

PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION November 22, 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 and Roll Call

- 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.*

PLANNING DEVELOPMENT AND ZONING MEETING

Executive Session

The Planning Development and Zoning Commission will convene into Executive Session pursuant to Texas Government Code, Section 551.071 – “Consultation with Attorney” to discuss the following:

*RISE COMMUNITIES, LLC AND GRMI, LTD V PLANNING DEVELOPMENT AND ZONING COMMISSION AND CITY COUNCIL FOR THE CITY OF MANVEL.
(Petition for Mandatory Injunctive and Declaratory Relief by Rise Communities, LLC and GRMI, LTD)*

Regular Agenda

1. Consideration and possible action to approve the Meridiana General Development Plan Amendment No. 21 (dated November 18, 2021).

Consent Agenda

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a 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.

1. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 39A;
Being a subdivision of 12.39 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.
2. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Elementary School Site No. 2;
Being a subdivision of 13.00 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
3. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Brazoria County Municipal District No. 57 Lift Station No. 1;
Being a subdivision of 0.19 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
4. Consideration and possible action to approve the meeting minutes to date.

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 November 19, 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



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: November 22, 2021 PDZ

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: Carol Redd, EHRA

Daytime Phone: 713-337-7511 Fax Number: N/A

E-mail Address: CRedd@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 Section 39A, being a subdivision of 12.39 acres
out of the H.T. & B.R.R. Co.Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

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.

Kwasi Bosompem Digitally signed by Kwasi Bosompem
Date: 2021.11.16 08:06:36 -06'00'

SIGNATURE

November 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 Section 39A Final Plat
Applicant	Carol Redd, EHRA, Inc.
PD&Z Meeting Date	November 22, 2021
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner, Planning Division

Background

The Planning, Development and Zoning Commission recommended approval of this plat at their June 14, 2021, meeting. The City Council approved this plat on June 21, 2021. This plat was submitted again on October 25, 2021, due to changes in building lines.

Staff Recommendation

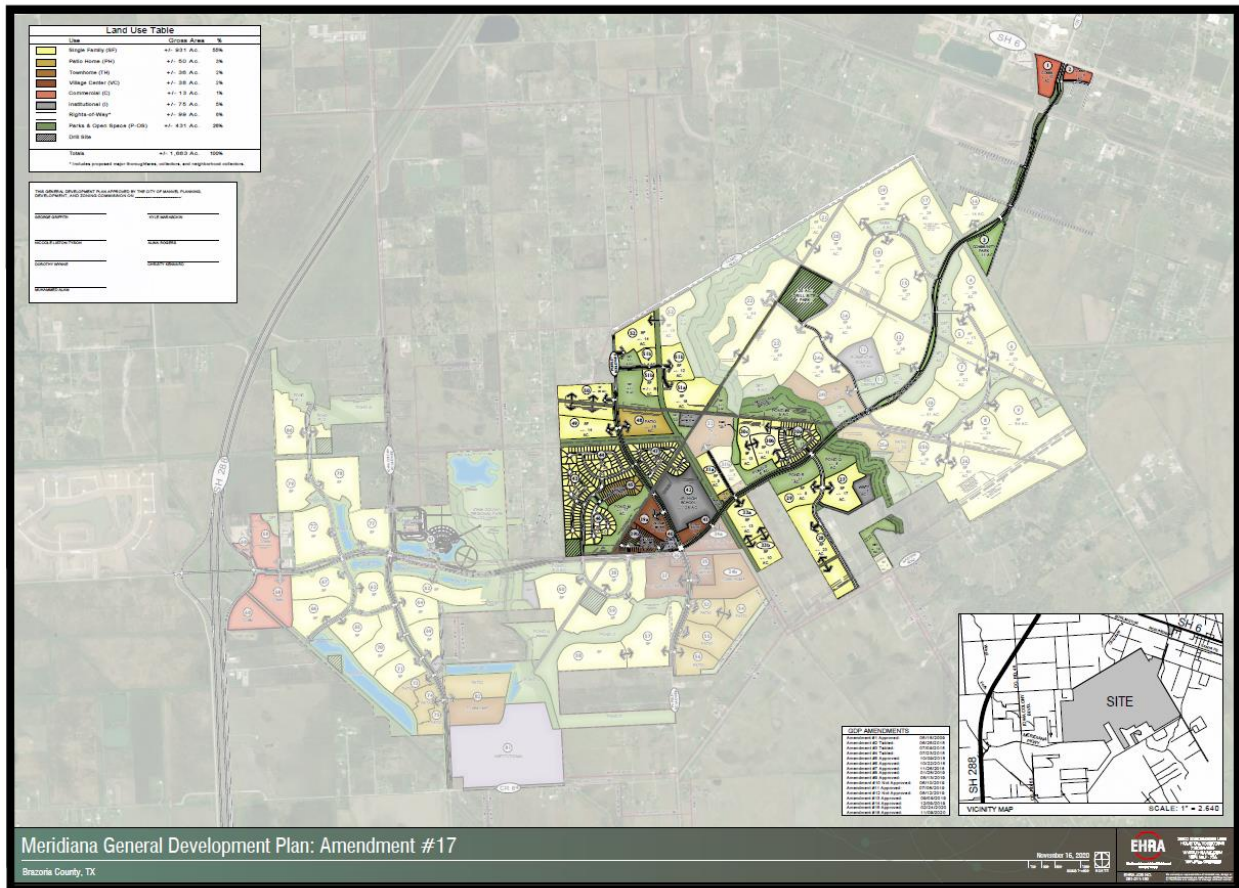
The City staff recommends approval for the Meridiana Section 39A Final Plat.

