

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 23, 2021

NOTICE IS HEREBY GIVEN
7:00 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.

Regular Session

Call to Order

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 thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, 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 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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. Consideration and possible action to recommend approval 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.
- B. Consideration and possible action to recommend approval to City Council, Final Plat for Meridian Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridian Section 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve V;
BEING A SUBDIVISION OF 3.922 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve the meeting minutes to date.

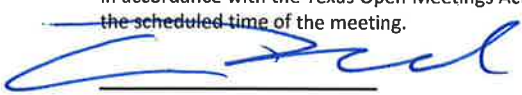
Regular Agenda

- A. Reconsideration and possible action for Meridiana General Development Plan (GDP) Amendment No. 19 (dated June 3, 2021) as requested by Rise Communities (developer).
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;
BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A- 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, 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, HE 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.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-27;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (IC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 August 20, 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 August 23, 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.



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	August 23, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to construct a self-storage facility located at 7227 Cemetery Road, in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Approved Plat, Application, and Public Hearing Notice

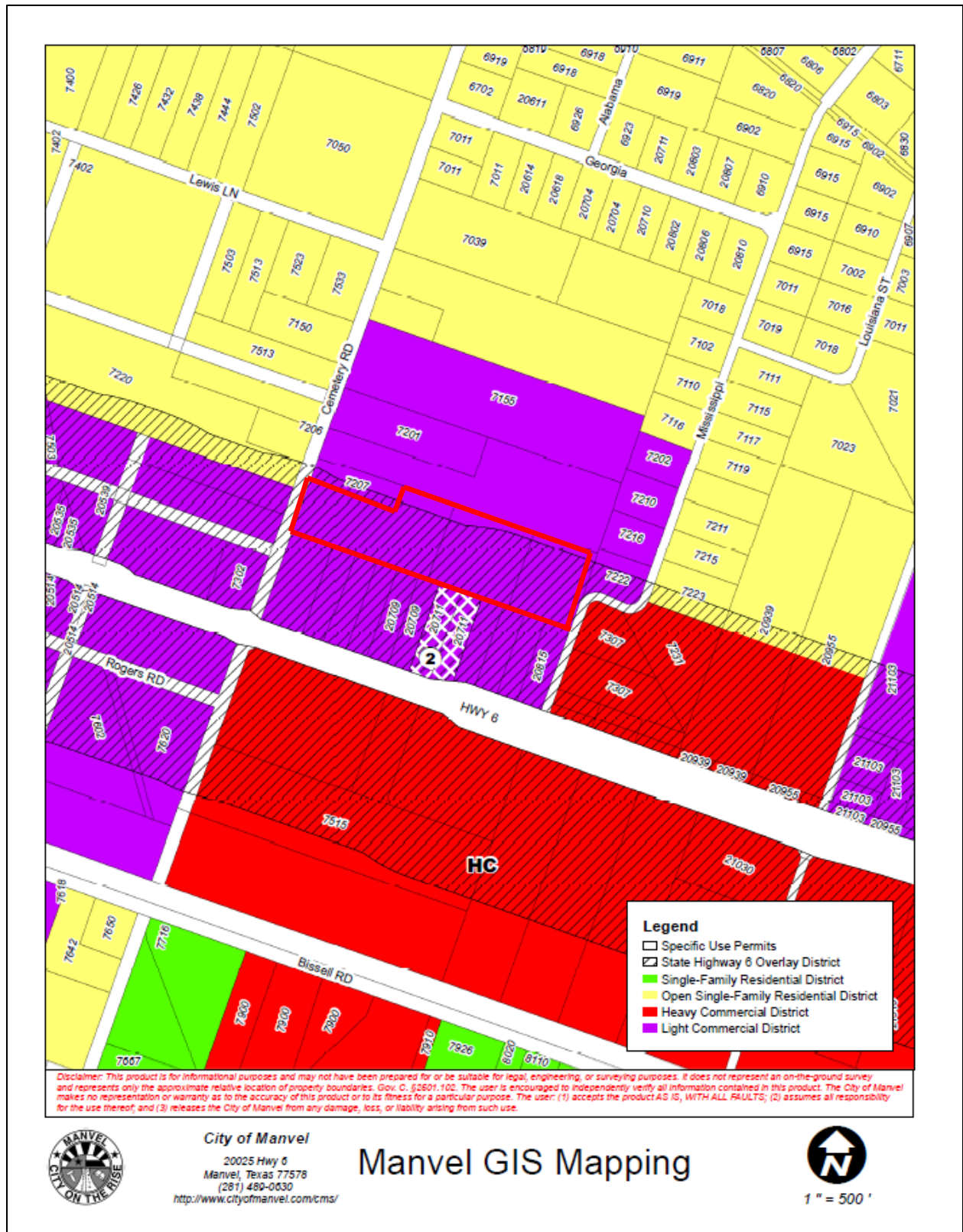
Recommended Action

A Public Hearing following a Consideration and Action from the Commission to the City Council

Executive Summary

The owner is requesting a Specific Use Permit for approximately 9.464 acres of land located at 7227 Cemetery Road. The property is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The SUP has been requested in order for a self-storage facility to be constructed at the site. According to the City's Zoning Ordinance, NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" requires a SUP in the Light Commercial District (LC). The subject property is currently vacant. The site plan proposes two points of ingress/egress to the site with one located Cemetery Road and a second located on Mississippi Street. The self-storage facility will have personal self-storage and RV storage. Previously a SUP has been approved for this site under NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP. Staff overview of the SUP is contained in the attached staff report.

Zoning Vicinity Map



Staff Report

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. Because, however, 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 be ordinance, grant a specific use permit 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.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6-SUP) East: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR)
Surrounding Land Use	North: Single-Family Residential & Vacant/Undeveloped South: Commercial, Religious Institution, & Vacant/Undeveloped East: Single-Family Residential West: Single-Family Residential & Vacant/Undeveloped

Overview

In 2019, a SUP was approved for this site under NAICS use number 531130 “Lessors of Mini Warehouses and Self-Storage Units” by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP for the same use. The

property has always been zoned Light Commercial District (LC) since City-wide zoning was adopted in 2001. The State Highway 6 Overlay District (SH6) was adopted in 2010. As was the case in 2019, a Specific Use Permit (SUP) is required for NACIS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units". The SUP application has been requested by the property owner so a self-storage facility can be constructed at 7227 Cemetery Road. The proposed self-storage facility will have personal self-storage and RV storage. According to the site plan, there are six structures for self-storage or RV storage. Two structures are dedicated solely to self-storage and four are dedicated to covered RV storage. The site has proposed detention located in the northeast portion of the proposed site plan (*see Site Plan section*). The facility will take ingress and egress from two access points, with one located on Cemetery Road and the second located on Mississippi Street. The area is developed with single-family residential and commercial development. Some single-family development is zoned commercially with either Light Commercial (LC) or Heavy Commercial (HC) zoning districts. These properties are legal nonconforming in use. The commercial uses are located on SH6 abutting the property to the south. These businesses include Luxury Palapas, Manvel Auto Care, House of Refuge Church, Corey's Kitchen, and Biker Church.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following 20 conditions:

1. The facility must have a public restroom;
2. The facility must comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements;
3. All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (*see Design Criteria Manual for specifications*);
4. FDC's shall be remote and within 50-feet of a fire hydrant;
5. All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
6. All entry gates shall have a Knox Box key switch and a "click to enter" system;
7. Fire extinguishers shall be placed every 75-feet of travel distance;
8. All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
9. The facility shall comply with any and all Fire Marshal requirements;
10. The minimum distance between non-residential driveways and minor street shall be 75-feet;
11. Any open storage or display of items not for sale shall comply with Section 77-52, *Open Storage and Display of Items*;
12. The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
13. The site shall comply with subdivision variance conditions approved by City Council;
14. Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, 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;

15. All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a “house side shielding”;
16. No freestanding light fixture shall be greater than 25-feet in height;
17. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
18. A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
19. The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and
20. The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

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.

Site Photographs



Looking at the site from Cemetery Road.



Residential homes across the street on Cemetery Road.



Residential homes abutting the site on Cemetery Road.



Looking at the site from Mississippi Street.



Residential homes across the street on Mississippi Street.



Commercial business abutting the site on SH 6.



Abutting commercial property to the south on SH6.

Aerial Vicinity Map



[illegible]

Approved Plat



Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Diamond Storage
Project Location/Address: 7227 Cemetery Rd Manvel, TX 77578
Legal Description: Landmark Park Subdivision, North of Highway 6, East of Cemetery Rd/ Hayden Crest
Current Zoning: Light Commercial Proposed Land Use: Self Storage NAICS No.: 53110
Parcel/Tax ID# (s): 6002-0014-000/ Total Acreage: 9.464 Request extension of 2019-0-22
6002-0015-000/
6002-0015-110

APPLICANT INFORMATION

Applicant Name: Ryan Gregory
Company Name: Diamond Storage, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

Ryan Gregory 7/23/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: R. Gregory Investments, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

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

Ryan Gregory 7/23/2021
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Ryan Gregory

Applicant Signature

7/23/2021

Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/08/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, AUGUST 23, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, 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 APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, 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 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMDENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.



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: August 23, 2021 PDZ & September 7, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to recommend approval 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.

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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.16 14:51:46 -05'00'

SIGNATURE

August 16, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 4 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat has been resubmitted on the July 12, 2021, plat submittal date for consideration. The Developer has requested a 30-day plat extension on their July 12th submittal. The Commission recommended approval of a 30-day plat extension on August 9, 2021. The City Council approved the 30-day plat extension on August 16, 2021.

Staff Recommendation

Staff recommends approval of Meridiana Pursely Boulevard Phase 4 Final Plat.



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E4168

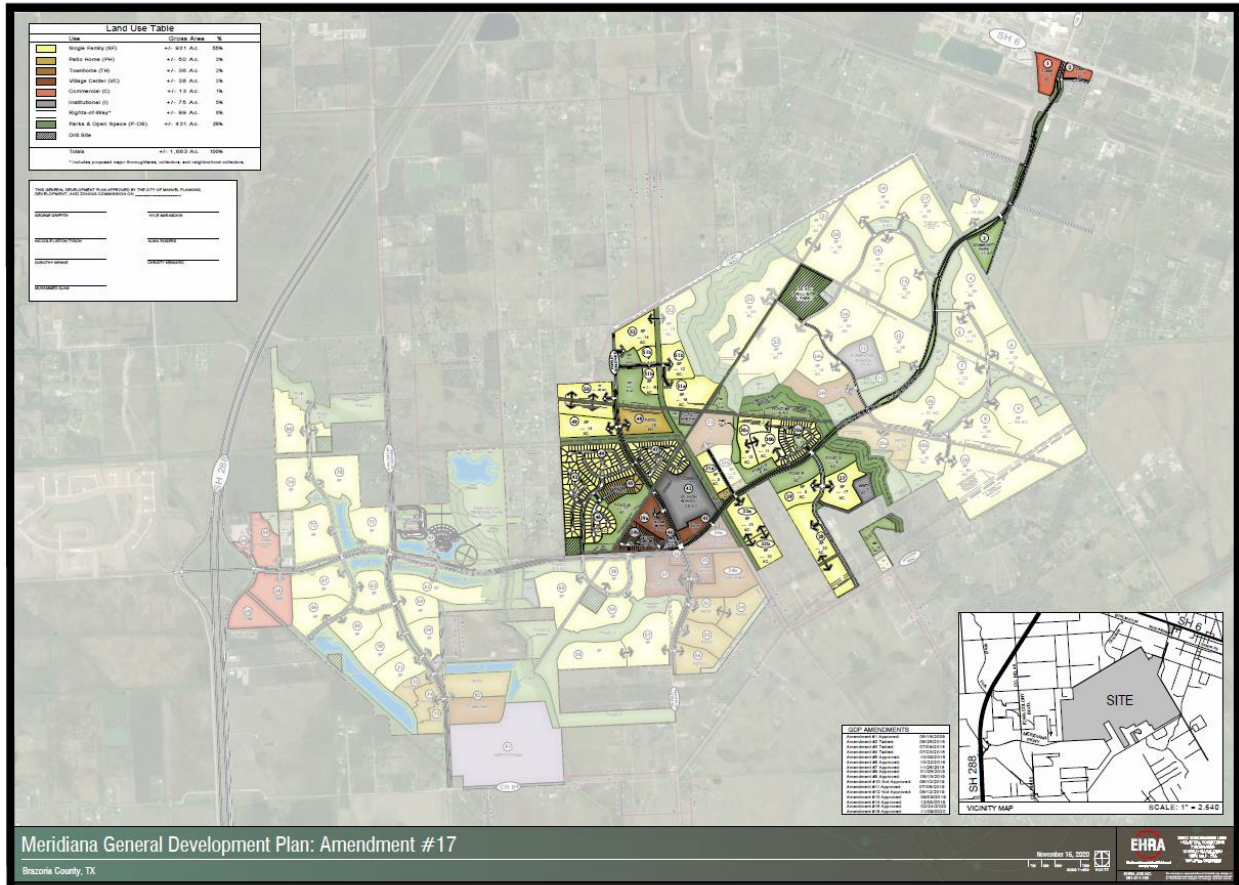
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DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 4
BEING A 1.941 ACRE TRACT OF LAND
SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286
AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.941 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179 AND A CALLED 207.892 ACRE TRACT CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER B.C.C.F. NO. 2006037042; SAID 1.941 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract recorded under B.C.C.F. NO. 2006035182 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left and the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of South 15°22'42" West, for a distance of 15.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

2) THENCE, South 03°03'24" East, for a distance of 834.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 84°36'26" West, for a distance of 121.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 03°03'24" West, for a distance of 559.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of said 56.69 acre tract of land;

5) THENCE, North 87°13'12" East, along the northerly line of said 56.69 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch capped iron rod stamped "WILSON" was found N 71°18" W, a distance of 0.3 feet;

6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 273.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 86°56'36" East, for a distance of 65.00 feet to the POINT OF BEGINNING and containing 1.941 acres of land.

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, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 4, 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.

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 2nd day of June, 2021.

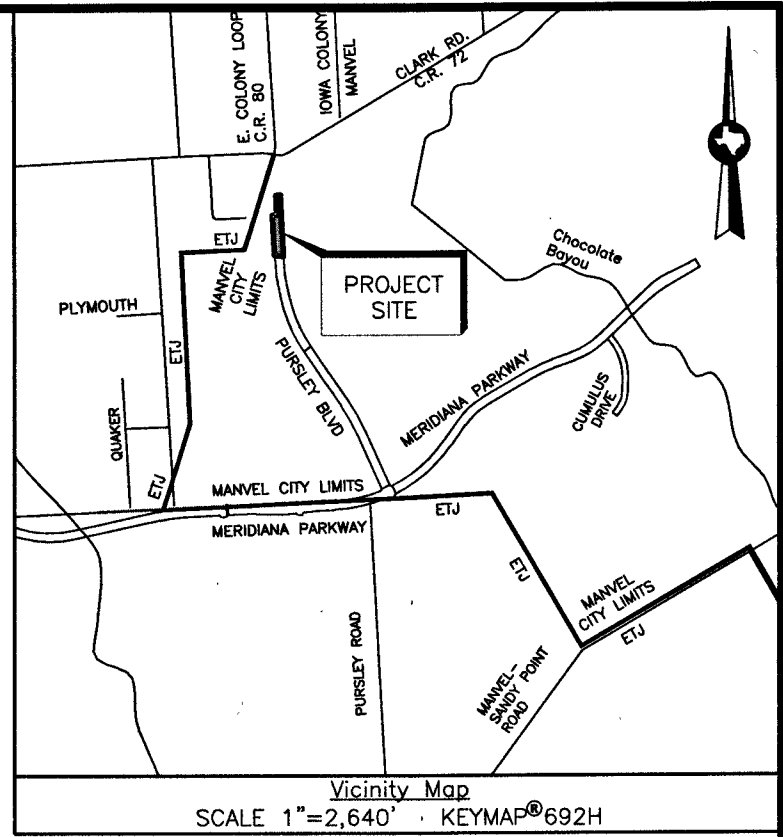
OWNER

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

BY: Matt Lawson

Print Name: Matt Lawson

Title: President

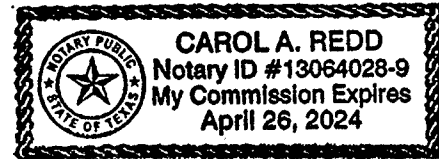


STATE OF TEXAS

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 2nd day of June, 2021.



Carol A. Redd
Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

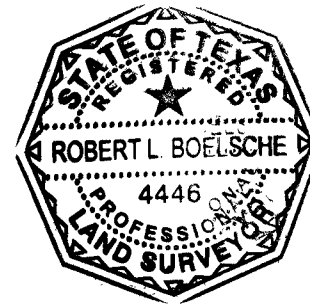
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 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 _____, 2021.

City Council

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., _____ Date
President

Brandon Middleton 7-12-21
Secretary/Treasurer

Kerry L. Osburn 7/12/21
Vice President

Jarrod D. Aden, P.E., C.F.M. 7/12/21
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B20054

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

BEING A SUBDIVISION OF 1941 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.

