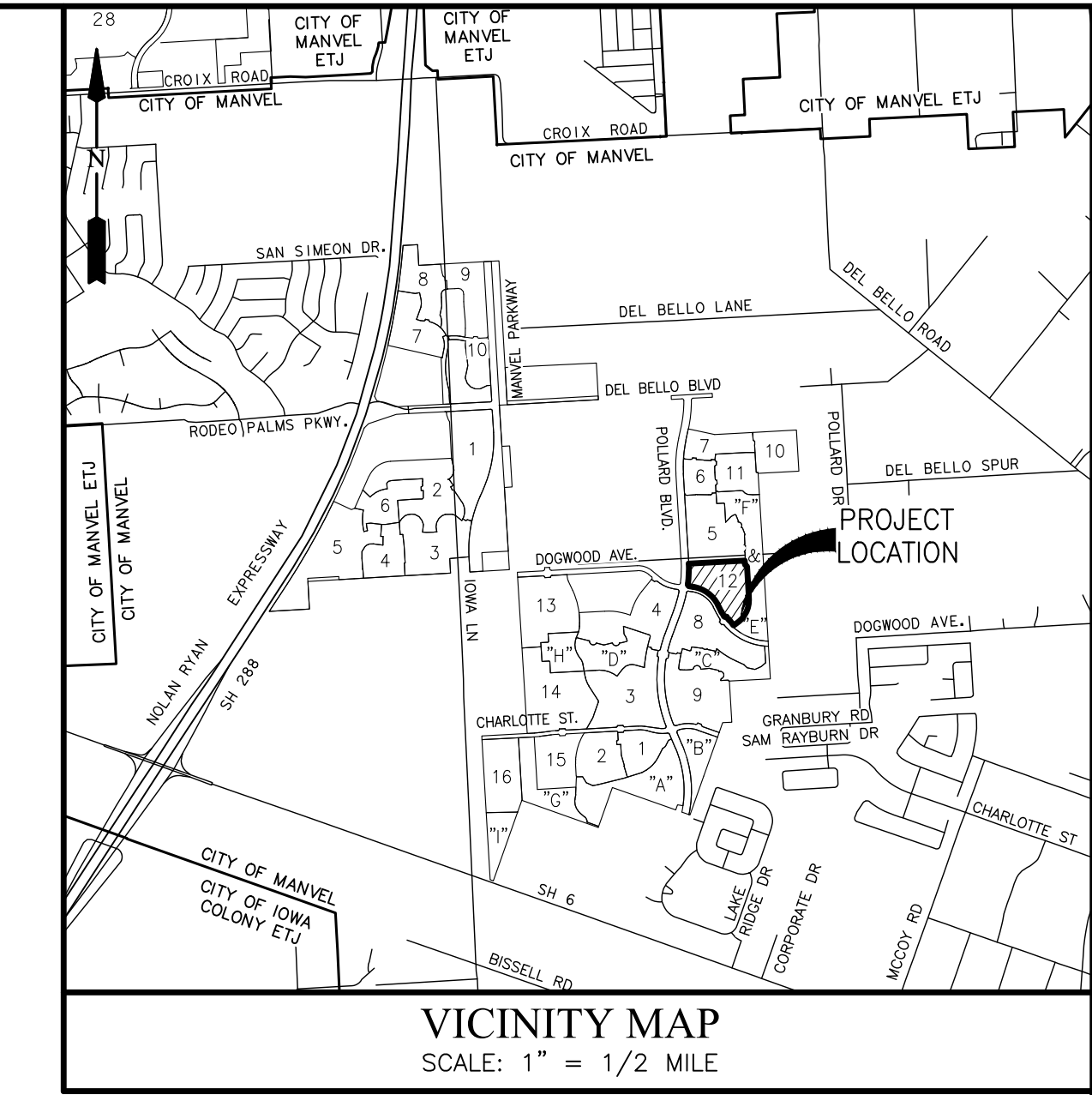
ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 12 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653Q

FINAL PLAT OF VALENCIA SECTION 12

A SUBDIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 37, 38, 45, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

59 LOTS 6 RESERVES (2.484 ACRES) 2 BLOCKS

JANUARY 27, 2025 JOB NO. 2791-4112P

OWNER:

PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TX 77084
PH: 281-749-8004

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



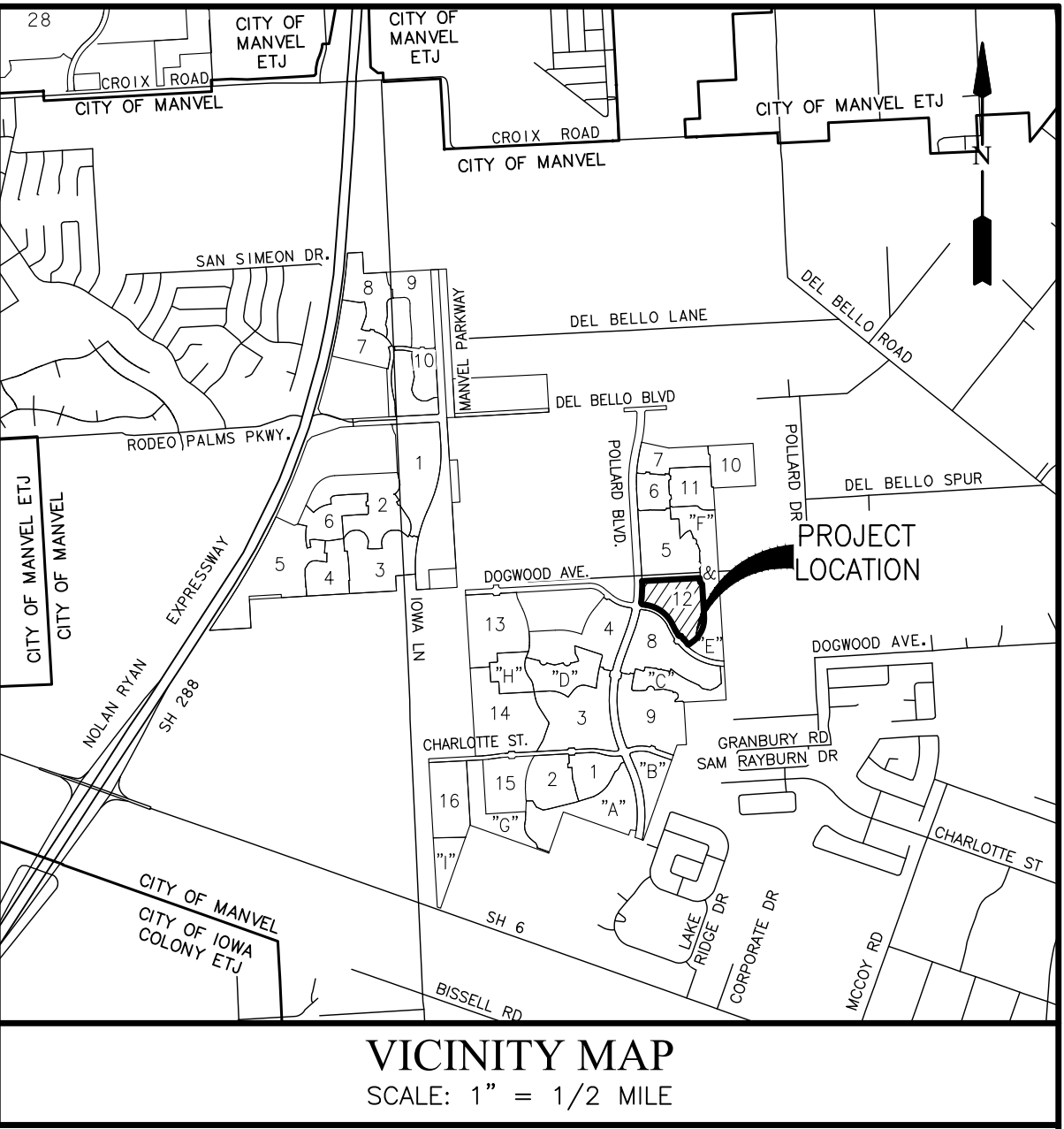
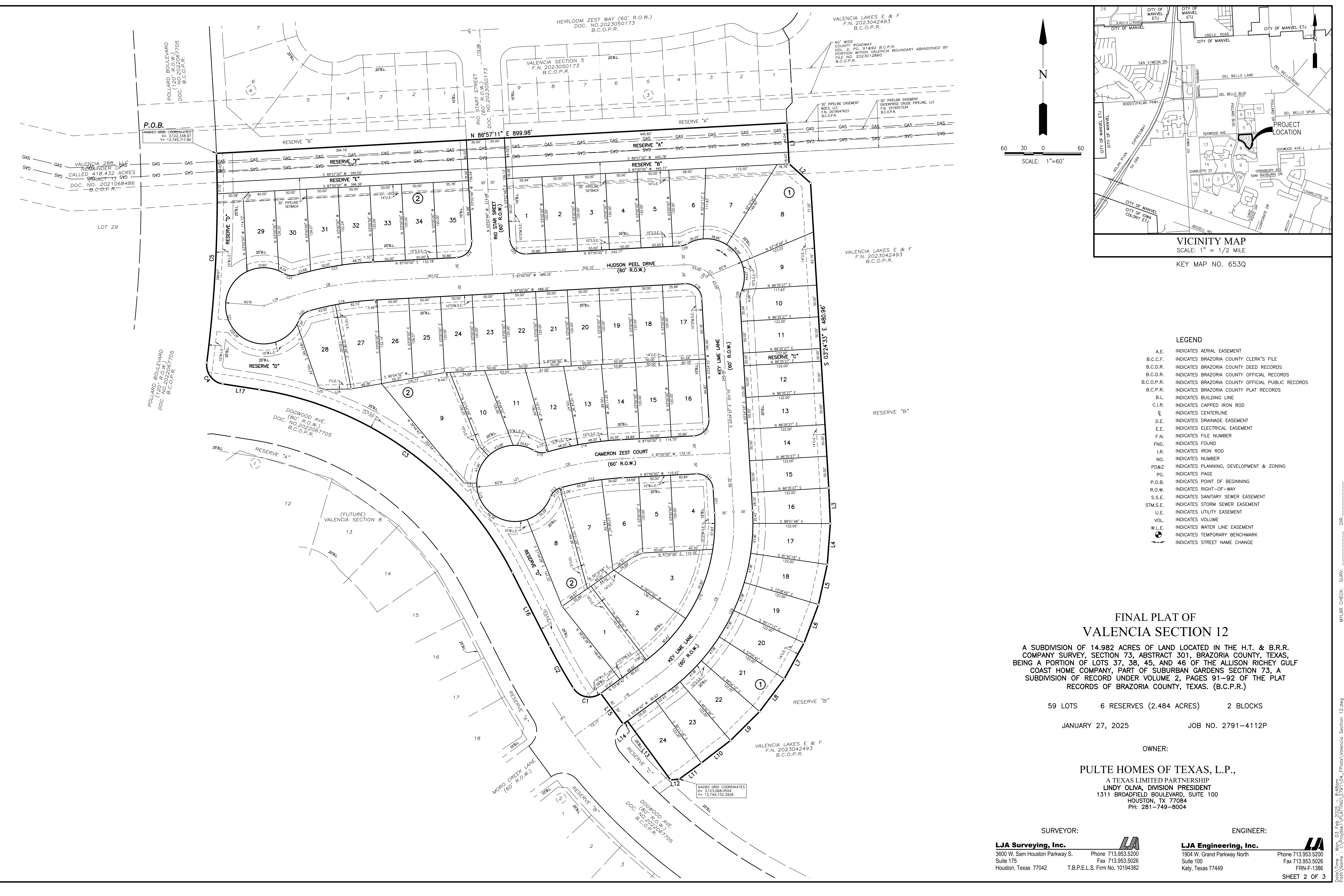
ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



SHEET 1 OF 3

Path Name : N:\Prod\skt\PLATTING\2791\04_FPlots\Valencia Section 12.dwg
User : skt
Date : 03 Feb 2025
Time : 8:46AM
MYLAR CHECK: SURV _____ DIR _____



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C.I.R. INDICATES CAPPED IRON ROD
 - C. INDICATES CENTERLINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES TEMPORARY BENCHMARK
 - INDICATES STREET NAME CHANGE

**FINAL PLAT OF
VALENCIA SECTION 12**

A SUBDIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 37, 38, 45, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

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ENGINEER:
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1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

1. THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
2. THIS PLAN WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0443, DATED JULY 16, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTH INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA" SHALL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND CENTRAL AVE. THE POINT IS LOCATED ±336" SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
- ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
7. TBM: INDICATES TEMPORARY BENCHMARK – A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
- ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
8. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NOS. 48039C0110K AND 48039C0130K, BOTH WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA" DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY TO NOT WARRANT OR TO START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY FOR OBTAINING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SUB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND THE INCORPORATED LIMITS OF CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAN WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
19. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
20. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
21. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF OR OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL BE REVERTED TO THE PUBLIC AS A BUFFER FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BEVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
22. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
23. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE PROPERTY LINE OF A CORNER PARCEL ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.

BEING 14.982 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 37, 38, 45, AND 46 OF THE ALISON RICHIE GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), AND ALL OF THAT CERTAIN CALLED 14.982 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P., BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013248, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.P.R.), SAID 14.982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "1A SURVEY" FOUND FOR THE SOUTHEAST CORNER OF VALENCIA SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023050173, B.C.O.P.R., SAME BEING THE SOUTHEAST CORNER OF RESERVE "A" OF SAID VALENCIA SECTION 5, AND ON THE WESTERLY LINE OF RESERVE "B" OF VALENCIA LAKES E AND F, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2023042493, B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF SAID 14.982 ACRE TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID RESERVE "B", AND THE EASTERLY LINE OF SAID 14.982 ACRES, THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 03° 00' 00" EAST, DEPARTING SAID SOUTHERLY LINE, 64.47 FEET TO A
5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

2.SOUTH 48° 11' 45" EAST, 45.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

3.SOUTH 03° 24' 33" EAST, 480.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED
"LJA SURVEY" SET FOR CORNER;

4.SOUTH 02° 31' 41" EAST, 56.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED
"LJA SURVEY" SET FOR CORNER;

5. SOUTH 04° 13' 58" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

6. SOUTH 12° 25' 29" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

7. SOUTH 20° 37' 01" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

8. SOUTH 28° 48' 33" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

9.SOUTH 37° 00' 04" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

10. SOUTH 45° 11' 36" WEST, 64.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

11. SOUTH 52° 25' 25" WEST, 58.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

12. SOUTH 53° 48' 42" WEST, 43.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE MOST EASTERLY CORNER OF RESERVE "C" OF SAID

TRACT;

THENCE, ALONG SAID RESERVE "C", AND SAID 14.982 ACRES, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 84° 04' 05" WEST, 13.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

2. NORTH 36° 11' 18" WEST, 115.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED
"LJA SURVEY" SET FOR CORNER;

3.SOUTH 53° 48' 42" WEST, 8.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON A NORTHEASTERLY RIGHT-OF-WAY LINE OF DOGWOOD AVE (WIDTH VARIES AT THIS POINT) AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022067705, B.C.O.P.R.;

THENCE, NORTH 36° 11' 18" WEST, ALONG A SOUTHWESTERLY LINE OF SAID 14.982 ACRES AND THE NORTHEASTERLY LINE OF SAID DOGWOOD AVENUE, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING WITH SAID SOUTHWESTERLY LINE AND DOGWOOD AVENUE, 49.29 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94° 08' 44", AND A CHORD WHICH BEARS NORTH 79° 06' 56" WEST, 43.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOGWOOD AVENUE (80 FEET WIDE), AS SHOWN ON SAID POLLARD BOULEVARD, CHARLOTTE STREET AND DOGWOOD AVENUE STREET DEDICATION THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID 14.982 ACRES AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DOGWOOD AVENUE, THE FOLLOWING FOUR (4) COURSES;

1.75.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 05° 03' 20", AND A CHORD WHICH BEARS NORTH 29° 30' 54" WEST, 75.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

2. NORTH 26° 59' 14" WEST, 129.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

3.510.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 54° 11' 24", AND A CHORD WHICH BEARS NORTH 54° 04' 56" WEST, 491.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY SET FOR CORNER;

4. NORTH 81° 10' 38" WEST, 58.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE SOUTHWEST CORNER OF SAID 14.982 ACRE TRACT;

THENCE, 46.29 FEET WITH A WESTERLY LINE OF SAID 14.982 ACRE TRACT, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88° 24' 48", AND A CHORD WHICH BEARS NORTH 36° 58' 14" WEST, 41.83 FEET TO A 5/8"-INCH IRON ROD WITH CAP STamped "LJA SURVEY '36" FOR CORNER, THE BEGINNING OF A REVERSE CURVE, SAME BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (120 FEET WIDE), AS SHOWN ON SAID POLLARD BOULEVARD, CHARLOTTE STREET AND DOGWOOD AVENUE STREET DEDICATION;

THENCE, WITH SAID ADJASTER'S RIGHT-OF-WAY LINE, AND THE WESTERLY LINE OF SAID 14.982 ACRE TRACT, 330.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 09° 11' 27", AND A CHORD WHICH BEARS NORTH 02° 38' 26" EAST, 330.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" FOUND FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED VALENCIA SECTION 5, SAME BEING THE SOUTHWEST CORNER OF RESERVE "B" OF SAID VALENCIA SECTION 5, AND THE NORTHWEST CORNER OF SAID 14.982 ACRE TRACT ;

THENCE, NORTH 86° 57' 11" EAST, ALONG THE NORTH LINE OF SAID 14.982 ACRE TRACT AND THE SOUTH LINE OF SAID VALENCIA SECTION 5, 899.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.982 ACRES OF LAND.

