

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 January 24, 2022

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

PLANNING DEVELOPMENT AND ZONING MEETING

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING 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 approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "B-2", A Subdivision of 11.14 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- B. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "C-2", A Subdivision of 4.43 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- C. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Unit 13 Open Space, A Subdivision of 29.1 O acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- D. Acceptance of the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve V Phase 2, being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, 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 Section 52 being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

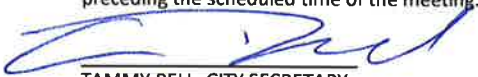
PLANNING DEVELOPMENT AND ZONING MEETING

- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve M-2 being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- D. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve N-2, being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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 January 21, 2022 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 January 24, 2022 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: January 24, 2022 PDZ and February 7, 2022 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation
to City Council, preliminary plat for Meridiana Detention Reserve "B-2", A Subdivision of 11.14 acres,
consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Brad Sweitzer

SIGNATURE

12/27/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

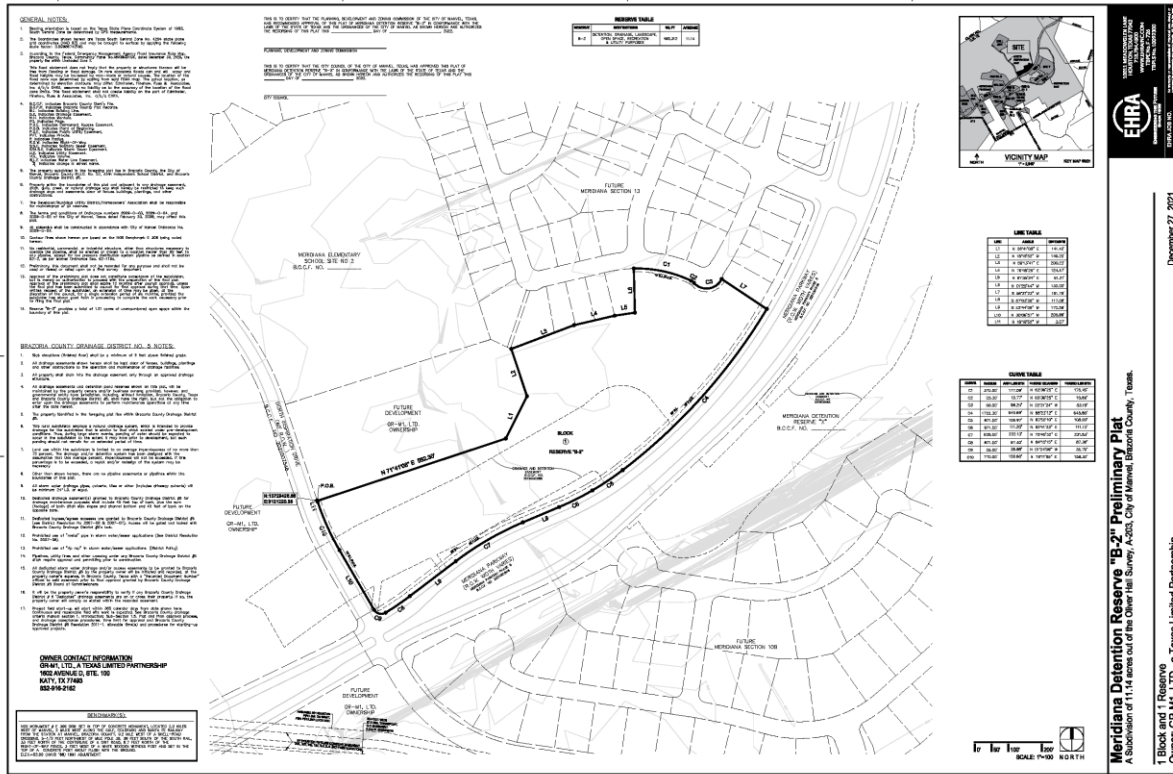
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

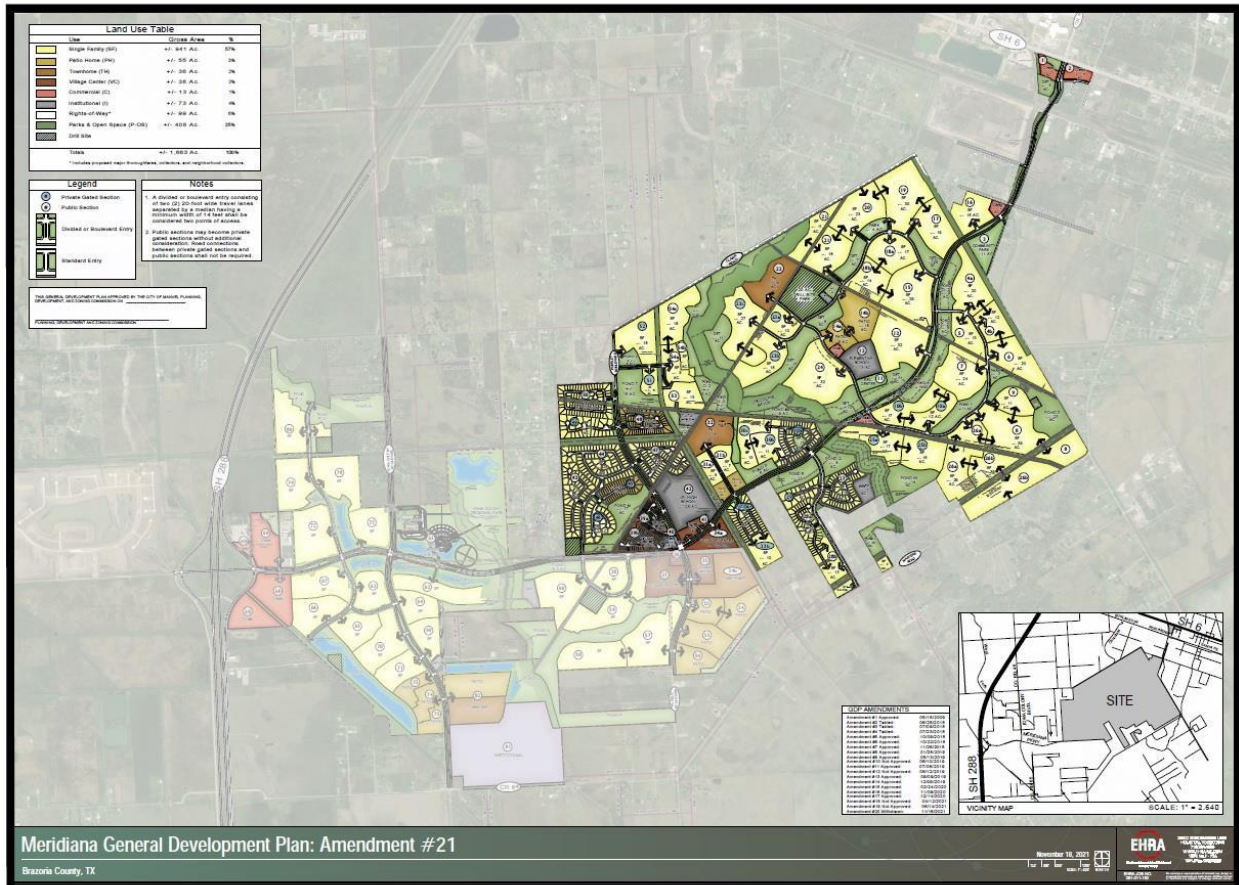
Plat Name	Meridiana Detention Reserve B-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 24, 2022
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner

Staff Recommendation

Staff recommends approval of Meridiana Detention Reserve B-2 Preliminary Plat.



Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



1. Bearing information is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The coordinates shown herein are Texas South Central Zone No. 4204 state plane coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Plan No.48039C010K, dated December 30, 2020, the property within Union County, Texas is in an unshaded area.

This flood statement does not imply that the property or structures therein 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 has been determined by the Federal Emergency Management Agency, and is determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone shown on this flood map. EHRRA assumes no liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.

1. Bearing information is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99987642185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 460300010K, dated December 30, 2020, the property lies within Unshaded Area.
4. This flood statement does not imply that the property or structures therein will be free from flooding or flood damage. On rare occasions floods can and will occur and the property owner may be subject to damage to the property. 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, Ross & Associates, P.C., a d/b/a ECHRA, hereby disclaims any liability to the accuracy of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Ross & Associates, Inc. d/b/a ECHRA.
5. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.C. indicates Building Line.
D.E. indicates Drainage Easement.
W.H. indicates Mammie.
D.E. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private.
R indicates Right.
R.O.W. indicates Right-Of-Way.
S.E. indicates Survey Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in ownership.
6. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 67, Alvin Independent School District, and Brazoria County Drainage District #5.
7. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
8. The Developer/Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all residences.
9. 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.
10. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
11. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted herein.
12. No residential, commercial, or industrial structure, other than structures necessary to serve the pipeline shall be erected or moved to a location nearer than 100 feet to any pipeline, except for low pressure distribution system pipes as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
13. Preliminary, this document shall not be recorded for any purpose and shall not be used to enforce or relied upon in any legal proceeding.
14. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Within 12 months of the date of approval of the preliminary plat, the subdivision map (the final plat) has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council. The subdivider has not requested an extension of time. The subdivider has shown good faith in proceeding to complete the work necessary prior to the final plat.
15. Reserve "B-2" provides that a total of 1.21 acre of unencumbered open space within the boundary of this plat.

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown herein shall be kept clear of fences, buildings, planting 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 notwithstanding to the extent hereof, 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 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, additional drainage, including, but not limited to, 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.
7. Land use within the subdivision is limited to an average impermeousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, impermeousness 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 herein, there are no pipeline easements or pipelines within the borders of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be a minimum of 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 easements are granted to Brazoria County Drainage District #5 for Resolution 2011-1, Section 1.0 (1-07). Access will be gated and locked to 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 shall require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owners will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" and 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 within 365 calendar days from date shown here.
18. Continuous and reasonable site work is expected. See Brazoria County Drainage District #5 Resolution section 1.1, 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 approved projects.

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

NOS MONUMENT # E IS 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

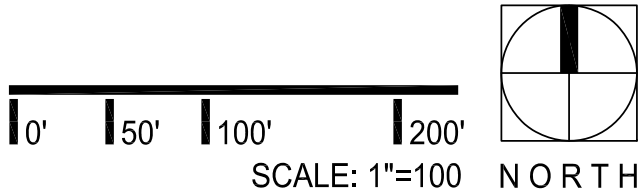
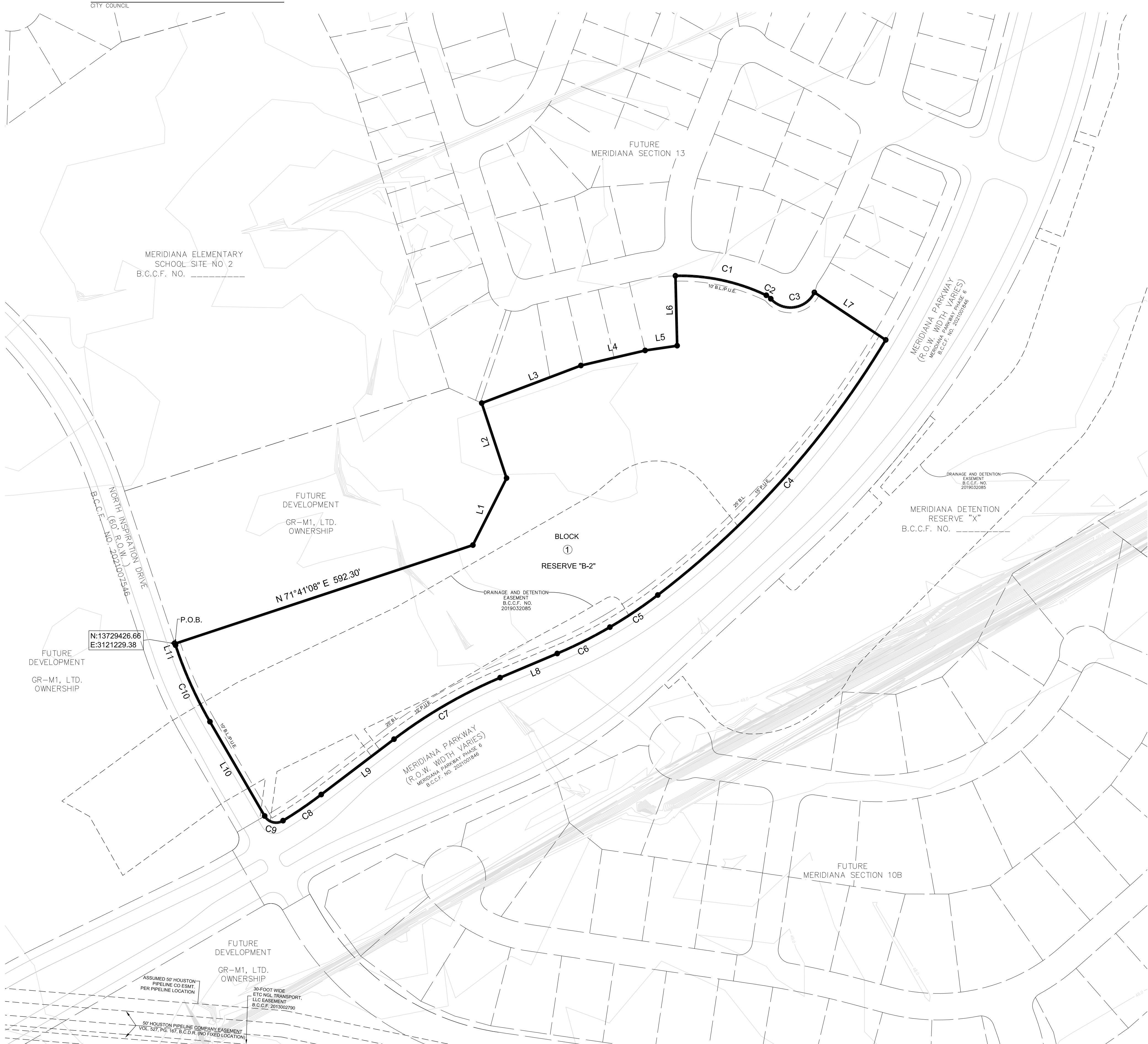
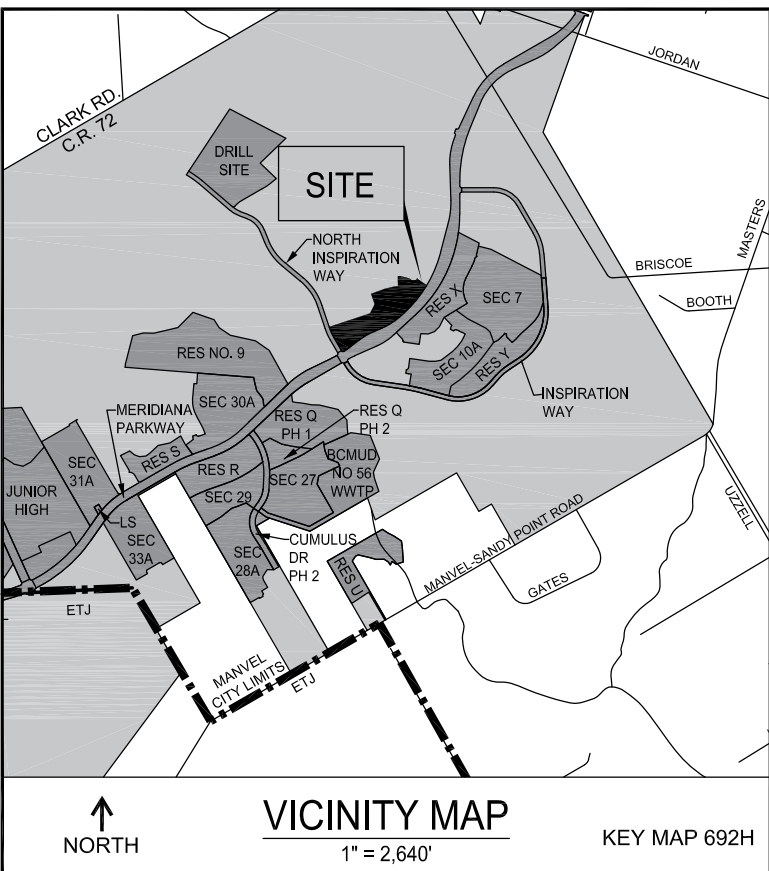
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE "B-2" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "B-2" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
B-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	485,312	11.14