[illegible]



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

Meridiana General Development Plan Amendment No. 17



STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 39A, 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 Section 39A 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 2nd day of June, 2021.

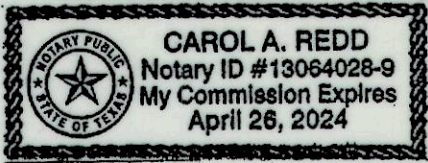
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: nt
Print Name: Matt Lawson
Title: President

STATE OF TEXAS I
COUNTY OF HARRIS I

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.



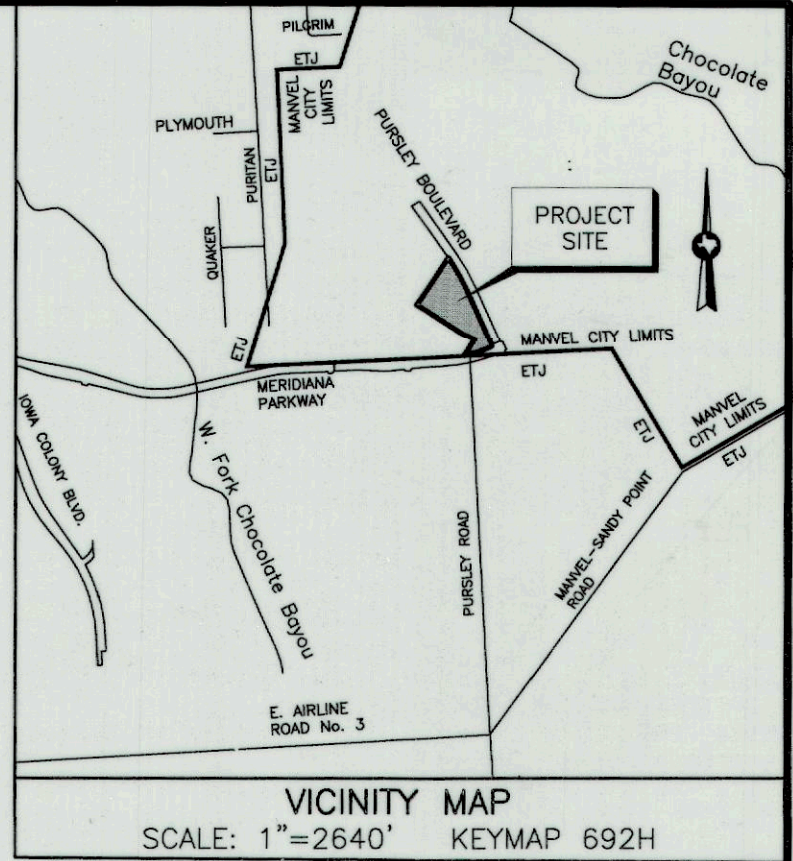
Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 5/3/21 Date
President
Mark Roller 5/3/21 Date
Secretary/Treasurer
Kerry L. Osburn 5/3/21 Date
Vice President
Jarrod D. Aden, P.E., C.F.M. 5/3/21 Date
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 ID# B190005

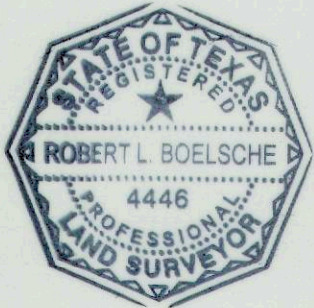


BENCHMARK(S):

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	50.30'
BLOCK 2	50.30'

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 SECTION 39A 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 SECTION 39A 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 SECTION 39A
12.39 ACRES
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282
BRAZORIA COUNTY, TEXAS

A 12.39 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS, BEING OUT THAT CERTAIN TRACT CONVEYED TO GR-M1, LTD. CALLED 207.892 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. No.) 2006037042; SAID 12.39 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING AT a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwesterly corner of the said called 207.892 acre tract being the southeasterly corner of Colony West (an unrecorded subdivision), same being the southwesterly corner of Reserve "C" of Meridiana Section 43 as recorded in Brazoria County Plat Records Number (B.C.P.R. No.) 2020024243;

THENCE, North 87°19'17" East, along the southerly line of said 207.892 acre tract for a distance of 2,195.04 feet to a point for corner, from which a 5/8-inch iron rod marking the southeasterly corner of said 207.892 acre tract bears N 87°19'17" E, a distance of 1,902.76 feet;