OWNER

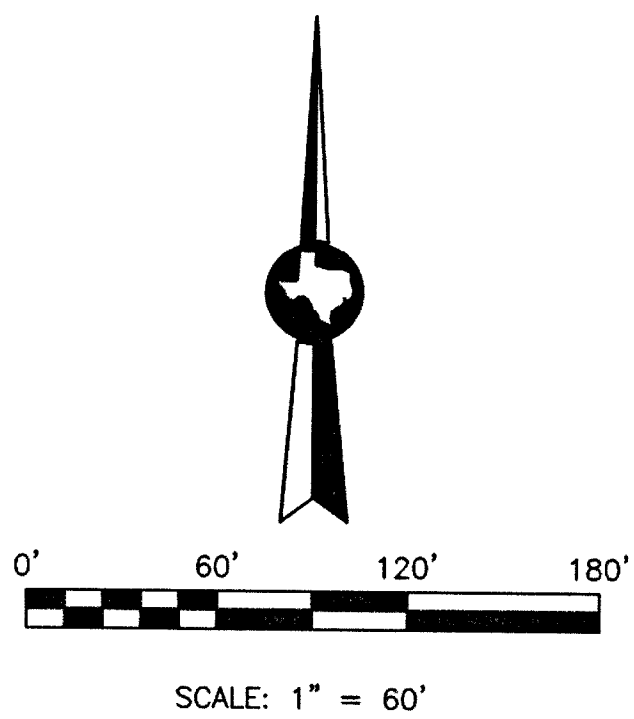
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR



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

**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**

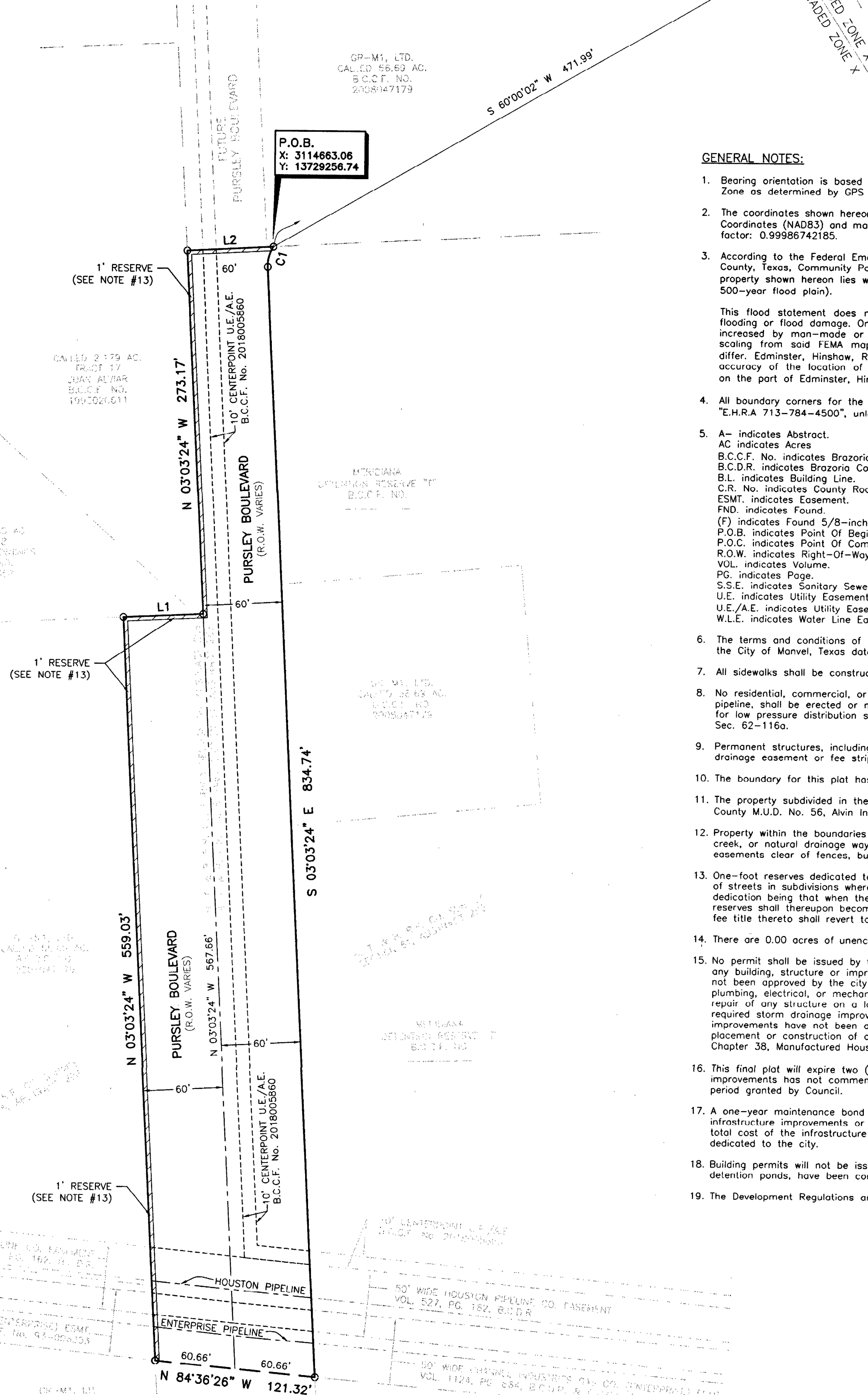
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plot will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property, if so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

NOS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°13'12" E	60.00'
L2	N 86°56'36" E	65.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	36°52'12"	16.09°	15.22'42"	S 15°22'42" W	15.81'

**GENERAL NOTES:**

- 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract.
AC indicates Acres.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
E.S.M.T. indicates Easement.
F.N.D. indicates Found.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencement.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
U.E./A.E. indicates Utility Easement/Aerial Easement.
W.L.E. indicates Water Line Easement.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- 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.
- 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.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions 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 reserves 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 dedicant, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

BEING A SUBDIVISION OF 1941 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.

OWNER

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

AUGUST 13, 2021

ENGINEER/SURVEYOR

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

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





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: August 23, 2021 PDZ & September 7, 2021

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to recommend approval to City Council, Final
Plat for Meridian Pursley Boulevard Phase 5, being a subdivision of 0.5360 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel,
in 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.16 15:02:59 -05'00'

SIGNATURE

August 16, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 5 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 12, 2021, the Planning, Development and Zoning Commission recommended approval of the Meridiana Pursley Boulevard Phase 5 Preliminary Plat to City Council. The City Council approved the Meridiana Pursley Boulevard Phase 5 Preliminary Plat on April 19, 2021. The Meridiana Pursley Boulevard Phase 5 Final Plat was submitted on July 12, 2021. The Developer has requested a 30-day plat extension on their July 12th submittal. The Commission recommended approval of a 30-day plat extension on August 9, 2021. The City Council approved the 30-day plat extension on August 16, 2021.

Staff Recommendation

Staff recommends approval of Meridiana Pursely Boulevard Phase 5 Final Plat.



E-2

JOB NO. CBT-CF-119

\www.ehra.com\projects\cadd\cbtcf119\FINAL_PAT_MERIDIANA_BV_PHASE_5.dwg

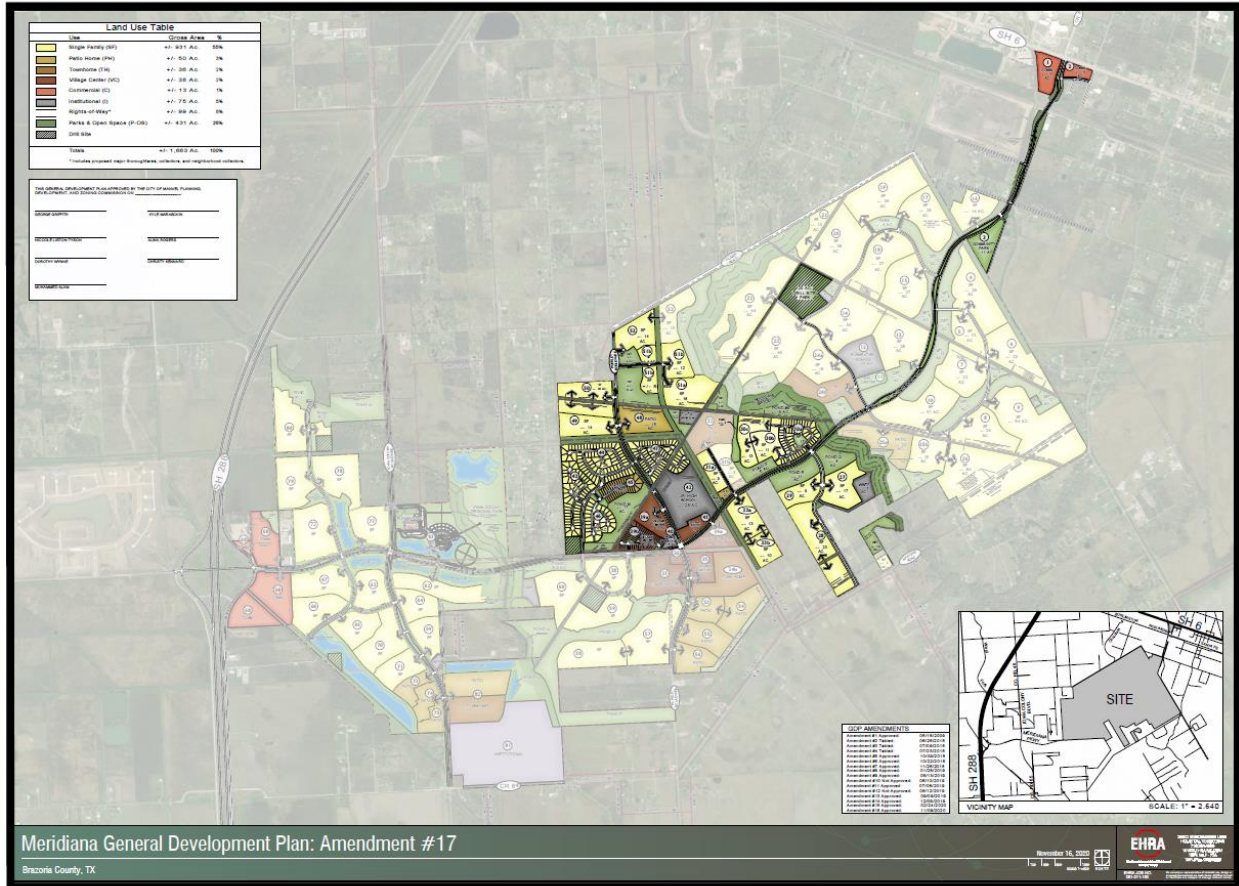
PAGE 2 OF 2
F4291



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



E4221

METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 5
BEING 23,346 SQUARE FOOT (0.5360 ACRES) OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 23,346 SQUARE FOOT OR 0.5360 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179; SAID 23,346 SQUARE FOOT OR 0.5360 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of the Manvel Interim Park Site as per plat recorded under B.C.C.F. NO. 2011032948 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said Manvel Interim Park Site and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282 for a distance of 521.68 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 317.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 03°03'24" East, for a distance of 236.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

2) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 48°03'24" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 03°03'24" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

4) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing of South 60°22'42" West, for a distance of 22.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;

5) THENCE, South 86°56'36" West, for a distance of 65.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract in the westerly line of aforementioned 56.69 acre tract;

6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 351.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract;

7) THENCE, North 86°56'36" East, for a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,346 square feet or 0.5360 acres of land.

STATE OF TEXAS:

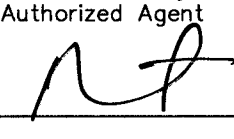
COUNTY OF BRAZORIA:

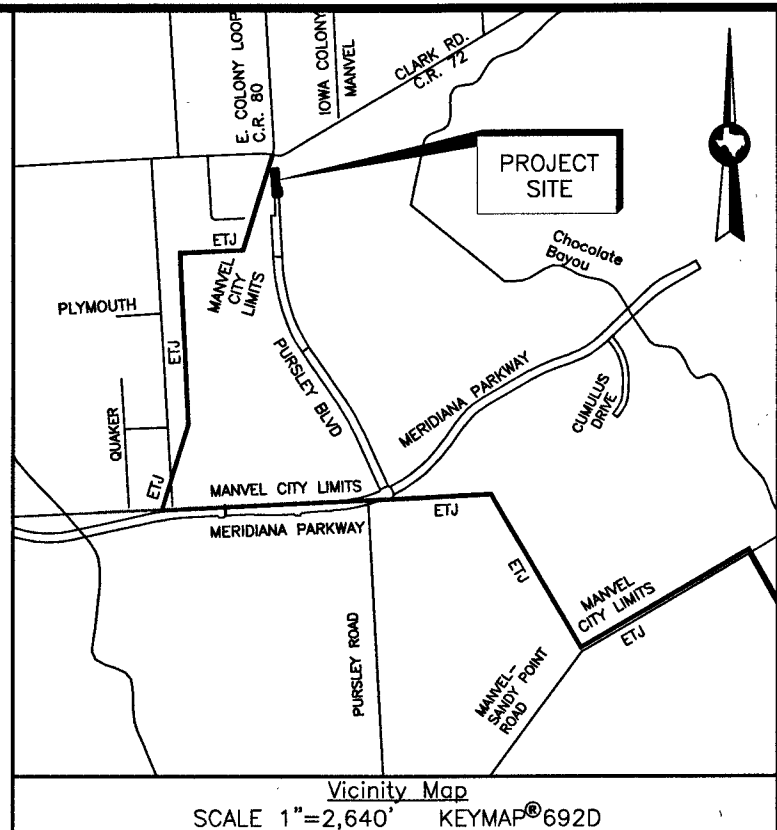
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 5, 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.

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 11 day of August, 2021.

OWNER

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

BY: 
Print Name: Matt Lawson
Title: President

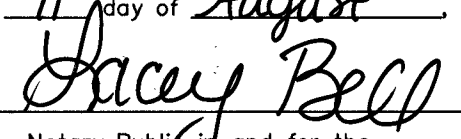


STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of August, 2021.


Notary Public in and for the
State of Texas
My Notary Commission Expires 8-2-22

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 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 2021.

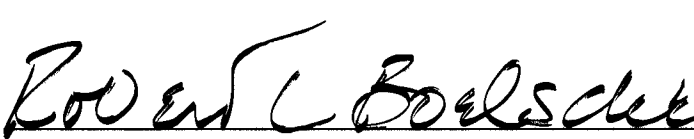
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 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 2021.

City Council

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

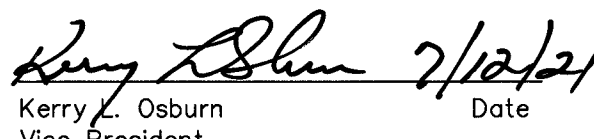



Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

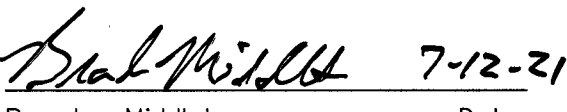
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

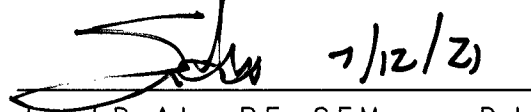
Date


Kerry Osburn
Vice President

Date


Brandon Middleton
Secretary/Treasurer

Date


Jorrod D. Aden, P.E., C.F.M.
District Engineer

Date

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B210013

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 5

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

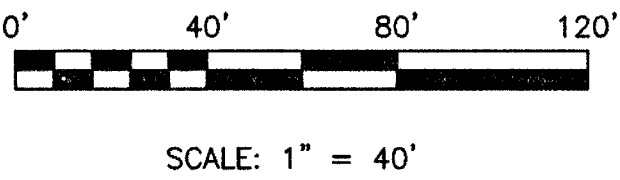
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR



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



SCALE: 1" = 40'

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE	BEARING	DISTANCE
L1	S 03°03'24" E	80.00
L2	S 86°56'36" W	65.00
L3	N 86°56'36" E	60.00

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	25.00	90°00'00"	39.27	S 48°03'24" E	35.36		
C2	25.00	53°07'48"	23.18	S 60°22'42" W	22.36		

GENERAL NOTES:

- 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- AC indicates Acres.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.C.R. indicates Brazoria County Deed Record.
C.R. No. indicates County Road Number.
FND. indicates Found.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
U.E./A.E. indicates Utility Easement/Aerial Easement.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- 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.
- 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.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions 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 reserves 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.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.

JOSHUA K. BOYAN &
ENRACUE MEJIA
B.C.C.F. NO. 2011022654

MARYKINDA Y. JEFFERSON
R.C.C.F. NO. 2012035143

LORE F. STEPHENS
B.C.C.F. NO. 2018065660

MERIDIANA
DETENTION RESERVE "1"
80' R.O.W.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1. Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

**FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 5**

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

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

AUGUST 13, 2021

ENGINEER/SURVEYOR



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

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

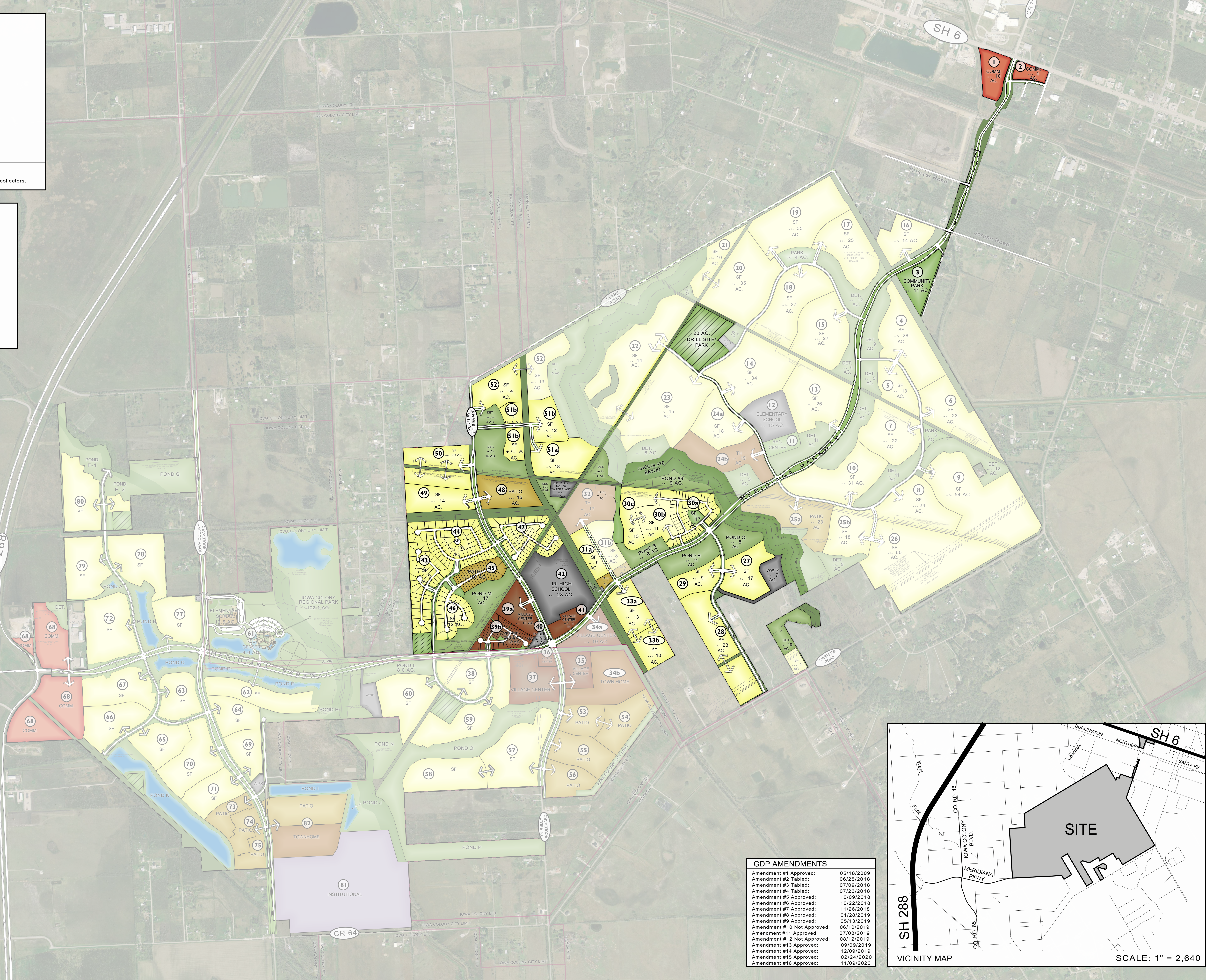
DOROTHY WYNNE

MUHAMMAD 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'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



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: August 23, 2021 PDZ & September 7, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridian Section 50, being a subdivision of 22.47 acres out of the
H.T. & B.R.R. Co. Survey, Section 55, A-286, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:35:04 -05'00'

SIGNATURE

August 17, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 50 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Section 50 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to address comments related to the construction plans.

