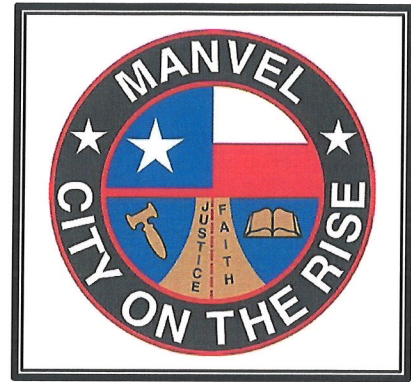


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 24, 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.

Swearing in of Board Members

Position #1 - Ryan Miller 03/2027
Position #2 - Kyle Marasckin 03/2027
Position #3 - Mary Ann Atkinson 03/2027
Position #4 - Kenneth Haynes 03/2027

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
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.

Presentation

Overview of Open Meetings Act and Meeting Decorum

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 Final Plat for Meridiana Section 82;
BEING A SUBDIVISION OF 28.69 ACRES OUT OF OUTLOTS 137, 138, AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat of Valencia Section 13;
BEING A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART 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 PLAT RECORDS (B.C.P.R.).
- C. Approve Final Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- D. Approve the meeting minutes to date.

Regular Agenda

- A. 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.

(Tabled by PD&Z on 3/10/2025)

- B. 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.
- C. Development Services staff update.
- D. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

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 3/21/2025 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



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: 2/24/2025 (03/24/2025 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 Final Plat for Meridiana Section 82

Being a subdivision of 28.69 acres out of outlots 137, 138, and 162 of the Dr. A.A. Luther Lands in the Town of Manvel
located in the H.T. & B.R.R. Co. Survey, Section 62, A-484 City of Manvel, Brazoria County, Texas

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

2/24/2025
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 15- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 24, 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

- *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 along the west side of Chocolate Bayou, south side of proposed Charlotte Street extension.*
- *The proposed plat subdivides a 13.057-acre tract into 55 residential lots, 3 Blocks, and 4 reserves for landscape, open space, drainage, and utility.*
- *This proposed section includes traditional single-family residential lots with a minimum lot width of 50 feet and minimum lot area of 6,000 square feet.*
- *This proposed plat was previously submitted and denied by Planning, Development and Zoning Commission in February 2025.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

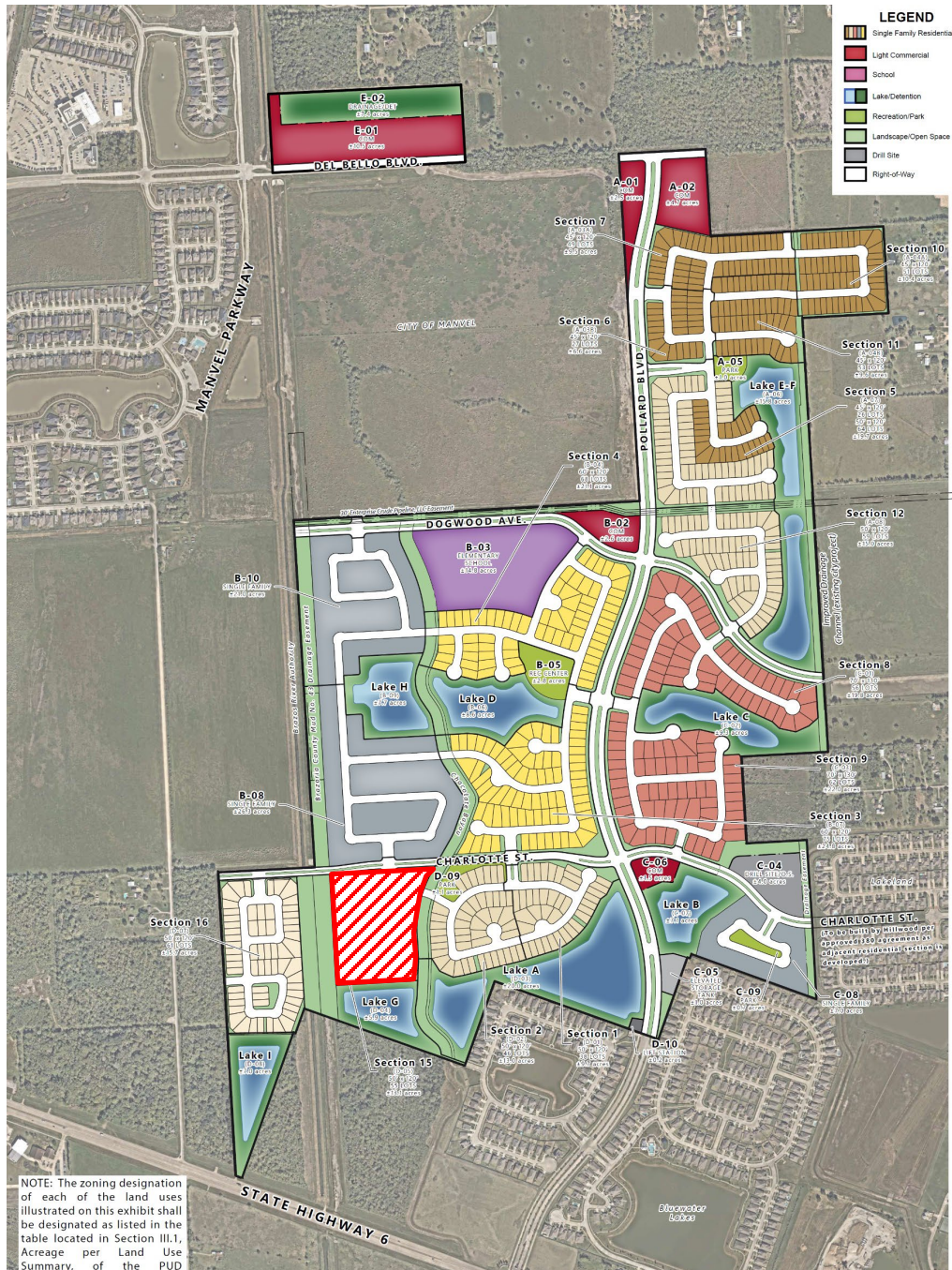
The City staff recommends approval of this proposed plat - Valencia Section 15- Final Plat



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

MANVEL CITY OF TEXAS
PLANNING & LANDSCAPE ARCHITECTURE
10000 STATE HIGHWAY 6, SUITE 100, MANVEL, TEXAS 77578
TEL: 281-489-0630 FAX: 281-489-0631
WWW.MANVELCITYTX.GOV
MANVEL CITY OF TEXAS
PLANNING & LANDSCAPE ARCHITECTURE
10000 STATE HIGHWAY 6, SUITE 100, MANVEL, TEXAS 77578
TEL: 281-489-0630 FAX: 281-489-0631
WWW.MANVELCITYTX.GOV

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

Reference Date: 02.27.2024



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, 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-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 82, do hereby make subdivision of said property for and on behalf of said GR-M1, 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.

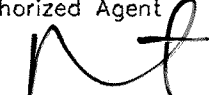
FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six 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.

IN TESTIMONY WHEREOF, GR-M1, 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-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 11th day of March, 2025.

OWNER

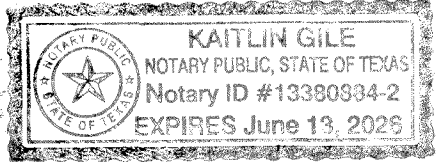
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

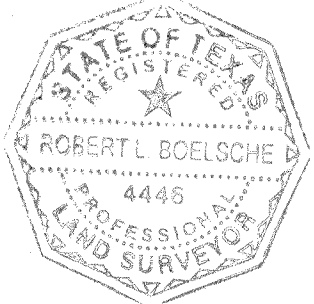
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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 11th day of March, 2025.



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/28

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 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.



Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4448

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 82 in conformance with 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 _____, 2025.

Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 82
BEING 28.69 ACRES
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484,
BRAZORIA COUNTY, TEXAS

A 28.69 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING COMPRISED OF PORTIONS OF OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), OWNED BY GR-M1 BY DEEDS RECORDED UNDER (CALLED 53.50 ACRES) BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2009019609 AND (CALLED 15.61 ACRES) B.C.C.F. NO. 2011009257; SAID 28.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking the westerly end of a 25-foot radius curve of the westerly right-of-way line of Meridiana Parkway (variable right-of-way) as per the plat of Meridiana Parkway Phase 7 Replat recorded under 2021007273 (B.C.P.R.) being in the northerly right-of-way line of Kreuzer Road (variable right-of-way) as per the said plat of the Dr. A.A. Luther Lands;

THENCE, North 70°26'36" West, with the said northerly right-of-way line of Kreuzer Road for a distance of 1,235.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found for corner;

THENCE, continuing along the said northerly right-of-way of Kreuzer Road the following two (2) courses and distances:

South 19°33'24" West, for a distance of 10.00 feet to a point for corner;

North 70°26'36" West, for a distance of 40.93 feet to the southeasterly corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 70°26'36" West, continuing with the northerly right-of-way of Kreuzer Road for a distance of 1,160.21 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set in the easterly line of a called 3.5 acre tract of land, recorded under B.C.C.F. NO. 91889441, marking the southwesterly corner of the herein described tract of land;

2) THENCE, North 19°33'24" East, with the common line between said 3.5 acre tract and said 53.50 acre tract for a distance of 953.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

3) THENCE, North 70°26'36" East, departing said common line for a distance of 982.57 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

4) THENCE, South 77°28'25" East, for a distance of 196.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

5) THENCE, South 88°00'10" East, for a distance of 217.06 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

6) THENCE, South 47°05'23" East, for a distance of 150.19 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

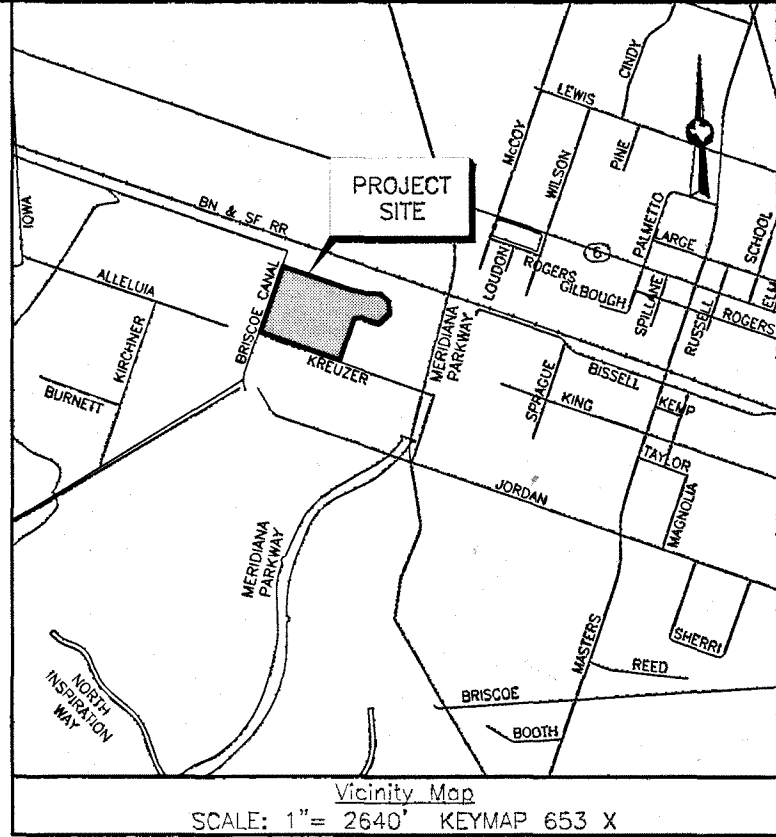
7) THENCE, South 02°34'49" East, for a distance of 168.92 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found for corner;

8) THENCE, South 46°57'03" West, for a distance of 200.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

9) THENCE, North 71°29'57" West, for a distance of 241.18 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

10) THENCE, South 81°45'59" West, for a distance of 104.47 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;

11) THENCE, South 19°33'24" West, for a distance of 595.00 feet to the POINT OF BEGINNING and containing 28.69 acres of land.



BENCHMARK

NGS MONUMENT # F 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 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

FINAL PLAT
MERIDIANA SECTION 82

BEING A SUBDIVISION OF 28.69 ACRES OUT OF
OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL
LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

138 LOTS 4 BLOCKS 6 RESERVES (1.011 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MARCH 14, 2025



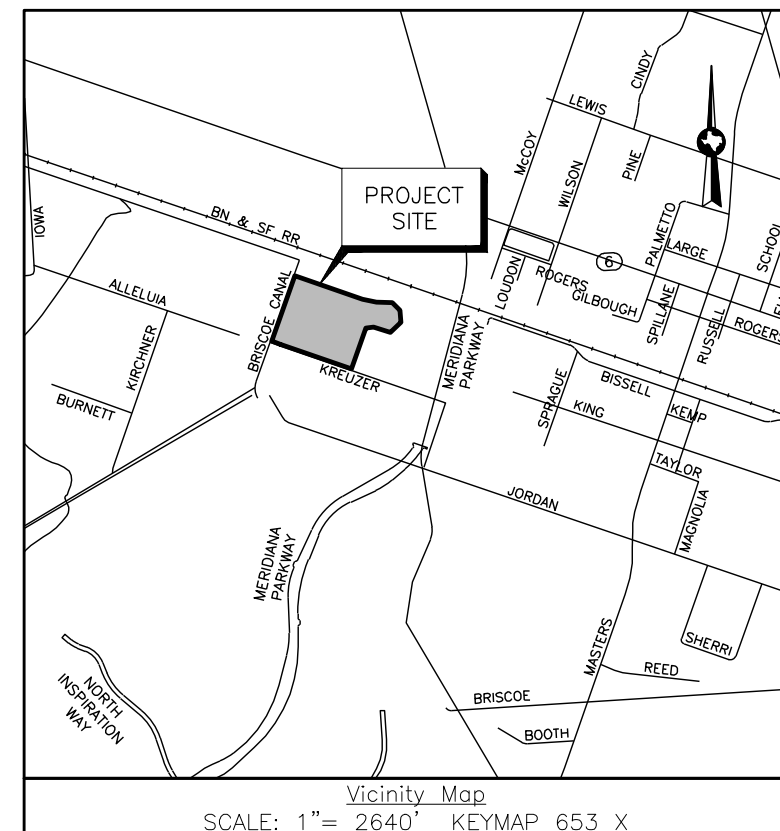
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

LEGEND:

A- indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
PG. indicates Page
R.O.W. indicates Right-Of-Way.
1" RES. indicates Reserve.
SQ. FT. indicates Square Feet.
STM.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 indicates street name change

FUTURE
RESERVE "A"
BLOCK 1

0' 60' 120' 180'
SCALE: 1" = 60'



BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 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

LINE	BEARING	DISTANCE
L1	S 81°45'59" W	104.47'
L2	N 19°33'24" E	10.00'
L3	S 19°33'24" W	10.00'
L4	S 19°33'24" W	10.00'
L5	N 70°26'36" W	40.93'
L6	S 64°33'24" W	14.14'
L7	S 25°26'36" E	7.57'

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.54'	90°00'00"	N 64°33'24" E	70.71'
C2	50.00'	59.51'	64°49'10"	S 73°51'11" E	59.48'
C3	25.00'	39.27'	90°00'00"	N 64°33'24" E	35.36'
C4	25.00'	9.18'	21°02'22"	N 09°02'13" E	9.13'
C5	50.00'	15.26'	132°00'00"	N 64°33'24" E	11.38'
C6	25.00'	9.18'	21°02'22"	S 69°52'26" E	9.13'
C7	475.00'	56.54'	6°49'10"	S 73°51'11" E	56.50'
C8	25.00'	23.55'	53°58'05"	N 75°45'11" E	22.69'
C9	60.00'	301.53'	287°56'10"	S 12°44'14" W	70.59'
C10	25.00'	23.55'	53°58'05"	N 50°16'43" W	22.69'
C11	25.00'	36.29'	83°10'50"	S 61°08'49" W	33.19'
C12	25.00'	39.27'	90°00'00"	S 25°26'36" E	35.36'
C13	25.00'	39.27'	90°00'00"	N 25°26'36" W	35.36'
C14	25.00'	39.27'	90°00'00"	S 64°33'24" W	35.36'
C15	25.00'	39.27'	90°00'00"	N 25°26'36" W	35.36'
C16	25.00'	39.27'	90°00'00"	S 64°33'24" E	35.36'
C17	25.00'	39.27'	90°00'00"	N 25°26'36" W	35.36'
C18	25.00'	39.27'	90°00'00"	N 64°33'24" E	35.36'
C19	25.00'	39.27'	90°00'00"	S 25°26'36" E	35.36'
C20	25.00'	39.27'	90°00'00"	S 64°33'24" W	35.36'
C21	25.00'	39.27'	90°00'00"	N 25°26'36" W	35.36'
C22	25.00'	39.27'	90°00'00"	N 64°33'24" E	35.36'
C23	25.00'	39.27'	90°00'00"	S 25°26'36" E	35.36'
C24	25.00'	39.27'	90°00'00"	S 64°33'24" W	35.36'

RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY PURPOSES	21,231 SQ.FT. / 0.487 ACRE	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,630 SQ.FT. / 0.060 ACRE	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,272 SQ.FT. / 0.052 ACRE	BRAZORIA COUNTY MUD NO. 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,640 SQ.FT. / 0.061 ACRE	BRAZORIA COUNTY MUD NO. 57
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,853 SQ.FT. / 0.043 ACRE	BRAZORIA COUNTY MUD NO. 57
F	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,406 SQ.FT. / 0.308 ACRE	BRAZORIA COUNTY MUD NO. 57
TOTAL		44,032 SQ.FT. / 1.011 ACRES	

FINAL PLAT MERIDIANA SECTION 82

BEING A SUBDIVISION OF 28.69 ACRES OUT OF
OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL
LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

138 LOTS 4 BLOCKS 6 RESERVES (1011 ACRES)

OWNER

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

MARCH 14, 2025



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.