THENCE, North 02°40'43" West, for a distance of 17.67 feet to the POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 33°20'49" East, for a distance of 260.46 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, North 66°27'02" West, for a distance of 194.15 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 56°39'11" West, for a distance of 714.45 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southeasterly line of Meridiana Detention Pond M a plat as recorded under Brazoria County Plat Records No. (B.C.P.R. No.) 2020024437;
- 4) THENCE, North 33°20'49" East, along the southeasterly line of said Meridiana Detention Pond M, for a distance of 764.30 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the common corner of Meridiana Detention Pond M and Pursley Boulevard (120 foot wide) a plat as recorded under B.C.P.R. No. 2020024856;
- 5) THENCE, South 34°35'49" East, along the southwesterly right-of-way line of said Pursley Boulevard, for a distance of 61.61 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;
- 6) THENCE, continuing along the southwesterly right-of-way line of said Pursley Boulevard, in a southeasterly direction along the arc of said curve to the right having a radius of 2,440.00 feet, a central angle of 10°13'27", an arc length of 435.41 feet, and a chord bearing of South 29°29'09" East, for a distance of 434.83 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 7) THENCE, South 24°22'22" East, continuing along the southwesterly right-of-way line of said Pursley Boulevard for a distance of 831.20 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right in the northerly right-of-way line of Meridiana Parkway East (variable width) a plat as recorded under B.C.P.R. No. 2020024860;
- 8) THENCE, along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 92°32'38", an arc length of 40.38 feet, and a chord bearing of South 21°53'57" West, for a distance of 36.13 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curve to the right;
- 9) THENCE, continuing along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said compound curve to the right having a radius of 1,940.00 feet, a central angle of 11°18'22", an arc length of 382.81 feet, and a chord bearing of South 73°49'27" West, for a distance of 382.19 feet to the POINT OF BEGINNING and containing 12.39 acres of land.

FINAL PLAT
MERIDIANA SECTION 39A

BEING A SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

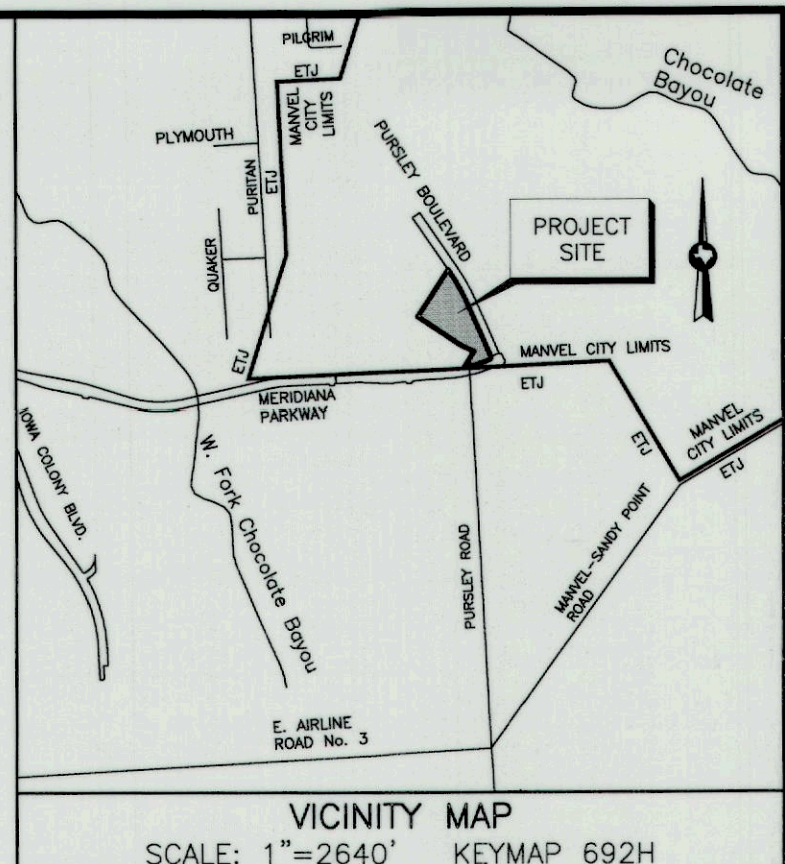
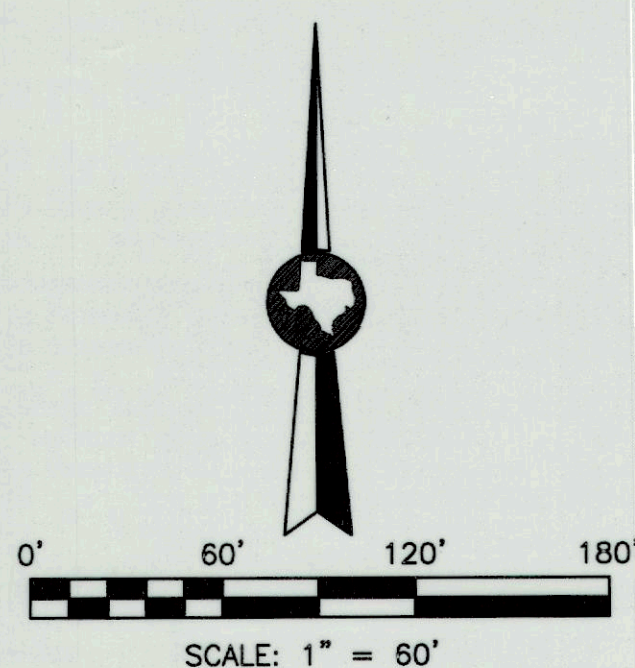
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

