October 14, 2025 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 14, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C;" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

A. Approve the meeting minutes to date.

B. Approve Meridiana Section 16 Preliminary Plat;
BEING ASUBDIVISION OF 15.12 ACRES, OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 62, A-484, BEING PORTIONS OF LOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL VOLUME, 1 PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Approve Final Plat for Meridiana Greenbelt Park;
BEING A SUBDIVISION OF 3.883 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda

A. Consideration and possible action to approve Meridiana Cadence Drive Phase 1 Preliminary Plat;
BEING A SUBDIVISION OF 1.29 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve Meridiana Detention Reserve E-2 Preliminary Plat;
BEING A SUBDIVISION OF 7.55 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve Valencia Charlotte Street Phase 2 Street Dedication Preliminary Plat;
BEING A SUBDIVISION OF 1.58 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 181 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

D. Consideration and possible action to approve Valencia Lake J Preliminary Plat;
BIENG A SUBDIVISION OF 6.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 181 IN THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

E. Consideration and possible action to approve Valencia Section 17 Preliminary Plat;
BEING A SUBDIVISION OF 11.777 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 181 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

F. Consideration and possible action to approve Hampton Business Park Preliminary Plat;
BEING A SUBDIVISION OF 13.82 ACRES / 602,164 SQ. FT. SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

G. Consideration and possible action to approve Akery Lake Minor Plat;
BEING A SUBDIVISION OF 116.899 ACRES, LOCATED IN THE M.V. O'DONNELL SURVEY, ABSTRACT NO. 479 AND THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

H. Consideration and possible action to approve The Church on MastersRoad Replat;
BEING A SUBDIVISION OF 12.921 ACRES, BEING A REPLAT OF LOT 1, BLOCK 1 OF THE CHURCH ON MASTERSROAD RECORDED IN C.F. NO. 2018031038 OF THE BRAZORIA COUNTY PLAT RECORDS.

I. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6

(PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C". (PROPOSED ORDINANCE NO. 2025-0-30)

J. 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.

K. Staff Update on National Community Planning Month.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 10/7/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

Alyssa Deaton

ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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

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

MINUTES 9/22/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Kenneth Haynes
Christy Kennard
Delores Martin (Arrived late)
William Richardson
MaryAnn Atkinson

Absent: None

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

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

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 CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff presented a request to rezone a 2-acre tract at 7123 Gilbough Avenue from Light Commercial with Highway 6 Overlay to Highway Mixed Use with Highway 6 Overlay. The applicant seeks to use the existing house as staff housing and operate a small plant-based tissue culture lab related to a nursery business. Surrounding properties include undeveloped land, a non-conforming residence, and a church. While the site is within 700 feet of Highway 6, it does not meet ordinance requirements for Highway Mixed Use zoning, which requires direct adjacency to a state highway or farm-to-market road. The request would create a single Highway Mixed Use tract surrounded by Light Commercial zoning. No public comments or opposition were received. Staff recommended denial, as the request does not meet location requirements.

Ryan Miller opened the Public Hearing at 6:05 p.m.
1st call for comments -
Stewart Martin - does not want to see the zoning changed
2nd call for comments -
Betty Martin - would also like it to stay light commercial zoning
Property owner - explained he's owned the property since 2000 and hasn't been able to live in the home due to the zoning. He wants to do tissue cultures on plants on the property with workers living in the house. He has a nursery in Liverpool.
3rd call for comments - None
Ryan Miller closed the Public Hearing at 6:13 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 “GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 “TIRE DEALERS” WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff presented a request to amend an existing Specific Use Permit for a 1.24-acre tract at 22303 Highway 6, currently zoned Light Commercial with Highway 6 Overlay. The amendment would allow tire sales and installation as a supporting function to the existing auto repair business. No outside display/storage of tires or new development is proposed. Staff found the request consistent with the comprehensive plan and compatible with surrounding uses. No opposition was received, and staff recommended approval with conditions (no outside tire storage/display; all prior 2022 conditions remain in effect).

Ryan Miller opened the Public Hearing at 6:16 p.m.
First call for comments - None
Second call for comments - None
Third call for comments - None
Ryan Miller closed the Public Hearing at 6:16 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE

0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 811192 "CAR WASHES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff presented a Specific Use Permit request for a proposed Whitewater Express Car Wash on a 0.8275-acre portion of a 3.6-acre tract at 22303 Highway 6, zoned Light Commercial with Highway 6 Overlay. The site would be subdivided to accommodate the car wash and future retail uses. The facility would operate daily from 7:30 a.m. to 8:00 p.m. with wash and vacuum services. Staff reviewed site access, drainage, utilities, and compliance with city standards for parking, lighting, screening, and landscaping. While noting multiple nearby car washes, staff found the request consistent with the comprehensive plan and compatible with surrounding land uses. Recommendation: conditional approval subject to compliance with city codes, access easements, landscaping, fencing, light controls, and a minimum of 18 parking spaces.

Ryan Miller opened the Public Hearing at 6:22 p.m.
First call for comments -
Donald Atkinson would like to see this past so this can spur development on this side of the road. He also shared how MEDC has invested in this.
Jake Baker, representative for the project, spoke in favor
Drew Denowski with Claymore Engineering and Engineer for Whitewater Carwash, spoke in support of the project
Second call for comments - None
Third call for comments - None
Ryan Miller closed the Public Hearing at 6:24 p.m.

Consent PDZ

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

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

Regular Agenda

A. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT. (PROPOSED ORDINANCE NO. 2025-0-25)

The applicant sought Highway Mixed Use zoning to allow staff housing and a nursery-related home lab within the existing house. Staff explained that while the property previously held a grandfathered legal non-conforming residential use, that status was lost after a prolonged vacancy, meaning residential use is no longer permitted under Light Commercial zoning. The applicant argued the house was never abandoned and should still qualify for residential use, citing utility records and ongoing maintenance. Staff reiterated that Highway Mixed Use zoning requires direct adjacency to a state highway or farm-to-market road, which the site does not meet, and therefore staff could not recommend approval.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/1

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

B. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 “GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 “TIRE DEALERS” WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T.&B.R.R COMPANY SURVEY, ABSTRACT 231, BRAZORIACOUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP). (PROPOSED ORDINANCE NO. 2025-0-26)

The request is to amend an existing SUP to allow tire sales at an auto repair shop. Discussion centered on conditions for outdoor tire display and storage. Staff explained the concern with unsightly or hazardous outdoor storage, noting that the applicant proposed keeping all tires indoors but requested allowance for limited outdoor display.
Staff recommends approval of this SUP request for the subject site to allow adding NAICS use 441340, “Tire Dealers." with the following conditions:
1. No tires shall be displayed or stored outside the building.
2. Except as expressly amended by this Ordinance 2025-O-26, requirements, regulations, and conditions included in Ordinance No. 2022-O-14 shall remain in full force and effect, and unchanged.

PDZ Member Ryan Miller made the motion to approve with conditions but changing condition #1 to prohibit outside storage but permit limited outdoor display of up to eight tires during business hours, in compliance with city code setback and landscaping requirements. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

C. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 811192 "CAR WASHES". (PROPOSED ORDINANCE NO. 2025-0-27)

The SUP is for a new Whitewater Express Car Wash on Highway 6. The applicant presented background on their company, noting its strong record of community involvement and growth, and addressed concerns about the number of car washes in the area by highlighting population growth and market demand.
Staff recommends approval of this SUP request for the subject site to allow NAICS use 811192, "Car Washes." with the following conditions:
1. Any changes to the presented concept site development plan required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
2. The subject site is required to provide a Public Access Easement (PAE) along the north side as development progresses.
3. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - Pollution Control;
4. Sidewalk shall be provided in conformance with Section 62-113, Sidewalks;
5. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, Fences;
6. In addition to complying with all trees, landscaping, fencing and screening requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
7. A minimum of 18 parking spaces shall be provided;
8. A photometric plan must be provided to demonstrate compliance with the maximum allowable light level of 0.3 foot-candles along all property lines.

9. 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;
10. The SUP approval shall expire if construction of the proposed carwash is substantially underway or completed within one year from the date of approval.

Commissioners clarified the wording of the condition on expiration of the SUP to ensure it applied only if construction was *not* substantially underway or completed within one year.

PDZ Member Christy Kennard made the motion to approve with all conditions, editing condition 10 to read "not substantially". PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 7/0

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

D. Consideration and possible action to forward a recommendation of approval to City Council; A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED COMMERCIAL DEVELOPMENT ON AN APPROXIMATE 3.661-ACRE TRACT OF LAND (PID: 167704), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS. (Tabled at the 9/8/2025 PD&Z Meeting)

Staff explained that while they did not recommend approval at the last meeting, the applicant has since provided additional documentation, including legal opinion and exhibits, showing that required right-of-way dedication combined with drainage district easement requirements would make development infeasible. Staff acknowledged unique circumstances and recommended approval waiving the dedication of right-of-way and escrow of funds with conditions.
The applicant presented updated site plans, explained constraints related to drainage easements, right-of-way alignment discrepancies, and costs of detention pond construction, and emphasized economic benefits including sales tax and job creation. Commissioners asked clarifying questions regarding emergency access, ownership/maintenance of the oil well access road, and the city's ability to decline dedication of certain easements.
After discussion, the Commission agreed that while right-of-way waivers are normally discouraged, the unique conditions justified approval in this case.

Conditions for the request to escrow funds for construction of street and sidewalk are:
1. Fund shall be escrowed for construction of street and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
2. The plat for the subject site Include a plat note specifying ROW dedication and escrow arrangement;

3. A plat shall establish a minimum building setback of 40 feet measured from the center line of the gravel ROW along the southern side of the subject site;
4. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval.

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

The motion carried with a vote: 6/1

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

E. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-41 (B) (28) - FINAL PLAT, TO ALLOW MILLING AND OVERLAYING OF ASPHALT FOR APPLICABLE PORTION OF EXISTING JORDAN ROAD IN LIEU OF CONSTRUCTING ONE-HALF OF THE SAID ROAD TO CURRENT STANDARDS WITH SIDEWALK FOR AN APPROXIMATE 7.687-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (MERIDIANA PUD), LOCATED AT THE SOUTHWEST CORNER OF MERIDIANA PKWY AND JORDAN ROAD (PID 228416), IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA. COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287. (Tabled at the 9/8/2025 PD&Z Meeting)

The Commission reconsidered a request previously tabled regarding improvements along Jordan Road at Meridiana Parkway. The applicant proposed to repave approximately 975 feet of Jordan Road with asphalt (mill and overlay) in lieu of constructing half of a curb-and-gutter section, and requested a variance from the requirement to install a sidewalk along the project frontage. The applicant noted constructability challenges due to roadside ditches and floodplain conditions, as well as concerns that a sidewalk in this location would provide little connectivity or benefit.
Staff supported the asphalt repaving but maintained their general policy of not recommending sidewalk variances, emphasizing the importance of long-term pedestrian connectivity.

Staff recommends approval of the variance request to Chapter 62, Sections 62-111(a) & (c), 62-113, and 62-41 (b) (28) with the following conditions as specified in the development agreement:
1. Applicant shall mill and overlay the portion of existing Jordan Road along the property boundary.
2. A 5-foot-wide sidewalk shall be constructed along the property frontage on Jordan Road, consistent 2024 Design Criteria Manual.
3. This subdivision variance shall expire if the Planned Unit Development or General Development Plan is amended to change the development standards or landuse allowance for the subject site.

PDZ Member Christy Kennard made the motion to approve with Conditions 1 and 3, excluding Condition 2 (sidewalk requirement). PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/2

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

F. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:45 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 7/0

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

CERTIFICATION

_____

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: October 14, 2025 (PD&Z)

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 CONTINOUSLY 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: Jacey Neuberger

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 16 Preliminary Plat, being a subdivision of 15.12 acres, out of the H.T.& B.R.R. CO. Survey, Section 62, A-484, being portions of Lots 134 and 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume, 1 Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final _____

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.

Jacey Neuberger 09/15/2025

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:	Meridiana Section 16 - Preliminary Plat
Applicant:	Jacey Neuberger, EHRA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	YES

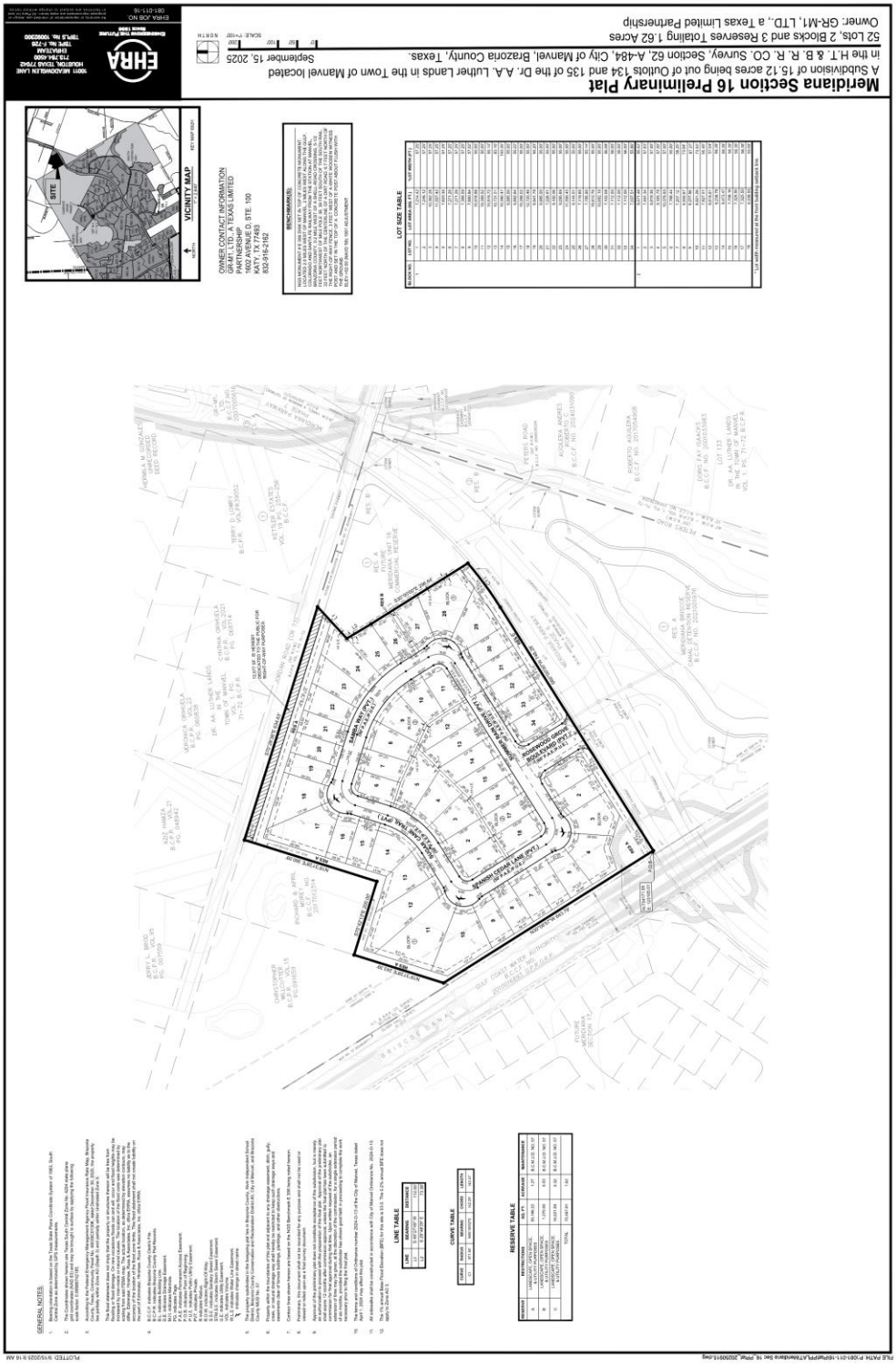
BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located along the eastern side of GCWA Canal, south of Jordan Road, and north of Meridiana Parkway.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed plat includes 15.12 acres and creates 52 lots, 2 Blocks and 3 Reserves for recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

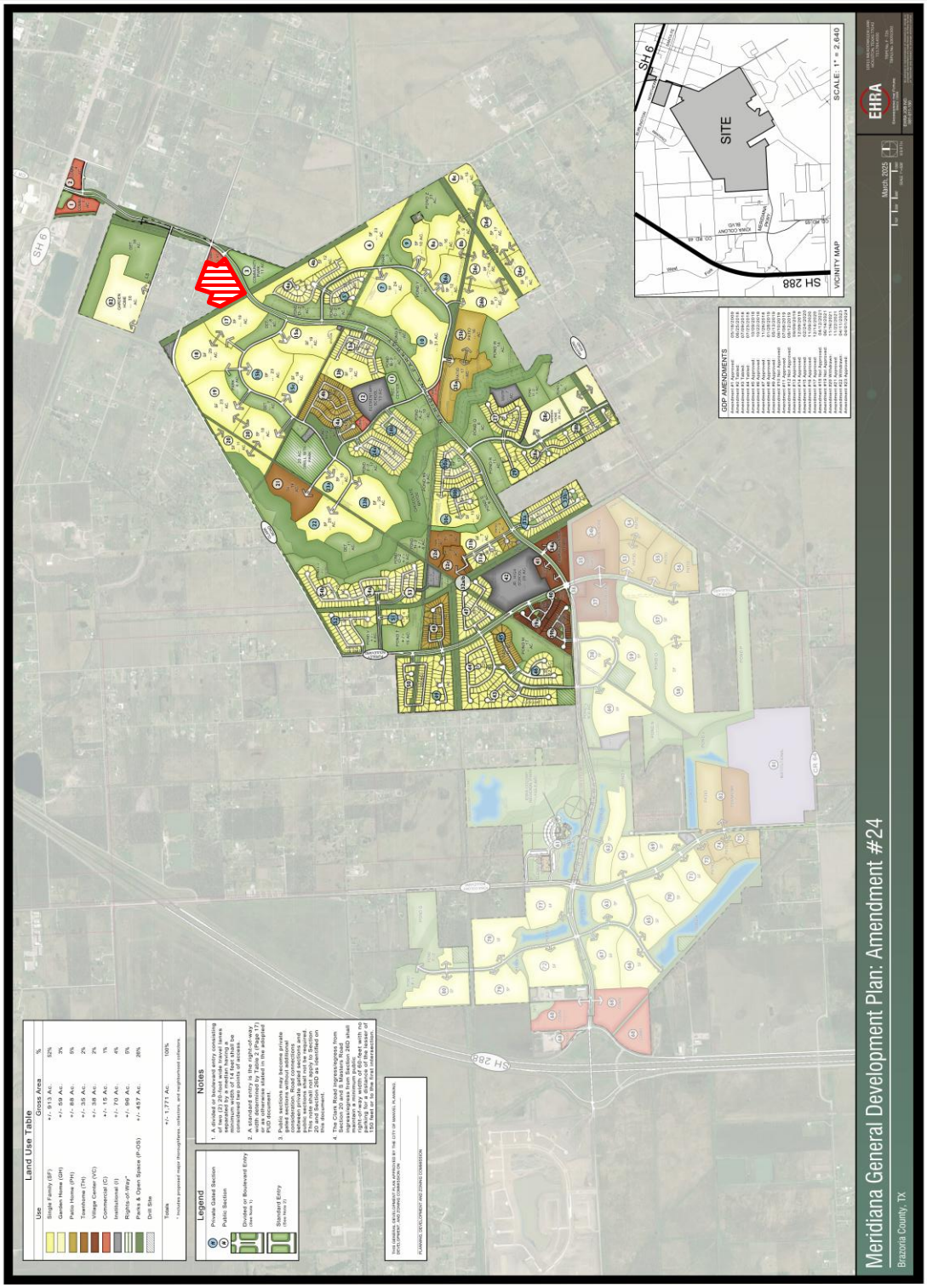
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 16 Preliminary Plat*

Plat Exhibit


Meridiana Section 16 Preliminary Plat
A Subdivision of 15.12 acres being out of Outlots 134 and 135 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.
52 Lots, 2 Blocks and 3 Reserves Totaling 1.62 Acres
Owner: GR-M1, LTD., a Texas Limited Partnership
September 15, 2025
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1902 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162
BENCHMARK(S)
LOT SIZE TABLE
VICINITY MAP
SITE
EHRA
EHRA JOB NO.
081-011-16
GENERAL NOTES:
LINE TABLE
CURVE TABLE
RESERVE TABLE
SPANISH CLOVER LANE (PVT)
BOTANICA DRIVE
BOTANICA DRIVE (PVT)
SPANISH CLOVER LANE (PVT)
SPANISH CLOVER LANE (PVT)
BOTANICA DRIVE (PVT)

Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



PLOTTED: 10/2/2025 3:39 PM

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies partially within Zone AO (Depth 3) and partially within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   M.H. indicates Manhole.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⦚ indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Conservation and Reclamation District #3, City of Manvel, and Brazoria County MUD No. 57.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

9. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

10. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

12. The temporary sanitary sewer easement B.C.C.F. No. 2025026810 will be abandoned at the time of recordation of the final plat.

LINE TABLE

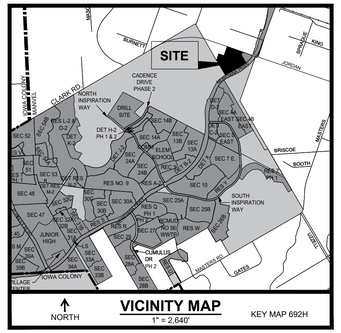
LINE	BEARING	DISTANCE
L1	S 49°27'49" W	112.05'
L2	S 28°48'29" E	73.38'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	971.50'	N55°48'02"E	142.29'	142.41'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	55,196.22	1.27	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,270.00	0.03	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	14,021.59	0.32	B.C.M.U.D. NO. 57
	TOTAL	70,487.81	1.62	



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	7,214.42	57.25'
	2	7,246.12	57.25'
	3	10,362.28	57.25'
	4	11,557.42	57.25'
	5	7,623.35	57.25'
	6	7,271.26	57.25'
	7	7,271.26	57.25'
	8	7,366.59	57.25'
	9	7,660.84	57.02'
	10	15,918.88	55.00'
	11	19,399.52	55.00'
	12	15,919.72	55.14'
	13	10,731.51	83.16'
	14	10,390.47	103.35'
	15	6,985.00	55.00'
	16	6,892.64	55.22'
	17	15,288.02	55.00'
	18	12,720.46	55.00'
	19	6,941.79	55.20'
	20	6,985.00	55.00'
	21	7,226.91	55.00'
	22	8,160.06	55.00'
	23	9,295.69	55.00'
	24	11,599.45	55.00'
	25	8,144.01	55.00'
	26	7,119.85	55.00'
	27	7,785.90	55.14'
	28	15,612.76	55.00'
	29	10,692.19	55.00'
	30	7,102.08	56.09'
	31	7,112.00	56.00'
	32	7,112.00	56.00'
	33	7,112.00	56.00'
	34	7,037.51	55.86'
2	1	8,471.46	55.42'
	2	7,491.34	57.63'
	3	8,819.36	57.00'
	4	9,165.78	57.00'
	5	10,378.93	57.00'
	6	7,766.44	55.00'
	7	7,207.12	58.25'
	8	8,555.67	73.64'
	9	9,277.56	87.37'
	10	8,021.26	73.53'
	11	7,827.51	55.49'
	12	8,818.81	57.04'
	13	9,238.78	56.35'
	14	8,473.47	56.35'
	15	7,708.16	56.35'
	16	7,325.50	56.35'
	17	7,325.50	56.35'
	18	8,338.55	55.00'

* Lot width measured at the front building setback line.

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA
ENGINEERING THE FUTURE
SINCE 1936

No warranty of representation of intended use, design or proposed improvements are made herein. All Plans for land or structures are subject to change without notice.

EHRA JOB NO.
081-011-16

NORTH
SCALE: 1"=100'
0' 50' 100' 200'

Meridiana Section 16 Preliminary Plat

A Subdivision of 15.12 acres being out of Outlots 134 and 135 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.

October 3, 2025

52 Lots, 2 Blocks and 3 Reserves Totaling 1.62 Acres
Owner: GR-M1, LTD., a Texas Limited Partnership

FILE PATH: P:\081-011-16\Plat\PPLAT\Meridiana Sec 16_PPlat_rev.dwg

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

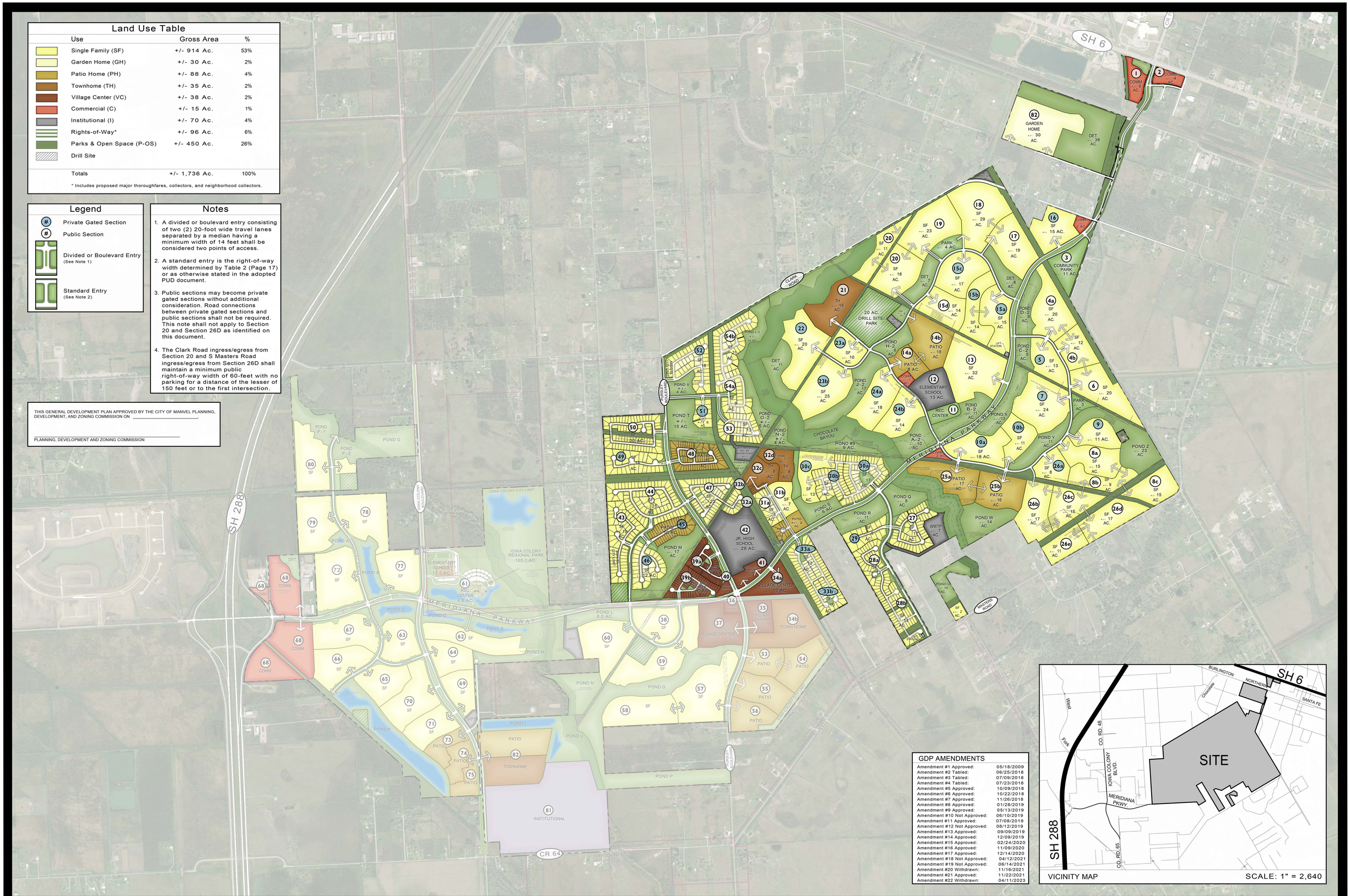
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

150' 300' 600' 1200
SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land planning purposes only and are subject to change without notice.

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	☐

Date of Request: 09/15/2025 (10/14/2025 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 CONTINOUSLY 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 Greenbelt Park
Being a subdivision of 3.883 acres out of the Oliver Hall Survey, Abstract 203;
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

09/15/2025
DATE

DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Meridiana Greenbelt Park - Final Plat
Applicant:	Jacey Neuberger, EHRA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	YES

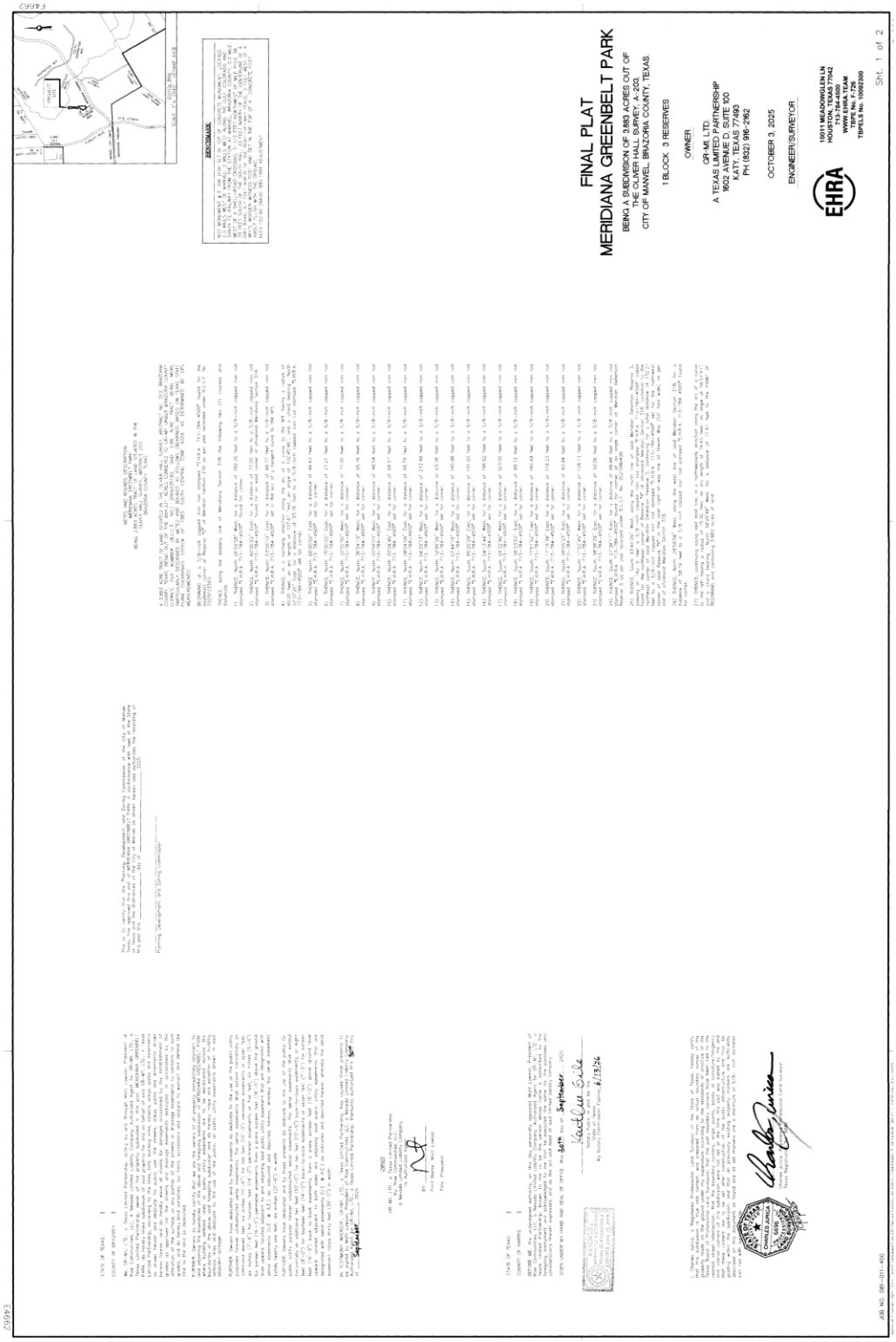
BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a park within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.*
- *The proposed site will have access from the future Meridiana Section 32D and from Dream Way, which was recorded as part of Meridiana Section 31B. Section 31B is located at the northwest corner of the intersection of Meridiana Parkway and Showcase Lane (see Master Plan).*
- *The proposed plat includes 3.883 acres and creates 1 Block and 3 Reserves for recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in July.*

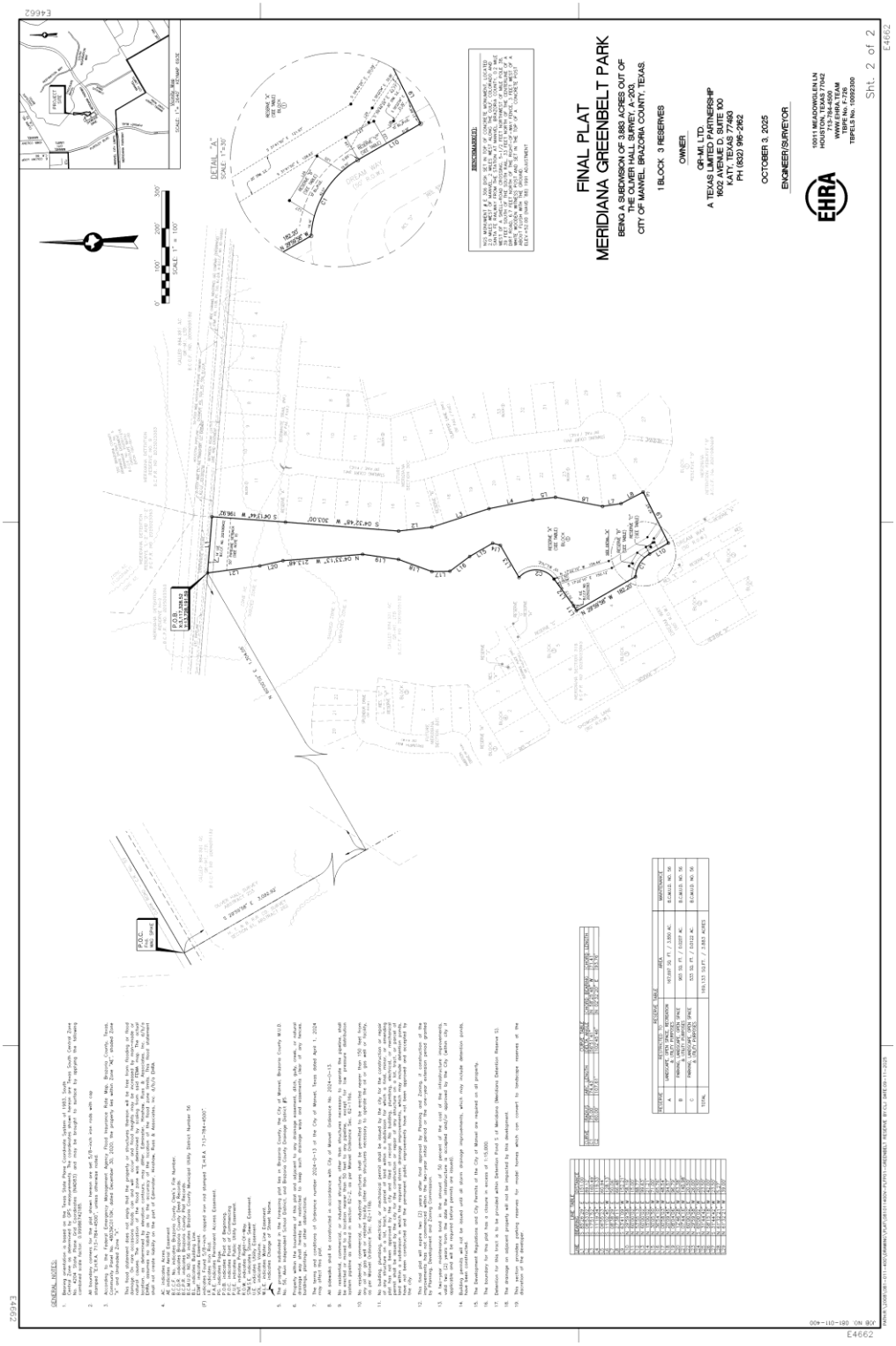
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Greenbelt Park Final Plat*

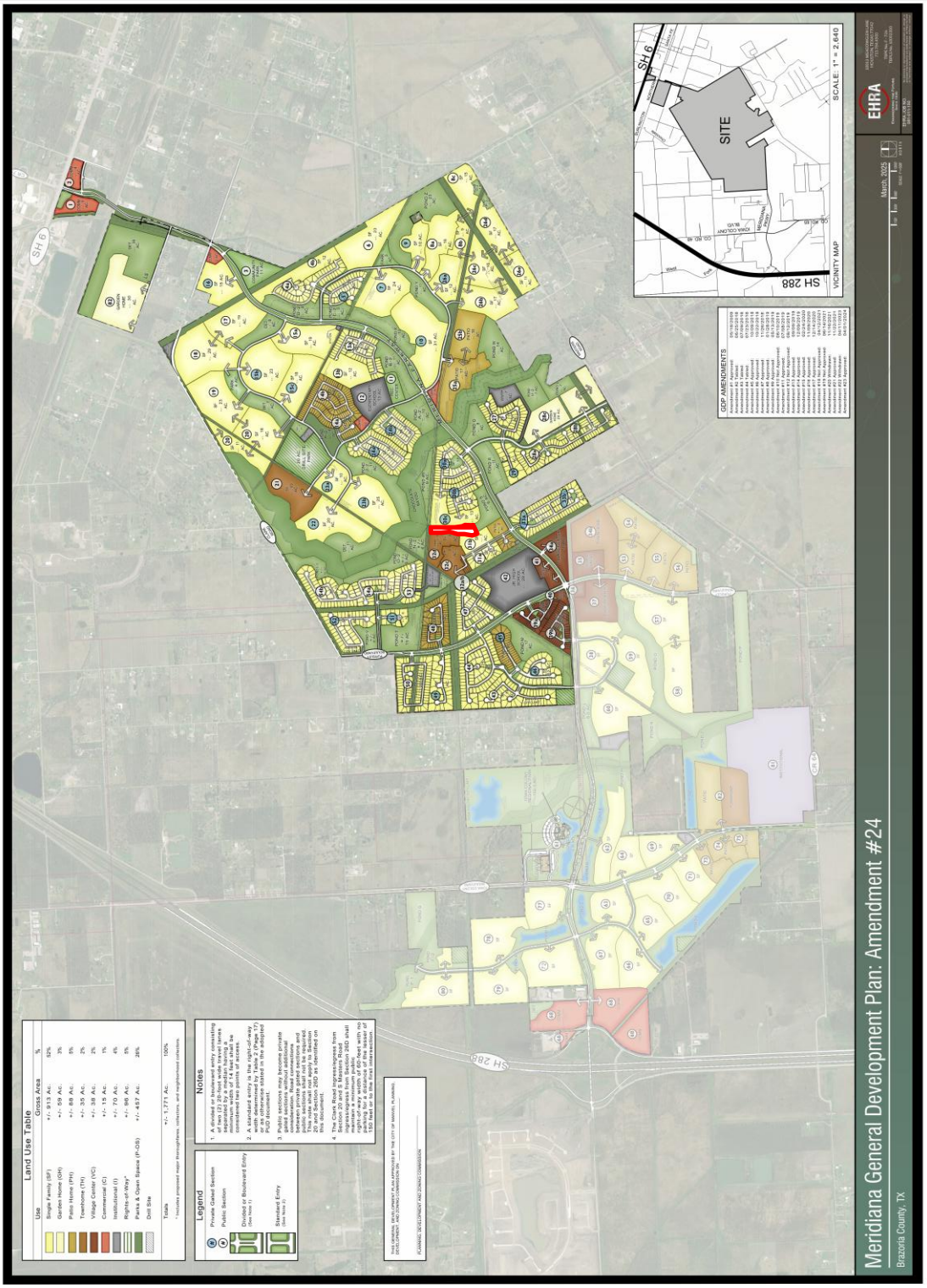
Plat Exhibit



Plat Exhibit



Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



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 GREENBELT PARK, 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 do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA GREENBELT PARK 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.

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 this 30th day of September, 2025.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its 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 30th day of September, 2025.

Kaitlin Cile

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

KAITLIN CILE
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #133960394-2
EXPIRES June 13, 2026

I, Charles Jurica, 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 a plastic cap.

STATE OF TEXAS
REGISTERED
CHARLES JURICA
6696
PROFESSIONAL
LAND SURVEYOR

10/02/25

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA GREENBELT PARK 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 GREENBELT PARK
BEING 3.883 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A 3.883 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 3.88 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 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeast corner of Reserve "G" of Meridian Section 31B as per plat recorded under B.C.C.F. No. 2025023363;

THENCE, along the easterly line of Meridiana Section 31B the following two (2) courses and distances:

1) THENCE, North 29°59'58" West, for a distance of 182.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

2) THENCE, North 60°00'02" East, for a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an east corner of aforesaid Meridiana Section 31B;

3) THENCE, North 53°55'13" East, for a distance of 88.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a tangent curve to the left;

4) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 60.00 feet, an arc length of 107.61 feet, an angle of 102°45'46", and a chord bearing North 02°32'20" East, for a distance of 93.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 60°00'02" East, for a distance of 99.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 15°00'02" East, for a distance of 21.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 30°05'50" West, for a distance of 71.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 36°54'10" West, for a distance of 65.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 00°58'03" West, for a distance of 48.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 20°09'45" East, for a distance of 94.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 08°04'06" East, for a distance of 96.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 04°33'13" West, for a distance of 213.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 12°46'28" West, for a distance of 63.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 07°44'16" West, for a distance of 140.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 85°26'29" East, for a distance of 151.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 04°13'44" West, for a distance of 196.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 04°32'48" West, for a distance of 303.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, South 06°53'02" East, for a distance of 89.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 17°51'52" East, for a distance of 160.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, South 11°19'34" East, for a distance of 119.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 06°55'23" East, for a distance of 60.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 11°02'45" West, for a distance of 128.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

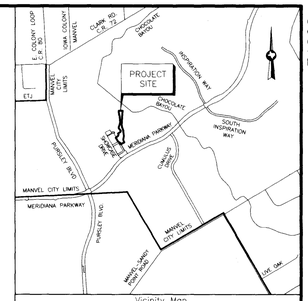
23) THENCE, South 08°38'29" East, for a distance of 50.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, South 27°38'11" East, for a distance of 66.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner of an angle corner of Meridian Detention Reserve S as per plat recorded under B.C.C.F. No. 2021080408;

25) THENCE, South 63°41'09" West, along the north line of said Meridian Detention Reserve S, passing at 142.19 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called found for the northeast corner of Reserve "A" of aforesaid Meridian Section 31B, common to the northwest corner of said Meridian Detention Reserve S, continuing for a total distance of 152.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of said Reserve "A" in the east right-of-way line of Dream Way (50' foot wide) as per plat of aforesaid Meridian Section 31B;

26) THENCE, North 29°59'58" West, along the west line of said Meridian Section 31B, for a distance of 58.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

27) THENCE, continuing along said east line, in a northwesterly direction along the arc of a curve to the left having a radius of 75.00 feet, an arc length of 74.43 feet, an angle of 56°51'41", and a chord bearing North 58°25'48" West, for a distance of 71.41 feet to the POINT OF BEGINNING and containing 3.883 acres of land.



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693E

BENCHMARK:

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

FINAL PLAT
MERIDIANA GREENBELT PARK

BEING A SUBDIVISION OF 3.883 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

OCTOBER 3, 2025

ENGINEER/SURVEYOR

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

JOB NO. 081-011-400

E4662

E4662

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone "AE", shaded Zone "X" and Unshaded Zone "X".

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. AC. indicates Acres.
   AE indicates Aerial Easement
   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.C.M.U.D. NO. 56 indicates Brazoria County Municipal Utility District Number 56
   B.L. indicates Building Line.
   ESMT. indicates Easement.
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
   I.R. indicates Iron Rod.
   P.A.E. indicates Permanent Access Easement.
   PG. indicates Page.
   P.O.B. indicates Point of Beginning.
   P.O.C. indicates Point of Commencing
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R.O.W. indicates Right-Of-Way.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E. indicates Water Line Easement.
   indicates Change of Street Name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

7. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

9. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

10. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.

11. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

12. This final plat will expire two (2) years after final approval by Planning and Zoning, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.

13. A two-year maintenance bond in the amount of 50 percent of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).

14. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.

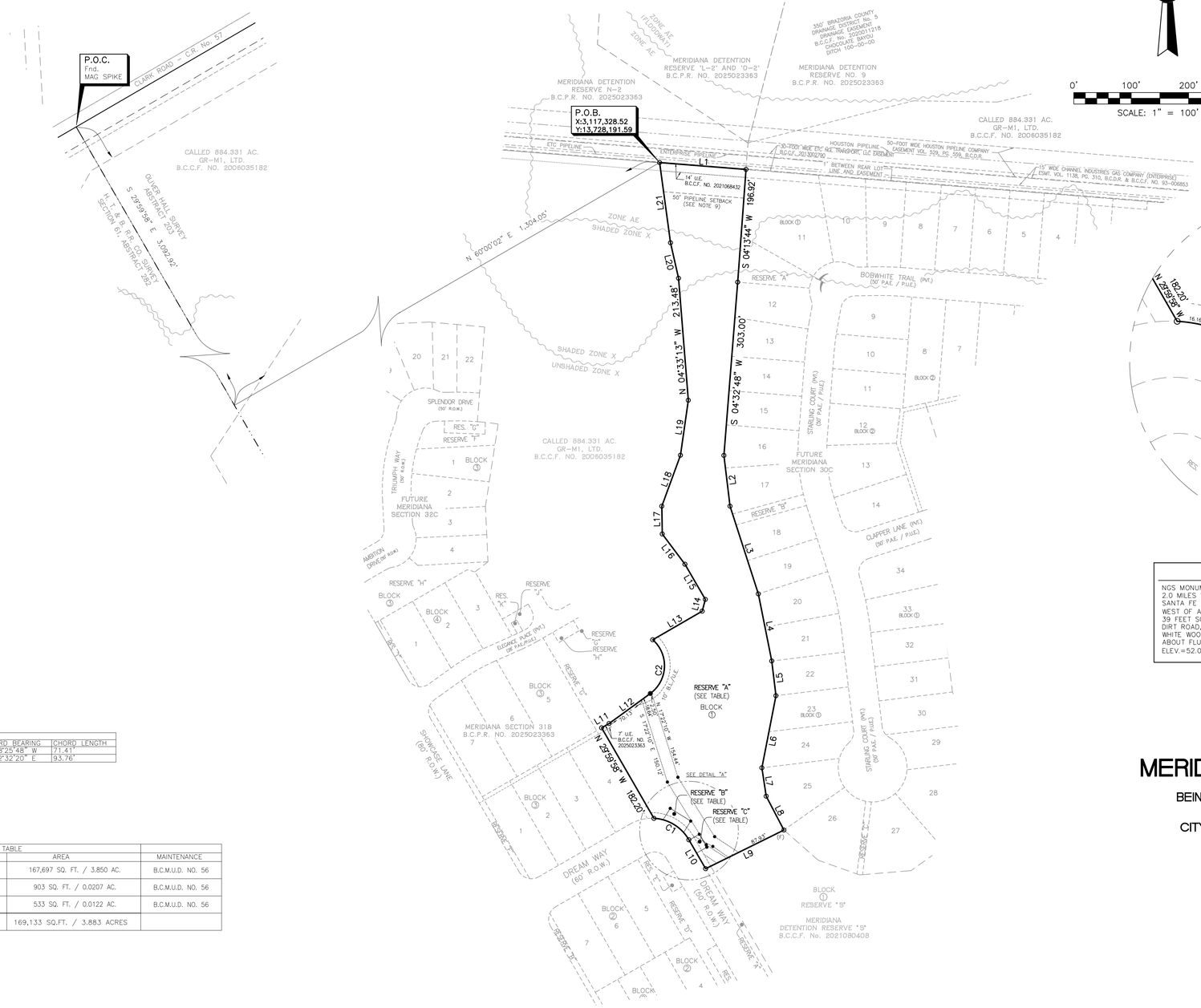
15. The Development Regulations and City Permits of the City of Manvel are required on all property.

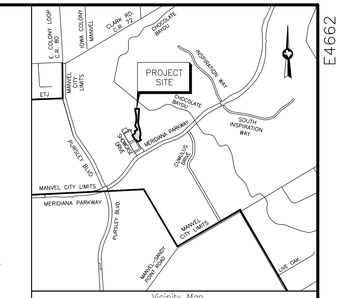
16. The boundary for this plat has a closure in excess of 1:15,000.

17. Detention for this tract is to be provided within Detention Pond S of Meridiana (Meridiana Detention Reserve S).

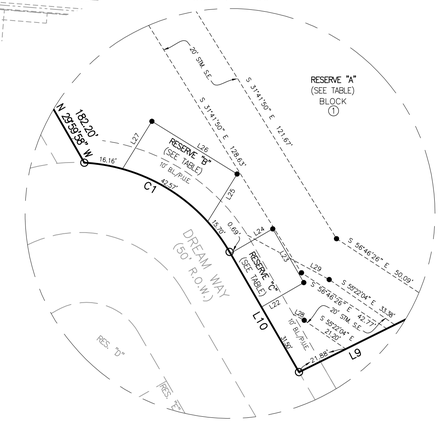
18. The drainage on adjacent property will not be impacted by this development.

19. This section provides parking reserves for model homes which can convert to landscape reserves at the discretion of the developer.





Vicinity Map
SCALE: 1"= 2640' KEYMAP 693E



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°26'29" E	151.00'
L2	S 06°53'02" E	89.12'
L3	S 17°51'52" E	160.49'
L4	S 11°19'34" E	119.33'
L5	S 06°55'23" E	60.94'
L6	S 11°02'45" W	128.13'
L7	S 08°38'29" E	50.06'
L8	S 27°38'11" E	66.48'
L9	S 63°41'09" W	152.21'
L10	N 29°59'58" W	58.19'
L11	N 60°00'02" E	15.00'
L12	N 53°55'13" E	88.77'
L13	N 60°00'02" E	99.63'
L14	N 15°00'02" E	21.21'
L15	N 30°05'50" W	71.00'
L16	N 36°54'10" W	65.76'
L17	N 00°58'03" W	48.54'
L18	N 20°09'45" E	94.57'
L19	N 08°04'06" E	96.79'
L20	N 12°46'28" W	63.38'
L21	N 07°44'16" W	140.98'
L22	N 60°00'02" E	20.50'
L23	N 29°59'58" W	26.00'
L24	S 60°00'02" W	20.50'
L25	N 31°44'42" E	23.50'
L26	N 58°15'18" W	42.00'
L27	S 31°44'42" W	23.50'
L28	N 61°32'21" W	5.27'
L29	N 61°32'21" W	39.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	74.43'	56°51'41"	N 58°25'48" W	71.41'
C2	60.00'	107.61'	102°45'46"	N 02°32'20" E	93.76'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	167,697 SQ. FT. / 3.850 AC.	B.C.M.U.D. NO. 56
B	PARKING, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	903 SQ. FT. / 0.0207 AC.	B.C.M.U.D. NO. 56
C	PARKING, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	533 SQ. FT. / 0.0122 AC.	B.C.M.U.D. NO. 56
TOTAL		169,133 SQ.FT. / 3.883 ACRES	

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

FINAL PLAT
MERIDIANA GREENBELT PARK

BEING A SUBDIVISION OF 3.883 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

OCTOBER 3, 2025

ENGINEER/SURVEYOR

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

Sht. 2 of 2

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

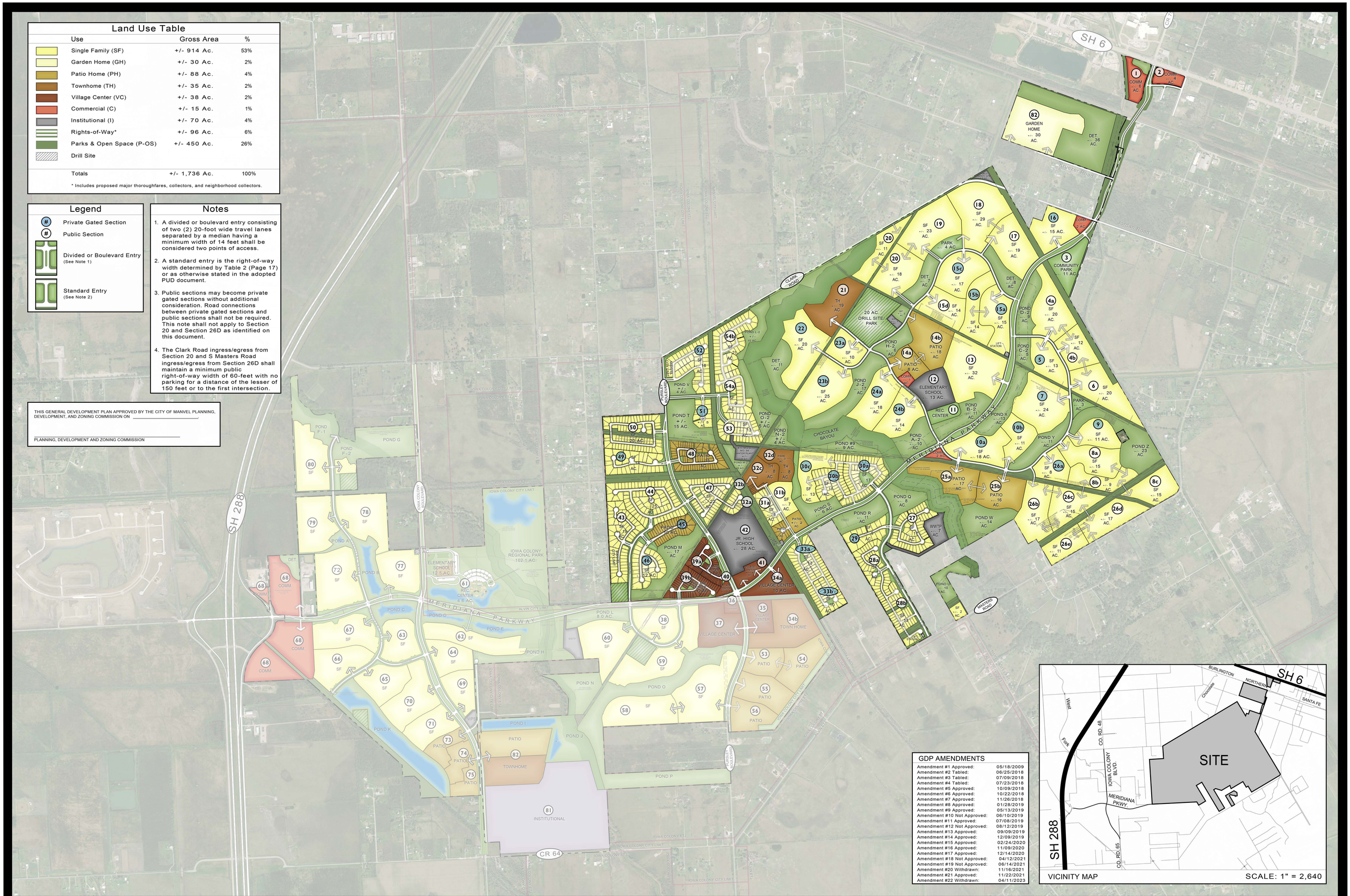
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

150' 300' 600' 1200
SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land planning purposes only and are subject to change without notice.

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	☐

Date of Request: October 14, 2025 (PD&Z)

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 CONTINOUSLY 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: Jacey Neuberger

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Cadence Drive Phase 1 Preliminary Plat, being a subdivision of 1.29 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas

Plats:
Preliminary X
Final _____

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.

Jacey Neuberger
SIGNATURE

09/15/2025
DATE

Development Services Department

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Meridiana Candence Dr Phase 1 - Preliminary Plat
Applicant:	Jacey Neuberger, EHRA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

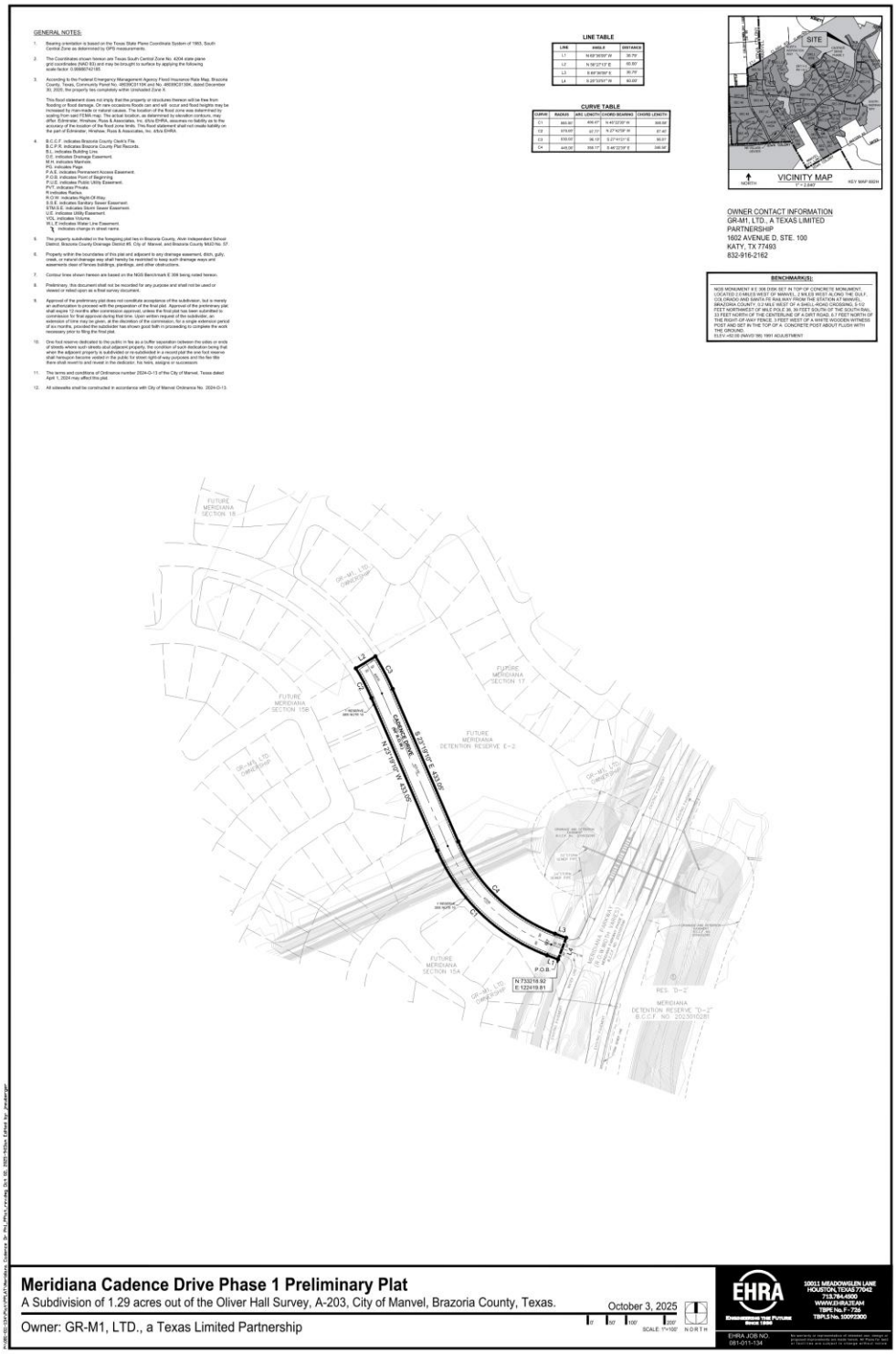
- *The proposed plat is a street dedication plat for Cadence Drive Phase 1 within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *Cadence Drive is a 60-foot-wide neighborhood collector on the west side of Meridiana Parkway.*
- *The proposed plat includes approximately 1.29 acres of land.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

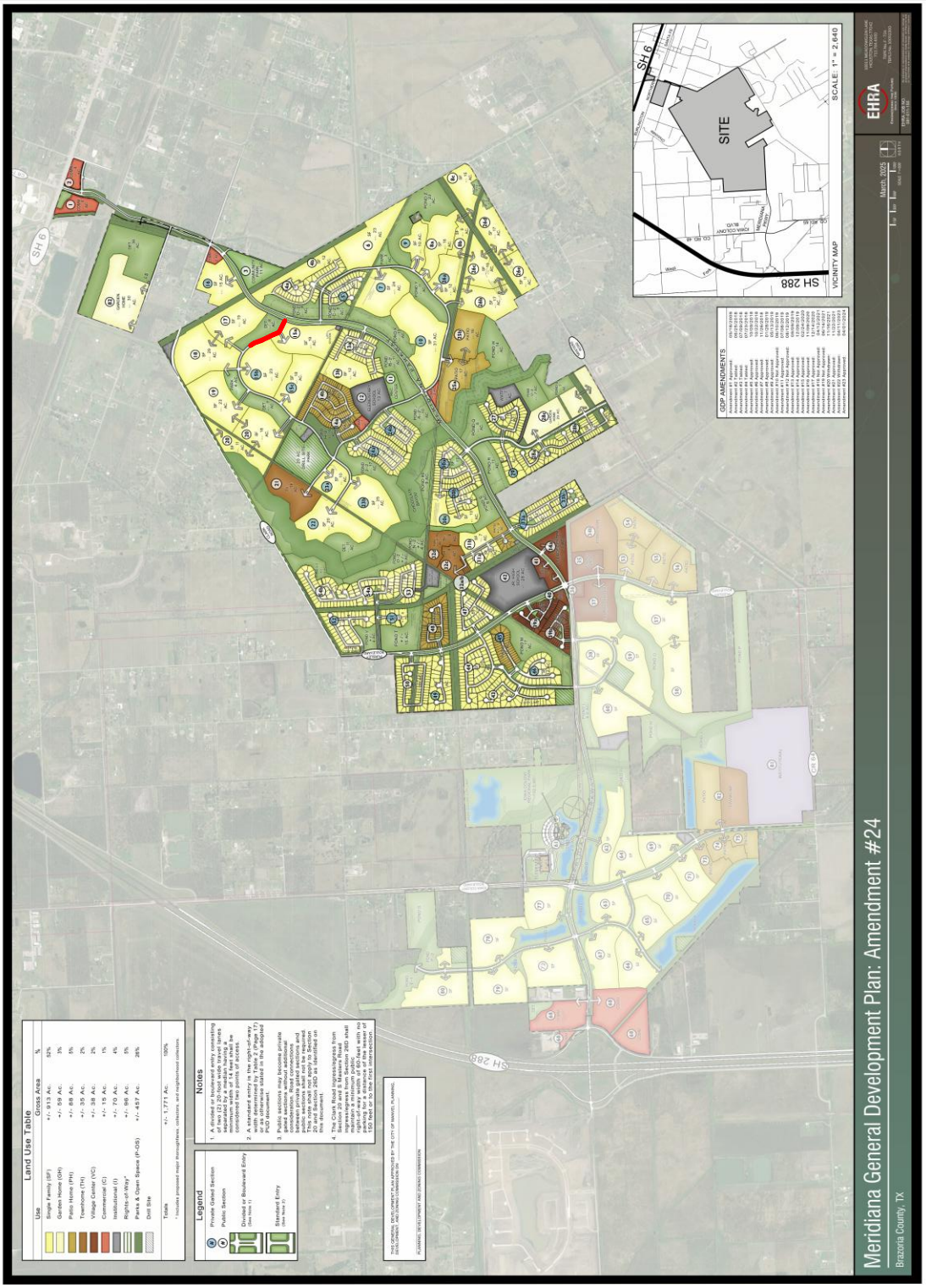
The City staff recommends approval of the *Meridiana Candence Dr Phase 1 Preliminary Plat with the following conditions:*

1. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match (Section 62-38 (a)(12)).
2. Please verify that the detention ledger is the most up to date. Some values show to be different than those on the As-Builts for D-2 (Section 62-38 (a)(12)).

Plat Exhibit



Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and No. 48039C0130K, dated December 30, 2020, the property lies completely within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

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   VOL. indicates Volume.
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5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and Brazoria County MUD No. 57.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

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10. One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns or successors

11. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

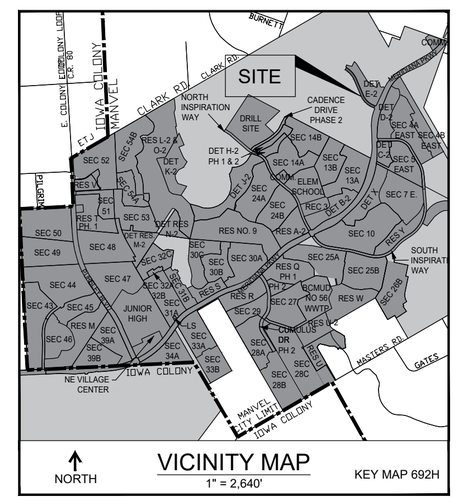
12. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 69°36'09" W	30.79'
L2	N 58°27'13" E	60.00'
L3	S 69°36'09" E	30.79'
L4	S 20°33'51" W	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	505.00'	406.47'	N 46°22'39" W	395.58'
C2	570.00'	97.77'	N 27°42'59" W	87.40'
C3	630.00'	96.10'	S 27°41'21" E	96.01'
C4	445.00'	358.17'	S 46°22'39" E	348.58'



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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

Meridiana Cadence Drive Phase 1 Preliminary Plat

A Subdivision of 1.29 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

October 3, 2025

Owner: GR-M1, LTD., a Texas Limited Partnership

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 081-011-134

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\081-011-134\Plat\PPLAT\Meridiana Cadence Dr Ph1_PPlat_rev.dwg Oct 02, 2025-9:03am Edited by: jneuberger

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

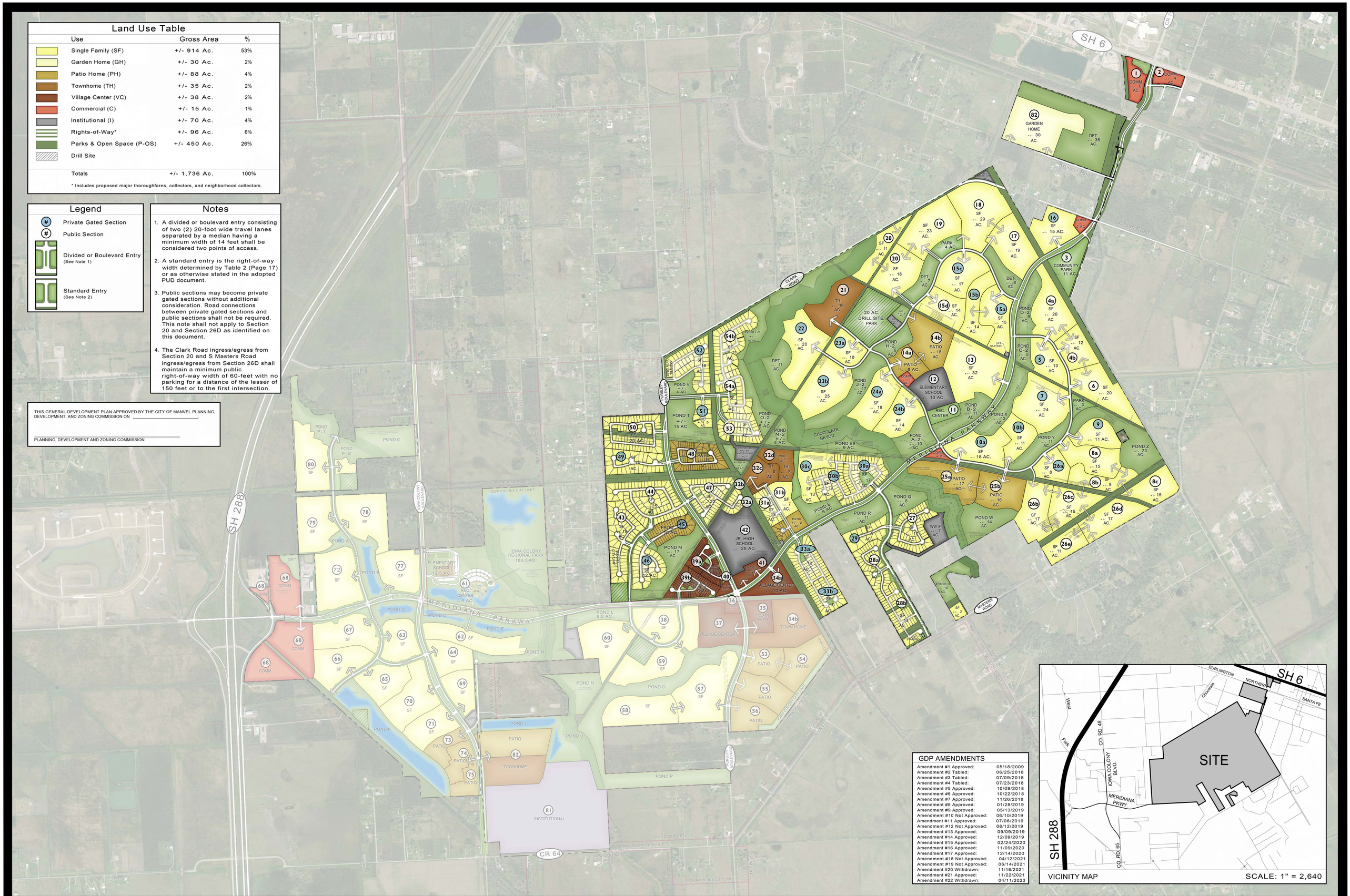
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

150' 300' 600' 1200
SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land planning purposes only and are subject to change without notice.

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	☐

Date of Request: October 14, 2025 (PD&Z)

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 CONTINOUSLY 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: Jacey Neuberger

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve E-2 Preliminary Plat, being a subdivision of 7.55 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas

Plats:
Preliminary X
Final _____

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.

Jacey Neuberger
SIGNATURE

09/15/2025
DATE

DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Meridiana Detention Reserve E-2 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

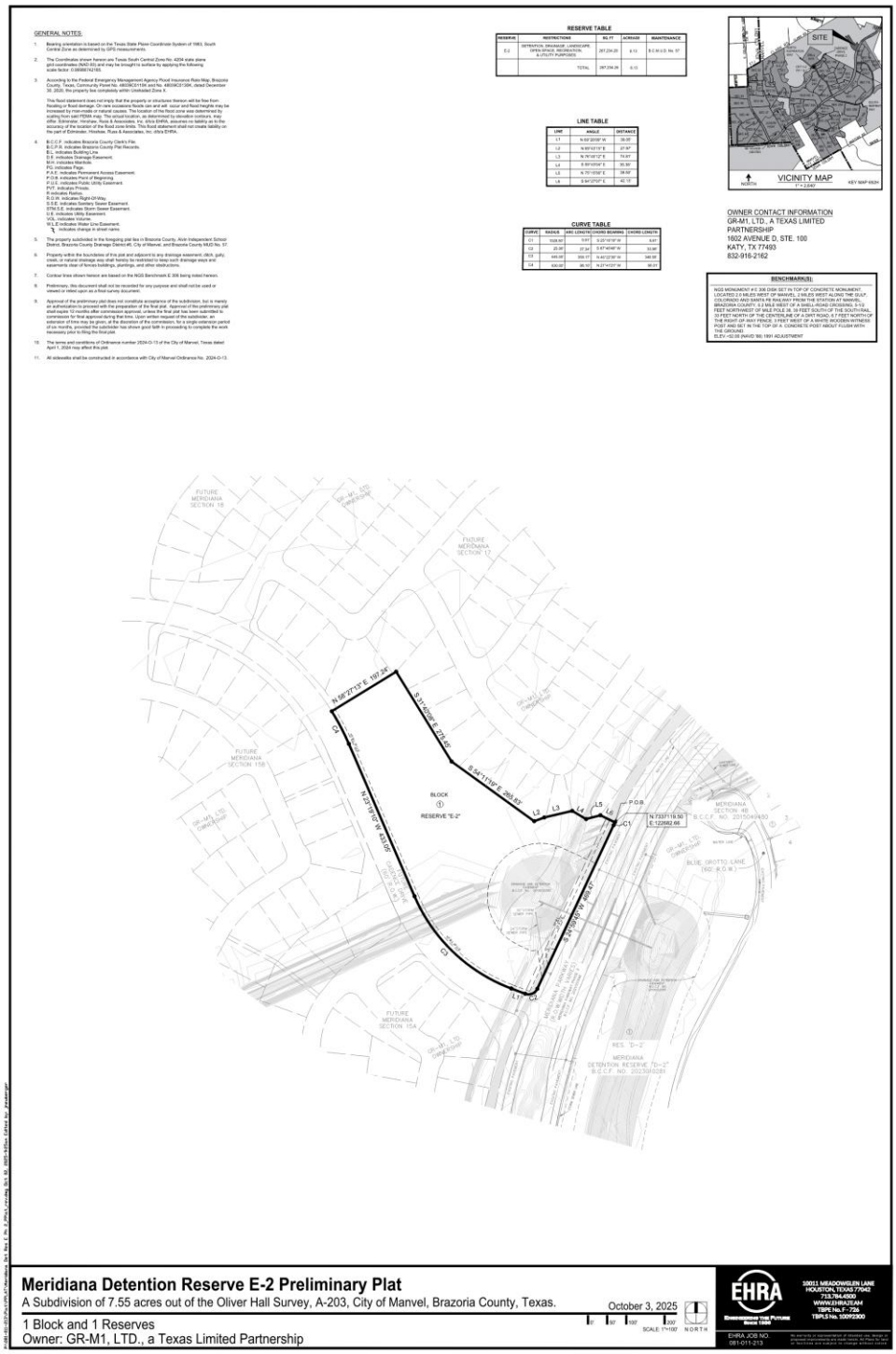
- *This proposed plat is for a detention reserve within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *Subject site abuts the western side of future Meridiana Section 17 which is located along the west side of Meridiana parkway.*
- *The proposed plat includes 7.55 acres and creates 1 Block and 1 Reserve for detention, drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Detention Reserve E-2 Preliminary Plat* with the following conditions:

1. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match (Section 62-38 (a)(12)).
2. Please verify that the detention ledger is the most up to date. Some values show to be different than those on the As-Builts for D-2 (Section 62-38 (a)(12)).

Plat Exhibit



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Number 480160, Map Number 48039C0125K, dated December 30, 2020, this property lies completely within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement is based on information obtained by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
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   B.C.P.R. indicates Brazoria County Plat Records.
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   D.E. indicates Drainage Easement.
   F.N. indicates Footing Note.
   PG. indicates Page.
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   indicates change in street name
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District#5, City of Manvel, and Brazoria County MUD No. 57.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
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10. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
E-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	297,234.25	6.73	B.C.M.U.D. No. 57
	TOTAL	297,234.25	6.73	

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 00°20'00" W	35.00'
L2	N 80°03'13" E	27.97'
L3	N 76°14'12" E	74.81'
L4	S 81°05'00" E	35.50'
L5	N 75°15'00" E	38.60'
L6	S 84°25'00" E	42.13'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1026.00'	13.97'	S 23°16'18" W	4.41'
C2	25.00'	37.24'	S 47°40'48" W	33.96'
C3	445.00'	350.17'	N 40°22'28" W	340.98'
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GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

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A Subdivision of 7.55 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

October 3, 2025

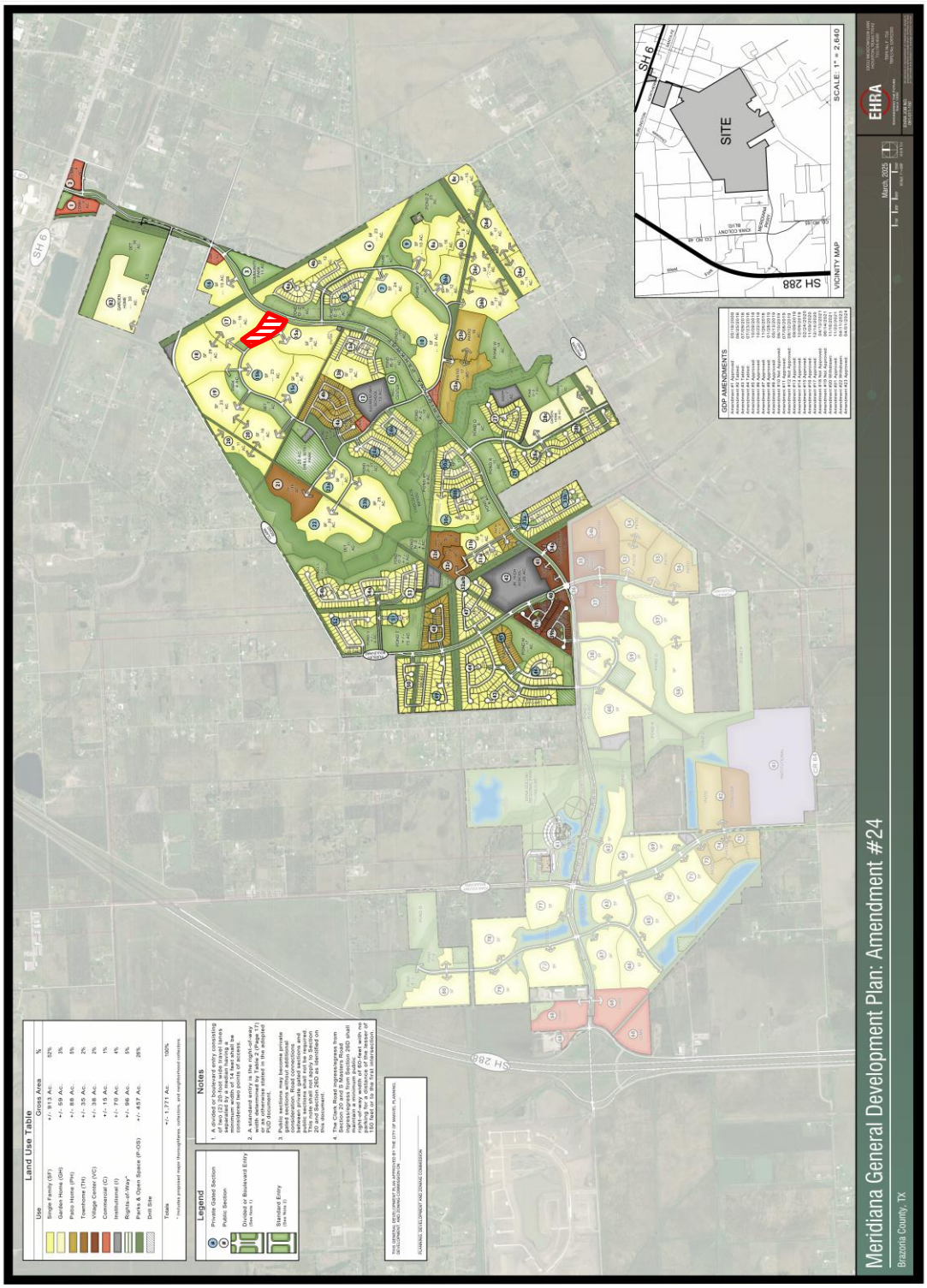
1 Block and 1 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

SCALE 1"=100'

EHRA
Engineering the Future Since 1956
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.COM
TBPE No. F-726
TBPLS No. 10095300

EHRA JOB NO. 081-011-213

Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



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	TOTAL	267,234.28	6.13	

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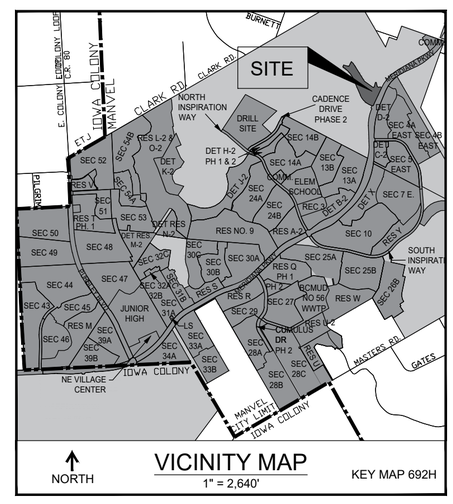
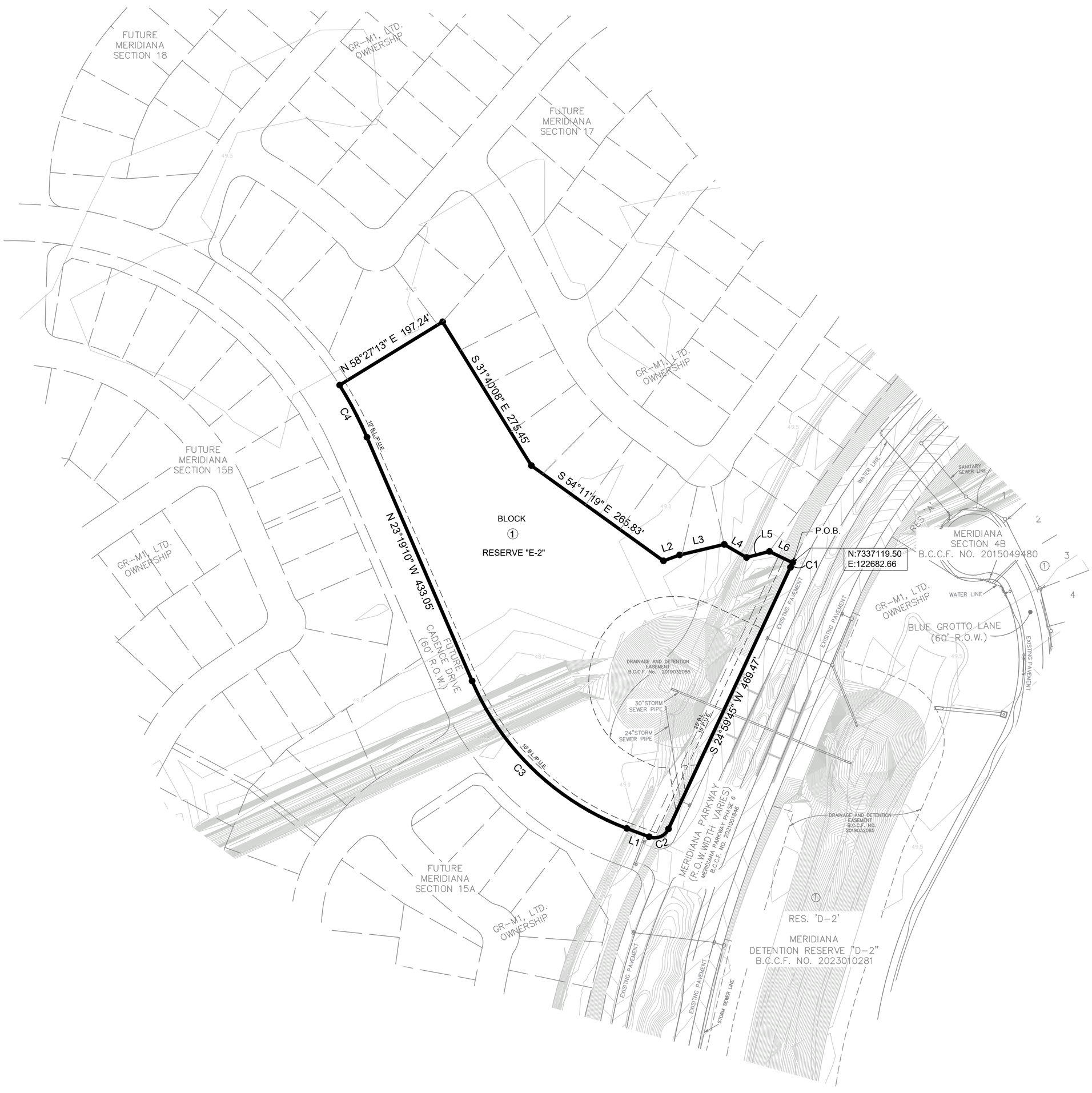
C3	445.00'	358.17'	N 46°22'39" W	348.58'
C4	630.00'	96.10'	N 27°41'21" W	96.01'



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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



Meridiana Detention Reserve E-2 Preliminary Plat

A Subdivision of 7.55 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

October 3, 2025

1 Block and 1 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 081-011-213

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\081-011-213\Plat\PPLAT\Meridiana Det Res E Ph 2_PPlat_rev.dwg Oct 02, 2025-9:25am Edited by: jneuberger

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

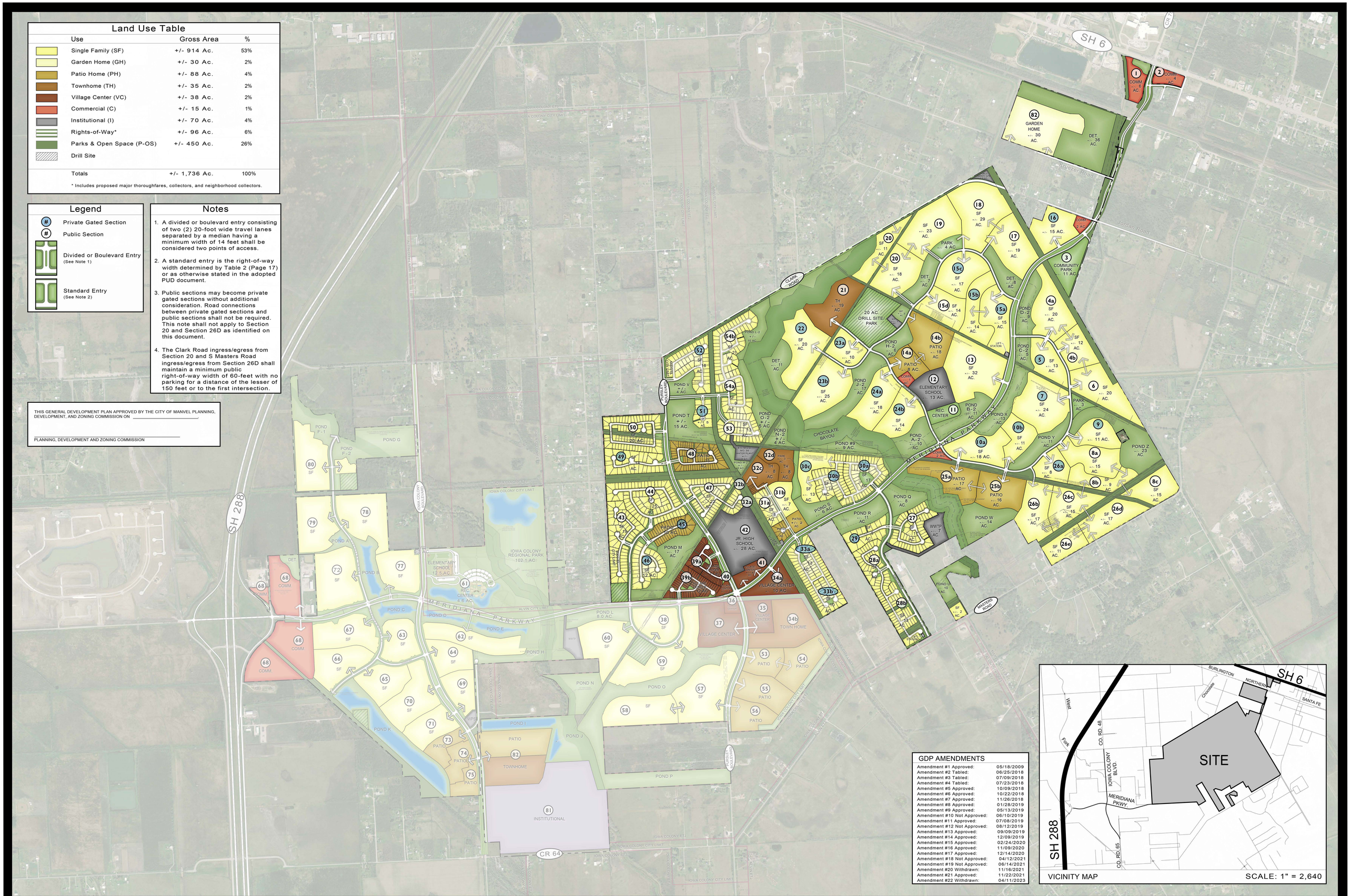
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

150' 300' 600' 1200
SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land planning purposes only and are subject to change without notice.

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	☐

Date of Request: 08-26-2025

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 CONTINOUSLY 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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Charlotte Street Phase 2, a subdivision of 1.58 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, Abstract 483, Brazoria County, Texas, being a part of outlot 181 in the DR. AA Luther Subdivision of the Town of Manvel and Surrounding Acreage Property, a subdivision recorded in Volume 1, Pages 71 & 72 and Volume 3, Pages 139 & 140, in Brazoria County Public Records (B.C.P.R.).

Plats:
Preliminary YES
Final _____

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.

Katy Harris
SIGNATURE

08-26-2025
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 Charlotte St Ph 2 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a street dedication 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.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 61 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed street dedication extends the 80' wide Charlotte Street to the east, connecting Valencia Subdivision to Lakeland Subdivision.*
- *The proposed plat includes approximately 1.58 acres of land for street dedication and does not include any other land use.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

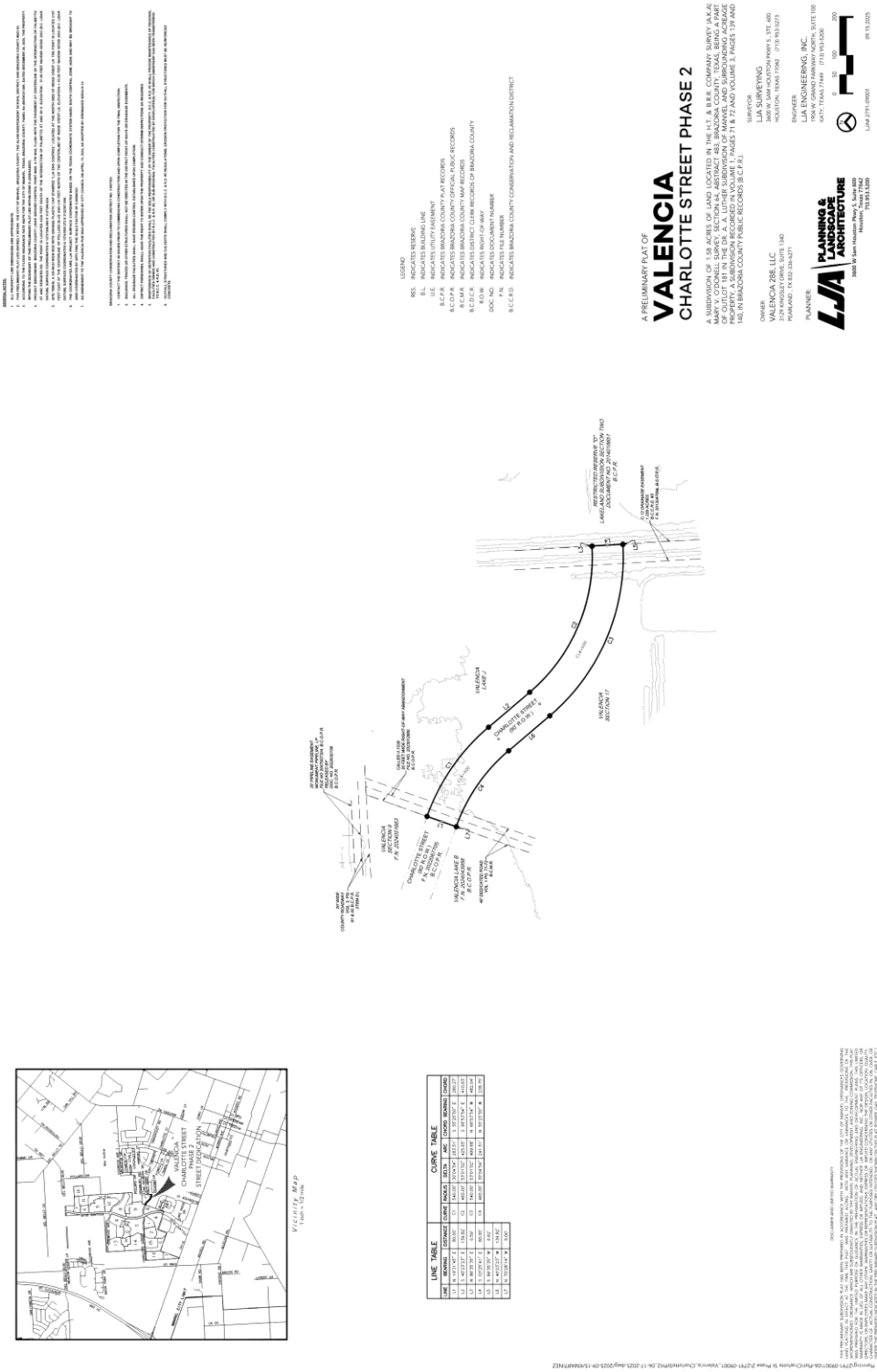
The City staff recommends approval of the - Valencia Charlotte St Ph 2 - Preliminary Plat with the following conditions:

1. Please show the existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a) (7)).
2. Provide proof of notification to MUD 61 (Section 62-38 (a) (14)).

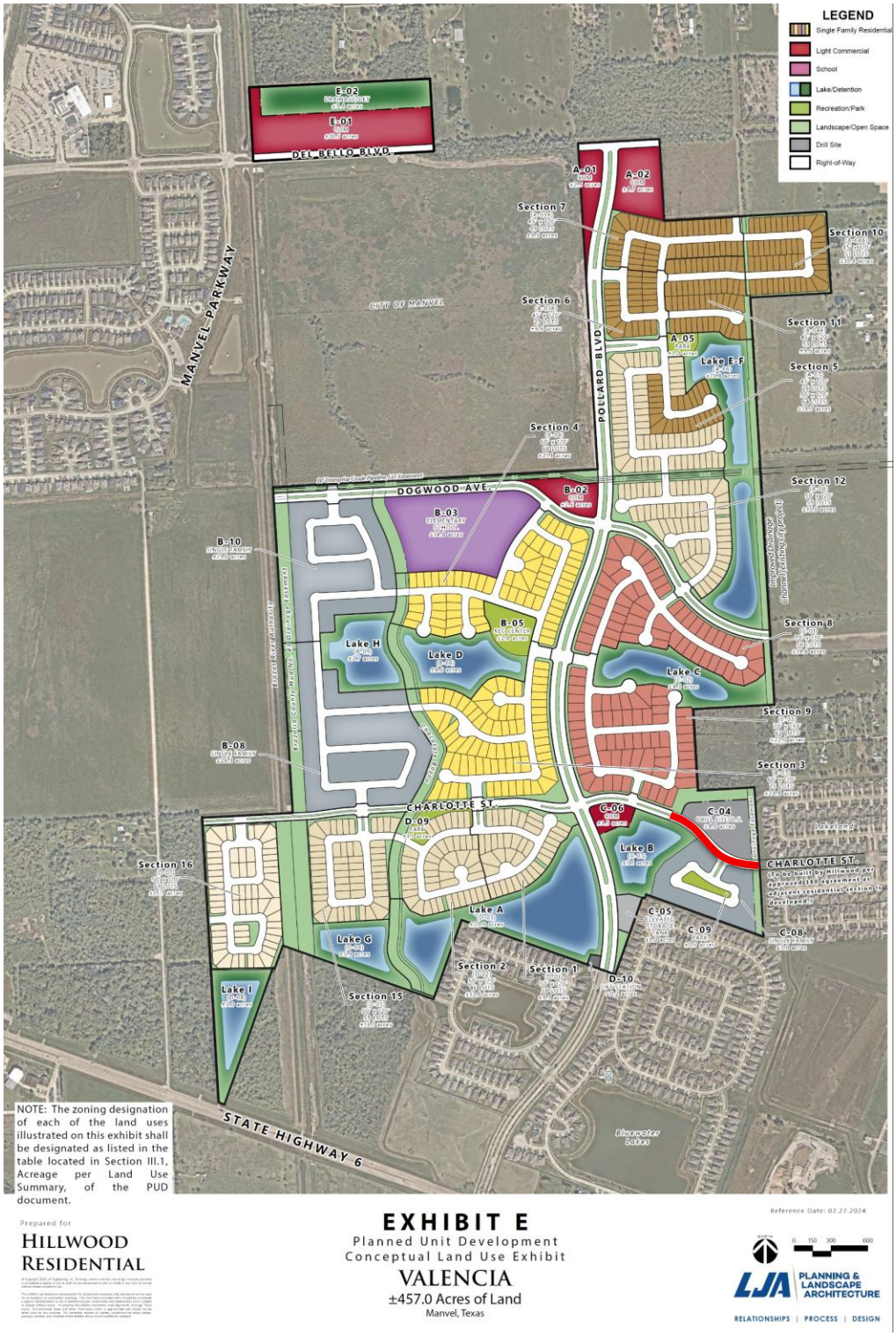
Note:

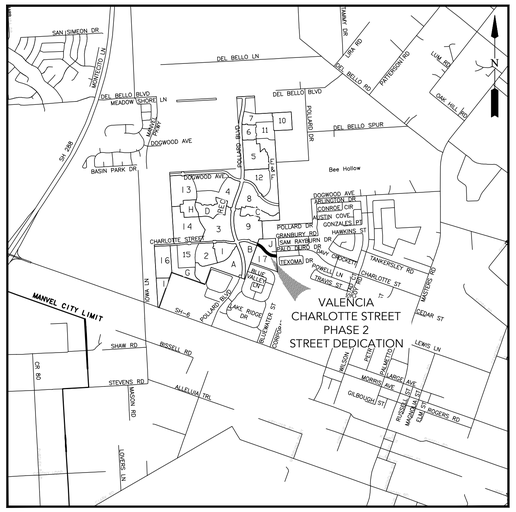
- Abandonment of the remainder 20' ROW along the western boundary must be complete prior to approval of the final plat (Section 62-38 (a) (6)).
- TIA needs to be approved prior to final plat submittal (Section 62-38 (a) (13)).

Plat Exhibit



Valencia Master Plan (dated April 15, 2024)

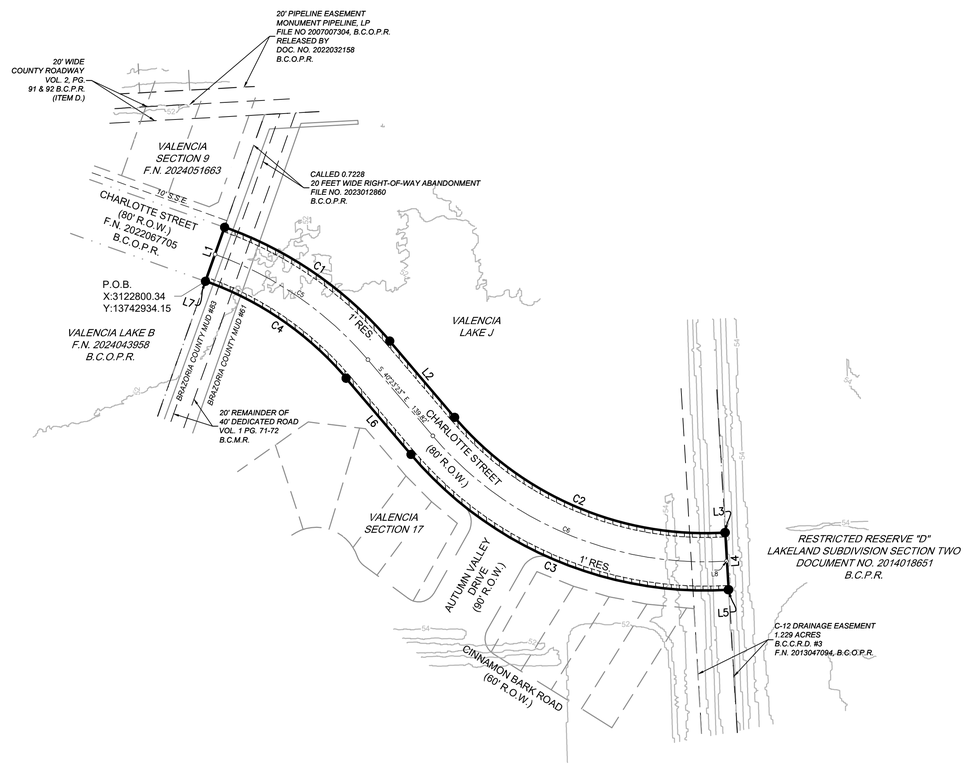




Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°31'43" E	80.00'
L2	S 40°23'23" E	139.82'
L3	N 86°35'35" E	0.59'
L4	S 03°25'41" E	80.00'
L5	S 86°35'35" W	0.62'
L6	N 40°23'23" W	139.82'
L7	N 70°28'14" W	0.00'
L8	S 86°35'35" W	0.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	540.00'	30°04'54"	283.51'	S 55°25'50" E	280.27'
C2	460.00'	53°01'02"	425.65'	S 66°53'54" E	410.63'
C3	540.00'	53°01'02"	499.68'	N 66°53'54" W	482.04'
C4	460.00'	30°04'54"	241.51'	N 55°25'50" W	238.75'
C5	500.00'	30°04'54"	262.51'	N 55°25'50" W	259.51'
C6	500.00'	53°01'02"	462.66'	S 66°53'54" E	446.33'



GENERAL NOTES:

1. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
2. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 61.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
4. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
5. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
6. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986337.
7. AN AMENDMENT TO THE VALENCIA PUD WAS APPROVED BY CITY COUNCIL ON APRIL 15, 2024, AS ADOPTED BY ORDINANCE #2024-O-12.
8. "1' RES." INDICATES 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 acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded 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 revest in the dedicator, his heirs assigns, or successors.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R.	INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
F.N.	INDICATES FILE NUMBER
B.C.C.R.D.	INDICATES BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT

A PRELIMINARY PLAT OF

VALENCIA

CHARLOTTE STREET PHASE 2 STREET DEDICATION

A SUBDIVISION OF 1.58 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY (A.K.A) MARY V. O'DONELL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 181 IN THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 AND 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND , TX 832-336-6271

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
1904 W. GRAND PARKWAY NORTH, SUITE 100
KATY, TEXAS 77449 (713) 953-5200

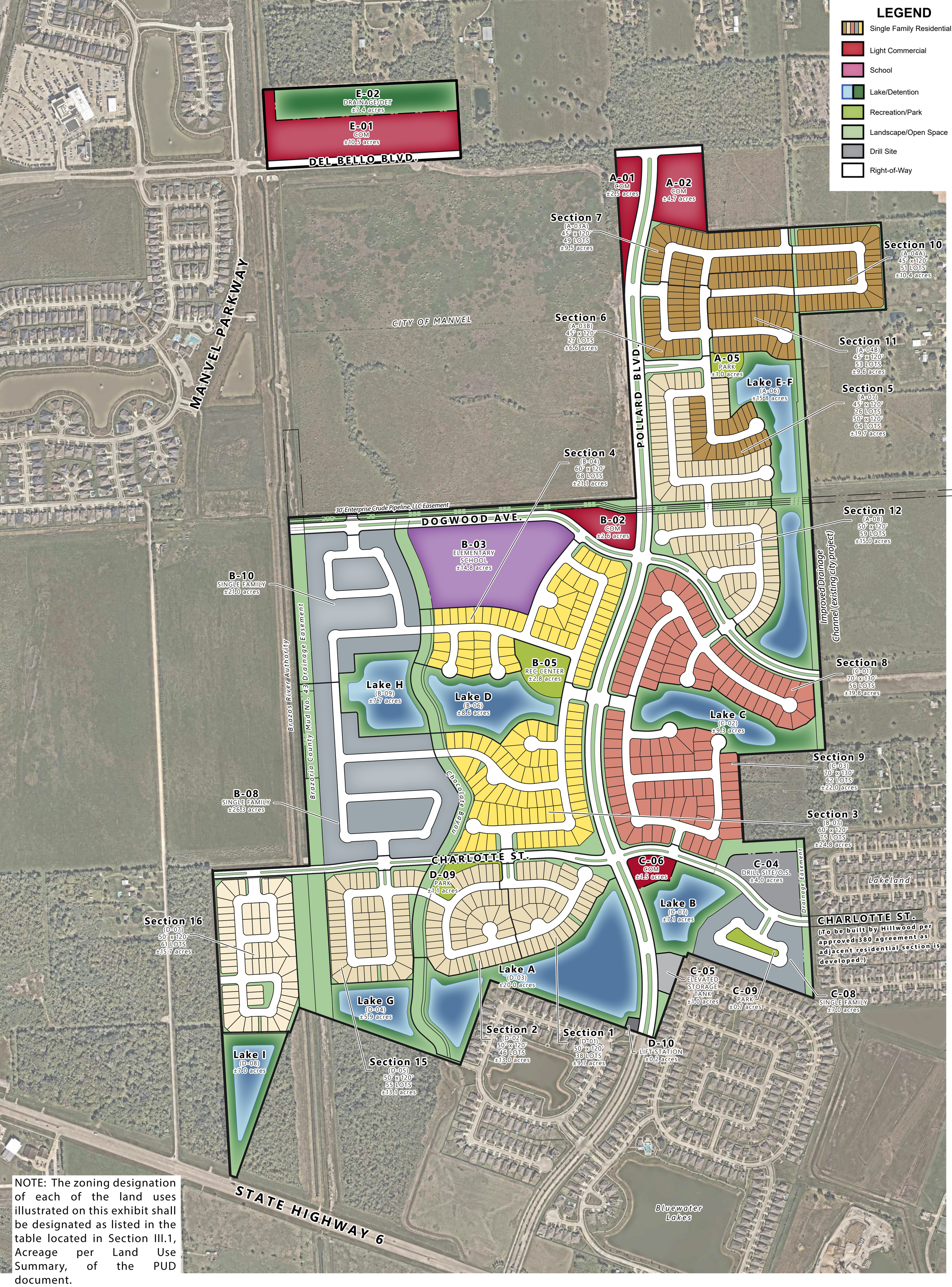
SCALE FACTOR - 1"=100'
0 50 100 200

LJA# 2791-09001 10.03.2025

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED. OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

P:\01 Planning\2791-09001\06-Plat\Charlotte St Phase 2\2791-09001_Valencia_CharlotteSPH2_06-17-2025.dwg/2025-10-02/KMARTINEZ



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

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	☐

Date of Request: 08-26-2025

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 CONTINOUSLY 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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Lake J, a subdivision of 6.5 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, Abstract 483, Brazoria County, Texas, being a part of outlot 181 in the DR. AA Luther Subdivision of Manvel and Surrounding Acreage Property, a subdivision recorded in Volume 1, Pages 71 & 72 and Volume 3, pages 139 & 140, in Brazoria County Public Records (B.C.P.R.).

Plats:
Preliminary YES
Final _____

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.

Katy Harris
SIGNATURE

08-26-2025
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 Lake J - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility 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.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 61 and Brazoria County Conservation and Reclamation District No. 3.*
- *The subject site is located along the southeast boundary of the proposed Valencia development, abuts the north side of future Charlotte Street extension.*
- *The proposed plat includes 6.5 acres and creates 1 Block and 2 Reserves for landscaping, and lake.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

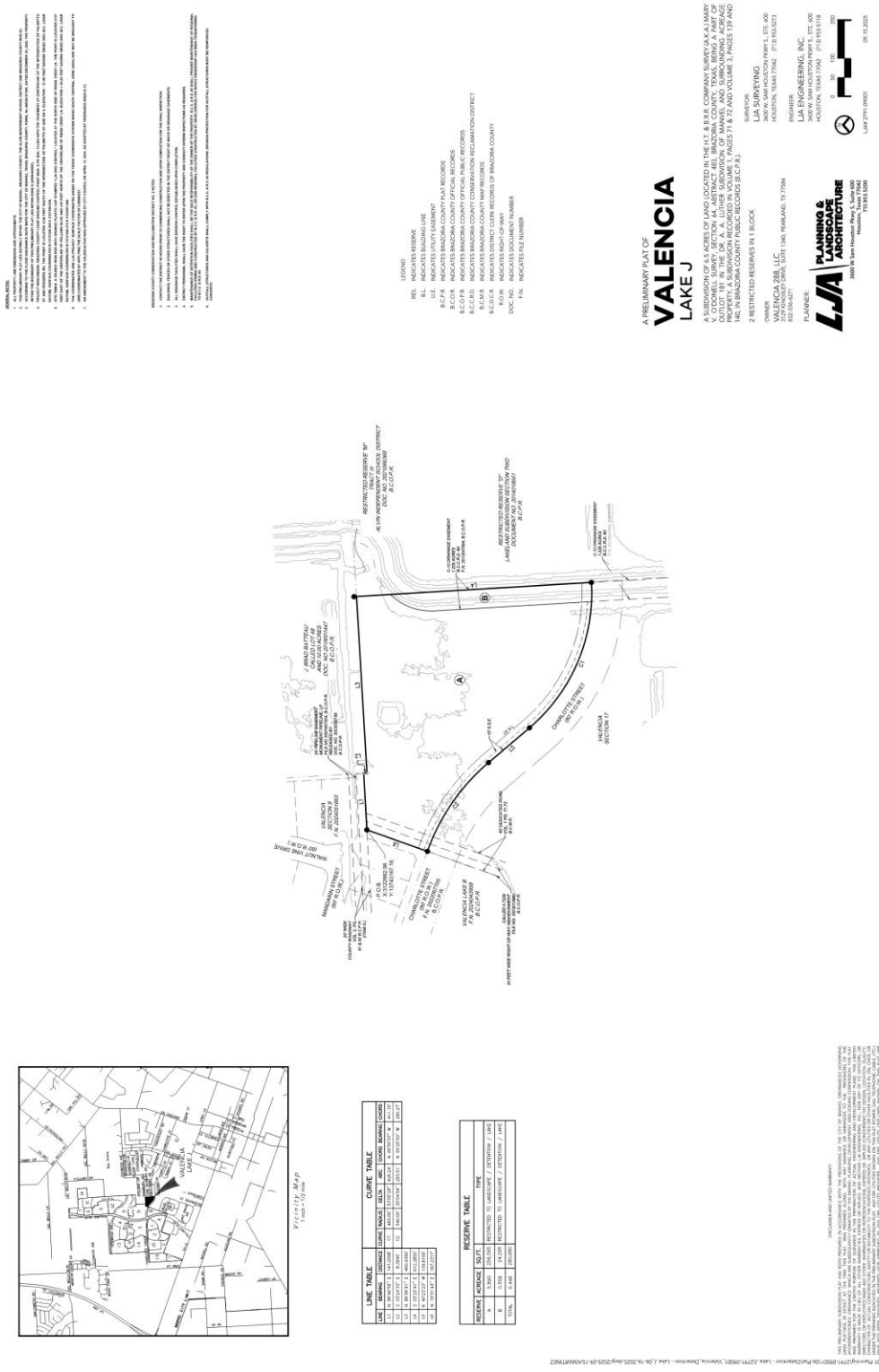
The City staff recommends approval of the Valencia Lake J - Preliminary Plat with the following conditions:

1. Please show the existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a) (7)).
2. Please verify the maintenance responsibility of Reserve A (Section 62-38 (a) (8)).
3. Provide proof of notification to MUD 61 (Section 62-38 (a) (14)).

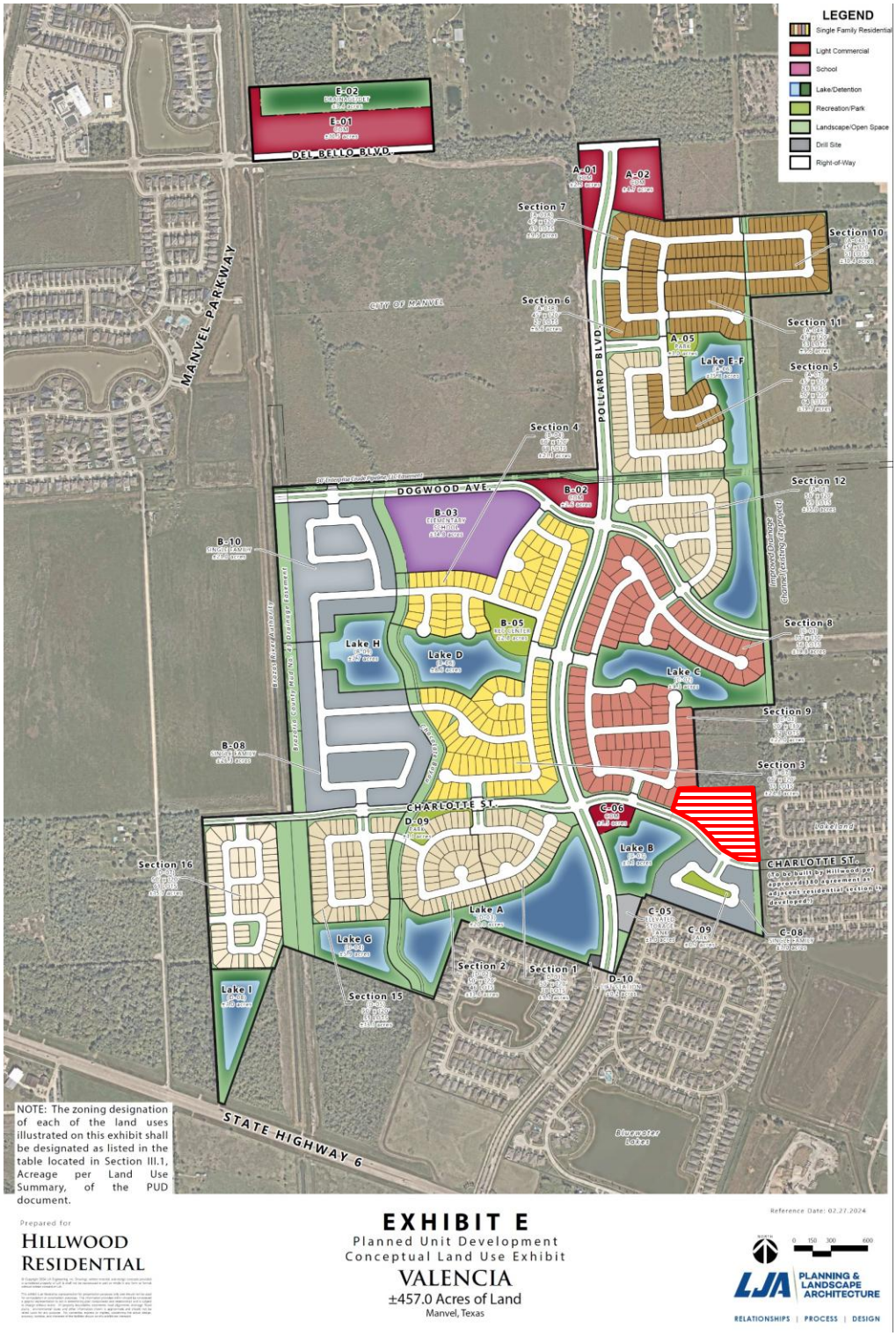
Note:

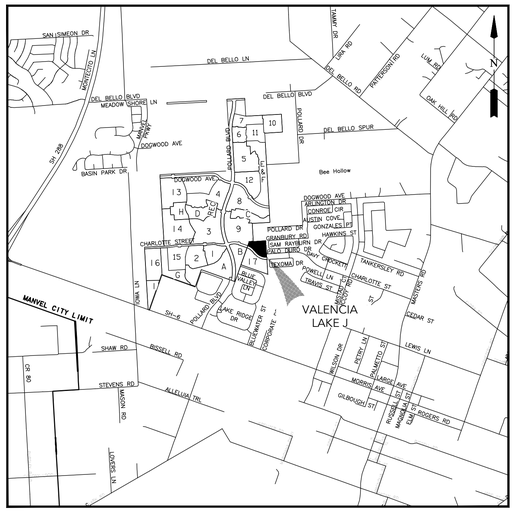
- Abandonment of the remainder 20’ ROW along the western and northern boundary must be complete prior to approval of the final plat (Section 62-38 (a) (6)).
- TIA needs to be approved prior to final plat submittal (Section 62-38 (a) (13)).

Plat Exhibit



Valencia Master Plan (dated April 15, 2024)



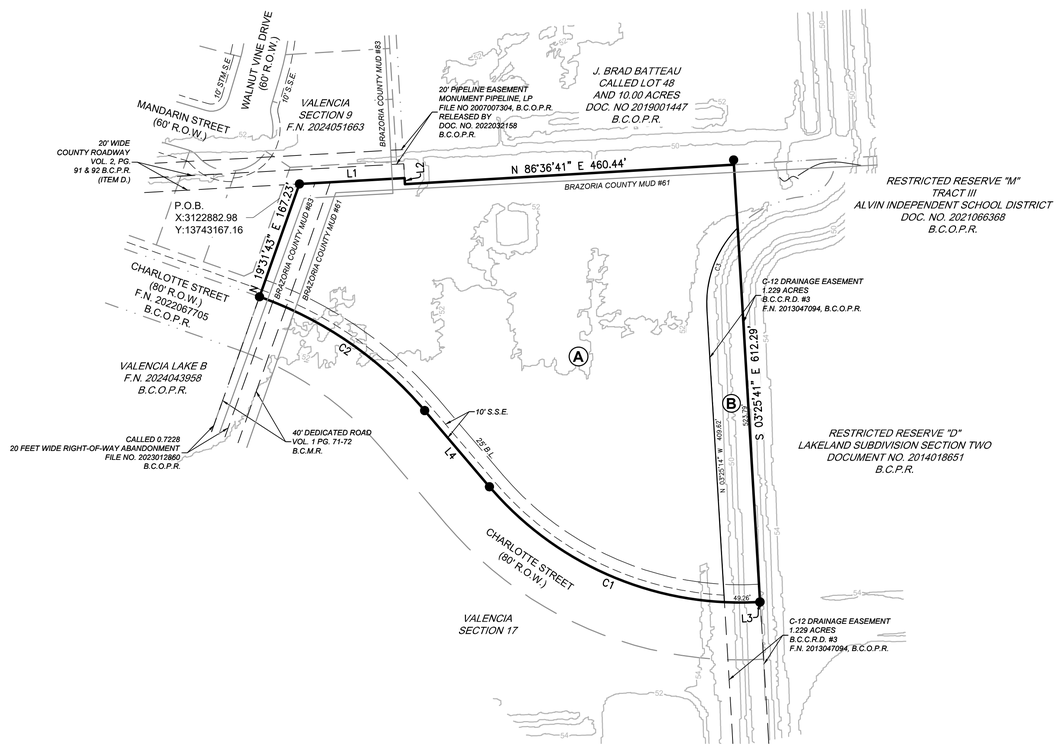


Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'56" E	147.25'
L2	S 03°24'33" E	8.38'
L3	S 86°35'35" W	0.59'
L4	N 40°23'23" W	139.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	460.00'	53°01'02"	425.65'	N 66°53'54" W	410.63'
C2	540.00'	30°04'54"	283.51'	N 55°25'50" W	280.27'
C3	150.00'	48°01'44"	125.74'	N 20°35'38" E	122.09'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	5.890	256,585	RESTRICTED TO LANDSCAPE / DETENTION / LAKE	BCMUD 83
B	0.558	24,295	RESTRICTED TO LANDSCAPE / DETENTION / LAKE / DRAINAGE	BCCR 3
TOTAL	6.448	280,880		



GENERAL NOTES:

1. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
2. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
4. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
5. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
6. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986337.
7. AN AMENDMENT TO THE VALENCIA PUD WAS APPROVED BY CITY COUNCIL ON APRIL 15, 2024, AS ADOPTED BY ORDINANCE #2024-O-12.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.C.R.D.	INDICATES BRAZORIA COUNTY CONSERVATION RECLAMATION DISTRICT
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R.	INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
F.N.	INDICATES FILE NUMBER

A PRELIMINARY PLAT OF

VALENCIA
LAKE J

A SUBDIVISION OF 6.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY (A.K.A.) MARY V. O'DONELL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 181 IN THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 AND 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

2 RESTRICTED RESERVES IN 1 BLOCK

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

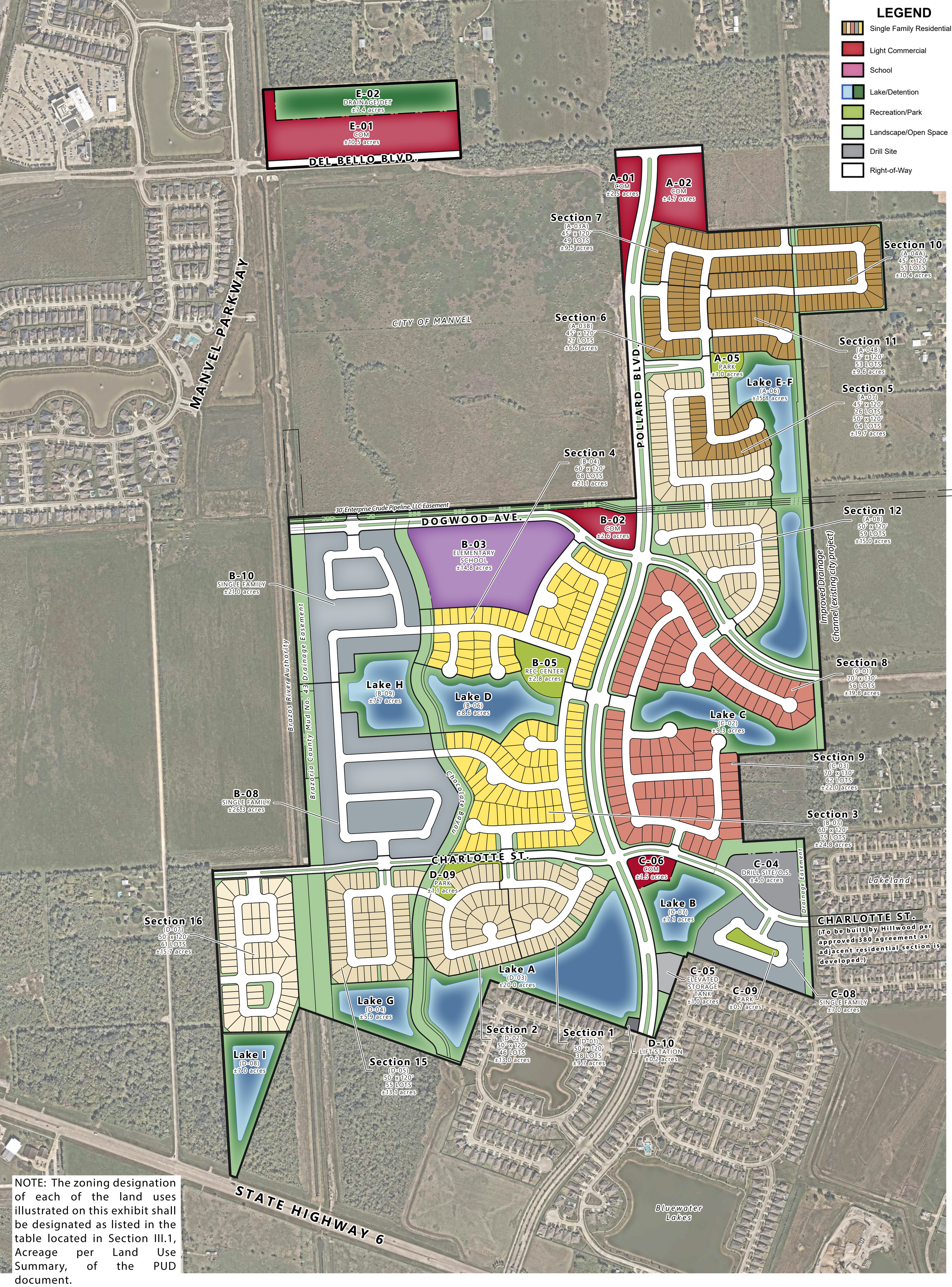
SCALE FACTOR - 1"=100'
0 50 100 200

LJA# 2791-09001 10.03.2025

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

P:\01 Planning\2791-09001\06-Plat\Detention - Lake J\2791-09001_Valencia_Detention - Lake J_10-02-2025.dwg/2025-10-02/ACASTELLON



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

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	☐

Date of Request: 08-26-2025

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 CONTINOUSLY 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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 17, a subdivision of 11.777 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, Abstract 483, Brazoria County, Texas, being a part of outlot 181 in the DR. AA Luther Subdivision of the Town of Manvel and Surrounding Acreage Property, a subdivision recorded in Volume 1, Pages 71 & 72 and Volume 3, Pages 139 & 140, in Brazoria County Public Records (B.C.P.R.).

Plats:
Preliminary YES
Final _____

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.

Katy Harris
SIGNATURE

08-26-2025
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 17 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 61 and Brazoria County Conservation and Reclamation District No. 3.*
- *The subject site abuts the north side of Bluewater Lakes Section 4 and is located east of Valencia Lake B.*
- *The proposed plat includes 6.5 acres and creates 1 Block and 2 Reserves for landscaping, and lake.*

STAFF RECOMMENDATION

The City staff recommends approval of the Valencia Section 17 - Preliminary Plat with the following conditions:

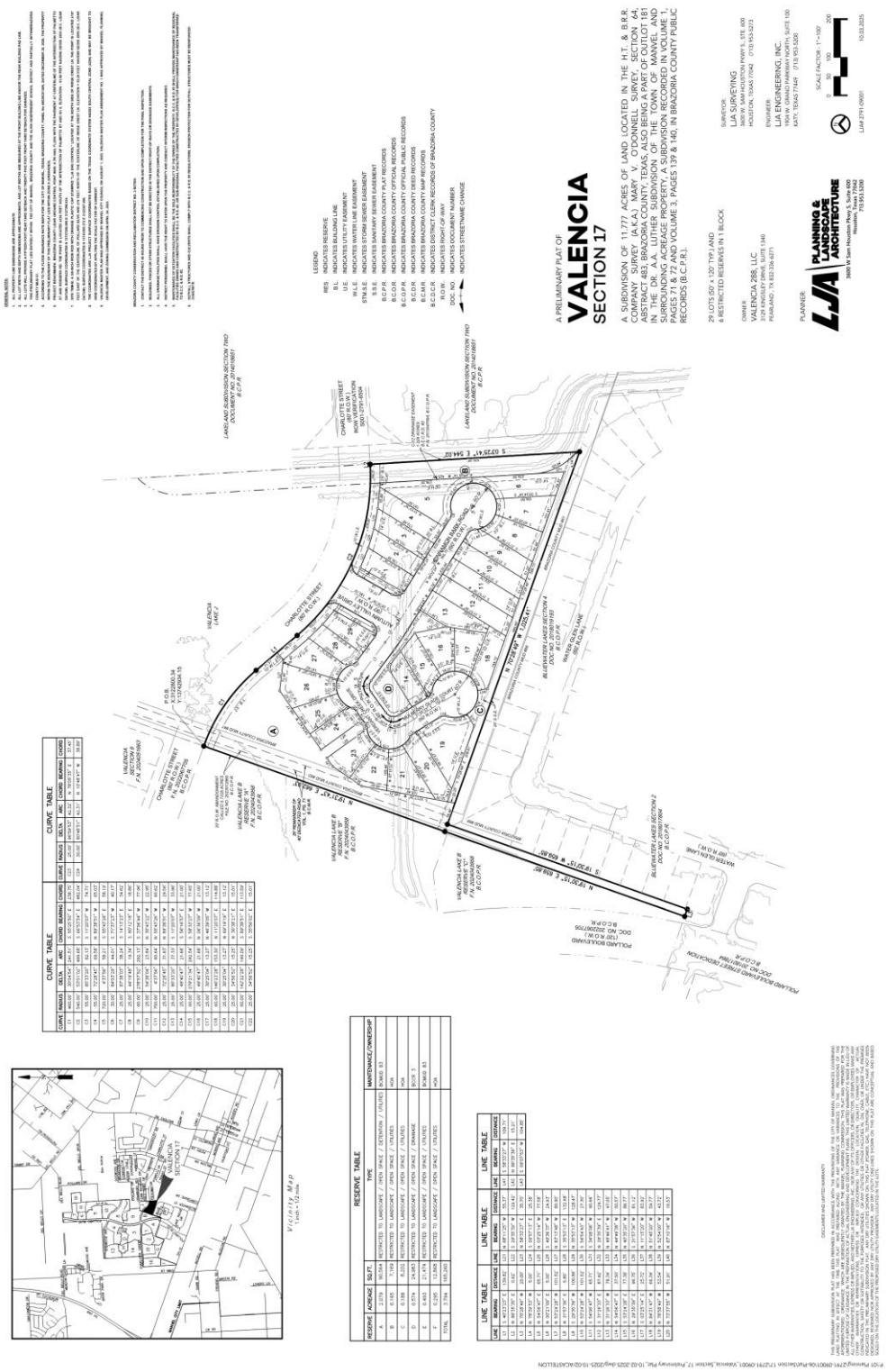
1. Please show the existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a) (7)).
2. Please add Drainage to Reserve B and Utilities to Reserve D in the Type Column of the Reserve Table. (Sec 62-38 (a)(8)).
3. Please show the utility easements on the plat and ensure the transitions are clear (Water to Sewer, etc.) (Section 62-38 (a) (9)).
4. Please verify accuracy of the MUD Boundary Lines on the Plat (Sec 62-38 (a)(11)).
5. Provide proof of notification to MUD 61 indicating that their required easements are correctly shown on the plat and verifying availability of utility service (Section 62-38 (a) (14)).

continued on next page

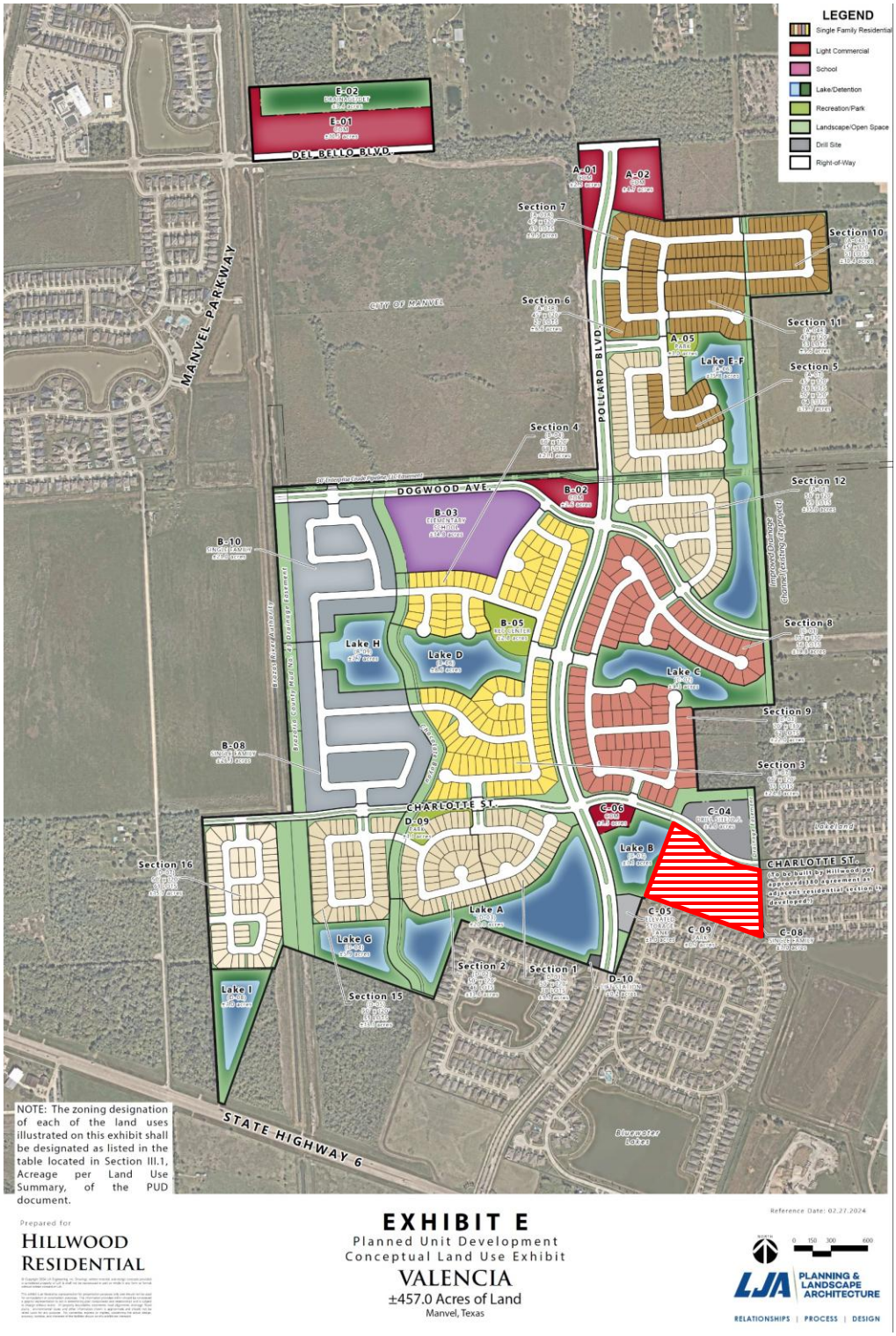
Note:

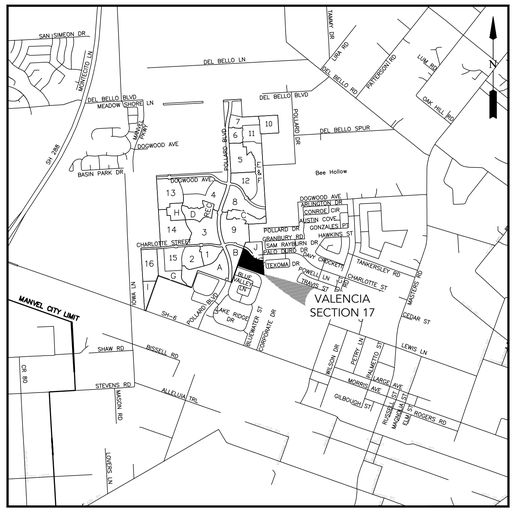
- Abandonment of the remainder 20' ROW along the western and northern boundary must be complete prior to approval of the final plat (Section 62-38 (a) (6)).
- TIA needs to be approved prior to final plat submittal (Section 62-38 (a) (13)).

Plat Exhibit



Valencia Master Plan (dated April 15, 2024)





Vicinity Map
1 inch = 1/2 mile

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	460.00'	30°04'54"	241.51'	S 55°25'50" E	238.75'
C2	540.00'	53°01'02"	499.68'	S 66°53'54" E	482.04'
C3	55.00'	85°33'20"	82.13'	S 11°20'07" W	74.71'
C4	55.00'	72°28'45"	69.58'	N 89°38'51" W	65.03'
C5	720.00'	4°37'56"	58.21'	S 55°43'26" E	58.19'
C6	30.00'	84°03'29"	44.01'	S 71°37'23" W	40.17'
C7	25.00'	87°38'03"	38.24'	S 14°13'23" E	34.62'
C8	25.00'	44°19'48"	19.34'	S 80°12'18" E	18.86'
C9	60.00'	278°57'52"	292.13'	S 37°06'44" W	77.96'
C10	25.00'	54°38'04"	23.84'	N 30°43'22" W	22.95'
C11	750.00'	4°37'56"	60.64'	N 55°43'26" W	60.62'
C12	25.00'	72°28'45"	31.63'	N 89°38'51" W	29.56'
C13	25.00'	85°33'20"	37.33'	S 11°20'07" W	33.96'
C14	25.00'	49°40'47"	21.68'	S 56°16'57" E	21.00'
C15	60.00'	279°21'34"	292.54'	S 58°33'27" W	77.65'
C16	25.00'	49°40'47"	21.68'	N 06°36'09" W	21.00'
C17	25.00'	30°25'04"	13.27'	N 46°39'05" W	13.12'
C18	60.00'	146°23'28"	153.30'	N 11°20'07" E	114.88'
C19	25.00'	30°25'04"	13.27'	N 69°19'19" E	13.12'
C20	25.00'	34°56'52"	15.25'	N 36°38'21" E	15.01'
C21	60.00'	142°22'28"	149.09'	S 89°38'51" E	113.59'
C22	25.00'	34°56'52"	15.25'	S 35°56'02" E	15.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C23	25.00'	96°59'53"	42.32'	N 78°05'35" E	37.45'
C24	30.00'	80°48'51"	42.31'	N 10°48'47" W	38.89'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.079	90,564	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION / UTILITIES	BCMUD 83
B	0.165	7,169	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES	HOA
C	0.188	8,202	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES	HOA
D	0.574	24,983	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE	BCCR 3
E	0.493	21,474	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES	BCMUD 83
F	0.295	12,868	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES	HOA
TOTAL	3.794	165,260		

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 40°23'23" E	139.82'	L21	N 68°11'25" W	55.37'	L41	S 58°33'27" W	109.71'
L2	N 86°35'35" E	0.62'	L22	S 29°35'39" W	129.42'	L42	N 86°35'36" E	15.21'
L3	N 70°28'49" W	20.00'	L23	N 58°33'27" E	35.70'	L43	S 09°07'53" W	104.85'
L4	N 78°39'53" W	5.00'	L24	S 09°57'13" E	25.38'			
L5	N 54°06'47" E	65.71'	L25	N 03°25'14" W	77.58'			
L6	N 00°21'09" E	5.00'	L26	S 49°36'37" W	24.93'			
L7	N 53°24'28" W	101.52'	L27	N 83°13'48" W	80.90'			
L8	N 31°57'36" E	5.80'	L28	S 35°53'13" E	132.68'			
L9	S 29°35'39" W	100.86'	L29	N 35°53'13" W	128.47'			
L10	N 53°24'28" W	101.52'	L30	S 54°54'43" W	27.30'			
L11	S 54°06'47" W	65.71'	L31	S 34°08'08" W	90.66'			
L12	S 31°26'33" E	87.42'	L32	N 29°35'39" E	124.77'			
L13	N 31°26'33" W	78.34'	L33	N 49°46'41" W	47.05'			
L14	N 54°06'47" E	37.50'	L34	N 44°49'38" W	50.57'			
L15	S 53°24'28" E	77.38'	L35	N 40°35'20" W	86.77'			
L16	N 29°35'39" E	96.75'	L36	S 31°57'36" W	81.12'			
L17	S 03°25'14" E	25.72'	L37	N 11°15'20" W	83.92'			
L18	N 84°31'47" W	66.34'	L38	N 51°45'20" W	59.77'			
L19	N 78°58'49" W	53.54'	L39	N 52°54'00" W	43.72'			
L20	N 73°37'55" W	51.91'	L40	N 87°10'16" W	16.53'			

GENERAL NOTES:

1. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
2. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
3. ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
4. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY AND THE ALVIN INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHINBRAZORIA COUNTY MUD 61.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
6. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
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8. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
9. VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R.	INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W..	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA
SECTION 17

A SUBDIVISION OF 11.777 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY (A.K.A.) MARY V. O'DONNELL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PART OF OUTLOT 181 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

29 LOTS (50' x 120' TYP.) AND
6 RESTRICTED RESERVES IN 1 BLOCK

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND , TX 832-336-6271

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
1904 W. GRAND PARKWAY NORTH, SUITE 100
KATY, TEXAS 77449 (713) 953-5200

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

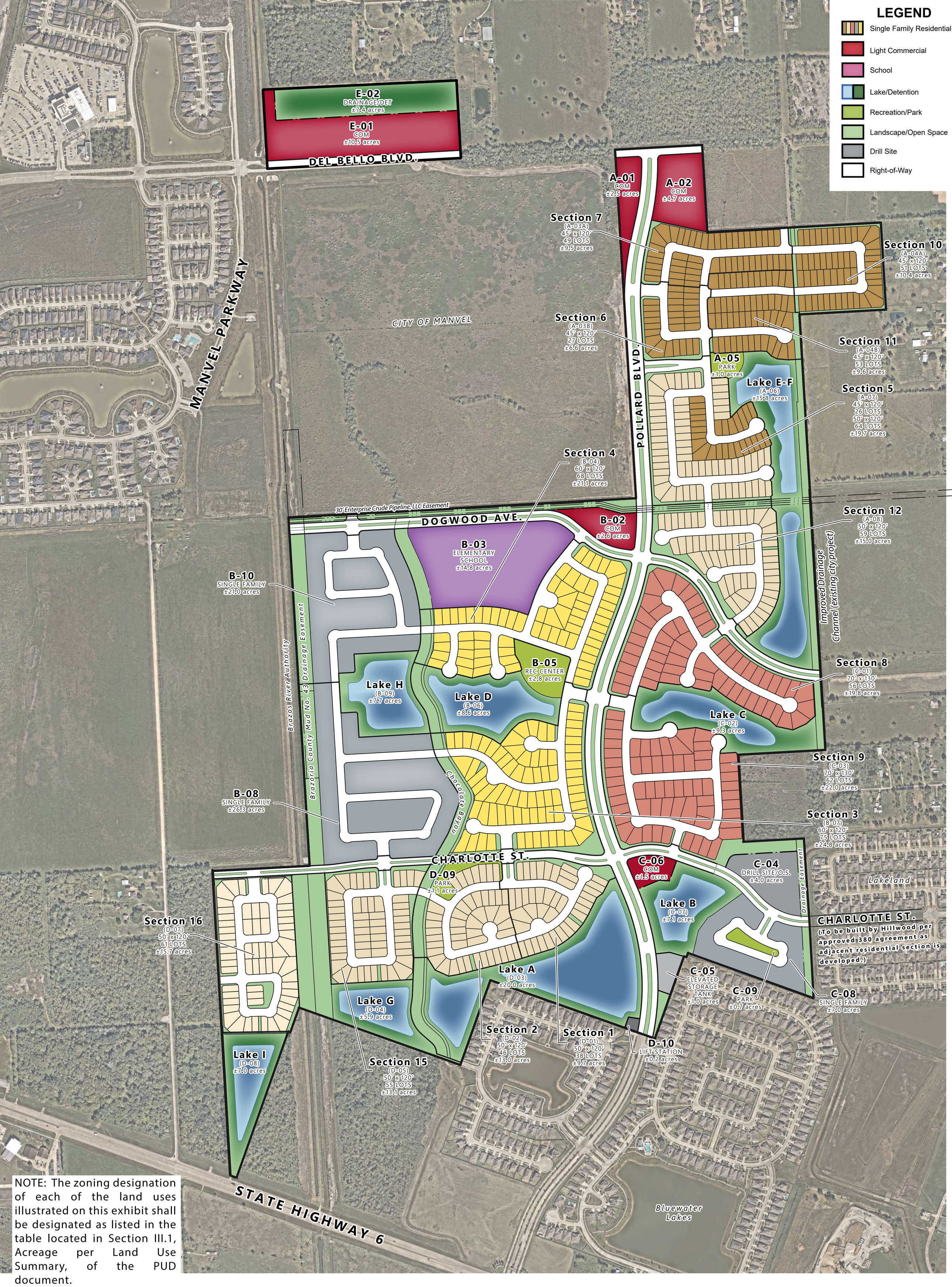
SCALE FACTOR - 1"=100'
0 50 100 200

LJA# 2791-09001 10.03.2025

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

P:\01 Planning\2791-09001\06-Plat\Section 17\2791-09001_Valencia_Section 17_Preliminary Plat_10-02-2025.dwg/2025-10-02/ACASTELLON



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

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	☐

Date of Request: October 14, 2024

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 CONTINOUSLY 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: Amanda Rabius

Daytime Phone: 713-458-2281 Fax Number: _____

E-mail Address: Amanda.rabius@windroseservices.com

Description of Request and Physical Address:

Consideration and possible action to approve A SUBDIVISION OF 13.82 ACRES/ 602,164 SQ. FT. BEING A REPLAT OF A PORTION OF LOTS 51 & 52, SECTION 79, ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISON, VOL 2, PG 98, B.C.P.R. SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

Plats:
Preliminary _____
Final _____

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.

_____ _____
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:	Hampton Business Park - Preliminary Plat
Applicant:	Amanda Rabius, Windrose
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for 13.82 acres of land located at 11700 Magnolia Parkway.*
- *The subject site is located at the southwest corner of the intersection of Kirby Drive and Magnolia Parkway (Two major thoroughfares).*
- *The subject site was rezoned from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) in January 2023.*
- *The proposed plat subdivides a 13.82-acre tract into 1 block, and 6 reserves.*
- *The preliminary plat has been resubmitted due to expiration of the plat was previously approved in January 2024.*

STAFF RECOMMENDATION

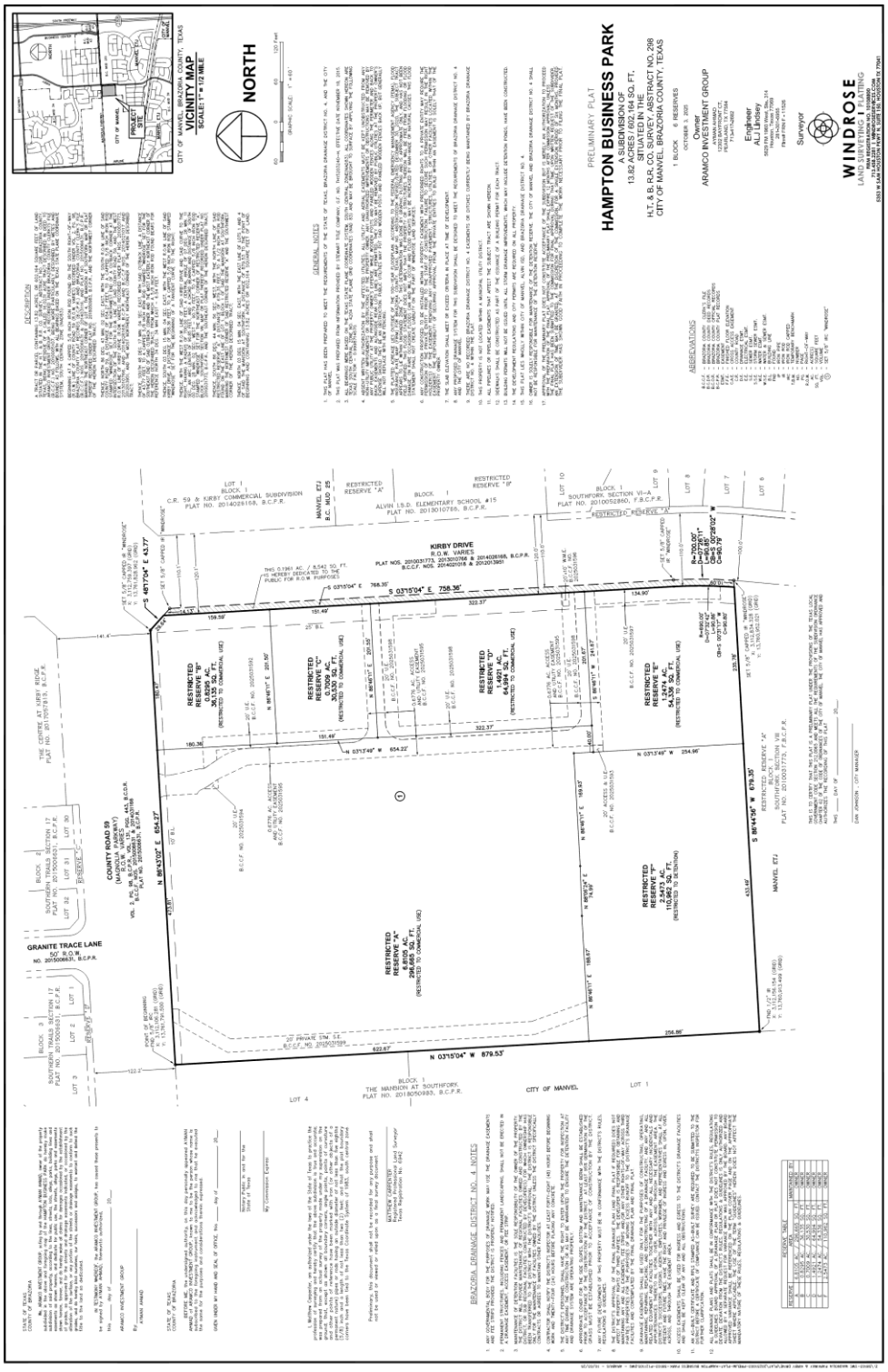
The City staff recommends approval of the Hampton Business Park Preliminary Plat with following conditions:

1. Please show existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a) (7)).
2. Please clearly show the MUD Boundaries on the Plat. Please use a different line type if needed for clarity (Section 62-38 (a)(11)).
3. Provide a tree survey to show protected trees within the plat boundary. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)

Note:

- DCM modification request needs to be approved prior to final plat submittal (DCM Section 7).
- Please provide the CAD file for this plat.
- Please note that Preliminary plats will not be signed by the PD&Z Commission.

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, ARAMCO INVESTMENT GROUP, acting by and through AYMAN AHMAD, owner of the property subdivided in the above and foregoing map of the HAMPTON BUSINESS PARK do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines 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 indicated, 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.

IN TESTIMONY WHEREOF, the ARAMCO INVESTMENT GROUP, has caused these presents to be signed by AYMAN AHMAD, thereunto authorized,

this _____ day of _____, 20___.

ARAMCO INVESTMENT GROUP

By:_____
AYMAN AHMAD

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared AYMAN AHMAD of ARAMCO INVESTMENT GROUP, 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 _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, Matthew Carpenter, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than two (2) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

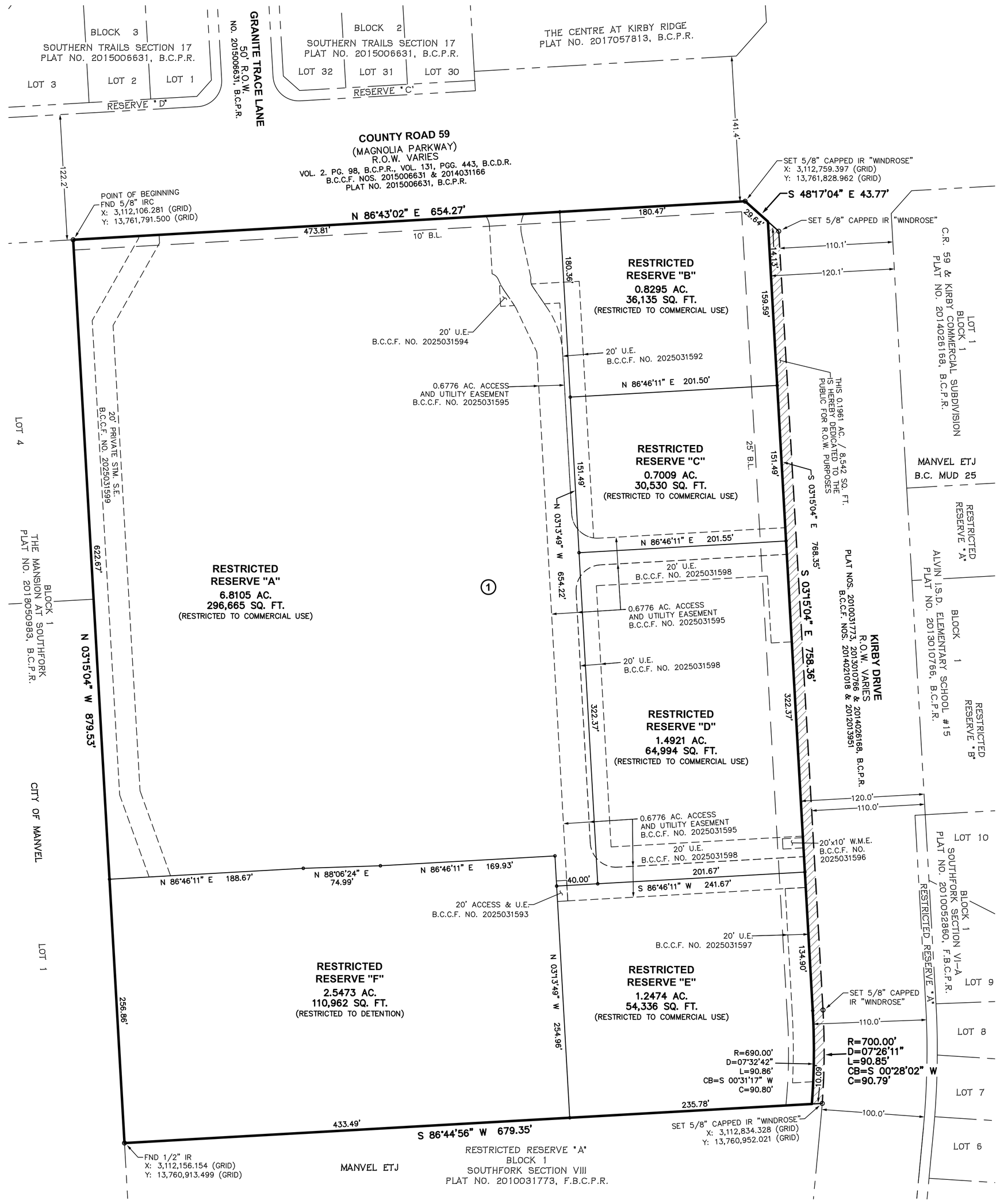
_____
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1. ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT?S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

RESERVE TABLE

RESERVE	AREA	MAINTAINED BY
A	6.8105 AC. / 296,665 SQ. FT.	OWNER
B	0.8295 AC. / 36,135 SQ. FT.	OWNER
C	0.7009 AC. / 30,530 SQ. FT.	OWNER
D	1.4921 AC. / 64,994 SQ. FT.	OWNER
E	1.2474 AC. / 54,336 SQ. FT.	OWNER
F	2.5473 AC. / 110,962 SQ. FT.	OWNER



THIS IS TO CERTIFY THAT THIS PLAT IS A PRELIMINARY PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20___.

_____
DAN JOHNSON , CITY MANAGER

DESCRIPTION

A TRACT OR PARCEL CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK?S FILE (B.C.C.F.) NO. 2010005107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 59 (R.O.W. VARIES) RECORDED UNDER VOL. 2, PG. 98, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NOS. 2015006631 & 2014031166, AND PLAT NO. 2015006631, B.C.P.R. MARKING THE NORTHEAST CORNER OF LOT 4, THE MANSION AT SOUTHFORK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2018050983, B.C.P.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 43 MIN. 02 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, A DISTANCE OF 654.27 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, AND THE WEST R.O.W. LINE OF KIRBY DRIVE (R.OW. VARIES) RECORDED UNDER PLAT NOS. 2010031773, 2013010766, AND 2014026168, B.C.P.R., AND B.C.C.F NOS. 2014021017 AND 2012013951, AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

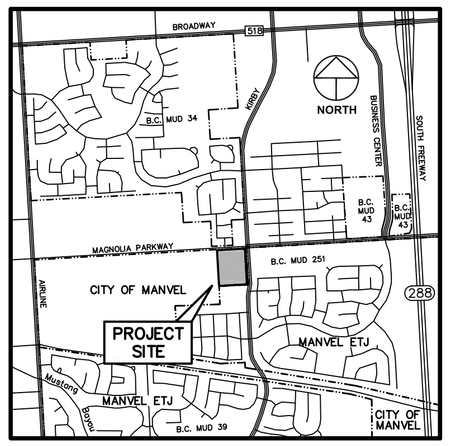
THENCE, SOUTH 48 DEG. 17 MIN. 04 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 43.77 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST END OF SAID CUTBACK CORNER AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 34 DEG. 34 MIN EAST – 6.54 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE, A DISTANCE OF 758.36 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 07 DEG. 26 MIN. 11 SEC., AN ARC LENGTH OF 90.85 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEG. 28 MIN. 02 SEC. WEST – 90.79 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, SOUTHFORK SECTION VIII, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2010031773, B.C.P.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 44 MIN. 56 SEC. WEST, WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 679.35 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF LOT 1, BLOCK 1 OF SAID THE MANSION AT SOUTHFORK, MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE EAST LINE OF LOTS 1 AND 4 OF SAID THE MANSION AT SOUTHFORK, A DISTANCE OF 879.53 TO THE POINT OF BEGINNING AND CONTAINING 13.82 ACRES OR 602,164 SQUARE FEET OF LAND.



CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1/2 MILE

NORTH

60 0 60 120 Feet

GRAPHIC SCALE: 1" = 60 '

GENERAL NOTES

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA DRAINAGE DISTRICT NO. 4, AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, G.F. NO. TH15203240–H, EFFECTIVE DATE NOVEMBER 18, 2015.
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE(NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.9998714570.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON–UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
5. THE PLATTED ACREAGE LIES OUTSIDE OF THE 100–YEAR FLOODPLAIN. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0020K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
6. 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 PROPERTY OWNER.
7. THE SLAB ELEVATION SHALL MEET OR EXCEED CRITERIA IN PLACE AT TIME OF DEVELOPMENT.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF BRAZORIA DRAINAGE DISTRICT NO. 4 AND THE CITY OF MANVEL.
9. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
10. THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
11. ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
12. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
13. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
14. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
15. THIS PLAT LIES WHOLLY WITHIN CITY OF MANVEL, ALVIN ISD, AND BRAZORIA DRAINAGE DISTRICT NO. 4.
16. OWNER IS SOLELY RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4 SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE.
17. APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE 12 MONTHS AFTER COMMISSION APPROVAL, UNLESS THE FINAL PLAT HAS BEEN SUBMITTED TO THE COMMISSION FOR FINAL APPROVAL DURING THAT TIME. UPON WRITTEN REQUEST OF THE SUBDIVIDER, AN EXTENSION OF TIME MAY BE GRANTED, AT THE DISCRETION OF THE COMMISSION, FOR A SINGLE EXTENSION PERIOD OF SIX MONTHS, PROVIDED THE SUBDIVIDER HAS SHOWN GOOD FAITH IN PROCEEDING TO COMPLETE THE WORK NECESSARY PRIOR TO FILING THE FINAL PLAT.

ABBREVIATIONS

B.C.C.F. – BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. – BRAZORIA COUNTY DEED RECORDS
B.C.O.R. – BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R. – BRAZORIA COUNTY PLAT RECORDS
ESMT. – EASEMENT
F.F.E. – FINISHED FLOOR ELEVATION
C.A.E. – CROSS ACCESS EASEMENT
C.R. – COUNTY ROAD
D.E. – DRAINAGE ESMT.
E.E. – ELECTRICAL ESMT.
S.E. – SEWER ESMT.
S.S.E. – STORM SEWER ESMT.
W.E. – WATER ESMT.
W.S.E. – WATER & SEWER ESMT.
B.L. – BUILDING LINE
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
IRC – IRON ROD CAPPED
T.B.M. – TEMPORARY BENCHMARK
NO. – NUMBER
PG. – PAGE
R.O.W. – RIGHT–OF–WAY
AC. – ACRE(S)
SQ. FT. – SQUARE FEET
VOL. – VOLUME
Ⓢ – SET 5/8" IRC "WINDROSE"

PRELIMINARY PLAT

HAMPTON BUSINESS PARK

A SUBDIVISION OF
13.82 ACRES / 602,164 SQ. FT.
SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 6 RESERVES

OCTOBER 3, 2025

Owner
ARAMCO INVESTMENT GROUP
AYMAN AHMAD
12302 BAYFRONT CT.
PEARLAND, TX 77584
713-417-2682

Engineer
ALJ Lindsey
5629 FM 1960 West, Ste. 314
Houston, Texas 77069
281-301-5955
Firm# FRN F - 11526

Surveyor
WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\58103-SWC MAGNOLIA PARKWAY & KIRBY DRIVE\PLAT\20251003-PRELIM-PLAT-HAMPTON BUSINESS PARK-58103-P13105.DWG – ARABUS – 10/03/25

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	☐

Date of Request: October 14, 2024

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 CONTINOUSLY 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: Adaris Serna

Daytime Phone: 713-839-9181 Fax Number: _____

E-mail Address: adaris@sivil-surv.net

Description of Request and Physical Address:

Consideration and possible action to approve A subdivision od 116.899 acres, located located in the M.V. O'Donnell Survey, Abstract No. 479 AND the H.T. & B. R.R. Co. Survey, Abstract No. 484, City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final _____

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.

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:	Akery Lake - Minor Plat
Applicant:	Adaris Serna – Civil -Surv Land Surveying LLC
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The proposed plat is for a city project – Akery Lake.*
- *The subject site is located on the south side of Jordan Road and west of Masters Road.*
- *The property is zoned Open Single Family Residential (OSFR) District.*
- *The proposed plat subdivides a 116.899-acre tract into one block and one unrestricted reserve.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Akery Lake Minor Plat* with the following conditions:

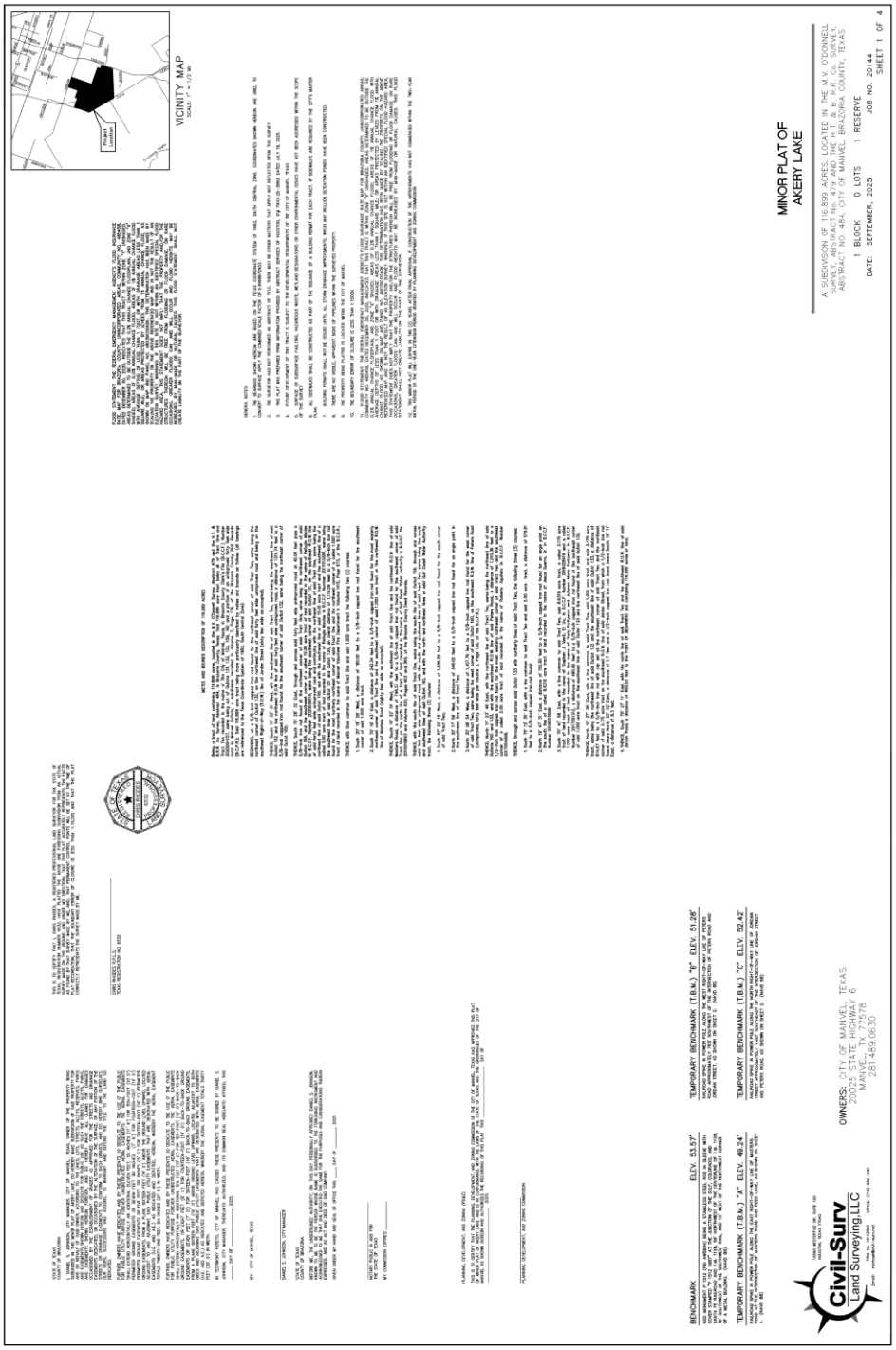
1. Please add a North Arrow to the Vicinity Map (Section 62-41 (b) (2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
3. Please provide the full date on the Plat (Section 62-41 (b) (9)).
4. Please show the centerlines of Masters and Jordan Rd and their distance to the property line and shade in the dedicated ROW along Masters and Jordan for clarity (Section 62-41 (b) (10)).
5. Please either show the drainage easement mentioned in the CPL on the plat or remove it from the CPL if it is not applicable (Section 62-41 (b) (13)).
6. Please address the following items:
   - Provide a reserve table which outlines the party responsible for maintenance of the reserve;
   - Include a note referencing the abandonment information for 40’ Road to be abandoned;
   - Provide a Letter of No Objection (LONO) from GCWA;
   - For the benchmark note, include the full location description and verify the elevation. The data sheet also indicates it is without sleeve—please confirm;
   - Provide a CAD file;
   - Show the floodplain limits on the Plat;

continued on next page

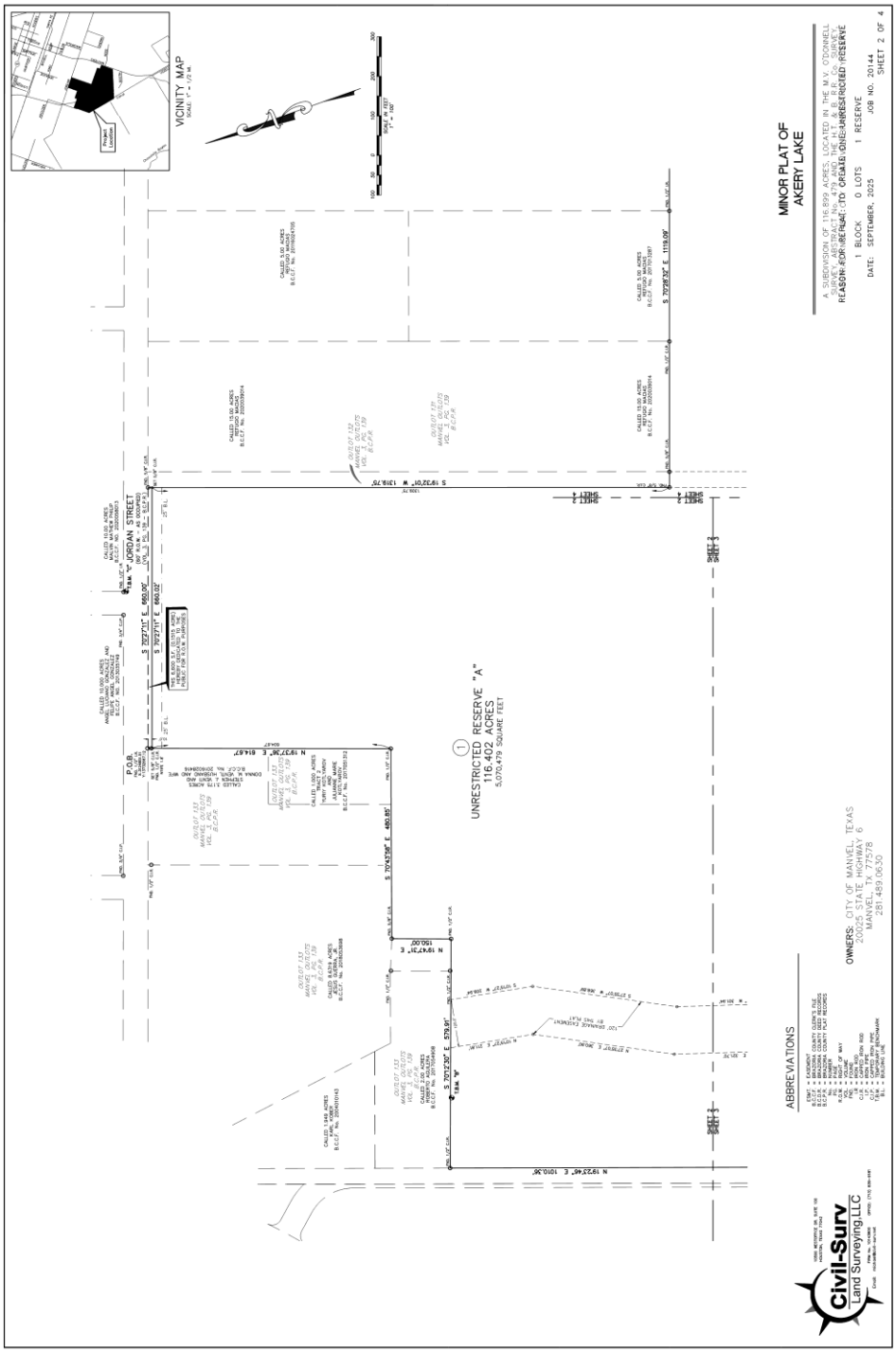
- Revise the flood statement note and note 11 for accuracy. The property is in the AO (3) Zone and is part of Map 48039C0130K. It is also in the incorporated areas (480076) (Section 62-41 (b) (18)).

7. Please provide the requested LONOs from the Utility Companies once received (Section 62-41 (b) (20)).
8. Please add a notation that the development regulations and City permits are required on all property (Section 62-41 (b) (29)).

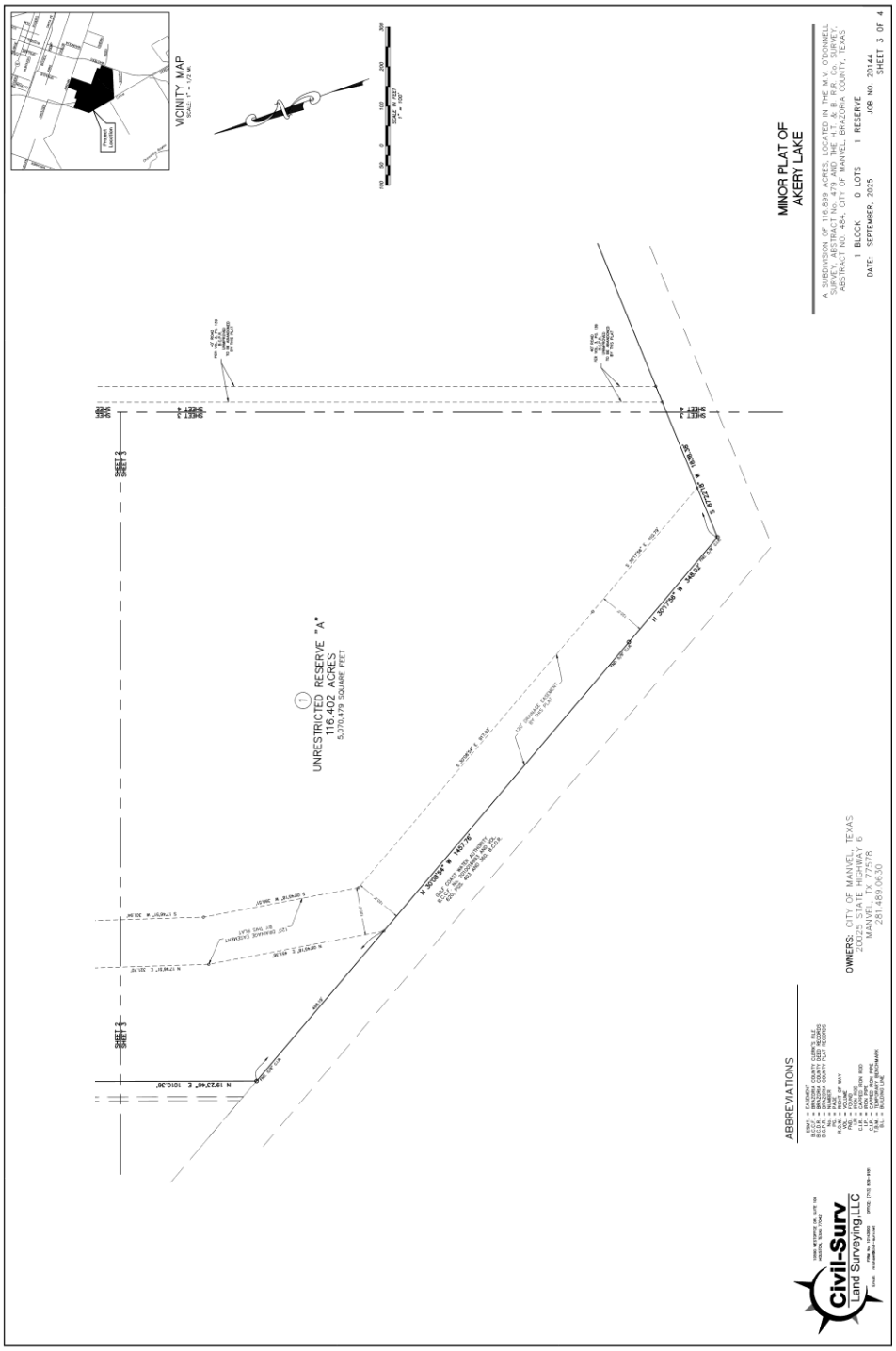
Plat Exhibit



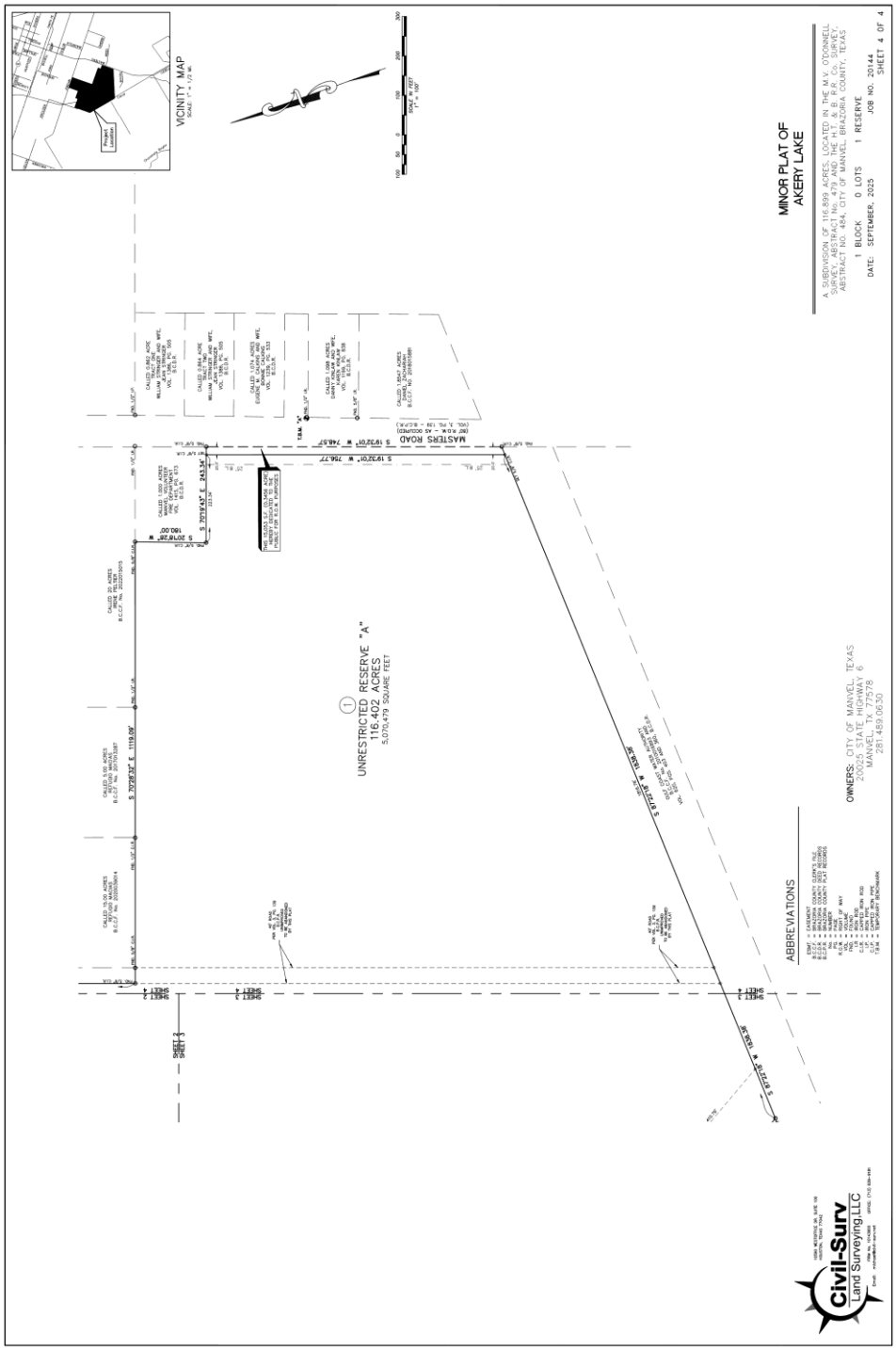
Plat Exhibit



Plat Exhibit



Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

I, DANIEL S. JOHNSON, CITY MANAGER, CITY OF MANVEL, TEXAS, OWNER OF THE PROPERTY BEING SUBDIVIDED IN THIS MINOR PLAT OF AKERY LAKE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID OWNER, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS AND EASEMENTS 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN-FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN-FOOT (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN-FOOT (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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 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-FOOT (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN-FOOT (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN-FOOT (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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY HERETO, CITY OF MANVEL HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIEL S. JOHNSON, CITY MANAGER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 2025.

BY: CITY OF MANVEL, TEXAS

_____
DANIEL S. JOHNSON, CITY MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL S. JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID COMPANY.

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

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLANNING, DEVELOPMENT, AND ZONING (PD&Z)

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF MINOR PLAT OF AKERY LAKE AND IS 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 _____, 2025.

_____
PLANNING, DEVELOPMENT, AND ZONING COMMISSION

THIS IS TO CERTIFY THAT I, CHRIS RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NUMBER 6532, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

_____
CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" SHADED; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48039C0040K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

METES AND BOUNDS DESCRIPTION OF 116.899 ACRES

Being a tract of land containing 116.899 acres, located in the M.V. O'Donnell Survey, Abstract 479 and the H.T. & B.R.R. Co. Survey, Abstract 484, in Brazoria County, Texas; Said 116.899 acre tract being all of Tract One and Tract Two recorded in the name of The City of Manvel, Texas, in Brazoria County Clerk's File (B.C.C.F.) Number 2020004157, same being out of Outlots 131, 132, 133, 159, 160 and a portion of an unimproved forty feet wide road in Manvel Outlots, a subdivision recorded in Volume 3, Page 139, of the Brazoria County Plat Records (B.C.P.R.); Said 116.899 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found for the northeast corner of said Tract Two, same being the northeast corner of Outlot 132, on the northwest line of said forty feet wide unimproved road and being on the southwest Right-of-Way (R.O.W.) line of Jordan Street (sixty feet wide as occupied);

THENCE, South 19° 32' 01" West, with the southeast line of said Tract Two, same being the southeast line of said Outlot 132 and the northwest R.O.W. line of said forty feet wide unimproved road, a distance of 1319.74 feet to a 5/8-inch capped iron rod found for the southeast corner of said Outlot 132, same being the northeast corner of said Outlot 160;

THENCE, South 70° 28' 32" East, through and across said forty feet wide unimproved road, at 40.00 feet pass a 5/8-inch iron rod found at the northwest corner of said Tract One, same being the northwest corner of said Outlot 159, and the southwest corner of a called 15.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. Number 2020039014, same being the southwest corner of said Outlot 131, on the southeast R.O.W. line of said forty feet wide unimproved road and continuing with the northeast line of said Tract One, same being the northeast line of said Outlot 159, and with the southwest line of said 15.00 acre tract and the southwest line of a called 5.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. Number 2017013287, same being the southwest lines of said Outlot 131 and Outlot 130, an overall distance of 1,119.09 feet to a 5/8-inch iron rod found for the most northerly northeast corner of said Tract One and the northwest corner of a called 1.000 acre tract of land recorded in the name of Manvel Volunteer Fire Department in Volume 1415, Page 673, of the B.C.D.R.;

THENCE, with lines common to said Tract One and said 1.000 acre tract the following two (2) courses:

1. South 20° 18' 28" West, a distance of 180.00 feet to a 5/8-inch capped iron rod found for the southwest corner of said 1.000 acre tract;
2. South 70° 19' 43" East, a distance of 243.34 feet to a 5/8-inch capped iron rod found for the most easterly northeast corner of said Tract One and the southeast corner of said 1.000 acre tract on the northwest R.O.W. line of Masters Road (eighty feet wide as occupied);

THENCE, South 19° 32' 01" West, with the southeast line of said Tract One and the northwest R.O.W. line of said Masters Road, a distance of 748.57 feet to a 5/8-inch capped iron rod found for the southeast corner of said Tract One on the north line of a tract of land recorded in the name of Gulf Coast Water Authority in B.C.C.F. No. 2010016893 and Volume 620, Pages 403 and 360, of the Brazoria County Deed Records;

THENCE, with the south line of said Tract One, same being the south line of said Outlot 159, through and across said fort feet wide unimproved road, with the south and southwest lines of said Tract Two, same being the south and southwest lines of said Outlot 160, and with the north and northeast lines of said Gulf Coast Water Authority tract, the following three (3) courses:

1. South 87° 22' 18" West, a distance of 1,838.38 feet to a 5/8-inch capped iron rod found for the south corner of said Tract Two;
2. North 30° 17' 56" West, a distance of 348.02 feet to a 5/8-inch capped iron rod found for an angle point in the southwest line of said Tract Two;
3. North 30° 08' 54" West, a distance of 1,457.76 feet to a 5/8-inch capped iron rod found for the west corner of said Tract Two, same being the west corner of said Outlot 160, on the southeast R.O.W. line of Peters Road (unimproved, forty feet wide per Volume 3, Page 139, of the B.C.P.R.);

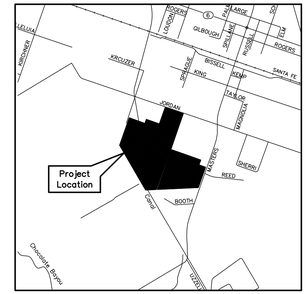
THENCE, North 19° 23' 46" East, with the northwest line of said Tract Two, same being the northwest line of said Outlots 160 and 133, and with the southeast R.O.W. line of said Peters Road, a distance of 1,010.36 feet to a 1/2-inch capped iron rod found for the most westerly northwest corner of said Tract Two and the southwest corner of a called 2.00 acre tract of land recorded in the name of Roberto Aguilera in B.C.C.F. Number 2017054908;

THENCE, through and across said Outlot 133 with northerly lines of said Tract Two, the following three (3) courses:

1. South 70° 12' 30" East, with a line common to said Tract Two and said 2.00 acre tract, a distance of 579.91 feet to a 5/8-inch capped iron rod found;
2. North 19° 47' 31" East, a distance of 150.00 feet to a 5/8-inch capped iron rod found for an angle point on the south line of a called 8.6319 acre tract of land recorded in the name of Jesus Guerra, Jr. in B.C.C.F. Number 2018053698;
3. South 70° 43' 58" East, with a line common to said Tract Two, said 8.6319 acre tract, a called 3.175 acre tract of land recorded in the name of Stephen J. Venti, Et Ux, in B.C.C.F. Number 2016028416 and a called 1.000 acre tract of land recorded in the name of Yurly Kotlyarov and Julianne Marie Kotlyarov in B.C.C.F. Number 2017051312, a distance of 480.85 feet to a 5/8-inch capped iron rod found at the southeast corner of said 1.000 acre tract on the southeast line of said Outlet 133 and the northwest line of said Outlot 132;

THENCE, North 19° 37' 36" East, with a line common to said Tract Two, said 1.000 acre tract and said 3.175 acre tract, same being the northwest line of said Outlot 132 and the southeast line of said Outlot 133, a distance of 614.67 feet to a 5/8-inch iron rod with cap set at the northwest corner of said Tract Two and the northeast corner of said 3.175 acre tract on the southwest R.O.W. line of said Jordan Street, from which a 1/2-inch iron rod found bears North 25° 52' East, a distance of 1.7 feet and a 1/2-inch capped iron rod found bears South 18° 11' East, a distance of 8.3 feet;

4. THENCE, South 70° 27' 11" East, with the north line of said Tract Two and the southwest R.O.W. line of said Jordan Road, a distance of 660.00 feet to the POINT OF BEGINNING and containing 116.899 acres of land.



VICINITY MAP
SCALE: 1" = 1/2 MI.

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TO SURFACE APPLY THE COMBINED SCALE FACTOR OF 0.9998672903.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS THAT APPLY NOT REFLECTED UPON THIS SURVEY.

3. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, GF# 7910-25-3850, DATED JULY 18, 2025.

4. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.

5. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY

6. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S MASTER PLAN.

7. BUILDING PERMITS SHALL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

8. THERE ARE NO VISIBLE, APPARENT SIGNS OF PIPELINES WITHIN THE SURVEYED PROPERTY.

9. THE PROPERTY BEING PLATTED IS LOCATED WITHIN THE CITY OF MANVEL.

10. THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15000.

11. FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" SHADED; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48039C0040K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

12. THIS MINOR PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION

BENCHMARK ELEV. 53.57'

NGS MONUMENT P 1512 (PID AW5684) BEING A STAINLESS STEEL ROD IN SLEEVE WITH COVER STAMPED "P 1512 1987" AT THE JUNCTION OF THE GULF, COLORADO, AND SANTA FE RAILROAD AND F.M. 1128, 56' NORTHWEST OF THE CENTERLINE OF F.M. 1128, 16' SOUTHWEST OF THE SOUTHWEST RAIL, AND 15' WEST OF THE NORTHWEST CORNER OF A METAL BUILDING. (NAVD 88)

TEMPORARY BENCHMARK (T.B.M.) "A" ELEV. 49.24'

RAILROAD SPIKE IN POWER POLE ALONG THE EAST RIGHT-OF-WAY LINE OF MASTERS ROAD AT THE INTERSECTION OF MASTERS ROAD AND REED LANE, AS SHOWN ON SHEET 4. (NAVD 88)

TEMPORARY BENCHMARK (T.B.M.) "B" ELEV. 51.28'

RAILROAD SPIKE IN POWER POLE ALONG THE WEST RIGHT-OF-WAY LINE OF PETERS ROAD APPROXIMATELY 765' SOUTHWEST OF THE INTERSECTION OF PETERS ROAD AND JORDAN STREET, AS SHOWN ON SHEET 2. (NAVD 88)

TEMPORARY BENCHMARK (T.B.M.) "C" ELEV. 52.42'

RAILROAD SPIKE IN POWER POLE ALONG THE NORTH RIGHT-OF-WAY LINE OF JORDAN STREET APPROXIMATELY 1460' SOUTHEAST OF THE INTERSECTION OF JORDAN STREET AND PETERS ROAD, AS SHOWN ON SHEET 2. (NAVD 88)

10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying,LLC

FIRM No. 10143800 OFFICE: (713) 839-9181
Email: michael@civil-surv.net

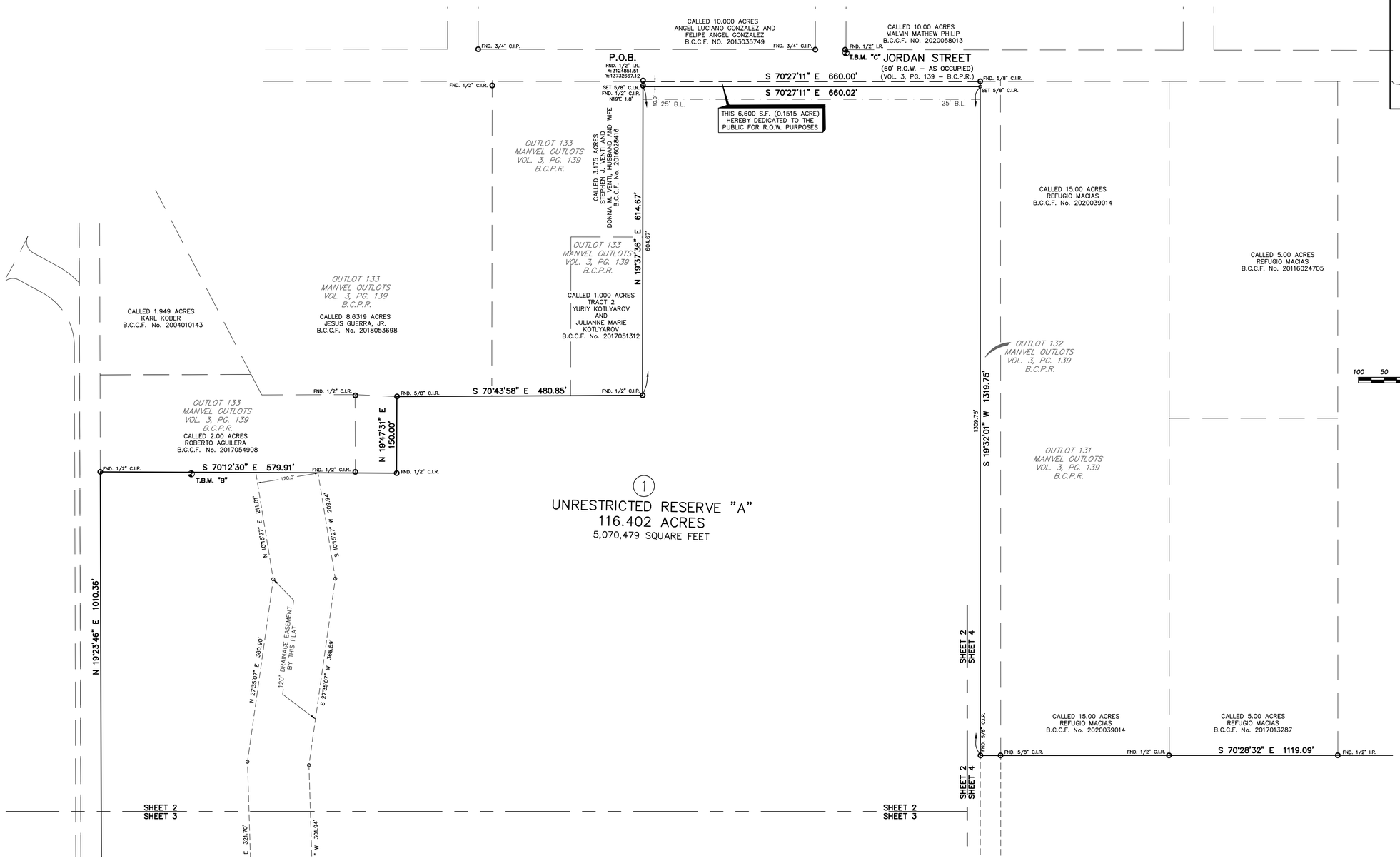
OWNERS: CITY OF MANVEL, TEXAS
20025 STATE HIGHWAY 6
MANVEL, TX 77578
281.489.0630

MINOR PLAT OF AKERY LAKE

A SUBDIVISION OF 116.899 ACRES, LOCATED IN THE M.V. O'DONNELL SURVEY, ABSTRACT No. 479 AND THE H.T. & B. R.R. Co. SURVEY, ABSTRACT NO. 484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE

DATE: SEPTEMBER, 2025 JOB NO. 20144



ABBREVIATIONS

ESMT. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
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VOL. = VOLUME
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I.P. = IRON PIPE
C.I.P. = CAPPED IRON PIPE
T.B.M. = TEMPORARY BENCHMARK
B.L. = BUILDING LINE

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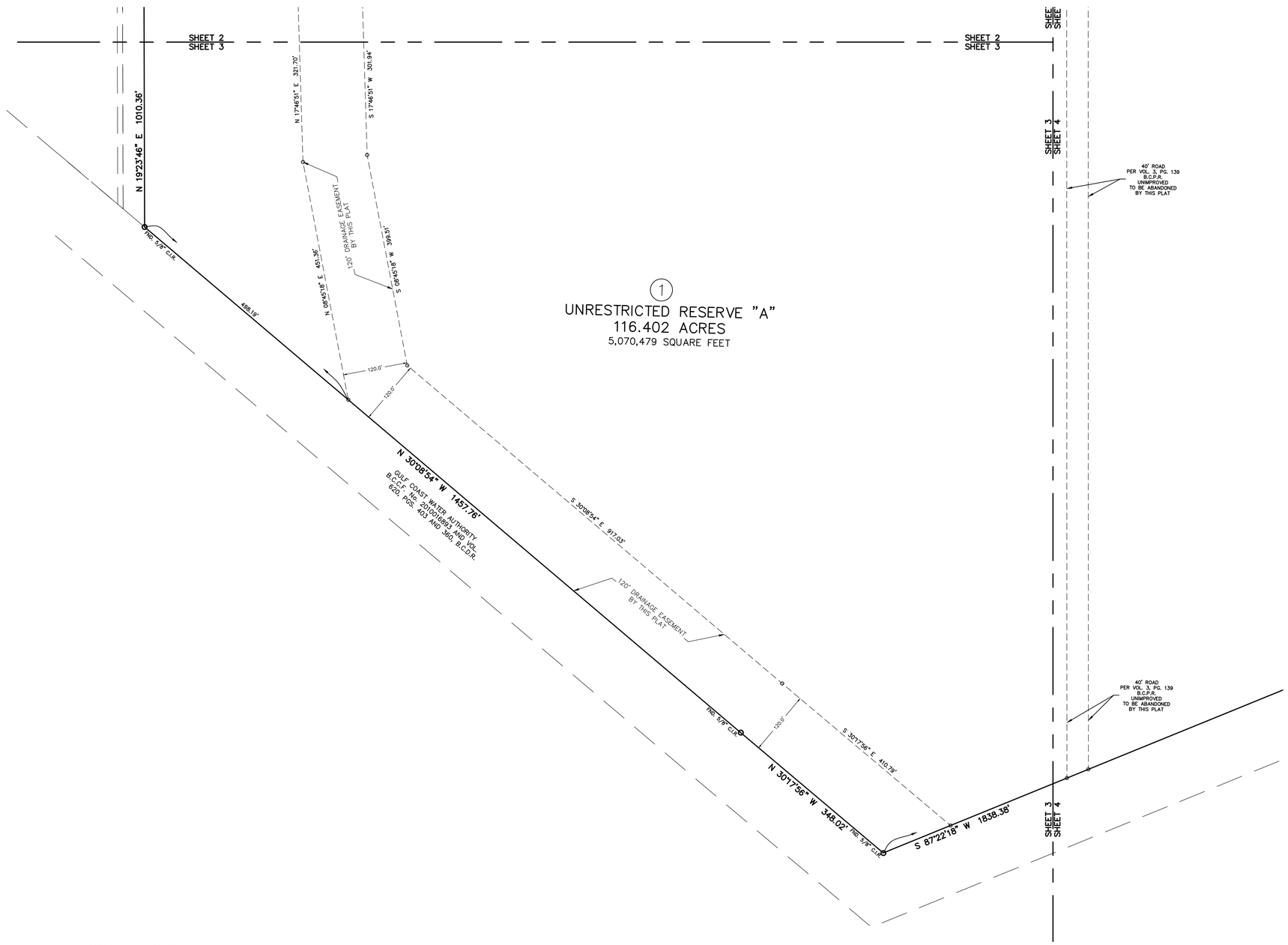
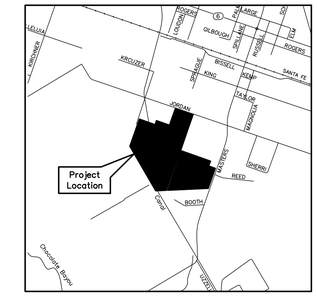
REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

1 BLOCK 0 LOTS 1 RESERVE

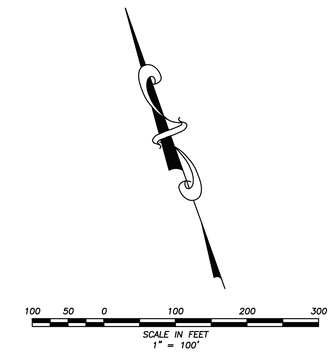
DATE: SEPTEMBER, 2025 JOB NO. 20144

SHEET 2 OF 4





VICINITY MAP
SCALE: 1" = 1/2 MI.



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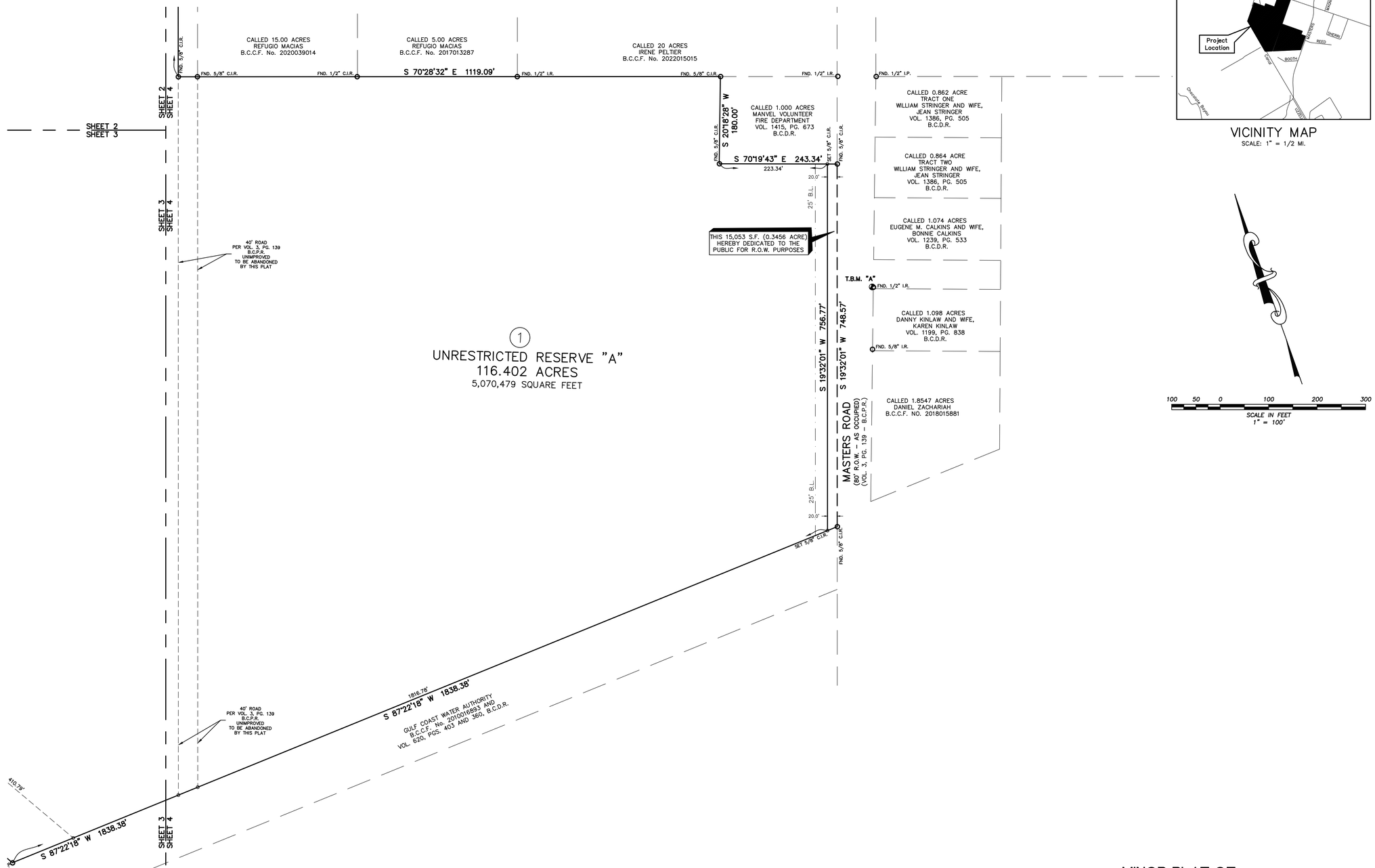
1 BLOCK 0 LOTS 1 RESERVE

DATE: SEPTEMBER, 2025 JOB NO. 20144



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1 BLOCK 0 LOTS 1 RESERVE

DATE: SEPTEMBER, 2025 JOB NO. 20144

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	☐

Date of Request: October 14, 2024

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 CONTINOUSLY 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: Luther Daly

Daytime Phone: 832-876-0984 Fax Number: _____

E-mail Address: lutherdaly@yahoo.com

Description of Request and Physical Address:

Consideration and possible action to approve The Church on Mastesroad, a subdivision of 12.921 Acres bring a replat of lot 1, block 1 of the church on mastersroad recorded in C.F No. 2018031038 of the brazoria county plat records

Plats:
Preliminary _____
Final _____

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.

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:	The Church on Masters Road - Replat
Applicant:	Luther Daly
PD&Z Meeting Date:	October 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The subject site is located at 6900 Masters Road, at the northeast corner of the intersection of North Masters Road and Cedar Street.*
- *The subject site is zoned O-SFR (Open Single-Family Residential) and is located within the City of Manvel.*
- *The final plat of the subject site, under the name "The First Baptist Church of Manvel", was recorded in 2006 and amended in 2018 under the name "The Church on Masters Road" to create a water line easement, increase the width of a drainage easement, and dedicate the west right-of-way.*
- *The purpose of the proposed replat of this 12.921-acre tract is to create 2 lots and 1 block.*

STAFF RECOMMENDATION

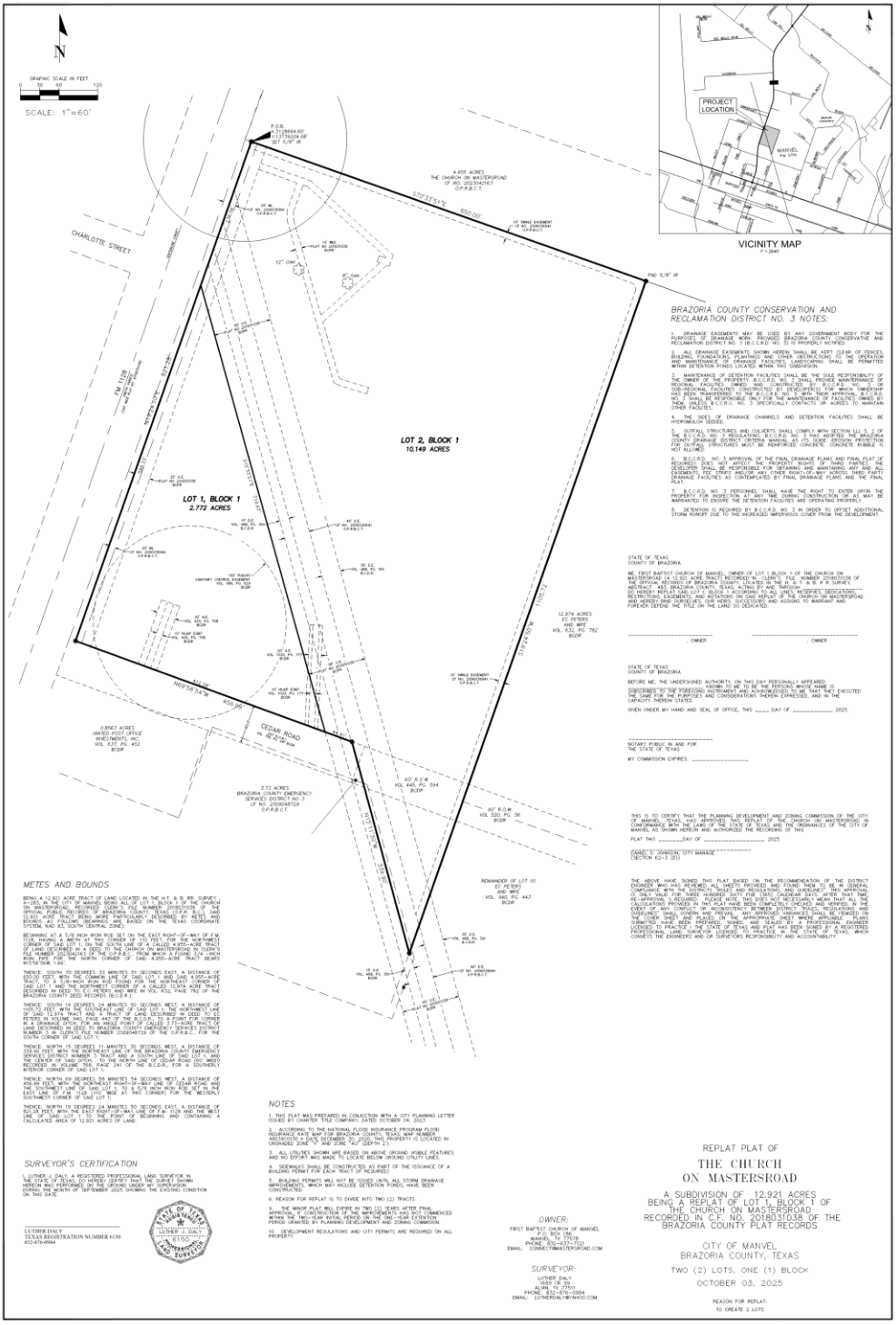
The City staff recommends approval of *The Church on Masters Road - Replat* with the following conditions:

1. Provide all signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4) & (b) (6)).
2. Revise note 1 to reference accurate date based on the provided City Planning Letter (CPL) (Section 62-41 (b)(5) & (b)(21)).
3. Please add a note stating that bearings and distances to the nearest established street lines or official monuments shall be accurately described on the plat using Lambert Grid Bearings (Section 62-41 (b) (12)).
4. Please address the following items:
   - Review and revise to show all easements indicated on the City Planning Letter (CPL). If the referenced easements are not part of the subdivision, revise the CPL accordingly;
   - Please verify the boundaries and locations of the 15-foot and 40-foot drainage easements (DEs), as they differ from those shown on the recorded plats;
     (Section 62-41 (b) (13)).
5. Provide boundary closure calculations, the minimum of which shall be 1:15,000 (Section 62-41 (b) (14)).

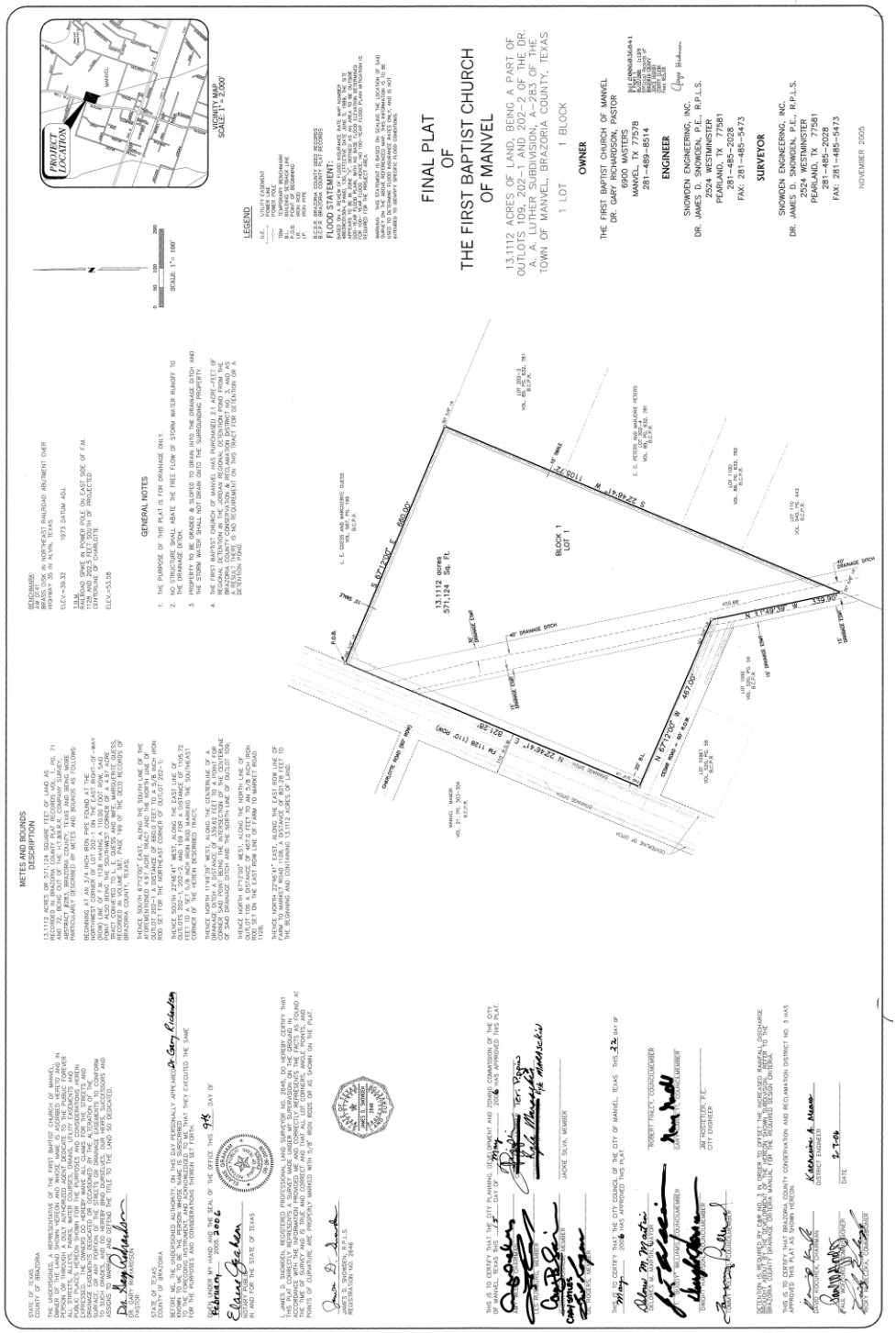
6. Please add a waiver claim for damage occasioned by the establishment of grades or alterations of the surface of any portion of the streets (Section 62-41 (b) (16)).
7. Please show the floodplain limits on the plat, add a note about the project benchmark used, and Provide a CAD file (Section 62-41 (b) (18)).
8. Revise the City Manager signature block to state *"This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of _____ 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
   (Section 62-41 (b) (19)).
9. Please submit proof of submittal to the drainage district or confirmation from the district that a review is not required (Section 62-41 (b) (19)).
10. Please provide letter of no objection from all applicable utility companies (Section 62-41 (b) (20)).

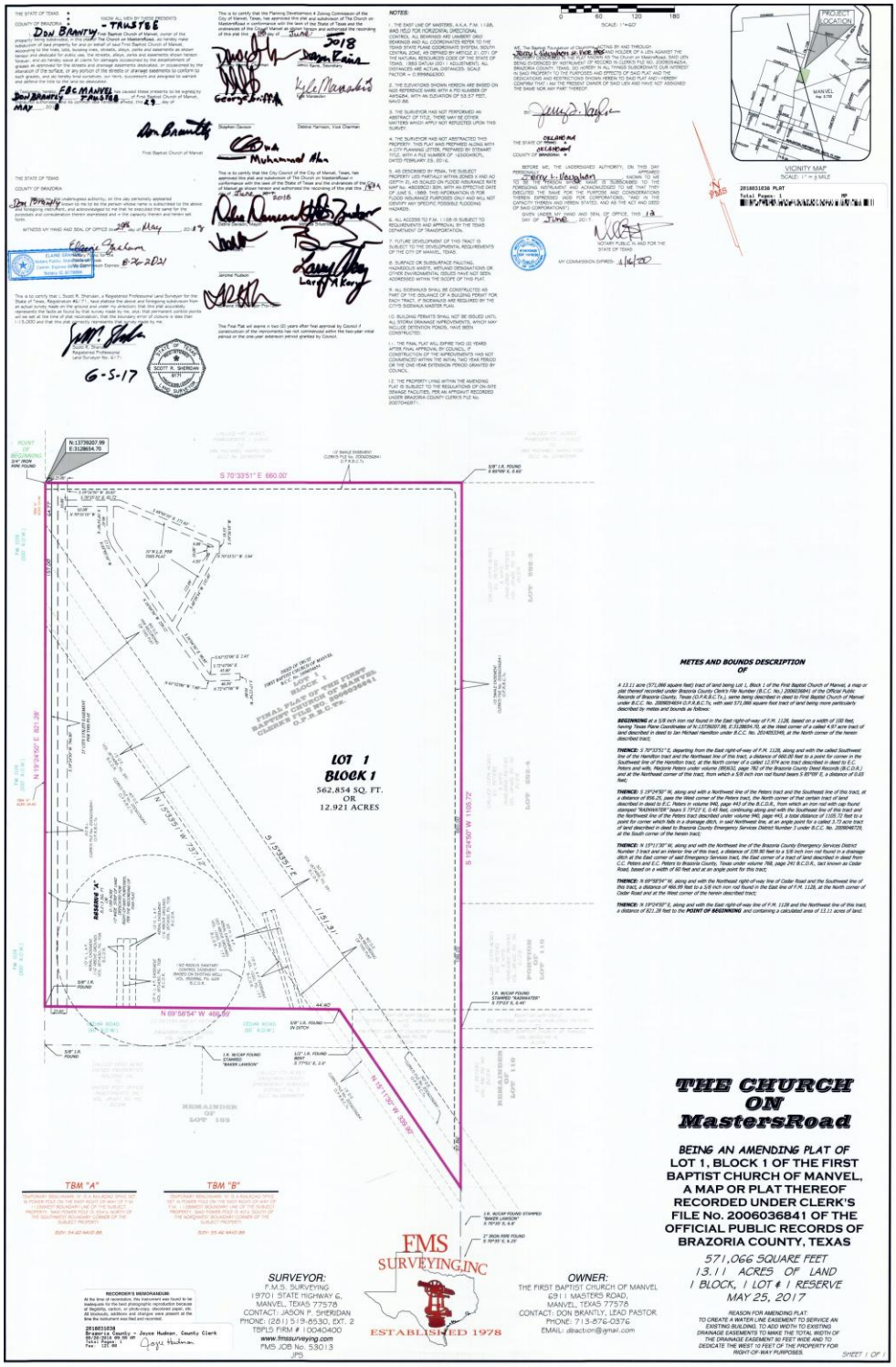
Proposed Replat Exhibit

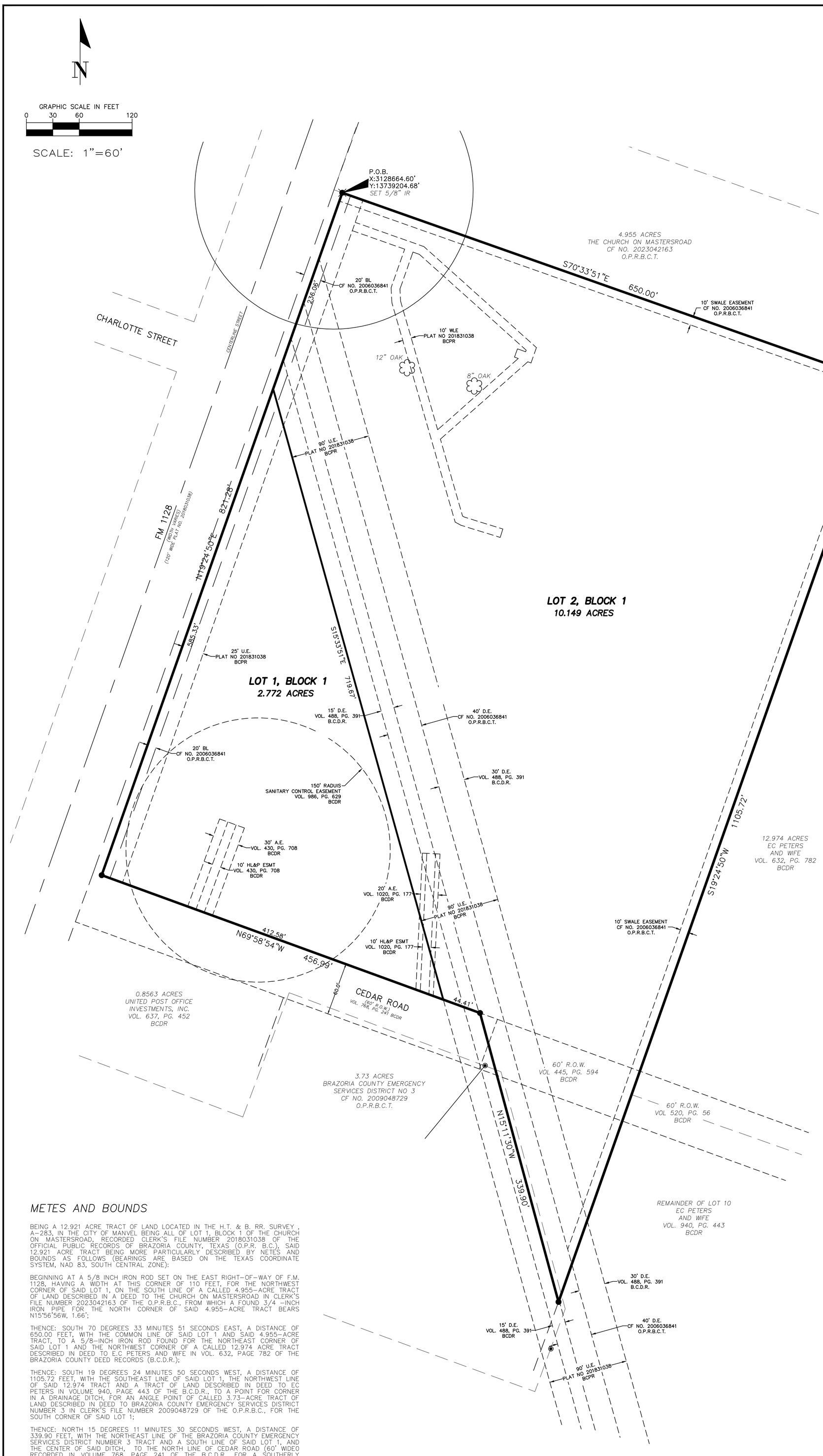


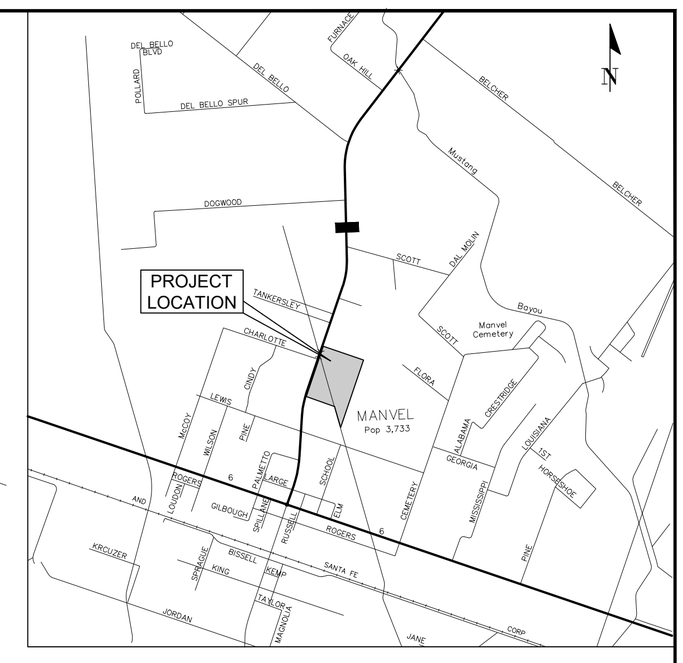
Recorded Final Plat



Recorded Amending Plat







VICINITY MAP

1" = 2640'

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK. PROVIDED BRAZORIA COUNTY CONSERVATIVE AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. NO. 3) IS PROPERLY NOTIFIED.

2. ALL DRAINAGE EASEMENTS SHOWN HEREIN SHALL BE KEPT CLEAR OF FENCES, BUILDING, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, LANDSCAPING SHALL BE PERMITTED WITHIN DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.

3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. NO. 3 SHALL PROVIDE MAINTERNANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. NO. 3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE B.C.C.R.D. NO. 3. WITH THEIR APPROVAL, B.C.C.R.D. NO. 3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.C. NO. 3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITES.

4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.

5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL S, 2 OF THE B.C.C.R.D. NO. 3 REGULATIONS. B.C.C.R.D. NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.

6. B.C.C.R.D. NO. 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 MAINTANING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY FINAL DRAINAGE PLANS AND THE FINAL PLAT.

7. B.C.C.R.D. NO. 3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.

8. DETENTION IS REQUIRED BY B.C.C.R.D. NO. 3 IN ORDER TO OFFSET ADDITTIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, FIRST BAPTIST CHURCH OF MANVEL, OWNER OF LOT 1 BLOCK 1 OF THE CHURCH ON MASTERSROAD (A 12.921 ACRE TRACT) RECORDED IN CLERK'S FILE NUMBER 2018031038 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, LOCATED IN THE H. & T. & B. R R SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ACTING BY AND THROUGH _____ DO HEREBY REPLAT SAID LOT 1, BLOCK 1 ACCORDING TO ALL LINES, RESERVES, DEDICATIONS, RESTRICTIONS, EASEMENTS, AND NOTATIONS ON SAID REPLAT OF THE CHURCH ON MASTERSROAD AND HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

_____ , OWNER _____ , OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS REPLAT OF THE CHURCH ON MASTERSROAD IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS

PLAT THIS _____DAY OF _____, 2025

_____
DANIEL S. JOHNSON, CITY MANAGE
(SECTION 62-3 (D))

THE ABOVE HAVE SIGNED THIS PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES AND REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY FIVE (365) CALENDAR DAYS. AFTER THAT TIME, RE-APPROVAL S REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THIS PLAT HAVE BEEN COMPLETELY CHECKED AND VERIFIED, IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN DISTRICT "RULES, REGULATIONS AND GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLIABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE I THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEERS AND OR SURVEYORS RESPONSIBILITY AND ACCOUNTABILITY.

METES AND BOUNDS

BEING A 12.921 ACRE TRACT OF LAND LOCATED IN THE H.T. & B. RR. SURVEY , A-283, IN THE CITY OF MANVEL BEING ALL OF LOT 1, BLOCK 1 OF THE CHURCH ON MASTERSROAD, RECORDED CLERK'S FILE NUMBER 2018031038 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R. B.C.), SAID 12.921 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY NETES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE):

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE EAST RIGHT-OF-WAY OF F.M. 1128, HAVING A WIDTH AT THIS CORNER OF 110 FEET, FOR THE NORTHWEST CORNER OF SAID LOT 1, ON THE SOUTH LINE OF A CALLED 4.955-ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CHURCH ON MASTERSROAD IN CLERK'S FILE NUMBER 2023042163 OF THE O.P.R.B.C., FROM WHICH A FOUND 3/4 -INCH IRON PIPE FOR THE NORTH CORNER OF SAID 4.955-ACRE TRACT BEARS N15°56'56W, 1.66';

THENCE: SOUTH 70 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 650.00 FEET, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 4.955-ACRE TRACT, TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A CALLED 12.974 ACRE TRACT DESCRIBED IN DEED TO E.C PETERS AND WIFE IN VOL. 632, PAGE 782 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.);

THENCE: SOUTH 19 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 1105.72 FEET, WITH THE SOUTHEAST LINE OF SAID LOT 1, THE NORTHWEST LINE OF SAID 12.974 TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO EC PETERS IN VOLUME 940, PAGE 443 OF THE B.C.D.R., TO A POINT FOR CORNER IN A DRAINAGE DITCH, FOR AN ANGLE POINT OF CALLED 3.73-ACRE TRACT OF LAND DESCRIBED IN DEED TO BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NUMBER 3 IN CLERK'S FILE NUMBER 2009048729 OF THE O.P.R.B.C., FOR THE SOUTH CORNER OF SAID LOT 1;

THENCE: NORTH 15 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 339.90 FEET, WITH THE NORTHEAST LINE OF THE BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NUMBER 3 TRACT AND A SOUTH LINE OF SAID LOT 1, AND THE CENTER OF SAID DITCH, TO THE NORTH LINE OF CEDAR ROAD (60' WIDEO RECORDED IN VOLUME 768, PAGE 241 OF THE B.C.D.R., FOR A SOUTHERLY INTERIOR CORNER OF SAID LOT 1;

THENCE: NORTH 69 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 456.99 FEET, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CEDAR ROAD AND THE SOUTHWEST LINE OF SAID LOT 1, TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF F.M. 1128 (110' WIDE AT THIS CORNER) FOR THE WESTERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE: NORTH 19 DEGREES 24 MINUTES 50 SECONDS EAST, A DISTANCE OF 821.28 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF F.M. 1128 AND THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 12.921 ACRES OF LAND.

SURVEYOR'S CERTIFICATION

I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2025 SHOWING THE EXISTING CONDITION ON THIS DATE.

LUTHER DALY
TEXAS REGISTRATION NUMBER 6150
832-876-0984

STATE OF TEXAS
REGISTERED
LUTHER J. DALY
6150
PROFESSIONAL
LAND SURVEYOR

NOTES

1. THIS PLAT WAS PREPARED IN CONJUCTION WITH A CITY PLANNING LETTER ISSUED BY CHARTER TITLE COMPANY, DATED OCTOBER 04, 2023.

2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0130 K DATE DECEMBER 30, 2020, THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" AND ZONE "AO" (DEPTH 2').

3. ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.

4. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT (IF REQUIRED)

5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

6. REASON FOR REPLAT IS TO DIVIDE INTO TWO (2) TRACTS.

9. THE MINOR PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENTION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISION.

10. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

OWNER:

FIRST BAPTIST CHURCH OF MANVEL
P.O. BOX 186
MANVEL, TX 77578
PHONE: 832-637-7121
EMAIL: CONNECT@MASTERSROAD.COM

SURVEYOR:

LUTHER DALY
1689 CR 99
ALVIN, TX 77511
PHONE: 832-876-0984
EMAIL: LUTHERDALY@YAHOO.COM

REPLAT PLAT OF

THE CHURCH ON MASTERSROAD

A SUBDIVISION OF 12.921 ACRES
BEING A REPLAT OF LOT 1, BLOCK 1 OF
THE CHURCH ON MASTERSROAD
RECORDED IN C.F. NO. 2018031038 OF THE
BRAZORIA COUNTY PLAT RECORDS

CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

TWO (2) LOTS, ONE (1) BLOCK

OCTOBER 03, 2025

REASON FOR REPLAT:
TO CREATE 2 LOTS

STATE OF TEXAS
COUNTY OF BRAZORIA

THE UNDERSIGNED, A REPRESENTATIVE OF THE FIRST BAPTIST CHURCH OF MANVEL, OWNER OF THE LAND SHOWN HEREON AND WHOSE NAME IS ASCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, UTILITY EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS 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.

Dr. Gary Richardson
DR. GARY RICHARDSON
PASTOR

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Gary Richardson 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 SET FORTH.

GIVEN UNDER MY HAND AND THE SEAL OF THE OFFICE THIS 9th DAY OF February 2005. 2006

Elaine Graham
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ELAINE GRAHAM NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-26-2009

I, JAMES D. SNOWDEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2646, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8" IRON RODS OR AS SHOWN ON THE PLAT.

James D. Snowden
JAMES D. SNOWDEN, R.P.L.S.
REGISTRATION NO. 2646

STATE OF TEXAS JAMES D. SNOWDEN 2646 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS THIS 15 DAY OF May 2006 HAS APPROVED THIS PLAT.

AMY WEBB, CHAIRMAN

CHARLES VIERNER Teri Poppin

LES RUMBURG, MEMBER

Kyle Marasckin Kyle MARASCKIN

SHERRI DONALDS, MEMBER

JACKIE SILVA, MEMBER

CRAY STILES

GIL ROGERS, MEMBER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS THIS 22 DAY OF May 2006 HAS APPROVED THIS PLAT.

Delores M. Martin
DELORES M. MARTIN, MAYOR

ROBERT FINLEY, COUNCILMEMBER

H. "BUDDY" WILLIAMS, COUNCILMEMBER

GARY GARNETT, COUNCILMEMBER

DWIGHT HARRISON, COUNCILMEMBER

JIM HOSTETLER, P.E.
CITY ENGINEER

TOMMY POLLARD, COUNCILMEMBER

DETENTION IS REQUIRED BY C&R NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. REFER TO THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL FOR THE REQUIRED DESIGN CRITERIA.

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

DAVID KOCUREK, CHAIRMAN

Katherine A. Meaux
DISTRICT ENGINEER

PAUL WOFFORD, COMMISSIONER

2-7-06
DATE

RICKY KUBECZKA, COMMISSIONER

METES AND BOUNDS DESCRIPTION

13.1112 ACRES OR 571,124 SQUARE FEET OF LAND AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 1, PG. 71 AND 72, BEING OUT OF THE H.T.&B.R.R. COMPANY SURVEY, ABSTRACT #283, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 3/4 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 202-1 ON THE EAST RIGHT-OF-WAY (ROW) LINE OF F.M. 1128 HAVING A 110.00 FOOT ROW, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 4.97 ACRE TRACT CONVEYED TO L. E. GUESS AND WIFE, MARGUERITE GUESS, RECORDED IN VOLUME 587, PAGE 199 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 67°12'00" EAST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED 4.97 ACRE TRACT AND THE NORTH LINE OF OUTLOT 202-1 A DISTANCE OF 660.0 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF OUTLOT 202-1;

THENCE SOUTH 22°46'41" WEST, ALONG THE EAST LINE OF OUTLOTS 202-1, 202-2, AND 109 FOR A DISTANCE OF 1105.72 FEET TO A SET 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 11°49'39" WEST, ALONG THE CENTERLINE OF A DRAINAGE DITCH A DISTANCE OF 339.62 FEET TO A POINT FOR CORNER SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SAID DRAINAGE DITCH AND THE NORTH LINE OF OUTLOT 109;

THENCE NORTH 67°12'00" WEST, ALONG THE NORTH LINE OF OUTLOT 109 A DISTANCE OF 467.0 FEET TO AN 5/8 INCH IRON ROD SET ON THE EAST ROW LINE OF FARM TO MARKET ROAD 1128;

THENCE NORTH 22°46'41" EAST, ALONG THE EAST ROW LINE OF FARM TO MARKET ROAD 1128, A DISTANCE OF 821.28 FEET TO THE BEGINNING AND CONTAINING 13.1112 ACRES OF LAND.

BENCHMARK:
AW 0141
BRASS DISK IN NORTHEAST RAILROAD ABUTMENT OVER HIGHWAY 35 IN ALVIN, TEXAS

ELEV.=39.32 1973 DATUM ADJ.

T.B.M.
RAILROAD SPIKE IN POWER POLE ON EAST SIDE OF F.M. 1128 AND 202.5 FEET SOUTH OF PROJECTED CENTERLINE OF CHARLOTTE

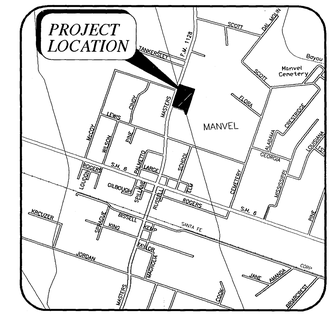
ELEV.=53.58

GENERAL NOTES

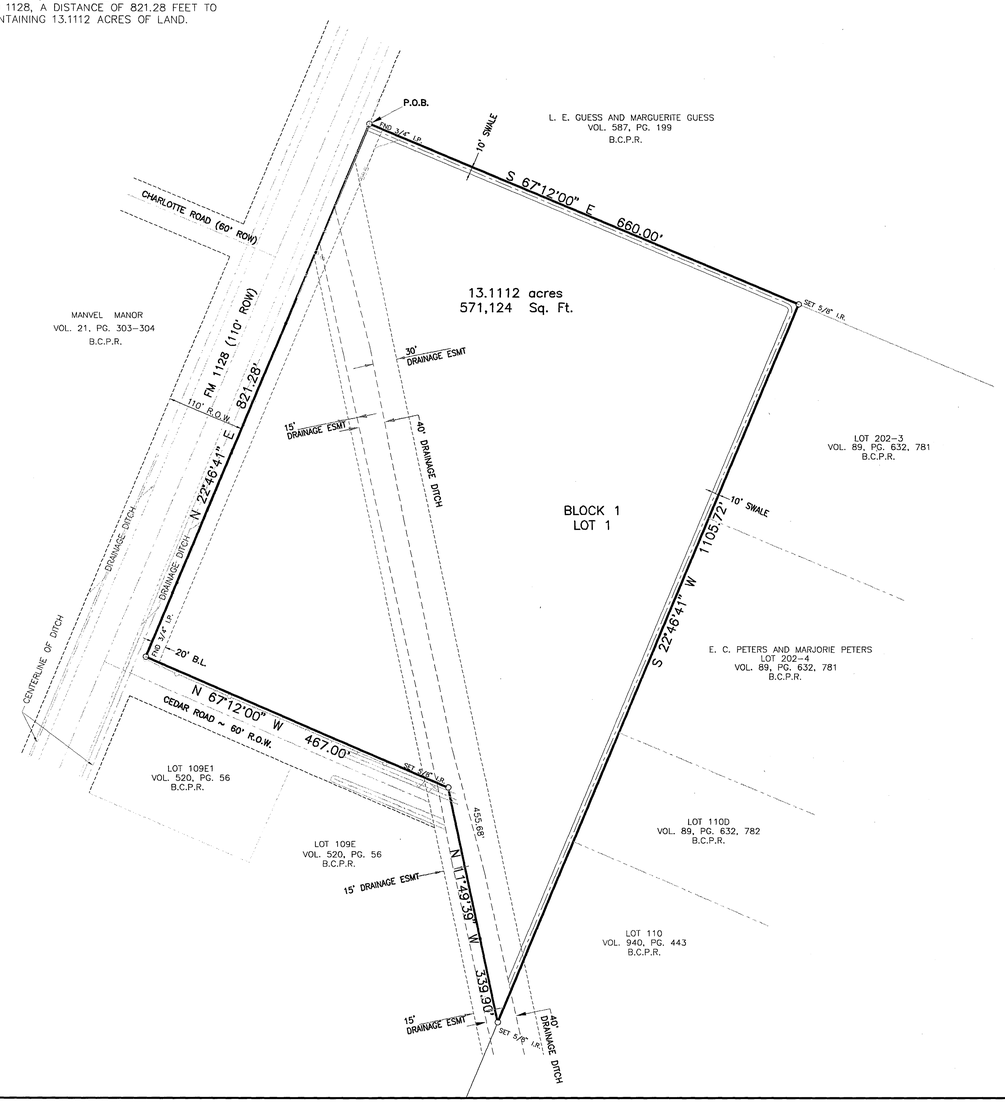
1. THE PURPOSE OF THIS PLAT IS FOR DRAINAGE ONLY.
2. NO STRUCTURE SHALL ABATE THE FREE FLOW OF STORM WATER RUNOFF TO THE DRAINAGE DITCH.
3. PROPERTY TO BE GRADED & SLOPED TO DRAIN INTO THE DRAINAGE DITCH AND THE STORM WATER SHALL NOT DRAIN ONTO THE SURROUNDING PROPERTY.
4. THE FIRST BAPTIST CHURCH OF MANVEL HAS PURCHASED 2.1 ACRE-FEET OF REGIONAL DETENTION IN THE JORDAN REGIONAL DETENTION POND FROM THE BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AND AS A RESULT THERE IS NO REQUIREMENT ON THIS TRACT FOR DETENTION OR A DETENTION POND.

N

0 50 100 200
SCALE: 1"= 100'



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

U.E.	UTILITY EASEMENT
	POWER LINE
	POWER POLE
TBM	TEMPORARY BENCHMARK
B.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
I.R.	IRON ROD
I.P.	IRON PIPE

B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS

FLOOD STATEMENT:

BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 48039C0130H, PANEL 130, EFFECTIVE DATE JUNE 5, 1989, THE SITE APPEARS TO BE IN ZONE "X", DEFINED AS AN AREA TO BE OUTSIDE 500-YEAR FLOOD PLAIN, WITH NO BASE FLOOD ELEVATION DETERMINED FOR 100- YEAR FLOOD. HENCE, NO 100-YEAR FLOOD PLAIN MITIGATION IS REQUIRED FOR THE PROJECT AREA.

WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

FINAL PLAT OF THE FIRST BAPTIST CHURCH OF MANVEL

13.1112 ACRES OF LAND, BEING A PART OF OUTLOTS 109, 202-1 AND 202-2 OF THE DR. A. A. LUTHER SUBDIVISION, A-283 OF THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS

1 LOT 1 BLOCK

OWNER

THE FIRST BAPTIST CHURCH OF MANVEL
DR. GARY RICHARDSON, PASTOR
6900 MASTERS
MANVEL, TX 77578
281-489-8514

Doc# 2006036841
Pages 1
05/22/2006 1:13PM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees $65.00

ENGINEER

SNOWDEN ENGINEERING, INC.
DR. JAMES D. SNOWDEN, P.E., R.P.L.S.
2524 WESTMINISTER
PEARLAND, TX 77581
281-485-2028
FAX: 281-485-5473

SURVEYOR

SNOWDEN ENGINEERING, INC.
DR. JAMES D. SNOWDEN, P.E., R.P.L.S.
2524 WESTMINISTER
PEARLAND, TX 77581
281-485-2028
FAX: 281-485-5473

NOVEMBER 2005

THE STATE OF TEXAS *
COUNTY OF BRAZORIA *

KNOW ALL MEN BY THESE PRESENTS

I, DON BRANTLY - TRUSTEE First Baptist Church of Manvel, owner of the property being subdivided, in this plat of **The Church on MastersRoad**, do hereby make subdivision of said property for and on behalf of said First Baptist Church of Manvel, 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 assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, FBC MANVEL has caused these presents to be signed by DON BRANTLY, TRUSTEE of First Baptist Church of Manvel, thereunto authorized, and its common seal hereunto affixed, this 29 day of MAY, 2018

First Baptist Church of Manvel

THE STATE OF TEXAS

COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Don Brantly known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 29th day of May, 2018

Elaine Graham
Notary Public for the State of Texas
My Commission Expires: 8-26-2021

ELAINE GRAHAM
Notary Public, State of Texas
Comm. Expires 08-26-2021
Notary ID 8776684

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

6-5-17

STATE OF TEXAS REGISTERED SCOTT R. SHERIDAN 6171 PROFESSIONAL LAND SURVEYOR

This is to certify that the Planning Development & Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of The Church on MastersRoad in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorized the recording of this plat this 11th day of June, ~~2017~~ 2018

Dorothy Wynne, Chairman

Jason Rains, Secretary

George Griffith

Kyle Marasckin

Stephen Davison

Debbie Harrison, Vice Chairman

Muhammad Khan

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat and subdivision of The Church on MastersRoad in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorized the recording of this plat this 19th day of June, ~~2017~~ 2018

Debra Davison, Mayor

Melissa Sifuentes

Jason Albert

Larry Akery

Jerome Hudson

Lorraine Heath, Mayor Pro-Tem

This Final Plat will expire in two (2) years after final approval by Council if construction of the improvments has not commenced within the two-year initial period or the one-year extension period granted by Council.

NOTES:

1. THE EAST LINE OF MASTERS, A.K.A. F.M. 1128, WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT). ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866300.

2. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK WITH A PID NUMBER OF AW5684, WITH AN ELEVATION OF 53.57 FEET, NAVD 88.

3. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER, PREPARED BY STEWART TITLE, WITH A FILE NUMBER OF 1650049CPL, DATED FEBRUARY 23, 2016.

5. AS DESCRIBED BY FEMA, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONES X AND AO (DEPTH 2), AS SCALED ON FLOOD INSURANCE RATE MAP No. 48039C0130H, WITH AN EFFECTIVE DATE OF JUNE 5, 1989. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

6. ALL ACCESS TO F.M. 1128 IS SUBJECT TO REQUIREMENTS AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

7. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.

8. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.

9. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.

10. BUILDING PERMITS SHALL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

11. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE INITIAL TWO YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

12. THE PROPERTY LYING WITHIN THE AMENDING PLAT IS SUBJECT TO THE REGULATIONS OF ON-SITE SEWAGE FACILITIES, PER AN AFFIDAVIT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. 2007046971.

0 60 120 180
SCALE: 1"=60'

WE, The Baptist Foundation of Oklahoma, ACTING BY AND THROUGH Jerry L. Vaughan, Sr. Vice Pres AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS The Church on MastrsRoad, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2009054654, 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 PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Jerry L. Vaughan

THE STATE OF ~~TEXAS~~ OKLAHOMA *
COUNTY OF ~~BRAZORIA~~ OKLAHOMA *

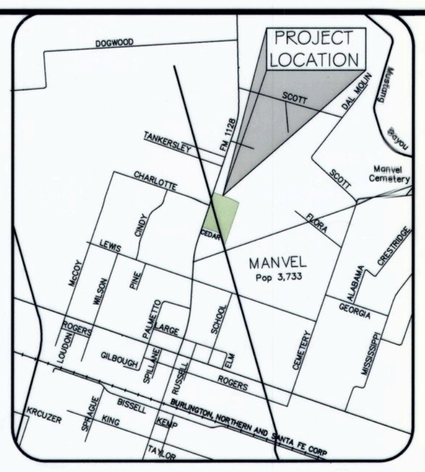
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerry L. Vaughan, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS").

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF June, 2017.

MICHAEL P. ROMERO NOTARY # 04010435 EXP. 11/16/20 PUBLIC STATE OF OKLAHOMA

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

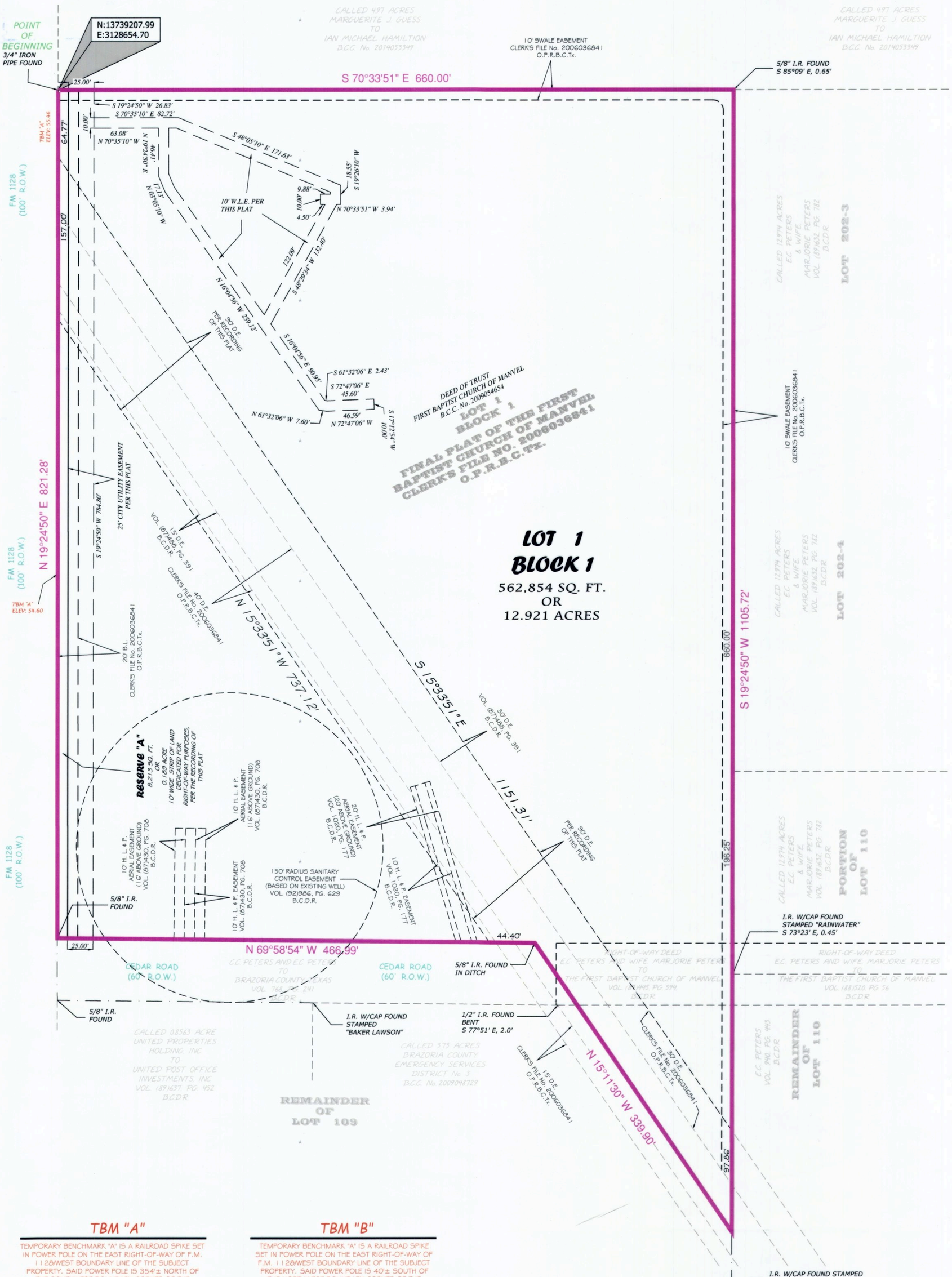
MY COMMISSION EXPIRES: 11/16/20



VICINITY MAP
SCALE: 1" = ½ MILE

N
FMS

2018031038 PLAT
Total Pages: 1 MP



TBM "A"

TEMPORARY BENCHMARK "A" IS A RAILROAD SPIKE SET IN POWER POLE ON THE EAST RIGHT-OF-WAY OF F.M. 1128/WEST BOUNDARY LINE OF THE SUBJECT PROPERTY. SAID POWER POLE IS 354'± NORTH OF THE SOUTHWEST BOUNDARY CORNER OF THE SUBJECT PROPERTY.

ELEV: 54.60 NAVD 88.

TBM "B"

TEMPORARY BENCHMARK "A" IS A RAILROAD SPIKE SET IN POWER POLE ON THE EAST RIGHT-OF-WAY OF F.M. 1128/WEST BOUNDARY LINE OF THE SUBJECT PROPERTY. SAID POWER POLE IS 40'± SOUTH OF THE NORTHWEST BOUNDARY CORNER OF THE SUBJECT PROPERTY.

ELEV: 55.46 NAVD 88.

METES AND BOUNDS DESCRIPTION OF

A 13.11 acre (571,066 square feet) tract of land being Lot 1, Block 1 of the First Baptist Church of Manvel, a map or plat thereof recorded under Brazoria County Clerk's File Number (B.C.C. No.) 2006036841 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.Tx.), same being described in deed to First Baptist Church of Manvel under B.C.C. No. 2009054654 O.P.R.B.C.Tx, with said 571,066 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING *at a 5/8 inch iron rod found in the East right-of-way of F.M. 1128, based on a width of 100 feet, having Texas Plane Coordinates of N:13739207.99, E:3128654.70, at the West corner of a called 4.97 acre tract of land described in deed to Ian Michael Hamilton under B.C.C. No. 2014053349, at the North corner of the herein described tract;*

THENCE: *S 70°33'51" E, departing from the East right-of-way of F.M. 1128, along and with the called Southwest line of the Hamilton tract and the Northeast line of this tract, a distance of 660.00 feet to a point for corner in the Southwest line of the Hamilton tract, at the North corner of a called 12.974 acre tract described in deed to E.C. Peters and wife, Marjorie Peters under volume (89)632, page 782 of the Brazoria County Deed Records (B.C.D.R.) and at the Northeast corner of this tract, from which a 5/8 inch iron rod found bears S 85°09' E, a distance of 0.65 feet;*

THENCE: *S 19°24'50" W, along and with a Northwest line of the Peters tract and the Southeast line of this tract, at a distance of 856.25, pass the West corner of the Peters tract, the North corner of that certain tract of land described in deed to E.C. Peters in volume 940, page 443 of the B.C.D.R., from which an iron rod with cap found stamped "RAINWATER" bears S 73°23' E, 0.45 feet, continuing along and with the Southeast line of this tract and the Northwest line of the Peters tract described under volume 940, page 443, a total distance of 1105.72 feet to a point for corner which falls in a drainage ditch, in said Northwest line, at an angle point for a called 3.73 acre tract of land described in deed to Brazoria County Emergency Services District Number 3 under B.C.C. No. 2009048729, at the South corner of the herein tract;*

THENCE: *N 15°11'30" W, along and with the Northeast line of the Brazoria County Emergency Services District Number 3 tract and an interior line of this tract, a distance of 339.90 feet to a 5/8 inch iron rod found in a drainage ditch at the East corner of said Emergency Services tract, the East corner of a tract of land described in deed from C.C. Peters and E.C. Peters to Brazoria County, Texas under volume 768, page 241 B.C.D.R., tact known as Cedar Road, based on a width of 60 feet and at an angle point for this tract;*

THENCE: *N 69°58'54" W, along and with the Northeast right-of-way line of Cedar Road and the Southwest line of this tract, a distance of 466.99 feet to a 5/8 inch iron rod found in the East line of F.M. 1128, at the North corner of Cedar Road and at the West corner of the herein described tract;*

THENCE: *N 19°24'50" E, along and with the East right-of-way line of F.M. 1128 and the Northwest line of this tract, a distance of 821.28 feet to the* ***POINT OF BEGINNING*** *and containing a calculated area of 13.11 acres of land.*

THE CHURCH ON MastersRoad

BEING AN AMENDING PLAT OF LOT 1, BLOCK 1 OF THE FIRST BAPTIST CHURCH OF MANVEL, A MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE No. 2006036841 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

571,066 SQUARE FEET
13.11 ACRES OF LAND
1 BLOCK, 1 LOT & 1 RESERVE
MAY 25, 2017

REASON FOR AMENDING PLAT:
TO CREATE A WATER LINE EASEMENT TO SERVICE AN EXISTING BUILDING, TO ADD WIDTH TO EXISTING DRAINAGE EASEMENTS TO MAKE THE TOTAL WIDTH OF THE DRAINAGE EASEMENT 90 FEET WIDE AND TO DEDICATE THE WEST 10 FEET OF THE PROPERTY FOR RIGHT-OF-WAY PURPOSES.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2018031038
Brazoria County - Joyce Hudman, County Clerk
06/20/2018 09:55 AM
Total Pages: 1
Fee: 121.00
Joyce Hudman

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 2
TBPLS FIRM # 10040400
www.fmssurveying.com
FMS JOB No. 53013
JPS

FMS SURVEYING, INC
ESTABLISHED 1978

OWNER:
THE FIRST BAPTIST CHURCH OF MANVEL
6911 MASTERS ROAD,
MANVEL, TEXAS 77578
CONTACT: DON BRANTLY, LEAD PASTOR
PHONE: 713-876-0376
EMAIL: dbaction@gmail.com

MANVEL
PD&Z COMMISSION
DATA SHEET

MEETING DATE: October 14, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.5651-acre tract of land located at 20226 Morris Avenue, Manvel, Texas 77578, from Light Commercial District / State Highway 6 Overlay (LC/SH6) District to Light Commercial District / 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 an existing lease space (Suite C) at the subject site for NAICS use 621310 "Offices of Chiropractors".

BACKGROUND:

- The proposed SUP is for an approximately 1,000-square-foot suite within a 0.5651-acre tract located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994). The site is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6), and the request seeks to reclassify the zoning to LC/SH6 with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310, "Offices of Chiropractors." The space is part of an existing retail center and was formerly occupied by a pharmacy. No exterior modifications are proposed.
- The applicant has indicated that the proposed chiropractic clinic will specialize in injury treatment, offering services such as electrical stimulation for pain management and rehabilitation, myofascial release to improve mobility, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain. Interior modifications are planned to create a retail open area, storage space, closet, and therapy room. Operations will be supported by one receptionist, one assistant, and one doctor. Business hours are proposed as Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends forwarding a Final Report to City Council indicating approval of the requested SUP with the conditions listed in the Staff Report.

ATTACHMENTS: Staff Report

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	FINANCE DIRECTOR APPROVAL __NA___
Ellie Roohbakhsh, Senior Planner	CITY MANAGER APPROVAL ___YES___

STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	October 14, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Specific Use Permit LC/SH6 to LC/SH6 -SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Norberta Lopez with The Injury Clinics of Texas, representing the property owner Savannah Ventures Inc., is requesting a zoning classification to allow a Specific Use Permit for an approximate 0.5651-acre tract at 20226 Morris Avenue, Manvel, Texas 77578. The property is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6) District. The request is to reclassify the zoning to Light Commercial District / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310 "Offices of Chiropractors" within an existing 1,000-square-foot commercial lease space (Suite C). The applicant proposes establishing a new chiropractic clinic specializing in injury treatment. The applicant has indicated that the clinic will provide chiropractic services tailored to pain management, rehabilitation, and joint realignment. Services include electrical stimulation, myofascial release, ice/cold therapy, therapeutic exercises, and chiropractic adjustments. No exterior modifications are proposed, and any interior build-out will be reviewed and permitted separately for compliance with adopted codes.

Staff Recommendation: Approval with conditions

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Letter of Request, Floor Plan, Site Plan, Public Hearing Notice, and Site Pictures.

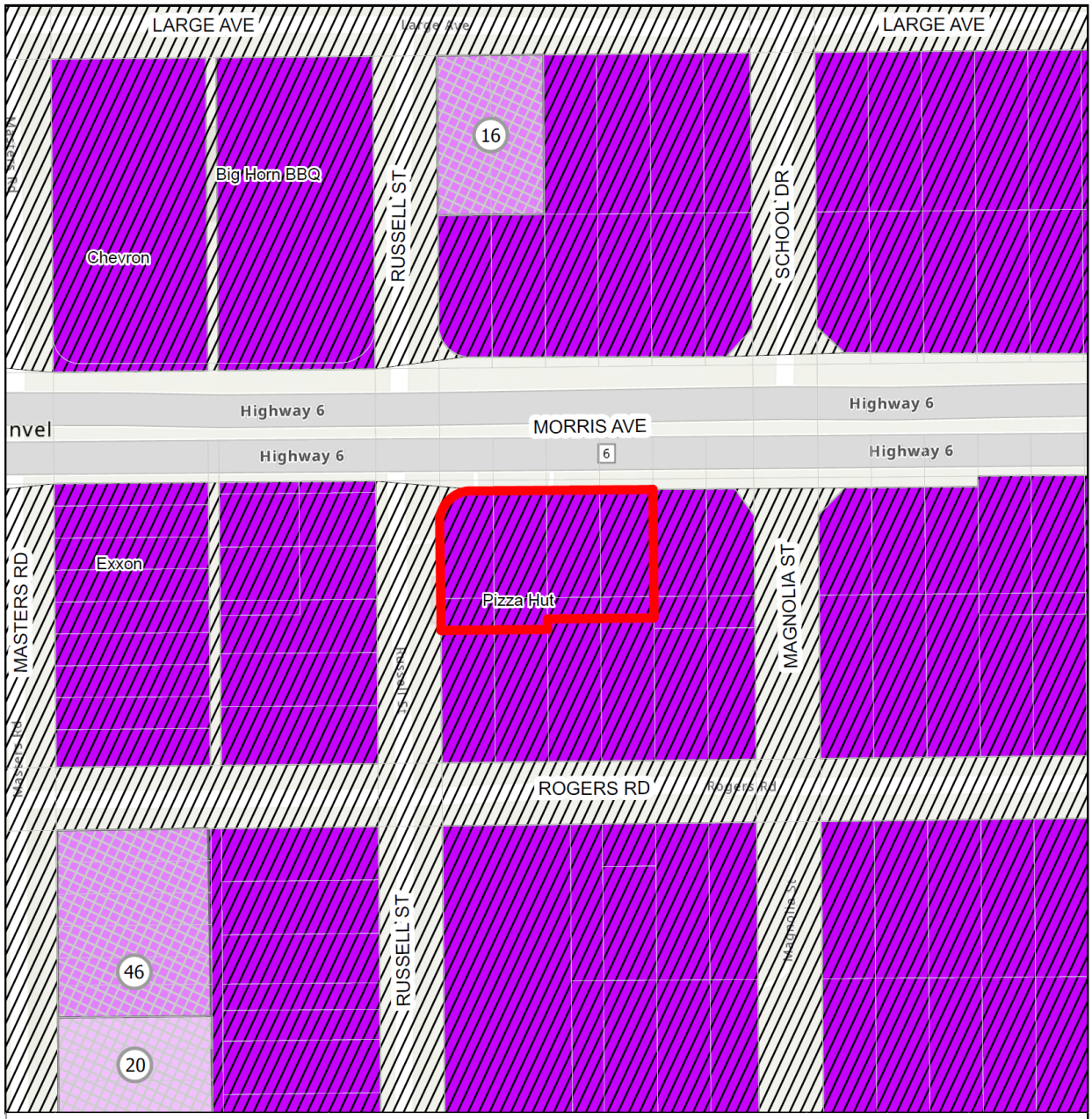
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	**North:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6) **South:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6) **East:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6) **West:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	**North:** Big Horn and Gas Station / Undeveloped land-future Restaurant) **South:** Non-conforming Single-Family Residence / Daniel Scott Engineering Office/ Manvel Dental Center **East:** Non-conforming Single-Family Residence **West:** Undeveloped land/ Barber studio/ Exxon Gas Station
Major Thoroughfare	Subject site is located along the south side of State Highway 6

AERIAL VICINITY MAP

ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-O-16	7/11/2016	LC
20	7515 S MASTERS ST FM 1128	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	EXPIRED		LC
46	7507 MastersRoad	NAICS use 621111"Offices of physicians (except mental health specialists)"	2022-O-03	1/24/2022	LC/SH6-SUP

20226 Highway 6 - The Injury Clinics

The Injury Clinics
Parcels
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District
Light Commercial District
Planned Unit Development
Open Single-Family Residential District

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.

US Feet
0 80 160 320 480 640

Date: July 2025
Reference: 2025067
Data Source: City of Manvel, Brazoria County Open Data

MAJOR THOROUGHFARE PLAN MAP

ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994) into an injury clinic. The retail center at the subject site includes parking and the lease space in question was previously occupied by a pharmacy. To accommodate the new medical use, the applicant may propose interior modifications. All interior build-out must comply with adopted code requirements and will be reviewed and permitted separately.

Operations will include one receptionist, one assistant, and one doctor. Business hours will be Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM. Services provided will include electrical stimulation for pain management and rehabilitation, myofascial release to improve movement, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain.

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. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
c. All doors shall remain unlocked and accessible during normal business hours.

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

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

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

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors "with the following conditions:

1. The land use allowance of this Specific Use Permit is limited to 20226 Highway 6 / Morris Avenue, Suite C, with floor area not to exceed 1,000 square feet;
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-30)

PUBLIC HEARING

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

REQUEST LETTER

THE INJURY CLINICS OF TEXAS

901 3rd Street Rosenberg, TX 77471

Tele: 281-238-5767 Fax: 281-232-0026

To the City of Manvel,

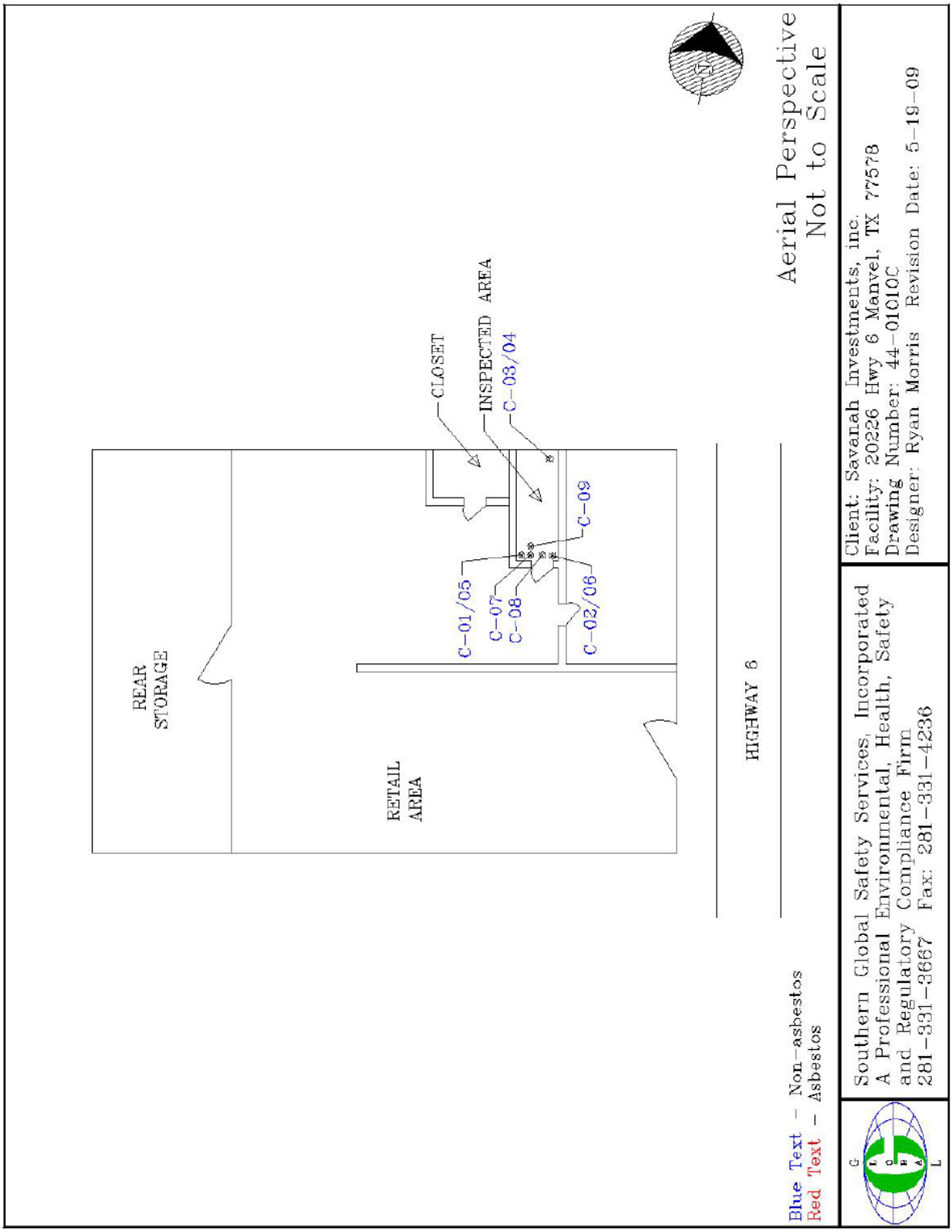
This letter is to inform you of my proposed use for the property located at 20226 HWY 6, Manvel, TX 77578. Per the owner of the suite, it measures 1,000 sq ft. I intend to provide chiropractic services at this location.

Our staff will consist of one receptionist, one assistant, and one doctor. Our working hours will be Monday, Wednesday and Friday 9AM- 7PM, Tuesdays and Thursdays from 9AM-2PM.

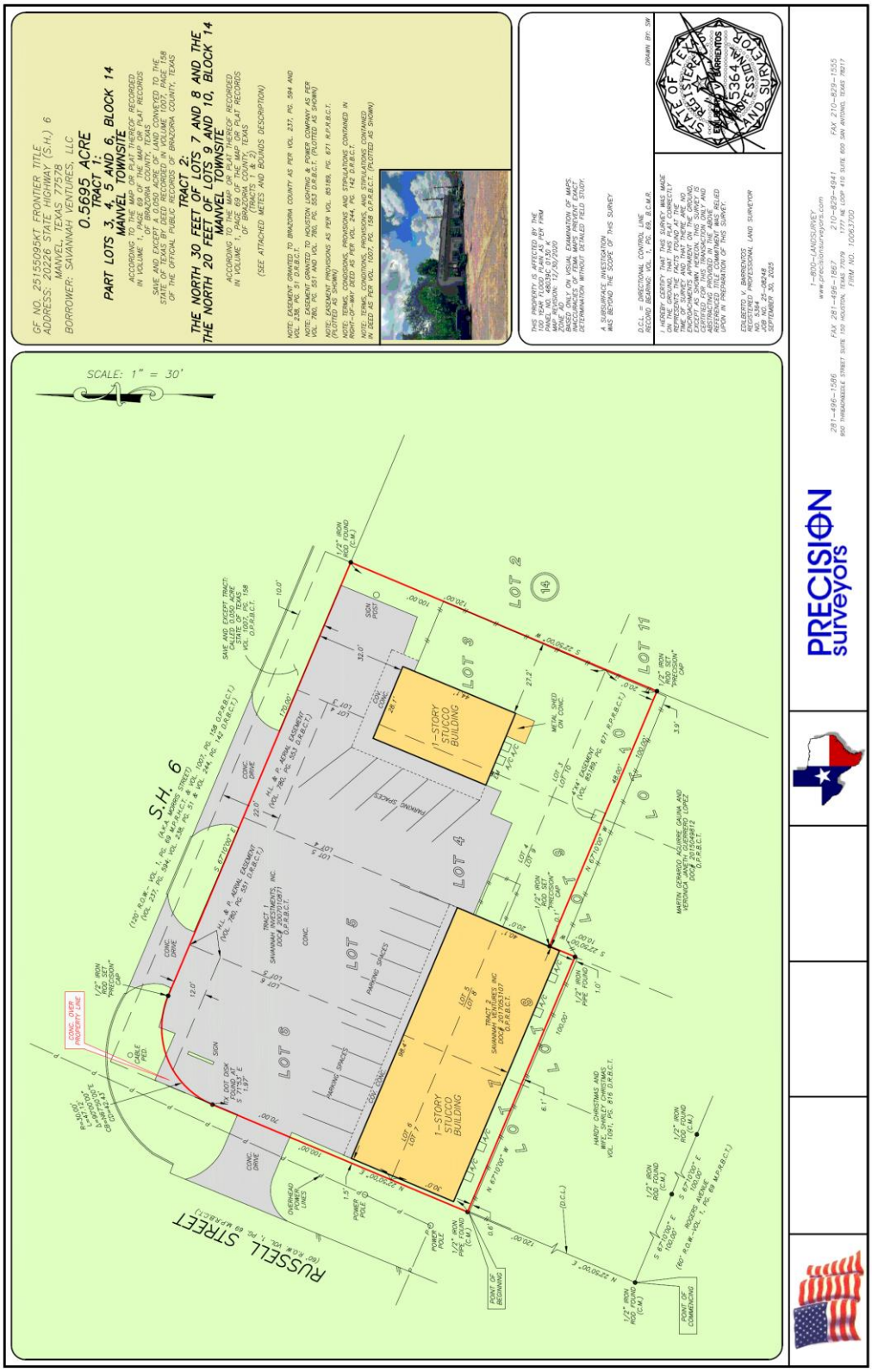
The services provided will be electrical stimulation which are small electrical currents that stimulate the muscle and nerves to primarily help with pain and muscle rehabilitation. Myofascial release is used to alleviate pain and improve movement. Ice/Cold Therapy is used to alleviate pain and decrease inflammation. Exercises will be used for strengthening, and increasing muscle flexibility. Chiropractic adjustments are used to realign the joints primarily in the spine to improve movement and relieve pain by the doctor.

-Norberta Lopez

FLOOR PLAN


REAR STORAGE
RETAIL AREA
CLOSET
INSPECTED AREA
C-03/04
C-09
C-01/05
C-07
C-08
C-02/06
HIGHWAY 6
N
Aerial Perspective
Not to Scale
Client: Savanah Investments, inc.
Facility: 20226 Hwy 6 Manvel, TX 77578
Drawing Number: 44-01010C
Designer: Ryan Morris Revision Date: 5-19-09
Blue Text - Non-asbestos
Red Text - Asbestos
Southern Global Safety Services, Incorporated
A Professional Environmental, Health, Safety
and Regulatory Compliance Firm
281-331-3667 Fax: 281-331-4236

SITE PLAN


GF NO. 2515509-KT FRONTIER TITLE
ADDRESS: 20228 STATE HIGHWAY (S.H.) 6
MANVEL, TEXAS 77578
BORROWER: SAVANNAH VENTURES, LLC
0.5695 ACRE
TRACT 1:
PART LOTS 3, 4, 5 AND 6, BLOCK 14
MANVEL TOWNSITE
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 69 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
SAVE AND EXCEPT A 0.0695 ACRE PARCEL CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 1007, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
TRACT 2:
THE NORTH 30 FEET OF LOTS 7 AND 8 AND THE THE NORTH 20 FEET OF LOTS 9 AND 10, BLOCK 14
MANVEL TOWNSITE
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 69 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)
NOTE: EASEMENT GRANTED TO BRAZORIA COUNTY AS PER VOL. 237, PG. 594 AND VOL. 238, PG. 51 D.R.B.C.T.
NOTE: EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY AS PER VOL. 780, PG. 551 AND VOL. 780, PG. 553 D.R.B.C.T. (PLOTTED AS SHOWN)
NOTE: EASEMENT PROVISIONS AS PER VOL. 651/88, PG. 671 R.P.R.B.C.T.
(AFFECTS PROPERTY)
NOTE: TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS CONTAINED IN RIGHT-OF-WAY DEED AS PER VOL. 244, PG. 142 D.R.B.C.T.
NOTE: TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS CONTAINED IN DEED AS PER VOL. 1007, PG. 158 O.P.R.B.C.T. (PLOTTED AS SHOWN)
THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48039C 0135 K
MAP EFFECTIVE DATE 12/30/2020
ZONE AO
BASED ON THE FLOOD INFORMATION OF MAPS, PROCEDURES OF FEMA, MAPS PRESENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY
D.E.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 1, PG. 69, B.C.M.R.
DRAWN BY: SW
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ACCURATELY REPRESENTS THE LEGAL DESCRIPTION REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.
EDILBERTO V. BARRENTOS
REGISTERED PROFESSIONAL LAND SURVEYOR
JOB NO. 25-08248
SEPTEMBER 26, 2025
STATE OF TEXAS
REGISTERED
EDILBERTO V. BARRENTOS
5364
PROFESSIONAL
LAND SURVEYOR
SCALE: 1" = 30'
S.H. 6
RUSSELL STREET
LAKE LANE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
1-STORY STUCCO BUILDING
1-STORY STUCCO BUILDING
METAL SHED ON CONC.
CONC. DRIVE
CONC.
PARKING SPACES
SIGN POST
SIGN
CABLE PED.
POWER POLE
OVERHEAD POWER LINES
CONC. OVER PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCING
TRACT 1
SAVANNAH INVESTMENTS, INC.
DOCS. 2018012871
O.P.R.B.C.T.
TRACT 2
SAVANNAH VENTURES, INC
DOCS. 2017053107
O.P.R.B.C.T.
MARTIN GERARDO AGUIRE GAUNA AND VERONICA AGUIRE GAUNA AND ALEJANDRO LOPEZ
DOCS. 2015034812
O.P.R.B.C.T.
HARDY CHRISTMAS AND WIFE, SHIRLEY CHRISTMAS
VOL. 1091, PG. 816 D.R.B.C.T.
PRECISION surveyors
281-496-1586
9900 W. IMPERIAL STREET, SUITE 100 HOUSTON, TEXAS 77074
1-800-LANDSURVEY
www.precisionsurveyors.com
FAX 281-496-1587
TBPLS FIRM NO. 10063700
210-829-4041
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FAX 210-829-1555
FIRM NO. 10063700

PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 09/28/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON TUESDAY, OCTOBER 14, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 20, 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 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C;" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SITE PICTURES

View of the subject site from Highway 6

View of the subject site from Highway 6