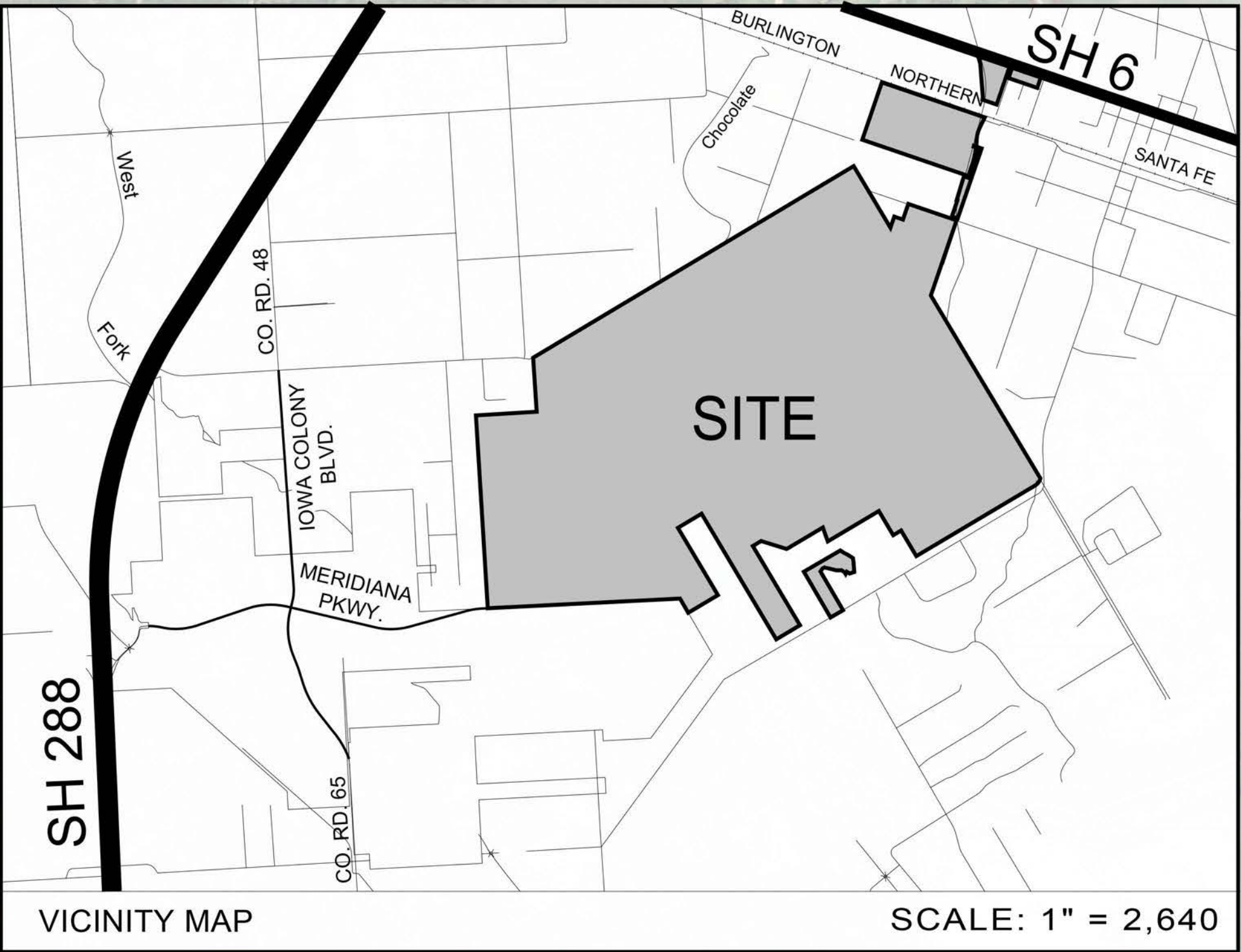
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 11/12/2024

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 the Final Plat of Valencia Section

13, A subdivision of 20.953 acres of land situated in the H.T. & B.R.R. company survey, section 73 , abstract 301, Brazoira

County, Texas; Being a part 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 Plat 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

12/11/24
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 13- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 24, 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

- *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 along the western side of Chocolate Bayou, on the southern side of the proposed Dogwood Ave extension (B-10).*
- *The proposed plat subdivides a 20.953-acre tract into 68 residential lots, 4 Blocks, and 3 reserves for landscape, open space, drainage, and utility.*
- *This proposed section includes traditional single-family residential lots with a minimum lot width of 60 feet and minimum lot area of 7,200 square feet*
- *This proposed plat was previously submitted and denied by Planning, Development, and Zoning Commission in February 2025.*
- *The proposed plat generally conforms to the preliminary plat approved in March 2024.*

STAFF RECOMMENDATION

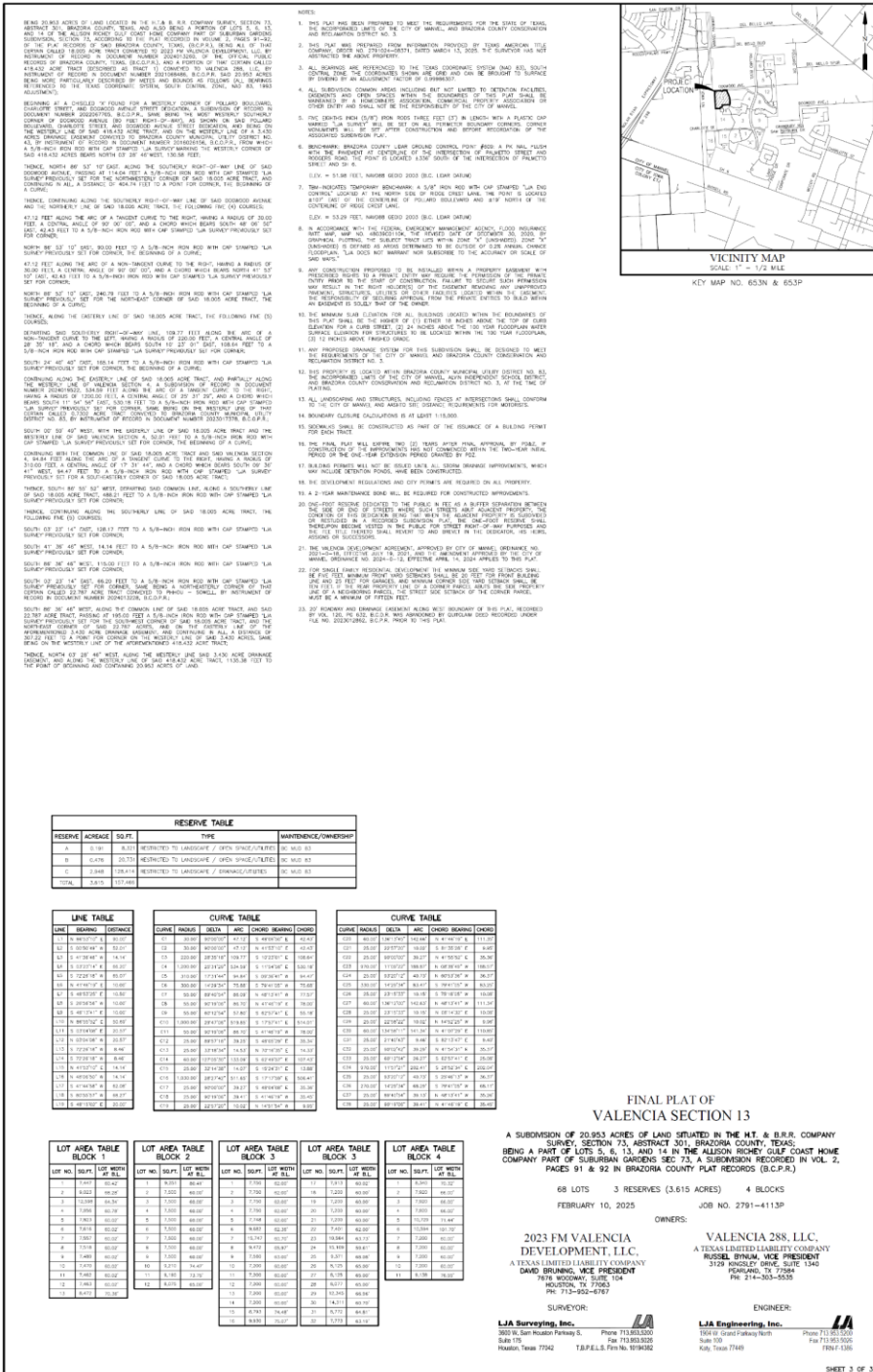
The City staff recommends approval of this proposed plat - Valencia Section 13- Final Plat



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

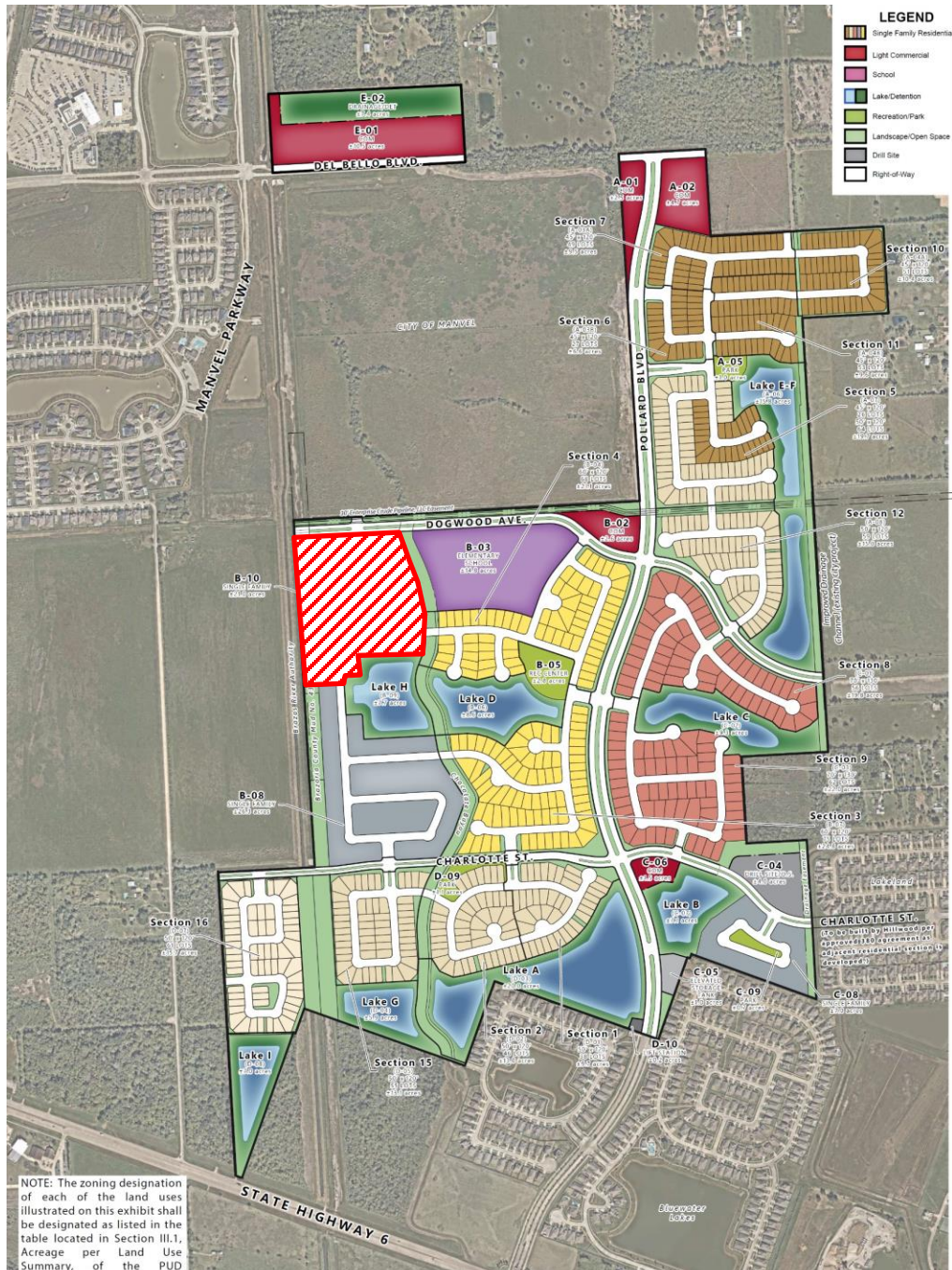




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

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, 2023 FM VALENCIA DEVELOPEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID BRUNING, VICE PRESIDENT BEING AN OFFICER OF 2023 FM VALENCIA DEVELOPEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 13, BEING 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PART OF LOTS 5, 6, 13, AND 14 OF THE ALLISON RICHEY 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.), 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 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 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.

IN TESTIMONY WHEREOF, 2023 FM VALENCIA DEVELOPEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID BRUNING, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 26th DAY OF February, 2025.

BY: 2023 FM VALENCIA DEVELOPEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

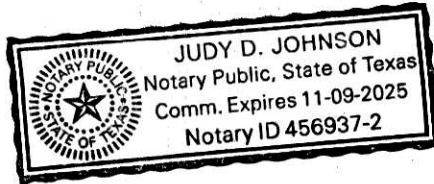
BY: David Bruning
DAVID BRUNING, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BRUNING, VICE PRESIDENT OF 2023 FM VALENCIA DEVELOPEMENT, LLC, A LIMITED LIABILITY COMPANY, 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 25th DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 27th DAY OF February, 2025.

BY: VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY

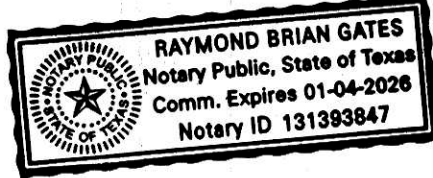
BY: Russell Bynum
RUSSELL BYNUM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM VICE PRESIDENT OF VALENCIA 288, LLC, A LIMITED LIABILITY COMPANY, 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 27 DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, THIRD COAST BANK, A TEXAS STATE BANK OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 13, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2024036787 AND AMENDED AND RE-STATED IN 2024036822 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK,
A TEXAS STATE BANK

BY: Ibrahim Nassr

PRINT NAME: Ibrahim Nassr

TITLE: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IBRAHIM NASSR, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF FEBRUARY, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, DFH COVENTRY, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 13, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2024053130 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DFH COVENTRY, LLC

BY: William D. McKinnis

PRINT NAME: William D. McKinnis

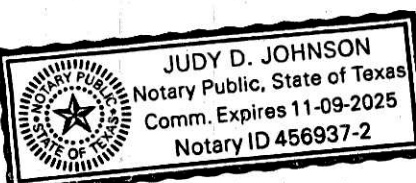
TITLE: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William D. McKinnis, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF February, 2025.