November 12, 2021

ENGINEER/SURVEYOR



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



MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	50.30'
BLOCK 2	50.30'

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

ALVIN I.S.D.
JUNIOR HIGH
SCHOOL SITE NO. 8
B.C.P.R. NO. 2019009008

LOT SIZE TABLE

Block	Lot	Sq. Feet	Lot	Width
1	1	5,154	39.07	
1	2	5,757	36.33	
1	3	5,543	30.48	
1	4	6,708	30.86	
1	5	4,597	29.97	
1	6	3,583	31.15	
1	7	4,134	35.95	
1	8	5,038	35.00	
1	9	5,486	28.07	
1	10	4,339	25.0	
1	11	6,126	40.26	
1	12	5,516	36.48	
1	13	4,539	36.79	
1	14	4,857	37.43	
1	15	6,572	35.60	
1	16	3,550	28.01	
1	17	4,069	28.73	
1	18	4,458	28.01	
1	19	3,845	28.73	
1	20	3,263	28.01	
1	21	3,419	28.00	
1	22	3,220	28.00	
1	23	3,220	28.00	
1	24	3,220	28.00	
1	25	3,220	28.00	
1	26	3,220	28.00	
1	27	3,220	28.00	
1	28	3,220	28.00	
1	29	3,220	28.00	
1	30	3,220	28.00	
1	31	3,220	28.00	
1	32	3,403	28.00	
1	33	3,258	28.01	
1	34	3,597	27.92	
1	35	3,375	28.38	
1	36	8,528	41.47	
1	37	16,011	46.67	
1	38	5,892	31.57	
1	39	3,888	28.11	
1	40	4,109	27.97	
1	41	4,126	27.57	
1	42	3,960	28.00	
1	43	3,826	28.00	
1	44	3,826	28.00	
1	45	3,826	28.00	
1	46	3,826	28.00	
1	47	3,826	28.00	
1	48	3,826	28.00	
1	49	3,826	28.00	
1	50	3,826	28.00	
1	51	3,826	28.00	
1	52	5,273	28.05	
1	53	10,508	38.53	
1	54	5,828	33.38	
1	55	4,563	41.41	
1	56	4,113	37.00	
1	57	5,706	23.00	
1	58	5,170	28.00	
2	1	4,372	28.00	
2	2	3,320	28.00	
2	3	3,311	28.02	
2	4	3,175	33.43	
2	5	3,160	33.00	
2	6	3,220	28.00	
2	7	3,220	28.00	
2	8	4,235	28.00	

MERIDIANA
NORTHEAST VILLAGE CENTER
B.C.P.R. NO. 2000024243

CALLLED 207,892 AC.
GR-M1, Ltd.
B.C.C.F. NO. 2000537042
Fnd. 5/8" I.R.
N 87°19'17" E 1,902.76'
CALLLED 120.58 AC.
GR-M1, Ltd.
B.C.C.F. NO. 200040994

FINAL PLAT MERIDIANA SECTION 39A

BEING A SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

November 12, 2021

ENGINEER/SURVEYOR

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

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
66	16.5	17

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	19,673 SQ.FT. / 0.4516 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	23,949 SQ.FT. / 0.5498 ACRES
C	PARKING	1,430 SQ.FT. / 0.0328 ACRES
D	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	1,150 SQ.FT. / 0.0264 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	20,410 SQ.FT. / 0.4685 ACRES
F	PARKING	1,632 SQ.FT. / 0.0375 ACRES
G	PARKING	1,259 SQ.FT. / 0.0289 ACRES
H	PUBLIC SAFETY PURPOSES	65,854 SQ.FT. / 1.5072 ACRES
TOTAL		135,157 SQ.FT. / 3.1027 ACRES