FINAL PLAT OF
VALENCIA SECTION 12

DIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, PORTION OF LOTS 37, 38, 45, AND 46 OF THE ALLISON RICHEY GULF SHORE HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A DIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

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SURVEYOR:

ENGINEER:

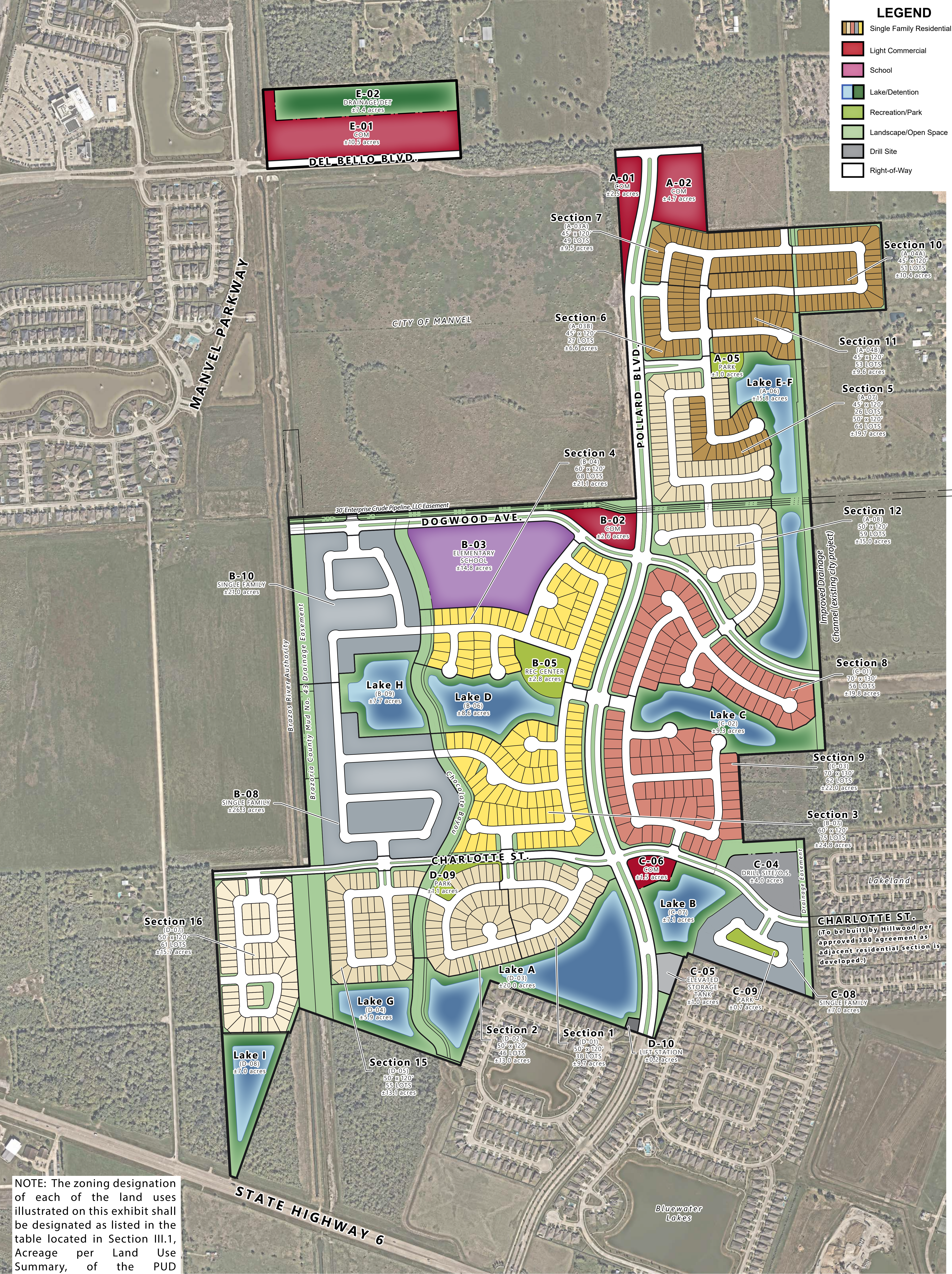
LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5020
Katy, Texas 77449 FRN-F-1386

SHEET 3 OF 3



Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: March 10, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate 1.954-acre tract located at 20703 Morris Avenue, from Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations" to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of an existing lease space for NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient."

BACKGROUND:

- The proposed SUP is considered for a lease space within an existing retail center located on an approximate 1.954-acre tract at 20703 Morris Avenue.
- The proposed use is a new chiropractic center offering chiropractic services and interventional pain management, managed by Dr. Vincent Jeter, DC, who has operated a clinic in Alvin since 1998. Samarth Med-Surge Consultancy Services has provided clinic management services since 2017, and Dr. Omar D. Vidal, MD PLLC, an interventional pain specialist, has been practicing since 1999. According to the applicant, the proposed clinic is not a medication management clinic but aims to provide comprehensive pain therapy for Manvel residents.
- The subject site was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications are proposed to create designated treatment and diagnostic spaces. The provided plan shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-06

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Assistant Planner	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
--	--





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION
Specific Use Permit

Agenda of:	March 10, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH6-SUP (Church) to LC/SH6-SUP (Clinic)	Presented By:	Ellie Roohbakhsh, Assistant Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Devesh Kothare with Samarth Med-Surge Consultancy Services, representing the property owner Manvel Development CO, is requesting a zoning classification change for an approximate 1.954-acre located at 20703 Morris Avenue, Manvel, Texas 77578. The current zoning is Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations." The request is to modify the zoning to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit LC/SH6-SUP to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient" within an existing commercial lease space. The applicant is proposing a new Chiropractic Center offering chiropractic services and interventional pain management. The applicant has emphasized that the proposed clinic will not be a medication management clinic.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Proposed Floor Plan, Application, Letter of Authorization, Letter of Request, Recorded Plat, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) South: Heavy Commercial District (HC)/State Highway 6 Overlay District (LC/SH6) East: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Mini warehouses and self-storage units South: Undeveloped land/ Dollar General East: Biker Church West: Undeveloped land



AERIAL VICINITY MAP



20703 Morris Ave (PID:224008)



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability or any other responsibility with its use.

 PID224008
 Parcels

 City of Manvel ETJ
 City of Manvel City Limits

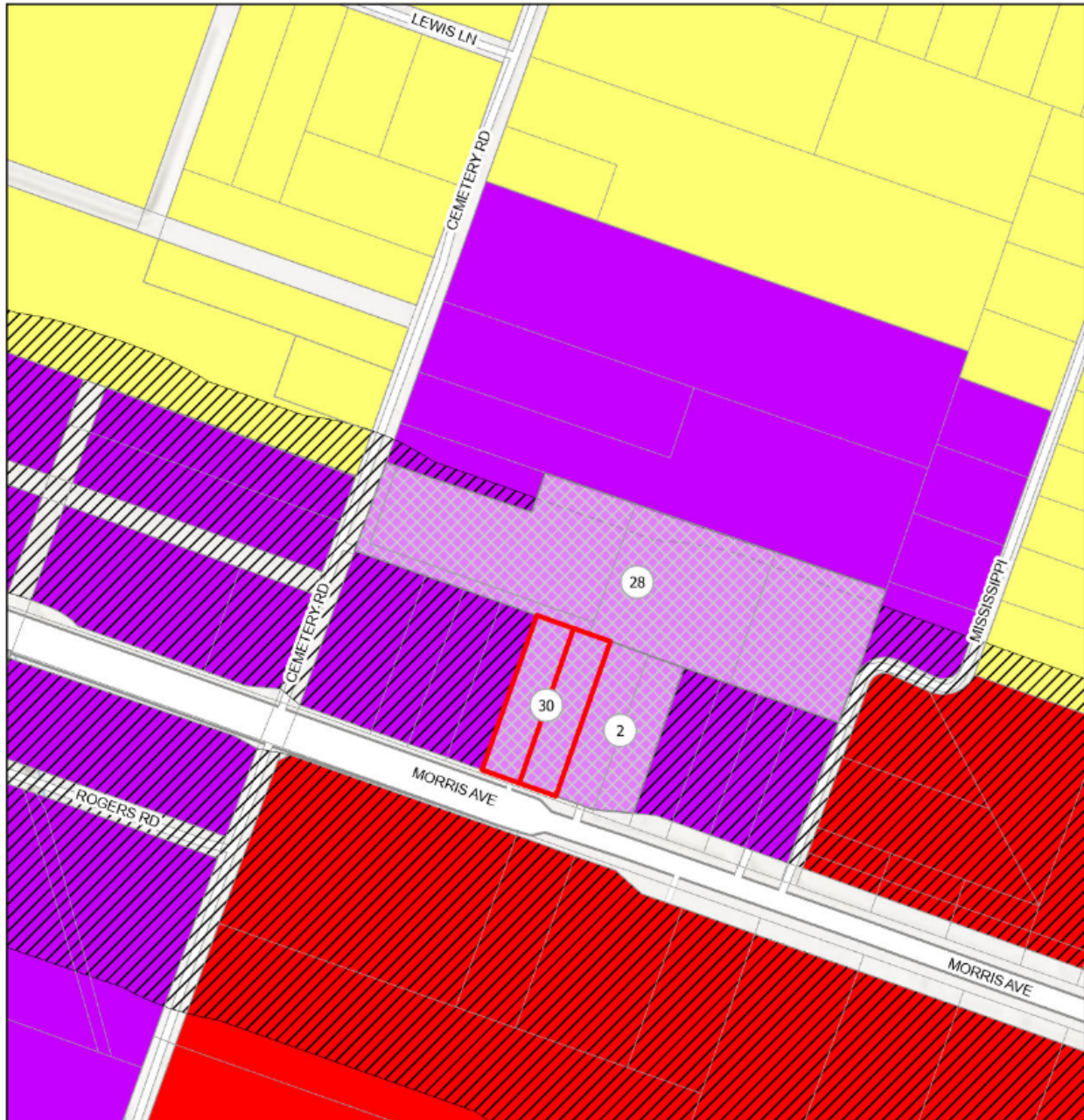


Date: February 2025
Reliance: 2025000
Data Source: City of Manvel,
Brazoria County Open Data

0 167.5 375 750 1,125 1,500 US Feet



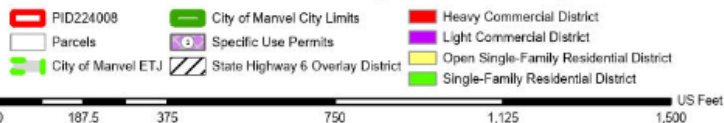
ZONING VICINITY MAP



20703 Morris Ave (PID:224008)



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in connection with the use.



Date: February 2025
Reference: 2020033
Data Source: City of Manvel,
Brazoria County Open Data

SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI NAICS USE 813110 RELIGIOUS	2019-O-22	6/17/2019	LC/SH6
30	20703 MORRIS AVE	ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20703 Morris Avenue/Highway 6 (PID: 224008) into a chiropractic and pain therapy center. The retail center at the subject site includes parking and the lease space in question was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications will be required to create designated spaces for treatment and diagnostics.

The proposed floor layout shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area. According to the applicant these modifications are intended to enhance the functionality of the space while ensuring a well-equipped, patient-centered environment for high-quality healthcare services. The interior build out of the lease space must meet all adopted code requirements and shall be reviewed and permitted separately.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.



SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. *Conformance to Comprehensive Plan:*
The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. *Compatibility with the character of the neighborhood:* The proposed clinic will occupy an existing retail lease space and will not result in any new development. Also, the proposed use is compatible with the general area considering Highway 6 being a commercial corridor.
3. *The suitability of the property for the uses permitted by right:* The property is currently zoned LC/SH6-SUP for "Religious Organizations" and abuts LC/SH6-zoned properties on two sides. The existing strip shopping center currently includes three suites and is appropriate for retail uses permitted by right as well as the proposed chiropractic center.
4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. *Traffic and Parking issues:* The proposed use will be located within an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. *Harm to the value of nearby properties:* The surrounding properties are zoned LC and HC or consist of vacant land. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC and HC zoning in the area supports the appropriateness of the use.
7. *Impedance to orderly development surrounding vacant property:* Surrounding properties are zoned LC and HC, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. *Utility Provisions:* The proposed use will not have any additional impact on utility services.
9. *Safe site development and layout:* The proposed clinic will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. *Lighting:* No changes to existing lighting are proposed.
11. *Landscaping and screening:* No changes to existing landscaping and screening are proposed.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare:* The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.



STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient." with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION



DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION Manvel Chiropractic Center and Interventional Pain Mgt.

Project Name: _____
Project Location/Address: 20703 Hwy 6 (Morris Ave)
Legal Description: Lots 7 & 8 of Landmark Park, 1.954 acres, Town of Manvel
Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621310
621498
Parcel/Tax ID# (s): 224008 Total Acreage: 1.954

APPLICANT INFORMATION

Applicant Name: Devash Kothare
Company Name: Samarth Med-Surg Consultancy Services
Address: 4545 Bissonnet St #112 City: Bellaire State: TX Zip: 77401
Phone #: 281-239-4559 Email: samarthmscs@gmail.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

[Signature] 1/20/25
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Development Co
Address: Po Box 155 City: Manvel State: TX Zip: 77578
Phone #: 281 489 9444 Email: Manvel Realty 1@GMAIL.com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature] 1-22-25
Owner's Signature (REQUIRED) Date



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



DEVELOPMENT SERVICES

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

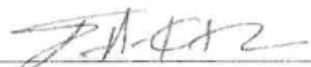
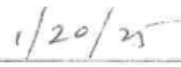
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	✓
Two (2) Applicant Letters of Request	✓
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

 
Applicant Signature Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel Development Co., Inc.

Owner Name

20351 Hwy. 6--P.O. Box 155

Owner Address Manvel, Tx 77578

Manvel, Tx 77578

Owner City, State Zip

Jan. 22, 2025

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

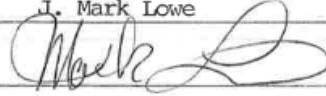
Dear City of Manvel Permits and Inspections,

I, J. Mark Lowe, President, certify that I am the owner of the project property located at 20703 Hwy. 6--Morris Ave. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint _____ with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 281-489-9444 if you have any questions.

Sincerely,

Owner Name J. Mark Lowe

Owner Signature 



REQUEST LETTER

SAMARTH MED-SURG CONSULTANCY SERVICES

4545 BISSONNET ST #112
BELLAIRE, TEXAS • 77401
TEL#281-239-4559
FAX#346-571-3747

01/27/2025

To
Manvel Development Services
20025 HWY 6
Manvel, TX 77578

Re: Application for a buildout for a clinic space in a pre-existing shell space located at 20703 20704 Morris Ave (HWY6) Manvel TX 77578

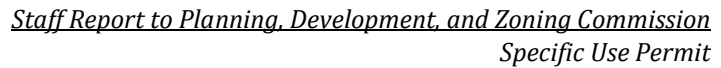
Respected Sir,
Samarth Med-Surg Consultancy Services provides management services to clinics, Ambulatory surgery centers and Hospitals since 2017. Omar D Vidal, MD PLLC is interventional pain practice of Dr Omar Vidal, MD who has been seeing patients since 1999 in and around Houston, TX. (This is not a med a management clinic) Manvel Chiropractic which is one of the branches of Alvin Chiropractic is managed by Dr Vincent Jeter, DC since 1998. Manvel clinic is envisioned to provide quality care for Manvel residents that encompasses chiropractic and interventional pain management.

We look forward to serving the community.

With regards

Devesh Kothare
Practice Manager

"Always pray to have eyes that see the best in people, a heart that forgives the worst, mind that forgets the bad, and a soul that never loses faith in god"





Public Hearing Notice to run on Sunday 02/23/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 17, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) (PREVIOUSLY DESIGNATED AS HOUSE OF REFUGE APOSTOLIC CHURCH) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR “RELIGIOUS ORGANIZATIONS” TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” AND NAICS USE 621498 “PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT” PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



The proposed Offices of Chiropractors and Pain Therapy Centers and Clinics, Outpatient use space located in the commercial building.



Luxury Palapas business located in the same commercial building.



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



The Biker Church abuts to the east.



Looking south across SH6 from the site at vacant/undeveloped property.

ORDINANCE NO. 2025-O-06

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR “RELIGIOUS ORGANIZATIONS” TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” AND NAICS USE 621498 “PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Applicant Devesh Kothare with Samarth Med-Surge Consultancy Services, representing the owner (the “Owner”) of a certain 1.954-acre tract of land generally located at 20703 Morris Avenue, Manvel, Texas, being a subdivision of 23.66 Acres of land, being part of outlots 118 and 119 of the Dr. A.A Luther Subdivision of the town of Manvel, Brazoria County, Texas. Plat Rec Vol. 1, Pg 71&72 P.R., and being the same land described in a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.954-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6) with SUP for “Religious Organizations”; and

WHEREAS, the “Religious Organizations” use has been discontinued for more than six (6) months; and

WHEREAS, the applicant, Samarth Med-Surge Consultancy Services, has

filed an application to change the zoning classification of the 1.954-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 621310 “Offices of Chiropractors” and NAICS use 621498 “Pain Therapy Centers and Clinics, Outpatient,” specifically within the lease space with floor plan depicted on Exhibit “B”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 1.954-acre tract of land located generally located at 20703 Morris Avenue, Manvel, Texas, being a subdivision of 23.66 Acres of land, being part of outlots 118 and 119 of the Dr. A.A Luther Subdivision of the town of Manvel, Brazoria County, Texas. Plat Rec Vol. 1, Pg 71&72 P.R., and being the same land described in a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) with a Specific Use Permit for “Religious Organizations” to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-

SH6-SUP)), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Offices of Chiropractors – (NAICS 621310)
2. Pain Therapy Centers and Clinics, Outpatient – (NAICS 621498)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “C”, attached hereto and incorporated herein as if set out in full. This proposed uses of an “Offices of Chiropractors” and “Pain Therapy Centers and Clinics, Outpatient” and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year. If the Specific Use Permit expires, the underlying zoning [Light Commercial and State Highway 6 Overlay District (LC-SH6)] shall apply.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section

2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation,
fraud or deception: or

(2) That one or more of the conditions imposed by the permit has not been
met or has been violated.

PASSED AND APPROVED on first reading this _____ day of
_____, 2025.

**PASSED, APPROVED, AND ADOPTED on second and final reading this
_____ day of _____, 2025.**

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

PLAT RECORDS
Vol. 16 Page 241

17807

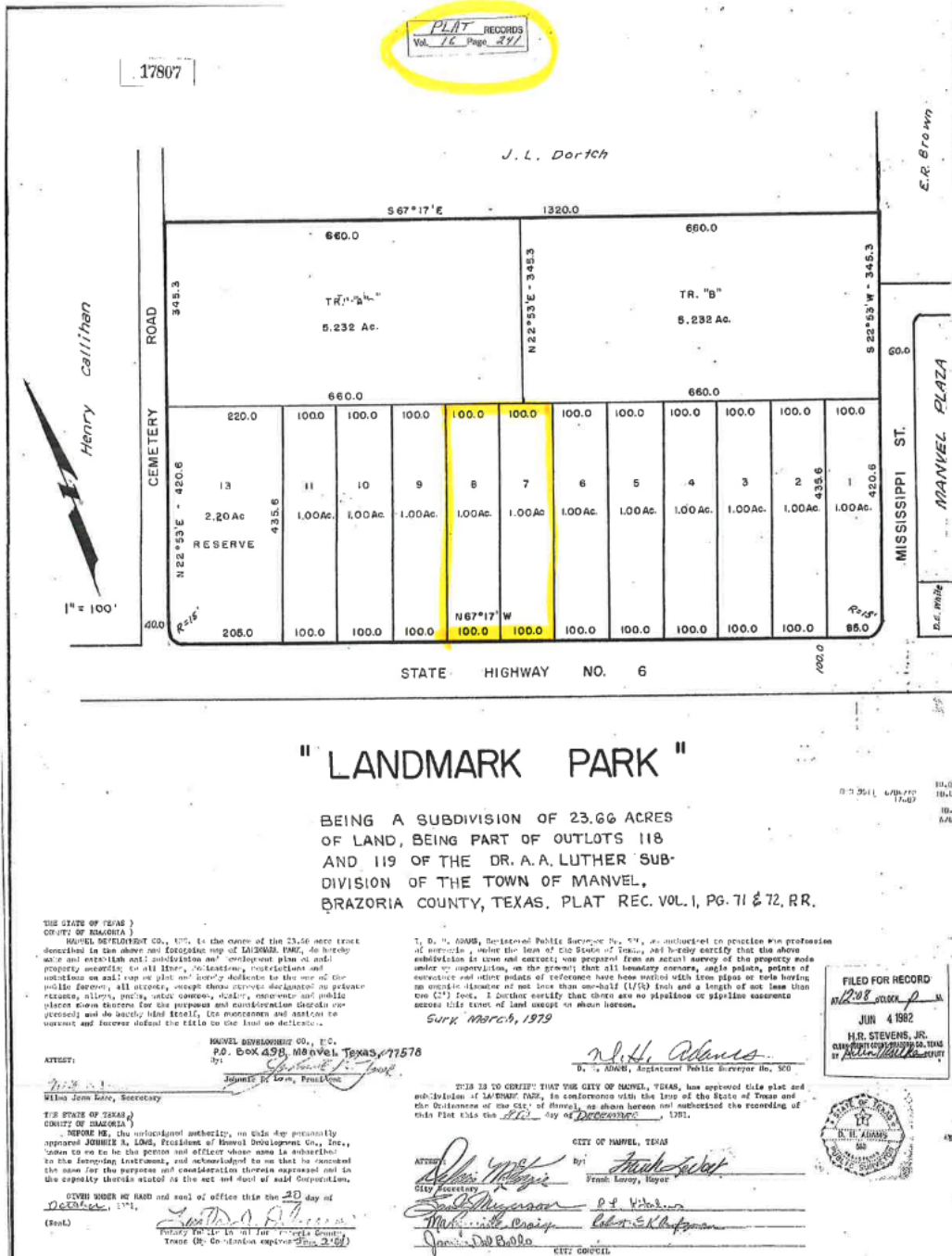


Exhibit B

Conditions of Approval:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
3. All doors shall remain unlocked and accessible during normal business hours.



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: March 10, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 1.07 acre tract of land, generally located along north side of Morris Avenue / Highway 6 (PID: 228682), west of the under-construction AutoZone at 19201 Morris Ave, Manvel, Tx, from light Commercial District / State Highway 6 Overlay District (LC/SH6) to Light Commercial / State Highway 6 Overlay District With Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621493 "Freestanding Ambulatory Surgical And Emergency Centers".

BACKGROUND:

- The subject site is a 1.07-acre vacant tract located along the northern side of State Highway 6 (SH6), abutting Bluewater Lakes subdivision to the north and AutoZone (19201 Morris Avenue/SH6) to the east. The site is currently undeveloped and zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6).
- Applicant Chuck Webb with Heitkamp Swift Architects, representing property owner Dr. Ziad Haidar, is requesting SUP to allow for the construction of a free-standing emergency department (FSED) on the subject site. The proposed facility is intended to provide emergency medical services, including trauma care, cardiac event response, respiratory distress treatment, advanced imaging, laboratory testing, and patient stabilization. The applicant has indicated that the FSED will operate as an independent facility offering services similar to a hospital.
- The subject site currently does not have direct driveway access from Highway 6 but the applicant has received a preliminary approval for a new driveway location from TxDOT. Per the agreement regarding reciprocal access easements, the subject site and all current and future occupants will be able to access the property from Bluewater Street through existing Parallel Public Access Easements (PAEs) established on the adjoining properties (Starbucks and AutoZone) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses.
- The applicant has provided documentation indicating that, similar to the adjoining developments (Starbucks and AutoZone) to the east, the subject site will drain into a storm conveyance pipe that flows to the eastern detention pond of the Bluewater Lakes Development. Additionally, the proposed development is required to extend the existing sidewalk along SH6 required by Section 62-113. Sidewalks of the Subdivision Ordinance.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-07

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	March 10, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC-HWY6 to LC-HW6-SUP	Presented By:	Ellie Roohbakhsh, Assistant Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Chuck Webb with Heitkamp Swift Architects, representing the property owner Dr. Ziad Haidar, is requesting a zoning classification change for an approximate 1.07-acre tract of land located along the north side of Morris Avenue/Highway 6 (PID: 228682), west of the under-construction AutoZone at 19201 Morris Ave, Manvel, TX. The applicant intends to develop the subject site into an emergency facility. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed emergency facility is classified as NAICS use 621493, "Freestanding Ambulatory Surgical and Emergency Centers," which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025, to discuss the proposed project.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Site Plan (Conceptual Plan), Proposed Elevations, Proposed Landscaping Plan, Proposed Floor Plan, Reciprocal Easement Agreement, Public Hearing Notice, and Site Photos.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Single-Family Residential District (SFR) South: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Carwash) East: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Automotive Parts and Accessories Stores) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Residential (Bluewater Lakes) South: Vacant (Proposed Carwash) East: AutoZone (Under Construction) West: Vacant/Undeveloped



AERIAL VICINITY MAP



Morris Ave (PID 228682) Emergency Department



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- Emergency Department
- City of Manvel ETJ
- Parcels
- City of Manvel City Limits

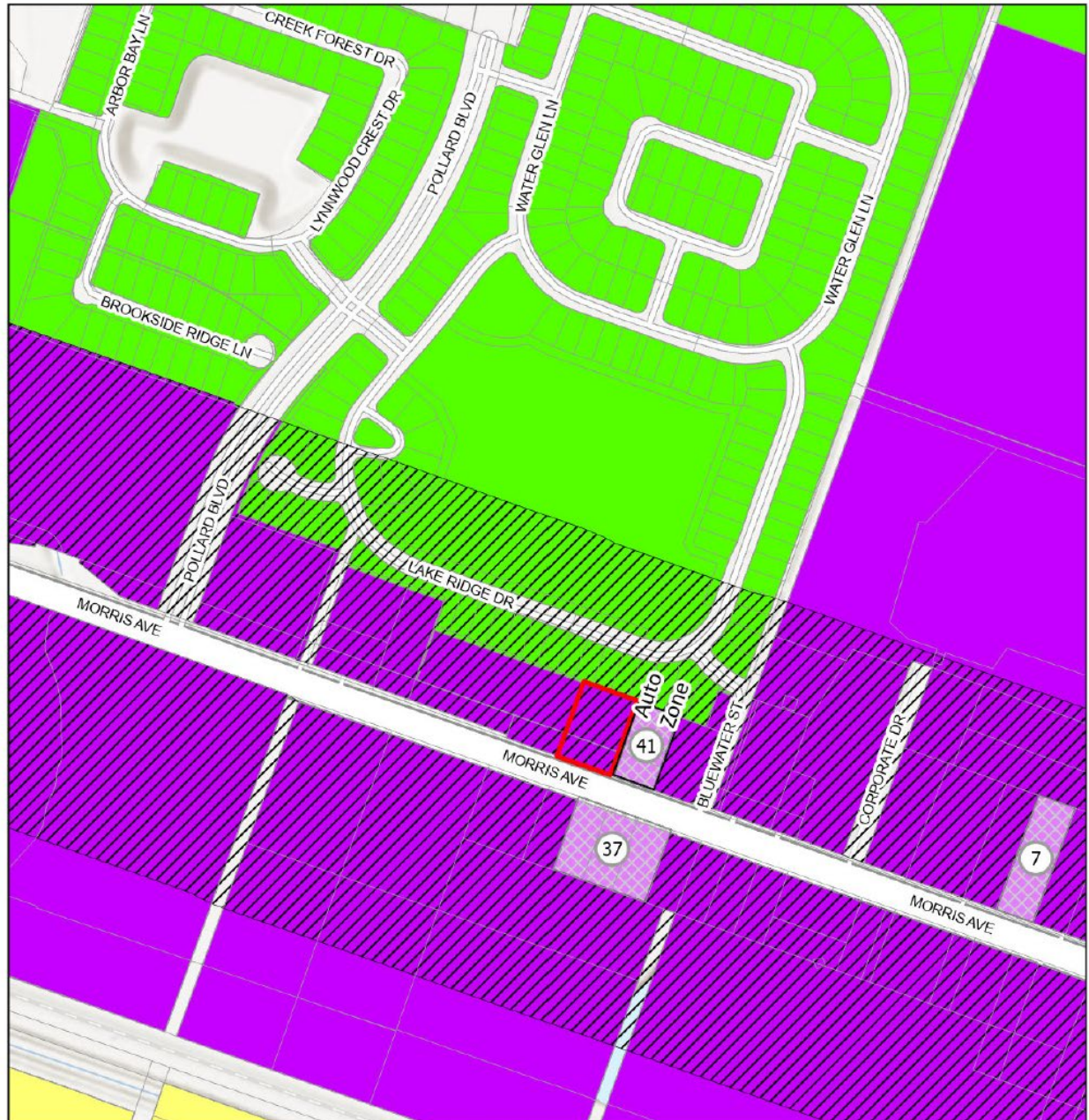
0 212.5 425 850 1,275 1,700 US Feet



Date: January 2025
Reference: 2023004
Data Source: City of Manvel
Brazoria County Open Data



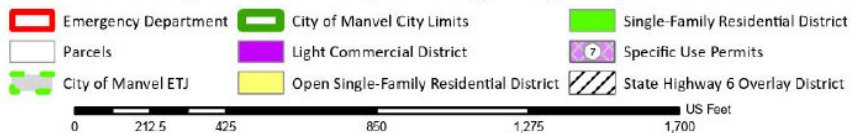
ZONING VICINITY MAP



Morris Ave (PID 228682) Emergency Department



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
7	19333 HWY 6	AUTOMOTIVE OIL CHANGE AND LUBRICATION	2013-O-24	9/23/2013	LC
37	State Highway 6/	NAICS USE 811192 "CAR WASHES"	2023-O-09	2/21/2023	LC/SH6-SUP
41	19201 Morris Ave	NAICS USE 441310 "Automotive Parts and Accessories Stores"	2024-O-01	2/5/2024	LC/SH6-SUP



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The subject site is a 1.07-acre vacant tract located along the northern side of State Highway 6 (SH6), abutting the Bluewater Lakes subdivision to the north and AutoZone (19201 Morris Avenue/SH6) to the east. The site is currently undeveloped and zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The applicant intends to develop the subject site into an emergency room. The current zoning is LC/SH6 and the proposed emergency room use is classified as NAICS use 621493, “Freestanding Ambulatory Surgical and Emergency Centers,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025 to discuss the proposed project. The proposed emergency room will provide emergency medical services, including trauma care, cardiac and respiratory treatment, advanced imaging, lab testing, and patient stabilization. It will operate independently of a hospital with board-certified emergency physicians. The development will include trauma rooms, diagnostic suites, lab spaces, and administrative areas. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (*attached as exhibits*) demonstrate general conformance to City of Manvel’s site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site currently does not have direct driveway access from Morris Avenue/Highway 6. The applicant has contacted TxDOT and submitted a Preliminary Driveway Review for the proposed project. However, as per the agreement regarding reciprocal easements, the subject site and all current and future occupants will access the property from Bluewater Street through existing Parallel Public Access Easements (PAEs) established on the adjoining properties (Starbucks and AutoZone) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses. The applicant has provided documentation indicating that, similar to the adjoining developments (Starbucks and AutoZone) to the east, the subject site will drain into a storm conveyance pipe that flows to the eastern detention pond of the Bluewater Lakes



Development. Additionally, the proposed development is required to extend the existing sidewalk along Morris Avenue/Highway 6 required by Section 62-113. *Sidewalks* of the Subdivision Ordinance.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP.
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. *Conformance to Comprehensive Plan*: The proposed Free Standing Emergency Department (FSED) aligns with the city's goal of expanding healthcare services and improving emergency response infrastructure to meet the needs of a growing population. The project supports public health objectives while enhancing the commercial corridor along Morris Avenue/Highway 6.
2. *Compatibility with the character of the neighborhood*: The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for medical and commercial uses. The FSED is compatible with nearby retail and service-oriented businesses, including AutoZone, and aligns with existing commercial corridor. However, buffering and screening will be required to mitigate potential impacts on adjacent residential areas, particularly Bluewater Lakes subdivision to the north.
3. *The suitability of the property for the uses permitted by right*: The site's LC zoning permits various commercial uses such as offices, retail, and restaurants. The Highway 6 corridor is most suitable for various retail services including restaurants. The 1.07-acre vacant tract is appropriately sized and positioned for a FSED as well, benefiting from high visibility and accessibility along a major roadway.
4. *Detrimental impact on nearby property*: The FSED is not anticipated to have a detrimental impact on nearby properties. The site is adjacent to existing commercial uses, including AutoZone and Starbucks. The rear of the proposed development includes the dumpster area and the extension of the existing Parallel PAE that buffers it from the Bluewater Lakes subdivision. Additionally, the facility will operate within the LC/SH6 zoning, which is intended for commercial development. Potential impacts, such as traffic and noise, will be mitigated through controlled site access via the Parallel PAE and compliance with TxDOT driveway regulations. The development will also adhere to lighting, screening, and landscaping requirements to minimize any visual or operational disturbances to nearby residential areas.



5. *Traffic and Parking issues:* The proposed FSED is expected to generate moderate traffic, primarily from emergency vehicles, staff, and patients. Given its location along Morris Avenue/Highway 6, a Major Thoroughfare, the development must ensure safe and efficient ingress and egress. Access will be provided via an existing Parallel PAE connecting to Bluewater Street and shared with AutoZone and Starbucks, minimizing direct access onto Morris Avenue/Highway 6. A secondary access point from Morris Avenue/Highway 6 is planned, pending TxDOT approval. Parking will be provided in accordance with zoning regulations, ensuring adequate spaces for patients, staff, and emergency vehicles. Given the site's proximity to existing commercial developments, no significant traffic congestion or parking deficiencies are anticipated.
6. *Harm to the value of nearby properties:* The proposed FSED is compatible with surrounding commercial uses and is not expected to negatively impact nearby property values. Proper buffering and design mitigations, including limiting light overspill onto residential lots, will address concerns from nearby homeowners in Bluewater Lakes. The rear development layout should minimize disturbances from dumpsters and service areas.
7. *Impedance to orderly development of surrounding vacant property:* A large portion of the surrounding property is owned by the same property owner. Impedance to orderly development of surrounding vacant properties is not anticipated.
8. *Utility Provisions:* The proposed use is not anticipated to have any further impact on utility provisions. Drainage will be directed to the Bluewater Lakes eastern detention pond, similar to AutoZone and Starbucks. A detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process.
9. *Safe site development and layout:* The proposed development will adhere to safety regulations and best practices to ensure a secure and functional site layout. The FSED is required to be designed to provide clear and efficient access for emergency vehicles, patients, and staff while minimizing conflicts with general traffic. Site circulation will incorporate designated entry and exit points, including rear cross-access through Starbucks and AutoZone, which must be maintained to avoid conflicts with adjacent businesses, and a frontage connection from Morris Avenue/SH6, subject to TxDOT approval. The facility will comply with fire lane requirements, ensuring adequate emergency response access. Pedestrian safety will be enhanced through the extension of the sidewalk along Morris Avenue/Highway 6, in accordance with Section 62-113 of the Subdivision Ordinance. The site will also include adequate lighting, drainage, and ADA-compliant pathways to promote a safe and accessible environment for all users.
10. *Lighting:* Site lighting will be designed to enhance safety while minimizing disturbance to adjacent properties. All exterior lighting must comply with city regulations, utilizing shielded and directional fixtures to prevent light pollution affecting nearby homes.
11. *Landscaping and screening:* The proposed development will comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. The only screening available between the subject site and abutting residential subdivision is the existing privacy fence because of the . Street frontage landscaping along Morris Avenue/Highway 6 will include trees and shrubs per Overlay District requirements. Perimeter landscaping will screen parking areas, and the existing wooden fence separates



the site from residential properties. All landscaping will meet tree planting, screening, and irrigation standards to enhance site aesthetics and compliance.

12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed FSED will comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of patients, staff, and the surrounding community. The facility will be designed to meet life safety codes, including provisions for emergency vehicle access, fire suppression systems, and proper ventilation. Adequate parking and lighting will be provided to enhance safety for visitors and employees. Noise mitigation measures will be implemented to minimize potential disturbances to nearby residential areas. Additionally, the development will include landscaping and buffering along the northern boundary to provide a visual and noise barrier between the facility and adjacent single-family residences. The site layout will prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by TxDOT, emergency services, or city ordinances must be incorporated to enhance public safety and operational efficiency.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 621493: " Freestanding Ambulatory Surgical and Emergency Centers " with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Free Standing Emergency Department.
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
6. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
7. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
8. All doors shall remain unlocked and accessible during normal business hours.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Emergency Department
Project Location/Address: Morris Ave. Manvel TX. 77578
Legal Description: Manvel Lot OL 183F-184 Acres-4.223
Current Zoning: (LC) Hwy 6 overlay Proposed Land Use: Specific Use (S) NAICS No.: 621493
Parcel/Tax ID# (s): 228682 Total Acreage: 1.07

APPLICANT INFORMATION

Applicant Name: Chuck Webb
Company Name: Heitkamp Swift Architects
Address: 1165 Brittmoore Rd. City: Houston State: Tx Zip: 77043
Phone #: (713) 626-4300 Email: chuck.webb@heitkampswift.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Chuck Webb 1/23/2025
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Dr. Ziad Haidar
Address: 5118 grove Terrace Ct City: Manvel State: TX Zip: 77578
Phone #: (310) 667-2667 Email: ziad.haidar1@gmail.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

DocuSigned by: 1/23/2025
78B4EEC0F5440
Owner's Signature (REQUIRED) Date



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	X
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Chuck Webb

Applicant Signature

1/23/2025

Date



LETTER OF AUTHORIZATION

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Dr. Ziad Haidar

Owner Name

5118 Grove Terrace Ct

Owner Address

Manvel TX 77578

Owner City, State Zip

1/23/2025

Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Dr. Ziad Haidar, certify that I am the owner of the project property located at Morris Ave. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Chuck Webb with the company Heitkamp Swift Architects (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at (310) 667-2667 if you have any questions.

Sincerely,

Owner Name Dr. Ziad Haidar

Owner Signature 

DocuSigned by:

7ED84EED39E4432...



REQUEST LETTER



Letter of Request

Attention: Development Services
20025 Hwy 6
Manvel Tx. 77578

Dear To Whom It May Concern,

I am writing to formally request approval for the construction of a stand-alone emergency department (ED) to be located at Morris Avenue, Manvel, Texas, 77578. The proposed facility will consist of the construction of both the shell and the interior build-out of a fully functional free-standing emergency department, designed to provide critical and urgent care to the surrounding community.

A free-standing emergency department (FSED) operates as an independent facility that offers many of the same services as a traditional hospital-based emergency room. These facilities are staffed with board-certified emergency physicians, nurses, and medical professionals equipped to handle a wide range of medical emergencies, including trauma, cardiac events, respiratory distress, and other acute conditions. FSEDs provide advanced imaging services, laboratory testing, and stabilization capabilities, ensuring patients receive immediate, high-quality care without the extended wait times often associated with larger hospital systems.

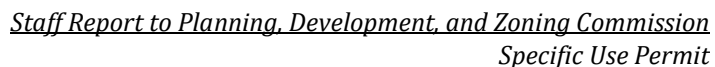
The establishment of this free-standing emergency department in Manvel will play a pivotal role in addressing the healthcare needs of the growing population in the area. By offering accessible and efficient emergency care, the facility will contribute to improving health outcomes and reducing the burden on nearby hospitals. Additionally, the proposed location on Morris Avenue will provide a convenient and strategic site to serve the community effectively.

The scope of work for this project includes the complete construction of the building's exterior shell and the detailed interior build-out to meet all healthcare standards and regulatory requirements for emergency medical facilities. This includes specialized areas such as trauma rooms, diagnostic imaging suites, laboratory spaces, and patient examination rooms, as well as administrative offices and waiting areas.

We believe this project will not only enhance local healthcare services but also bring economic benefits to the community through job creation and infrastructure development.

Thank you for considering this request. We look forward to the opportunity to contribute positively to the Manvel community's healthcare landscape. Please feel free to contact me if you require any additional information or documentation.

Sincerely,
Chuck Webb, AIA
Heitkamp Swift Architects
1165 Brittmoore Rd
Houston, Tx. 77043
(713) 626-4300



HEITKAMP SWIFT
ARCHITECTS

Garza + McLain
STRUCTURAL ENGINEERS, INC.

{b} bennett
design
group

EMERGENCY
DEPARTMENT

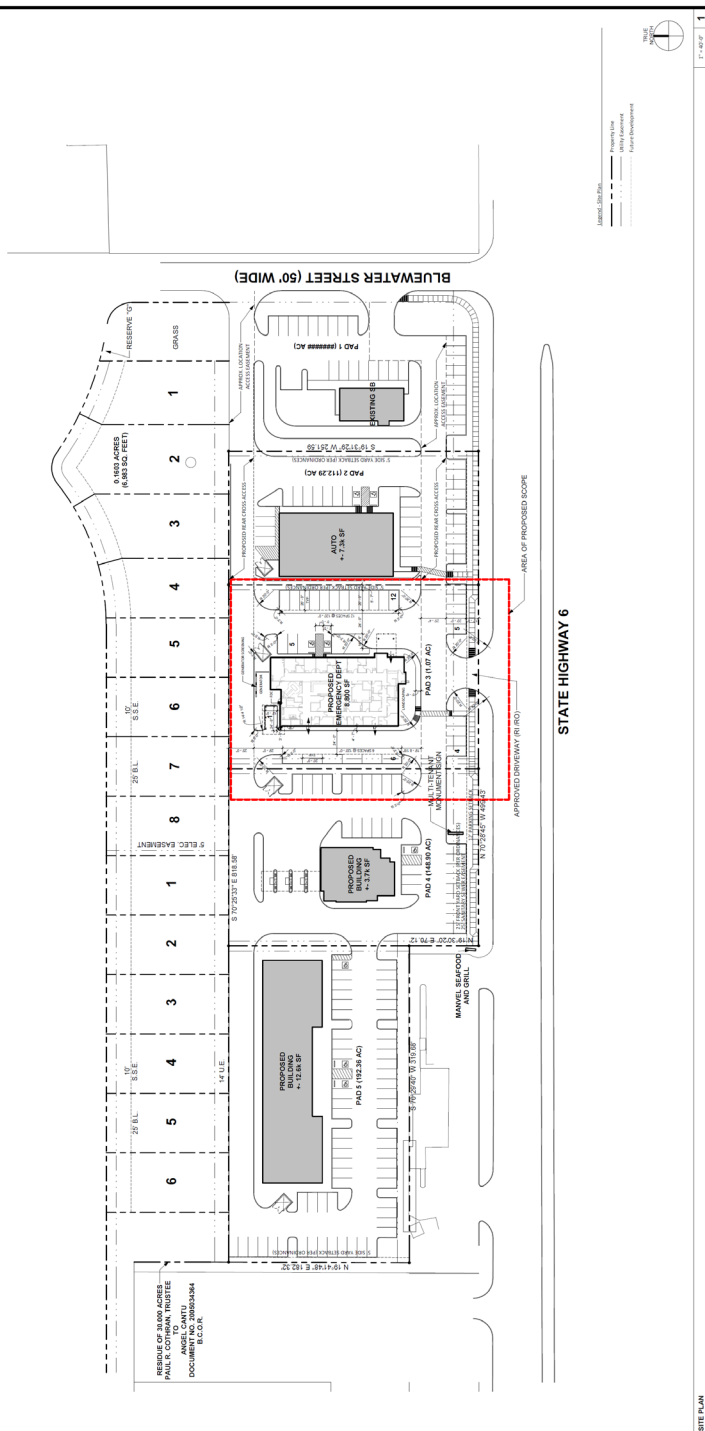
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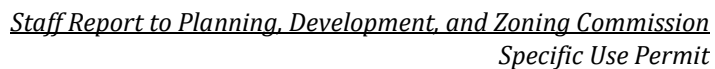
SITE PLAN

AS1.01

GENERAL NOTES

- ALL IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE IMPROVEMENTS TO BE MADE TO THE PROJECT PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT:
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND ORIENTED TO PREVENT GLARE FROM BEING DIRECTED OFF OF THE PROPERTY UNDER ANY LIGHTING IS LOCATED.
- THERE SHALL BE NO OBSTRUCTION OF THE SIGNAGE BY ANY LIGHTING PLANT MATERIAL, AND THAT SUCH MARKS BE FIELD-CHECKED COMPLETELY BEFORE THE FIELD INSPECTION WILL BE CONDUCTED. THE SIGN SHALL BE FIELD-CHECKED BY A CERTIFICATED OF THE PROJECT AREA.
- ALL TRANSDUCERS, OTHER INSTRUMENTS AND ELECTRICAL EQUIPMENT, BACKGROUND DEVICES OR ANY OTHER INSTRUMENTATION NOT ABLE OR REQUIRED TO BE OBTAINED BY LOCATING OR WALLS SHALL BE ACCESSIBLE TO MATCH THE FOLLOWING CODE:
- REFER TO CIVIL DRAWINGS FOR ACCESSIBLE MARK DETAILS.





SCHEDULE OF KEY NOTES:

- PROPOSED CONCRETE PAVEMENT ON 4" FINE STANDARD SUBGRADE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING
- 4" WHITE THERMO PAINT CENTER (TYPICAL AT PARKING SPACE) TWO (2) COATS OF PAINT REQUIRED.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED HANDICAP PARKING VERTICAL SIGN
- PROPOSED CONCRETE CURB WITH 4" FINE STANDARD SUBGRADE WITH STRIPPED PAINT
- PROPOSED WHEEL STEPS
- PROPOSED TRASH DUMPSTER
- PROPOSED DRIVEWAY CONNECTION
- PROPOSED LIGHT FIXTURES
- PROPOSED AMBULANCE DOOR

PARKING SUMMARY

REQUIRED PARKING	30 SPACES
STANDARD PARKING (10/20/27)	30
HANDICAP PARKING (10/20/27)	2
TOTAL	32

SITE DATA

1. SITE AREA: 1.5 AC
2. STAKES: SPOT-ON-LINE PRINT (3)
3. LOT COVERAGE: 100%
4. LOT AREA: 2.1 AC
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PLANNED ZONE ACTIVITY

ACCORDING TO THE PLANNED ZONE ACTIVITY MAP FOR THE CITY OF MANVEL, TEXAS, THE PLANNED ZONE ACTIVITY FOR THE PROJECT SITE IS AS FOLLOWS:

1. THE PROJECT SITE IS ZONED AS A RESIDENTIAL ZONE.

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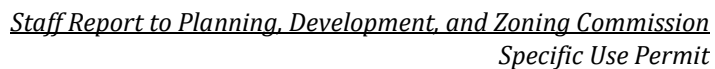
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LEGEND:

- PROPOSED WATER LINE
- PROPOSED SANITARY

FLOOD ZONE STATEMENT

THE FLOOD ZONE MAP FOR THE CITY OF MANVEL, TEXAS, HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE LATEST AVAILABLE DATA. THE FLOOD ZONE MAP IS BASED ON THE LATEST AVAILABLE DATA AND DOES NOT REPRESENT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

CITY OF MANVEL

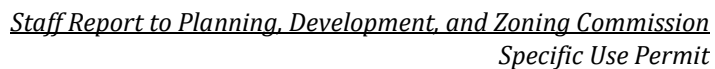
NO.	DATE	DESCRIPTION	BY
1	10/1/2020	PREPARED FOR SUBMITTAL	J. J. JONES

Forest Design Group, Inc.
Planning | Engineering | Construction Management
10001 Forest Park Way #1000
Houston, Texas 77066-1000
Tel: 281.466.1000 Fax: 281.466.1001
www.forestdesign.com

SITE UTILITY & DRAINAGE PLAN
F09420

CAUTIONARY NOTE

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE FIELD SURVEY WAS CONDUCTED BY THE ENGINEER AND HIS STAFF. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE UTILITIES SHOWN ON THIS PLAN.



HEITKAMP SWIFT
ARCHITECTS

1165 BRITTCOORE RD.
HOUSTON, TEXAS 77027
(T) 713-628-4300
(F) 713-628-4304

EMERGENCY
DEPARTMENT

Marvel Tx.

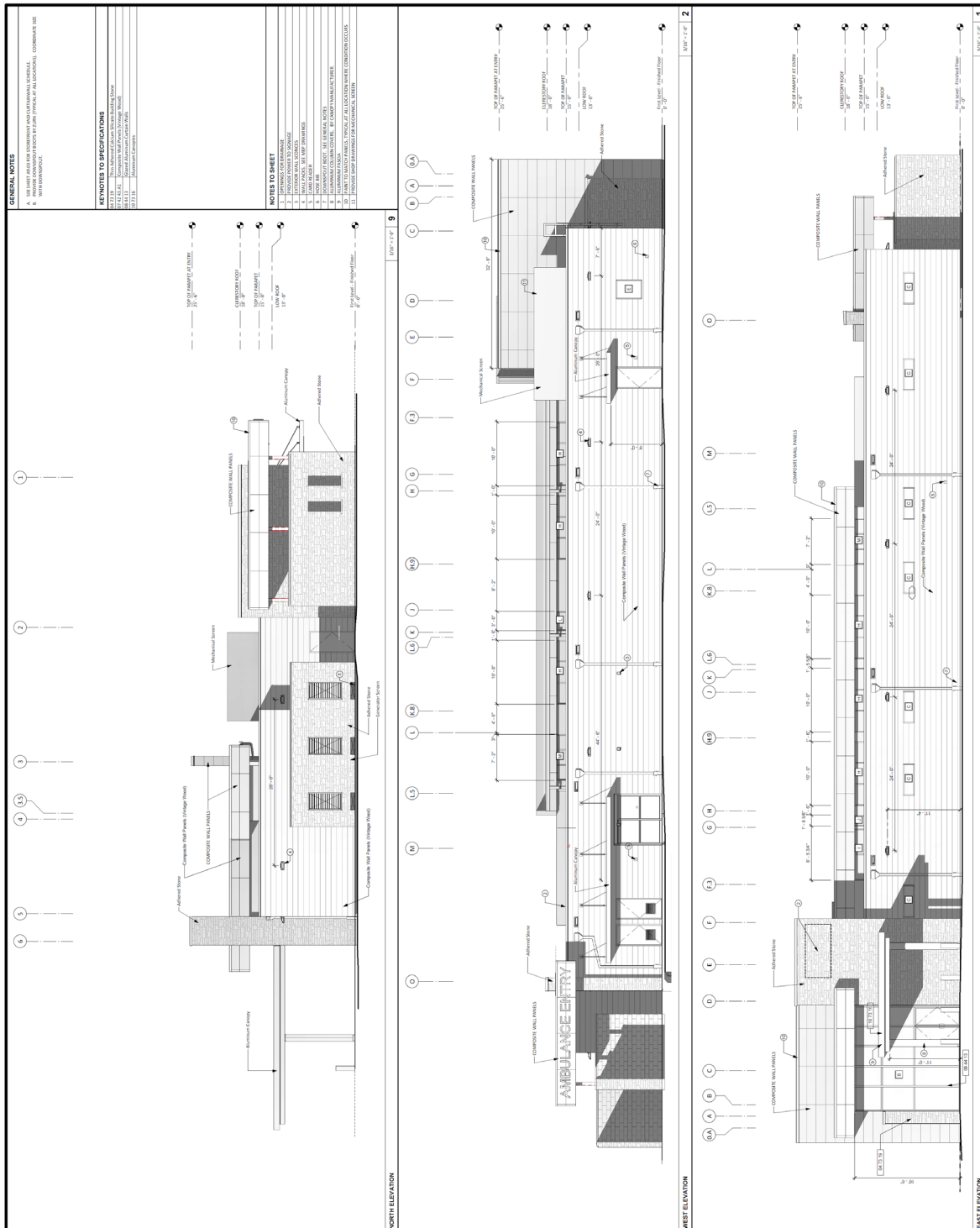


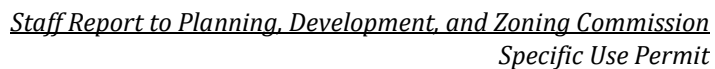
REVISIONS

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BUILDING ELEVATIONS

A5.01



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PROPOSED FLOOR PLAN



HEITKAMP SWIFT
ARCHITECTS
Architecture • Interiors • Planning
10000 Regency Center
Suite 100
Houston, TX 77055
281.802.1234

EMERGENCY DEPARTMENT
8,847 sf



Public Hearing Notice to run on Sunday 02/23/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 17, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/TAMMY BELL, CITY SECRETARY.



SITE PHOTOS



View of adjacent properties (Starbucks and AutoZone) looking northwest from Morris Avenue/SH6



View of the subject site from Morris Avenue/SH6, looking north



View of adjacent property to the south from Morris Avenue/SH6 (Carwash)



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



View of adjacent property to the west from Morris Avenue/SH6



View of adjacent property to the east, AutoZone currently under construction.



View of the subject property and adjacent property to the west and east from Morris Avenue/SH6,
with AutoZone currently under construction.

ORDINANCE NO. 2025-O-07

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 “FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Ziad Haidar, Haazelt Holdings, LLC., is the owner (the “Owner”) of a certain 1.07-acre tract of land generally located along north side of Morris Avenue / Highway 6 (PID: 228682), such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being out of and a part of that certain called 4.223 acre tract conveyed to Haazelt Holdings, LLC., by deed recorded under Brazoria County Clerk’s file No. 2022069817 of the deed records of Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.07-acre tract is currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6); and

WHEREAS, the owner has filed an application to change the zoning classification of the 1.07-acre tract to Light Commercial District/State Highway 6

Overlay District, with a Specific Use Permit (LC/SH6/SUP) allowing the existing use of the property for NAICS use 621493 “Freestanding Ambulatory Surgical and Emergency Centers”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 1.075-acre (46,835 Square foot) tract of land generally located along north side of Morris Avenue / Highway 6 (PID: 228682), such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being out of and a part of that certain called 4.223 acre tract conveyed to Haazelt Holdings, LLC., by deed recorded under Brazoria County Clerk’s file No. 2022069817 of the deed records of Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District /State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP), for uses as

permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Freestanding Ambulatory Surgical and Emergency Centers– (NAICS 621493)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in

Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Certain 1.07-acre tract of land generally located in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being out of and a part of that certain called 4.223 acre tract conveyed to Haazelt Holdings, LLC., by deed recorded under Brazoria County Clerk's file No. 2022069817 of the deed records of Brazoria County, Texas.



Exhibit B

CONDITIONS FOR MORRIS AVENUE / HIGHWAY 6 (PID: 228682)
(FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS)

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Medical Department;
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
6. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP.
7. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
8. All doors shall remained unlocked and accessible during normal business hours.

MORRIS AVENUE / HIGHWAY 6 (PID: 228682) SITE PLAN





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: March 10, 2025

TOPIC: The applicant, Mr. John English with REKHA Engineering, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for a proposed Manvel Medical facility (Emergency Room) along the Southeast corridor of Highway 6 and 288.

BACKGROUND:

- The subject site is a 1.54-acre vacant tract located along the south side of Highway 6, to the east of Sonic Drive-in at 17518 Highway 6.
- An SUP to allow the use of the medical facility was approved and adopted on October 21, 2024 (2024-O-26).
- The property is located within the AO (Depth 2) and X-Unshaded flood zones.
- The entities having jurisdiction over drainage for the site are BDD4, TXDOT and the City of Manvel.
- Due to lack of depth at the outfall points within the drainage ditches along HWY6, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- A similar request for a pump detention system was approved by Council for a property located in the southwestern corner of Highway 6 and 288 across from the Manvel Town Center development.
- Drainage and Mitigation on site is proposed to be handled by a combination of a mitigation swale, a detention pond, an allowance of detention within the parking lot and volume within the storm system consisting of pipes and inlets.
- There are three proposed outfall points along Highway 6, one for the mitigation swale, another for the detention pond and one for the pump lift station.
- On March 5, 2025, a variance request to the Engineering Design Criteria Manual was denied for the allowance of a pump detention system based on a provision in the manual stating that pump detention will have to be approved by City Council on a case-by-case basis.
- Additional details and staff analysis are included in the attached staff report.

City Staff Report:

- Drainage Criteria is laid out in Chapter 5 of the City's Engineering Design Criteria Manual
- Pump Detention has generally been discouraged due to potential failure of the pump system, the need for more frequent maintenance and the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 5 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
 1. Use is for non-residential developments.
 2. No residence is within 1,000 feet of the pump facility.
 3. A backup natural gas generator is provided for the entire pump facility.

4. 50% of the detention is achieved by a gravity system.
 5. The corresponding Drainage District approves the pump facility.
- The applicant has taken the following steps to meet the City's criteria:
 1. The development is a non-residential use for a proposed ER clinic.
 2. There are no existing residential uses within 1,000 feet of the pump facility.
 3. A generator has been proposed to service the building and the pump station.
 4. The proposed detention pond is set to have its gravity outfall pipe at mid depth to achieve the 50% requirement.
 5. Correspondence has taken place with BDD4 regarding the pump facility and drainage requirements. Approval from the Drainage District will be required prior to City permit approval.
 - There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines.
These include:
 1. The completed City Design Criteria Manual Variance Form which contains more information about the system and steps taken to ensure a reliable, functional product.
 2. A maintenance plan detailing steps taken to ensure proper functionality of the system over the duration of its lifetime and the owner's obligations to the city to be involved in the maintenance process.
 3. A proposed Maintenance Covenant with the City detailing responsibilities assigned to the owner.
 4. The proposed drainage plan along with a detail of the pump station.

STAFF RECOMMENDATION: The applicant meets the City's criteria for the allowance of a pumped detention system with the condition of drainage approvals from the appropriate jurisdictions. The applicant has made an effort to draft and propose maintenance agreements with the city outlining the responsibility of the owner to provide a safe and reliable system.

Generally, pump detention is not a preferred drainage solution and therefore, instead of offering a recommendation, staff is available to provide technical assistance to help the Commission in making a recommendation to the City Council.

ATTACHMENTS: Vicinity Map, Design Criteria Manual Variance Form, Proposed Maintenance Plan, Proposed Maintenance Covenant, Drainage Plan and Pump Station Detail.

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Matt De La Rosa, Assistant City Engineer	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
---	--





Manvel Medical Emergency Room



Manvel ER Room



Parcels



City of Manvel ETJ



City of Manvel City Limits

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 150 300 600 900 1,200 US Feet



Date: May 2024
Reference: 2024043
Data Source: City of Manvel,
Brazoria County Open Data

**CITY OF MANVEL
DESIGN CRITERIA MANUAL
SECTION 7 - MODIFICATION FORM**

Variations to technical standards identified in the Design Criteria Manual (DCM) may be allowed by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) will review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

Design Criteria Modification Approval will be valid for a period of 2 years. If work has not commenced within 2 years, the Modification will need to be resubmitted and reviewed, and new plan review fees paid.

This form must be completed in its entirety.

PROJECT NAME: Manvel Emergency Center

PROJECT ENGINEER: REKHA Engineering, Inc.

SUBMITTAL DATE: 2/12/2025

SUBDIVISION NAME: _____

MODIFICATION LOCATION: Parcel SE of 17518 Hwy 8, Manvel, TX 77578

1. Set forth the proposed deviation to the technical standard (including the page number and specific DCM reference).

SEE ATTACHMENT

2. Set forth the impact such deviation has, including the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

SEE ATTACHMENT

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

SEE ATTACHMENT

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

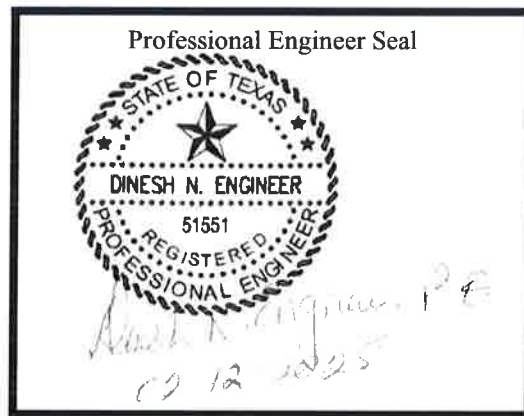
SEE ATTACHMENT

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

SEE ATTACHMENT

List of Supporting Documentation Attached? Yes X No

Seal of Professional Engineer Required? Yes X No



City of Manvel Use ONLY

1. Modification Request:

Approved Denied

DD Spoluse

City Engineer

3/5/2025

Date

CASE BY CASE
BASIS WITH
CITY COUNCIL APPROVAL

2. Planning Development & Zoning:

Recommended Not Recommended

Chair

Date

3. City Council:

Approved Denied

Mayor

Date



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

VARIANCE FOR MANVEL ER – PUMP

2-12-25

Modification Location - Allow storm pump station for this proposed Manvel ER on this 1.5 acre tract on State Hwy 6 set forth in City of Manvel Design Criteria Manual Section 5- Drainage

Section One

1. Allow storm pump station for this proposed Manvel ER set forth in City of Manvel Design Criteria Manual Section 5- Drainage – sec 5-b stating pump allowed on case by case basis addressing the following items
 - 5-b) 1) for nonresidential developments – **this is a commercial development**
 - 5-b) 2) No residential is within 1000 feet of pump facility - **non exist**
 - 5-b) 3) Backup natural gas generator is provided- **The proposed building has such generator and storm pump facility is hooked up & provides electrical services from onsite generator**
 - 5-b) 4) At least 50% detention is gravity – **detention system has been designed as per this std.**
 - 5-b) 5) Corresponding Drainage District BDD#4 allows pump – **BDD#4s has and have reviewed design of pump system thoroughly and we have addressed all comments**
 - 5-b) Maintenance responsibility is by owners of this development **added on the plat**
 - 5-c) Only **one tract** is being served by this pump facility
 - 5-d) Maintenance plan provided by BDD#4 and **signed by owners** of this development
 - 5-e) A 15' Maintenance Berm and access is **provided** around all sides of dry detention pond
 - 5-f) A proposed chain link fence is **proposed around total detention facility and around the electric pump station panel area**

Note also three agencies reviewing this design for a storm pump station a) City of Manvel (COM) b) Brazoria Drainage District No 4 (BDD#4) and Texas Department of Public Safety (TxDot).

Section Two

2. Planned is
 - a) Proposed is a dual storm pump station to provide drainage and detention requirements for this development due to :

Existing conditions – The only place to drain this site is to State Highway 6 roadside ditch fronting the site. This ditch is 2' in depth and proposed detention facility is -+4' deep.
 - b) Likely hood of accidents- if power is lost, designed is a gas generator which will provide power to the building plus storm pump station when demand is required.
 - c) Long term maintenance is planned based on a 3 planned documents provide based on BDD#4 documents addressing a) BDD#4 Storm Pump station Maintenance Plan b) BDD#4 Drainage System Maintenance Plan c) BDD#4 Dry Detention Pond Maintenance Plan
 - d) Functional and efficiency – planned is a monthly maintain company which provides service to storm pump facilities and dry detention facilities
 - e) Technology provided –
 - 1) an alarm system for the storm pumps station is planned if pump is not functioning per specifications at any time
 - 2) a gravity overflow pipe is planned from lift station to outfall if pump malfunctions

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT DRIVE, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

- 3) a flap gate one way valve is designed in a JB just past the lift station facility to not allow water from ditch to infiltrate the pump station to avoid wasteful running of the pump water level
- 4) A float switch is set by pump station to determine the depth of ditch if pump needs to turn off if ditch is full
- 5) Dual storm pumps are provided where one pump is operating for the release and the other for back up only. The pumps do alternate when required for service to maintenance operation use for each pump.

Section Three

3. Speed differential, street capacity, accidents, long term maintenance, etc.
 - a) Once a storm occurs the storm pump station facility will activate upon certain levels in the lift station with one pump on to start releasing the pump release rate. Note a gravity overflow storm sewer is design once lift station is full and provide another release where both release will meet the minimum allowable release up to a 48 hours where the complete drainage at detention facility will be drained as a dry detention pond as designed.
 - b) Hwy 6 Roadside Ditch capacity will not exceed design capacity with this outfall and storm pump station release
 - c) PLs see statements in item 2 for maintenance efficiencies and other matter for pump station

Section Four & Summary plus Conclusion

- 4) Describe mitigation improvements based on this design on how it improves the overall system.
 - a) Based on the answers above addressing
 - 1) Maintenance plans will be executed by experience operator for total drainage system monthly
 - 2) A new dual storm pump station with alarms is provided if one pump is down for maintenance, the other will provide full service plus a gravity overflow pipe is provided to the ditch
 - 3) A New Natural gas generator is provided for both storm pump system and building to maintain consistent services 24 hrs. per day
 - 4) Safety – a fence is planned around the full detention facility, electrical panel area will be fenced and access to the detention pond will have a ramp from top to bottom of pond
 - 6) Capacity is met or less flows for roadside ditch drainage system with this proposed pump system
 - 7) Approval from three agencies reviewing this design for a storm pump station a) City of Manvel (COM) b) Brazoria Drainage District No 4 (BDD#4) and Texas Department of Public Safety (TxDot) will be obtained.



Dinesh N. Engineer, P.E.
02-12-2025

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT DRIVE, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net

Owner Name: _

Project Name: _

Project Address: _

JEAN JOSEPH
Manvel Emergency Center
Parcel SE of 17518 Hwy 6, Manvel TX 77578

Dry Detention Pond Maintenance Plan

Year 1

- 1) Detention Basin should be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants, however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application should only be completed by certified applicators and all manufacturer's recommendations must be followed.
- 2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.
- 3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

- 1) Mowing should be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72-hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.
- 3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file.
- 4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

Submitted by: JEAN JOSEPH

(print name)

(signature)

1

Owner Name: Jean Joseph
Project Name: Manvel Emergency Center
Project Address: Parcel SE of 17518 Hwy 6, Manvel TX 77578

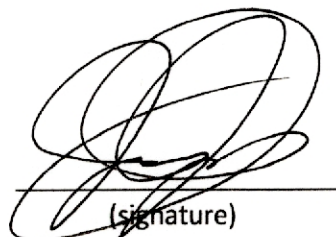
Drainage System Maintenance Plan

Year 1 and Beyond

- 1) Monitor the drainage system following rain events to ensure that it drains completely following on or more inches of daily rainfall. If the drainage system does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.
- 2) Conduct regular leaf blowing to remove any leaves or debris before it breaks up and enters the drainage system.
- 3) Inspect the catch basins, inlets, ditches, and swales. Remove any accumulated debris.
- 4) Evaluate routine grounds maintenance procedures in place to ensure that flooding will not occur as a result of infrequent maintenance. Change procedures as necessary to address those issues and to prevent flooding.
- 5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT summarizing maintenance activities, issues identified over the past year, and changes to procedures to reduce or eliminate those issues in the future.

Submitted by:

JEAN JOSEPH
(print name)


(signature)

2

Owner Name: JEAN JOSEPH
Project Name: Manvel Emergency Center
Project Address: Parcel SE of 17518 HWY 6, MANVEL TX 77578

Stormwater Pump Station Maintenance Plan

Year 1 and Beyond

- 1) Monitor the detention system following rain events to ensure that it drains completely within 48 to 72 hours, or per the design specifications. If the basin does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.
- 2) Monitor the water level in the downstream drainage facility to ensure that downstream capacity is not exceeded. Inspect and repair the pumps off override switch as necessary to resolve issues.
- 3) Inspect the one-way valve and remove any accumulated debris.
- 4) Evaluate systems or procedures in place to ensure that flooding will not occur as a result of power loss. Repair those systems and change procedures as necessary to prevent flooding.
- 5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT showing the operation times, total hours of operation, and the amount of water pumped.

Submitted by: _____

(print name)

(signature)

3

City of Manvel Detention Facility Requirements

ACKNOWLEDGEMENT FORM

Prior to final drainage plan approval, the following project information is required:

Project #:	24-000234	Engineer of record:	REKHA Engineering, Inc.
Owner Name:	JEAN M. JOSEPH	Contact Name:	John H. English
Owner Phone #:	561-718-5509	Contact Phone #:	713-895-8080
Owner Email:	Jeanjosephmd@gmail.com	Contact Email:	jake1@pdq.net
Owner/Representative to be contacted during project construction:			
Contact Name:	Kirsten Cavaness		
Contact phone #:	713-892-1755		
Contact Email:	KirstenCavaness@GreenWindowgroup.com		

The following is a list of steps to take once you have a Board approved drainage plan:

- Pre-construction meeting
 - Contact the District Inspector at inspections@bdd4.org or (281) 485-1434 ext. 118 to schedule a pre-construction meeting once the Board has approved the drainage plans.
- Start of construction **Contact City of Manvel Inspections**
 - Contact District Inspector when starting construction of the detention/drainage system – the detention/drainage system must be installed first before any new impervious surfaces.
- Periodic Inspections **Contact City of Manvel in addition to BDD4.**
 - There are several inspections that will take place during the construction of the detention/drainage system. The specific inspections required will be addressed at the pre-construction meeting.
- Certificate of Compliance for detention/drainage system **Contact City of Manvel for Final**
 - Contact District Inspector when the detention/drainage system is completed per the Board approved drainage plan for a final inspection letter. As-built survey and [As-built Certificate](#) must be provided to the District prior to final inspection. Certificate of Compliance will issued pending final inspection approval and receipt of As-built survey and [As-built Certificate](#).

District development regulations require detention facilities to be constructed and approved by the District prior to the placement of impervious cover. Inspections will be conducted generally within 24-hours of the request being made. Inspection requests must be scheduled via email or by telephone no later than 7:00am on the day of request, otherwise it will occur on the next business day. You may request either an AM or PM inspection.

It is the Owner's responsibility to maintain the detention facility once the project is complete. Detention facilities are inspected annually. Refer to www.bdd4.org for more information.

This form must be submitted through the MyGov portal at: bdd4.org/mygov/ **City of Manvel Requires Monthly Inspections**

Owner Signature: _____

Date: _____

2/11/25

City of Manvel

DECLARATION OF MAINTENANCE COVENANT FOR STORMWATER STRUCTURAL CONTROLS & CONTINUED MAINTENANCE OF DRAINAGE & DETENTION FACILITIES

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) ("Declaration"), executed on 2/11/25, is by and between JEAN JOSEPH ("Declarant") and Brazoria Drainage District No. 4 ("District") and the City of Manvel

WHEREAS, Declarant is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

WHEREAS, to ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated;

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

- 1. Covenant Running with the Land.** Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.
- 2. Declarant's Responsibility to Construct and Maintain.** Declarant shall be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair and inspection of the Controls. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.
- 3. Location of the Controls.** The Controls shall be located on, over, across or under the Declarant's Property.
- 4. Brazoria Drainage District No. 4.** The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with this Declaration and the District's stormwater management program requirements ("District Requirements") and if necessary or desirable, to maintain the Controls as

provided under Paragraph 6 below. The District is relieved of all responsibility for the maintenance of the Controls for the term of this Declaration. In no event shall this Declaration be construed to impose any such obligation on the District.

5. **Maintenance of Controls.** The Declarant shall be entirely responsible for all maintenance activities associated with the Controls and shall maintain all Controls in a good and workmanlike manner. The Declarant shall implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Control. The Declarant shall retain documentation of all maintenance activities performed on the Control and make the records available to the District for review upon request.
6. **Failure to Maintain.** If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant shall reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum until paid in full. Nothing in this paragraph or this Declaration, shall create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.
7. **Conflicts.** The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.
8. **Successors and Assigns Bound.** Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration shall be binding upon the Declarant, its successors and assigns and upon any future owners of the Property.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.

9. **Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the District or any

owners, mortgagees, occupants or otherwise; nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor shall it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

- 10. Enforcement.** If any person, persons, corporation or entity of any other type shall violate or attempt to violate this Declaration, the District or its successors may institute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so in the future.
- 11. Entire Agreement.** This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Declaration. The provisions of this Declaration shall be construed as a whole according to their common meaning and not strictly for or against Declarant.
- 12. Notices.** All notices and approvals required or permitted under this Declaration shall be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. A courtesy email will also be sent. Date of service of notice shall be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.
- 13. Governing Law; Performance.** This Declaration and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Declaration is performable only in Brazoria County, Texas.
- 14. Amendment.** This Declaration may not be amended or abrogated in part or whole, without the express written consent of the District.
- 15. Rights of Mortgagees, Trustees or Lienholders.** No violation of any of these restrictions, covenants or conditions shall affect or impair the rights of any mortgagee, trustee or lienholder under any mortgage or deed of trust, or the rights of any assignee of any mortgagee, trustee or lienholder under any such mortgage or deed of trust.
- 16. Gender and Grammar.** The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.
- 17. Titles.** The titles of sections contained herein are included for convenience only and shall not be used to construe, interpret or limit the meaning of the term or provision contained in this Declaration.
- 18. Recording of Agreement.** This Declaration shall be recorded in the Official Public Records of Brazoria County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

19. City of Manvel has the same rights as BDD4 as listed above as well as Manvel also wants monthly inspections and 1 annual inspection by a professional engineer that the pump and pond is operating correctly per code.

DECLARANT

Organization: Brazos Real Property Holding

Signature: [Signature]

Print Name: JEAN JOSEPH

Title: Managing Partner, MD

Email: jeanjoephond@gmail.com

Phone #: 561-718-5589

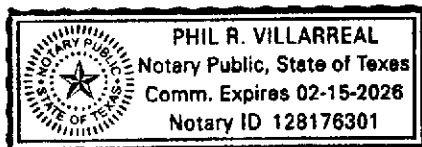
Mailing Address: 1006 W 22nd St
Houston TX 77008

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jean Joseph, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of February, 2025.



Phil R. Villarreal
Notary Public in and for the State of TX

My commission expires: 2-15-2026

City of Manvel and
BRAZORIA DRAINAGE DISTRICT NO. 4

Approved as to form and content:

Signature: _____

Print Name: _____

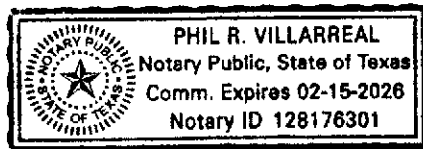
Title: _____

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared _____
Jean Joseph, known to me or proved to me through proper
documentation to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 11 day of February, 2025.



Phil R. Villarreal
Notary Public in and for the State of TX

My commission expires: 2-15-2026

NOTE: OUTFALL NO. 3
(FOR MITIGATION ONLY)

NOTE: OUTFALL NO. 2
(FOR STORM 50% GRAVITY
DETENTION ONLY)

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

1. Location of existing utilities is the responsibility of the contractor and shall be located prior to excavation. Contact the CITY OF MANVEL PERMITS Engineer prior to excavating in existing street right-of-way or easements.

2. All work, materials, services and labor shall conform to the rules and regulations of CITY OF MANVEL criteria governs.

3. All permits to be obtained shall be the responsibility of the contractor unless otherwise specified.

4. All proposed driveways connecting into the road with be in accordance with the rules and regulations of CITY OF MANVEL PERMITS.

5. Contractor to verify all horizontal and vertical locations of all existing utilities which are proposed connection points for proposed utilities prior to commencement of construction. Contractor to contact engineer in writing prior to start of construction and give the engineer 72 hours to respond to contractor if there are any difference in existing conditions which may effect the design of the engineers plan.

6. The location of some utilities were not field verified and were taken from drawings provided by private utility companies. Contractor to verify all locations of all utilities and shall be fully responsible for any damage to all utility lines.

7. Contractor to contact engineer 72 hours prior to beginning of construction if there are any difference in existing conditions which may effect the design of the engineers plan.

8. Contractor shall make note and avoid contact or damage to any and all overhead power lines.

9. Existing pavement, curbs, sidewalks, and driveways damaged or removed during construction shall be replaced at the contractors expense and to CITY OF MANVEL Standards. If any, all underground storage tanks will be removed prior to construction.

10. All Pipe Quantities shown hereon (pipe lengths) are for the Engineers use Only. It is the Responsibility of the Contractor to Calculate his own quantities for this.

PAVEMENT NOTES

11. For paving details, dimensions, etc., see Civil Details Sheet.

12. All curbs to be 6 inches in height from top of curb to gutter.

13. Subgrade shall be test rolled to locate soft spot areas. Soft areas shall be removed and repaired prior to placement of concrete.

14. Concrete to have minimum compressive strength of 3000 psi at 28 days (Note: Concrete Joint spacing at 15' and Expansion Joint at 80' intervals)

15. Parking Spaces shall be painted white 6" wide by 19'-0" in length or as called on plans.

16. If wet subgrade soils are encountered at the time of construction, use 2% cement by dry weight to stabilize the soils. This results in an application rate of 36 pounds per square yard per 6-inch of compacted thick.

17. Proposed Driveways will be constructed in accordance with TxDOT PERMITS.

18. Demolition and Site Dimension Plan by ARCHITECT.

19. A Topographic Survey and existing utilities for this site was performed by REKHA Engineering, Boundary by Others.

20. Storm Sewer Pipe shall be HDPE with smooth bore and with rubber gasket fittings (onsite) or R.C.P., Type III, C-76 Rubber Gasket Bell (in R.O.W.).

21. The CITY OF MANVEL Spec requires the final 1.0' of soil fill to be "select fill" under pavement.

22. Fill shall be placed in 8" lifts and compacted to 95% Standard Proctor Density prior to construction of pavement. (Typ.)

23. Dowel #4-15" long rebar @ 1' into the existing pavement and expose the remaining 1 foot of rebar as part of the pavement pour or top of curb pour. Grout to secure rebar dowel. Sawcut pavement prior to placement.

24. Proposed Filter Fabric Fence to be placed around the perimeter of the site and Sand Bags shall be placed around all inlets at the start of the construction phase and to remain in place until the end.

25. On this civil engineering paving and drainage plan, the horizontal location of all proposed storm lines at the place where they connect to proposed down spouts on the outside face of the building are accurate within five (5) feet (see plumbing plans).

26. All appurtenances or any other structures that are constructed within paved areas, the Rim Elevations are to be equal to the proposed pavement.

27. On all Proposed Inlets, add Fiber Board where the inlet meets the proposed pavement.

28. All Open Trenches shall conform to OSHA Safety Standards & per the Design of the Soils Report.

29. All concrete reinforcing steel are to be held up by the highway tie saddles WHC or Aztec E-2 or equal TxDOT highway grade saddles.

NOTE:
1. STORM PUMP FOR COMMERCIAL DEVELOPMENT
2. NO RESIDENCE WITHIN 1,000 FEET
3. A BACK UP GAS GENERATOR PROVIDED FOR PUMP FACILITY
4. 50% PUMP, 50% GRAVITY
5. BDD #4 APPROVAL FOR PUMP STATION
6. MAINTENANCE OF PUMP BY OWNER

MANVEL EMERGENCY CENTER

PARCEL SE OF 17518 HWY 6, MANVEL, TEXAS 77578

REVISIONS		
REV.	DESCRIPTION	DATE

FINAL DRAINAGE PLAN

REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
7676 Hillmont St. Suite 350
Houston, Texas 77058
Phone: 713-895-8080/81
Email: jake1@pdq.net
Website: www.rekhaengineering.com
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

TBPLS No. 10133800 | TBPE No. F-3712

DRAWN BY: AMM | CHECKED BY: JHE

APPROVED BY: DNE | JOB No. 1123-4541

CLIENT: BB+W ARCHITECTS

SHEET No.

C4

SCALE: 1"=20'

DATE: 05/24/24

NOTE: OUTFALL NO. 1
(4"FM FOR 50% PUMPED
DETENTION ONLY)

DETAIL A
SCALE: 1"=10'

PAVING & DRAINAGE LEGEND

TP=XX.XX
INLET X
TG XX.XX
FL XX.XX
JB #X
FL XX.XX
FG XX.XX
TB XX.XX
FL XX.XX
TB XX.XX
TC XX.XX
G XX.XX

PROP TOP OF PAVEMENT
PROP INLET
PROP TOP OF GRATE
PROP FLOW LINE
PROP JUNCTION BOX
PROP FLOW LINE
PROP FINISH GRADE
PROP TOP OF BANK
PROP FLOW LINE
PROP TOP OF BANK
PROP TOP OF CURB
PROP GUTTER

OFFSITE SHEET FLOW
ONSITE SHEET FLOW
PROPOSED CONTOURS
EXPANSION JOINT

EDGE OF PILOT CHANNEL

UNDERGROUND ELECTRICAL (GENERATOR TO LIFT STATION (L.S.) PANEL



BENCHMARK

BENCHMARK - NGS MONUMENT No. AW5684, LOCATED APPROXIMATELY 17.2 METERS NORTHWEST OF THE JUNCTION OF THE GULF, COLORADO AND SANTA FE RAILROAD AND FM 1128.

TEMPORARY BENCHMARK (TBM) - THE TOP OF RIM ELEVATION OF A SANITARY MANHOLE LOCATED AT THE NORTHERLY WEST POINT OF THE SUBJECT TRACT, ALONG THE SOUTH R.O.W. OF STATE HIGHWAY NO. 6, IN FRONT OF SONIC DRIVE IN, 17518 STATE HIGHWAY NO. 6, MANVEL, TEXAS 77578, TBM HAS AN ELEVATION OF 55.25'

FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48039C010K, REVISED DATE DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AO, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. 100 YEAR FLOOD ELEVATION (PFE) = 52.00' 500 YEAR FLOOD ELEVATION (PFE) = 52.25'

DOWNSIDE PIPE, DITCH OR SYSTEM WILL NOT BE ADVERSELY IMPACTED BY CONSTRUCTION AND DEVELOPMENT

NOTE:
ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

NOTE:
ALL EXISTING LINES UNDERGROUND (SANITARY, WATER, STORM, OPTIC, GAS, ETC...) SHALL BE LOCATED AND EXPOSED PRIOR TO ANY NEW CONSTRUCTION OF THE STORM, WATER, SANITARY, ETC. TO CONFIRM FLOWLINE AND HORIZONTAL ELEVATIONS AND LOCATIONS. (PER NOTE 5) ALL FLOWLINES WILL BE PROVIDED TO ENGINEER

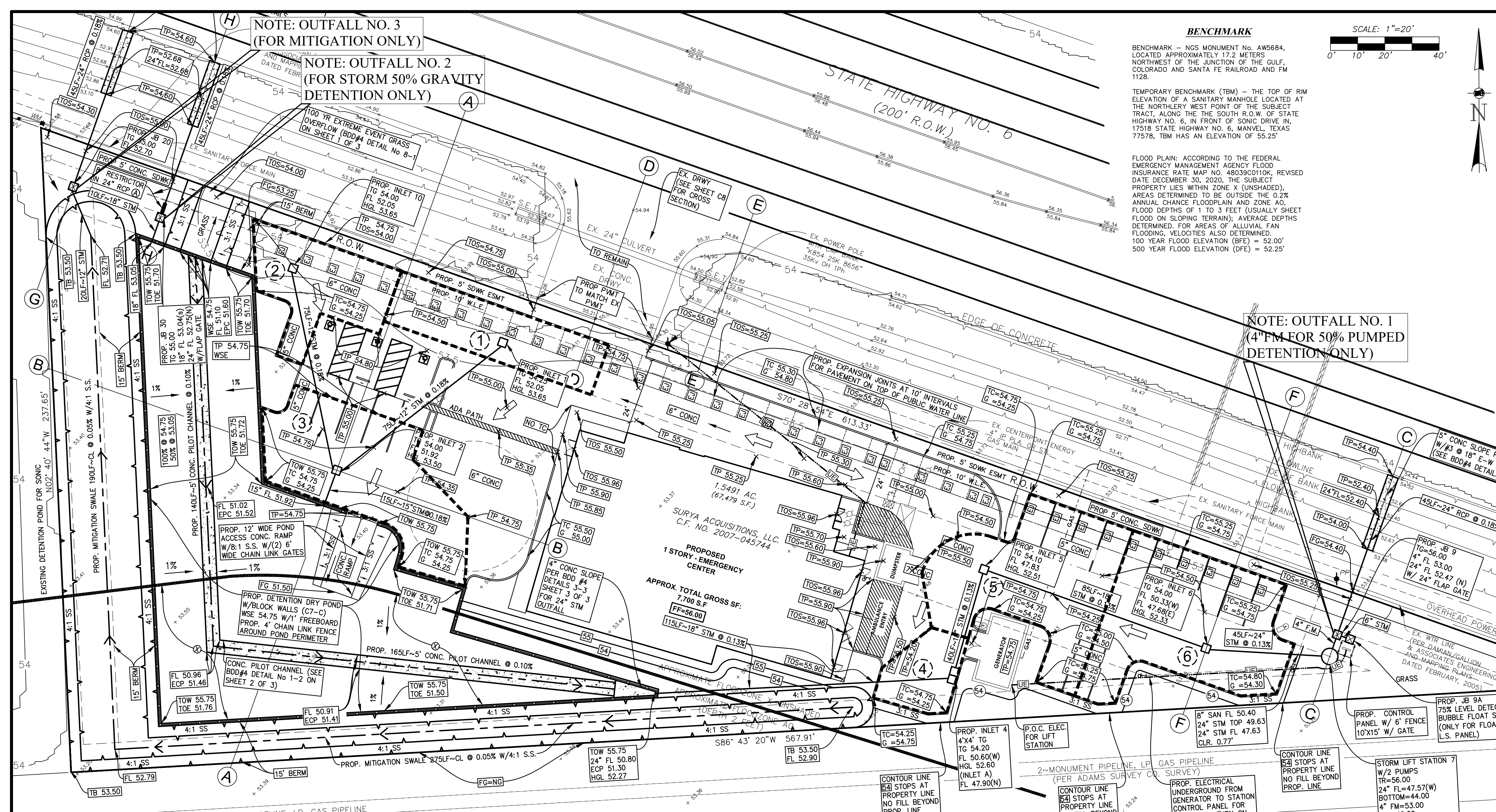
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE TO INSURE OWNER THAT ALL PROPERTY CORNERS ARE TO REMAIN DURING ALL OF DEMOLITION, CONTRACTOR AT HIS OWN EXPENSE ANY PROPERTY CORNERS DESTROYED OR DISTURBED DURING DEMOLITION OR CONSTRUCTION OF THE SITE IMPROVEMENTS.

NOTE:
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ACCESSIBILITY SLOPE REQUIREMENTS:
LANDINGS: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE PARKING AISLE AND SPACE: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE ROUTE: 1:20 MAX. RUNNING SLOPE, 1:48 MAX. CROSS SLOPE.

ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO ALL CRITERIA OF THE CITY OF MANVEL PERMITS

ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THIS REFERENCED SET OF CONSTRUCTION PLANS, DETAILS, AND ANY AND ALL PERMITS ISSUED BY ANY GOVERNMENT AGENCY FOR THIS REFERENCED PROJECT.



DETENTION CALCULATIONS

DETENTION REQUIRED: (PER BDD#4)
67,479 S.F. X 0.70 AC-FT/AC = **47,235 C.F.**

DETENTION REQUIRED: (PER CITY OF MANVEL)
67,479 S.F. X 0.65 AC-FT/AC = **43,861 C.F.**

DETENTION PROVIDED:

- POND W/ BLOCK WALL = 12,673 X 3.35 = **42,455 C.F.**
- PARKING LOT DETENTION: (AVERAGE DEPTH = 0.25)
 - LANE = 20' X 80' X 6" DEPTH AVERAGE = **800 C.F.**
 - LANE = 25' X 55' X 6" DEPTH AVERAGE = **687 C.F.**
SO 687 C.F. + 22.5 C.F. = **709.5 C.F.**
 - LANE = 25' X 95' X 6" DEPTH AVERAGE = **1,187 C.F.**
PARKING SPACES = 10' X 50' X 1.5" (AVERAGE) = **62.5 C.F.**
SO 1,187 C.F. + 62.5 C.F. = **1,249.5 C.F.**
 - LANE = 25' X 30' X 4.5" AVERAGE = **281 C.F.**
 - LANE = 75' X 25' X 4.5" AVERAGE = **703 C.F.**
PARKING 1 = 15' X 20' X 1.5" AVERAGE = **37 C.F.**
PARKING 2 = 40' X 2' X 1.5" AVERAGE = **100 C.F.**
SO 703 C.F. + 37 C.F. + 100 C.F. = **840 C.F.**
 - LANE = 70' X 25' X 6" AVERAGE = **875 C.F.**
PARKING = 60' X 20' X 1.5" AVERAGE = **150 C.F.**
SO 875 C.F. + 150 C.F. = **1,025 C.F.**

TOTAL PARKING LOT DETENTION = 4,905 C.F.

3. STORM DETENTION:
STORM = 12" STM x πR^2 x 165' = 130 C.F.
18" STM x πR^2 x 110' = 778 C.F.
24" STM x πR^2 x 275' = 864 C.F.
TOTAL = 1,772 C.F.

4. STORM INLETS:
4'x4'x23" COMBINED DEPTH OF ALL INLETS
TOTAL = 368 C.F.

TOTAL DETENTION = 42,455 + 4,905 + 1,772 + 368 = 49,500 C.F. MEETS CODE

WSE = 54.75

LEGEND

① - - - - - PARKING LOT DETENTION LIMITS
G GAS GENERATOR

② - - - - - AREA X 1.5" = VOL.
19' P.S. 24' LANE 19' P.S.
W.S.E. = 54.75
9' 3' 3'
FC = 54.00

③ - - - - - AREA X 4.5" = VOL. (SEE DET. CALCS)

PARKING LOT DET. VOL. DETAIL

④ SCALE: N.T.S.

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TYPICAL BLOCK WALL DETAIL

SCALE: N.T.S.

15' BERM
REBAR #3 @ 6" EW
MITIGATION SWALE
4:1 S.S.
N.G. = 53.30±
EX. NG TO REMAIN
ANCHOR CABLES @ 20' INTERVALS
DOWEL
Approximate Limits of Excavation
Retained Soil
4" Perforated PVC Drainage Tile (AUGER)
Foundation Soil
6" Thick reinforced Concrete W/ #3 REBAR 6" EW
1' FREEBOARD
W.S.E. = 54.75
50% GRAVITY
1.7'
FL 53.05
50% PUMP
1.7'
FL 51.35±
Keystone Standard II Unit
Unit Drainage Fill (3/4" Crushed Rock or Stone)
1/8" - 1/4" 8"

RESTRICTOR DETAIL (FOR GRAVITY OUTFALL)

SCALE: N.T.S.

24" RCP
GROUT
8" RESTRICTOR (4LF)
TOW 55.75
6' 12' 6'
TOW 55.75
TOW 55.75
FL 54.70
NOTE: NO CURB AT THIS LOCATION
CONC.

EXTREME EVENT OVEFLOW W/CALCULATIONS

SCALE: V:1"=2' - H:1"=20"

NOTE: "BRAZORIA DRAINAGE DISTRICT NO. 4 WILL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY OCCUR AS A RESULT OF AND / OR TO THE PROPOSED VERTICAL WALL."

NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

ACCESSIBILITY SLOPE REQUIREMENTS:
LANDINGS: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE PARKING AISLE AND SPACE: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE ROUTE: 1:20 MAX. RUNNING SLOPE, 1:48 MAX CROSS SLOPE.

ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO ALL CRITERIA OF THE CITY OF MANVEL PERMITS

MITIGATION CALCULATIONS

MITIGATION REQUIRED: FILL IN AO ZONE X
DETENTION POND CUT AREA: 6,500 S.F. X 2' (FILL PER AO ZONE) = 13,000 C.F.
TOTAL REQUIRED: **13,000 C.F.**

MITIGATION PROVIDED:
MIT POND A: 11,355 x 1.15' = **13,058 C.F.**

ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THIS REFERENCED SET OF CONSTRUCTION PLANS, DETAILS, AND ANY AND ALL PERMITS ISSUED BY ANY GOVERNMENT AGENCY FOR THIS REFERENCED PROJECT.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO INSURE OWNER THAT ALL PROPERTY CORNERS ARE TO REMAIN DURING ALL OF DEMOLITION. CONTRACTOR TO REPLACE AT HIS OWN EXPENSE ANY PROPERTY CORNERS DESTROYED OR DISTURBED DURING DEMOLITION OR CONSTRUCTION OF THE SITE IMPROVEMENTS.

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HGL VS FG CHART DIFF

	HGL	TG	DIFF	
1	53.65	54.00	0.35	OK
2	53.65	54.00	0.35	OK
3	53.50	54.00	0.50	OK
4	52.60	54.20	1.60	OK
5	52.51	54.10	1.59	OK
6	52.33	54.00	1.67	OK

NOTE: EXPLANATION OF DETENTION SYSTEM
1. WATER COLLECTION INLETS ON WEST SIDE AND FLOWS TO PAVEMENT.
2. POND W.S.E. = 54.75.
3. EAST COLLECTS IN INLETS AND FLOWS TO STORM STATION.
4. STORM PUMP STATION TOP AT 56.00.
5. WHEN WATER COLLECTS AND BACKS UP TO TOTAL PROJECT AND POND AT W.S.E. 54.75 THEN WATER WATER IS RELEASED WITH 8" RESTRICTOR PUMP AT 0.44 CFS FOR EXISTING CONDITIONS FOR 48 HOURS.
6. ONLY RELEASE IS EXISTING WATER TO TXDOT HIGHWAY 6

MANVEL EMERGENCY CENTER

PARCEL SE OF 17518 HWY 6, MANVEL, TEXAS 77578

REVISIONS

REV.	DESCRIPTION	DATE

DETENTION PLAN

SCALE: 1"=20'
DATE: 05/24/24

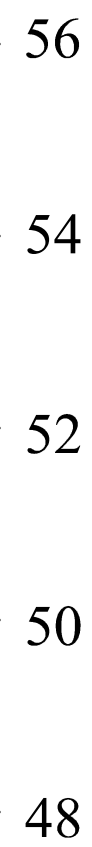
REKHA ENGINEERING INC.

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7676 Hillmont St., Suite 350
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APPROVED BY: DNE JOB No. 1123-4541
CLIENT: BB+W ARCHITECTS

C7



MITIGATION & DETENTION POND
CROSS SECTION @ TXDOT ROW
NW OF EXISTING DRIVEWAY

(A) SCALE: H: 1"=20' / V: 1"=2'



48



48



48



MITIGATION POND SWALE & DETENTION POND SECTION WEST
 (B) SCALE: H: 1"=20' / V: 1"=2'



48



48



48



Dinesh N. Engineer, P.E.
02-28-2025

MANVEL EMERGENCY CENTER

PARCEL SE OF 17518 HWY 6, MANVEL, TEXAS 77578

REVISIONS		
REV.	DESCRIPTION	DATE

SITE CROSS SECTIONS	SCALE: H: 1"=20' V: 1"=2'
	DATE: 05/24/24



REKHA ENGINEERING INC.

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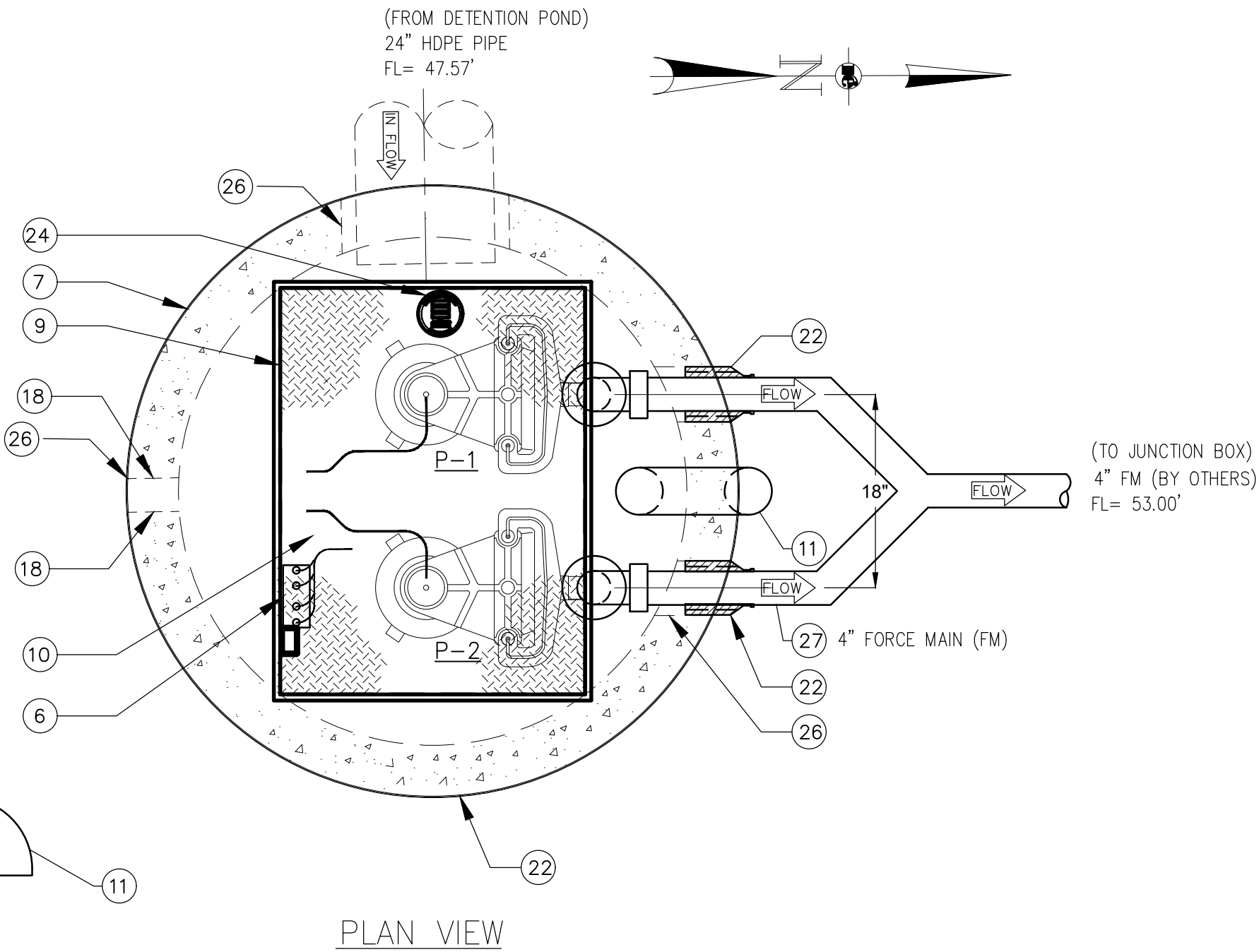
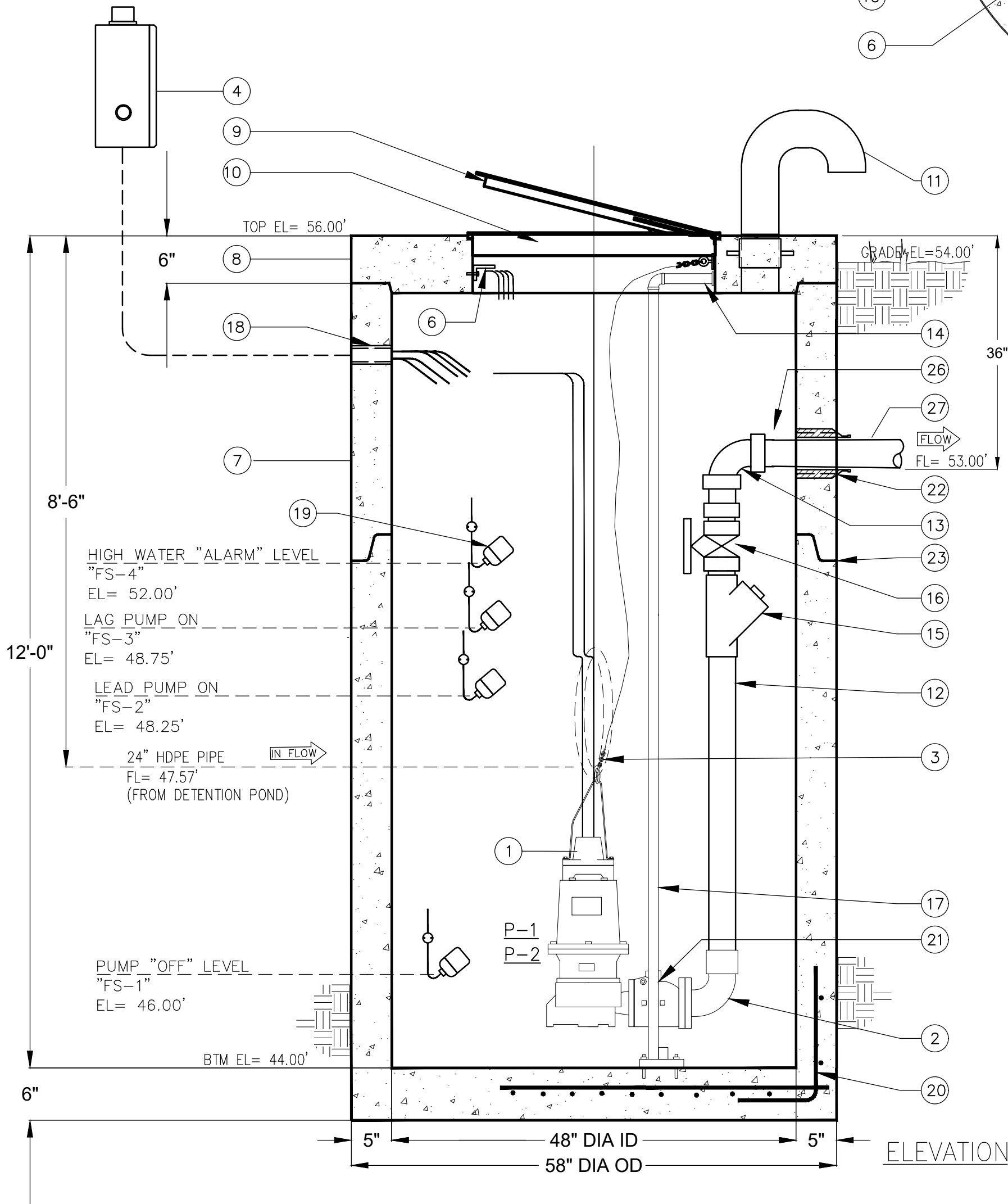
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C8

SHEET No. _____

STATION OPERATION LEVELS		
RISING LEVEL CYCLE		
WATER LEVEL ELEVATION	ACTION	PUMPS IN OPERATION
48.25	LEAD PUMP TURNS "ON", FS-2	LEAD PUMP "ON"
48.75	LAG PUMP TURNS "ON", FS-3	LAG PUMP "ON"
52.00	HIGH WATER "ALARM" LEVEL, FS-4	HIGH LEVEL ALARM "ON"
FALLING LEVEL CYCLE		
52.00	HIGH WATER ALARM, FS-4	HIGH LEVEL ALARM "OFF"
46.00	PUMPS "OFF" LEVEL, FS-1	ALL PUMPS "OFF" LAG PUMP SWITCHES TO LEAD PUMP

1. PUMPING RATE PER TxDOT (SEE C6A) = 0.44 CFS



Specifications

CONCRETE:
CLASS II/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT:
GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ALUMINUM HATCH:
300 PSF RATED, 1/4"ALUMINUM SKID-RESISTANT FLOOR PLATE, STAINLESS STEEL TAMPERPROOF BOLTING & HINGES & SLAMLOCK. (H-20 RATING OPTIONAL)

PUMPS:
PUMPS SHALL BE CENTRIFUGAL TYPE WITH INTEGRAL NON-CLOG UNIT AND SUBMERSIBLE TYPE MOTOR. PUMPS SHALL HAVE A CAPACITY AS FOLLOWS:

PUMP No.	TYPE	MAX. GPM	TDH	RPM	HP	V	PH	Hz
P-1	NON CLOG	200	15'	1150	2.7	460	3	60
P-2	NON CLOG	200	15'	1150	2.7	460	3	60

OR EQUAL

CONTROLS:
PUMP CONTROLS SHALL BE MOUNTED INSIDE A UL LISTED NEMA-4X ENCLOSURE AND INCLUDE CIRCUIT BREAKERS, ALARM CIRCUIT FUSE, IEC RATED MOTOR STARTER, PUMP HOA, AND ALTERNATOR AND RELAY. PANEL SHALL HAVE A VISUAL ALARM BEACON. PANEL IS DESIGNED FOR REMOTE MOUNTING

Engineering Data
FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF ASSEMBLY. USE DIMENSIONAL DATA AS SHOWN. ALL PIPE, VALVES AND FITTINGS OF THE ASSEMBLY ARE APPROVED BY ONE OF THE FOLLOWING ASSOCIATIONS:

LIFT STATION ANALYSIS FOR RELEASE RATE
(PUMP 50% OF DETENTION)

VOLUME OF WATER IN DETENTION POND TO BE PUMPED = TOTAL DETENTION = 47,235 FT³

(50% OF DETENTION IS PUMPED)
= 23,617 FT³ X 7.48GAL/FT³
= 176,659 = SAY 176,660 GAL

= 176,660 GAL/48 HOURS/60 MINUTES
= 61.34 GPM, SAY 62 GPM

TOTAL GALLONS = $\frac{176,660 \text{ G}}{\text{GPM} \times 60} = \frac{176,660}{200 \text{ GMP} \times 60} = 14.7 \text{ HRS}$ (15 HRS)

SO DELIVERED EACH PUMP MIN 62 GPM SO AT 200 GPM PUMP TAKES 15 HOURS TO PUMP POND DRY. SO POND WILL BE PUMPED DRY PRIOR TO 48 HOURS.

1. PUMPING RATE PER TxDOT (SEE C6A) = 0.44 CFS
(FOR 200 GMP PUMP) (1 CFS = 448.831 GPM)

2 YR, 10 YR, & 100 YR CALCS		
YEAR	FLOW	PEEK PUMP DISCHARGE
Q2	1.43 CFS	LESS 0.5 CFS (200 GPM)
Q10	3.63 CFS	LESS 0.5 CFS (200 GPM)
Q100	6.28 CFS	LESS 0.5 CFS (200 GPM)
SO PUMPS DO NOT EXCEED		

NOTE: OVERALL ALLOWABLE RELEASE

1. ALLOWABLE RELEASE 3.19 C.F.S.

(STORM PUMP) 0.44 C.F.S.

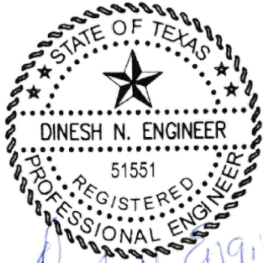
(GRAVITY FLOW) 2.75 C.F.S.

TOTAL RELEASE = 3.19 C.F.S.

STANDARD BDD#4 PUMP NOTES

- FAILURE TO MAINTAIN THE PUMP SYSTEM IN WORKING ORDER IS A VIOLATION OF THESE RULES, REGULATION, AND GUIDELINES AND WILL SUBJECT THE OWNER TO PUNITIVE DAMAGES AS DEFINED IN SECTION 30 - PENALTIES OF THESE REGULATIONS. PENALTIES MAY INCLUDE CHARGES FOR REPAIRS CONDUCTED BY THE DISTRICT, OR OTHER PENALTIES PRESCRIBED BY THE CURRENT POLICY OF THE DISTRICT AT THE TIME OF VIOLATION.

MARK	QTY	DESCRIPTION
1	2	2" SUBMERSIBLE PUMP
2	2	4" BASE ELBOW
3	2	STAINLESS STEEL CHAINS
4	1	DUPLEX 4X FRP CONTROL PANEL W/ GEN RECEPTACLE (MOUNTED BY CONTRACTOR)
5	1	NOT USED
6	1	SS CABLE BRACKET
7	1	48" DIA x XX'-XX" DEEP CONCRETE WET WELL
8	1	6" THK FLAT CONCRETE TOP
9	1	30"x36" SINGLE LEAF ALUMINUM HATCHWAY
10	1	SAFETY NET
11	1	4" GALVANIZED VENT
12	2	2" SCH 80 PVC DISCHARGE PIPE
13	2	4" SCH 80 PVC 90° ELL
14	2	SS UPPER GUIDE BRACKETS
15	2	4" PVC BALL CHECK VALVE
16	2	4" GATE VALVE w/ UNIONS
17	4	SS GUIDE RAILS
18	2	3" ELECTRICAL COUPLING
19	4	FLOAT SWITCH
20	-	REBAR AS REQ'D (#5 @ 12" EW)
21	2	LIFT-OUT ASSEMBLY
22	2	4" RESILIENT RUBBER BOOT
23	-	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE GASKET (RAM-NEK)
24	1	NAMEPLATE INDICATING: MFG: SULZER (ABS PUMP) PHONE: XXX-XXX-XXXX WEBSITE: XXXXXXXX MODEL: XFP80CCB1 (WET PIT) DATE MANUFACTURED:
25	1	REMOTE MOUNT DITCH FLOAT (MOUNTED & WIRED BY OTHERS)
26	2	4" NON SHRINK GROUT (BY OTHERS)
27	2	4" SCH 80 PVC DISCHARGE PIPE FM



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REVISIONS		
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STORM LIFT STATION
SUBMERSIBLE NON-CLOG
PUMP STATION DETAIL

SCALE: N.T.S.
DATE: 05/24/24

REKHA ENGINEERING INC.

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SHEET No.
C12