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



2-25-2025

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 13" AS SHOWN HEREON

THIS 4 DAY OF March, 2025.

Ricky Kubezka
RICKY KUBEZKA
COMMISSIONER

Alfred Roberg, Jr.
ALFRED ROBERG, JR.
COMMISSIONER

Jody Schibi
JODY SCHIBI
COMMISSIONER

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

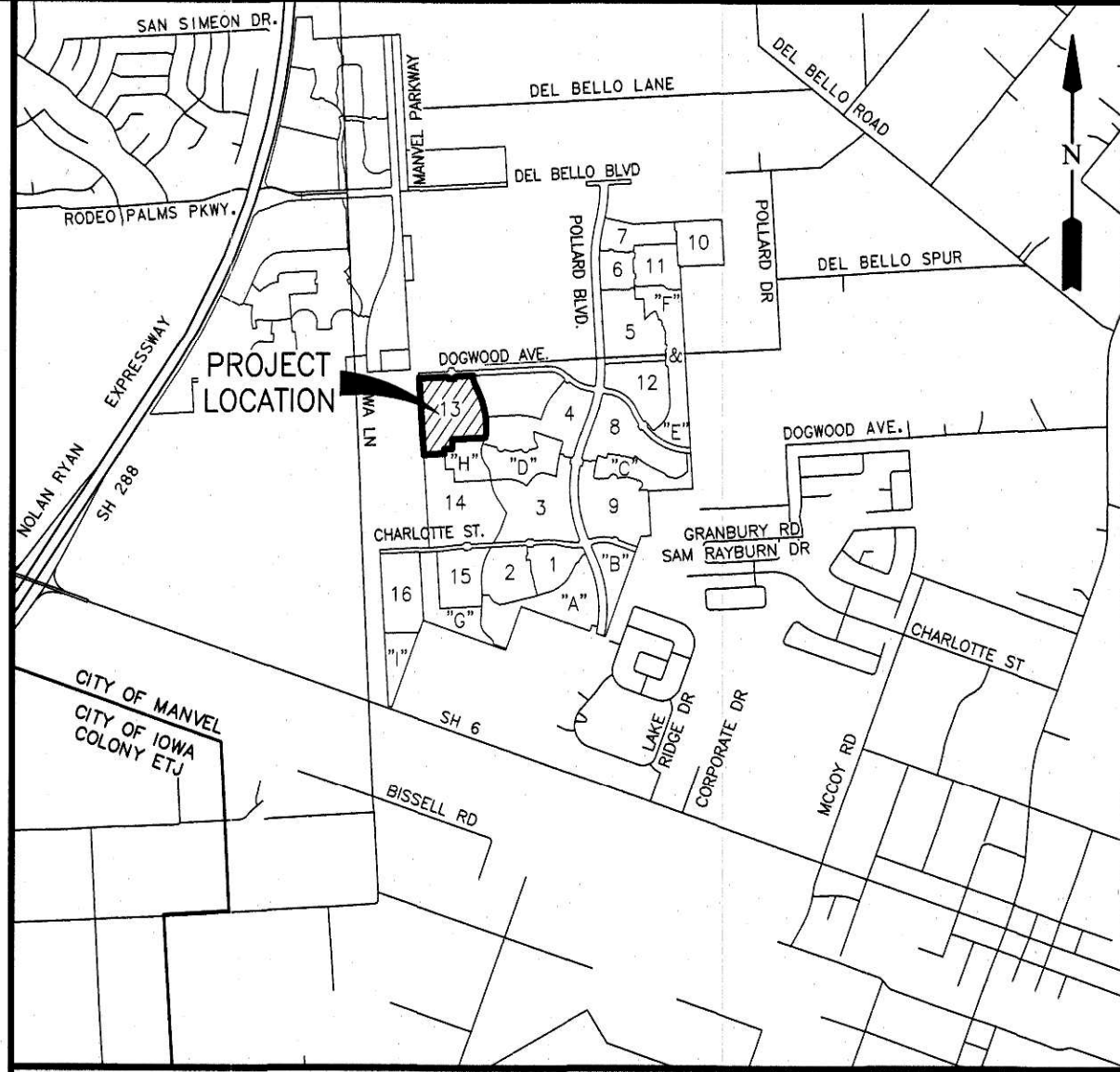
BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- 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.
- 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.
- 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.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- 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.
- 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.
- 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.
- 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 THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 13 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. 653N & 653P

FINAL PLAT OF VALENCIA SECTION 13

A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART 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 PLAT RECORDS (B.C.P.R.)

68 LOTS 3 RESERVES (3.615 ACRES) 4 BLOCKS

FEBRUARY 10, 2025

JOB NO. 2791-4113P

OWNERS:

2023 FM VALENCIA
DEVELOPEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DAVID BRUNING, VICE PRESIDENT
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
PH: 713-952-6767

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND, TX 77584
PH: 214-303-5535

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 713.953.5026
Katy, Texas 77449 FRN-F-1386

BEING 20,953 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 5, 6, 13, AND 14 OF THE ALLISON RICHEY 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.), BEING ALL OF THAT CERTAIN CALLED 18.005 ACRE TRACT CONVEYED TO 2023 FM VALENCIA DEVELOPMENT, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013260, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 418.432 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO VALENCIA 288, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, B.C.O.P.R. SAID 20.953 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1983 ADJUSTMENT);

BEGINNING AT A CHISELED "X" FOUND FOR A WESTERLY CORNER OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE MOST WESTERLY SOUTHERLY CORNER OF DOGWOOD AVENUE (80 FEET RIGHT-OF-WAY), AS SHOWN ON SAID POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, AND BEING ON THE WESTERLY LINE OF SAID 418.432 ACRE TRACT, AND ON THE WESTERLY LINE OF A 3.430 ACRES DRAINAGE EASEMENT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2016026156, B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" MARKING THE WESTERLY CORNER OF SAID 418.432 ACRES BEARS NORTH 03° 28' 46" WEST, 130.58 FEET;

THENCE, NORTH 86° 53' 10" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DOGWOOD AVENUE, PASSING AT 114.04 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWESTERLY CORNER OF SAID 18.005 ACRE TRACT, AND CONTINUING IN ALL, A DISTANCE OF 404.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DOGWOOD AVENUE AND THE NORTHERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (4) COURSES;

47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 06' 50" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

NORTH 86° 53' 10" EAST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 53' 10" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

NORTH 86° 53' 10" EAST, 240.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 18.005 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES;

DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, 109.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 28° 35' 18", AND A CHORD WHICH BEARS SOUTH 10° 23' 01" EAST, 108.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 24° 40' 40" EAST, 165.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

CONTINUING ALONG THE EASTERLY LINE OF SAID 18.005 ACRE TRACT, AND PARTIALLY ALONG THE WESTERLY LINE OF VALENCIA SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024019522, 534.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 25° 31' 29", AND A CHORD WHICH BEARS SOUTH 11° 54' 56" EAST, 530.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, SAME BEING ON THE WESTERLY LINE OF THAT CERTAIN CALLED 0.7302 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2023017378, B.C.O.P.R.;

SOUTH 00° 50' 49" WEST, WITH THE EASTERLY LINE OF SAID 18.005 ACRE TRACT AND THE WESTERLY LINE OF SAID VALENCIA SECTION 4, 52.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

CONTINUING WITH THE COMMON LINE OF SAID 18.005 ACRE TRACT AND SAID VALENCIA SECTION 4, 94.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 17° 31' 44", AND A CHORD WHICH BEARS SOUTH 09° 36' 41" WEST, 94.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A SOUTHEASTERLY CORNER OF SAID 18.005 ACRE TRACT;

THENCE, SOUTH 86° 55' 52" WEST, DEPARTING SAID COMMON LINE, ALONG A SOUTHERLY LINE OF SAID 18.005 ACRE TRACT, 488.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES;

SOUTH 03° 23' 14" EAST, 128.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 41° 36' 46" WEST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 86° 36' 46" WEST, 115.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 03° 23' 14" EAST, 66.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, SAME BEING A NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 22.787 ACRE TRACT CONVEYED TO PHOU – SOWELL, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013228, B.C.O.P.R.;

SOUTH 86° 36' 46" WEST, ALONG THE COMMON LINE OF SAID 18.005 ACRE TRACT, AND SAID 22.787 ACRE TRACT, PASSING AT 195.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 18.005 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 22.787 ACRES, AND ON THE EASTERLY LINE OF THE AFOREMENTIONED 3.430 ACRE DRAINAGE EASEMENT, AND CONTINUING IN ALL, A DISTANCE OF 307.22 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF SAID 3.430 ACRES, SAME BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED 418.432 ACRE TRACT;

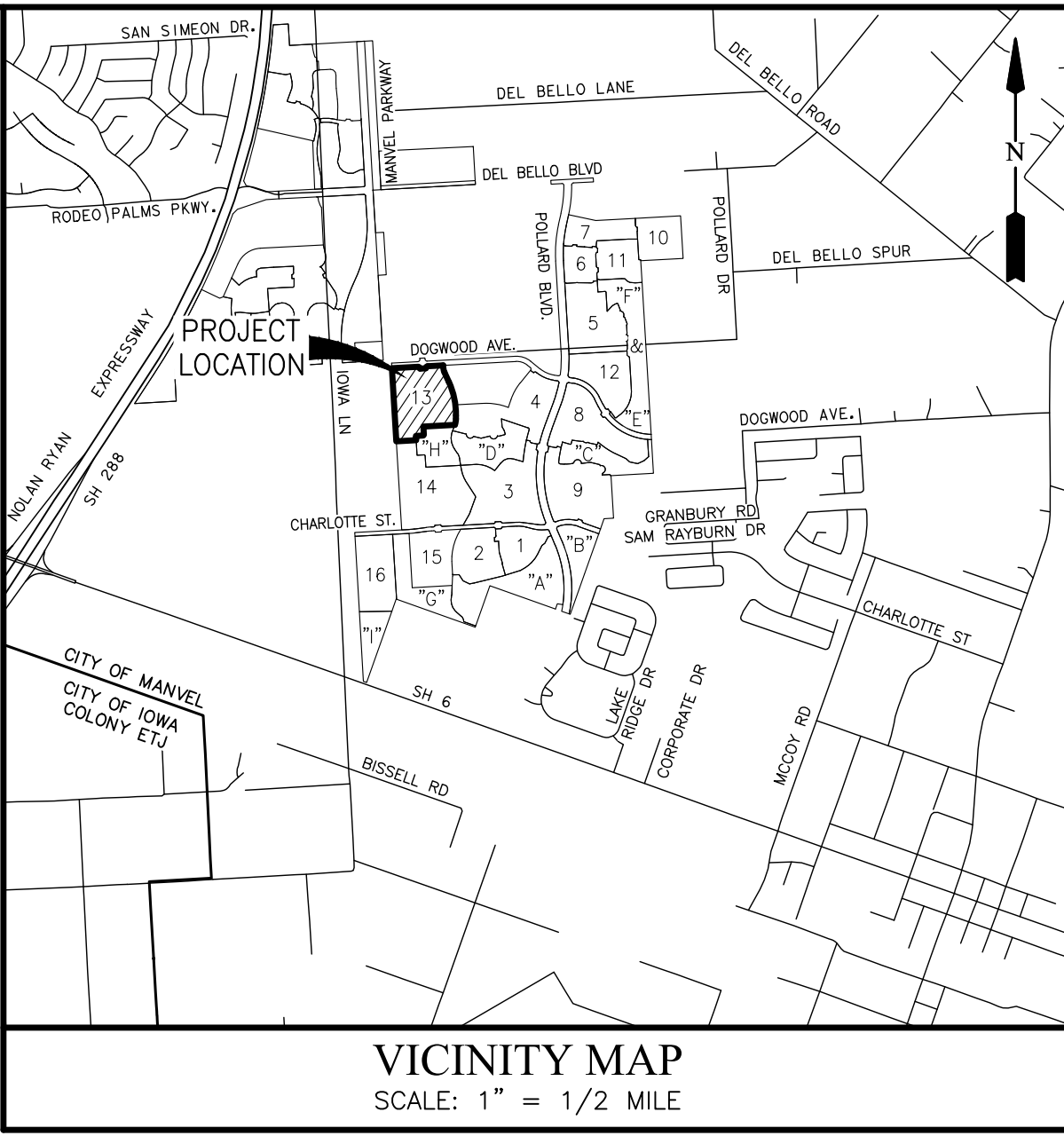
THENCE, NORTH 03° 28' 46" WEST, ALONG THE WESTERLY LINE SAID 3.430 ACRE DRAINAGE EASEMENT, AND ALONG THE WESTERLY LINE OF SAID 418.432 ACRE TRACT, 1135.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.953 ACRES OF LAND.

NOTES:

- THIS PLAT 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.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, ORDER NO. 2791024-06371, DATED MARCH 13, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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 0.999986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.

ELEV. = 51.98 FEET, NAVD88 GEOD 2003 (B.C. LIDAR DATUM)
- 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 GEOD 2003 (B.C. LIDAR DATUM)
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0110K, 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."
- 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 PRIOR TO THE 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 OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT 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.
- 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.
- 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 BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- THE FINAL PLAT 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 PDZ.
- 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 ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021, AND THE AMENDMENT APPROVED BY THE CITY OF MANVEL ORDINANCE NO. 2024-0-12, EFFECTIVE APRIL 14, 2024 APPLIES TO THIS PLAT.
- 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 REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- 20' ROADWAY AND DRAINAGE EASEMENT ALONG WEST BOUNDARY OF THIS PLAT, RECORDED BY VOL. 120, PG 632, B.C.D.R. WAS ABANDONED BY QUITCLAIM DEED RECORDED UNDER FILE NO. 2023012862, B.C.P.R. PRIOR TO THIS PLAT.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 653N & 653P

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.191	8,321	RESTRICTED TO LANDSCAPE / OPEN SPACE/UTILITIES	BC MUD 83
B	0.476	20,731	RESTRICTED TO LANDSCAPE / OPEN SPACE/UTILITIES	BC MUD 83
C	2.948	128,414	RESTRICTED TO LANDSCAPE / DRAINAGE/UTILITIES	BC MUD 83
TOTAL	3.615	157,466		