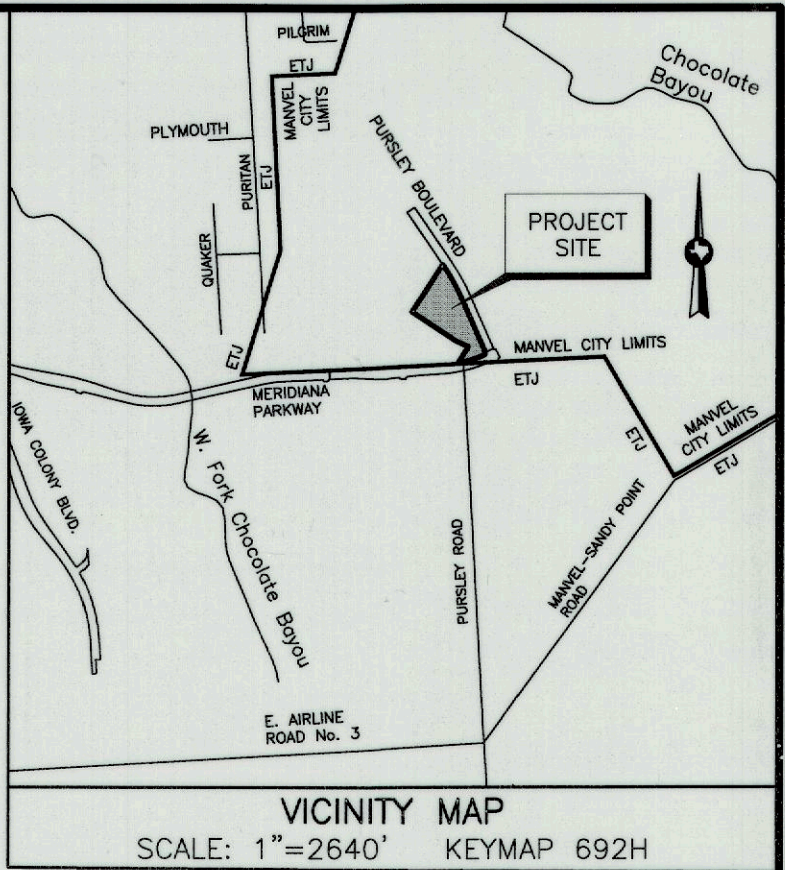
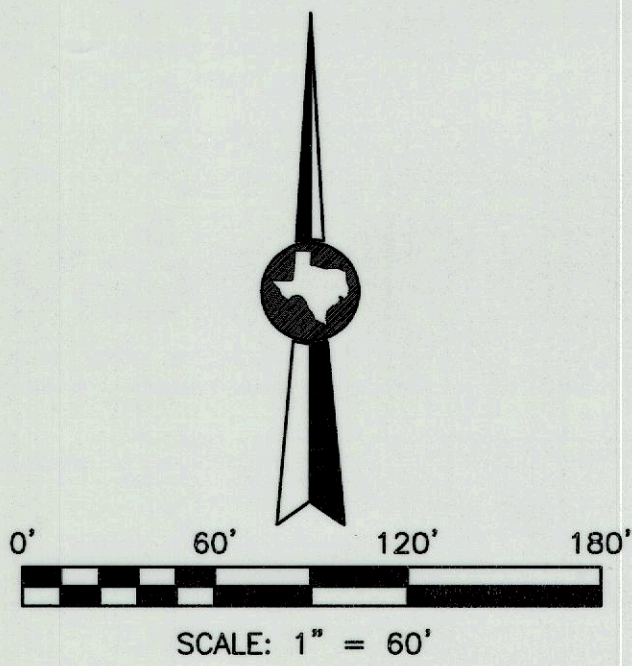
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2440.00	107°32'24"	435.41	S 29°29'06" E	434.83
C2	25.00	92°32'58"	40.38	S 21°53'57" W	36.13
C3	1940.00	11°18'22"	382.81	S 73°49'27" W	382.19
C4	600.00	21°01'30"	220.17	N 67°09'57" W	218.94
C5	500.00	5°44'21"	50.08	N 30°28'38" E	50.08
C6	300.00	35°13'03"	184.40	S 39°02'40" E	181.51
C7	100.00	54°46'57"	95.61	S 05°57'20" W	92.01
C8	500.00	1°13'33"	101.02	N 69°43'13" E	100.85
C9	25.00	90°07'08"	39.32	N 69°25'56" W	35.39
C10	460.00	10°30'42"	84.39	S 60°15'09" W	84.27
C11	25.00	80°20'56"	35.05	S 1°49'20" W	32.28
C12	325.00	3°55'00"	22.22	S 2°23'38" E	22.21
C13	125.00	54°46'57"	119.52	S 05°57'20" W	115.02
C14	25.00	90°00'00"	39.27	S 11°39'11" E	35.36
C15	375.00	19°40'03"	158.74	S 64°33'43" E	158.24
C16	25.00	72°42'48"	31.73	N 71°10'22" E	29.64
C17	18.00	282°44'20"	296.08	S 03°48'53" E	74.92
C18	25.00	19°13'28"	209.71	N 66°15'55" W	208.72
C19	525.00	5°44'21"	52.59	N 53°47'01" W	52.57
C20	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C21	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C22	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C23	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C24	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C25	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C26	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C27	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C28	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C29	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C30	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C31	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C32	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C33	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C34	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C35	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C36	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C37	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C38	25.00	21°02'22"	9.18	N 38°07'39" E	9.13
C39	25.00	21°02'22"	9.18	N 38°07'39" E	9.13