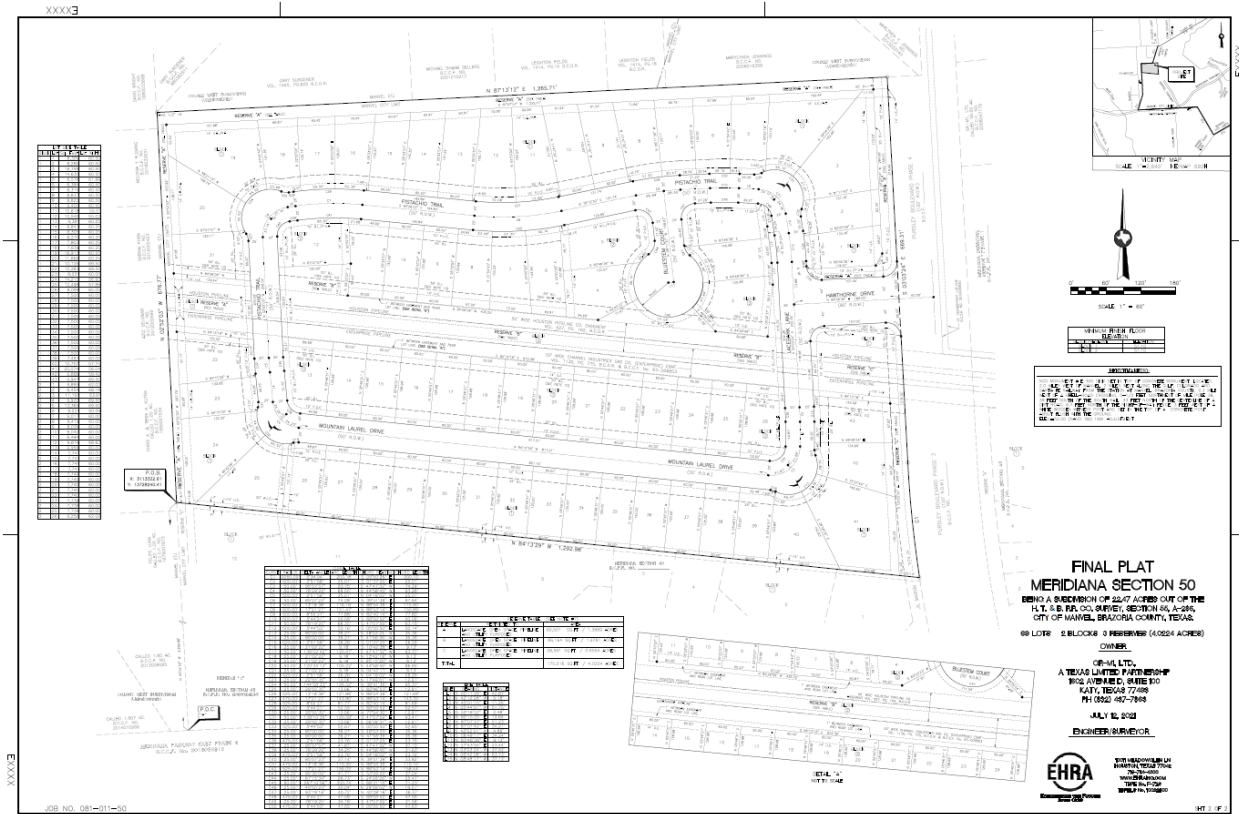
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DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

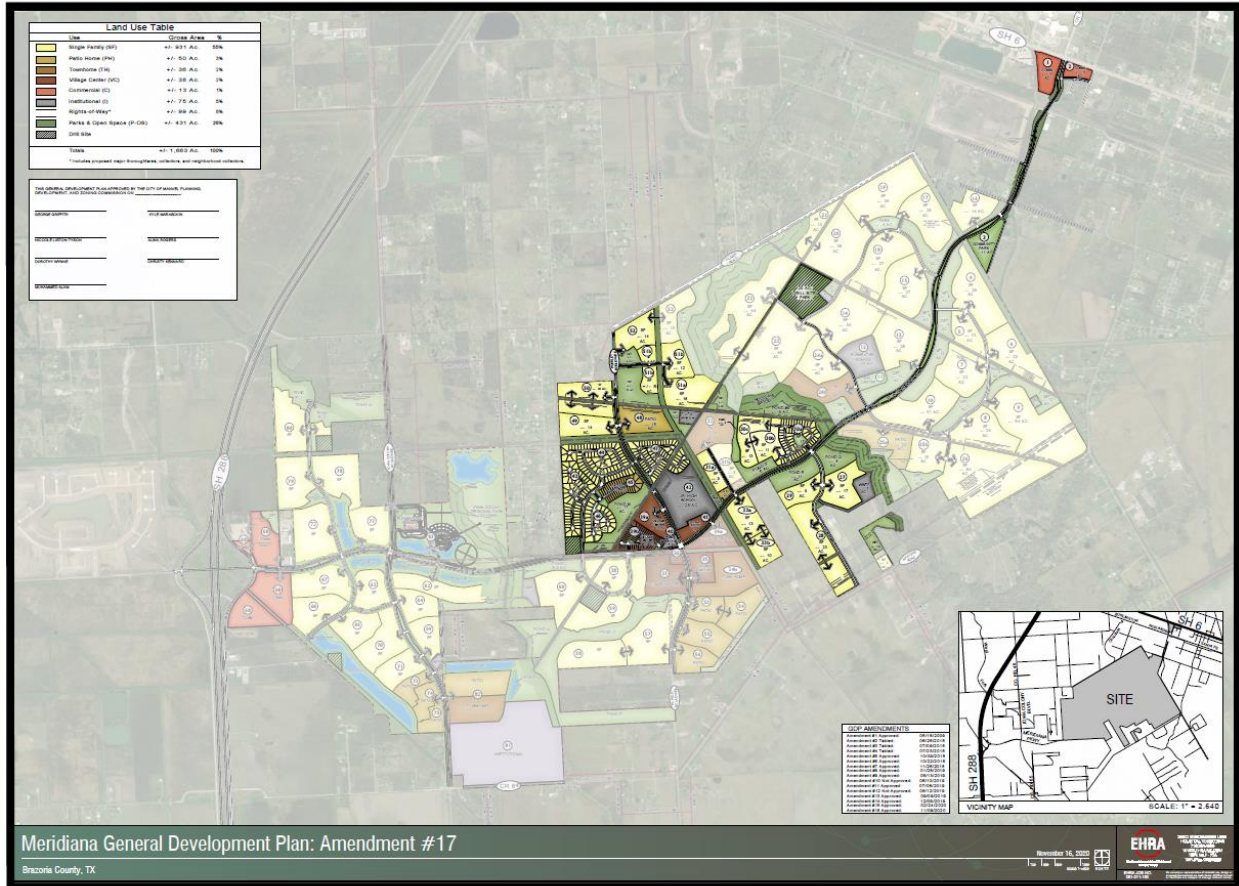




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



XXXX3

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,369	60.50
1	2	8,285	60.50
1	3	16,769	60.50
1	4	14,630	60.50
1	5	8,578	61.88
1	6	8,384	60.50
1	7	8,316	60.50
1	8	8,637	60.50
1	9	8,825	60.50
1	10	9,400	60.50
1	11	10,618	55.01
1	12	10,540	55.03
1	13	9,361	60.25
1	14	8,843	60.25
1	15	8,305	60.25
1	16	8,270	60.25
1	17	7,803	60.25
1	18	7,939	60.25
1	19	16,913	60.25
1	20	11,866	60.25
1	21	10,135	69.50
1	22	10,283	69.50
1	23	8,051	60.00
1	24	14,215	58.93
1	25	12,498	57.88
1	26	8,099	65.00
1	27	7,500	60.00
1	28	7,500	60.00
1	29	7,500	60.00
1	30	7,500	60.00
1	31	7,500	60.00
1	32	7,500	60.00
1	33	7,500	60.00
1	34	7,500	60.00
1	35	7,500	60.00
1	36	7,500	60.00
1	37	7,500	60.00
1	38	7,500	60.00
1	39	7,497	60.00
1	40	10,757	57.74
1	41	20,074	56.04
1	42	9,888	59.42
1	43	9,947	69.50
2	1	9,895	62.03
2	2	8,454	68.18
2	3	11,191	63.91
2	4	9,933	69.50
2	5	13,365	69.50
2	6	9,021	60.09
2	7	9,017	60.00
2	8	8,419	60.00
2	9	8,039	60.00
2	10	8,040	60.00
2	11	8,494	60.00
2	12	9,879	68.63
2	13	9,956	60.00
2	14	7,741	60.00
2	15	7,741	60.00
2	16	7,741	60.00
2	17	7,741	60.00
2	18	7,740	60.00
2	19	7,740	60.00
2	20	7,740	60.00
2	21	7,740	60.00
2	22	7,740	60.00
2	23	7,739	60.00
2	24	7,739	60.00
2	25	7,739	60.00
2	26	9,256	62.06

P.O.B.
X: 3113322.61
Y: 13728240.41

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C2	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C3	500.00	78°23'23"	68.50	N 44°58'45" W	61.26
C4	500.00	2°51'58"	25.01	N 04°18'02" W	25.01
C5	500.00	85°07'23"	74.28	N 39°41'38" E	67.64
C6	500.00	13°18'38"	116.16	N 88°54'38" E	115.90
C7	500.00	17°21'22"	151.47	N 80°53'14" E	150.89
C8	500.00	8°55'27"	77.88	N 82°40'14" E	77.80
C9	500.00	5°44'21"	50.08	S 89°59'52" E	50.06
C10	500.00	78°19'25"	68.35	S 47°52'59" E	63.15
C11	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C12	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C13	25.00	90°00'00"	39.27	N 48°03'24" W	35.36
C14	25.00	90°00'00"	39.27	S 41°56'36" W	35.36
C15	25.00	2°51'58"	25.01	S 01°37'25" E	25.01
C16	25.00	21°02'22"	9.18	S 10°42'58" E	9.13
C17	50.00	138°02'42"	120.47	S 47°47'32" W	93.37
C18	25.00	21°02'22"	9.18	N 73°42'18" W	9.13
C19	25.00	21°02'22"	9.18	S 85°15'20" W	9.13
C20	50.00	120°34'13"	105.22	N 44°58'45" W	86.85
C21	25.00	21°02'22"	9.18	N 04°47'11" E	9.13
C22	525.00	2°51'58"	26.26	N 04°18'02" W	25.26
C23	25.00	29°55'35"	13.06	N 17°49'51" W	12.91
C24	500.00	144°58'33"	126.52	N 39°41'38" E	95.37
C25	25.00	29°55'35"	13.06	S 82°46'53" E	12.91
C26	525.00	13°18'38"	121.96	N 88°54'38" E	121.69
C27	475.00	17°21'22"	143.90	N 80°53'14" E	143.35
C28	525.00	8°55'27"	81.77	N 82°40'14" E	81.69
C29	525.00	5°44'21"	52.59	S 89°59'52" E	52.57
C30	25.00	29°55'35"	13.06	N 7°54'30" E	12.91
C31	50.00	138°10'36"	120.58	S 47°57'59" E	93.41
C32	25.00	29°55'35"	13.06	S 06°09'31" W	12.91
C33	525.00	8°55'27"	81.77	S 82°46'53" E	81.69
C34	25.00	90°00'00"	39.27	S 48°03'24" E	35.36
C35	25.00	90°00'00"	39.27	N 41°56'36" E	35.36
C36	475.00	2°51'58"	23.76	S 01°37'25" E	23.76
C37	25.00	95°57'57"	41.81	S 47°47'32" W	37.15
C38	475.00	78°29'29"	34.25	N 44°58'45" W	31.63
C39	475.00	2°51'58"	23.76	N 04°18'02" W	23.76
C40	25.00	85°07'23"	37.14	N 39°41'38" E	33.82
C41	475.00	13°18'38"	110.35	N 88°54'38" E	110.10
C42	525.00	17°21'22"	159.05	N 80°53'14" E	158.44
C43	25.00	95°36'09"	41.71	S 53°59'25" E	37.04
C44	25.00	6°11'54"	26.73	S 24°26'20" W	25.47
C45	60.00	28°10'56"	300.74	S 88°31'15" E	71.23
C46	25.00	45°55'23"	20.04	N 23°09'02" W	19.51
C47	25.00	93°19'18"	40.72	N 40°28'18" E	36.37
C48	475.00	5°44'21"	47.58	S 89°59'52" E	47.56
C49	25.00	78°19'25"	34.18	S 47°57'59" E	31.58
C50	475.00	5°44'53"	47.65	S 05°55'50" E	47.63

RESERVE TABLE (SEE NOTE #7)		
RESERVE	RESTRICTED TO AREA	
A	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	60,501 SQ.FT. / 1.3889 ACRES
B	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	86,164 SQ.FT. / 1.9781 ACRES
C	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	28,551 SQ.FT. / 0.6554 ACRES
TOTAL		175,216 SQ.FT. / 4.0224 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°11'26" E	42.67
L2	N 42°12'28" W	5.18
L3	N 45°01'15" E	11.26
L4	N 05°44'01" W	51.75
L5	S 01°18'22" E	2.48
L6	N 82°15'20" E	13.64
L7	N 87°07'57" E	51.23
L8	S 37°07'42" E	34.21
L9	S 42°02'01" W	4.86
L10	S 08°48'17" E	34.24
L11	N 83°48'50" E	6.13
L12	N 27°43'55" E	23.44
L13	N 03°03'24" W	37.52
L14	N 08°42'08" W	63.73
L15	N 08°48'17" W	37.12

DETAIL "A"
NOT TO SCALE

FINAL PLAT MERIDIANA SECTION 50

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE
H. T. & B. RR. CO. SURVEY, SECTION 55, A-286,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