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 86°53'10" E	90.00'	
L2	S 00°50'49" W	52.01'	
L3	S 41°36'46" W	14.14'	
L4	S 03°23'14" E	66.20'	
L5	S 72°26'18" W	65.07'	
L6	N 41°46'19" E	10.00'	
L7	S 48°53'25" E	10.50'	
L8	S 26°56'56" W	10.00'	
L9	S 48°13'41" E	10.00'	
L10	N 86°55'52" E	50.69'	
L11	S 03°04'08" E	20.57'	
L12	N 03°04'08" W	20.57'	
L13	S 72°26'18" W	8.46'	
L14	S 72°26'18" W	8.46'	
L15	N 41°53'10" E	14.14'	
L16	N 48°06'50" W	14.14'	
L17	S 41°44'58" W	62.08'	
L18	S 80°55'57" W	68.27'	
L19	S 48°15'02" E	20.00'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S 48°06'50" E	42.43'
C2	30.00'	90°00'00"	47.12'	N 41°53'10" E	42.43'
C3	220.00'	28°35'18"	109.77'	S 10°23'01" E	108.64'
C4	1,200.00'	25°31'29"	534.59'	S 11°54'56" E	530.18'
C5	310.00'	17°31'44"	94.84'	S 09°36'41" W	94.47'
C6	300.00'	14°29'34"	75.88'	S 79°41'05" W	75.68'
C7	55.00'	89°40'54"	86.09'	N 48°13'41" W	77.57'
C8	55.00'	90°19'06"	86.70'	N 41°46'19" E	78.00'
C9	55.00'	60°12'54"	57.80'	S 62°57'41" E	55.18'
C10	1,000.00'	29°47'06"	519.85'	S 17°57'41" E	514.01'
C11	55.00'	90°19'06"	86.70'	S 41°46'19" W	78.00'
C12	25.00'	89°57'18"	39.25'	S 48°05'29" E	35.34'
C13	25.00'	33°18'34"	14.53'	N 70°16'35" E	14.33'
C14	60.00'	127°05'30"	133.09'	S 62°49'57" E	107.43'
C15	25.00'	32°14'38"	14.07'	S 15°24'31" E	13.88'
C16	1,030.00'	28°27'42"	511.65'	S 17°17'59" E	506.41'
C17	25.00'	90°00'00"	39.27'	S 48°04'08" E	35.36'
C18	25.00'	90°19'06"	39.41'	S 41°46'19" W	35.45'
C19	25.00'	22°57'20"	10.02'	N 14°51'54" W	9.95'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C20	60.00'	136°13'45"	142.66'	N 41°46'19" E	111.35'
C21	25.00'	22°57'20"	10.02'	S 81°35'28" E	9.95'
C22	25.00'	90°00'00"	39.27'	N 41°55'52" E	35.36'
C23	970.00'	11°09'22"	188.87'	N 08°38'49" W	188.57'
C24	25.00'	93°20'12"	40.73'	N 60°53'36" W	36.37'
C25	330.00'	14°29'34"	83.47'	S 79°41'05" W	83.25'
C26	25.00'	23°15'33"	10.15'	S 75°18'05" W	10.08'
C27	60.00'	136°12'00"	142.63'	N 48°13'41" W	111.34'
C28	25.00'	23°15'33"	10.15'	N 08°14'32" E	10.08'
C29	25.00'	22°58'22"	10.02'	N 14°52'25" W	9.96'
C30	60.00'	134°58'11"	141.34'	N 41°07'29" E	110.85'
C31	25.00'	21°40'43"	9.46'	S 82°13'47" E	9.40'
C32	25.00'	90°02'42"	39.29'	N 41°54'31" E	35.37'
C33	25.00'	60°12'54"	26.27'	S 62°57'41" E	25.08'
C34	970.00'	11°57'21"	202.41'	S 26°52'34" E	202.04'
C35	25.00'	93°20'12"	40.73'	S 25°46'13" W	36.37'
C36	270.00'	14°29'34"	68.29'	S 79°41'05" W	68.11'
C37	25.00'	89°40'54"	39.13'	N 48°13'41" W	35.26'
C38	25.00'	90°19'06"	39.41'	N 41°46'19" E	35.45'

FINAL PLAT OF VALENCIA SECTION 13

A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART 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 PLAT RECORDS (B.C.P.R.)

68 LOTS 3 RESERVES (3.615 ACRES) 4 BLOCKS

FEBRUARY 10, 2025 JOB NO. 2791-4113P

OWNERS:

**2023 FM VALENCIA
DEVELOPMENT, LLC,**
A TEXAS LIMITED LIABILITY COMPANY
DAVID BRUNING, VICE PRESIDENT
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
PH: 713-952-6767

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSEL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND, TX 77584
PH: 214-303-5535

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

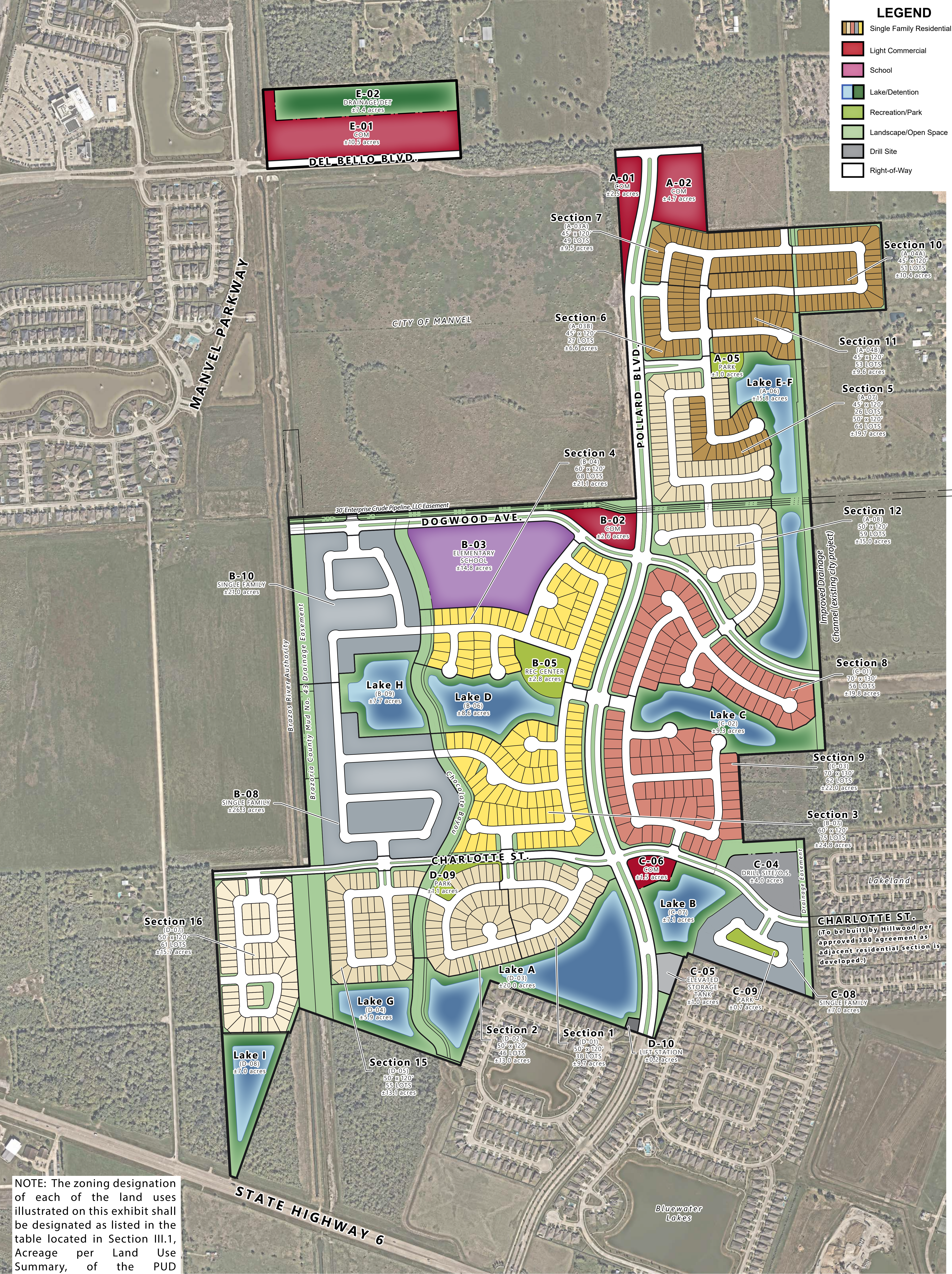
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



LJA Engineering, Inc.

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





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



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: 12/12/2024

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 the Final Plat of Valencia Section

15, A subdivision of 13.057 acres of land located in the H.T. & B.R.R. company survey, Section 64, (A.K.A) Mary

V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, being a part of outlots 174 & 175 of the Dr. A.A.

Luther Subdivision of The Town of Manvel and Surrounding Acreage Property, Volume 1, Pages 71 & 72 and Volume 3,

Pages 139 & 140 of the Brazoria County Plat 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.

SIGNATURE

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 15- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 24, 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

- *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 along the west side of Chocolate Bayou, south side of proposed Charlotte Street extension.*
- *The proposed plat subdivides a 13.057-acre tract into 55 residential lots, 3 Blocks, and 4 reserves for landscape, open space, drainage, and utility.*
- *This proposed section includes traditional single-family residential lots with a minimum lot width of 50 feet and minimum lot area of 6,000 square feet.*
- *This proposed plat was previously submitted and denied by Planning, Development and Zoning Commission in February 2025.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Valencia Section 15- Final Plat



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY: MAP NO. 6532 & 6537

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.027 ACRES OF LAND LOCATED IN THE N.E. & B.E. QUARTERS OF SECTION 15, T14N, R14E, S14E, BRAZOSHA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 AND 175, BEING A PART OF THE 1/4 SECTION 15, T14N, R14E, S14E, BRAZOSHA COUNTY, TEXAS, AND SURROUNDING ACRES, PROPERTY VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 (B.L.P.S.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS
FEBRUARY 10, 2025 JOB NO. 2791-4115

OWNER:
2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DANIEL BRUNDA, VICE PRESIDENT
7015 WOODWAY, F.W. 77463, TEXAS

SURVEYOR:
LJA SURVEYING INC.
1000 E. 11th Street, Suite 100
Ft. Worth, Texas 76102
Phone: 817-335-1111
Fax: 817-335-1112
Email: info@lja-surveying.com
Surveyor's License No. 12345

ENGINEER:
LJA Engineering, Inc.
1000 E. 11th Street, Suite 100
Ft. Worth, Texas 76102
Phone: 817-335-1111
Fax: 817-335-1112
Email: info@lja-engineering.com
Engineer's License No. 12345

PLAT OF VALENCIA
THIS PLAT OF VALENCIA, A SUBDIVISION OF 13.027 ACRES OF LAND LOCATED IN THE N.E. & B.E. QUARTERS OF SECTION 15, T14N, R14E, S14E, BRAZOSHA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 AND 175, BEING A PART OF THE 1/4 SECTION 15, T14N, R14E, S14E, BRAZOSHA COUNTY, TEXAS, AND SURROUNDING ACRES, PROPERTY VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 (B.L.P.S.), WAS PREPARED BY LJA SURVEYING INC., A TEXAS LIMITED LIABILITY COMPANY, AND LJA ENGINEERING, INC., A TEXAS LIMITED LIABILITY COMPANY, AND IS HEREBY SUBMITTED TO THE PLANNING, ZONING AND DEVELOPMENT COMMISSION OF THE CITY OF MANVEL, TEXAS, FOR REVIEW AND APPROVAL.

MANVEL, TEXAS
I, **[Signature]**, Mayor of the City of Manvel, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original plat as filed in the public records of Brazosha County, Texas, and that the same has been approved by the Planning, Zoning and Development Commission of the City of Manvel, Texas, on this 10th day of February, 2025.

PLANNING, ZONING AND DEVELOPMENT COMMISSION
I, **[Signature]**, Chairman of the Planning, Zoning and Development Commission of the City of Manvel, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original plat as filed in the public records of Brazosha County, Texas, and that the same has been approved by the Planning, Zoning and Development Commission of the City of Manvel, Texas, on this 10th day of February, 2025.

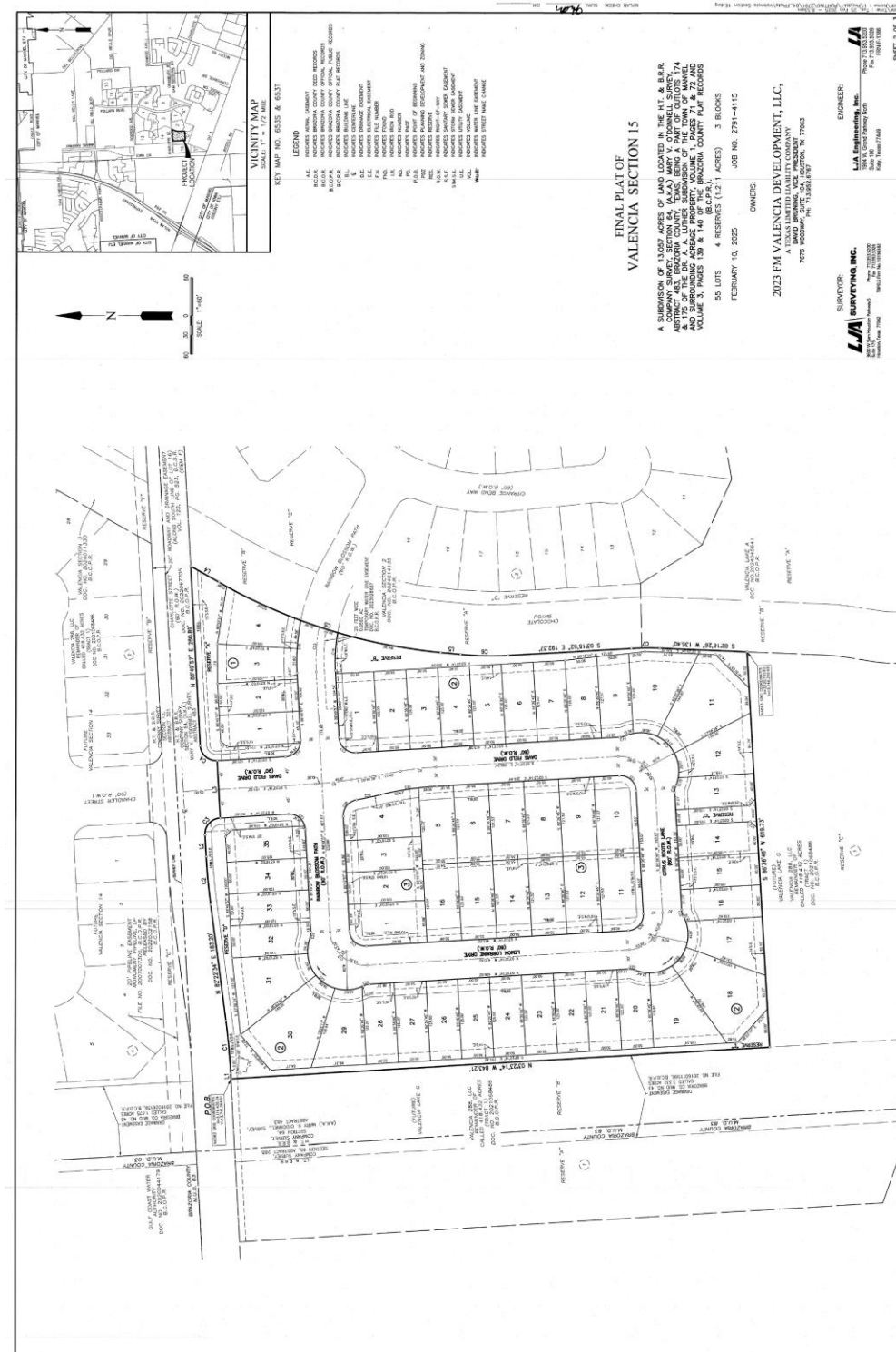
NOTARY PUBLIC
I, **[Signature]**, Notary Public for the State of Texas, do hereby certify that the above and foregoing is a true and correct copy of the original plat as filed in the public records of Brazosha County, Texas, and that the same has been approved by the Planning, Zoning and Development Commission of the City of Manvel, Texas, on this 10th day of February, 2025.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