LINE	BEARING	DISTANCE
L1	S 34°35'49" E	61.61
L2	S 12°19'18" W	19.75
L3	N 7°40'42" W	28.61
L4	N 78°20'49" E	25.83
L5	S 56°39'11" E	35.00
L6	N 53°55'57" E	35.82
L7	N 63°30'50" E	36.64
L8	N 06°09'57" E	29.29
L9	N 06°09'57" E	28.87
L10	N 07°12'26" E	51.95
L11	N 14°12'20" W	29.98
L12	S 89°22'24" W	59.04
L13	S 67°11'45" E	20.00
L14	S 41°10'15" W	22.77
L15	S 39°29'22" E	37.73
L16	S 78°38'53" W	21.50
L17	S 78°38'53" W	23.04
L18	N 11°21'07" W	51.00
L19	S 64°44'35" W	16.40
L20	N 33°20'49" E	24.43
L21	N 33°20'49" E	21.45
L22	N 67°32'10" E	16.92
L23	N 02°40'43" W	17.67
L24	S 81°36'13" E	22.06

GENERAL NOTES:

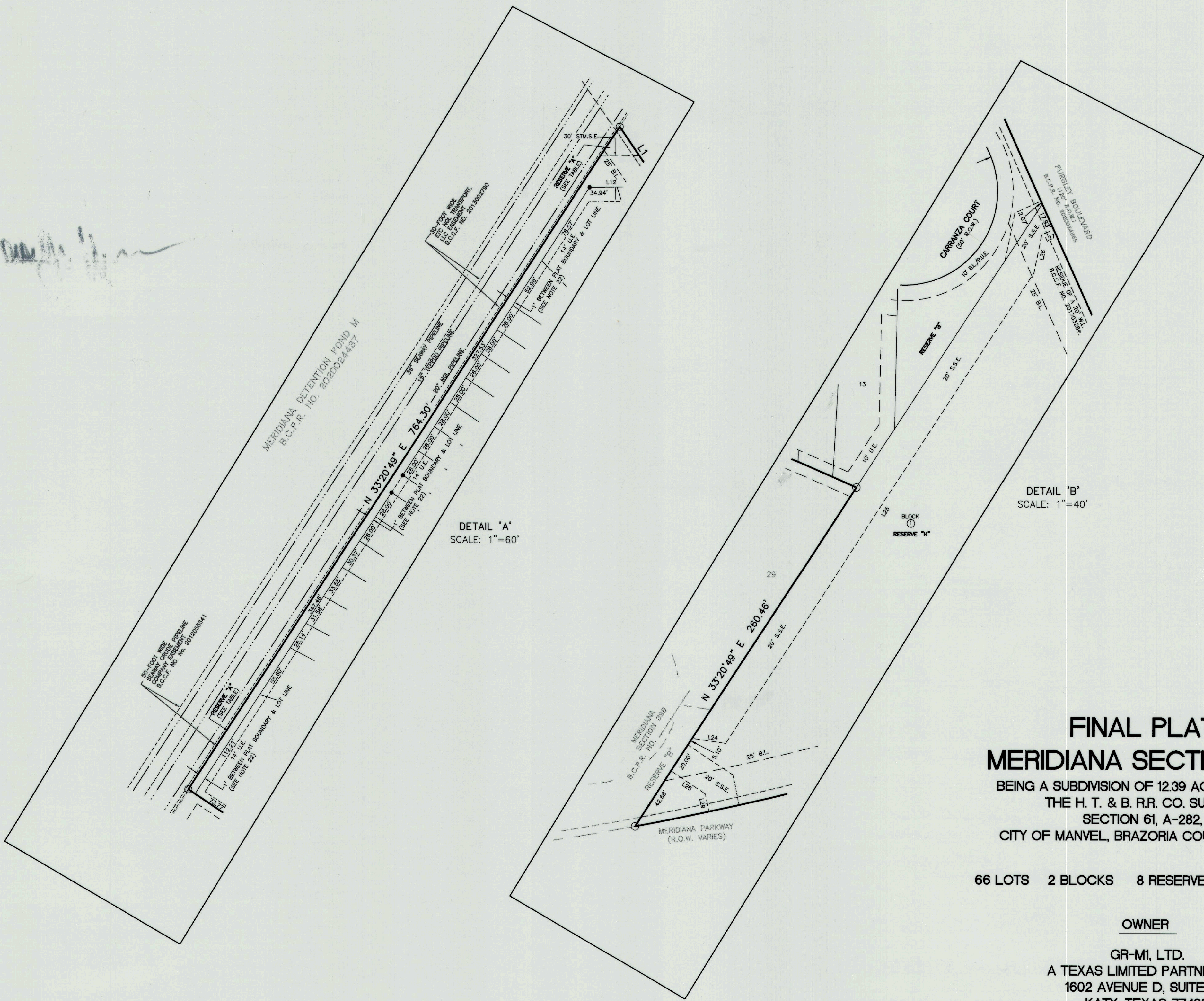
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 3/4-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, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain)

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.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 3/4-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 Commencing.
P.U.E. indicates Public Utility Easement.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement.
— indicates Change of Street Name.
- 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 Developer/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.
- Pipelines that cross this subdivision are being shown hereon.
- There is 0.47 acres of unencumbered open space within Reserve "E" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.
- Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plat boundary and the back lot lines of Lots 37-53, Block 1.
- All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.



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 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.
- 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 ditch 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.