69 LOTS 2 BLOCKS 3 RESERVES (4.0224 ACRES)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



1001 MEADOWCLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCCOM
TBP No. F-726
TBP No. 10092300

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

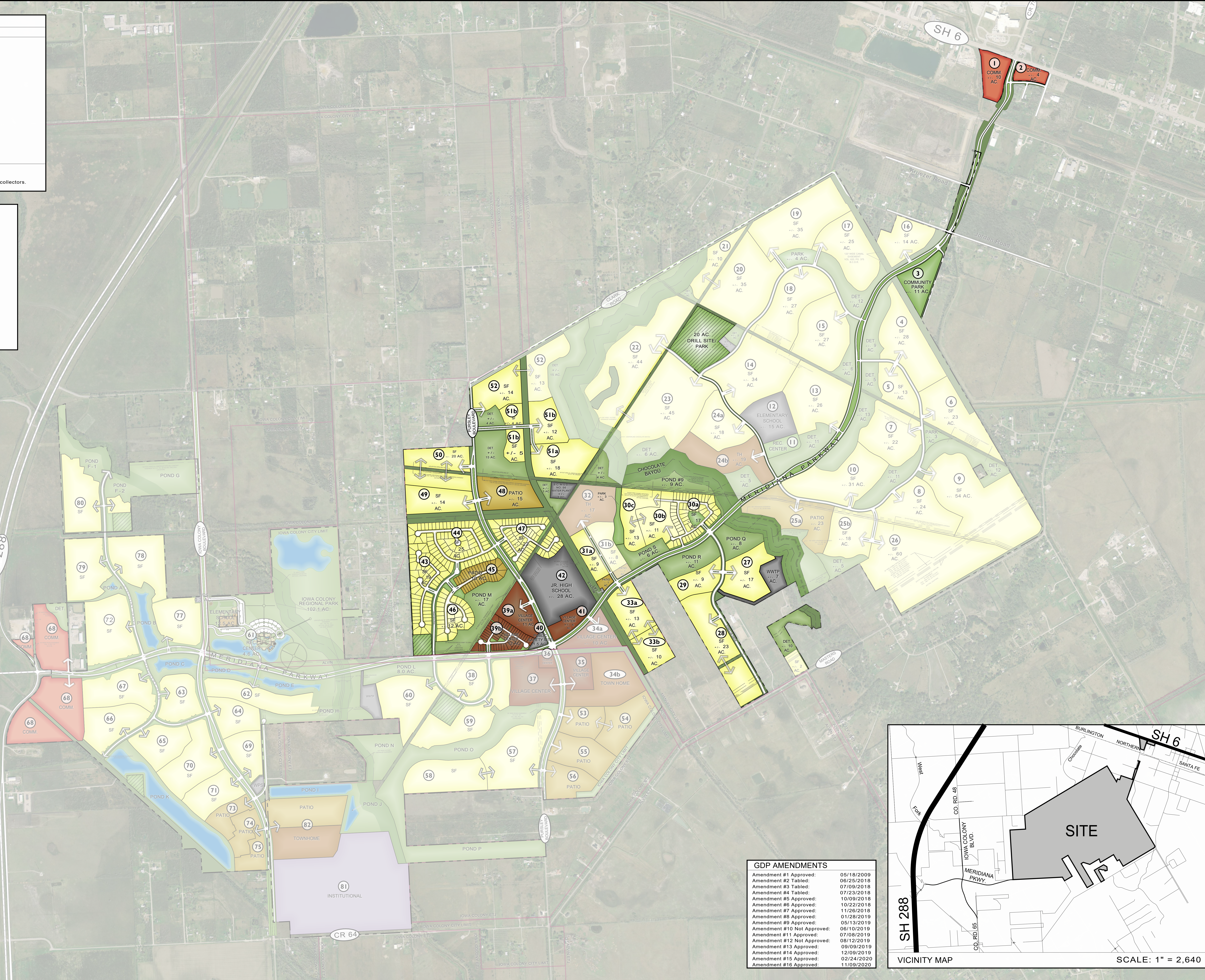
DOROTHY WYNNE

MUHAMMAD ALAM

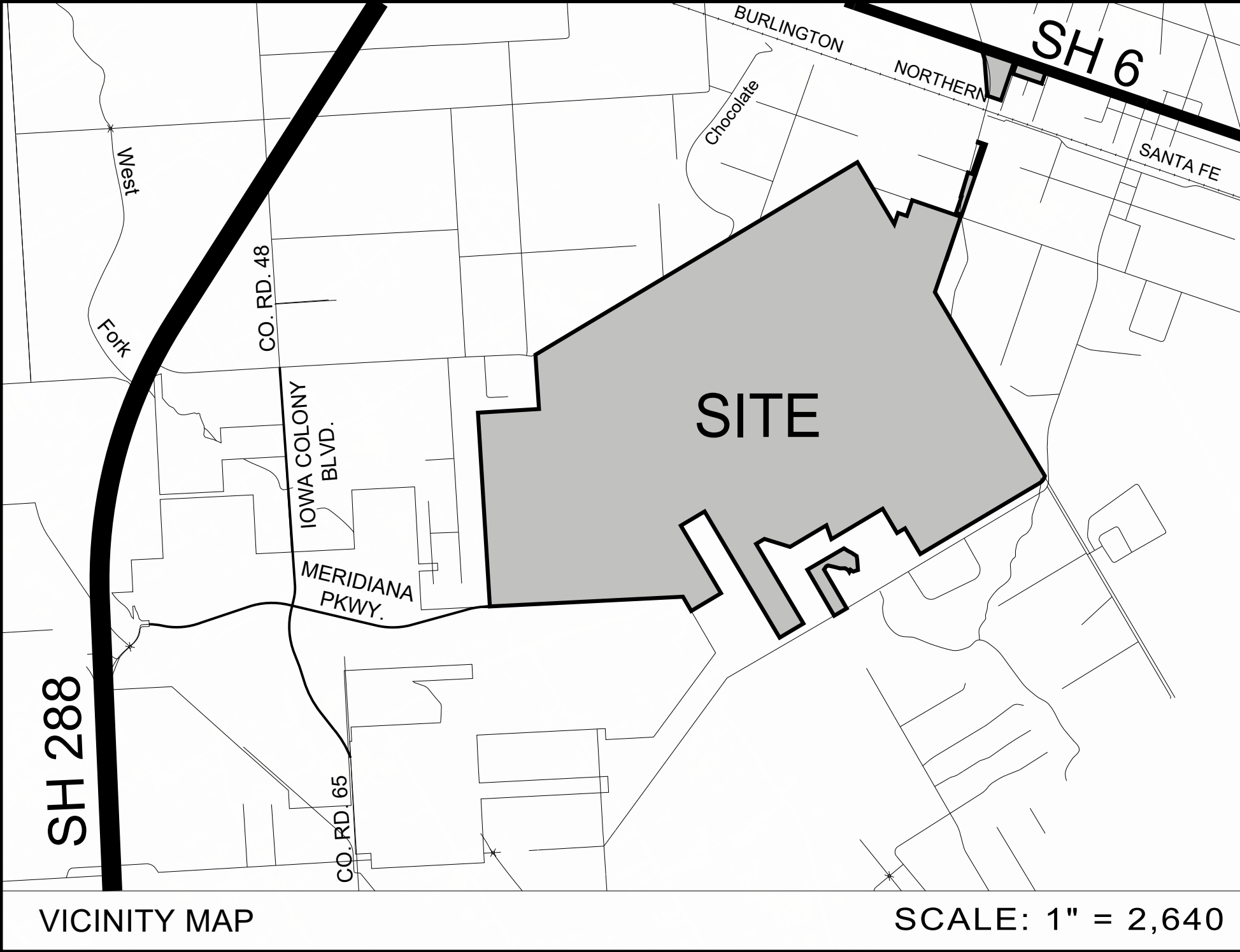
KYLE MARASCKIN

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'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL 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 of easement 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	☒
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Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Final Plat for Meridiana Detention Reserve V, being a subdivision of
3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver
Hall Survey, A-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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:30:03 -05'00'

SIGNATURE

August 17, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve V Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

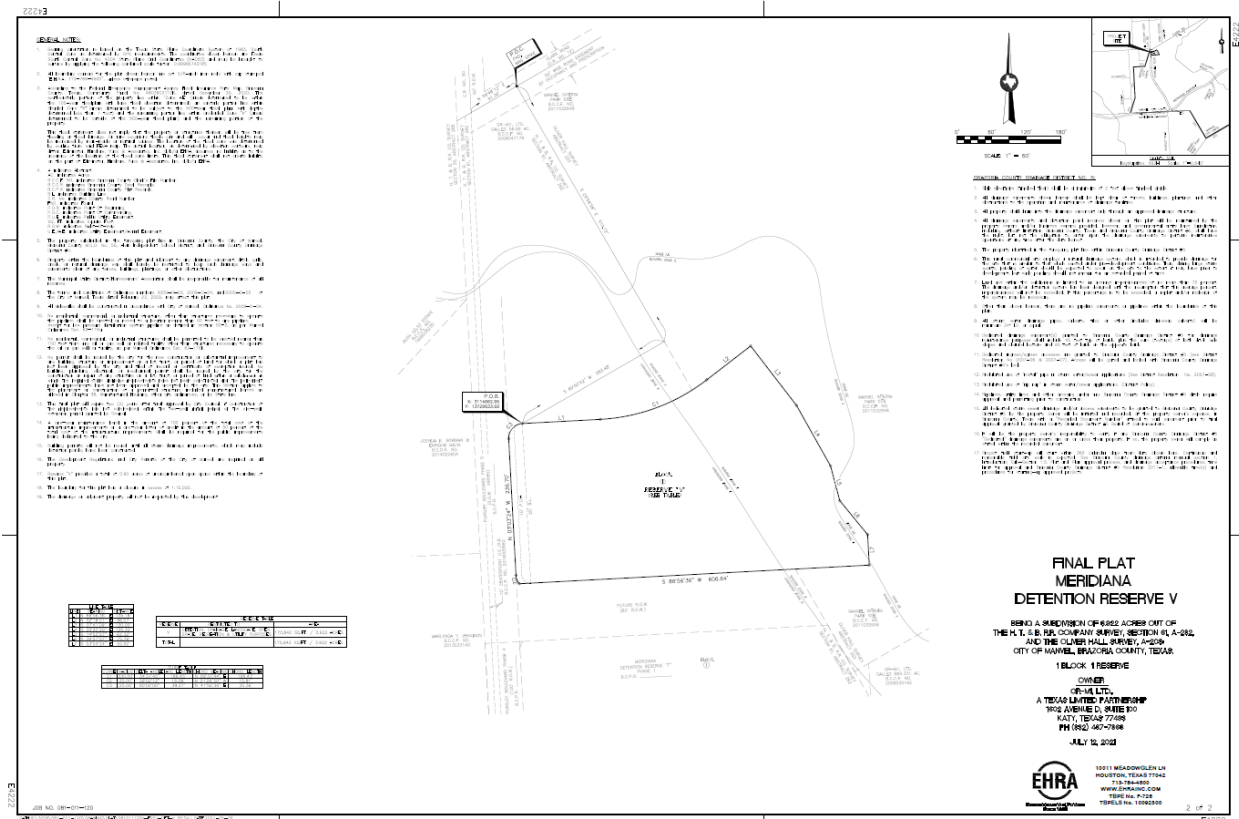
Background

On April 12, 2021, the Planning, Development and Zoning Commission recommended approval of Meridiana Detention Reserve V Preliminary Plat. The City Council approved the preliminary plat on April 19, 2021.

Staff Recommendation

Staff recommends approval of Meridiana Detention Reserve V Final Plat.

Plat Exhibit

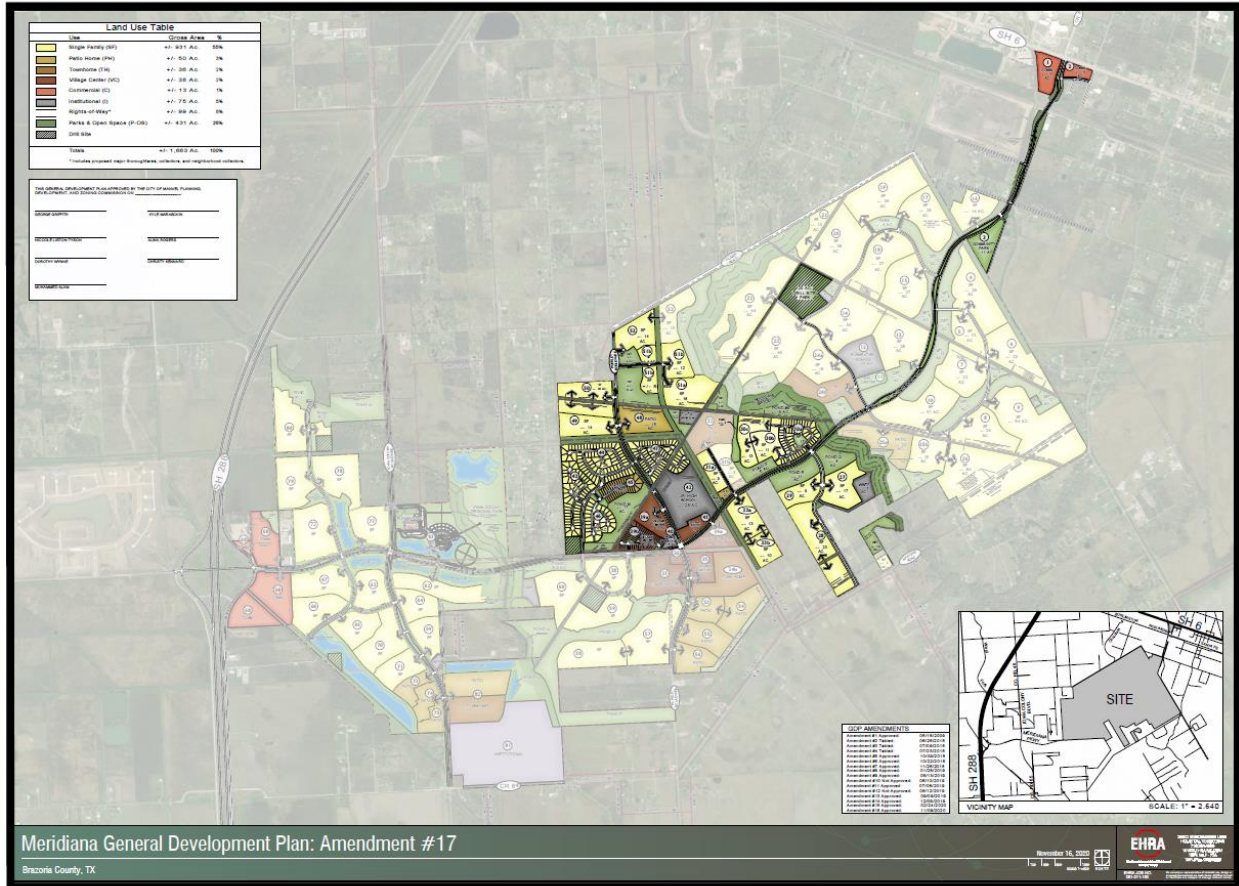




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



GENERAL NOTES:

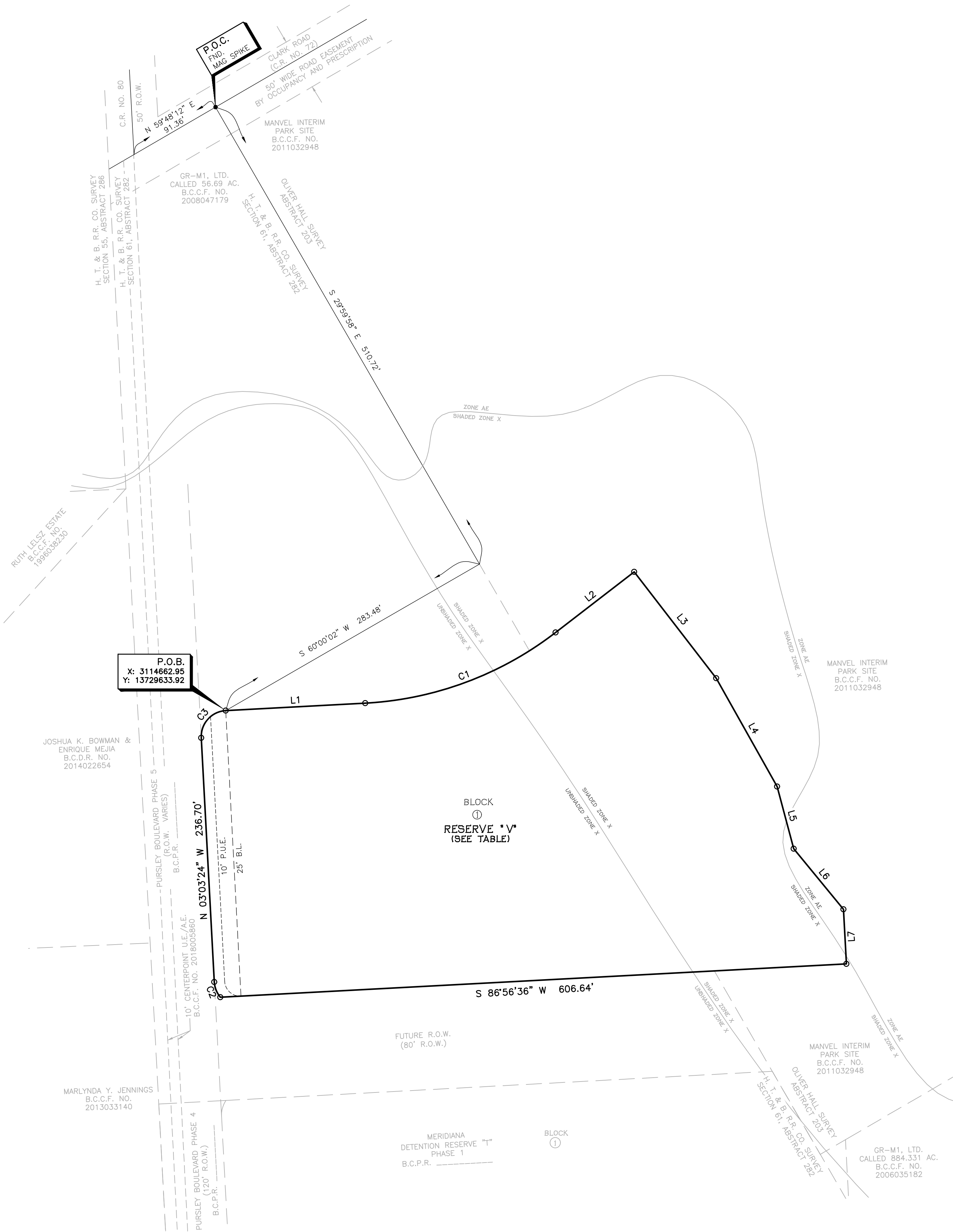
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The southeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) an easterly portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property.

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.
- A indicates Abstract.
AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
FND. indicates Found.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
- 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.
- 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.
- The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- 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.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Reserve "V" provides a total of 0.90 acres of unencumbered open space within the boundary of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°56'36" E	135.18'
L2	N 52°18'51" E	96.07'
L3	S 37°41'09" E	130.00'
L4	S 29°20'20" E	120.30'
L5	S 14°53'27" E	62.32'
L6	S 39°27'07" E	75.78'
L7	S 03°03'24" E	52.92'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
V	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	170,842 SQ.FT. / 3.922 ACRES
TOTAL		170,842 SQ.FT. / 3.922 ACRES

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	330.00'	34°37'45"	199.45'	N 69°37'44" E	196.43'	
C2	25.00'	36°52'12"	16.09'	N 21°29'30" W	15.81'	
C3	25.00'	90°00'00"	39.27'	N 41°56'56" E	35.36'	



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

MUHAMMAD 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
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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



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



MINUTES 8/9/2021

Regular Session

Call to Order PDZ Board Members

Alina Rogers called the meeting to order at 7:11 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

TO HEAR INPUT FOR OR AGAINST A REPLAT 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.

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

Public Hearing opened at 7:11 p.m.

1st call for comments - none

2nd call for comments - none

3rd call for comments - none

Public Hearing closed at 7:13 p.m.

THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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.

Public Hearing opened at 7:14 p.m.

1st call for comments

Carl Taylor asked what the request is for.

2nd call for comments - none

3rd call for comments - none

Public Hearing closed at 7:16 p.m.

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. Consideration and possible action to forward a 30-day plat extension to City Council, 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. Consideration and possible action to forward a 30-day plat extension 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.
- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

- D. Consideration and possible action to approve, Final Plat of Pomona Section 20;
BEING A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- E. Acceptance of meeting minutes to date.

Kyle Marasckin made the motion to approve consent agenda items A, B, C, D, and E. Christine Diaz seconded the motion.

The motion carried with a vote:

Vote: 6-0

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

No: None

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-21;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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.

Jessica Rodriguez - This is for 1.114 acres of land. Zoned Light Commercial with a state highway overlay district. Request for Single Family Residential so property owner can construct a modular home. The modular home will be

used so a resident is established in Brazoria County MUD 57. Once resident is in MUD 57 BOD will be able to hold an election to continue development in Meridiana. These homes are typically called "voter trailers" or "voter homes". Resident will be living in modular home for a minimum of 3 months. South, east, and west is all light commercial. North across street is building PUD with overlay which is also owned by developer and being prepped for development. According to the 2015 comprehensive plan, residents desired two commercial districts. 1st 1128 and 2nd SH288. A proposed SF would prohibit any future neighborhood commercial development that's allowed by the current zoning and then further reiterated through the comprehensive plan. Rezoning to single family residential would allow the single family residence to be constructed in close proximity to non-residentially used and zoned areas. Church of Harvest is nearby and they have plans to extend their campus. Further, the rezoning could result in noise and nuisance complaints from the residential neighbors about the commercial development that is allowed nearby. A rezoning to single family residential from light commercial would encroach upon existing and future non-residentially developed properties. All residents within 200ft were notified, as well as advertising in paper. One inquiry from property owner on Lowden. Questions about rezoning process. Staff not aware of any support or opposition to request. Property has never been developed. Property owner stated that single family residential use is not meant to be permanent. Once zoning is changed by Council, it is changed until otherwise petitioned by property owner for something else and then only approved after consideration for valid reasons. Lastly, a new SF home would encroach on the existing commercially developed zoned properties in the area.

Brad Sweitzer - In an ideal world we would do something conditional like an SUP but the city's code doesn't allow for that. It is temporary.

Jessica - Nothing in this to allow for a specific use permit. Reminds commission that rezoning is permanent. PDZ member - So what's the way forward?

Jessica - The way forward is to put this voter home on another piece of property that's zoned for single family.

Brad Sweitzer - This location is unique in that it is not in the PUD district but is inside MUD 57. Not held up by GDP issues. The property also has an existing road and utilities. There is no other area with utilities and power. Trying to get this done to be on the ballot in May. Back in 2008 when MUD 57 was established - since then, inflation has happened a lot, especially for building materials, so the district doesn't have the capacity to support all of that infrastructure for the future. Trying to plan for the future and make sure that the district can actually pay for the utilities.

Alina - Who dropped the ball? Since you are not able to do this on other owned acreage, this should have been planned for.

Brad Sweitzer - Project should have begun in '08. The bond capacity was there. After recession hit, development stopped, and when the recession lifted, we worked our way in Iowa Colony first. We weren't going to develop in Manvel any time soon, but as we've been going through the process with the general development plans, if we would have been able to agree with staff and you guys on what was the appropriate way to move forward with the GDP we would have done it, but we haven't. The GDP has been approved, but we're trying to make sure that the MUD can function in its governmental capacity to raise the funds needed to support the infrastructure.

Alina Rogers - So this property is light commercial right now and they're wanting to rezone to SF which would be permanent, and they're wanting to develop on a concrete slab, which is permanent-ish.

Brad - It will be built to a standard that will look permanent and could function as a permanent residence forever, but that is not the developer's intention

Member - Does this fall under spot zoning?

Bobby - The key question is whether it's compatible with the surrounding land use.

Jessica - It would be spot zoning. The rezone request is for a temporary fix but zoning is not for temporary

situations. Zoning is very difficult to undo. It's a public process. Even if this wasn't for a temporary situation, staff still wouldn't be recommending this to go to single family residential.

Brad - It's going to be more expensive to provide utility services elsewhere. And a delay, because it's something we can't do right now. Then we run the risk of not being able to have an election in May.

Alina; - Is there another option?

Brad - One other option - Haddock property but zoned Heavy Commercial so it would also have to be rezoned and does not have power or utilities. If there was a way to attach commissions on the rezone request to an SUP, they would be happy to do that, but that's not possible. After the election, Meridiana would plan to remove the voter trailer and request the property be rezoned. The developer has told me that they would prefer to keep it as commercial and have that single family specialty use.

Kyle - This is a tool that developers use to be able to issue debt. As Jessica said, unfortunately for city's, zoning is permanent. That's the hesitation we're talking about. Understandable why the developer wants this, but the zoning is an issue as it is not a temporary status.

Ryan Miller made the motion to approve. Kyle Marasckin seconded the motion.

The motion FAILED with a vote:

Vote: 1-5

Yes: Ryan Miller

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam, Christine Diaz

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat or 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.

Jessica - Staff is not recommending approval of this final plat since it's not in conformance with the most recently adopted Meridiana gdp as the lift station is not shown as an institutional use but rather is a single family use on the GDP. There is currently another location of the GDP amendment #17 where an illustration is shown of institution of the lift station. So, in order to be consistent with recommendations, staff is not recommending approval.

Brad - We went back and made the changes to have it comply with the single family standards. It's still a lift station within single family but it is a technicality. It is technically allowed within single family land use as institutional land use.

Dan Johnson - Was the size revised?

Brad - It was. We made it a minimum of 6,000, but I think it's bigger than that. Also increased the building line to 25ft.

Jessica - That was a discussion that was had, and once it was brought back, the decision was made to not approve it based on the consistency with their GDP and showing those lift stations as institutional use.

Dan Johnson - I think it was under major utilities instead of minor utilities. Major utilities is where lift stations are. The only one we could find where major utilities were allowed were institutional. So that ultimately was a land use issue more than anything.

Brad - You guys already approved the preliminary. We have construction plans for everything. We're very far down the road now to consider relocating this. It's not a simple or a cheap thing to change at the final plat stage. We're ready to start hopefully building it.

Dan - Do you foresee a GDP 20 with these nuances?

Brad - If we just needed to change one thing and that was approvable, we would do it, but I think we're at the stage where that's not going to be supported. I would like to say yes, but that's just not where we are. I know where we've gotten to where everything needs to comply 100%, but when this was originally contemplated it was not possible really to think about all the different nuances. This kind of stuff just happens across the development. When GDP 17 was approved a year ago, it wasn't contemplated that we'd have a lift station there. You have to get into these different areas of the development before you realize what's needed. It was not meant to have so many iterations and to be followed so closely. I get that's where we are now, but it makes it very difficult to have everything comply 100%.

Christine Diaz made the motion to approve. Ryan Miller seconded the motion.

The motion FAILED with a vote:

Vote: 0-6

Yes: None

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat or Meridiana Detention Reserve T Phase 1,
BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO.
SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jessica - This final plat is also not in conformance with the Meridiana GDP #17. The plat isn't in configuration with what's identified on the plat as the detention. Staff has reached out asking questions because there's a carve out of a piece of property that's identified as detention. We haven't gotten a response. If Brad can add anything to that on what's going to happen with that structure that's out there, that would be (inaudible).

Brad - That is one of the developers that lives out there. We were trying to not have to tear down that house until necessary, so we platted around it. There is a plat for detention reserve T phase 2 that is going to be submitted, so that will make it look exactly like it should on the GDP.

Jessica - Would you be open to some sort of plat note on there that says this will go away? Brad - Stated that they would add a plat note. It will be submitted before city council meeting. Jessica - We want some sort of time period, 6 months, a year.

Brad - Construction starting beginning of year Dan - General timeline is 2 years

Jessica - Would that be 2 years from a final plat approval for phase two?

Brad - Deal

Jessica - I think if we have a note that's added on there that Detention Reserve T Phase 2 within two years that the final plat is approved.

Kyle - You have residential use in a detention - on the GDP you have residential use in the middle of it. That's the concern.

Jessica - We need some sort of motion to act on.

Kyle - Residence removed by December 31, 2021 and construction started by the end of 2022.

Alina Rogers made the motion to approve with the condition that a plat note be added stating that the residence be removed by December 31, 2021 and begin construction on Detention Reserve T phase 2 by December 2022. Ryan Miller seconded the motion.

The motion carried with a vote:

Vote: 6-0

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

No: None

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

Adjourn

Meeting adjourned at 8:42 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z

DATA SHEET

MEETING DATE: August 23, 2021

TOPIC: A reconsideration and possible action for Meridiana General Development Plan (GDP) Amendment No. 19 (dated June 3, 2021) as requested by Rise Communities (developer).

BACKGROUND: The Meridiana O-PUD requires the General Development Plan (GDP) to illustrate the following: 1) the alignment of any major thoroughfare and collector streets in accordance with the City's Thoroughfare Plan; 2) all recorded easements; 3) other proposed streets that are necessary to demonstrate an overall circulation system for the development; and 4) proposed land uses and public facilities (page 61). Approval of the GDP it is considered a master preliminary plat and plats filed thereafter are preliminary plats. The preliminary plats should generally conform to the adopted GDP. The Meridiana GDP Amendment No. 18 was the first opportunity given by City staff to review the 1,663.3 acres in its entirety. Until Meridiana GDP Amendment No. 18 submittal, the developer chose to submit portions of the 1,663.3-acreage resulting in 17 submittals prior.

The Meridiana GDP Amendment No. 18 was not approved by the Planning, Development and Zoning Commission at their April 12, 2021, meeting. The Developer filed an appeal to City Council regarding the interpretation by the City Designated Official (DO). The appeal was heard at the May 3, 2021, City Council meeting where it was tabled. The City Council voted to table the item in order for City staff to come to a compromise regarding 'overall traffic circulation' within the Meridiana Development and the surrounding area. The Designated Official's interpretation appeal was brought back to the City Council on May 17, 2021. At that meeting the City Council upheld an interpretation by the DO whereby vehicular access is granted to 1) the Meridiana Development and Clark Road, 2) the Meridiana Development and South Masters Road, 3) between sections identified as "Section 4a", 4) between sections identified as "Section 4a" and "Section 6", 5) between sections identified as "Section 18a", "Section 18b", and "Section 15, and 6) between sections identified as "Section 21", "Section 20", and "Section 19".

On May 15, 2021, the Developer submitted the Meridiana GDP Amendment No. 19 for review. At that time City staff made comment for 1) improvements to the Jordan Rd./Clark Rd. intersection, 2) more than one vehicular ingress/egress in "Section 7" (24 acres), 3) more than one vehicular ingress/egress in "Section 24" (32 acres), 4) more than one vehicular ingress/egress in "Section 13" (32 acres), and 5) providing connection arrows from Section 51Bs to the east/west road intersecting with Pursley Boulevard. City staff presented their findings to the Commission whereby a recommendation for denial was presented because the Meridiana GDP Amendment No. 19 did not conform to the adopted O-PUD's requirements for a GDP per page 61 and other City approved plans/documents. This Section of the O-PUD states the General Development Plan (GDP) shall show "other proposed streets that are necessary to demonstrate an overall circulation system for the development". It is staff's determination that the Meridiana GDP Amendment No. 19 does not provide proper ingress/egress to Section 7, Section 13, and Section 24, therefore they do not provide overall vehicular access in the Meridiana Development. Staff has also recommended an improvement to the Jordan Road and

Clark Road intersection. Currently this intersection makes a 90 degree turn over a canal (located near Section 19). Staff has determined an improvement/reconfiguration of this intersection is required so that that *"Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere"*, as stated in the 2007 Manvel Comprehensive Plan. The improvement/reconfiguration would require a change to the GDP whereby Section 19 is altered to provide a curvature to the intersection rather than a 90-degree turn. City staff had prior conversation with the Developer at monthly meetings to discuss intersection improvement options. City staff has not received input back from the Developer regarding this item. Further, staff determined Sections 7, 13, and 24 should have additional ingress/egress points that are not only a boulevard entrance in order to meet the overall circulation system for the development since these are larger acreage sections with truly one point of ingress/egress.

The Meridiana GDP Amendment No. 19 was presented to the Commission with the above-mentioned findings at the June 14, 2021, meeting. The Commission did not approve the Meridiana GDP Amendment No. 19 and concurred with staff's recommendation that the GDP Amendment No. 19 does not meet the criteria adopted in Ordinance No. 2009-O-04, the 2007 Manvel Comprehensive Plan, the 2001 Manvel Zoning Ordinance, the Seven Oaks Ranch (Meridiana) Open-Planned Unit Development District Plan (O-PUD Plan), Ordinance No. 2009-O-05, and the Tax Increment Investment Zone 3 (TIRZ 3) – Final Project Plan. A subsequent appeal to the Designated Official's (DO) interpretation from the June 14, 2021, meeting was heard by City Council on July 19, 2021. The City Council upheld the DO's interpretation at this meeting with a vote of five yeas to two nays.

On August 2, 2021, the City received a letter from Rise Communities' attorney requesting a reconsideration of the denied Meridiana GDP Amendment No. 19 (dated June 3, 2021). The Meridiana GDP Amendment No. 19 has been brought back to the Commission for a determination based on this request. The adopted O-PUD document lists items that are required to be included on the GDP. It is staff's interpretation that the Meridiana GDP Amendment No. 19 does not include the required items in the O-PUD (page 61). The items include: 1) all recorded easements and 2) other proposed streets that are necessary to demonstrate an overall circulation system for the development.

The Meridiana GDP Amendment No. 19 does not illustrate:

1. All recorded easements
 - a. Only illustrates pipeline and drainage easements, and does not illustrate dry and wet utility easements (*i.e.*, U.E., W.L.E., etc.).
2. Other proposed streets that are necessary to demonstrate an overall circulation system for the development
 - b. Does not illustrate "Types of Streets" listed in the O-PUD that include Village Center Local Streets, Local Streets, Private Streets (Type 1), and Private Streets (Type 2).

RECOMMENDATION: The City does not recommend approval of Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021) because it does not comply with the adopted O-PUD (Ordinance No. 2009-O-04). The Meridiana GDP Amendment No. 19 does not provide: 1) all recorded easements and 2) other proposed streets that are necessary to demonstrate an overall circulation system for the development (page 61). Further, the GDP does not comply with the 2007 Manvel Comprehensive Plan, the 2001 Manvel Zoning Ordinance, the Seven Oaks Ranch (Meridiana) Open-Planned Unit Development District Plan (O-PUD Plan), Ordinance No. 2009-O-05, and the Tax Increment Investment Zone 3 (TIRZ 3) – Final Project Plan.

ATTACHMENTS: Meridiana General Development Plan Amendment No. 19, Rise Communities' Attorney Letter, Meridiana O-PUD Page 61, and Rise Communities June 15, 2021 Letter

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jessica Rodriguez

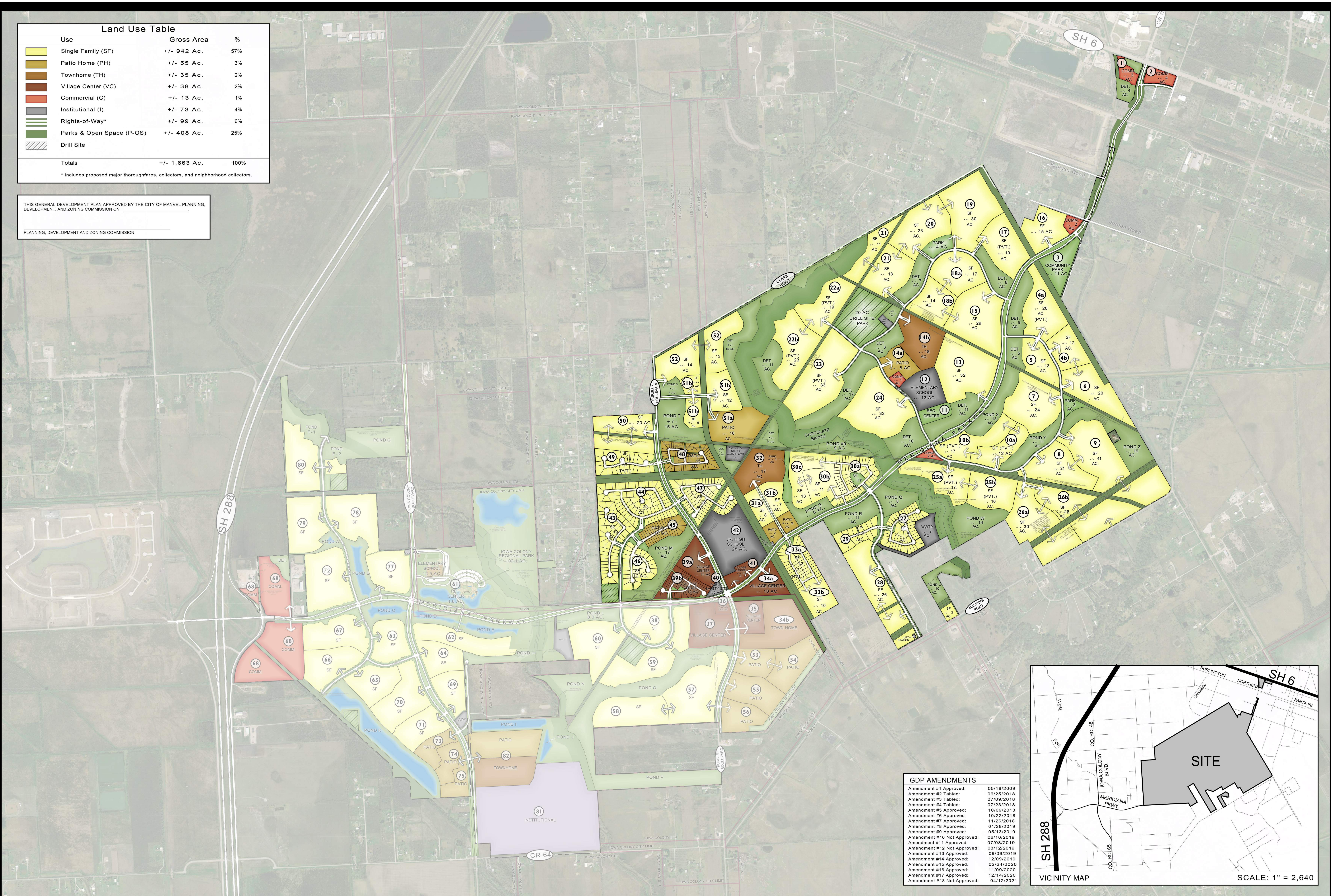
FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

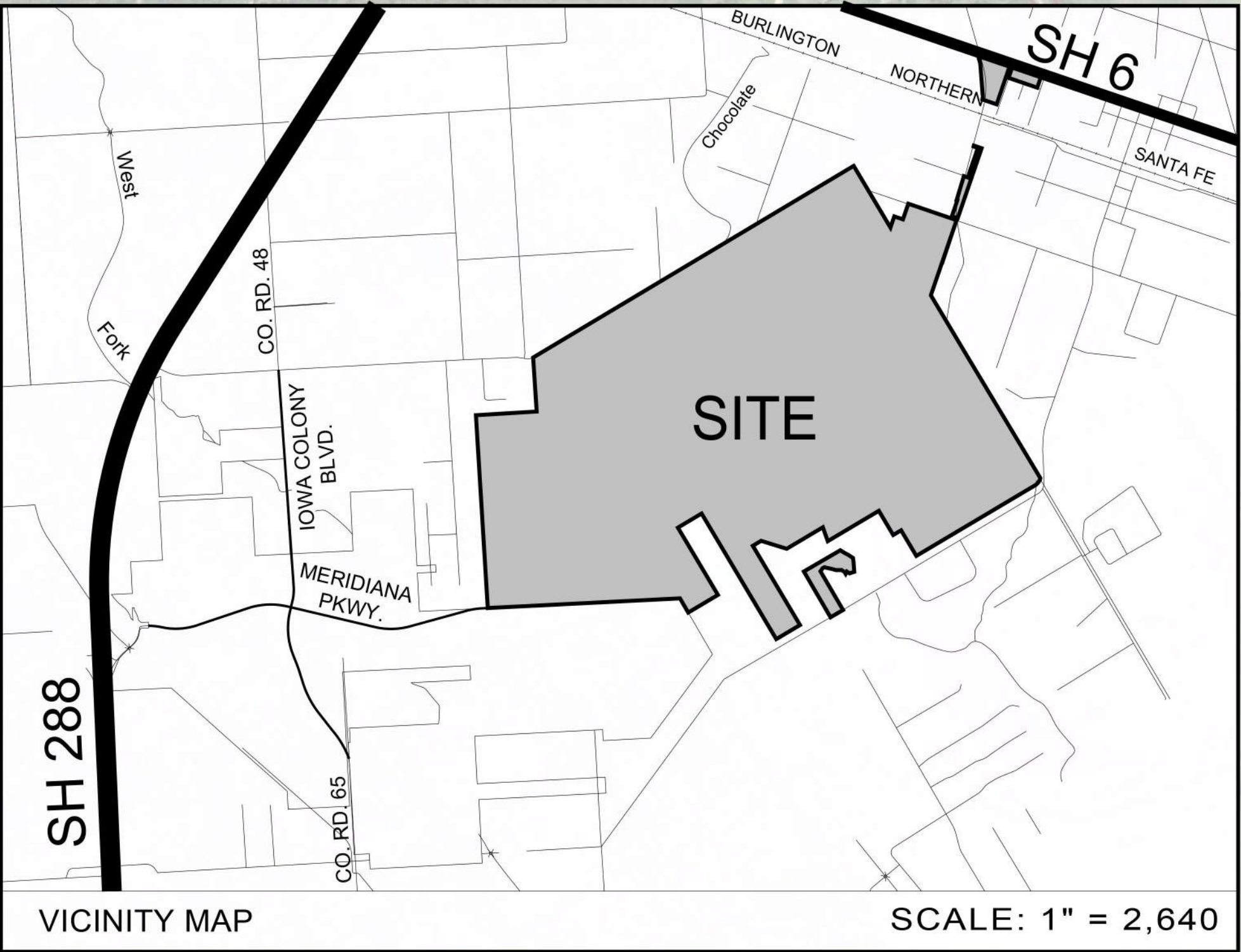
Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 942 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
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 _____

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



Meridiana General Development Plan: Amendment #19

Brazoria County, TX

June 3, 2021



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TBP# No. F-726
TBP# No. 10092300

EHRA JOB NO. 081-011-150



McFARLAND

CONDEMNATION ATTORNEYS

Charles McFarland
CMCFARLAND@MCFARLANDPLLC.COM
DIRECT 713.325.9701

August 2, 2021

Kyle Jung, City Manager
City of Manvel
20025 Morris Ave. (Hwy 6)
Manvel, TX 77578

Re: Amendment No. 19 to Meridiana General Development Plan – City of Manvel
Planning and Zoning Decision Impacting 1,663-Acre Open-Planned Unit
Development District

Dear Mr. Jung:

I am writing on behalf of my client, Rise Communities, in connection with its above-referenced development.

Rise Communities, through its single-purpose limited partnership GR-M1, Ltd., is the owner and developer of Meridiana, a 1,663-acre Open-Planned Unit Development, or O-PUD, established by City of Manvel Ordinance No. 2007-0-22, approved on May 21, 2007. As a condition of this approval, the developer was required, at the time of subdivision, to dedicate half of the right of way for the portions of County Road 67 and County Road 72 adjacent to the development. The developer was expressly not required to provide paving or drainage improvements for these roads. Additionally, all subdivisions were required to provide a minimum of two points of access. It was expressly agreed, however, that a single “divided or boulevard entry” would meet this requirement so long as it met the criteria specified in the O-PUD.

Contrary to these requirements, the City rejected Amendment No. 19 to the Meridiana General Development Plan based on City Staff recommendations that the plan be revised to show two points of access to Sections 7, 13, and 24 and to require the developer to make improvements to the intersection of Jordan Road and Clark Road (CR 72), despite the amendment’s compliance with the specific requirements of the O-PUC and the fact that this intersection is neither owned nor controlled by the developer. City Staff’s recommendations were based on its conclusion that, despite compliance with the specific requirements, the amended plan does not meet the general requirements of overall circulation as envisioned in the 2007 Manvel Comprehensive Plan.

The City’s rejection of Amendment No. 19 to the Meridiana General Development Plan is not a reasonable interpretation of the O-PUD governing the Meridiana development and is



not supportable. Additionally, considering the basis of the rejection it constitutes an unlawful exaction and a regulatory taking, inflicting significant damages to Rise Communities's development. If the City does not reconsider its rejection and allow development as set forth in the amendment, we will be forced to pursue a declaratory judgment under Chapter 37 of the Texas Civil Practice & Remedies Code and will seek reasonable and necessary attorneys' fees incurred. To avoid this liability, please confirm the City's approval of the amendment before the expiration of the 30th day after this presentment.

Thank you for your consideration of these matters. I will look forward to hearing from you.

Very truly yours,


Charles B. McFarland

c: Robert J. Gervais, City Attorney
Matt Lawson
Laura S. Manion [FIRM]



McFARLAND
CONDEMNATION ATTORNEYS

811 LOUISIANA STREET | Suite 2520
HOUSTON, TX 77002-1401



7020 2450 0001 3436 7640

Kyle Jung, City Manager
City of Manvel
20025 Morris Ave. (Hwy 6)
Manvel, TX 77578

7020 2450 0001 3436 7640

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$

Postmark
Here

Kyle Jung, City Manager
City of Manvel
20025 Morris Ave. (Hwy 6)
Manvel, TX 77578
RIS201.51582 – Rise Communities (City of Manvel) –
Demand Letter [EF]

6. Drill Sites

Two drill sites currently exist within the Manvel portion of Seven Oaks Ranch. Drilling activities on these sites shall be permitted provided that such activities comply with any and all state and local regulations.

7. General Development Plan

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan.
- All recorded easements
- Other proposed streets that are necessary to demonstrate an overall circulation system for the development
- Proposed land uses and public facilities

This approval shall satisfy the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law.

Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission.

8. Grading

The developer shall be permitted to commence grading of the property, including clearing and grubbing, in preparation of development upon preliminary plat approval. For road construction, grading may commence upon the submittal of construction drawings. However, prior to any grading activity a Storm Water Pollution Plan must be submitted and any required City of Manvel grading permits must be obtained. The City may issue the necessary permits prior to the approval of



June 15, 2021

Mr. Kyle J. Jung
City Manager
City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Meridiana O-PUD Interpretation Appeal to City Council

On behalf of Rise Communities, please accept this letter as a formal request to appeal City Staff's recommendation to the City of Manvel Planning and Zoning Commission (and by implication the Designated Official's interpretation) of the Meridiana O-PUD to the City of Manvel City Council.

Meridiana General Development Plan Amendment #19 meets the specific requirements of the O-PUD document and therefore, per Texas Local Government Code Section 212.010 – "Standards for Approval", this item must be approved.

If there are any questions at all, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Brad Sweitzer". The signature is written in a cursive, flowing style.

Brad Sweitzer, AICP, PLA
Senior Planner
EHRA Engineering



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: August 23, 2021 PDZ & September 7, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation
to City Council, Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision
of 14.11 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey,
A-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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:14:41 -05'00'

SIGNATURE

August 17, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Detention Reserve T Phase 1 Final Plat was approved for a 30-day plat extension by City Council on April 19, 2021. The Commission recommended approval of the 30-day plat extension to City Council on April 12, 2021. The plat was re-submitted and approved by City Council on May 3, 2021. The Commission recommended approval of this plat to City Council on April 26, 2021. This final plat has been brought back for consideration to include portions of the Manvel Interim Park Site Minor Plat. The previously approved final plat did not include the Manvel Interim Park Site Minor Plat since that plat required vacation. The Manvel Interim Park Site Vacating Plat has been recommended for approval at the July 26, 2021, Commission meeting. The Manvel Interim Park Site Vacating Plat will be heard before the August 16, 2021, City Council meeting. The Manvel Interim Park Site Vacating Plat must be approved before the Meridiana Detention Reserve T Phase 1 Final Plat can be approved.

This plat was not recommended for approval by the Commission at their July 26, 2021, meeting. The City Council did not approve this plat at their August 2, 2021, meeting. This plat was resubmitted on August 3, 2021, and brought to the August 9, 2021, Commission meeting. The Commission did not recommend approval of this plat to the City Council. After the August 9th Commission meeting, staff found this final plat takes road access from the Meridiana Pursley Boulevard Phase 4 Final Plat. The Meridiana Pursley Boulevard Phase 4 Final Plat was approved at the August 16, 2021, City Council meeting for a 30-day plat extension request. Since this plat is dependent on Meridiana Pursley Boulevard Phase 4 Final Plat for road access, the developer has requested a 30-day plat extension per Texas Local Government Code. The Meridiana Pursley Boulevard Phase 4 Final Plat has been brought back for consideration by the Commission, and has a favorable recommendation by staff. Since this final plat now has roadway access, staff recommends approval of this final plat with one condition.



DEVELOPMENT SERVICES DEPARTMENT

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

Staff Recommendation

The City staff recommends approval of Meridiana Detention Reserve T Phase 1 Final Plat with one condition.

1. Provide a plat note that states, "The residential structure located outside the plat boundary of Detention Reserve T Phase 1 and located within Detention Reserve T Phase 2 will be removed by December 31, 2021. Construction for Meridiana Detention Reserve T Phase 1 will begin by December 31, 2022."



54170

CITY OF BOSTON

WE, 02-01-07, a Taseco United Partnership, acting by and through Matt Lomen, President of Fesco Communities, LLC, a Nevada Limited Liability Company (as Authorized Agent for 02-01-07),

A Taseco United Partnership, owner of the property indicated in this just, hereby declare that the following is a true and correct copy of the original as it exists in the records of the City of Boston:

02-01-07, a Taseco United Partnership, according to the laws, rules, building laws, streets, signs, parks and easements as shown herein and evidence for public use, the streets, signs, parks and easements as shown herein, and the streets, signs, parks and easements as shown herein, as established by the establishment of grades as approved for the streets and drainage easements depicted, or occurred by the elevation of the surface, or any portion of the streets or parks and easements as shown herein, and the streets, signs, parks and easements as shown herein, successors and assigns to warrant and defend the title to the land so depicted.

IN TESTIMONY WHEREOF, 02-01-07, a Taseco United Partnership, has caused these presents to be signed by Matt Lomen, President of Fesco Communities, LLC, a Nevada Limited Liability Company, and the same to be attested by the City of Boston, Massachusetts, on this 20th day of

2001.

Robert C. Boudreau
Robert Boudreau, Registered Professional Land Surveyor
Survey Registration No. 4880



COUNTY OF HENNESSEE

BEFORE ME, the undersigned authority, on this day personally appeared Matt Llewellyn, President of the Texas Committee, LLC, Texas United Liberty Committee, Authorized Agent, for the State of Texas, known to me to be the person whose name is subscribed to the foregoing petition, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said Texas United Liberty Committee.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of July, 2017.

Carol A. Reed

Notary Public in and for the State of Texas
My Notary Commission Expires 4-26-2020



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. _____

	Date		Date
Lee Watten, P.E., President		Harry L. Odom Vice President	
	Date		Date
Brandon Madison Secretary/Treasurer		Jerald D. Aden, P.E., C.P.M. District Engineer	

Note: Project field startup will start within 300 calendar days from date here shown. Continuous and reasonable field site work is expected.

PCDD #5 REF ID: # 600006

One Source

This is to certify that the City Council of the City of Monrovia, Texas, has approved this plat of WATERBURY SECTION RESERVE 7 PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Monrovia as shown herein and authorizes the recording of this plat this _____ day of _____, 2021.

JOB NO. 061-011-113

1 BLOCK 2 RESERVES

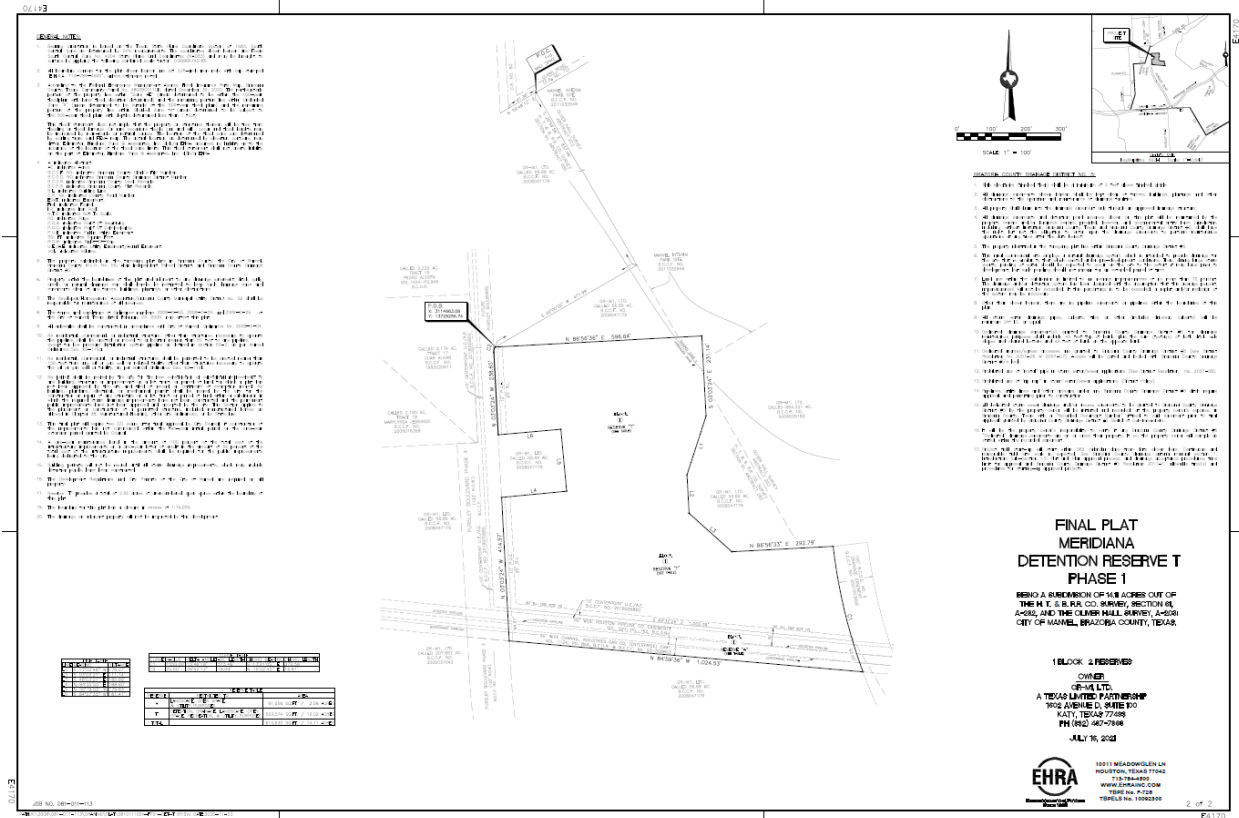
OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 16, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-754-4500
WWW.EHRAINCO.COM
TSPE No. F-726
TSPELS No. 10092300

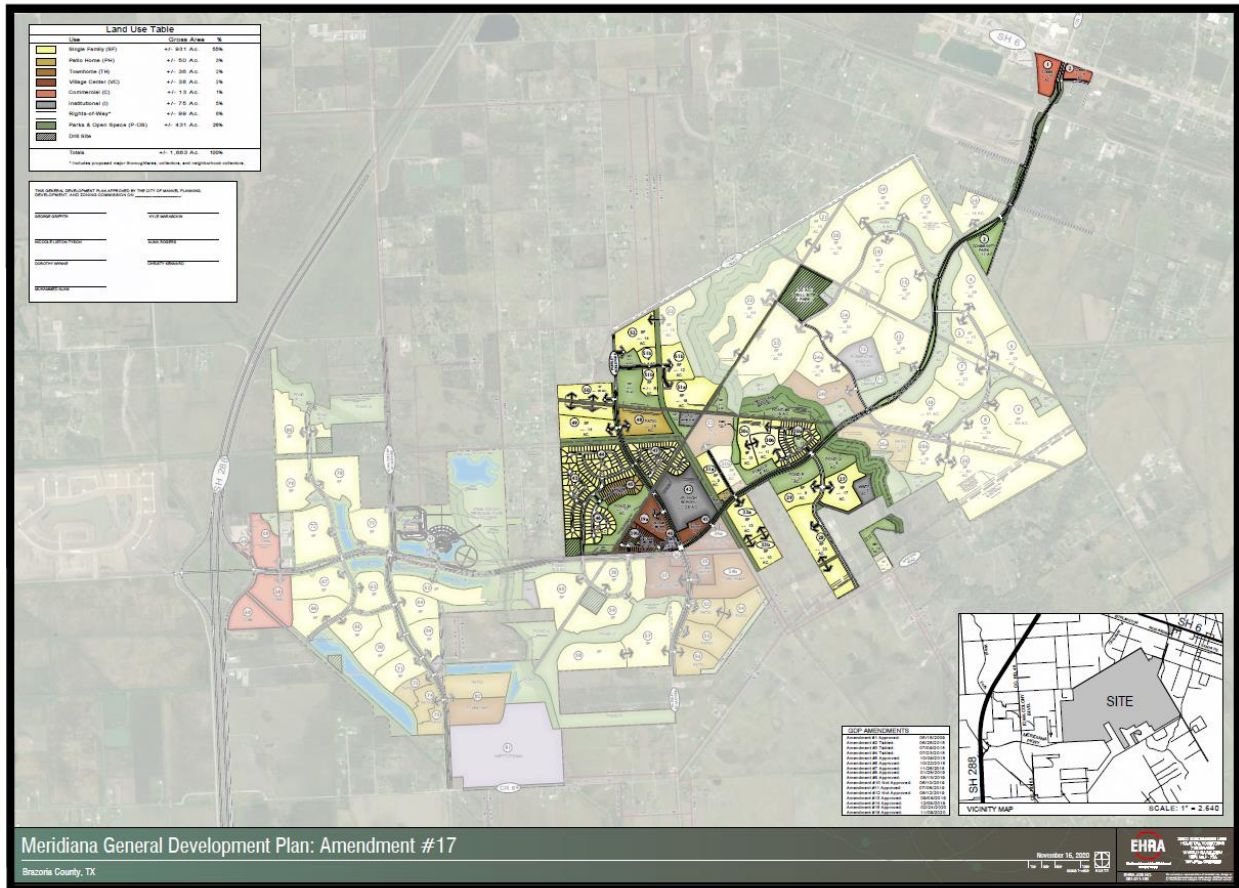
Plat Exhibit





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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.11 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182.

THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'36" East, for a distance of 596.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 03°03'24" East, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

4) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

5) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

7) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

14) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 15°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.11 acres of land.

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, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, 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.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 15th day of July 2021.

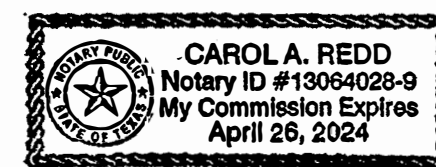
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-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 15th day of July 2021.



Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

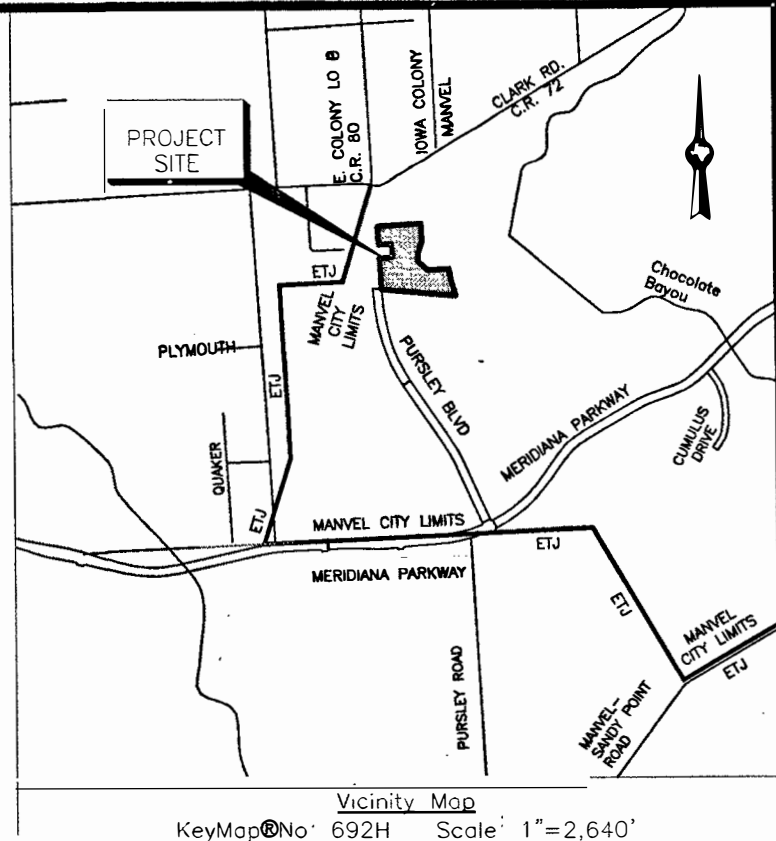
Brandon Middleton 7-22-21
Brandon Middleton
Secretary/Treasurer

Kerry L. Osburn 6/12/21
Kerry L. Osburn
Vice President

Jarrod D. Aden 3/1/2021
Jarrod D. Aden, P.E., C.F.M.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B200055



Vicinity Map
KeyMap©No. 692H Scale: 1"=2,640'

FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JULY 16, 2021



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

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 northeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

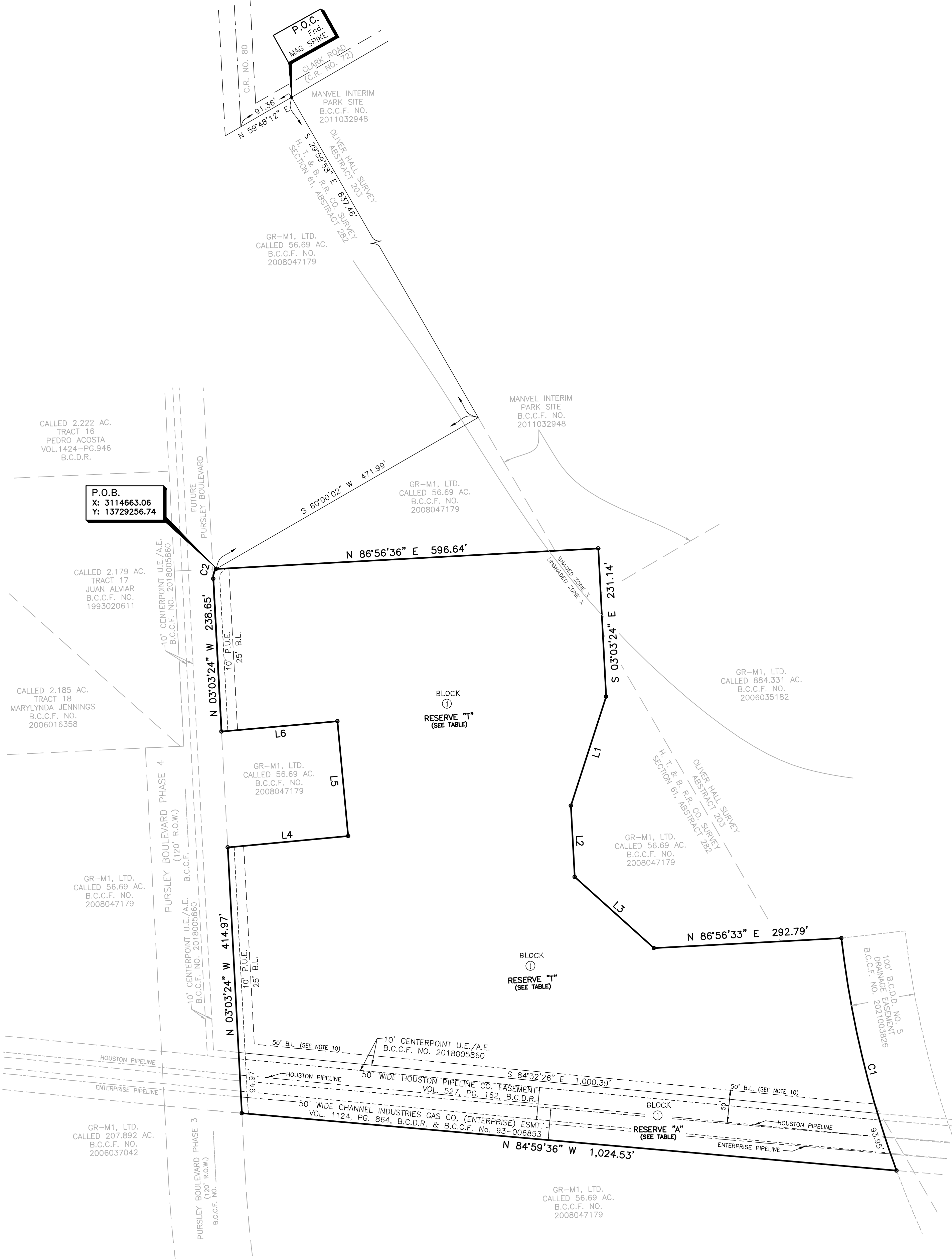
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA 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. A indicates Abstract.
AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.D. NO. indicates Brazoria County Drainage District Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT. indicates Easement.
Fnd. indicates Found.
I.R. indicates Iron Rod.
N.T.S. indicates Not To Scale.
Pg. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
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 Developer/Homeowners' Association/Brazoria County Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. 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.
11. 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.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
13. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
14. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. Reserve "T" provides a total of 2.55 acres of unencumbered open space within the boundary of this plat.
19. The boundary for this plat has a closure in excess of 1:15,000.
20. The drainage on adjacent property will not be impacted by this development.

LINE TABLE		
LINE/BEARING	DISTANCE	
L1	S 17°52'48" W	1179.07'
L2	S 03°03'27" E	111.14'
L3	S 48°03'27" E	165.99'
L4	N 84°35'53" E	188.60'
L5	N 05°19'52" W	1129.63'
L6	S 84°57'33" W	181.41'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING/CHORD LENGTH
C1	1550.00'	134°48'18"	373.46'	S 13°21'03" E 372.56'
C2	25.00'	36°52'12"	16.09'	N 15°22'42" E 15.81'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	523,574 SQ.FT. / 12.02 ACRES
TOTAL		614,630 SQ.FT. / 14.11 ACRES



FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

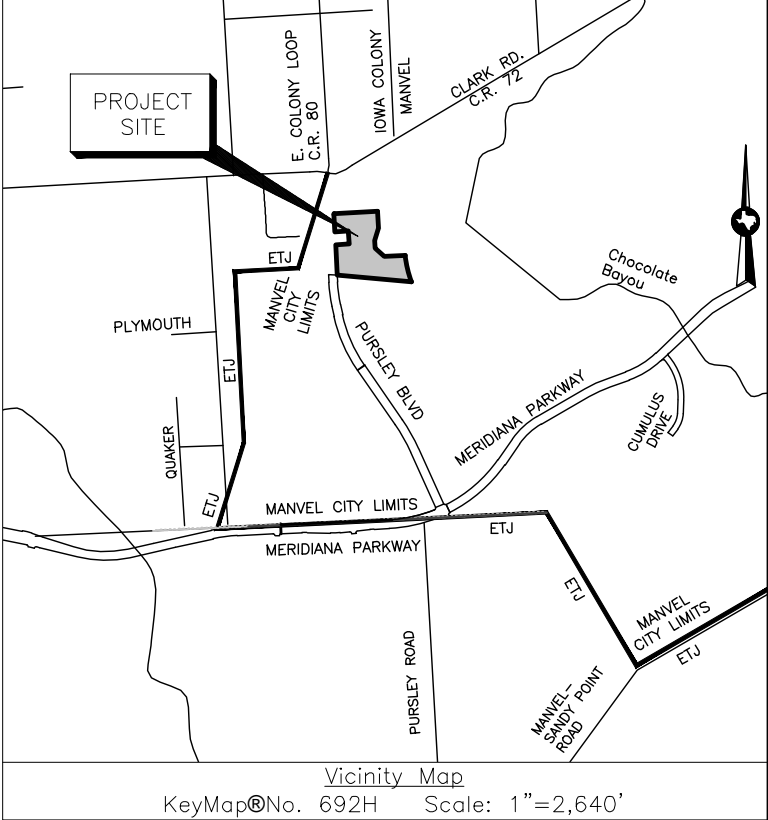
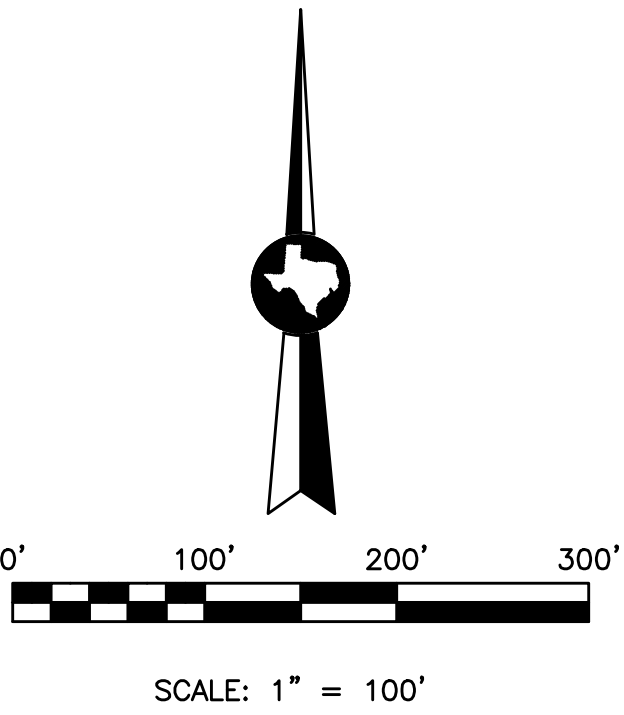
OWNER

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

JULY 16, 2021



10011 MEADOWGLEN LN
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TBPE No. F-726
TBPELS No. 10092300



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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

MUHAMMAD 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'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL 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.



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: August 23, 2021 PDZ & September 7, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, 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, he 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.

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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 10:51:43 -05'00'

SIGNATURE

August 17, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat was resubmitted on the July 12, 2021, plat submittal date for consideration. A 30-day plat extension was recommended for approval by the Commission at their August 9, 2021, meeting. City Council approved a 30-day plat extension at their August 16, 2021, meeting. This plat must be acted upon by the Commission and City Council before the 30-day plat extension expires on September 16, 2021, therefore, it must be considered again at the August 23, 2021, Commission meeting, and September 7, 2021, City Council meeting.

Staff Recommendation

Staff recommends denial of Meridiana Highway 6 Commercial Reserve No. 1 Final Plat.

1. Provide the land surveyor's signature (Section 62-41 (b) (5)).
2. Provide the drainage district signature (Section 62-41 (b) (20)).
3. Provide an executed (signed and notarized) lienholders subordination agreement (Section 62-41 (b) (7)).
4. Provide original, certified tax certificate with no outstanding delinquent taxes for this plat (Section 62-41 (b) (18)).
5. Provide approved construction plans (Section 62-41 (a) and Section 62-41 (b) (27)).



E4176

E4176

[illegible]

[illegible]

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 Highway 6 Commercial Reserve No. 1, 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 the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, 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 ____ day of _____, 2021.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 1 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 _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Highway 6 Commercial Reserve No. 1 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 _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1
BEING 5.872 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE
H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE
J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 5.872 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE H. T. & B. R.R. CO. SURVEY, 64, ABSTRACT 483 AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 10.134 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2009011530; SAID 5.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the westerly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northeasterly corner of the herein described tract of land;

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

- 1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;
- 4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'36", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curvature to the right;
- 5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 80°35'20" West, for a distance of 35.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 73°52'20" West, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 38°49'44" West, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 70°29'05" West, passing at 230.26 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being in the east line of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;
- 11) THENCE, North 03°46'29" West, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 341.51 feet to a point for corner;
- 12) THENCE, North 15°36'22" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 155.93 feet to a point for corner in the southerly right-of-way line of State Highway 6;
- 13) THENCE, South 70°29'05" East, along the southerly right-of-way line of said State Highway 6 for a distance of 79.10 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 14) THENCE, South 81°47'41" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 101.98 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 15) THENCE, South 70°29'05" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 469.29 feet to the POINT OF BEGINNING and containing 5.872 acres of land.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 AS SHOWN HEREON ON THE ____ DAY OF _____, 2021.

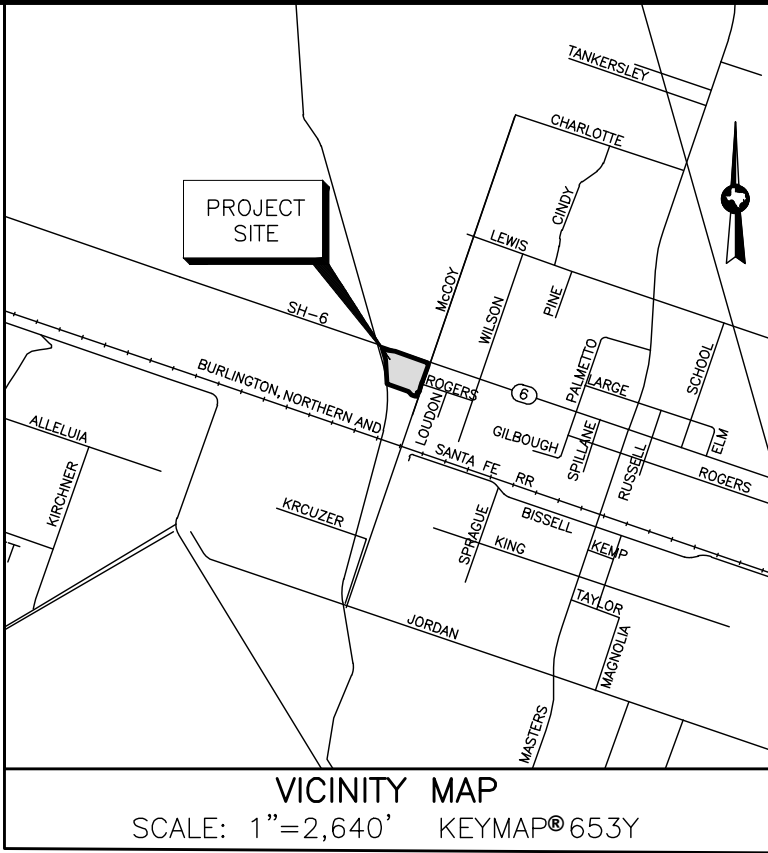
RICKY KUBECZKA DATE
COMMISSIONER

JODY SCHIBI DATE
COMMISSIONER

ALFRED FRÖBERG, JR. DATE
COMMISSIONER

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

BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND 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 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.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- 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.
- 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).

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.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
C.U.E. indicates City Utility Easement
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TxDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- 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.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- 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.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.
- This plat has 0.66 acres of unencumbered open space within Reserve "B".

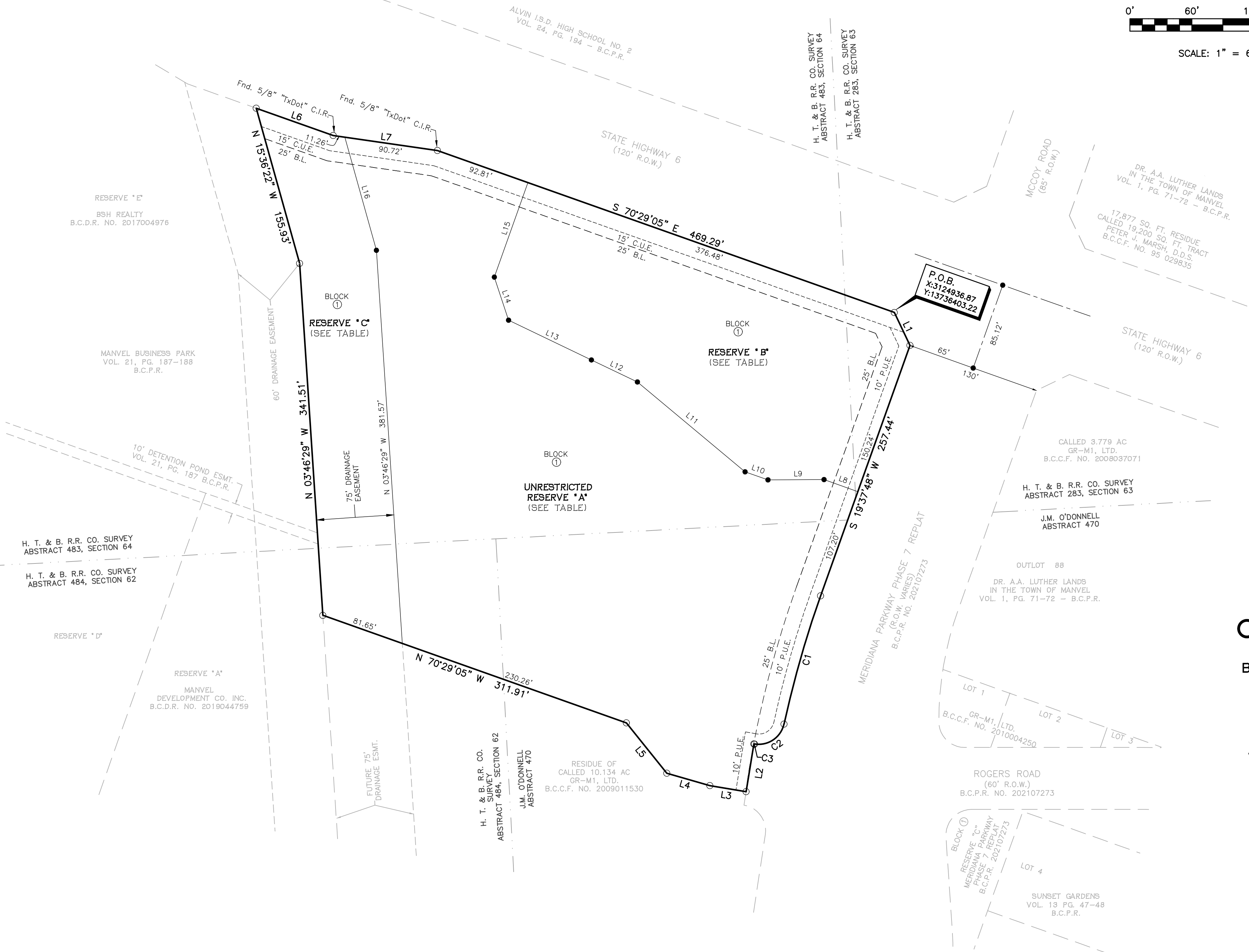
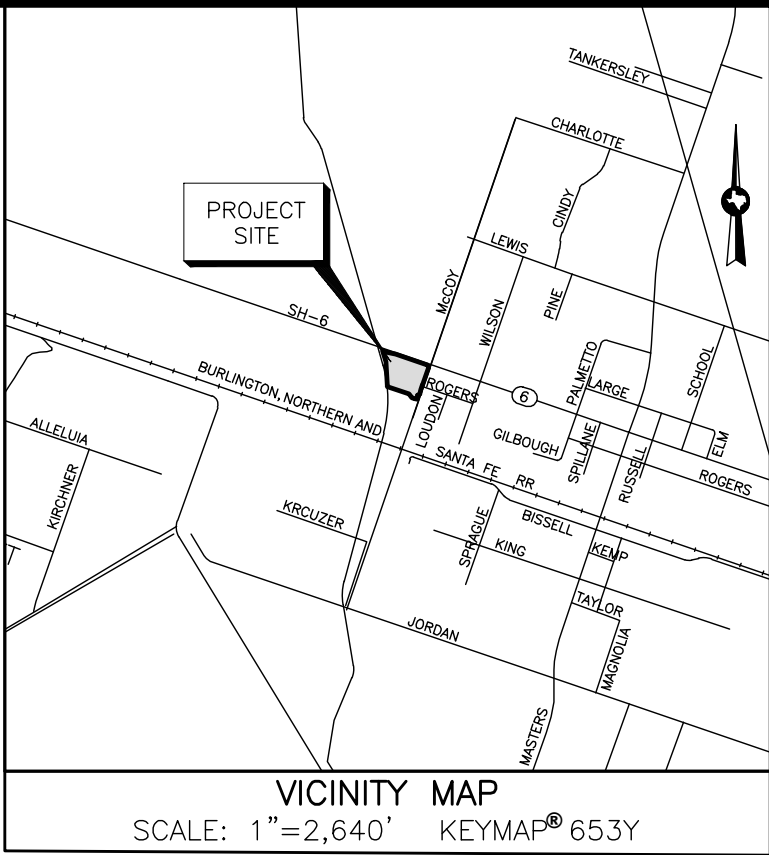
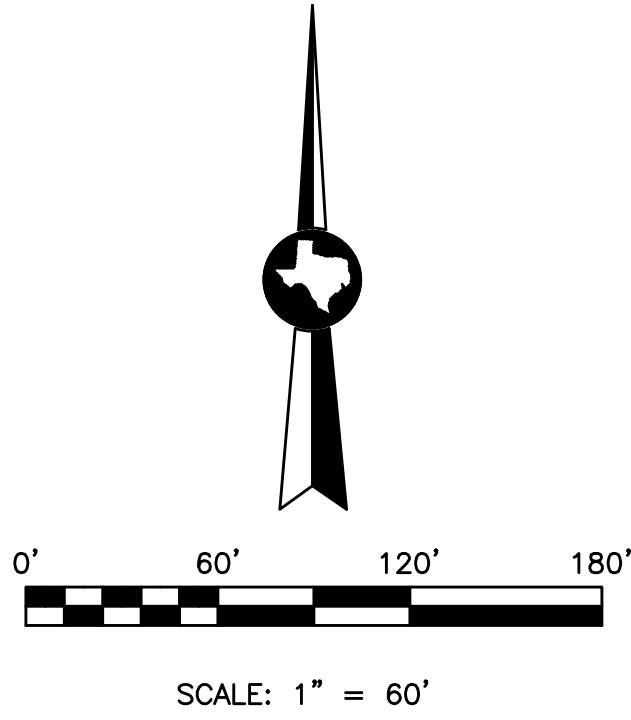
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon 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 the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess runoff-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00	72°3'59"	179.15'	S 15°53'49" W	129.06'
C2	25.00'	86°52'36"	37.91'	S 55°40'06" W	34.38'
C3	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°22'38" E	135.31'
L2	S 09°18'34" W	46.82'
L3	N 80°35'20" W	35.63'
L4	N 78°52'20" W	43.29'
L5	N 38°49'44" W	62.49'
L6	S 70°29'05" E	79.10'
L7	S 81°47'41" E	101.98'
L8	N 70°22'12" W	34.74'
L9	S 89°36'30" W	54.35'
L10	N 70°22'12" W	23.46'
L11	S 50°12'01" W	135.80'
L12	N 64°18'13" W	49.33'
L13	N 64°22'28" W	89.09'
L14	N 18°14'37" W	43.80'
L15	N 19°30'55" E	97.12'
L16	N 15°36'22" W	113.65'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	155,007 SQ.FT. / 3.558 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	63,653 SQ.FT. / 1.461 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES
TOTAL		255,797 SQ. FT. / 5.872 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 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.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



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

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

MUHAMMAD 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'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



MANVEL PD&Z DATA SHEET

MEETING DATE: August 23, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 9.464 acres of land located at 7227 Cemetery Road, Manvel, Texas, 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) authorizing NAICS use 531130 "Lessors of Mini Warehouses and Self-Storage Units".

BACKGROUND: The property is a vacant 9.464-acre tract fronting on Cemetery Road and Mississippi Street. The owner is requesting the SUP in order to construct a self-storage facility with personal storage spaces and RV storage. The City Council previously approved a SUP for a self-storage facility on June 17, 2019 (Ordinance No. 2019-O-22) for the same property owner, however, the SUP has since expired.

RECOMMENDATION: City staff recommends approval of the proposed SUP with 20 conditions (Ordinance No. 2021-O-27).

ATTACHMENTS: Staff report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	August 23, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to construct a self-storage facility located at 7227 Cemetery Road, in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Approved Plat, Application, and Public Hearing Notice

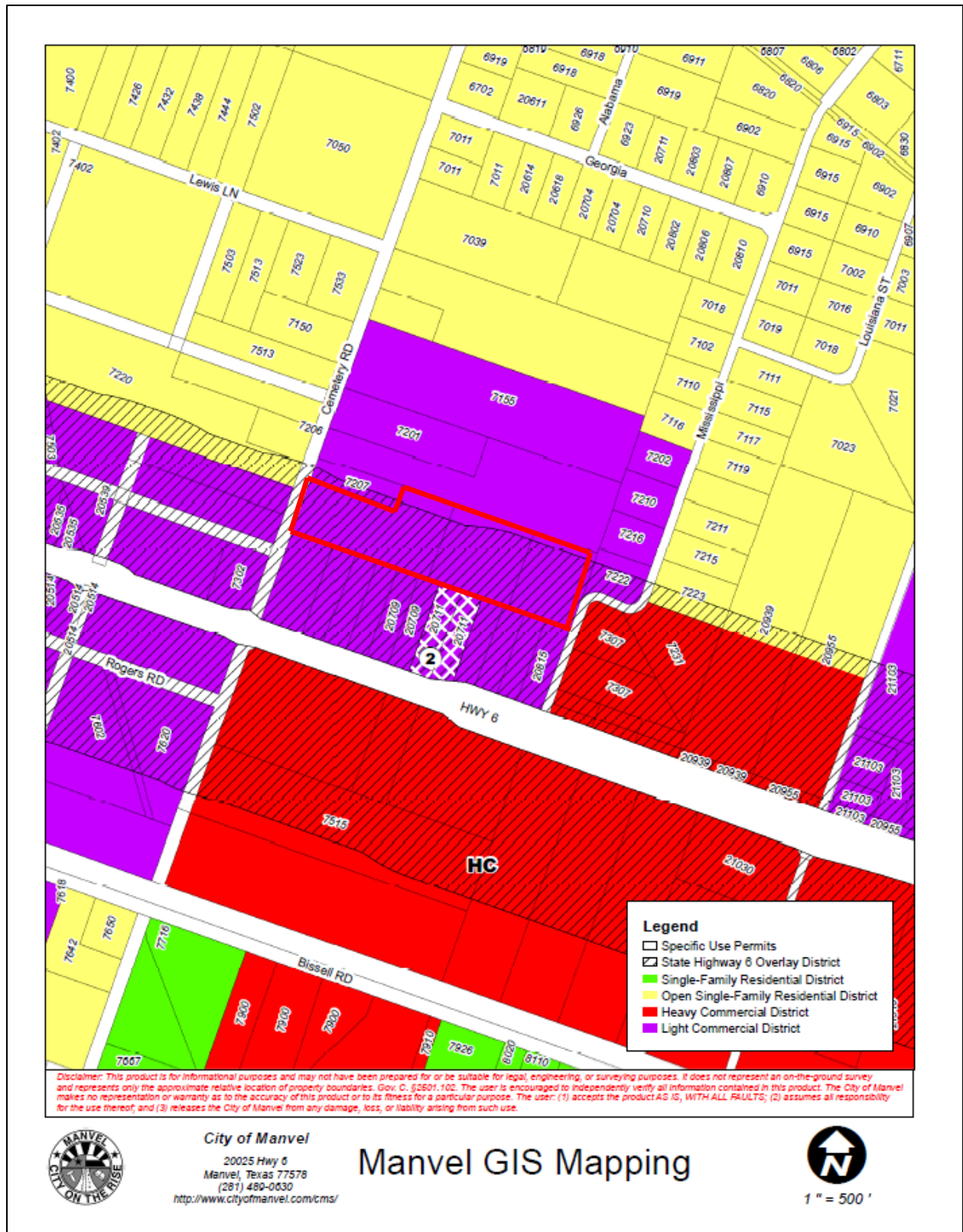
Recommended Action

A Public Hearing following a Consideration and Action from the Commission to the City Council

Executive Summary

The owner is requesting a Specific Use Permit for approximately 9.464 acres of land located at 7227 Cemetery Road. The property is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The SUP has been requested in order for a self-storage facility to be constructed at the site. According to the City's Zoning Ordinance, NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" requires a SUP in the Light Commercial District (LC). The subject property is currently vacant. The site plan proposes two points of ingress/egress to the site with one located Cemetery Road and a second located on Mississippi Street. The self-storage facility will have personal self-storage and RV storage. Previously a SUP has been approved for this site under NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP. Staff overview of the SUP is contained in the attached staff report.

Zoning Vicinity Map



Staff Report

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. Because, however, 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 be ordinance, grant a specific use permit 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.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6-SUP) East: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR)
Surrounding Land Use	North: Single-Family Residential & Vacant/Undeveloped South: Commercial, Religious Institution, & Vacant/Undeveloped East: Single-Family Residential West: Single-Family Residential & Vacant/Undeveloped

Overview

In 2019, a SUP was approved for this site under NAICS use number 531130 “Lessors of Mini Warehouses and Self-Storage Units” by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP for the same use. The

property has always been zoned Light Commercial District (LC) since City-wide zoning was adopted in 2001. The State Highway 6 Overlay District (SH6) was adopted in 2010. As was the case in 2019, a Specific Use Permit (SUP) is required for NACIS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units". The SUP application has been requested by the property owner so a self-storage facility can be constructed at 7227 Cemetery Road. The proposed self-storage facility will have personal self-storage and RV storage. According to the site plan, there are six structures for self-storage or RV storage. Two structures are dedicated solely to self-storage and four are dedicated to covered RV storage. The site has proposed detention located in the northeast portion of the proposed site plan (*see Site Plan section*). The facility will take ingress and egress from two access points, with one located on Cemetery Road and the second located on Mississippi Street. The area is developed with single-family residential and commercial development. Some single-family development is zoned commercially with either Light Commercial (LC) or Heavy Commercial (HC) zoning districts. These properties are legal nonconforming in use. The commercial uses are located on SH6 abutting the property to the south. These businesses include Luxury Palapas, Manvel Auto Care, House of Refuge Church, Corey's Kitchen, and Biker Church.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following 20 conditions:

1. The facility must have a public restroom;
2. The facility must comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements;
3. All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (*see Design Criteria Manual for specifications*);
4. FDC's shall be remote and within 50-feet of a fire hydrant;
5. All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
6. All entry gates shall have a Knox Box key switch and a "click to enter" system;
7. Fire extinguishers shall be placed every 75-feet of travel distance;
8. All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
9. The facility shall comply with any and all Fire Marshal requirements;
10. The minimum distance between non-residential driveways and minor street shall be 75-feet;
11. Any open storage or display of items not for sale shall comply with Section 77-52, *Open Storage and Display of Items*;
12. The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
13. The site shall comply with subdivision variance conditions approved by City Council;
14. Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, 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;

15. All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a “house side shielding”;
16. No freestanding light fixture shall be greater than 25-feet in height;
17. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
18. A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
19. The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and
20. The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

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.

Site Photographs



Looking at the site from Cemetery Road.



Residential homes across the street on Cemetery Road.



Residential homes abutting the site on Cemetery Road.



Looking at the site from Mississippi Street.



Residential homes across the street on Mississippi Street.



Commercial business abutting the site on SH 6.



Abutting commercial property to the south on SH6.

Aerial Vicinity Map



[illegible]

Approved Plat



Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Diamond Storage
Project Location/Address: 7227 Cemetery Rd Manvel, TX 77578
Legal Description: Landmark Park Subdivision, North of Highway 6, East of Cemetery Rd/ Hayden Crest
Current Zoning: Light Commercial Proposed Land Use: Self Storage NAICS No.: 53110
Parcel/Tax ID# (s): 6002-0014-000/ Total Acreage: 9.464 Request extension of 2019-0-22
6002-0015-000/
6002-0015-110

APPLICANT INFORMATION

Applicant Name: Ryan Gregory
Company Name: Diamond Storage, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

Ryan Gregory 7/23/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: R. Gregory Investments, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

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

Ryan Gregory 7/23/2021
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Ryan Gregory

Applicant Signature

7/23/2021

Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/08/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, AUGUST 23, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, 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 APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, 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 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMDENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

ORDINANCE NO. 2021-O-27

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, 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 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, R Gregory Investments, LLC is the current owner of a certain 9.464 acre tract of land located at 7227 Cemetery Road, Manvel, Texas, 9.4646 acres being a part of Tract “A” and all of Tract “B” of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas, and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 9.464 acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, the Owner has filed an application to change the zoning classification of the 9.464 acre tract to Light Commercial District/State Highway 6

Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS use 531130 “Lessors of Mini Warehouses and Self-Storage Units”; and

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

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

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

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

Section 2. The zoning classification of a certain 9.464 acre tract of land located at 7227 Cemetery Road, Manvel, Texas, 9.4646 acres being a part of Tract “A” and all of Tract “B” of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas, and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Lessors of Mini Warehouses and Self-Storage Units - (NAICS 531130)

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

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

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

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said multiple tracts, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

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

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

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

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

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

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

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

9.4646 acres being a part of Tract "A" and all of Tract "B" of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas.

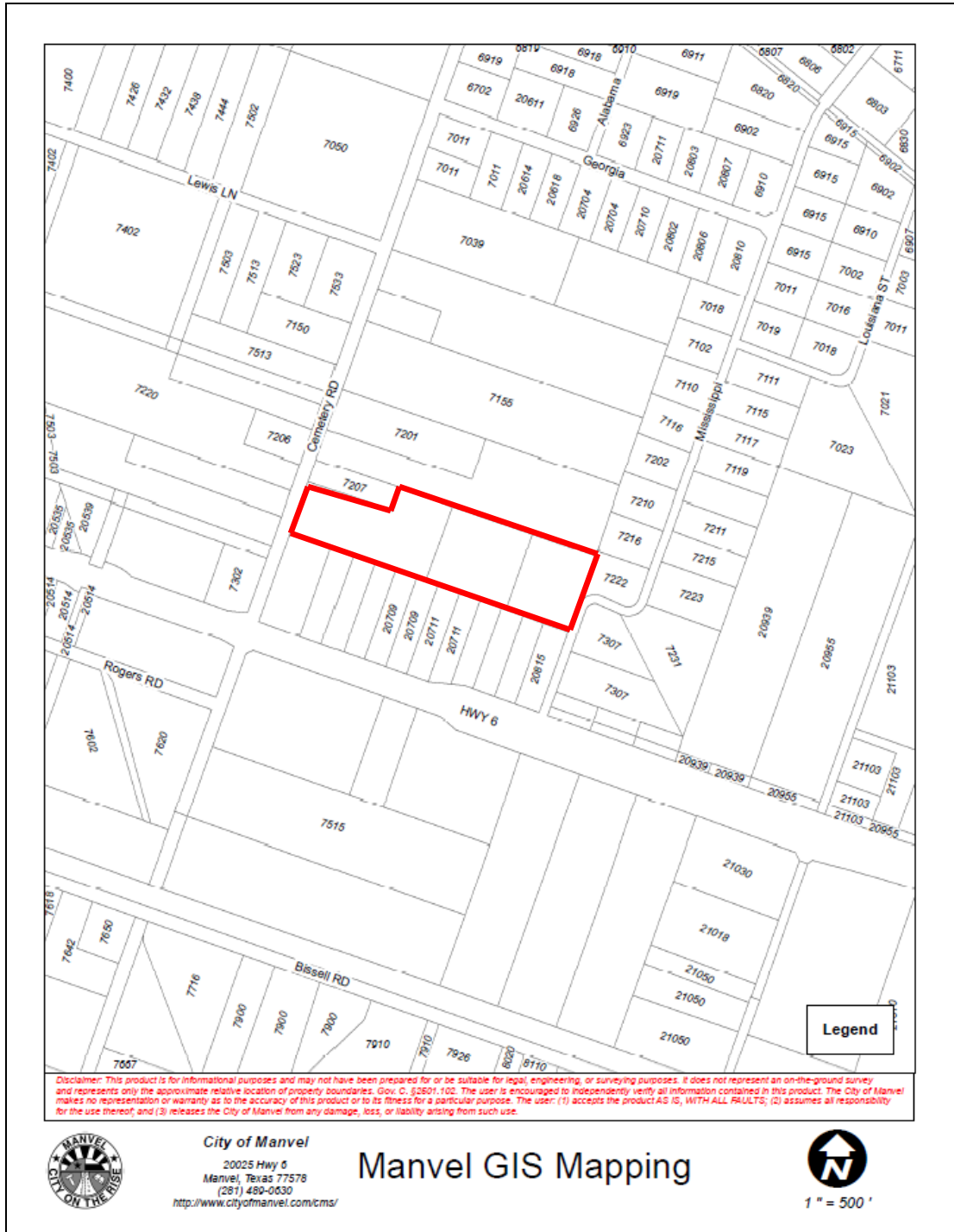


Exhibit B

CONDITIONS FOR 7227 CEMETERY ROAD (DIAMOND SELF-STORAGE FACILITY)

- (1) The facility must have a public restroom;
- (2) The facility must comply with Section 77-51, Plan Review, Landscaping, and Building Façade Requirements, façade requirements;
- (3) All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (see Design Criteria Manual for specifications);
- (4) FDC's shall be remote and within 50-feet of a fire hydrant;
- (5) All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
- (6) All entry gates shall have a Knox Box key switch and a "click to enter" system;
- (7) Fire extinguishers shall be placed every 75-feet of travel distance;
- (8) All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
- (9) The facility shall comply with any and all Fire Marshal requirements;
- (10) The minimum distance between non-residential driveways and minor street shall be 75-feet;
- (11) Any open storage or display of items not for sale shall comply with Section 77-52, Open Storage and Display of Items;
- (12) The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
- (13) The site shall comply with subdivision variance conditions approved by City Council;
- (14) Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, 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;
- (15) All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a "house side shielding";
- (16) No freestanding light fixture shall be greater than 25-feet in height;
- (17) All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
- (18) A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
- (19) The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and

- (20) The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

Exhibit C

7227 CEMETERY ROAD SITE PLAN