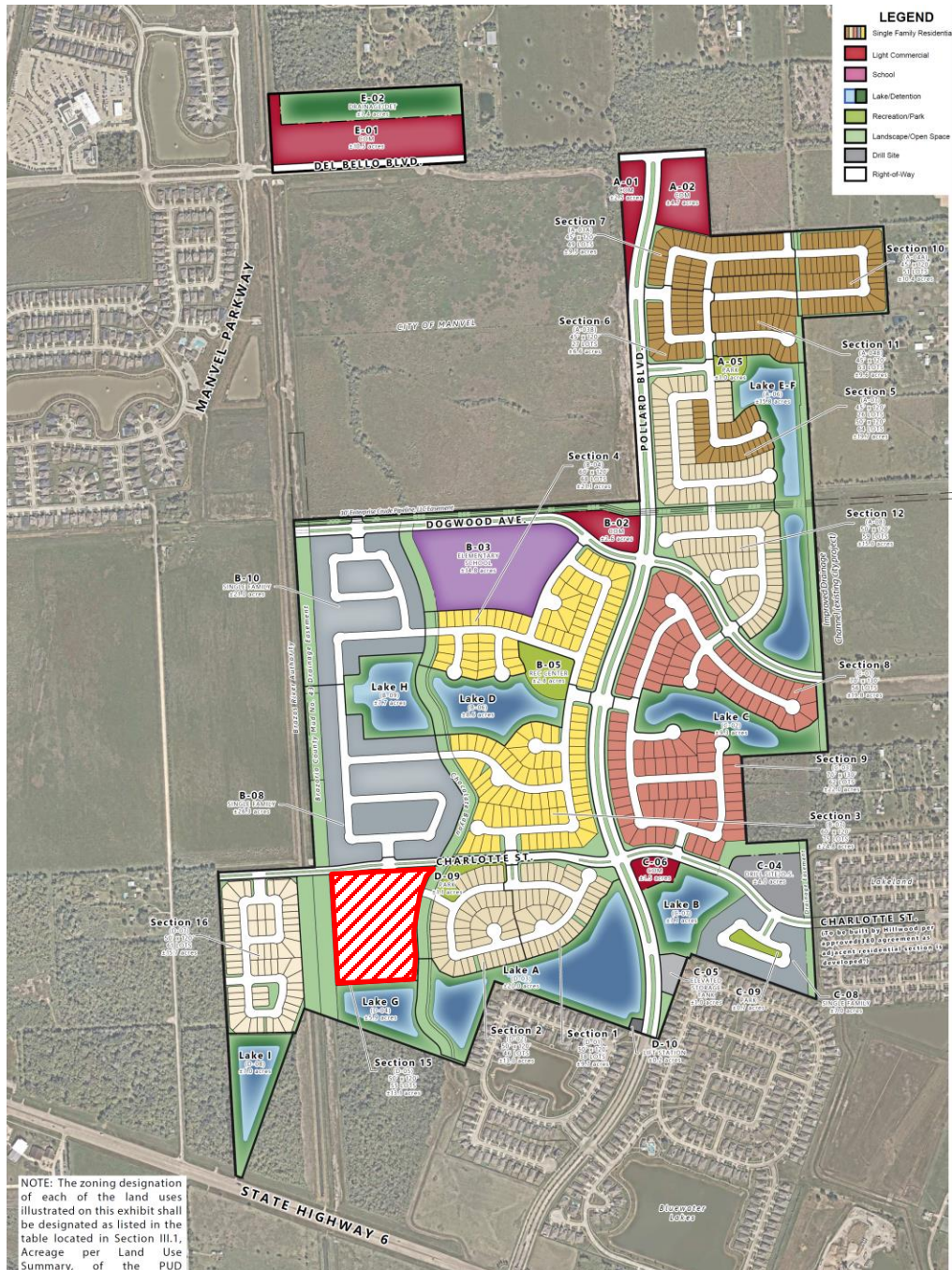




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

A preliminary map of the Hillwood Residential development, showing the proposed layout of the development, including the location of the development, the proposed layout of the development, and the proposed layout of the development. This map is not a final map and should not be used for any purpose other than for informational purposes only.

EXHIBIT E Planned Unit Development Conceptual Land Use Exhibit

VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024



RELATIONSHIPS | PROCESS | DESIGN

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DAVID BRUNING, VICE PRESIDENT, BEING AN OFFICER OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 15, BEING 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), 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 15 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 WHEREOF, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID BRUNING, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 25th DAY OF February, 2025.

2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: David Bruning
DAVID BRUNING, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BRUNING, VICE PRESIDENT OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 25 DAY OF February, 2025.

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JUDY D. JOHNSON
Notary Public, State of Texas
Comm. Expires 11-09-2025
Notary ID 456937-2

WE, THIRD COAST BANK, A TEXAS STATE BANK OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 15, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2024036767 AND AMENDED AND RE-STATE IN 2024056522 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK,
A TEXAS STATE BANK

BY: Abraham Nasse

PRINT NAME: Abraham Nasse

TITLE: Vice President

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abraham Nasse, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF February, 2025.

Leslie K. Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Leslie K. Thompson
My Commission Expires
11/11/2025
Notary ID
456640

WE, DFH COVENTRY, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 15, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2024053130 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DFH COVENTRY, LLC

BY: William D. McKinnis

PRINT NAME: William D. McKinnis

TITLE: Vice President

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William D. McKinnis, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF February, 2025.

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JUDY D. JOHNSON
Notary Public, State of Texas
Comm. Expires 11-09-2025
Notary ID 456937-2

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



BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- 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.
- 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.
- 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.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- 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.
- 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.
- 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.
- 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 15" AS SHOWN HEREON

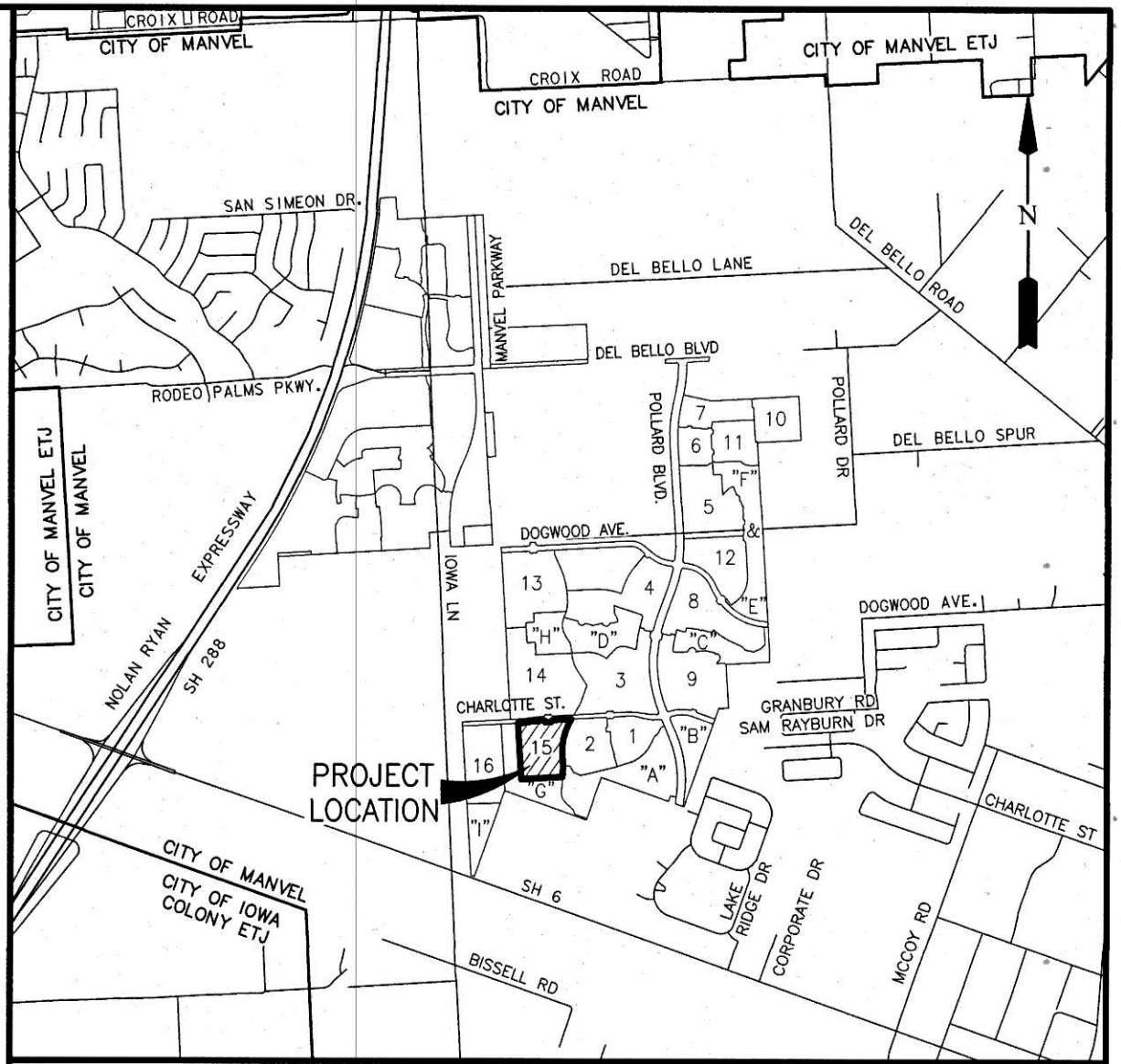
THIS 4 DAY OF March, 2025.

Ricky Kubecka
RICKY KUBECKA, COMMISSIONER
Alfred Proberg, Jr.
ALFRED PROBERG, JR., 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 15 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. 653S & 653T

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

FEBRUARY 10, 2025

JOB NO. 2791-4115

OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DAVID BRUNING, VICE PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TX 77063
PH: 713.952.6767

SURVEYOR:

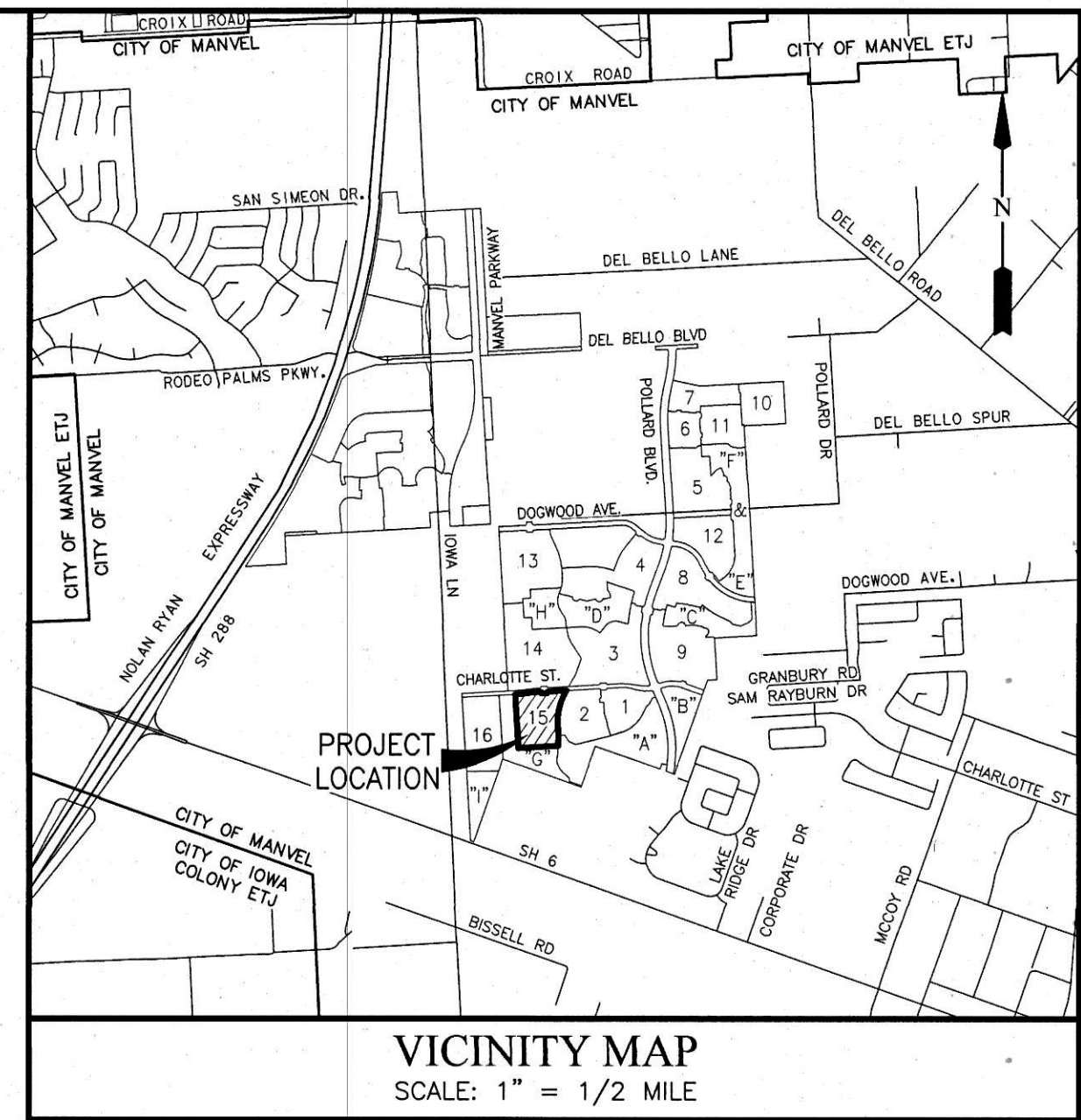
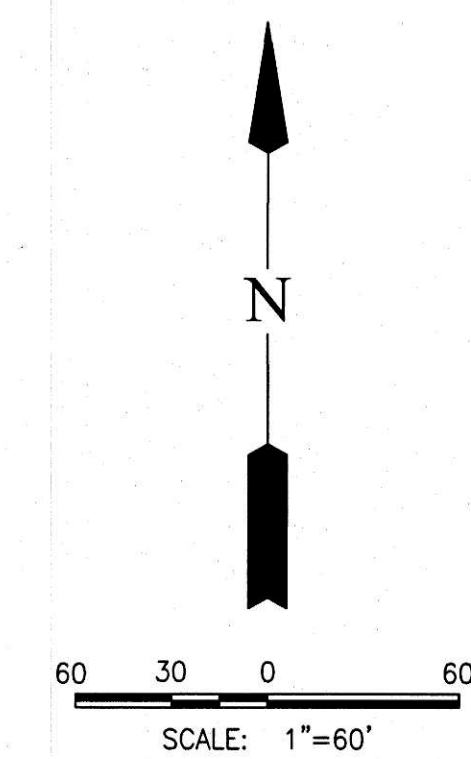
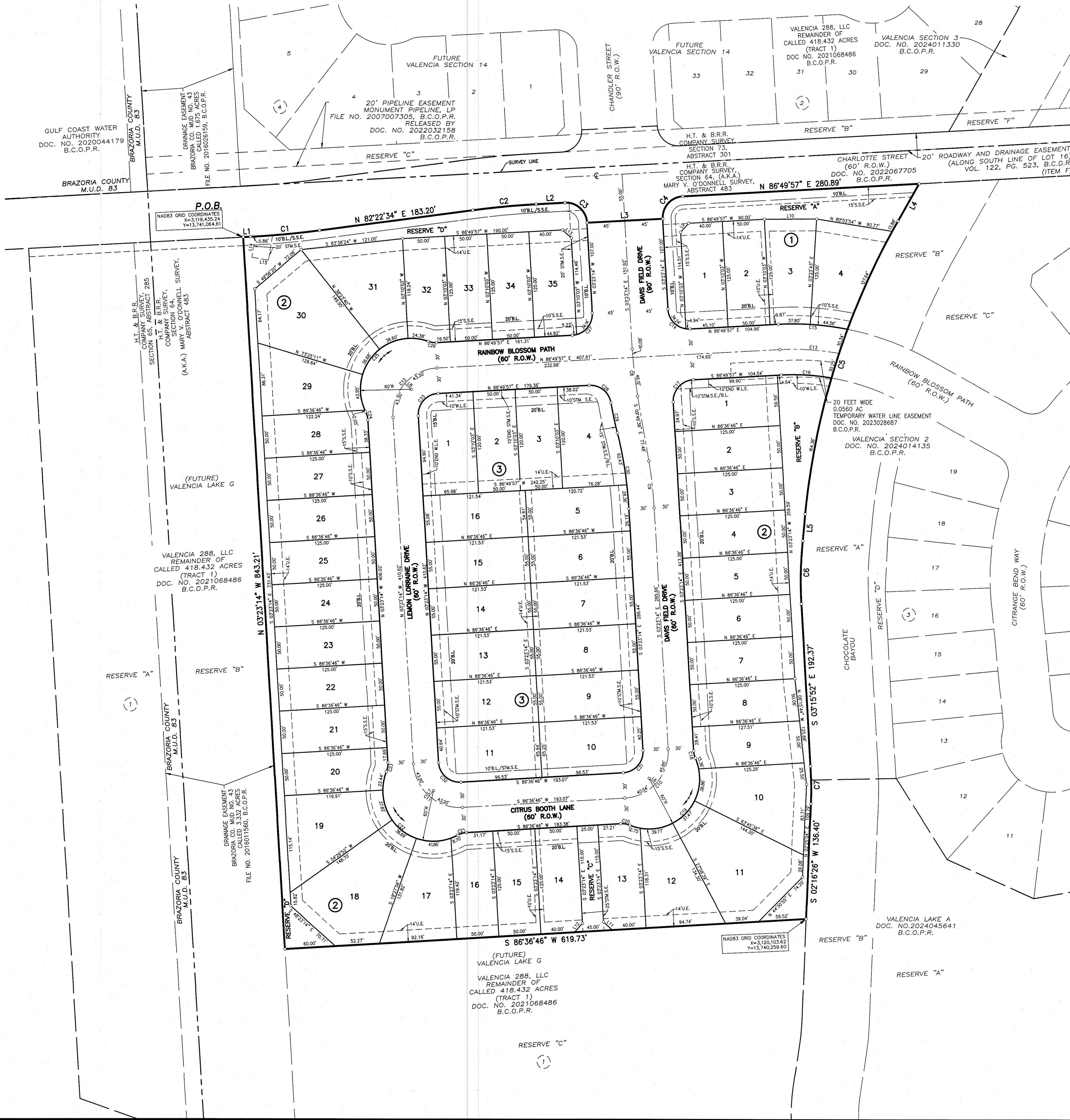
LJA SURVEYING, INC.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77062
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