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

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

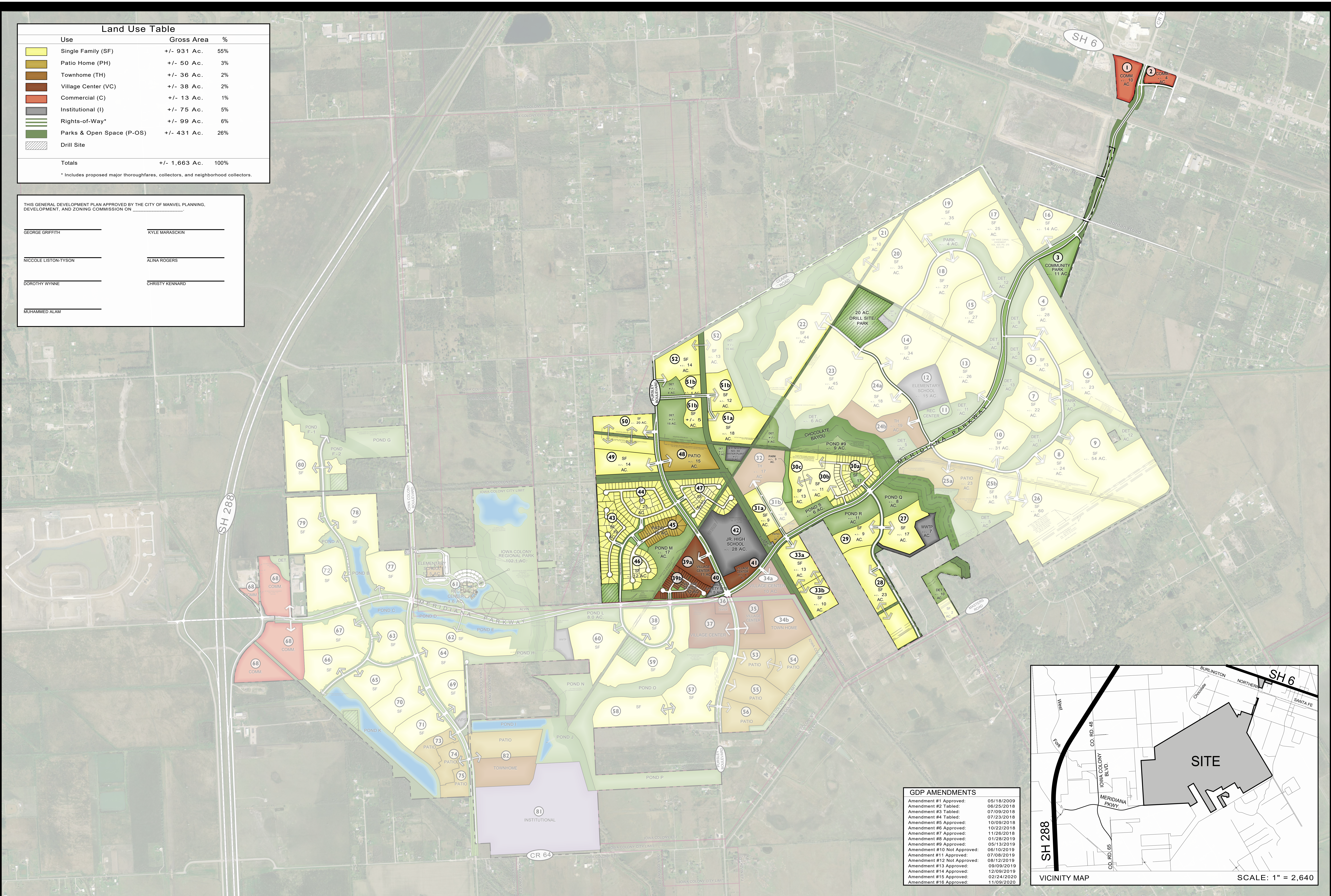
DOROTHY WYNNE

MUHAMMED ALAM

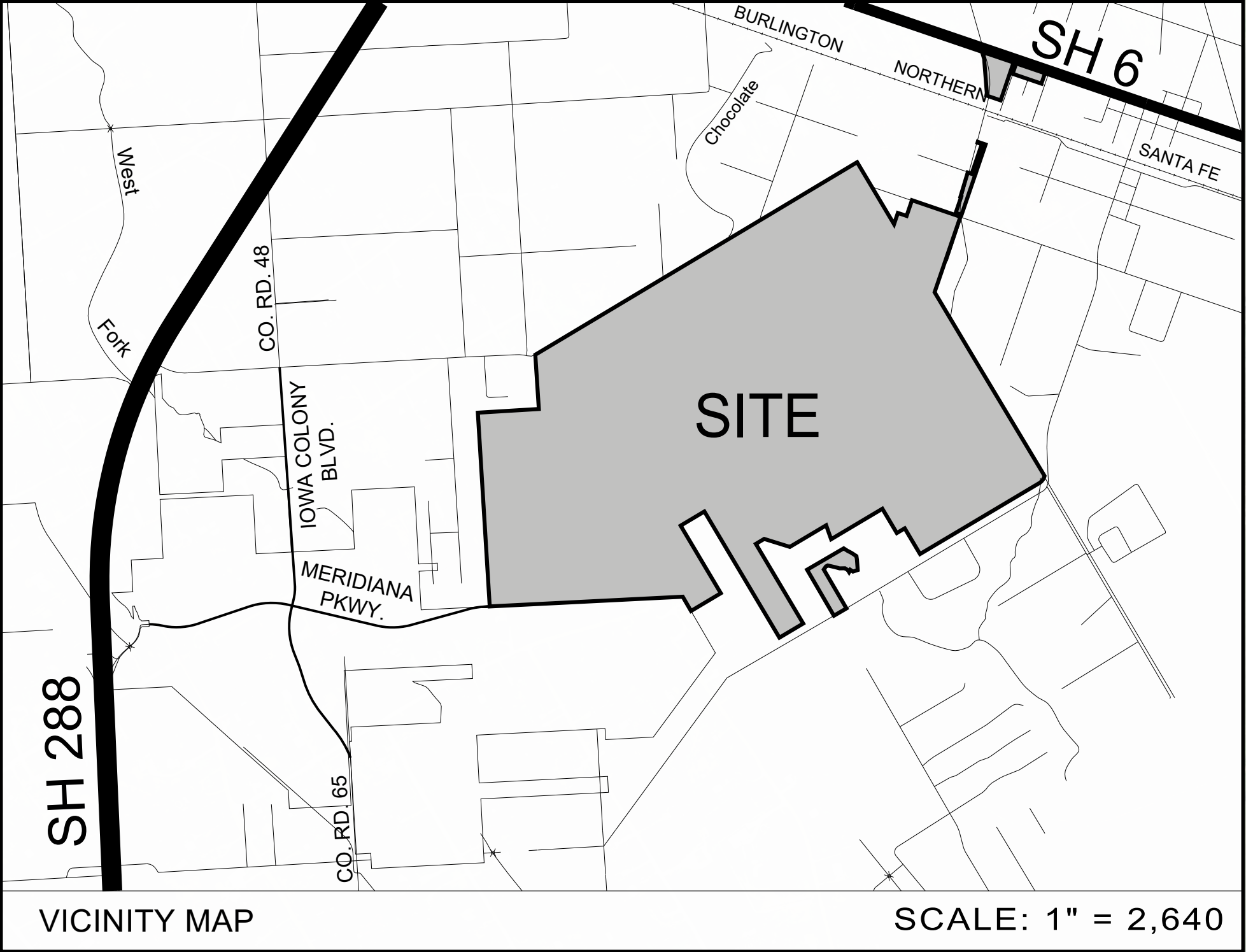
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



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.

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION November 8, 2021

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 11/8/2021

Regular Session

Call to Order and Roll Call

Alina Rogers called the meeting of the Manvel PD&Z to order at 7:00 p.m.
Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Christy Kennard
Muhammed Alam
Ryan Miller
Christine Diaz
Absent: Dorothy Wynne

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

Alina Rogers filed an Abstention Affidavit.

Ryan Miller made the motion to appoint himself temporary chair. Kyle Marasckin second the motion.
The motion carried. Alina Rogers abstained. Abstention Affidavit filed with the City Secretary.

Vote: 5/0

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

No: None

Absent: Dorothy Wynne

Abstained: Alina Rogers

PLANNING DEVELOPMENT AND ZONING MEETING MINUTES

Public Hearing

TO HEAR COMMENTS REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128 MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC) 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 7:06 p.m.

1st call for comments - None

2nd call for comments -

Chad Thumann, owner of the property, spoke in favor of the proposed rezone.

3rd call for comments -

Cary Perin - President of Alvin Manvel Area Chamber

Spoke in favor of the proposed business. Did research on the company and received rave reviews. In favor of proposed development in Manvel.

Public Hearing closed at 7:12 p.m.

TO HEAR COMMENTS ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY BEING AN UNIMPROVED PORTION OF BISSELL ROAD (50 FOOT WIDE) 2.713 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEED(S) CONVEYING RESPECTIVE INTEREST(S) IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Public Hearing opened at 7:12 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.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-36;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612

PLANNING DEVELOPMENT AND ZONING MEETING MINUTES

ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC) PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF

Kyle Marasckin made the motion to approve. Christine Diaz seconded the motion. The motion FAILED with a vote:

Vote: 0-5

Yes: None

No: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz Absent: Dorothy Wynne

Abstained: Alina Rogers - Abstention Form on File with City Secretary.

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-37;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY BEING AN UNIMPROVED PORTION OF BISSELL ROAD (50 FOOT WIDE) 2.713 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEED(S) CONVEYING RESPECTIVE INTEREST(S) IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Ryan Miller made the motion to table. Christine Diaz second the motion. The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne Abstained: None

- C. Acceptance of the meeting minutes to date.

Kyle Marasckin made the motion to approve. Ryan Miller seconded the motion. The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

Meeting adjourned at 7:50 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS