

**NOTICE OF A
PLANNING DEVELOPMENT AND ZONING MEETING
June 28, 2021
7:00 PM**

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:

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the Texas Open Meeting Act, Chapter 551, Texas Government Code.

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 2814890630 for further information.

Regular Session

Call to Order PDZ Board Members

Pos #1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Consent Agenda

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 City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve, Preliminary Plat for Pomona Lake E & H;
BEING 43.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana 8 and 9 Open Space;
BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Adjourn

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel 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 June 25, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the June 28, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☐
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Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

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
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Lake E & H Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 28, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

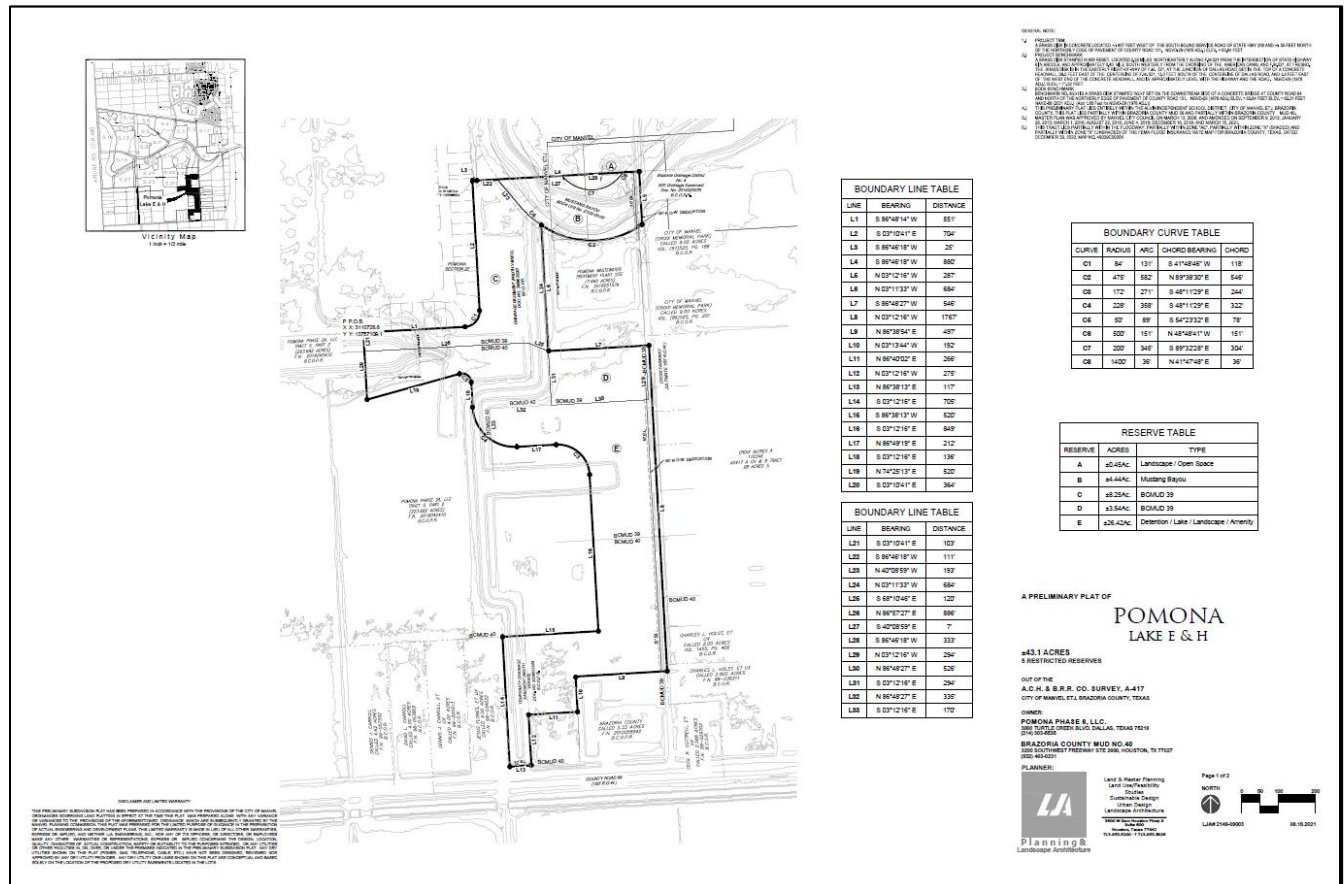
Background

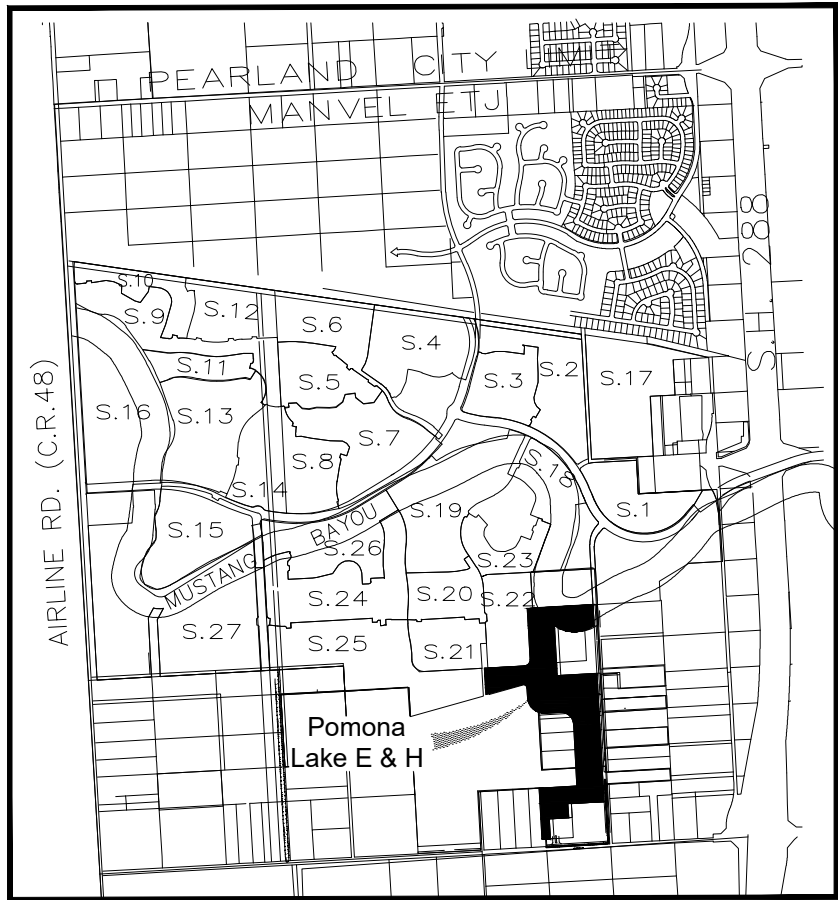
This plat was heard at the June 14, 2021, Planning, Development and Zoning Commission meeting. The Pomona Lake E & H Preliminary Plat was not approved by a vote of zero yeas to seven nays. This plat has been resubmitted for approval by the Planning, Development and Zoning Commission.

Staff Recommendation

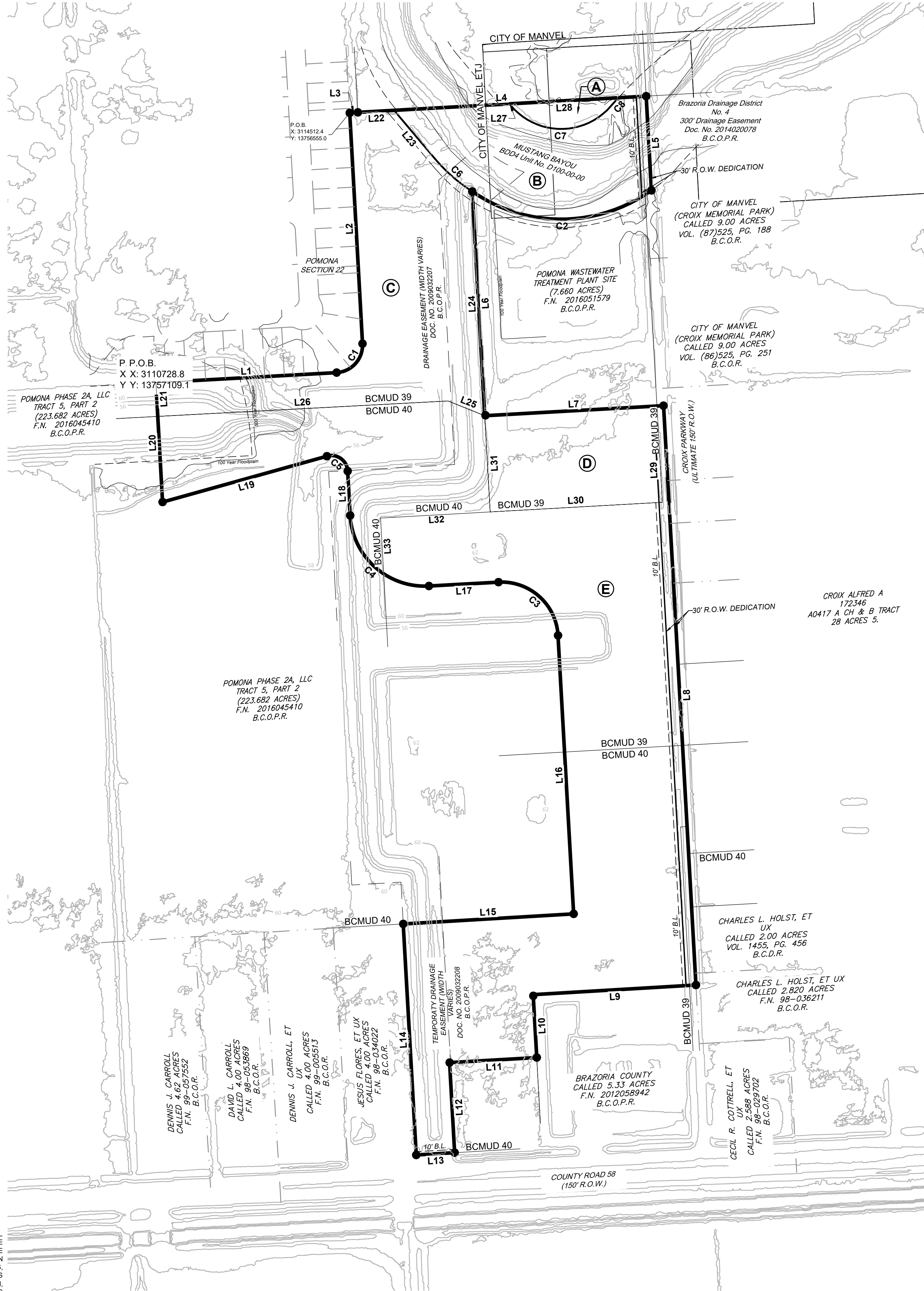
The City staff recommends approval of Pomona Lake E & H Preliminary Plat.

Plat Exhibit





Vicinity Map
1 inch = 1/2 mile



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 AND 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.

GENERAL NOTE:

- PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- PROJECT BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
- BENCHMARK: BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 62.31 FEET
- NAVDS-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY. THIS PLAT LIES PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013, JANUARY 26, 2015, MARCH 1, 2016, AUGUST 22, 2016, JUNE 4, 2018, DECEMBER 16, 2019, AND MARCH 15, 2021.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE 'AE', PARTIALLY WITHIN ZONE 'X' (SHADED) AND PARTIALLY WITHIN ZONE 'X' (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C002K

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°48'14" W	551'
L2	S 03°10'41" E	704'
L3	S 86°46'18" W	25'
L4	S 86°46'18" W	880'
L5	N 03°12'16" W	287'
L6	N 03°11'33" W	684'
L7	S 86°48'27" W	546'
L8	N 03°12'16" W	1767'
L9	N 86°38'54" E	497'
L10	N 03°13'44" W	192'
L11	N 86°40'02" E	266'
L12	N 03°12'16" W	275'
L13	N 86°38'13" E	117'
L14	S 03°12'16" E	705'
L15	S 86°38'13" W	520'
L16	S 03°12'16" E	849'
L17	N 86°49'19" E	212'
L18	S 03°12'16" E	136'
L19	N 74°25'13" E	520'
L20	S 03°10'41" E	364'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 03°10'41" E	103'
L22	S 86°46'18" W	111'
L23	N 40°08'59" W	193'
L24	N 03°11'33" W	684'
L25	S 68°10'46" E	120'
L26	N 86°57'27" E	886'
L27	S 40°08'59" E	7'
L28	S 86°46'18" W	333'
L29	N 03°12'16" W	294'
L30	N 86°48'27" E	526'
L31	S 03°12'16" E	294'
L32	N 86°48'27" E	335'
L33	S 03°12'16" E	170'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	84'	131'	S 41°48'46" W	118'
C2	475'	582'	N 89°38'30" E	546'
C3	172'	271'	S 48°11'29" E	244'
C4	228'	358'	S 48°11'29" E	322'
C5	50'	89'	S 54°23'32" E	78'
C6	500'	151'	N 48°48'41" W	151'
C7	200'	345'	S 89°32'28" E	304'
C8	1400'	36'	N 41°47'48" E	36'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.45Ac.	Landscape / Open Space
B	±4.44Ac.	Mustang Bayou
C	±8.25Ac.	BCMUD 39
D	±3.54Ac.	BCMUD 39
E	±26.42Ac.	Detention / Lake / Landscape / Amenity

A PRELIMINARY PLAT OF

POMONA LAKE E & H

±43.1 ACRES
5 RESTRICTED RESERVES

OUT OF THE
A.C.H. & B.R.R. CO. SURVEY, A-417
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5555
BRAZORIA COUNTY MUD NO. 40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

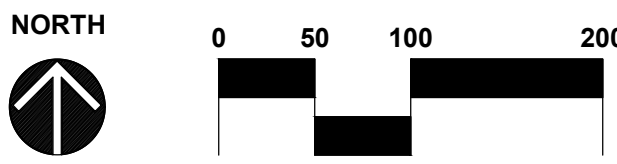


Planning &
Landscape Architecture

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

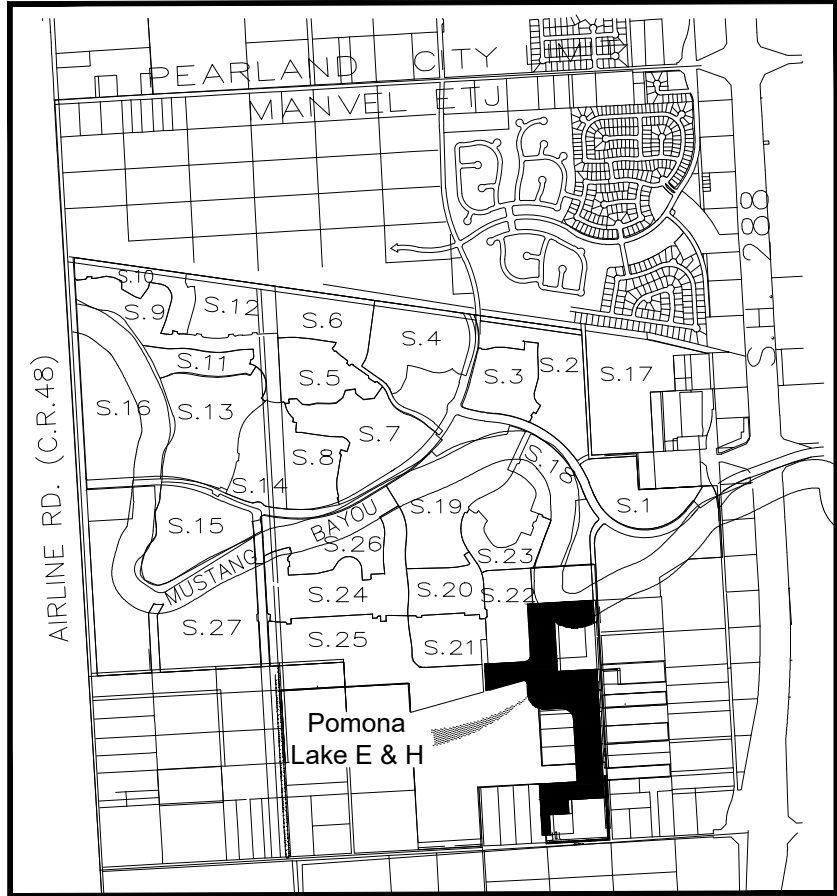
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

Page 1 of 2



LJA# 2149-09003

06.18.2021



Vicinity Map
1 inch = 1/2 mile

LOT SUMMARY TABLE																							
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23
50'x110'	----	----	----	----	----	107 LOTS	----	----	----	76 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
50'x120'	----	----	----	----	----	----	----	----	----	----	74 LOTS	----	----	----	----	118 LOTS	----	----	----	----	50 LOTS	----	----
50'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	25 LOTS	----	----
55'x120'	6 LOTS	----	----	137 LOTS	55 LOTS	----	----	----	76 LOTS	----	10 LOTS	----	42 LOTS	----	----	----	----	----	55 LOTS	----	----	----	----
60'x120'	----	----	----	----	----	----	----	----	----	----	----	70 LOTS	----	----	----	94 LOTS	6 LOTS	----	6 LOTS	----	17 LOTS	4 LOTS	----
60'x125'	----	----	----	----	----	----	----	59 LOTS	----	----	----	----	----	----	----	----	7 LOTS	----	----	----	53 LOTS	42 LOTS	----
65'x120'	7 LOTS	99 LOTS	----	----	20 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
65'x125'	----	----	----	----	----	----	----	----	----	36 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
70'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	50 LOTS	----	----	----	32 LOTS	----	----	----	----	----
75'x130'	5 LOTS	----	48 LOTS	----	6 LOTS	----	49 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
80'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	34 LOTS	----	----	----	32 LOTS	----	----	----	----	----
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	----	----	----	----	----	183 LOTS	183 LOTS
50'x120'	----	120 LOTS	----	----	----	362 LOTS	392 LOTS
50'x130'	----	----	----	----	----	25 LOTS	----
55'x120'	97 LOTS	----	----	----	----	478 LOTS	489 LOTS
60'x120'	----	----	50 LOTS	----	----	247 LOTS	383 LOTS
60'x125'	----	----	----	----	----	102 LOTS	----
65'x120'	----	----	----	----	----	185 LOTS	221 LOTS
65'x125'	----	----	----	----	----	36 LOTS	----
70'x130'	----	----	49 LOTS	----	----	131 LOTS	127 LOTS
75'x130'	----	----	----	----	----	108 LOTS	108 LOTS
80'x130'	----	----	44 LOTS	----	----	110 LOTS	118 LOTS
TOTAL LOTS	97 LOTS	120 LOTS	50 LOTS	93 LOTS	LOTS	1,967 LOTS	2,021 LOTS

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 or fee strips.

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 in writing at least forty-eight (48) hours before placing any concrete for drainage structures.

5) The DISTRICT'S 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 facility and drainage system are operating properly.

6) Appropriate cover for 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) No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.

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.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines." This approval is only valid for three hundred sixty-five (365) calendar days. After that time, re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by an Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Lake E & H, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Lake E & H 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 Chair

GENERAL NOTE:

1.) PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET

2.) PROJECT BENCHMARK: A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCO,LA. AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M.521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET

3.) BDD4 BENCHMARK: BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED MU-1 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))

4.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY. THIS PLAT LIES PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40.

5.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013, JANUARY 26, 2015, MARCH 1, 2016, AUGUST 22, 2016, JUNE 4, 2018, DECEMBER 16, 2019, AND MARCH 15, 2021.

6.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

A PRELIMINARY PLAT OF

POMONA
LAKE E & H

±43.1 ACRES
5 RESTRICTED RESERVES

OUT OF THE
A.C.H. & B.R.R. CO. SURVEY, A-417
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 305-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



Planning &
Landscape Architecture

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026

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LJA# 2149-09003

06.18.2021

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 LIA 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.



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
1/2 Acre	824	13.8%
1/4 Acre	974	16.2%
1/8 Acre	404	6.7%
1/16 Acre	304	5.0%
1/32 Acre	204	3.4%
1/64 Acre	104	1.7%
1/128 Acre	54	0.9%
1/256 Acre	24	0.4%
Total	2,892	100.0%

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021



**Planning &
Landscape Architecture**
Land & Water Planning
Land Use Planning
Site Planning
Site Design
Site Construction

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this information for any other project or purpose. I am not providing this information for any other project or purpose. I am not providing this information for any other project or purpose.



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project #: 140-00000

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



**MINUTES
PLANNING DEVELOPMENT AND ZONING COMMISSION
June 14, 2021
7:00 P.M.**

NOTICE IS HEREBY GIVEN

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:

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.

Regular Session

Call to Order PDZ Board Members

Dorothy Wynne called the meeting to order at 7:01 p.m. Those in attendance were;

Pos #1 Ryan Miller 3/2023 - Present
Pos #2 Kyle Marasckin 3/2023 - Present
Pos #3 Christine Diaz 3/2023 - Present
Pos #4 Alina Rogers 3/2023 - Present
Pos #5 Christy Kennard 3/2022 - Present
Pos #6 Dorothy Wynne 3/2022 - Present
Pos #7 Muhammed Alam 3/2022 - Present

Pledge

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

Citizen Comments: "Comment Card" Required

None

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND THREE (3) RESERVES.

Dorothy Wynne opened the Public Hearing at 7:08 p.m.

1st call for comments - None

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:09 p.m.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 2 BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

Dorothy Wynne opened the Public Hearing at 7:09 p.m.

1st call for comments - None

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:10 p.m.

- C. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA CUMULUS DRIVE PHASE 3 BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

REASON FOR THE REPLAT IS TO RECONFIGURE PORTIONS OF ONE (1) PLATTED LOT INTO ONE (1) BLOCK AND TWO (2) RESERVES.

Dorothy Wynne opened the Public Hearing at 7:10 p.m.

1st call for comments

- Mark Dunk – 1803 CR 67, Manvel Tx
Spoke against the proposed replat.

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:13 p.m

- D. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 28B BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. REASON FOR THE REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, TWO (2) BLOCKS, AND SEVEN (7) RESERVES.

Dorothy Wynne opened the Public Hearing at 7:13 p.m.

1st call for comments

- Mark Dunk – 1803 CR 67, Manvel Tx
Spoke against the proposed replat.

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:15 p.m

Consent Agenda

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 Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT

RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Cumulus Drive Phase 3;
BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDS IN VOLUME 22, PAGES 231- 234 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve a 30-day plat extension and forward to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- F. Approve and forward with recommendation to City Council, Final Plat for Meridiana Northeast Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 12.39 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- H. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 31A;
BEING A SUBDIVISION OF 15.52 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- I. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 6B;
BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- J. Approve, Preliminary Plat for Pomona Street Dedication No. 2 Kirby Drive;
BEING 1.6 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- K. Approve, Preliminary Plat for Pomona Street Dedication No. 3 Kirby Drive;
BEING 4.0 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- L. Approve, Preliminary Plat for Pomona Section 24;
BEING 39.9 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- M. Approve, Preliminary Plat for Pomona Section 25;
BEING 46.3 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, AND THE R.B.
LYLE CO. SURVEY, A-540, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- N. Approve, Preliminary Plat for Pomona Section 26;
BEING 29.7 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- O. Approve, Preliminary Plat for Pomona Section 27;
BEING 85.4 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- P. Approve meeting minutes to date.

Christine Diaz made the motion to approve the consent agenda. Aline Rogers seconded the motion. The motion carried.

Vote: 7-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Update on the Capital Improvements Advisory Committee and introduction/presentation on Water and Wastewater Impact Fees.
- B. Consideration and possible action to approve Meridiana General Development Plan Amendment No. 19.

Ryan Miller made the motion to approve. Muhammed Alam seconded the motion. **The motion FAILED.**

Vote: 1-6

Yes: Ryan Miller

No: Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam
Absent: None
Abstained: None

- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Christine Diaz made the motion to approve. Kyle Marasckin seconded the motion. **The motion FAILED.**

Vote: 0-7
Yes: None
No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam
Absent: None
Abstained: None

- D. Consideration and possible action to approve, Preliminary Plat for Newport Lake Estates Section Three;
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. &
B.R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.

Ryan Miller made the motion to approve. Christy Kennard seconded the motion. **The motion FAILED.**

Vote: 0-7
Yes: None
No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam
Absent: None
Abstained: None

- E. Consideration and possible action to approve, Preliminary Plat for Pomona Lake E & H; BEING 43.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Christy Kennard made the motion to approve. Kyle Marasckin seconded the motion. **The motion FAILED.**

Vote: 0-7
Yes: None
No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam
Absent: None
Abstained: None

- F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); 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.

Kyle Marasckin made the motion to table. Ryan Miller seconded the motion. The motion carried.

Vote: 7-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam

No: None

Absent: None

Abstained: None

Adjourn

Christine Diaz made the motion to adjourn at 9:20 p.m. Kyle Marasckin seconded the motion. The motion carried.

Vote: 7-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne, Christy Kennard, and Muhammed Alam

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the June 14, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☐
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Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary ☒ _____
Final ☐ _____

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

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

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Units 8 and 9 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	June 21, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Meridiana Units 8 and 9 Open Space Preliminary Plat.

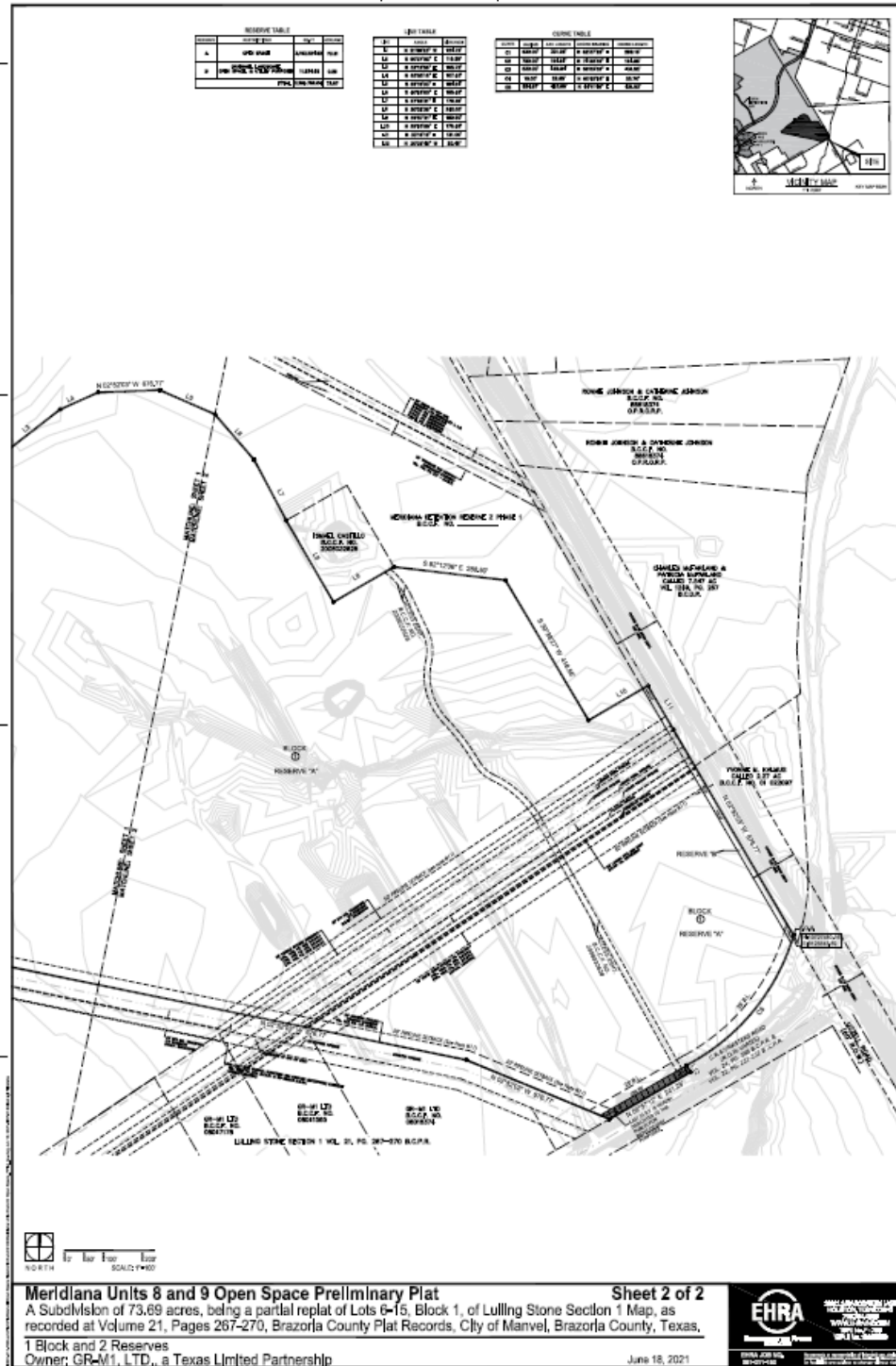
1. Label the ROW width for Inspiration Way. Sheet 2 of 2 has not been provided (Section 62-38 (a) (8)).
2. Label the 80-ft ROW width for Uzzell Road (Section 62-38 (a) (8)).
3. This preliminary plat must be approved on and in compliance with the GDP. GDP Amendment No. 17 shows Open Space Units 8 and 9 as single family residential, not open space (Ordinance No. 2009-O-4).
4. Dedicate the full 120-foot ROW of the C12 (Section 62-38 (a) (9) (10 and (11)).
5. This preliminary plat landlocks property owned by Mr. Ismael Castillo (Section 62-108).
6. Flag shaped lots are not permitted (Section 62-108).



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

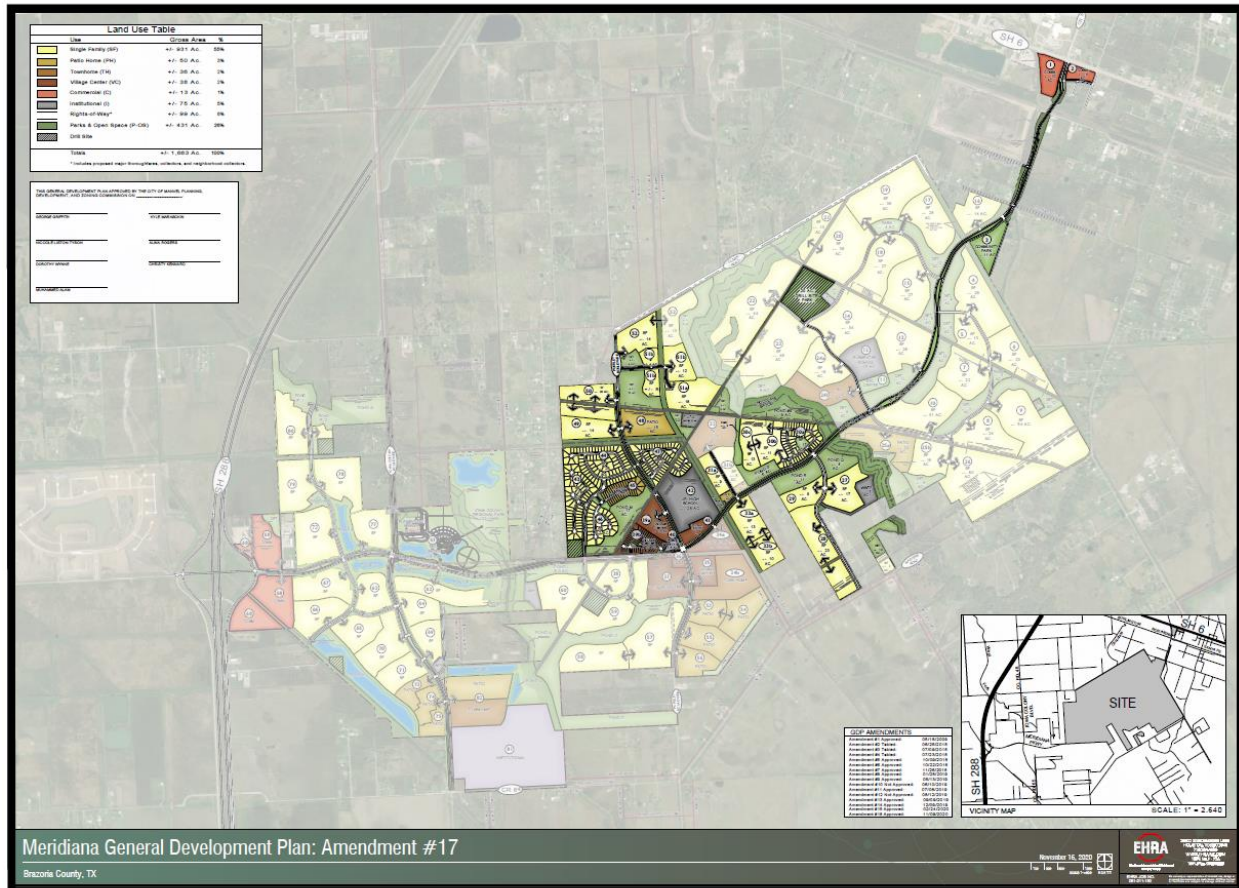
Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

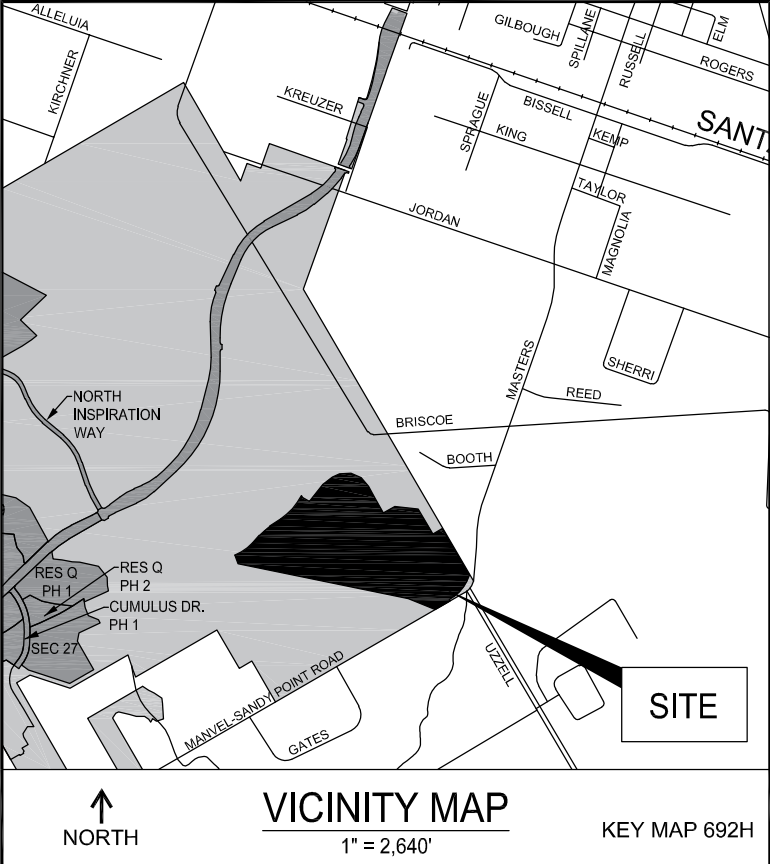
Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020)



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	OPEN SPACE	3,193,524.62	73.31
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,234.42	0.26
TOTAL		3,204,759.04	73.57

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 21°09'23" W	124.72'
L2	S 60°27'52" E	114.29'
L3	N 52°12'56" E	165.72'
L4	N 65°55'16" E	107.43'
L5	S 66°19'03" E	154.94'
L6	S 40°42'03" E	155.42'
L7	S 27°52'21" E	176.18'
L8	S 30°02'39" E	242.00'
L9	N 59°57'21" E	180.00'
L10	N 59°43'55" E	176.48'
L11	N 30°16'19" E	131.00'
L12	N 30°02'46" W	20.46'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	301.02'	N 62°37'25" E	298.16'
C2	720.00'	194.64'	N 74°30'39" E	194.05'
C3	830.00'	436.04'	N 59°53'59" E	431.52'
C4	15.00'	22.85'	N 02°42'48" E	20.70'
C5	554.97'	443.65'	N 44°11'49" E	431.93'



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

Meridiana Units 8 and 9 Open Space Preliminary Plat

A Subdivision of 73.69 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1 Map, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves

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

Sheet 2 of 2

June 18, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.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 or facilities are subject to change without notice.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

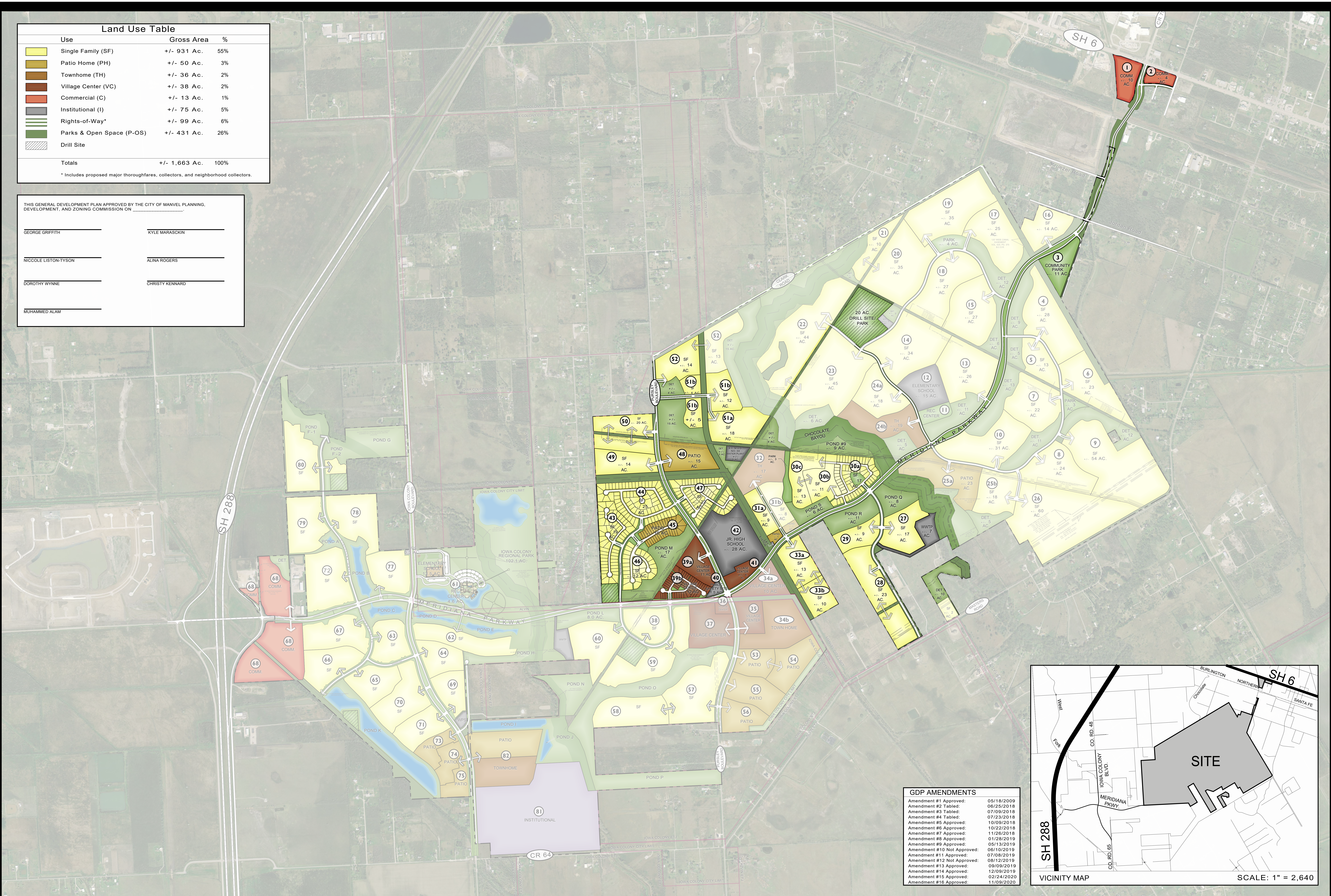
DOROTHY WYNNE

MUHAMMED ALAM

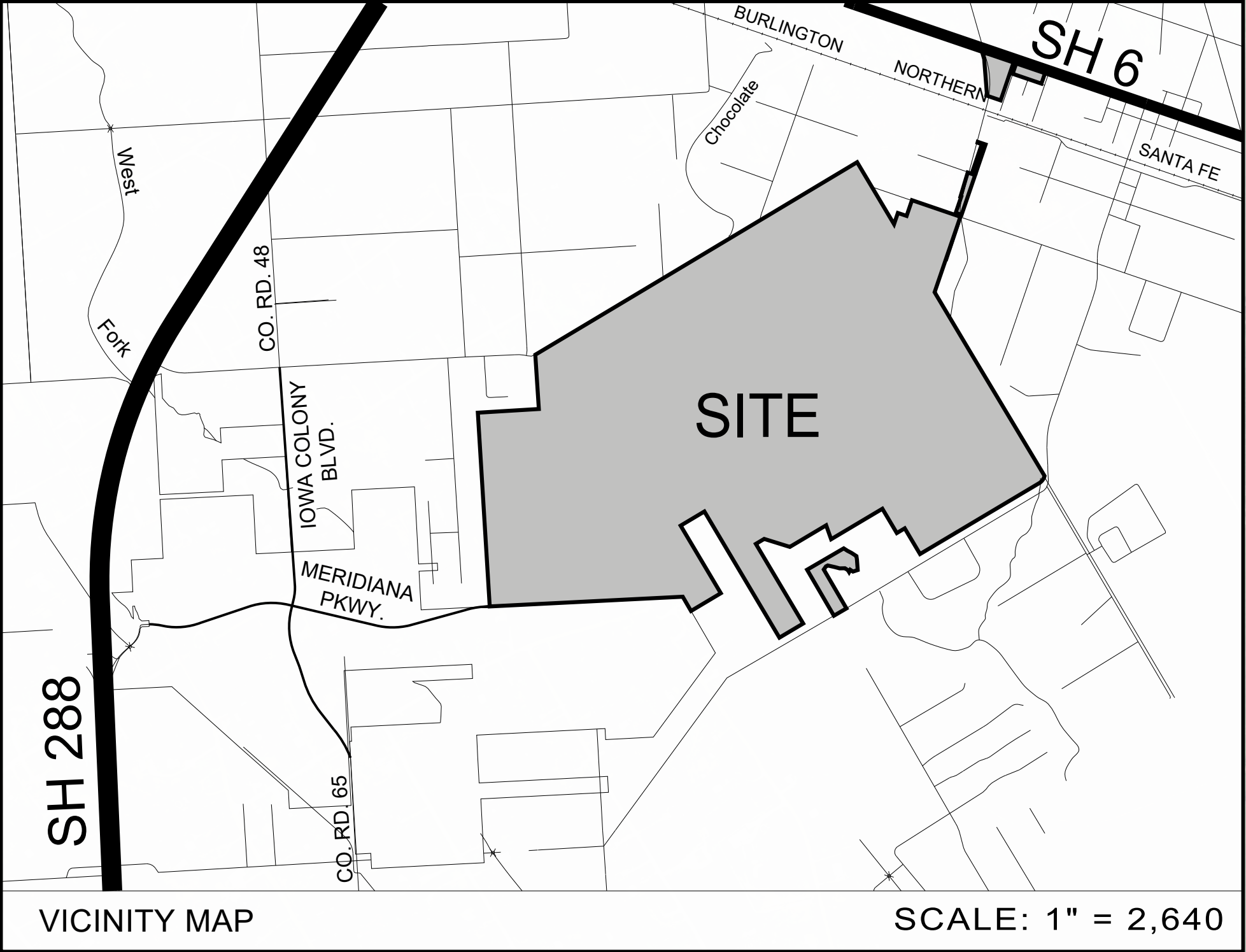
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600'



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TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150

CORRECTION RESUBMITTAL MEMORANDUM

DATE: June 17, 2021

TO: City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630

FROM: EHRA/Brad Sweitzer, Senior Planner

RE: **Correction Submittal – Meridiana Units 8 and 9 Open Space Preliminary Plat**

DIRECTOR OF DEVELOPMENT SERVICES COMMENTS:

1. *Label the R.O.W. width for Inspiration Way (see Item No. 8).*

The R.O.W. width label for Inspiration Way has been added.

2. *Label the R.O.W. width for Uzzell Road (see Item No. 8).*

The R.O.W. width label for Uzzell Road has been added.

3. *Provide DD5 LONO for the Preliminary Drainage Plan (see Item No. 15).*

A DD5 LONO has been provided along with this resubmittal.

4. *Provide utility letters (see Item No. 16).*

Our submittal to Centerpoint and the MUD 57 LONO was submitted originally, but I have included a copy of that submittal and LONO in this resubmittal as well.

5. *This preliminary plat must be approved on the GDP.*

Acknowledged.

6. *See City Engineer's comments.*

Acknowledged.

CITY ENGINEER COMMENTS:

1. *The approved GDP Amendment No. 17 shows Section 8 and 9 to be Single Family Residential, not Open Space. Therefore, this submittal is not in compliance with the approved GDP.*

The purpose of this plat is to allow for fill to be placed in this area which will later allow for this area to be developed as single-family lots (as is shown on the GDP). It is a temporary condition which will allow us to get to the ultimate condition on the GDP. Additionally, "open space" is an allowed use for Single Family Residential within the O-PUD.

2. *As with the Meridiana Detention Reserve Z Phase 1 Preliminary Plat submittal, the full 120-foot R.O.W. of the C12 needs to be illustrated and ultimately attained. Revise.*

The full extent of the future 120' wide C-12 ditch easement has been added.

3. *The property owned by Mr. Ismael Castillo appears to be landlocked with the plat. Provide clarification.*

An access easement to C.R. 67/Masters Road is provided for this property and is shown on the face of the plat.

4. *The City does not allow flag-shaped lots per subdivision ordinance.*

There are no lots within this plat, only reserves. The Castillo Tract is an existing condition and will be provided a shorter access route to a public ROW once the adjacent single family sections are developed.

5. *Provide Drainage District approval.*

A DD5 LONO has been provided along with this resubmittal.

6. *The "Preliminary Drainage Layout" does not conform to the requirements required in Section 62-38 (12).*

We have updated the preliminary drainage plan to include contours. Please let us know if any other elements need to be added.

7. *Section 62-38 (13) requires a Traffic Study for all proposed development located along a major thoroughfare.*

Per the applicable subdivision ordinance, a traffic study is only required for developments located along State Highway 288. Additionally, there will be no traffic on this site as it is restricted to open space.

Please let me know if you require anything further to facilitate the approval of this plat.

Regards,

Brad Sweitzer, PLA, AICP
Senior Planner
EHRA

Enclosure