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



KEY MAP NO. 653S & 653T

- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - 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. 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
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - PDZ INDICATES PLANNING DEVELOPMENT AND ZONING
 - RES. INDICATES RESERVE
 - 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
 - WTC INDICATES STREET NAME CHANGE

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACRES PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

FEBRUARY 10, 2025

JOB NO. 2791-4115

OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DAVID BRUNING, VICE PRESIDENT
7876 WOODWAY, SUITE 104, HOUSTON, TX 77063
PH: 713.952.6767

LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPRLS Firm No. 10194382

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

NOTES:

1. THIS PLAT 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 3.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0509, DATED FEBRUARY 11, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE 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 PLAT 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 EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDED 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 RODGERS ROAD. 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 NO. 48039C0110K, 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 PRIOR TO THE 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 OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT 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 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 BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO 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.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PDZ. 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. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
20. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021, AND THE AMENDMENT APPROVED BY THE CITY OF MANVEL ORDINANCE NO. 2024-0-12, EFFECTIVE APRIL 14, 2024 APPLIES TO THIS PLAT.
21. 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 REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
22. PLAT SUBJECT TO A TEMPORARY WATER FACILITIES EASEMENT AGREEMENT (EASEMENT IS BLANKET IN NATURE) GRANTED TO BRAZORIA COUNTY MUD NO. 83, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2023028687. A TEMPORARY WATER FACILITIES EASEMENT WILL AUTOMATICALLY BE RELEASED, ABANDONED, AND REVERTED TO THE DEDICATOR UPON THE SUBDIVISION OF THE UNDERLYING PROPERTY THROUGH A RECORDED PLAT.

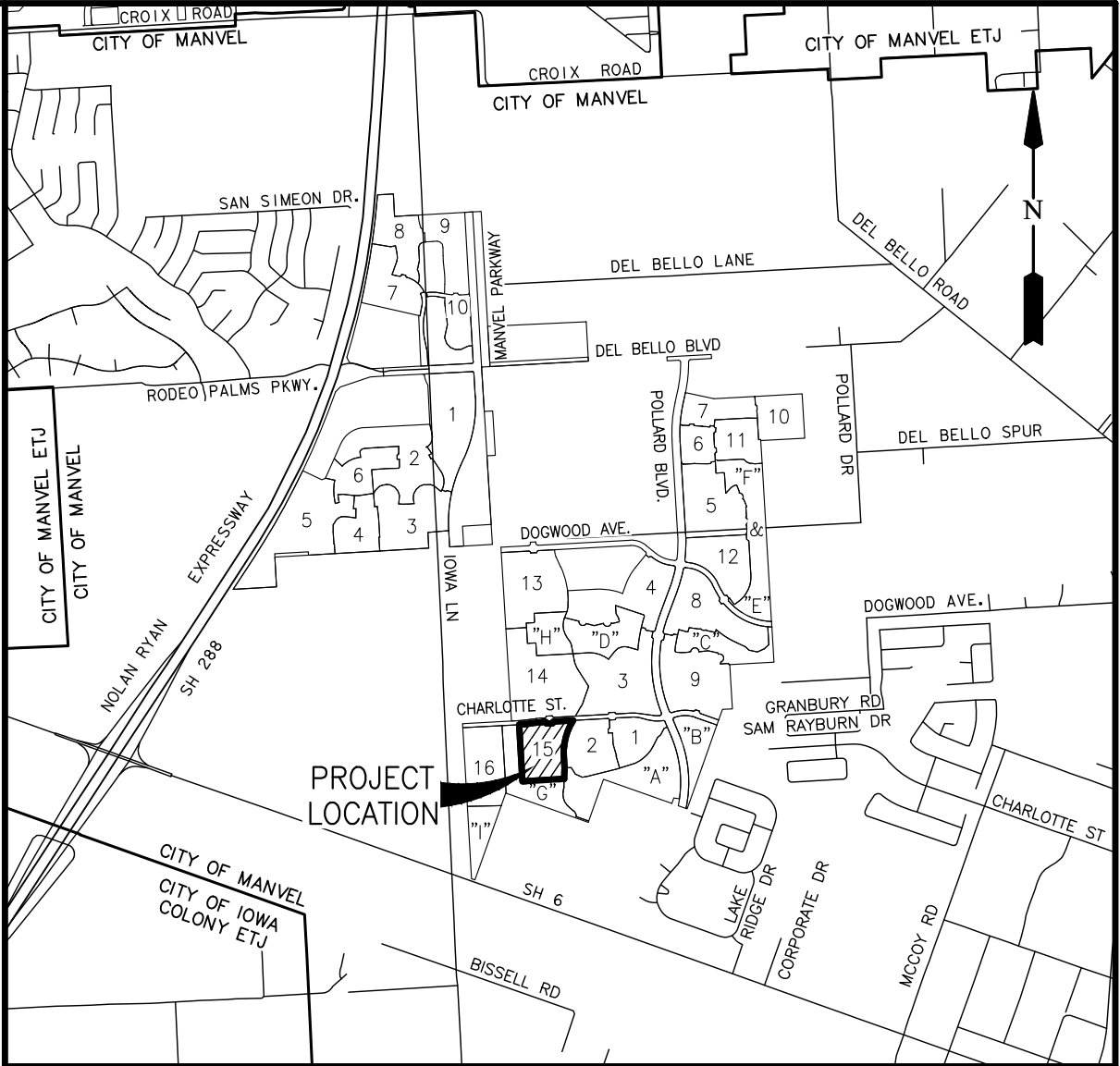
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°58'00" E	8.54'
L2	N 86°49'57" E	34.10'
L3	N 86°57'17" E	90.00'
L4	S 29°36'30" W	50.60'
L5	S 05°28'25" W	31.63'
L6	N 45°37'10" W	10.00'
L7	N 41°36'46" E	8.00'
L8	S 48°16'39" E	10.00'
L9	S 41°49'57" W	14.14'
L10	S 89°35'29" W	61.94'
L11	S 48°23'14" E	14.14'
L12	S 41°36'46" W	14.14'
L13	N 48°10'03" W	14.14'
L14	N 09°34'48" E	25.00'
L15	N 80°25'12" W	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,030.00'	4°35'27"	82.53'	N 84°40'17" E	82.50'
C2	970.00'	4°27'23"	75.45'	N 84°36'15" E	75.43'
C3	25.00'	89°46'49"	39.17'	S 48°16'39" E	35.29'
C4	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'
C5	870.00'	24°08'05"	366.47'	S 17°32'27" W	363.77'
C6	490.00'	8°44'17"	74.73'	S 01°06'16" W	74.66'
C7	460.00'	5°32'18"	44.47'	S 00°29'43" E	44.45'
C8	500.00'	6°26'24"	56.20'	S 06°36'26" E	56.17'
C9	500.00'	6°26'24"	56.20'	S 06°36'26" E	56.17'
C10	55.00'	90°00'00"	86.39'	S 41°36'46" W	77.78'
C11	55.00'	90°00'00"	86.39'	N 48°23'14" W	77.78'
C12	55.00'	90°13'11"	86.60'	N 41°43'21" E	77.93'
C13	300.00'	13°28'37"	70.56'	S 86°25'45" E	70.40'
C14	25.00'	89°46'49"	39.17'	S 48°16'39" E	35.29'
C15	330.00'	14°17'57"	82.36'	S 86°01'05" E	82.14'
C16	270.00'	12°41'47"	59.83'	N 86°49'10" W	59.71'
C17	25.00'	90°13'11"	39.37'	S 41°43'21" E	35.42'
C18	25.00'	20°14'07"	8.83'	S 13°30'18" E	8.78'
C19	60.00'	135°47'46"	142.21'	S 44°16'32" W	111.18'
C20	25.00'	25°33'39"	11.15'	N 80°36'25" W	11.06'
C21	25.00'	25°25'39"	11.09'	S 73°53'56" W	11.00'
C22	60.00'	140°51'18"	147.50'	N 48°23'14" W	113.07'
C23	25.00'	25°25'39"	11.09'	N 09°19'35" E	11.00'
C24	25.00'	23°00'10"	10.04'	N 14°53'19" W	9.97'
C25	60.00'	136°13'31"	142.65'	N 41°43'21" E	111.35'
C26	25.00'	23°00'10"	10.04'	S 81°39'58" E	9.97'
C27	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'
C28	25.00'	83°05'51"	36.26'	S 51°37'07" E	33.16'
C29	532.50'	3°55'59"	36.55'	S 12°02'11" E	36.55'
C30	490.00'	10°36'56"	90.79'	S 08°41'43" E	90.66'
C31	25.00'	90°00'00"	39.27'	S 41°36'46" W	35.36'
C32	25.00'	90°00'00"	39.27'	N 48°23'14" W	35.36'
C33	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,199	50.00'
2	6,250	50.00'
3	6,813	50.02'
4	8,135	50.97'

LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,343	59.46'
2	6,250	50.00'
3	6,250	50.00'
4	6,250	50.00'
5	6,250	50.00'
6	6,250	50.00'
7	6,250	50.00'
8	6,313	50.00'
9	6,390	50.00'
10	9,509	50.40'
11	12,607	51.65'
12	7,998	50.50'
13	6,134	50.00'
14	6,200	50.00'
15	6,250	50.00'
16	6,208	50.00'
17	7,944	51.38'
18	12,505	50.50'
19	9,286	50.42'
20	6,113	50.00'
21	6,250	50.00'
22	6,250	50.00'
23	6,250	50.00'
24	6,250	50.00'
25	6,250	50.00'
26	6,250	50.00'
27	6,250	50.00'
28	6,239	50.00'
29	7,720	50.62'
30	12,180	50.49'
31	9,653	50.50'
32	6,120	50.00'
33	6,250	50.00'
34	6,250	50.00'
35	6,199	50.00'

LOT AREA TABLE BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,809	65.83'
2	6,000	50.00'
3	6,000	50.00'
4	8,136	62.51'
5	6,648	54.61'
6	6,684	55.00'
7	6,684	55.00'
8	6,684	55.00'
9	6,684	55.00'
10	7,796	64.74'
11	7,843	65.13'
12	6,684	55.00'
13	6,684	55.00'
14	6,684	55.00'
15	6,684	55.00'
16	6,665	55.00'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653S & 635T

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	OWNERSHIP/MAINTENANCE
A	0.302	13,142	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES	HOA
B	0.301	13,108	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE	HOA
C	0.074	3,225	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE	HOA
D	0.534	23,239	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
TOTAL	1.211	52,714		

BEING 13.057 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOT 174, AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD IN VOLUME 1, PAGES 71 AND 72, AND VOLUME 3, PAGES 139 AND 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), AND ALL OF THAT CERTAIN CALLED 13.057 ACRE TRACT CONVEYED TO 2023 FM VALENCIA DEVELOPMENT, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013260, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), SAID 13.057 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

COMMENCING FOR REFERENCE AT A CHISELED "X" IN CONCRETE MARKING AN ANGLE POINT OF THAT CERTAIN CALLED 418.432 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO VALENCIA 288, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, B.C.O.P.R., SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE STREET (60 FEET WIDE), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE COMMON CORNER OF SAID H.T.& B. R.R. COMPANY SURVEY, SECTION 64, AND THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73 AND THE H.T.& B. R.R. COMPANY SURVEY, SECTION 64;

THENCE, SOUTH 03° 28' 46" EAST, ALONG THE COMMON LINE OF SAID H.T.& B. R.R. COMPANY SURVEY, SECTION 65, AND SAID H.T.& B. R.R. COMPANY SURVEY, SECTION 64, 60.00 FEET, FEET TO A POINT ON THE SOUTHERLY RIGHT OF LINE OF SAID CHARLOTTE STREET;

THENCE, NORTH 86° 58' 00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, 109.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 13.057 ACRES, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, AND THE NORTHERLY LINE OF SAID 13.057 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES;

1.82.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 04° 35' 27", AND A CHORD WHICH BEARS NORTH 84° 40' 17" EAST, 82.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

2.NORTH 82° 22' 34" EAST, 183.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

3.75.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 04° 27' 23", AND A CHORD WHICH BEARS NORTH 84° 36' 15" EAST, 75.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

4.NORTH 86° 49' 57" EAST, 34.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

5.39.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 46' 49", AND A CHORD WHICH BEARS SOUTH 48° 16' 39" EAST, 35.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

6.NORTH 86° 57' 17" EAST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

7.39.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 13' 11", AND A CHORD WHICH BEARS NORTH 41° 43' 21" EAST, 35.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

8.NORTH 86° 49' 57" EAST, 280.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 13.057 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.275 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2023000952, B.C.O.P.R., AND THE NORTHWEST CORNER OF RESERVE "B" OF VALENCIA SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024014135, B.C.O.P.R.;

THENCE, ALONG THE EASTERLY LINE OF SAID 13.057 ACRE TRACT, THE WESTERLY LINE OF SAID 1.275 ACRES, AND THE WESTERLY LINE OF SAID VALENCIA SECTION 2, THE FOLLOWING FIVE (5) COURSES;

1.SOUTH 29° 36' 30" WEST, 50.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

2.366.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 24° 08' 05", AND A CHORD WHICH BEARS SOUTH 17° 32' 27" WEST, 363.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

3.SOUTH 05° 28' 25" WEST, 31.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

4.74.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 08° 44' 17", AND A CHORD WHICH BEARS SOUTH 01° 06' 16" WEST, 74.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

5.SOUTH 03° 15' 52" EAST, 192.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING ON THE WESTERLY LINE OF RESERVE "A" OF SAID VALENCIA SECTION 2;

THENCE, CONTINUING WITH THE EASTERLY LINE OF SAID 13.057 ACRES AND PARTIALLY WITH THE WESTERLY LINES OF SAID RESERVE "A", AND SAID 1.275 ACRES, AND CONTINUING ALONG THE EASTERLY LINE OF SAID 13.057 ACRES, IN ALL 44.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 05° 32' 18", AND A CHORD WHICH BEARS SOUTH 00° 29' 43" EAST, 44.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 02° 16' 26" WEST, CONTINUING ALONG SAID EASTERLY LINE, 136.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 13.057 ACRES;

THENCE, SOUTH 86° 36' 46" WEST, ALONG THE SOUTHERLY LINE OF SAID 13.057 ACRE TRACT, 619.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 13.057 ACRE TRACT;

THENCE, NORTH 03° 23' 14" WEST, ALONG THE WESTERLY LINE OF SAID 13.057 ACRES, 843.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.057 ACRES OF LAND.

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

MARCH 17, 2025

JOB NO. 2791-4115

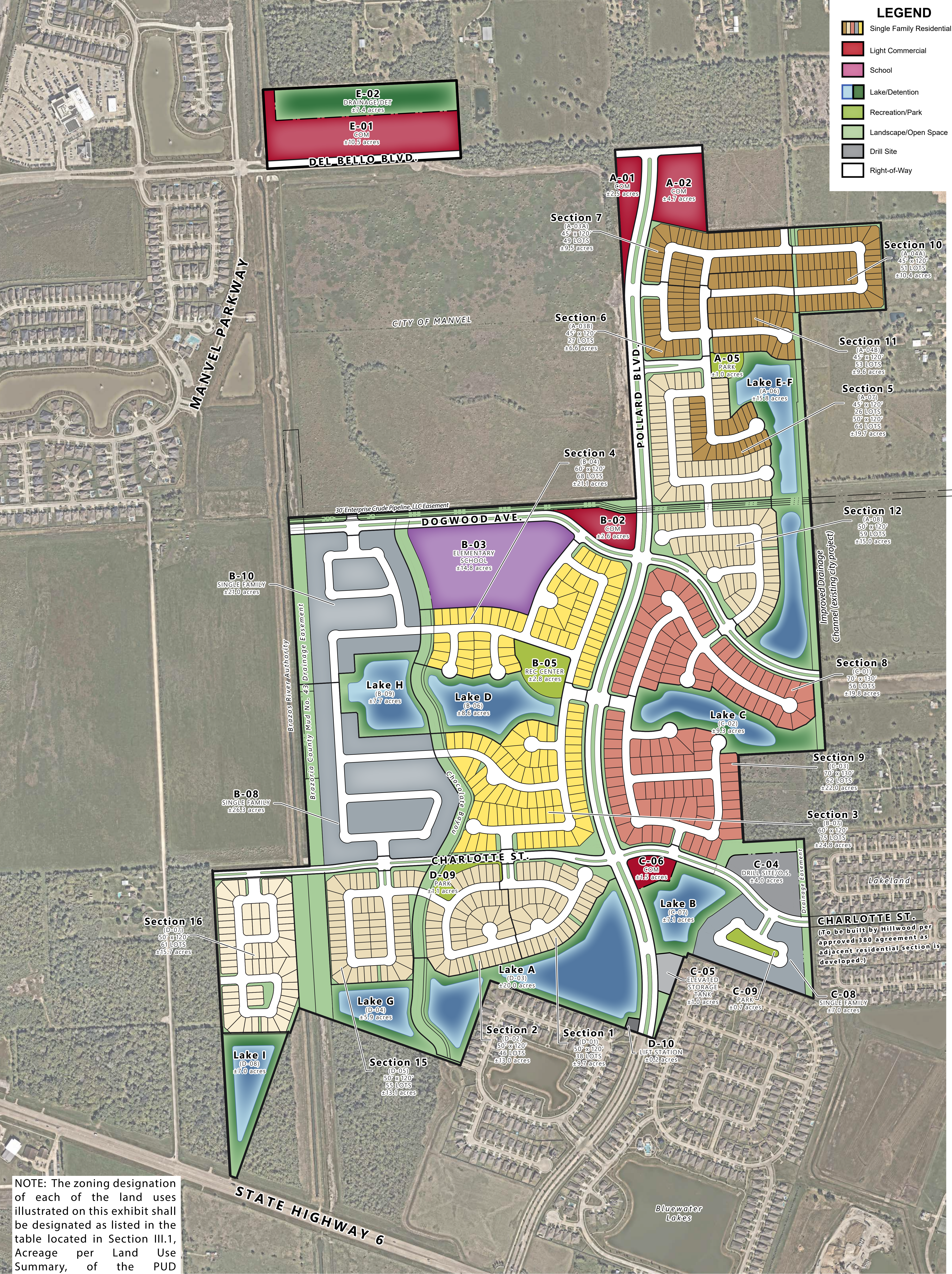
OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,

A TEXAS LIMITED LIABILITY COMPANY
DAVID BRUNING, VICE PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TX 77063
PH: 713.952.6767

SURVEYOR:
LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

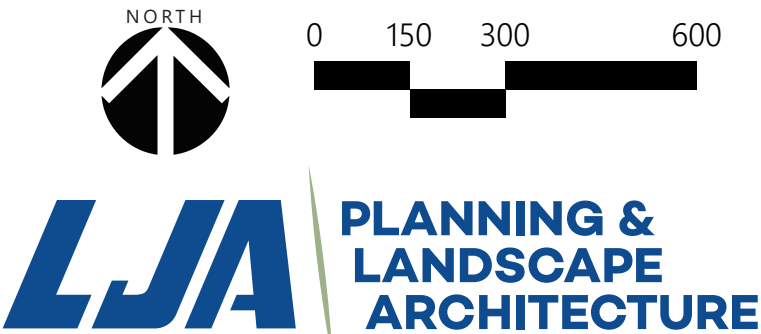
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



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



RELATIONSHIPS | PROCESS | DESIGN

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 3/10/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: None

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Associate Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

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.

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.

The Public Hearing opened at 6:05 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

The Public Hearing closed at 6:05 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

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.

The Public Hearing opened at 6:10 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

The Public Hearing closed at 6:10 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

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.

The Public Hearing opened at 6:16 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

The Public Hearing closed at 6:16 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

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.

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.).

City Staff recommends denial, with multiple comments provided.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion FAILED with a vote: 1/6 Yes: Delores Martin

No: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, William Richardson

Absent: None

Abstained: None

- 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.

City 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.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.

PD&Z members share concerns over having so many of these urgent care/ERs on the Highway 6 corridor.

The operating hour condition is brought up because the State requires emergency care facilities to be open 24/7.

Staff needs more time to verify the law around the operating hours.

PDZ Member Ryan Miller made the motion to table. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.

Matt De La Rosa, Assistant City Engineer, provided the presentation.

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

A representative for the development explained the generator will be powered by natural gas, and the pump is a dual pump, so this reduces any failures in the system. The drainage must comply with BDD4, TxDOT, and City of Manvel.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/3

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

Absent: None

Abstained: None

- 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.

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:54 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: March 24, 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.

PD&Z RECOMMENDATION: The Planning and Zoning Commission held a public hearing on March 10, 2025, to receive public input. There were no public comments made on the proposed project. Staff and the applicant provide clarifications to commission's drainage and access related questions. The Commission had questions regarding the predetermined condition related to operating hours since Emergency Rooms are required to be open 24/7. The agenda item was postponed so that staff could review and provide clarification on the predetermined conditions related to operational hours.

CITY COUNCIL HELD PUBLIC HEARING: At the March 17, 2025, City Council public hearing, no opposition was expressed regarding the subject SUP request. At the public hearing, the applicant indicated that they had spoken to several neighbors adjacent to the subject site who have generally indicated approval for the project. Following the City Council meeting, staff received five emails opposing the requested SUP due to concerns about noise and traffic and its being a 24-hour operation.

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 _____
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	March 24, 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
-  Parcels

-  City of Manvel ETJ
-  City of Manvel City Limits

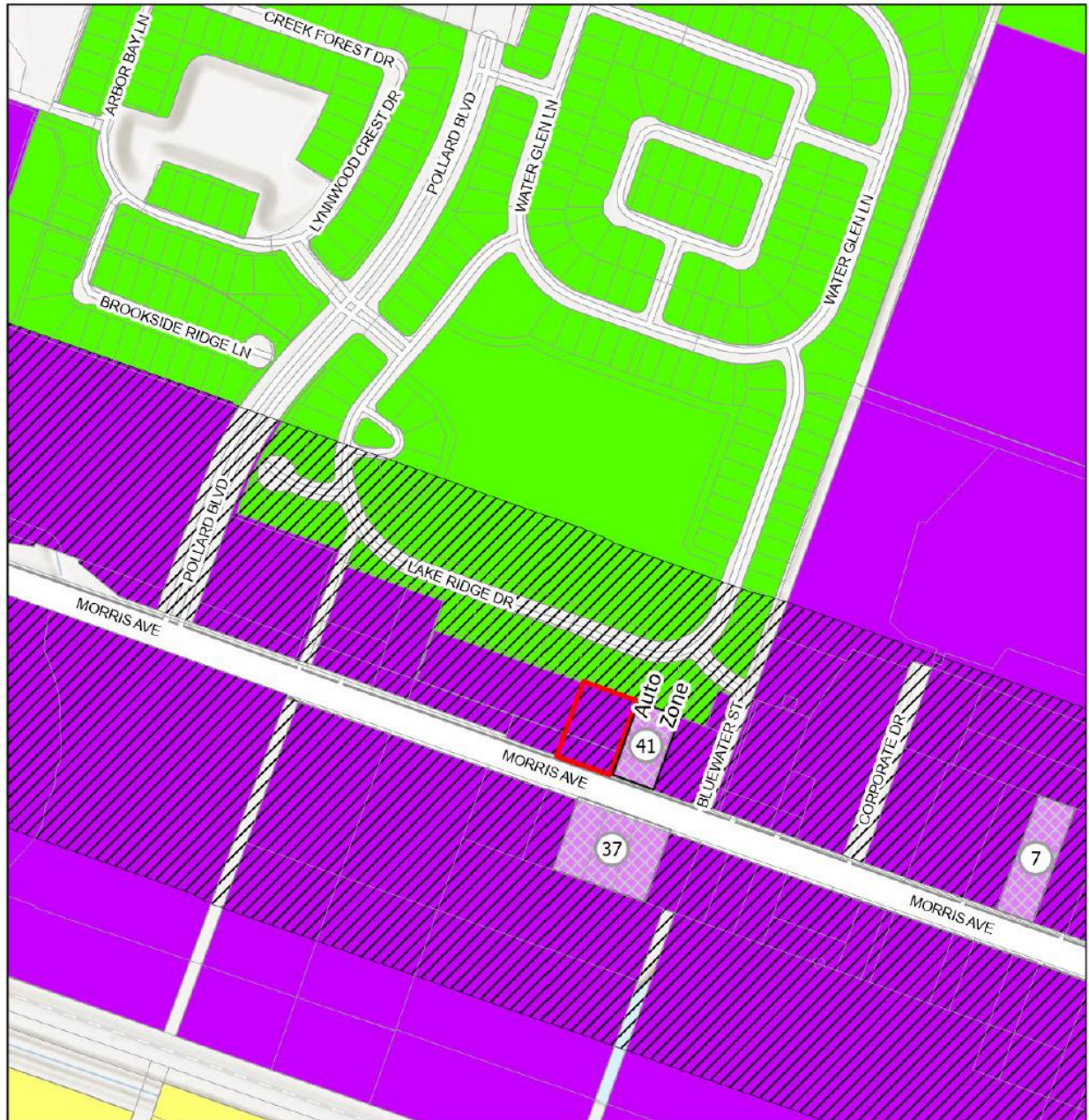
0 212.5 425 850 1,275 1,700 US Feet



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.

- Emergency Department
 - City of Manvel City Limits
 - Single-Family Residential District
 - Parcels
 - Light Commercial District
 - Specific Use Permits
 - City of Manvel ETJ
 - Open Single-Family Residential District
 - State Highway 6 Overlay District
- 0 212.5 425 850 1,275 1,700 US Feet



Date: January 2025
Reference: 2025004
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
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 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 suggests general alignment with the Comprehensive plan goals.
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 permitted to operate twenty-four (24) hours a day, if the current zoning ordinance is amended by City Council to allow state requirements to dictate hours of operation for medical and personal care uses.
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.



NOTE: Staff will propose a zoning ordinance amendment to update the hours of operation related SUP requirement for medical and personal care uses at a future meeting.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

The Planning and Zoning Commission held a public hearing on March 10, 2025, to receive public input. There were no public comments made on the proposed project. Staff and the applicant provide clarifications to commission's drainage and access related questions. The Commission had questions regarding the predetermined condition related to operating hours since Emergency Rooms are required to be open 24/7. The agenda item was postponed so that staff could review and provide clarification on the predetermined conditions related to operational hours.

CITY COUNCIL HELD PUBLIC HEARING

At the March 17, 2025, City Council public hearing, no opposition was expressed regarding the subject SUP request. At the public hearing, the applicant indicated that they had spoken to several neighbors adjacent to the subject site who have generally indicated approval for the project. Following the City Council meeting, staff received five emails opposing the requested SUP due to concerns about noise and traffic and its being a 24-hour operation.

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. Following the City Council meeting, staff received several emails opposing the requested SUP due to concerns about noise and traffic. Additionally, there were concerns regarding the proposed modification of operating hours from 8:00 AM – 10:00 PM to 24/7.



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.

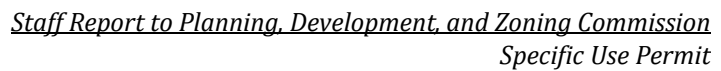
The establishment of this free-standing emergency department in Manvel will play a pivotal role in addressing the healthcare needs of the growing population in the area. By offering accessible and efficient emergency care, the facility will contribute to improving health outcomes and reducing the burden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

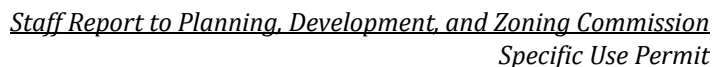
The scope of work for this project includes the complete construction of the building's exterior shell and the detailed interior build-out to meet all healthcare standards and regulatory requirements for emergency medical facilities. This includes specialized areas such as trauma rooms, diagnostic imaging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

[illegible]

HEITKAMP SWIFT
ARCHITECTS

1880 GUYTON ROAD
HOUSTON, TEXAS 77057
(T) 713.828.4300
(F) 713.828.4301

Garza + McLain
STRUCTURAL ENGINEERS, INC.
22112 S. 98th Freeway, Suite 163
Sugar Land, Texas 77478
(281) 434-1200 (OFFICE)
(281) 434-5734 (FAX)

**{bennett
design
group**

EMERGENCY
DEPARTMENT

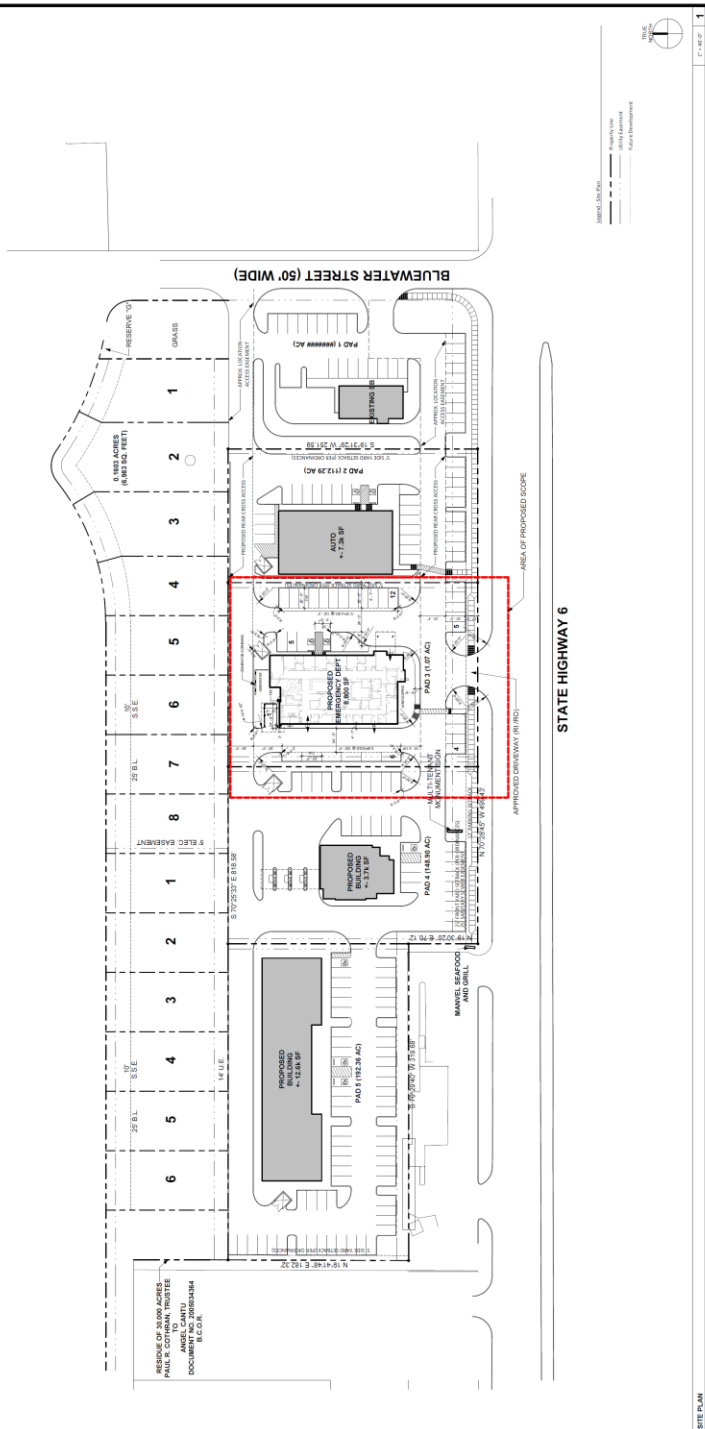
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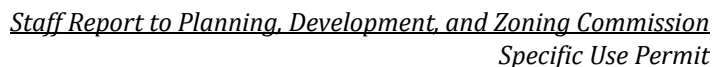
SITE PLAN

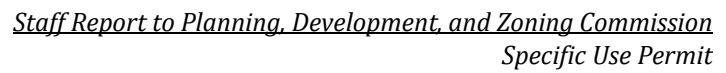
AS1.01

GENERAL NOTES

- [illegible]



[illegible]

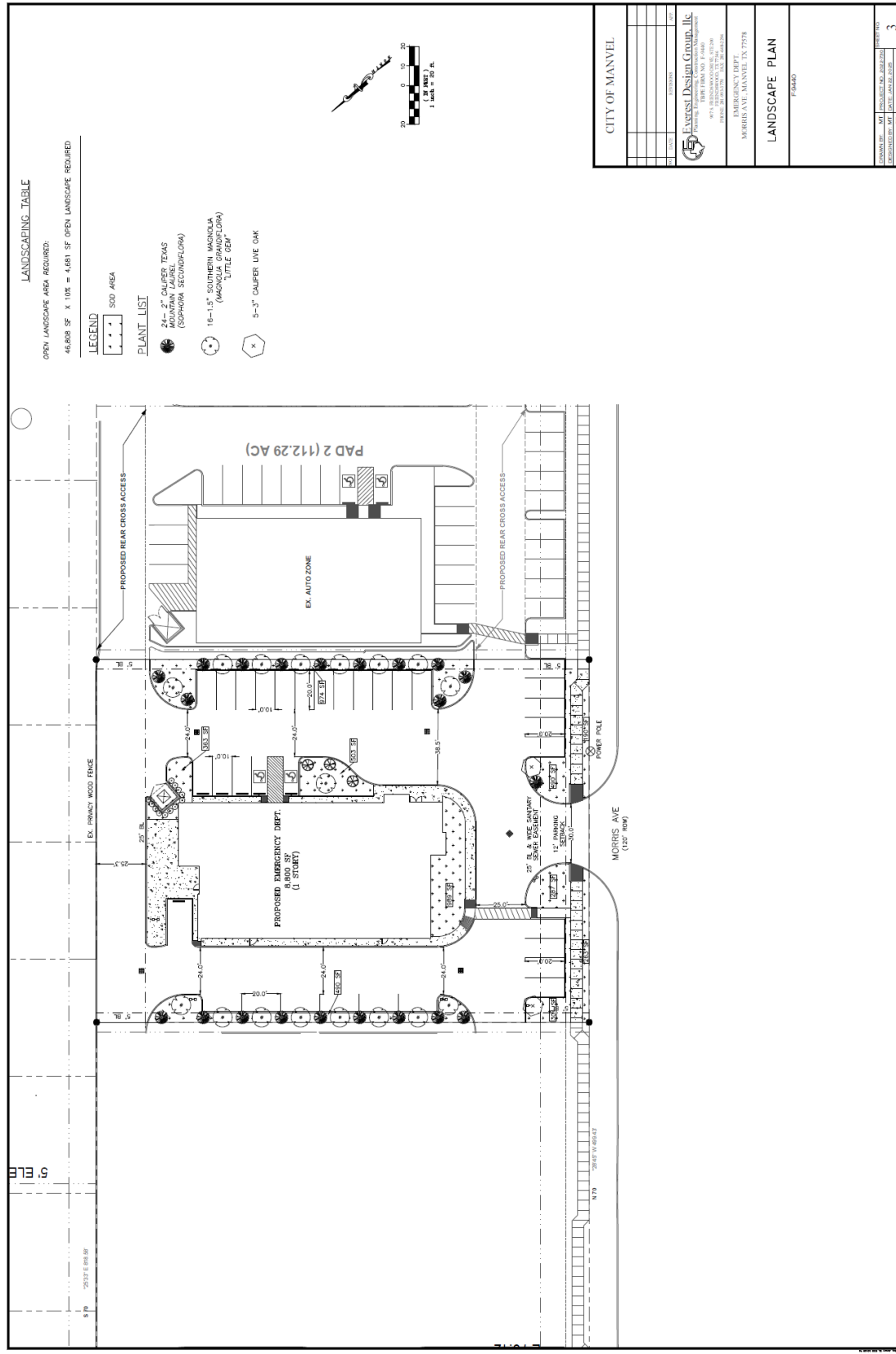


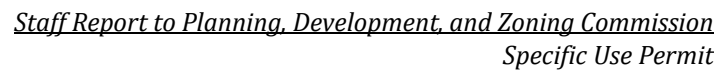
PROPOSED ELEVATION

[illegible]



PROPOSED LANDSCAPE PLAN





HEITKAMP SWIFT
 ARCHITECTS
 Architecture • Interiors • Planning
 10000 15th Avenue, Suite 100
 Denver, CO 80202
 303.733.2626
 3/2/10/24

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, 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 than the part or provision hereof 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 permitted to operate twenty-four (24) hours a day, if the current zoning ordinance is amended by City Council to allow state requirements to dictate hours of operation for medical and personal care uses.
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



From: Eddie Baez <eddiebaez1@gmail.com>
Sent: Wednesday, March 19, 2025 4:24 PM
To: Tammy Bell
Cc: Planning & Development
Subject: Formal Objection to Freestanding Emergency Room

Some people who received this message don't often get email from eddiebaez1@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning, Development, and Zoning Board,

I am writing to formally express my objections to the proposed development of a freestanding ER on Highway 6 in front of the Bluewater Lakes community. I am a resident living in the neighborhood directly behind the development site, and I have significant concerns regarding both the development itself and its potential impact on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined these concerns in detail in this objection letter.

Amplification of Noise and Traffic:

This proposed ER endeavors to modify the previously approved operational hours, set from 8:00 am to 10:00 pm, to the proposed 24 hour schedule. This proposed alteration raises concerns regarding its compatibility with the distinctive character of our community. We currently have access to existing Memorial Hermann GoHealth Urgent Care, and Next Level Urgent Care in our community, as well as an already approved facility down Highway 6 away from existing residential communities, and Hospitals that are in close proximity in Pearland.

Allowing the construction of this facility at all, as well as extending the operating hours if approved will undoubtedly result in increased noise and traffic congestion, particularly affecting residential areas. The noise generated by emergency vehicles, patrons and staff entering and exiting, would not respect the neighborhood's character.

In summary, maintaining alignment between the development's purpose and the peaceful residential character of our town setting is crucial. Deviating from the approved operational hours threatens the neighborhood's tranquility and community well-being.

It is crucial for the Manvel Planning, Development, and Zoning Board to carefully consider the substantial negative impacts this development would have on residents. I urge the council to reject the building of this facility, in order to safeguard the peace, well-being, and overall quality of life for the residents of Manvel.

Sincerely,

Eduardo Baez

From: Rojas, Janie [c] <ROJASJ@cpchem.com>
Sent: Thursday, March 20, 2025 3:11 PM
To: Planning & Development
Subject: New Development

Some people who received this message don't often get email from rojasj@cpchem.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Planning, Development, and Zoning Board

Manvel City Hall
20031 Highway 6
Manvel, TX 77578

Subject: Strong Opposition to the Proposed Freestanding Emergency Room

Dear Planning, Development, and Zoning Board,

As a resident of Lake Ridge Drive, I am writing to strongly oppose the proposed freestanding emergency room on Highway 6, directly in front of the Bluewater Lakes community. My family and I, along with many of our neighbors, are deeply concerned about how this facility would negatively impact our neighborhood and quality of life.

Noise, Traffic, and Community Disruption

The proposed ER not only changes the previously approved operating hours (8:00 AM – 10:00 PM) to a 24-hour facility but also raises concerns about the compatibility of such an establishment in a primarily residential area. The increased noise from emergency vehicles, patients coming and going at all hours, and additional traffic congestion along Highway 6 will be disruptive to the peace and character of our community.

Additionally, we already have access to multiple urgent care facilities, including Memorial Hermann GoHealth and Next Level Urgent Care, as well as a previously approved ER further down Highway 6 that is appropriately located away from residential neighborhoods. Full-service hospitals are also nearby in Pearland, making another ER in this specific location unnecessary.

Preserving the Character of Our Community

Our neighborhood is built on a foundation of tranquility, safety, and residential comfort. Allowing a facility of this nature—especially one that operates 24/7—would jeopardize the environment we cherish. The increased noise, traffic, and potential decline in property values make this a serious concern for all of us who call this area home.

I respectfully urge the Planning, Development, and Zoning Board to reject this proposal and prioritize Manvel's residents' well-being and quality of life.

Sincerely,
Janie L. Rojas
A resident of Lake Ridge Drive, Manvel, TX

Janie L. Rojas

IIF Safety Specialist GTP Project

Chevron Phillips Chemical LP

Golden Triangle Polymers Company

(956)780-2152 | Rojasi@cpchem.com



Jessica Wells
7014 Harbor Valley Lane
713-204-3985
March 14, 2025

Planning, Development, and Zoning Board
Manvel City Hall
20031 Highway 6
Manvel, TX 77578

Formal objection to freestanding Emergency Room

Dear Planning, Development, and Zoning Board,

I am writing to formally express my objections to the proposed development of a freestanding ER on Highway 6 in front of the Bluewater Lakes community. I am a resident living adjacent to the development site, and I have significant concerns regarding both the development itself and its potential impact on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined these concerns in detail in this objection letter.

Amplification of Noise and Traffic:

This proposed ER endeavors to modify the previously approved operational hours, set from, 8:00 am to 10:00 pm, to the proposed 24 hour schedule. This proposed alteration raises concerns regarding its compatibility with the distinctive character of our community. We currently have access to existing Memorial Hermann GoHealth Urgent Care, and Next Level Urgent Care in our community, as well as an already approved facility down Highway 6 away from existing residential communities, and Hospitals that are in close proximity in Pearland.

Allowing the construction of this facility at all, as well as extending the operating hours if approved will undoubtedly result in increased noise and traffic congestion, particularly affecting residential areas. The noise generated by emergency vehicles, patrons and staff entering and exiting, would not respect the neighborhoods character.

In summary, maintaining alignment between the development's purpose and the peaceful residential character of our town setting is crucial. Deviating from the approved operational hours threatens the neighborhood's tranquility and community well-being.

It is crucial for the Manvel Planning, Development, and Zoning Board to carefully consider the substantial negative impacts this development would have on residents. I urge the council to reject the building of this facility, in order to safeguard the peace, well-being, and overall quality of life for the residents of Manvel.

Sincerely ,
Jessica Wells

March 18, 2025
Planning, Development, and Zoning Board
Manvel City Hall
20031 Highway 6
Manvel, TX 77578

Formal objection to freestanding Emergency Room

Dear Planning, Development, and Zoning Board,
I am writing to formally express my objections to the proposed development of a freestanding ER on Highway 6 in front of the Bluewater Lakes community. I am a resident living adjacent to the development site, and I have significant concerns regarding both the development itself and its potential impact on the well-being and amenity of the surrounding area, including my own home and those of other residents. I have outlined these concerns in detail in this objection letter.

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In summary, maintaining alignment between the development's purpose and the peaceful residential character of our town setting is crucial. Deviating from the approved operational hours threatens the neighborhood's tranquility and community well-being.

It is crucial for the Manvel Planning, Development, and Zoning Board to carefully consider the substantial negative impacts this development would have on residents. I urge the council to reject the building of this facility, in order to safeguard the peace, well-being, and overall

quality of life for the residents of Manvel.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right. A small pink dot is visible near the center of the signature.

Nadia E. Treviño-Luna and Jose Luna
19230 Bluewater Terrace Dr.
Manvel, TX. 77578

From: Janett Gutierrez <janettg@htx-living.com>
Sent: Thursday, March 20, 2025 3:36 PM
To: Dan Davis
Cc: Planning & Development
Subject: Opposition to the 24hr ER

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To: Planning, Development, and Zoning Board

Manvel City Hall
20031 Highway 6
Manvel, TX 77578

Subject: Strong Opposition to the Proposed Freestanding Emergency Room

Dear Planning, Development, and Zoning Board,

As a resident of Lake Ridge Drive, I am writing to strongly oppose the proposed freestanding emergency room on Highway 6, directly in front of the Bluewater Lakes community. My family and I, along with many of our neighbors, are deeply concerned about how this facility would negatively impact our neighborhood and quality of life.

Noise, Traffic, and Community Disruption

The proposed ER not only changes the previously approved operating hours (8:00 AM – 10:00 PM) to a 24-hour facility but also raises concerns about the compatibility of such an establishment in a primarily residential area. The increased noise from emergency vehicles, patients coming and going at all hours, and additional traffic congestion along Highway 6 will be disruptive to the peace and character of our community.

Additionally, we already have access to multiple urgent care facilities, including Memorial Hermann GoHealth and Next Level Urgent Care, as well as a previously approved ER further down Highway 6 that is appropriately located away from residential neighborhoods. Full-service hospitals are also nearby in Pearland, making another ER in this specific location unnecessary.

Preserving the Character of Our Community

Our neighborhood is built on a foundation of tranquility, safety, and residential comfort. Allowing a facility of this nature—especially one that operates 24/7—would jeopardize the environment we cherish. The increased noise, traffic, and potential decline in property values make this a serious concern for all of us who call this area home.

I respectfully urge the Planning, Development, and Zoning Board to reject this proposal and prioritize Manvel's residents' well-being and quality of life.

Sincerely,

Rick and Janett Gutierrez

Resident of Bluewater Lakes
19210 Lake Ridge Drive,
Manvel, TX



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

January 21, 2025 – March 20, 2025

The following table provides an overview of Development Services Department activities from January 21, 2025 through March 20, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
7618 Bissell Road (LC district)	Bridge Church	The applicant discussed using an existing gym for church use on weekends.
7320 Cemetery Road (LC/ SH6 district)	Courtyard – Marriott Hotel	Applicant has submitted an SUP application for the project and is under review.
CR 48 & Yanni Palms Dr (LC district)	Self-Storage Place	- The Applicant is in the preliminary feasibility phase and due diligence phase. - Specific Use Permit required
7430 Rogers Road (LC/ SH6 district)	Kravem Cakes/Bakery	The applicant discussed using an existing commercial building for retail bakery and café.
20228 Highway 6 (LC/ SH6 district)	The Injuries Clinic/ Chiropractic	- The applicant discussed using an existing building (Previous Michael C. Diaz Law office) for a Chiropractic clinic. - Specific Use Permit required
19230 Morris Avenue (LC/ SH6 district)	Twin Lakes Park Expansion	- The applicant discussed expanding the Twin Lakes RV Park to add around 30 more spaces. - Specific Use Permit required
Belcher Road (O-SFR district)	97-Acre Subdivision Development	- The potential buyer of the property met to discuss the feasibility of developing half-acre lot subdivision. - Rezoning is required

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
4475 CR 94	2/04/2025	Sedona Lakes Plaza Storage
7218 Masters Road	2/14/2025	Tri Tran Dental Office
10447 Bailey Road, Suite 130	2/18/2025	Pro Tailor & Alterations
11800 Magnolia Parkway, Suite 200	2/27/2025	Alvin Community College



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COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
19300 Morris Avenue	2/18/2025	Stillwater Retail Plaza • Civil Plans Approved • Civil Site work commencing • Building Plans approved
21606 Highway 288	2/19/2025	Lowe's Home Improvement Store • Civil Plans Approved • Civil Site work commencing • Building Plans under review

OTHER UPDATES

- Comprehensive Plan Discussion: The Comprehensive Plan related discussion that was scheduled for this meeting will happen at the April 28th meeting. Staff will have a meeting with the consultant on Tuesday, March 25, 2025, to discuss the progress so far and the next steps.