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 26°41'08" E	141.42'
L2	N 18°18'52" W	149.20'
L3	N 69°13'41" E	200.23'
L4	N 76°48'26" E	124.47'
L5	N 81°35'24" E	61.21'
L6	N 01°25'44" W	132.00'
L7	S 56°21'23" W	161.79'
L8	S 67°03'36" W	117.08'
L9	S 52°44'09" W	172.59'
L10	N 30°06'57" W	205.86'
L11	N 18°18'52" W	3.07'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	107.79'	N 62°36'25" E	175.45'
C2	25.30'	17.07"	N 65°56'25" E	10.69'
C3	50.00'	98.24"	N 22°31'24" W	83.18'
C4	1722.30'	648.69'	N 68°23'12" E	645.85'
C5	871.50'	108.97'	N 82°50'01" E	108.90'
C6	871.50'	111.20'	N 82°41'22" E	111.12'
C7	928.50'	232.13'	N 75°40'32" E	231.53'
C8	871.50'	87.40'	N 84°15'51" E	87.36'
C9	25.00'	39.80"	N 01°24'09" W	35.79"
C10	770.00'	158.60'	N 78°11'56" E	158.32'



Meridiana Detention Reserve "B-2" Preliminary Plat

A Subdivision of 11.14 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

December 27, 2021



ENGINEERING THE FUTURE
Since 1936

SINCE 1982

EHRA JOB NO.
081-011-208

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042

713.784.4500

WWW.EHRAINCCOM

TBPE No. F-726
 TBPI S No 10092300

1BPL3 INQ. 10092300

1. The concentration of suspended fine material decreases with increasing distance from the river mouth.

any or representation of intended use, design or improvements are made herein. All Plans for land are subject to change without notice.

ies are subject to change without notice.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

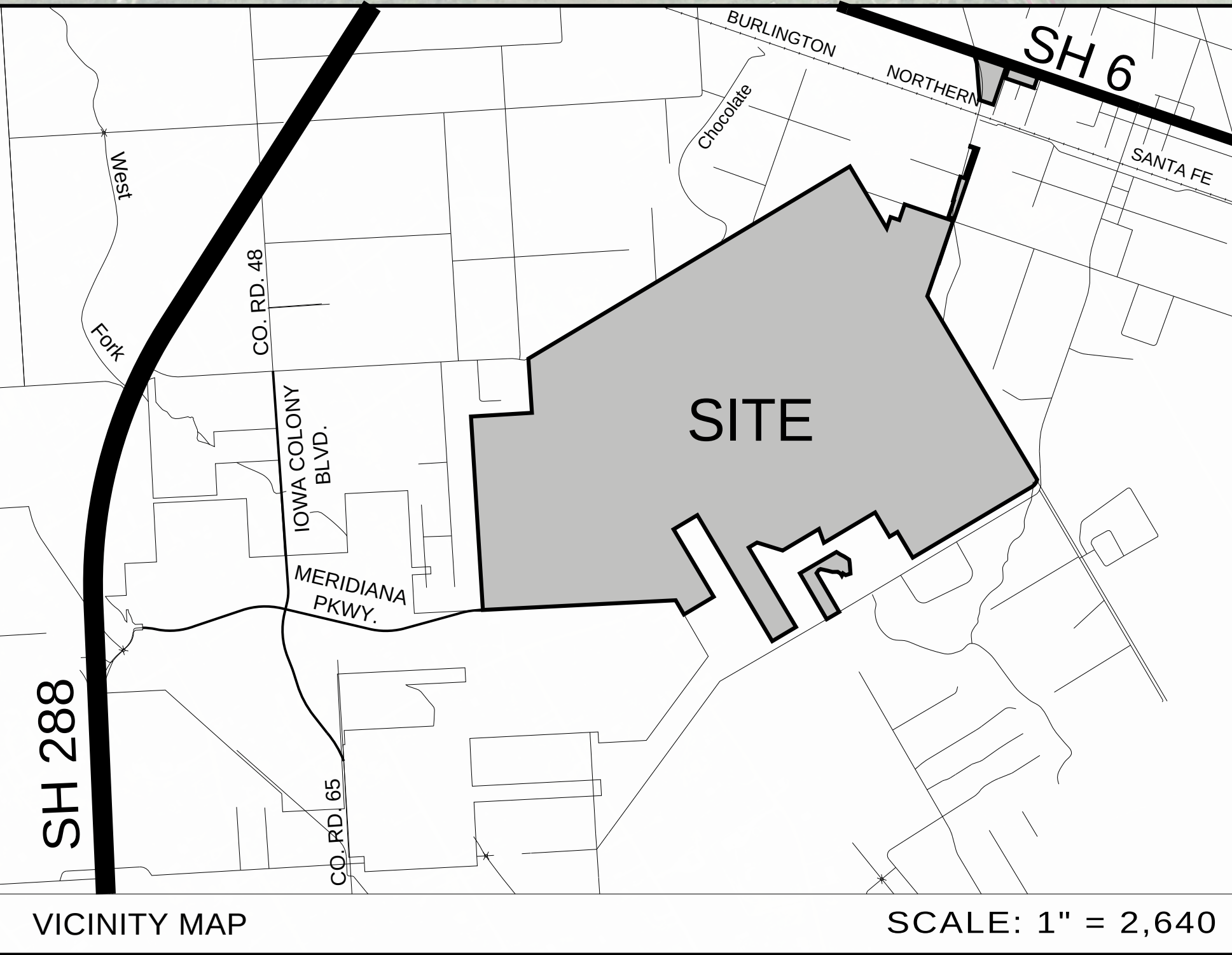
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



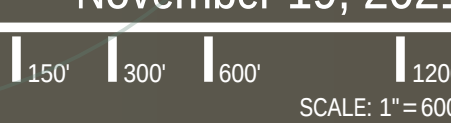
GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL No. 10092300

ENGINEERING THE FUTURE

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.



DEVELOPMENT SERVICES DEPARTMENT

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

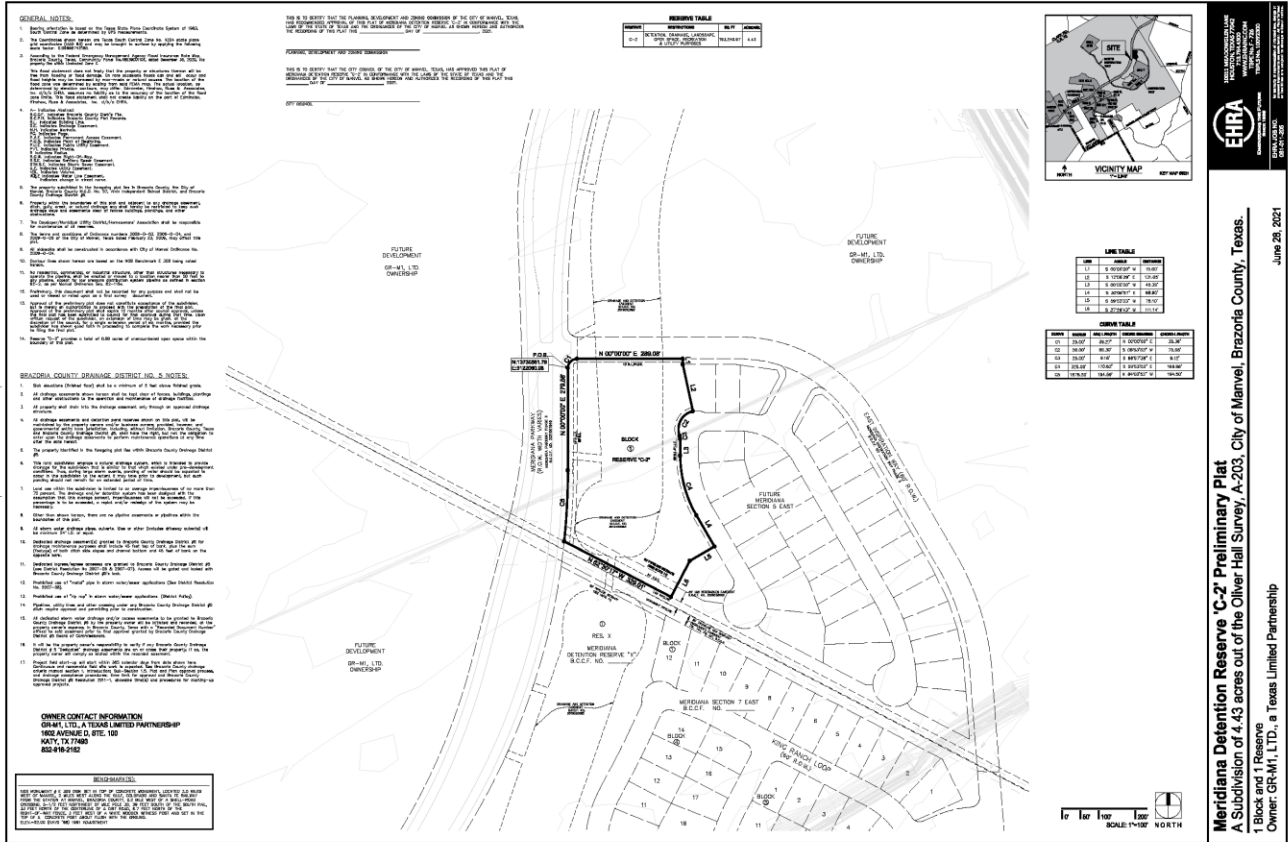
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve C-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 24, 2022
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner

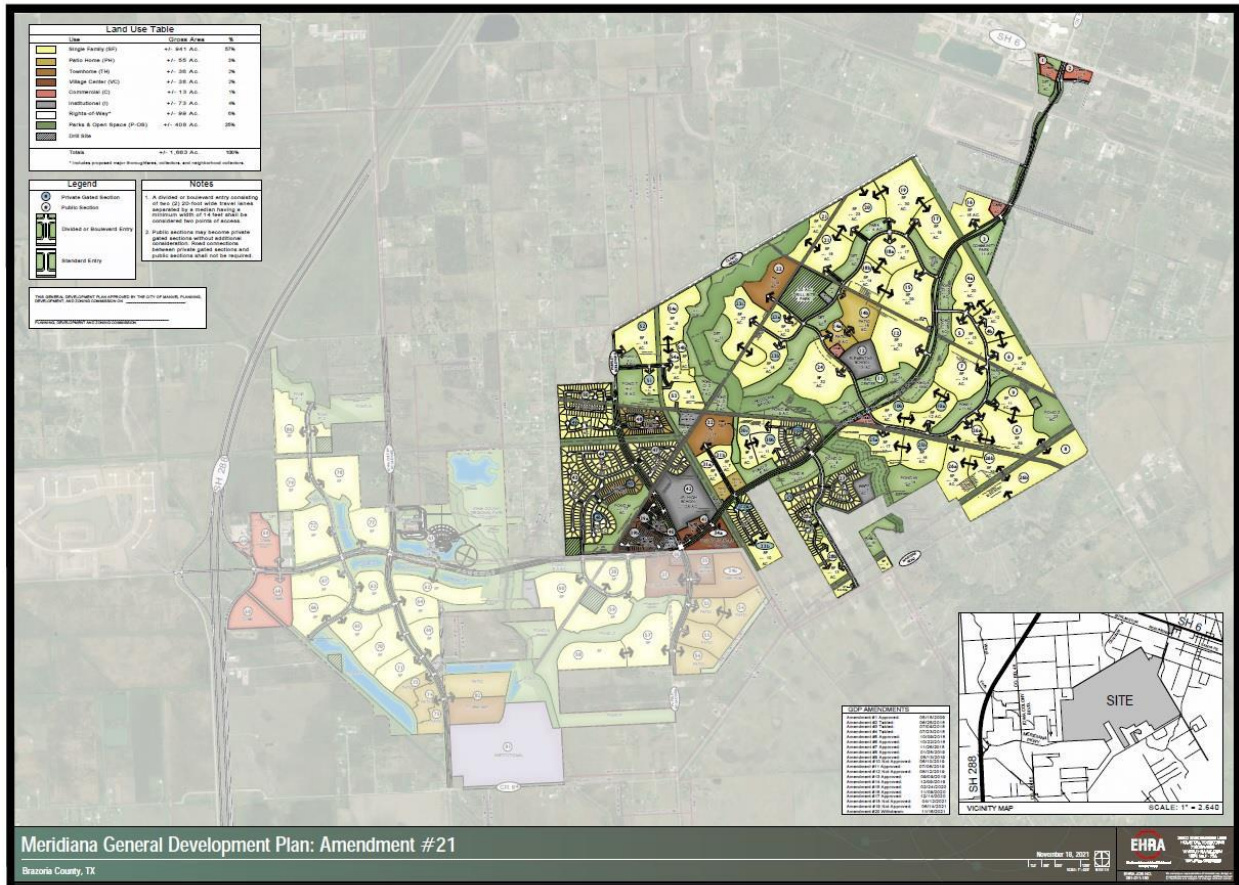
Staff Recommendation

Staff recommends approval of Meridiana Detention Reserve C-2 Preliminary Plat.

Plat Exhibit



Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



1. Bearing information is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to survey by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4603900110K, dated December 30, 2020, the property within Unshaded Areas is in Flood Zone AE.
4. This flood statement does not imply that the property or structures therein 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 has been determined by data compiled from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
5.
 - A- indicates Abstract
 - B.C.C.F. indicates Brazoria County Clerk's File.
 - B.C.G.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - D.E. indicates Drainage Easement.
 - M.H. indicates Mammole.
 - P.G. indicates Page.
 - P.A.E. indicates Permanent Access Easement.
 - P.O.B. indicates Point of Beginning.
 - P.U.E. indicates Public Utility Easement.
 - P.V.T. indicates Private.
 - R. indicates Rodate.
 - R.O.W. indicates Right-Of-Way.
 - S.S.E. indicates Sanitary Sewer Easement.
 - S.T.W.S.E. indicates Storm Sewer Easement.
 - U.E. indicates Utility Easement.
 - VOL. indicates Volume.
 - W.E. indicates Water Line Easement.
6. Indicates change in street name.
7. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County, Texas, Precinct 15, 57th, Alvin Independent School District, and Brazoria County Drainage District #5.
8. Properly 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.
9. The Developer/Municipal Utility District/Homesowners' Association shall be responsible for maintenance of all reserves.
10. The terms and conditions of Ordinance numbers 2009A-00-03, 2009A-00-04, and 2009A-00-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance 2009A-00-04.
12. Contour lines shown herein are based on the NGS Benchmark E 306 being noted here.
13. 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 10.01 of the City of Manvel Ordinance No. 2009A-00-04, Sec. 62-116a.
14. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied on except as a final survey document.
15. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon expiration of the subdivision, an extension of time may be granted at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to the final plat.
16. Reserve "C-2" provides a total of 0.80 acres of uncumbered open space within the boundary of this plat.

3. Slob elevations (finished floor) shall be a minimum of 2 feet above finished grade.
4. All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
5. All property shall drain into the drainage easement only through an approved drainage structure.
6. 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 notwithstanding to the extent that the City of Brazoria County, Texas, and Brazoria County Drainage District #5, shall have the right, but not the obligation to maintain the drainage easements to permit maintenance operations at any time after the date hereof.
7. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
8. 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 the life of the subdivision, no overwash 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.
9. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system shall be designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
10. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plat.
11. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" x 10" or equal.
12. 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.
13. Dedicated ingress/egress easements are granted to Brazoria County Drainage District #5, pursuant to Resolution No. 2007-07. Access will be gated and locked with Brazoria County Drainage District #5's lock.
14. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
15. Prohibited use of "rip rap" in storm water/sewer applications (District Policy).
16. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 easement shall require approval and permitting prior to construction.
17. All dedicated storm water 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" and said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
18. 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.
19. Project final start-up will start within 365 calendar days from date shown here.
20. Continuous and responsible maintenance will be expected. 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.

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

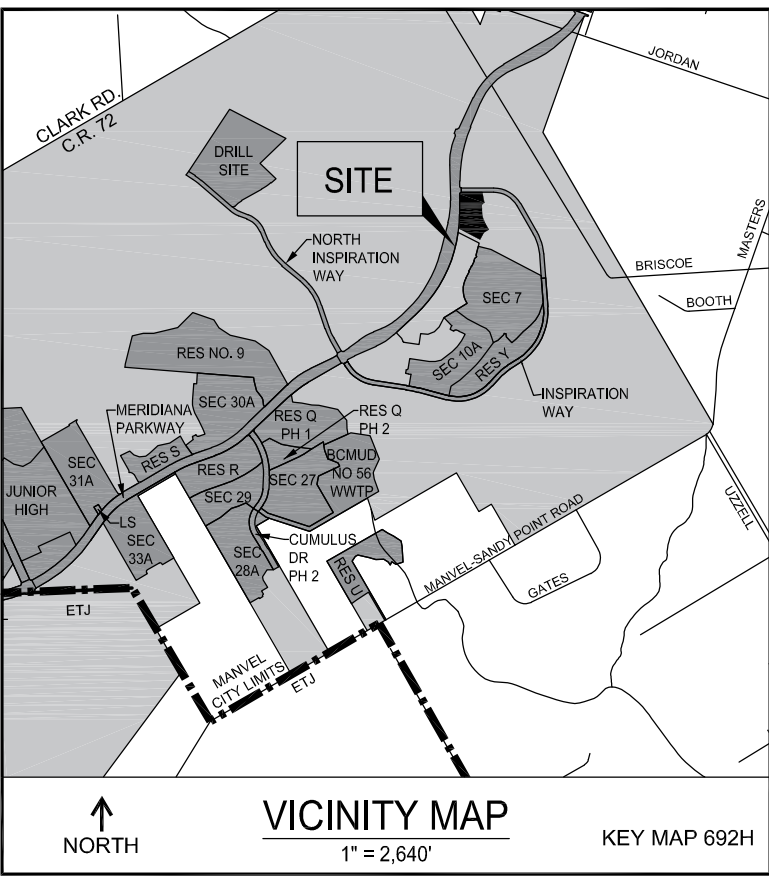
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2.3 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 3.9 FEET SOUTH OF THE SOUTH 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

CITY COUNCIL

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
C-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	193,240.67	4.43

LINE	ANGLE	DISTANCE
L1	S 00°00'00" W	15.00'
L2	S 12°08'29" E	131.05'
L3	S 00°00'00" W	45.39'
L4	S 30°06'57" E	98.90'
L5	S 59°53'03" W	78.10'
L6	S 27°29'43" W	111.14'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 00°00'00" E	35.36'
C2	50.00'	86.30'	S 08°53'53" W	75.98'
C3	25.00'	9.18'	S 68°57'38" E	9.12'
C4	325.00'	170.82'	S 59°53'03" E	168.86'
C5	1878.50'	194.59'	N 84°03'53" W	194.50'



Meridiana Detention Reserve 'C-2' Preliminary Plat
A Subdivision of 4.43 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

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



ENGINEERING THE FUTURE

EHRA JOB NO.

ENRKA JOB NO.
081-011-205

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

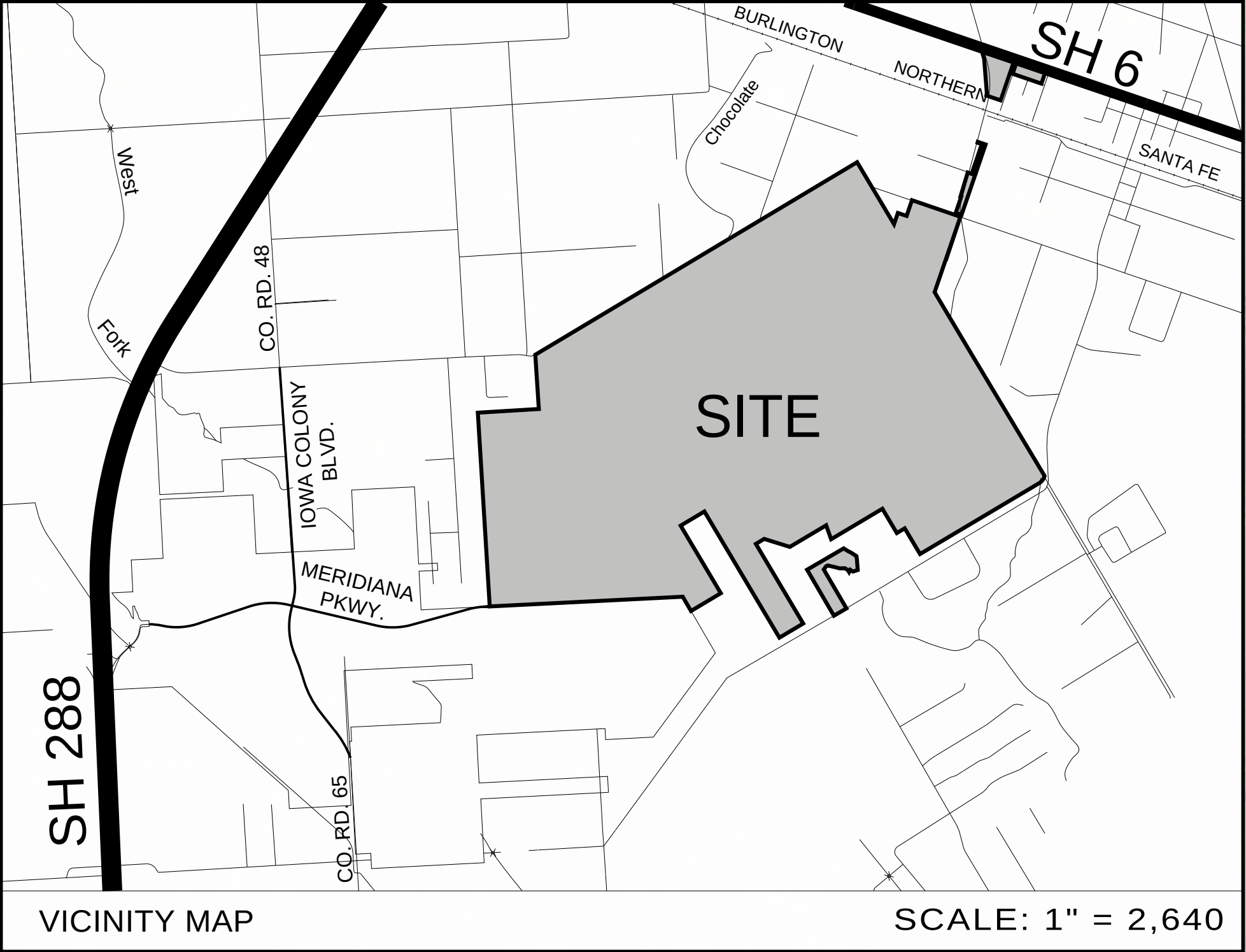
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

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	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: January 24, 2022 PDZ and February 7, 2022 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation
to City Council, preliminary plat for Meridiana Detention Reserve "C-2", A Subdivision of 4.43 acres,
consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Brad Sweitzer

SIGNATURE

12/27/2021

DATE

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 (NAD 83) and may be brought to surface by applying the following 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 property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.B. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- 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 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.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire twelve months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- 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 plat.
- 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 water 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: 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.

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

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

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 UNIT 13 OPEN SPACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 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 UNIT 13 OPEN SPACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

CITY COUNCIL

LINE TABLE

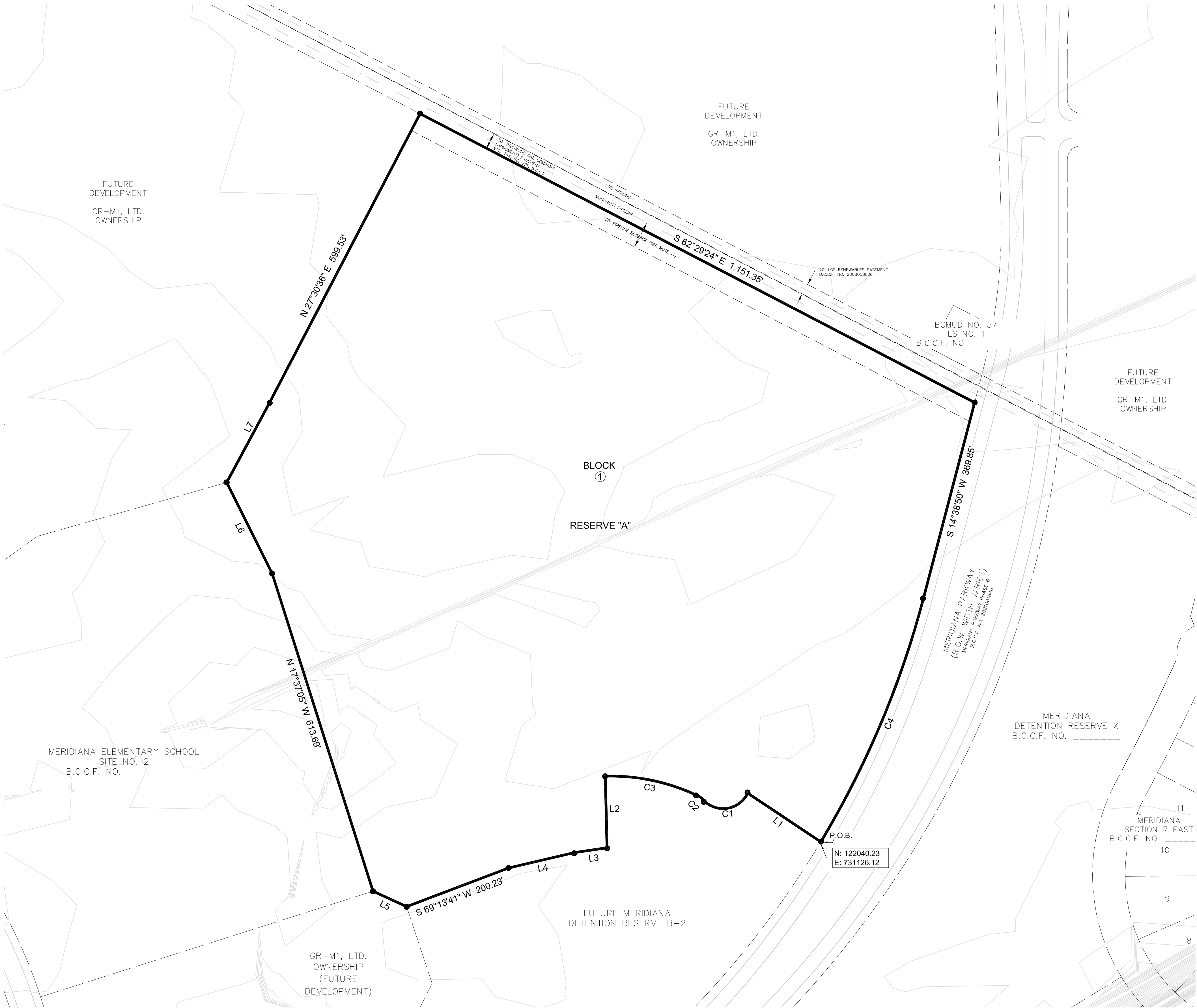
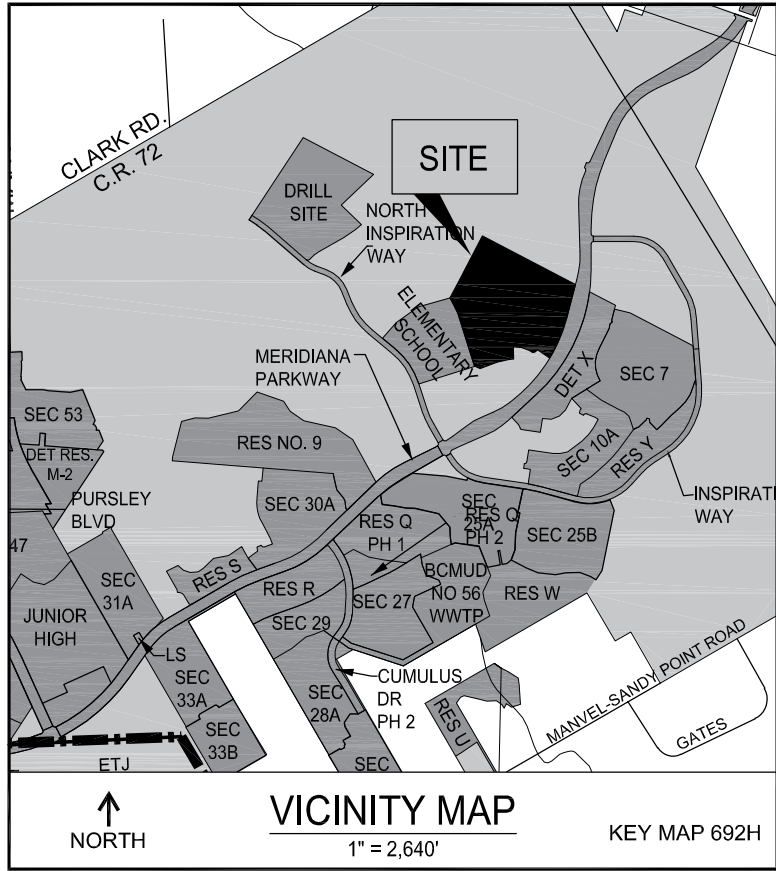
LINE	BEARING	DISTANCE
L1	N 56°21'23" W	161.79'
L2	S 01°25'44" E	132.00'
L3	S 81°35'24" W	61.21'
L4	S 76°48'26" W	124.47'
L5	N 65°22'45" W	68.07'
L6	N 26°32'51" W	187.25'
L7	N 28°12'45" E	167.14'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	OPEN SPACE	1,267,576.79	29.10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	98.91'	S 82°06'08" W	83.55'
C2	25.00'	10.10'	N 52°47'57" W	10.03'
C3	375.00'	177.09'	N 77°54'00" W	175.45'
C4	1,722.30'	489.07'	S 22°48'35" W	489.07'



Meridiana Unit 13 Open Space Preliminary Plat

A Subdivision of 29.10 acres out of the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

December 27, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBFENG, F-726
TBFPLN, No.1002300

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat and/or facilities are subject to change without notice.

EHRA JOB NO. 081-011-150

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
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Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL 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: January 24, 2022 PDZ and February 7, 2022 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation
to City Council, preliminary plat for Meridiana Unit 13 Open Space, A Subdivision of 29.10 acres,
consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Brad Sweitzer

SIGNATURE

12/27/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Unit 13 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 24, 2022
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner

Staff Recommendation

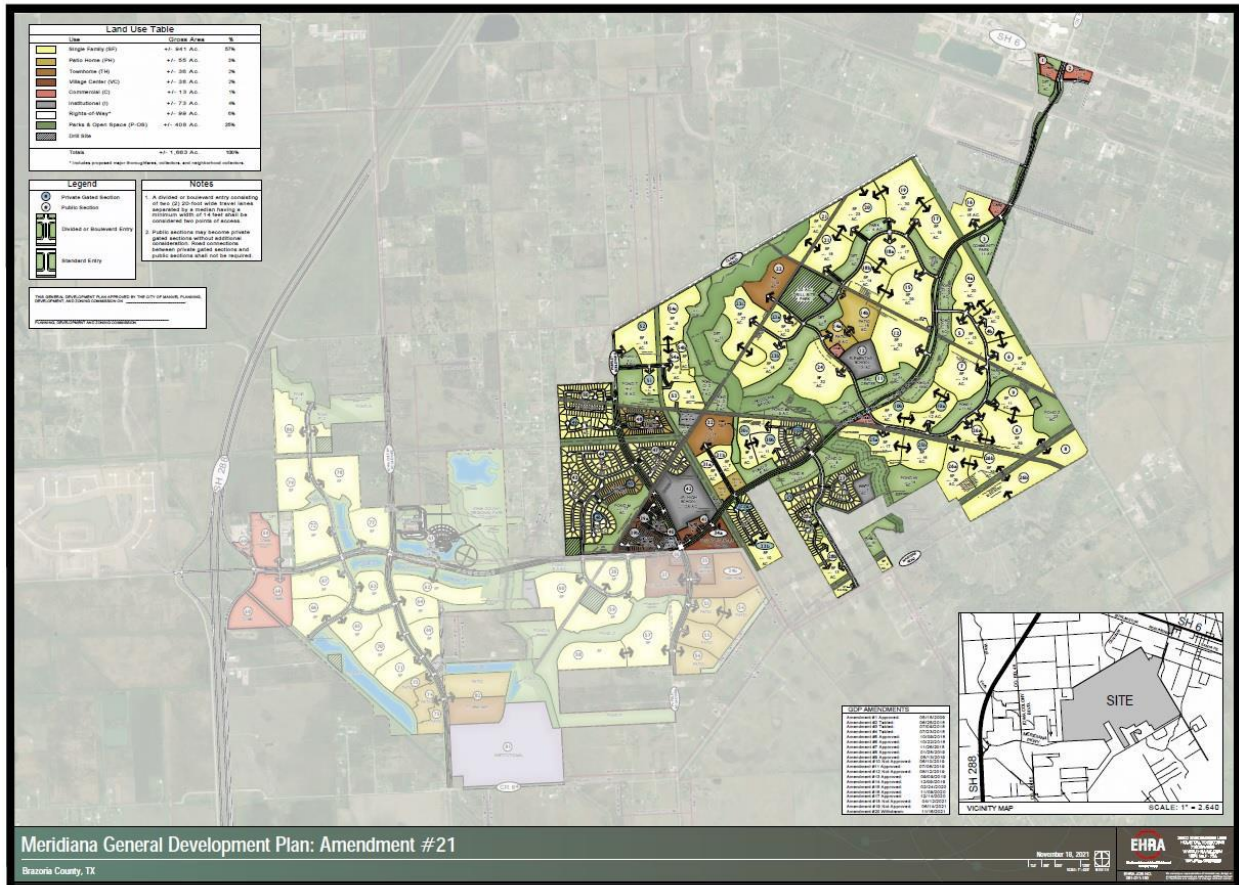
Staff recommends approval of Meridiana Detention Unit 13 Open Space Preliminary Plat.



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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

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

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



MINUTES
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
December 13, 2021

NOTICE IS HEREBY GIVEN
7:00 P.M.

Regular Session

Call to order and Roll Call

PDZ Member Ryan Miller called the meeting to order at 7:00 p.m.
Those in attendance were:

Present: Kyle Marasckin
 Christy Kennard
 Muhammed Alam
 Ryan Miller
 Christine Diaz

Absent: Alina Rogers
 Dorothy Wynne

Also Present: Kyle Jung, City Manager
 Dan Johnson, Assistant City Manager/City
 Engineer Robert Gervais, City Attorney
 Jessica Rodriguez, Director of Development Services

Pledge

Citizen Comments: "Comment Card" Required

None

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR A REPLAT OF MERIDIANA SECTION 33B, BEING A SUBDIVISION OF 10.12 ACRES OUT OF OLIVER HALL SURVEY, ABSTRACT 203; ALSO, BEING A REPLAT OF LOTS 1 AND 2, 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. REASON FOR THE REPLAT IS TO CREATE FORTY (40) LOTS, ONE (1) BLOCK, AND TWO (2) RESERVES.

The public hearing was opened at 7:01 p.m.
No comments
The public hearing was closed at 7:01 p.m.

MINUTES PLANNING DEVELOPMENT AND ZONING 12-13-2021

Consent PDZ

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

- A. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 30B;
Being a subdivision of 11.25 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.**

- B. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 33B;
Being a subdivision of 10.12 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 1 and 2, 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. 40 Lots 1 Block 2**

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote:

Vote: 5/0/2

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

No: None

Absent: Alina Rogers, Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn. PDZ Member Muhammed Alam seconded the motion. The motion carried with a vote:

Vote: 5/0/2

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

No: None

Absent: Alina Rogers, Dorothy Wynne

Abstained: None

The meeting adjourned at 7:04 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION

January 10, 2022

NOTICE IS HEREBY GIVEN

7:00 P.M.

MINUTES 1/10/2022

Regular Session

Call to Order and Roll Call

The PDZ meeting was called to order at 7:00 p.m.

Those in attendance were:

Present: Alina Rogers
Christy Kennard
Muhammed Alam
Ryan Miller
Christine Diaz

Absent: Kyle Marasckin
Dorothy Wynne

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City
Engineer Robert Gervais, City Attorney
Jessica Rodriguez, Director of Development Services

Pledge

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

Citizen Comments: "Comment Card" Required

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

Consent 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.

PLANNING DEVELOPMENT AND ZONING MINUTES

- A. Approve Final Plat for Kirby Drive Street Dedication Section One;
Being a subdivision of 2.132 acres of land located in the H.T. & B.R.R. Co. Survey, Section 71, Abstract No. 291, City of Manvel, Brazoria County, Texas, also being a partial replat of Lots 31, 32 & 36, Emigration Land Company Subdivision, Section 71, recorded in Vol. 2, Pg. 81 - 82, B.C.P.R.
- B. Approve Final Plat Manvel Town Center Detention Ponds and MUD Facilities;
Being a subdivision of 18.06 acres of land located in the H.T. & B.R.R. Co. Survey, Section 71, Abstract No. 291, City of Manvel, Brazoria County, Texas, also being a partial replat of Lots 47, 48, 49 & 56, Emigration Land Company Subdivision, Section 71, recorded in Vol. 2, Pg. 81 -82, B.C.P.R.
- C. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 28B;
Being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
- D. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 51;
Being a subdivision of 7.176 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

PDZ Member Christine Diaz made the motion to approve the Consent Agenda. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote:

Vote: 5/0/2

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

No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, a request for a 1 year extension for a specific use permit issued under Ordinance No. 2020-O-38 (adopted January 19, 2021).

PDZ Member Christy Kennard made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote:

Vote: 5/0/2

Yes: Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 7;
Being a subdivision of 0.8422 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, in Brazoria County, Texas.

PDZ Member Christine Diaz made the motion to approve. PDZ Ryan Miller seconded the motion. The motion **FAILED** with a vote:

Vote: 0/5/2

Yes: None

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

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 2;
BEING A SUBDIVISION OF 0.7662 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Units 8 and 9 Open Space;
BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 2;
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 3;
BEING A SUBDIVISION OF 26.8 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF LOT 5 AND LOT 6, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.49 ACRES, BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- H. Consideration and possible action to approve and forward with recommendation to City

PLANNING DEVELOPMENT AND ZONING MINUTES

Council, Preliminary Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17,
& 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21,
PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

- I. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve X;
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203;
ALSO BEING A PARTIAL REPLAT OF AMENDING PLAT OF LOT NO. 15 - LULLING
STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGE 165, BRAZORIA
COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF LOT 13 AND LOT 14,
BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21,
PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.
- J. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- K. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16,
BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21,
PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.
- L. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- M. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8,
BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES
267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.

PDZ Member Ryan Miller made the motion to approve agenda items C through M with the conditions recommended by staff. PDZ Member Christine Diaz seconded the motion.
The motion carried with a vote: Vote: 5/0/2

PLANNING DEVELOPMENT AND ZONING MINUTES

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

No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

- N. Consideration and possible action to approve, Final Plat for Pomona Lake E & H; BEING A SUBDIVISION OF 43.105 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christine Diaz seconded the motion. The motion **FAILED** with a vote:

Vote: 0/5/2

Yes: None

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

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

- O. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

Matt Stoops - LJA Engineering

Provides comments on staff comments - issues with first four items - platting school, water regional plan, detailed hydraulic analysis, traffic study

PDZ Ryan Miller made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion **FAILED** with a vote:

Vote: 0/5/2

Yes: None

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

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

- P. Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication; BEING A SUBDIVISION OF 33.7 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. CO. SURVEY, SEC. 72, A-460; H.T. & B.R.R. CO. SURVEY, SEC. 65, A-285; H.T. & B.R.R. CO SURVEY, SEC. 64, A-483; AND H.T. & B.R.R. CO. SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME CO. PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

PLANNING DEVELOPMENT AND ZONING MINUTES

- Q. Consideration and possible action to approve, Preliminary Plat for Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.0 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- R. Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station; BEING A SUBDIVISION OF 8.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.
- S. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A; BEING A SUBDIVISION OF 20.1 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)
- T. Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site and Detention Lake B;
BEING A SUBDIVISION OF 8.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.
- U. Consideration and possible action to approve, Preliminary Plat for Valencia Section 1; BEING A SUBDIVISION OF 9.7 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- V. Consideration and possible action to approve, Preliminary Plat for Valencia Section 2; BEING A SUBDIVISION OF 10.2 ACRES OF LAND IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175 AND 180 OF DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

PLANNING DEVELOPMENT AND ZONING MINUTES

- W. Consideration and possible action to approve, Preliminary Plat for Valencia Section 3; BEING A SUBDIVISION OF 23.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 15, 16, 23, 24, 31 AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- X. Consideration and possible action to approve, Preliminary Plat for Valencia Section 4; BEING A SUBDIVISION OF 20.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- Y. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D; BEING A SUBDIVISION OF 11.4 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- Z. Consideration and possible action to approve, Preliminary Plat for Valencia Section 9; BEING A SUBDIVISION OF 22.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71 & 72, VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- AA. Consideration and possible action to approve, Preliminary Plat for Valencia Section 8; BEING A SUBDIVISION OF 20.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- BB. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C;

PLANNING DEVELOPMENT AND ZONING MINUTES

BEING A SUBDIVISION OF 9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

CC. Consideration and possible action to approve, Preliminary Plat for Valencia Section 5; BEING A SUBDIVISION OF 20.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

DD. Consideration and possible action to approve, Preliminary Plat for Valencia Lakes E and F; BEING A SUBDIVISION OF 19.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

EE. Consideration and possible action to approve, Preliminary Plat for Valencia Section 6; BEING A SUBDIVISION OF 6.6 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

FF. Consideration and possible action to approve, Preliminary Plat for Valencia Section 7; BEING A SUBDIVISION OF 9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 33, 34, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Items P through FF were combined.

Staff not recommending approval for reasons listed in staff report. Matt Stoops - LJA Engineering speaks on staff comments.

PDZ Member Christine Diaz made the motion to approve items P through FF. PDZ Member Christy Kennard seconded the motion.

The motion **FAILED** with a vote:

Vote: 0/5/2

Yes: None

No: Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller

PLANNING DEVELOPMENT AND ZONING MINUTES

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

GG. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PDZ Member Christy Kennard made the motion to approve. Ryan Miller seconded the motion. The motion FAILED with a vote:

Vote: 0/5/2

Yes: None

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

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote:

Vote: 5/0/2

Yes: Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz
No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

The meeting adjourned at 7:58 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



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

NOVEMBER 9, 2021

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

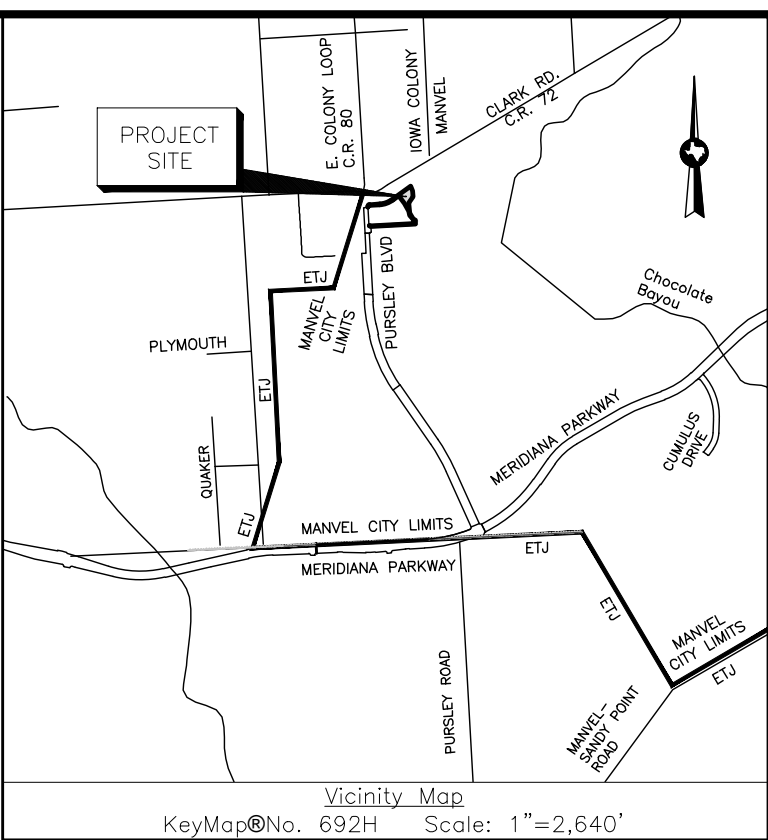
1 BLOCK 1 RESERVE (1074 Acres)

BEING A SUBDIVISION OF 1074 ACRES OUT OF
THE H. T. & B. R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

FINAL PLAT MERIDIANA DETENTION RESERVE V PHASE 2

BENCHMARK:

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



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

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.

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 DETENTION RESERVE V PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

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 DETENTION RESERVE V PHASE 2 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 DETENTION RESERVE V PHASE 2 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
DETENTION RESERVE V PHASE 2
BEING A 1.074 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282
AND THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.074 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 THOSE CERTAIN TRACTS CALLED 56.69 ACRES DESCRIBED IN DEED TO GR-M1, LTD, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, AND A CALLED 884.331 ACRES RECORDED UNDER B.C.C.F. NO. 2006035182; THE SAID 1.074 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 said 884.331 acre tract and the northeast corner of the said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 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, for a distance of 499.08 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 277.57 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 140.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

2) THENCE, in a northeasterly direction along the arc of said curve to the left having a radius of 300.00 feet, a central angle of 32°24'46", an arc length of 169.71 feet, and a chord bearing of North 70°44'13" East, for a distance of 167.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

3) THENCE, North 54°31'50" East, for a distance of 327.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein described tract of land;

4) THENCE, South 22°23'04" East, for a distance of 69.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 02°58'03" 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 for corner;

6) THENCE, South 34°13'05" West, for a distance of 100.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 03°18'27" East, for a distance of 140.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 31°29'48" East, for a distance of 90.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 55°24'50" East, for a distance of 37.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 03°03'24" East, for a distance of 52.80 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 of land;

11) THENCE, South 86°56'36" West, for a distance of 613.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

12) THENCE, in a northwesterly direction along the arc of said curve to the right 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 North 66°29'30" 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 for corner;

13) THENCE, North 86°56'36" East, for a distance of 606.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 03°03'24" West, for a distance of 52.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 39°27'07" West, for a distance of 75.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 14°53'27" West, for a distance of 62.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 29°20'20" West, for a distance of 120.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 37°41'09" West, for a distance of 130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 52°18'51" West, for a distance of 96.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

20) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 34°37'45", an arc length of 199.45 feet, and a chord bearing of South 69°37'44" West, for a distance of 196.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

21) THENCE, South 86°56'36" West, for a distance of 135.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

22) 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 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 41°56'36" West, 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 tangency;

23) THENCE, North 03°03'24" West, for a distance of 13.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

24) 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 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 41°56'36" East, for a distance of 35.36 feet to the POINT OF BEGINNING and containing 1.074 acres of land.

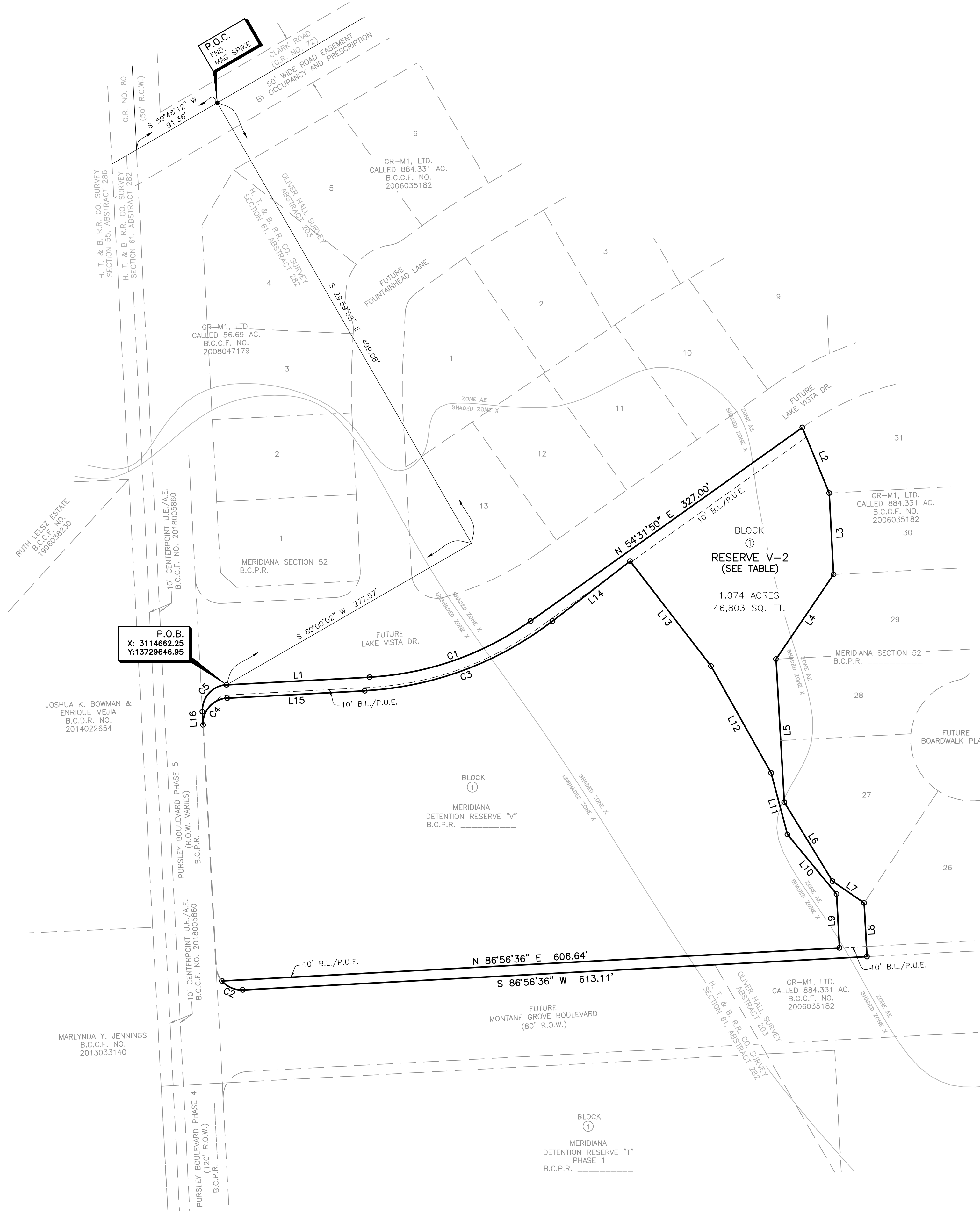
GENERAL NOTES:

- 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.
- 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 Developer/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-2" provides a total of 0.37 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	140.56'
L2	S 22°23'44" E	69.59'
L3	S 02°58'08" E	80.00'
L4	S 34°13'27" W	100.43'
L5	S 03°18'07" E	140.56'
L6	S 31°29'48" E	90.92'
L7	S 55°24'50" E	37.48'
L8	S 03°03'24" E	52.92'
L9	N 03°03'24" W	52.92'
L10	N 39°27'07" W	75.78'
L11	N 14°53'27" W	62.32'
L12	N 29°20'20" W	120.30'
L13	N 37°41'09" W	130.00'
L14	S 52°18'51" W	96.07'
L15	S 86°56'36" W	135.18'
L16	N 83°03'24" W	13.05'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	CHORD LENGTH
C1	300.00'	32°24'48"	169.71'	N 70°44'13" E	167.48'
C2	25.00'	53°07'48"	23.18'	N 66°29'30" W	22.36'
C3	330.00'	34°37'45"	199.45'	S 69°37'44" W	196.43'
C4	25.00'	90°00'00"	39.27'	S 41°56'36" W	35.36'
C5	25.00'	90°00'00"	39.27'	N 41°56'36" E	35.36'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
V-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	46,803 SQ.FT. / 1.074 ACRES



FINAL PLAT
MERIDIANA
DETENTION RESERVE V
PHASE 2

BEING A SUBDIVISION OF 1074 ACRES OUT OF
THE H. T. & B. R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1074 Acres)

OWNER

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

NOVEMBER 9, 2021



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

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4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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
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Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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TYPE No. F-726
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EHRA JOB NO.
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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	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: January 24, 2022 & February 7, 2022

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Person to Speak: Lacey Bell, EHRA

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

E-mail Address: lbell@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 Meridiana Detention Reserve V Phase 2, being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____
Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

January 14, 2022

SIGNATURE _____

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 Phase 2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 24, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested for a 30-day plat extension on January 14, 2022, in order to address comments. Staff does not recommend approval of the plat extension request due to the number of requirements pending for the applicant to remedy.

Staff Recommendation

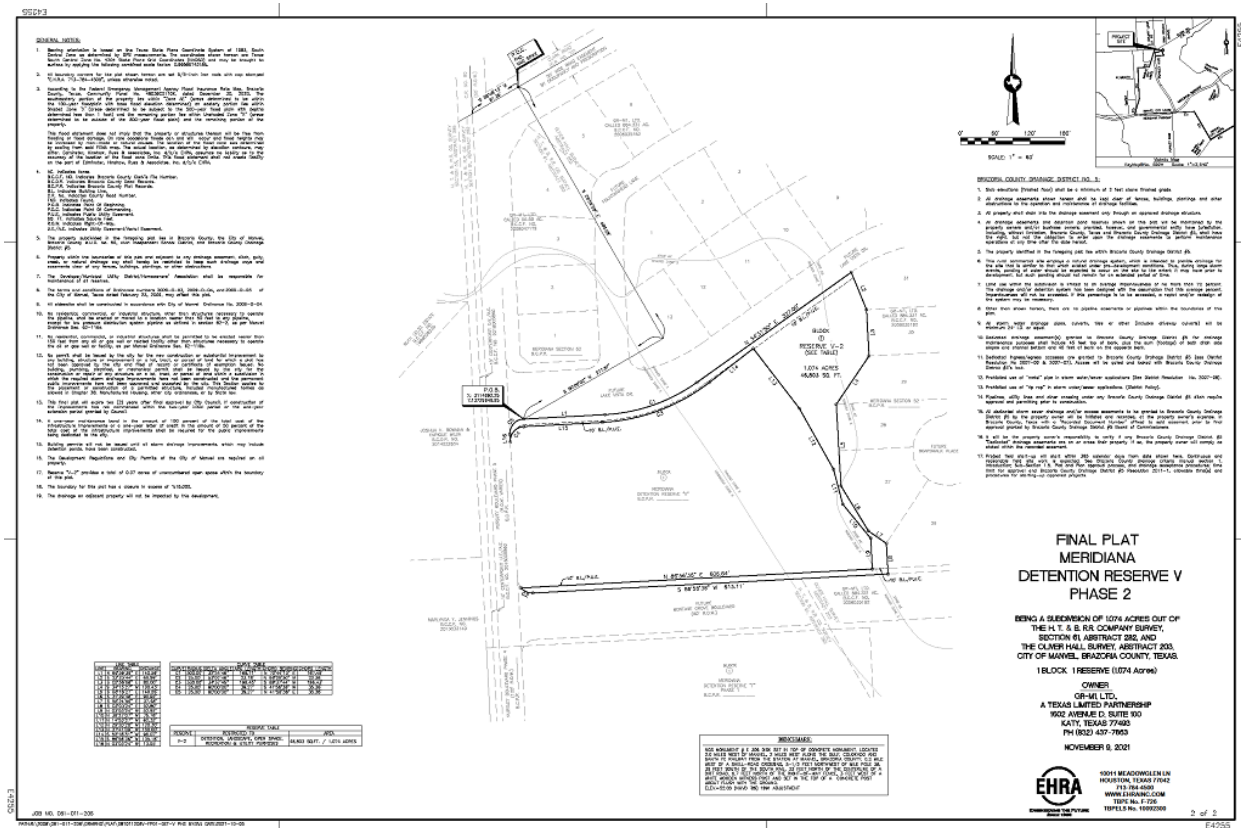
The City staff does not recommend approval of the 30-day plat extension request per (Texas Local Gov't Code Section 212.009) for the Meridiana Detention Reserve V Phase 2 Final Plat. Also, City staff does not recommend approval of this final plat because it does not meet the following criteria:

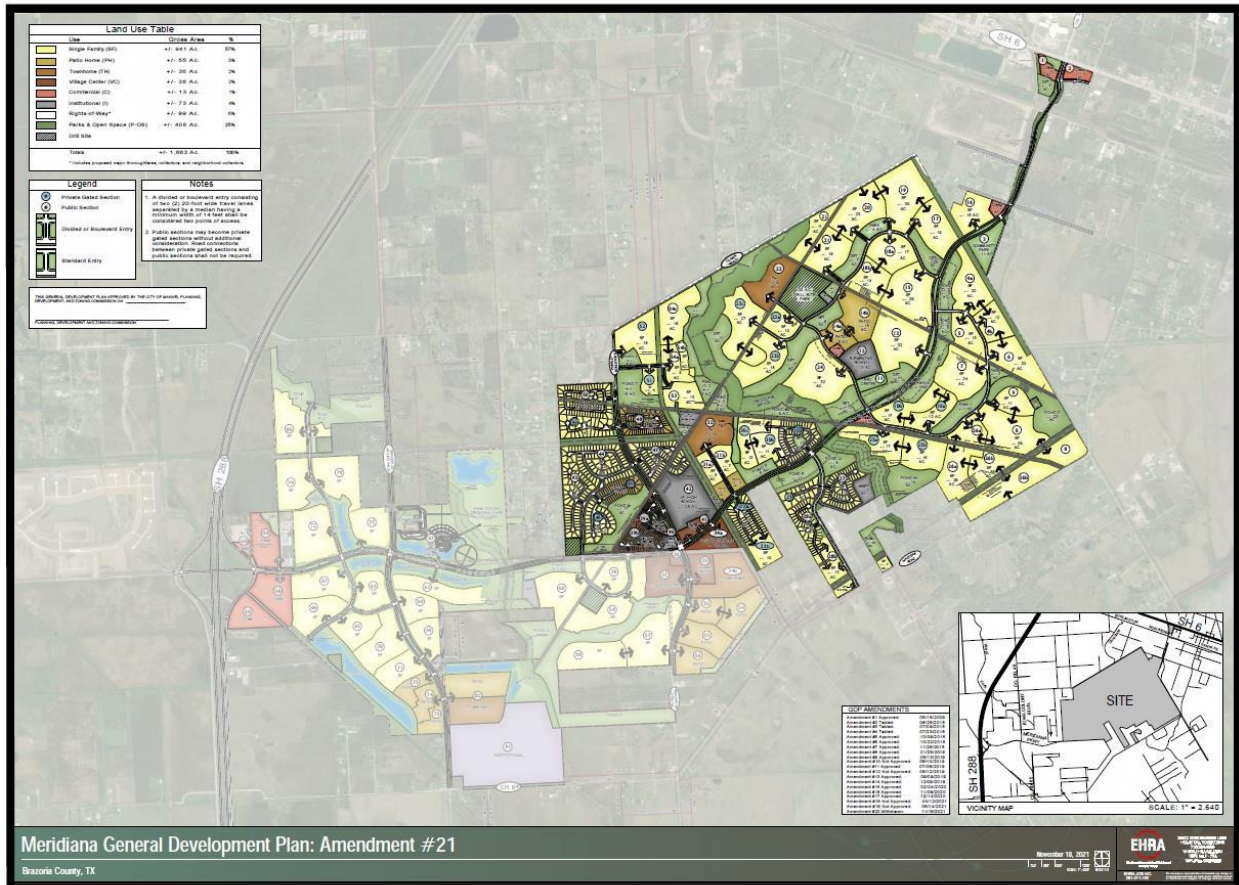
1. Applicant to provide land surveyor's certificate upon final submittal (Section 62-41 (b) (5)).
2. Applicant to provide drainage district signatures upon final submittal (Section 62-41 (b) (20)).
3. Applicant to provide signed and notarized lienholder subordination upon final submittal (Section 62-41 (b) (7)).
4. Applicant to update date on Plat from November 8, 2021 (Section 62-41 (b) (2)).
5. Applicant to submit a set of construction plans approved by City Engineer (Section 62-41 (b) (27) and Section 62-40).

Plat Exhibit

[illegible]

Plat Exhibit





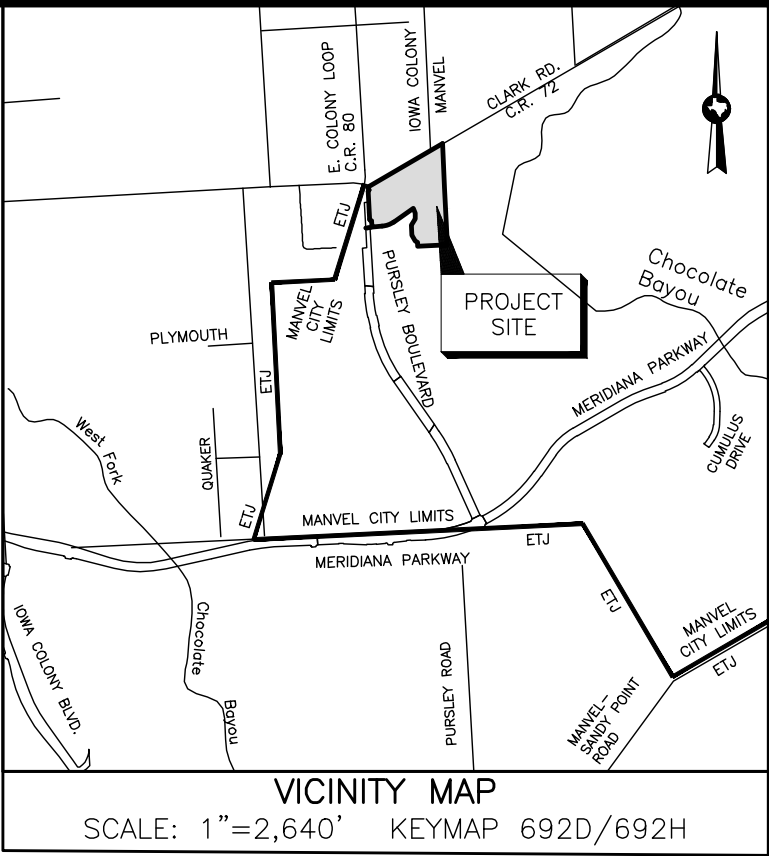
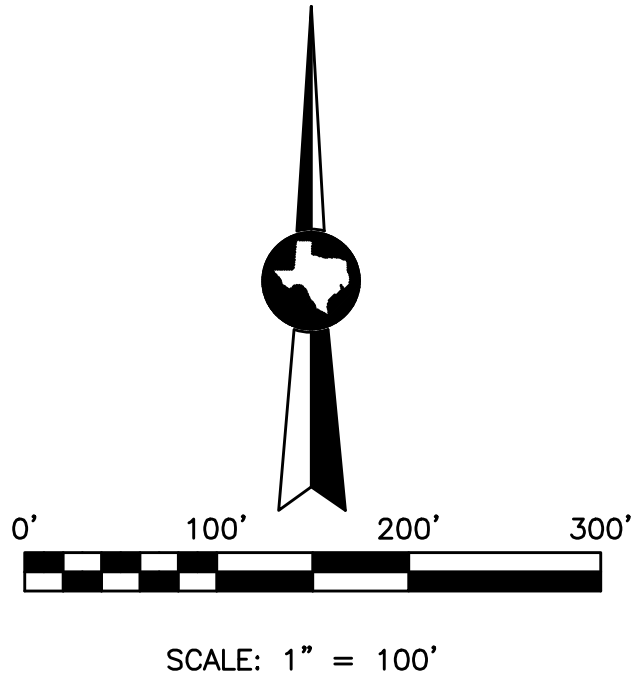
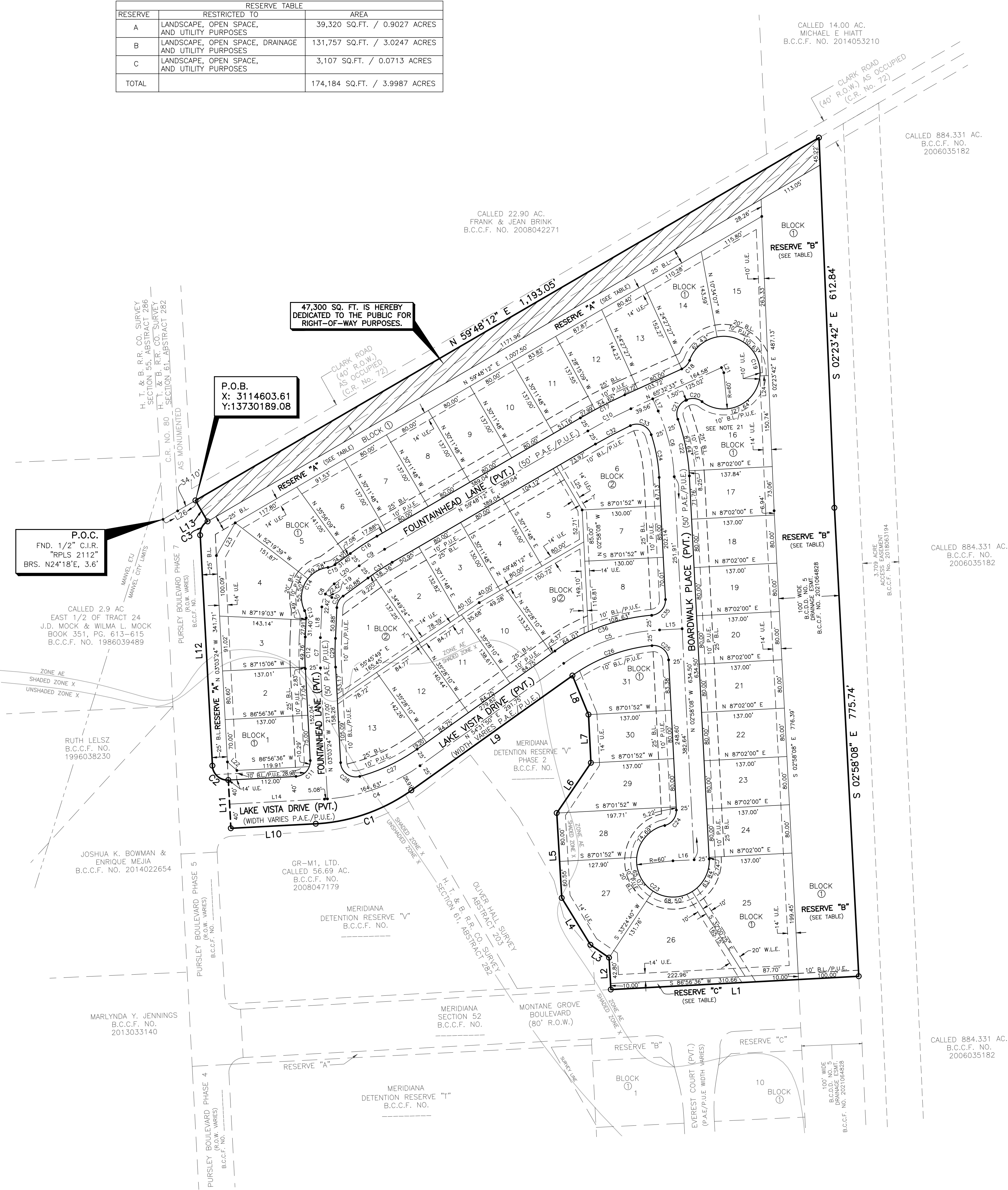
GENERAL NOTES:

- 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. An easterly portion of the property within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a 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.
- AC. indicates Acres.
A.E. indicates Aerial Easement
B.C.C.F. indicates Brazoria County Drainage District.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.L. indicates Building Line.
C.R. indicates County Road.
C.I.R. indicates Capped Iron Rod
FND. indicates Found.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line 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 be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District 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 fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- 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 "A" 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.
- Detention for this tract is to be provided within Detention Ponds T and V of Meridiana (Meridiana Detention Reserve T and Meridiana Detention Reserve V).
- The drainage on adjacent property will not be impacted by this development.
- Driveway access to Lot 16, Block 1, is prohibited from Fountainhead Lane.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00	32°24'46"	169.71	S 70°44'13" W	167.46
C2	25.00	90°00'00"	39.27	N 48°03'24" W	35.36
C3	25.00	62°51'36"	27.43	N 28°22'24" E	26.07
C4	300.00	32°24'46"	169.71	N 70°44'13" E	167.46
C5	300.00	32°24'46"	170.16	N 70°46'58" E	167.91
C6	300.00	21°29'19"	112.51	N 13°42'47" W	111.86
C7	500.00	5°44'21"	50.08	N 00°11'13" W	50.06
C8	50.00	5°12'54"	42.11	N 28°20'06" E	43.35
C9	500.00	5°44'21"	50.08	N 56°56'01" E	50.06
C10	800.00	5°44'21"	80.13	N 62°40'23" E	80.10
C11	25.00	90°00'00"	39.27	N 41°56'36" E	35.36
C12	525.00	5°44'21"	52.59	N 00°11'13" W	52.57
C13	25.00	28°36'42"	12.48	N 11°37'24" W	12.35
C14	50.00	108°36'17"	94.78	N 28°22'24" E	81.21
C15	25.00	28°36'42"	12.48	N 68°22'12" E	12.35
C16	525.00	5°44'21"	52.59	N 56°56'01" E	52.57
C17	825.00	5°44'21"	82.64	N 62°40'23" E	82.60
C18	25.00	45°43'40"	19.95	N 42°40'43" E	19.43
C19	60.00	28°08'48"	300.70	S 16°36'43" E	71.26
C20	25.00	61°25'08"	26.80	N 83°44'53" W	25.53
C21	25.00	85°24'56"	37.27	S 22°50'05" W	33.91
C22	325.00	1°55'15"	95.89	S 11°25'15" E	96.54
C23	50.00	2°59'50.09"	272.10	N 53°03'03" W	92.04
C24	25.00	79°50'09"	34.83	N 36°56'57" E	32.08
C25	25.00	92°53'30"	40.53	N 49°24'53" W	36.24
C26	275.00	29°36'32"	142.11	S 69°20'06" W	140.54
C27	300.00	20°08'59"	105.50	S 64°36'20" W	104.98
C28	25.00	102°15'46"	44.62	N 54°11'17" W	38.93
C29	475.00	5°44'21"	47.58	N 00°11'13" W	47.56
C30	25.00	5°12'54"	22.42	N 28°20'06" E	21.68
C31	475.00	5°44'21"	47.58	N 56°56'01" E	47.56
C32	775.00	4°49'14"	65.20	N 62°12'49" E	65.18
C33	25.00	87°21'56"	42.48	S 66°41'36" E	37.55
C34	275.00	15°02'30"	72.19	S 10°29'23" E	71.99
C35	25.00	87°56'06"	38.37	S 40°59'55" W	34.71
C36	325.00	30°26'08"	172.64	S 69°44'54" W	170.62

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°56'36" W	410.66
L2	N 03°03'24" W	52.80
L3	N 55°24'50" W	37.48
L4	N 31°29'48" W	90.92
L5	N 03°18'27" W	140.55
L6	N 34°13'27" E	100.43
L7	N 02°58'08" W	80.00
L8	N 22°23'44" W	69.59
L9	S 54°31'50" W	327.00
L10	S 86°56'36" W	140.56
L11	N 03°03'24" W	80.00
L12	N 03°03'24" W	381.71
L13	N 30°11'48" W	40.00
L14	N 86°56'36" E	156.92
L15	N 87°02'00" E	37.38
L16	N 87°01'52" E	35.00
L17	N 24°27'27" W	22.03
L18	N 02°40'57" E	50.88
L19	S 61°37'36" E	12.09
L20	N 54°03'51" E	50.89
L21	S 24°27'27" E	9.34
L22	N 48°03'24" W	21.21
L23	N 29°55'02" E	62.51
L24	N 87°56'18" E	14.00
L25	S 30°11'48" E	84.82
L26	N 59°48'12" E	62.20



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1: Lots 4-15	52.00'
BLK 1: Lots 1-3, 16-31	51.5'
BLOCK 2	51.5'

FINAL PLAT MERIDIANA SECTION 52

BEING A SUBDIVISION OF 21.88 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

44 LOTS 2 BLOCKS 3 RESERVES (3.9987 ACRES)

OWNER

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

NOVEMBER 17, 2021

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
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PLANNING, DEVELOPMENT AND ZONING COMMISSION



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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
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Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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City of Manvel

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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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Person to Speak: Lacey Bell, EHRA

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

E-mail Address: lbelle@ehrainc.com

Description of Request and Physical Address:

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Plats:

Preliminary _____
Final X

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January 14, 2022

SIGNATURE _____

DATE _____

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 52 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 24, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

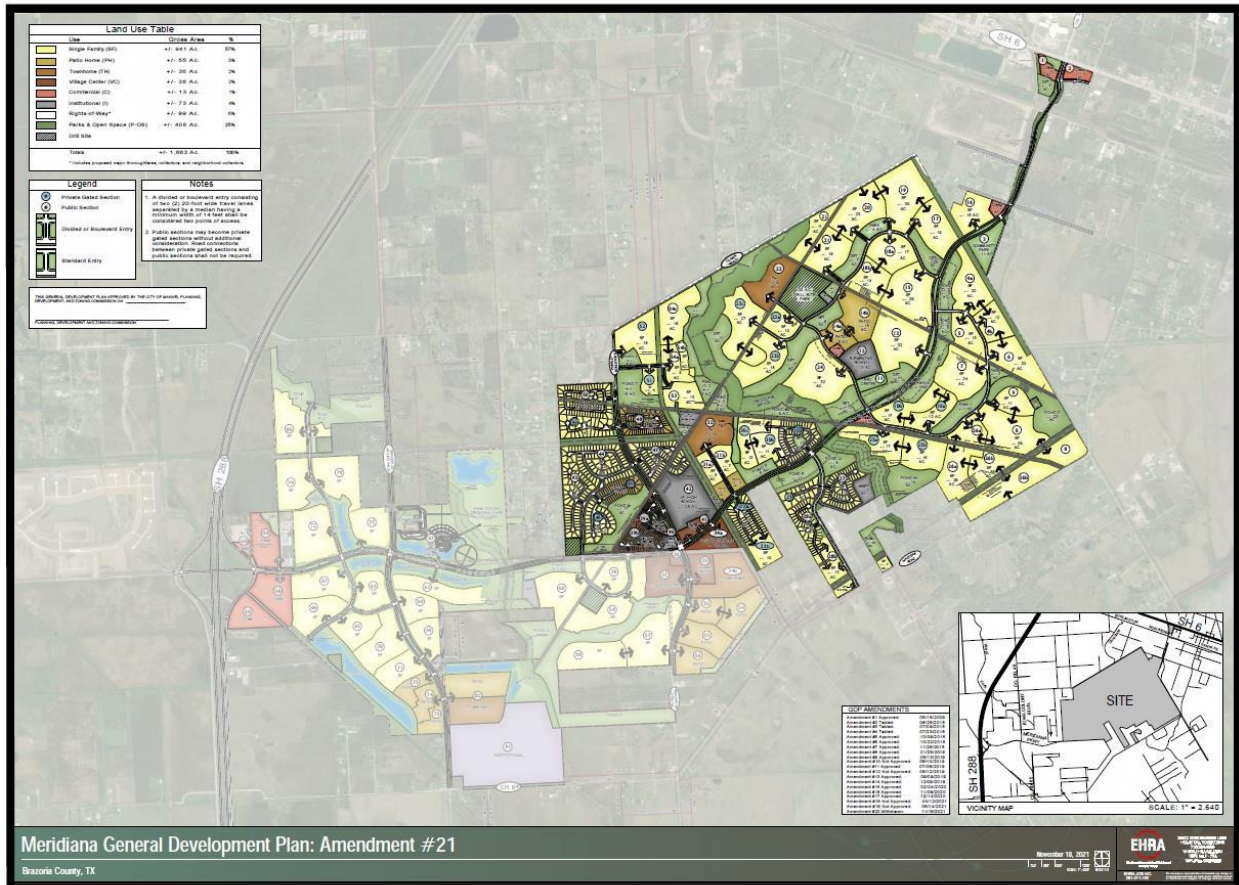
The applicant requested a 30-day plat extension on January 14, 2022, in order to address comments. Staff does not recommend approval of the 30-day plat extension request because Meridiana Section 52 Final Plat takes access from Meridiana Pursley Boulevard Phase 7 Final Plat. The Meridiana Pursley Boulevard Phase 7 Final Plat was not approved by City Council at their January 18, 2022, meeting. The Meridiana Pursley Boulevard Phase 7 Final Plat does not have approved construction plans. Construction plan comments were issued to staff in November 2021 and have not been resubmitted since. The Developer is working with the County to address comments regarding roadway intersection configuration at Pursley Boulevard and Clark Road.

Staff Recommendation

The City staff does not recommend approval of the 30-day plat extension request per (Texas Local Gov't Code Section 212.009) for Meridiana Section 52 Final Plat. Also, City staff does not recommend approval of this final plat because it does not meet the following criteria:

1. Applicant to provide land surveyor's certificate upon final submittal (Section 62-41 (b) (5)).
2. Applicant to update the date on the Final Plat from November 17, 2021 (Section 62-41 (b) (2)).
3. Applicant to provide signed and notarized lienholder subordination upon final submittal (Section 62-41 (b) (7)).
4. Plat cannot be approved without approval of Meridiana Pursley Boulevard Phase 7 Final Plat (Section 62-108 and Section 62-41 (b) (31)).
5. Applicant to submit a set of construction plans approved by City Engineer (Section 62-41(b) (27) and Section 62-40).

[illegible]



Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

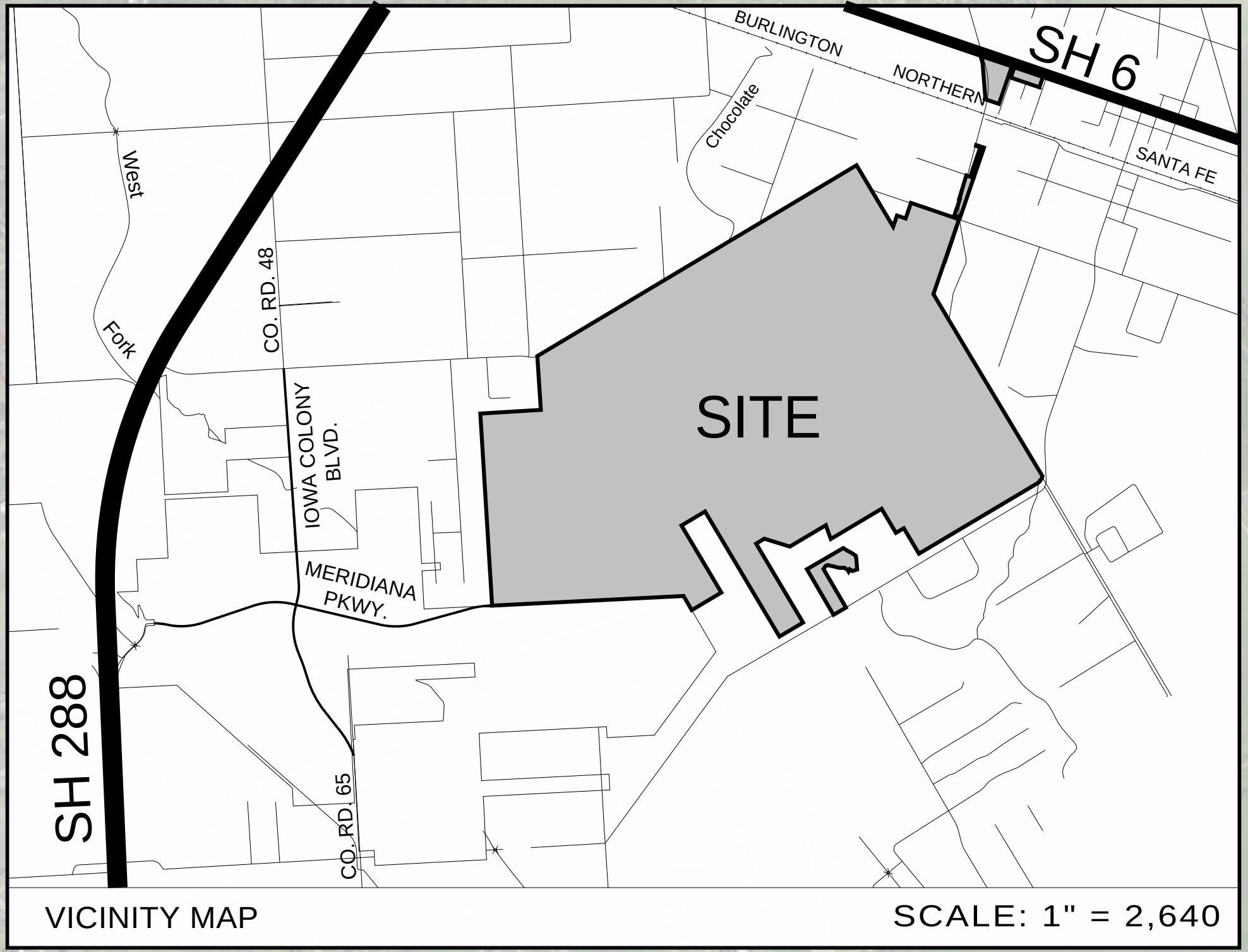
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBP/LS 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	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: January 24, 2022 & February 7, 2022

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: Lacey Bell, EHRA

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

E-mail Address: lbelle@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 Meridiana Detention Reserve M-2 being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

January 14, 2022

SIGNATURE

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 M-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 24, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested a 30-day plat extension on January 14, 2022., in order to address comments. Staff does not recommend approval of the 30-day plat extension because Meridiana Detention Reserve M-2 Final Plat takes access from Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat. The applicant has not submitted either Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat at the previous plat submittal date on January 18, 2022. Because the above mentioned plats have not been submitted, the 30-day plat extension clock will run out before action can be taken at City Council.

Staff Recommendation

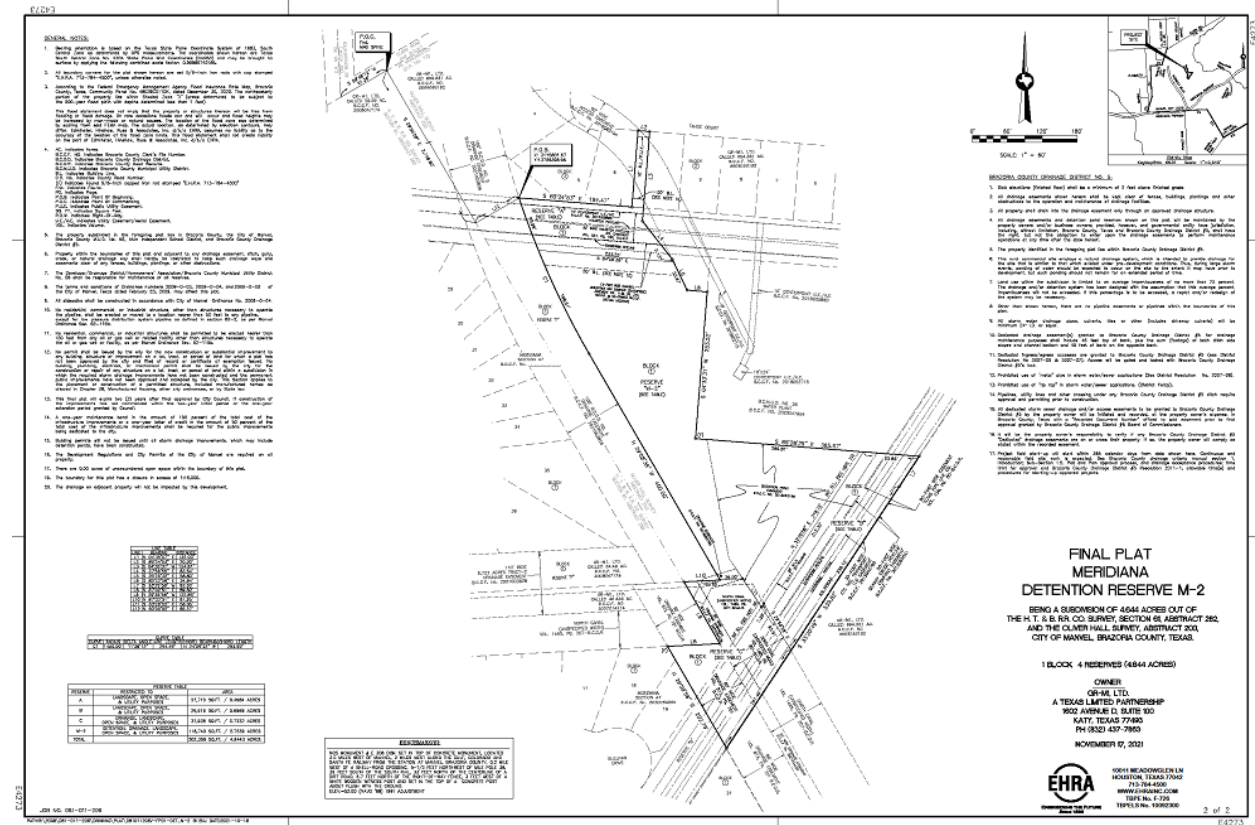
The City staff does not recommend approval of the 30-day plat extension request per (Texas Local Gov't Code Section 212.009) for the Meridiana Detention Reserve M-2 Final Plat. Also, City staff does not recommend approval of this final plat because it does not meet the following criteria:

1. Applicant to provide land surveyor's certificate upon final submittal (Section 62-41 (b) (5).
2. Applicant to provide drainage district signatures upon final submittal (Section 62-41 (b) (20).
3. Applicant to provide signed and notarized lienholder subordination upon final submittal (Section 62-41 (b) (7).
4. Plat cannot be approved without approval of Meridiana Section 51 Final Plat and Meridiana Section 53 Final Plat. (Section 62-41 (b) (31 and Section 62-108).
5. Applicant to submit a set of construction plans approved by City Engineer (Section 62-41 (b) (27 and Section 62-40).

Plat Exhibit

[illegible]

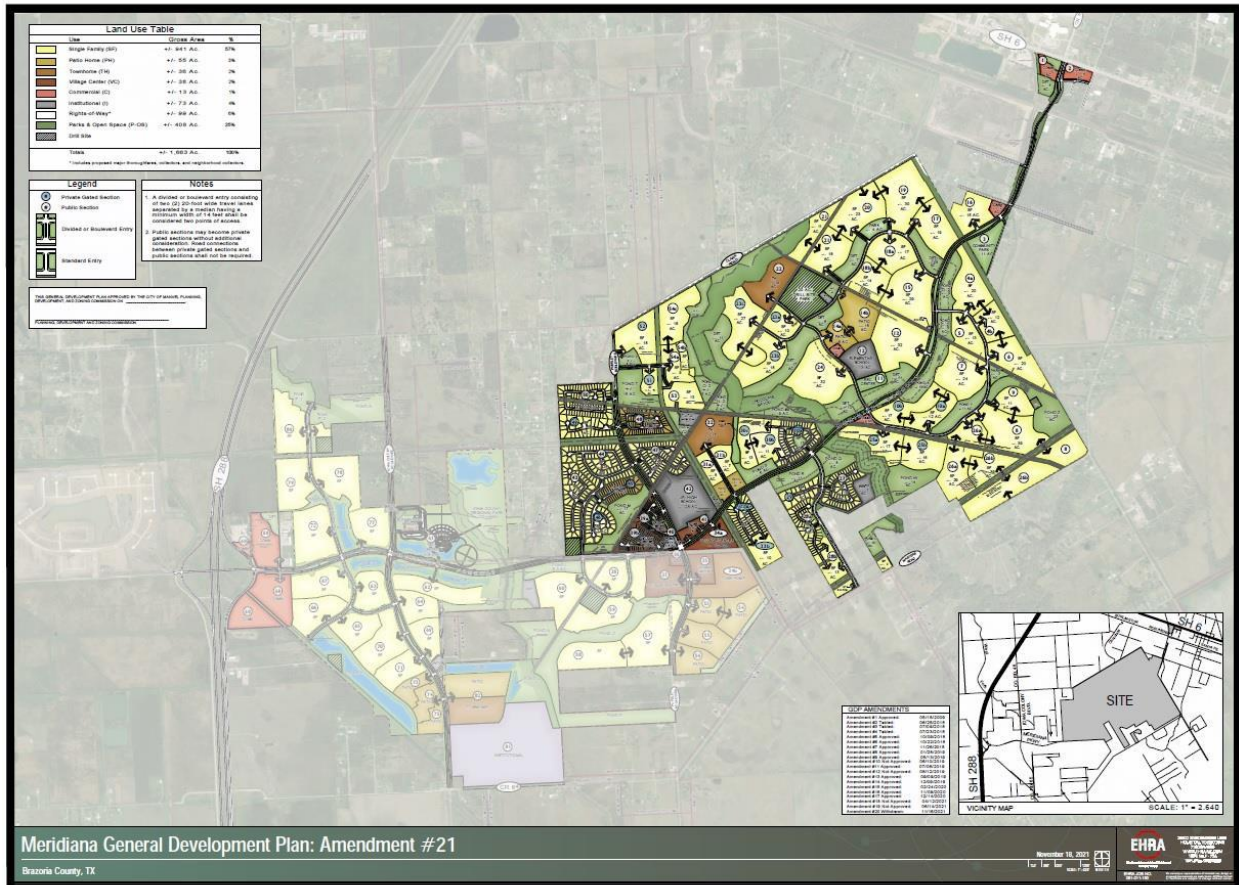
Plat Exhibit





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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: January 24, 2022 & February 7, 2022

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Person to Speak: Lacey Bell, EHRA

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

E-mail Address: lbelle@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 Meridiana Detention Reserve N-2, being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

January 14, 2022

SIGNATURE

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 N-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 24, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested a 30-day plat extension on January 14, 2022, in order to address comments. Staff does not recommend approval of the 30-day plat extension because Meridiana Detention Reserve N-2 Final Plat takes access from Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat. The applicant has not submitted either Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat at the previous plat submittal date on January 18, 2022. Because the above mentioned plats have not been submitted, the 30-day plat extension clock will run out before action can be taken at City Council.

Staff Recommendation

The City staff does not recommend approval of the 30-day plat extension request per (Texas Local Gov't Code Section 212.009) for the Meridiana Detention Reserve N-2 Final Plat. Also, City staff does not recommend approval of this final plat because it does not meet the following criteria:

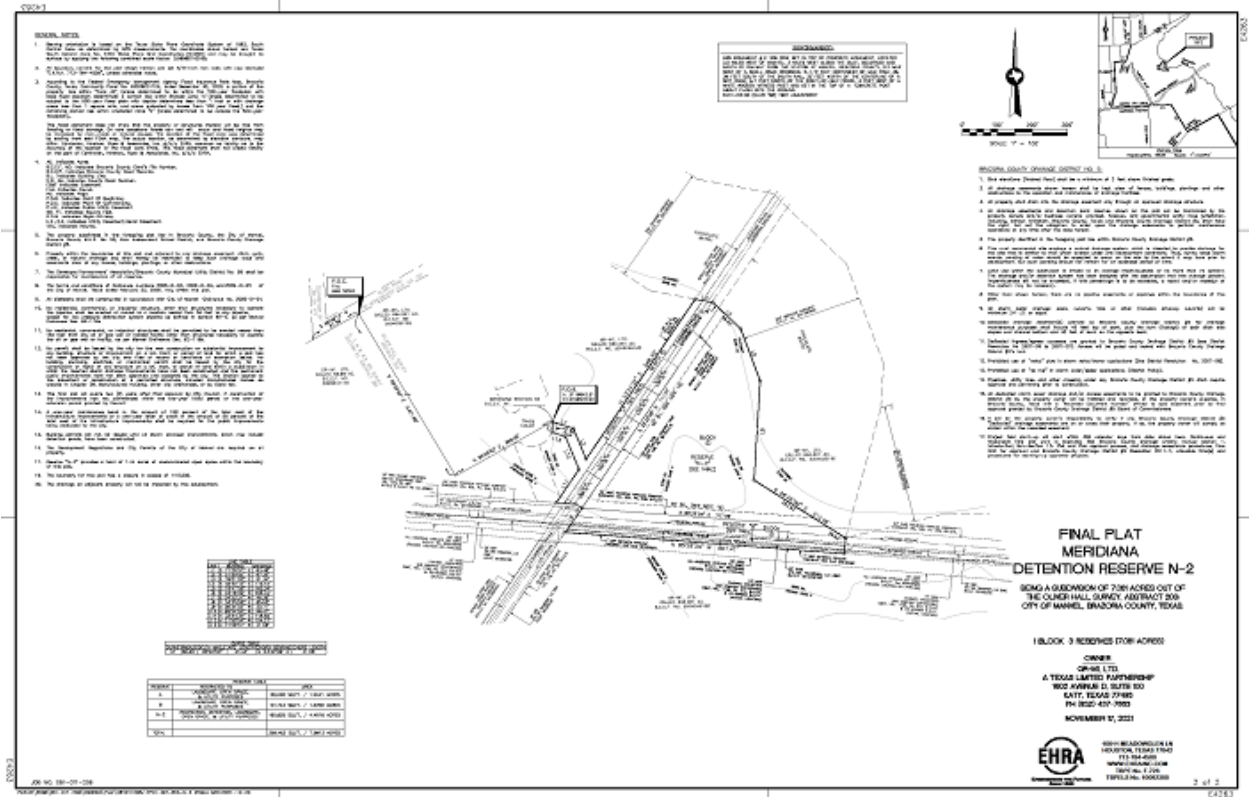
1. Applicant to provide land surveyor's certificate upon final submittal (Section 62-41 (b) (5).
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4. Plat cannot be approved without approval of Meridiana Section 54A Final Plat and Meridiana Section 53 Final Plat (Section 62-41 (b) (31 and Section 62-108).
5. Applicant to submit a set of construction plans approved by City Engineer (Section 62-41(b) (27 and Section 62-40).

[illegible]



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

Plat Exhibit





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, a portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain)..
- 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.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT indicates Easement
Fnd. indicates Found.
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.

- 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/Brazoria County Municipal Utility District No. 56 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 "N-2" provides a total of 1.44 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.

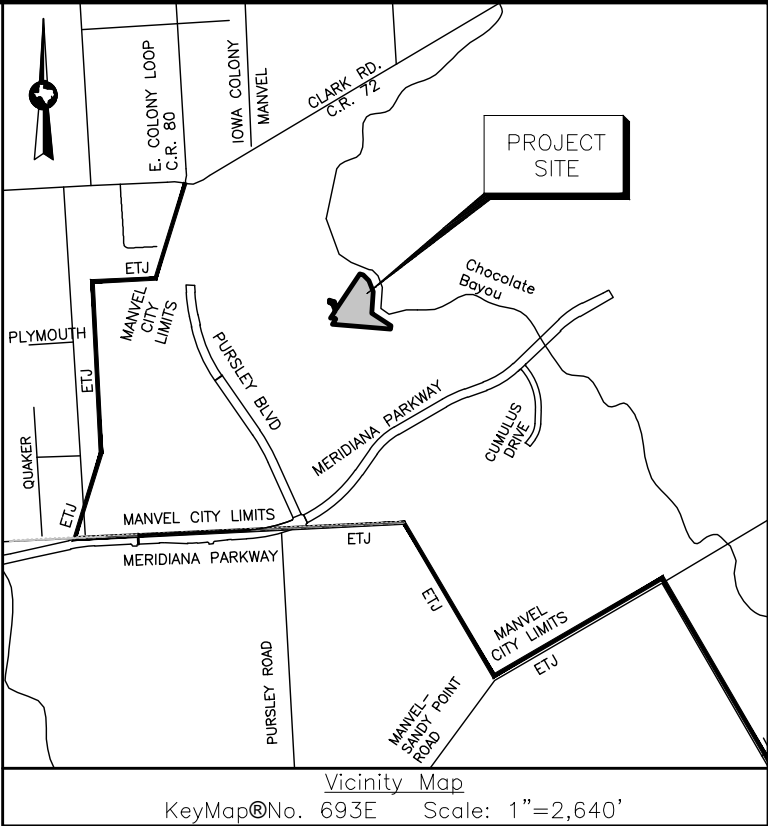
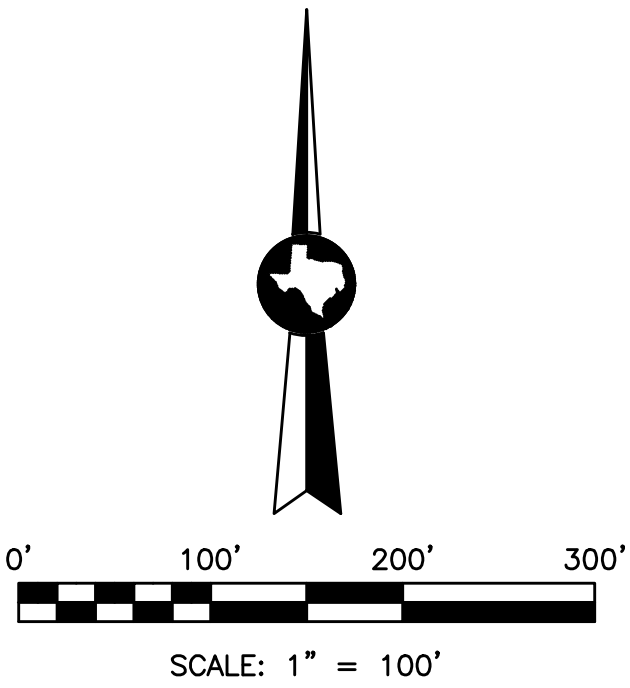
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°26'51" E	63.48'
L2	S 21°50'54" E	97.32'
L3	S 79°01'02" E	51.34'
L4	S 45°22'14" E	112.12'
L5	S 19°47'56" E	163.34'
L6	S 03°18'59" W	295.24'
L7	S 04°33'31" W	46.36'
L8	N 33°25'58" E	85.55'
L9	N 56°34'02" W	20.77'
L10	N 85°24'53" W	56.41'
L11	N 33°24'52" E	118.50'
L12	N 21°50'54" W	104.27'
L13	N 71°26'51" W	41.58'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
G1	60.00'	30°00'00"	31.42'	N 53°33'59" E

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	55,065 SQ.FT. / 1.2641 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,743 SQ.FT. / 1.3256 ACRES
N-2	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	195,655 SQ.FT. / 4.4916 ACRES
TOTAL		308,463 SQ.FT. / 7.0813 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



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.

FINAL PLAT MERIDIANA DETENTION RESERVE N-2

BEING A SUBDIVISION OF 7.081 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (7.081 ACRES)

OWNER

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

NOVEMBER 17, 2021



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
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Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021





MANVEL PD&Z DATA SHEET

MEETING DATE: January 24, 2022

TOPIC: Public hearing regarding amending the zoning ordinance by changing classification of 21,000 square feet of land located at 7507 Masters 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 62111 as a "Medical Office".

BACKGROUND: The property is a 21,000 square foot land area located on 7507 Masters Road, Manvel, Texas. The vicinity includes commercial uses located on SH6. Due to a need for small town clinics to provide healthcare services in rural communities, the owner, Manvel Development Co. Inc., and applicant, Infinity Family Clinic LLC, would like to operate a small-town family health care practice. The objective is to bring medical care closer to the Manvel community. In order to operate from the said location, the applicants have applied for a Special Use Permit to give flexibility and allow for a medical office use within the Light Commercial District/State Highway 6 Overlay District (LC/SH6) zoning. The applicant will use the entire property for the medical office and plans to operate from Monday to Friday 8:00 a.m. to 4: 30 p.m. The applicant will be required to provide light fixtures and unobstructed view from outside the property.

RECOMMENDATION: City staff recommends approval with nine conditions as listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2022-O-03.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Kwasi Bosompem

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	January 24, 2022	Initiated By:	Kwasi Bosompem City Planner
Department:	Planning Division	Presented By:	Kwasi Bosompem City Planner

Subject/Proceeding

Specific Use Permit (SUP) to establish a medical office in 21,000 square feet lot area addressed at 7507 Masters Road in the Light Commercial District/State Highway 6 Overlay District (LC/SH6) to allow use of the Property for NAICS Use No.6211 – Medical Office.

Exhibits

Staff Report, Location Map, Subject Property Zoning Map, Subject Property and Surrounding Area Map, Application Documents, Authorization Letter, Application Letter Site Plans and Subject Property Exhibits and Site Photographs, and Public Hearing Notice.

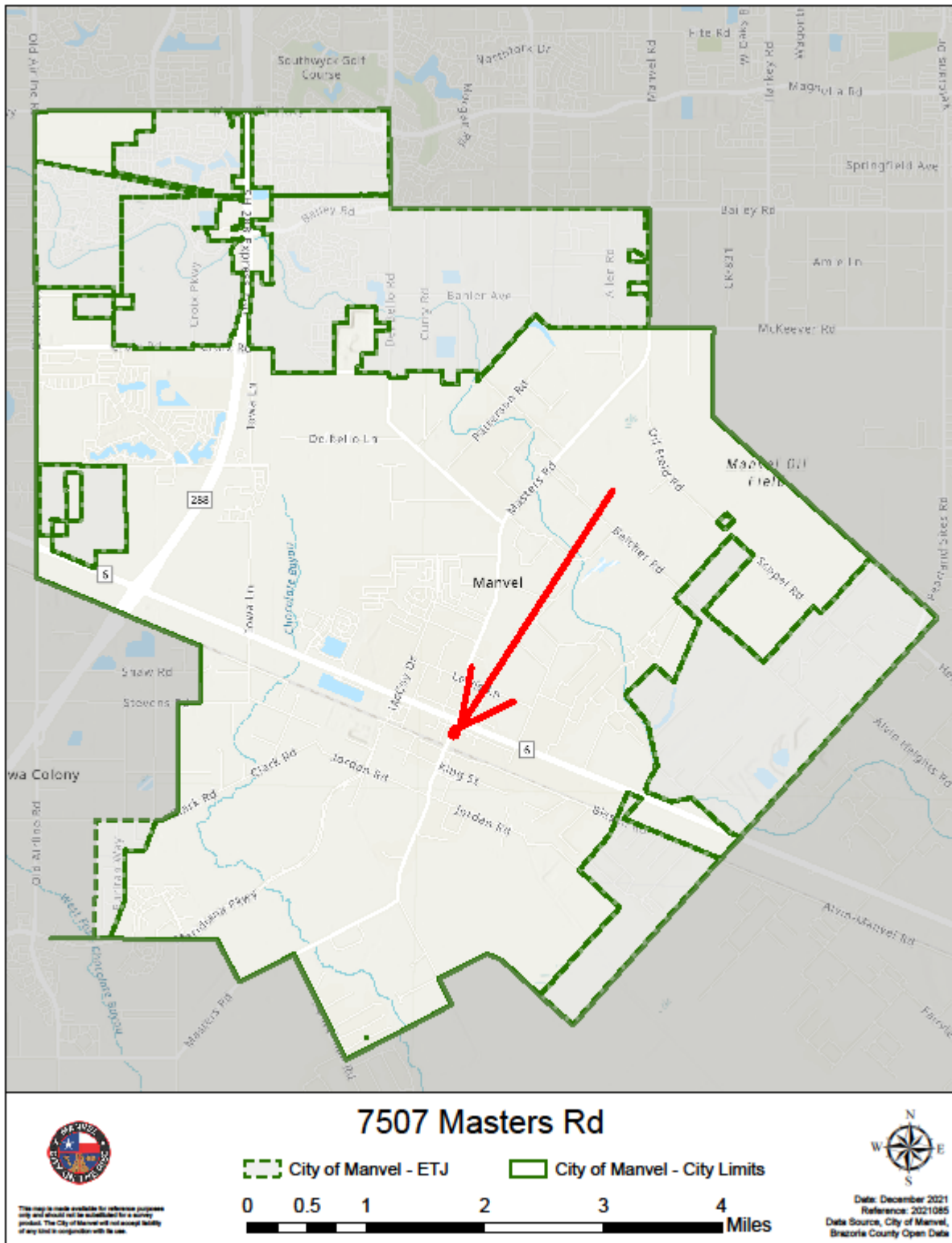
Recommended Action

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

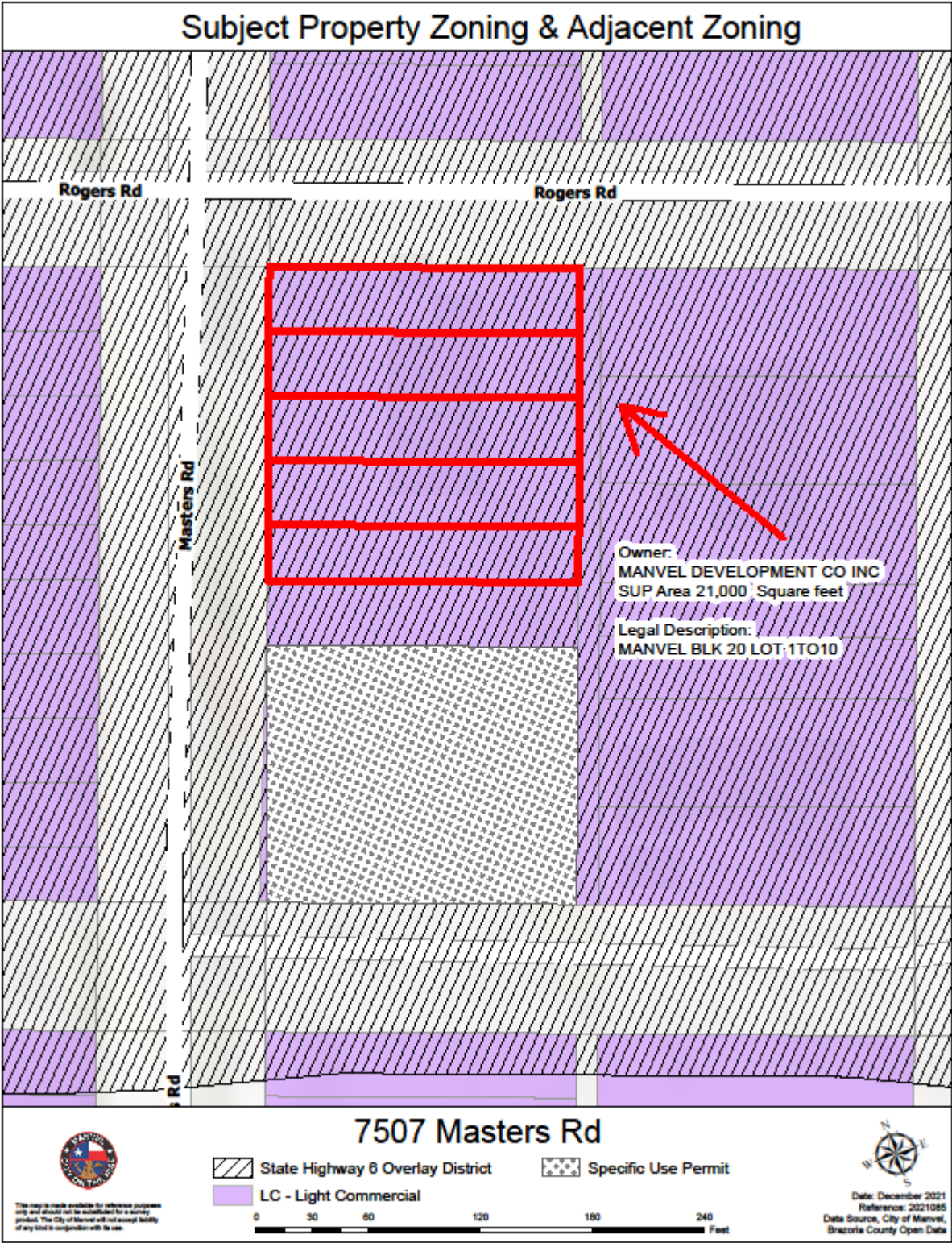
Executive Summary

A SUP provides a means to develop certain uses on a property while ensuring that the use is compatible with adjacent property and consistent with the character of the neighborhood. Approval of a SUP may establish reasonable conditions on the operation or location of the business with regulations as per the Ordinance of the City of Manvel. This is a proposed Special Use Permit (SUP) for a new medical office within the Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed project site is developed at 7507 Masters Road. The proposed medical office use requires an SUP in the LC district. According to the City's Zoning Ordinance, NAICS use number 6211 requires a SUP in the Light Commercial District (LC). The draft exhibits included in the staff report are proposed to be incorporated into the SUP to support the analysis, review and more certainty to a recommendation. Staff overview of the proposed SUP is contained in the attached Staff Report section.

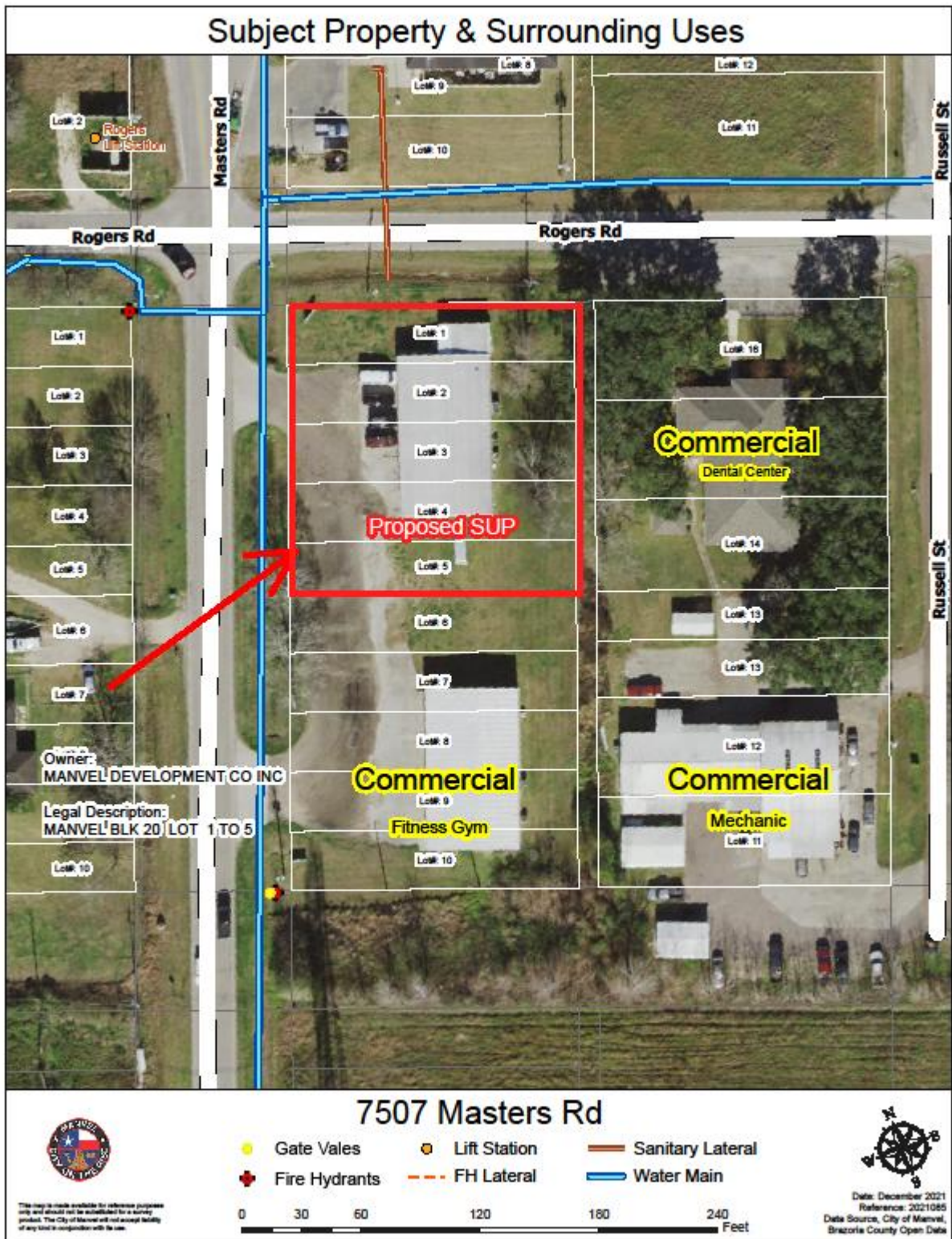
Location Map



Subject Property Zoning



Subject Property and Surrounding Uses



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

Sec. 77-50. Uses requiring specific use permit (SUP). from City of Manvel Zoning Ordinance, Code of Ordinances

- “(a) 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 council and planning commission 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 semi-public character often essential or desirable for the general convenience and welfare of the community. Due to 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 commission judgment relative to the location and site plan of the proposed use are required.
- (b) In Section 77-50 of the Zoning Ordinance (b), it states that “The City council, after receiving the recommendation of the planning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District/State Highway 6 Overlay District (LC/SH6) South: Light Commercial District (LC) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Commercial South: Commercial East: Commercial West: Commercial

In the 2018, a Special Use Permit Application for NAICS Use 813110 “Religious Organizations” was approved on Lots 7, 8 ,9, and 10 being located at 7515 South Masters Road and adjacent to the subject property for the proposed SUP This old SUP has since expired.

NAICS Classification of Medical Office (621111) (Offices of Physicians (except Mental Health Specialists)

The NAICS code of use proposed in this application describes medical practitioners as those who operate independent private or group practices in their own offices.

Staff Analysis

The applicant has requested to establish a medical office with a NAICS code of 6211 on a 21,000 square feet land area on Masters Road. The analysis of the application is undertaken with consideration of the vision statement of the Comprehensive Plan and Zoning Ordinance applicable sections as well as the June 7, 2021, edition of the City of Manvel's Design Criteria Manual (DCM). Analysis of the application will be guided by Section 77-50, *Uses requiring specific use permit*, Sections 71-31 of the Zoning Ordinance under Light Commercial zoning requirements, and Section 77-36, (State Highway 6 Overlay (SH-6) District.

Comprehensive Plan

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life. The proposed use is consistent with the Comprehensive Plan. The applicant proposes to use the existing office building for medical office uses. The proposal complements or is compatible with the surrounding uses and community facilities; and contributes to, enhances, or promotes the welfare of the area and adjacent properties. This request for a SUP is in not any potential conflict with the 2015 City of Manvel Comprehensive Plan. The proposed use is compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

Zoning Ordinance Requirements

The proposed zoning classification shall be changed from the 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 permitted within such zone classification and Specific Use Permit, to allow use of the Property for NAICS Use No.6211-Medical Office. A medical office is subject to the regulations, restrictions and conditions defined in Section 77-50 (g) (4) of the Zoning Ordinance. This Section requires the following conditions:

- a) The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
- b) All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
- c) All doors shall remain unlocked and accessible during normal business hours.

State Highway 6 Overlay (SH-6) District

According to the Zoning Ordinance, the purpose of the State Highway 6 (SH6) Overlay District is to manage critical visual elements and to promote future development that showcases S.H. 6 as a high-quality, mixed-use, multi-modal transportation corridor in Manvel. This overlay is intended to direct development in the corridor toward compliance with its requirements if there is redevelopment or substantial improvement.

Landscaping

The applicant is not proposing landscaping upgrades. The site has no existing green space and partially paved with asphalt. As per the applicable Section of 77-51, *Plan Review, Landscaping requirements*, shall apply to the proposed development if there is redevelopment or substantial improvement to the site.

Access and Traffic

The site is located on a commercial corridor, South Master Road characterized by a variety of commercial uses. This generates activities all day creating a need for conditions to maintain commercial areas with a wide range of character and functions to serve the needs of current and proposed uses. Secondly, access to the site is by the main driveway on Masters Road to the partially paved area of the property. As noted in Exhibits 8, 9, and 10, the parking lot is made up of crushed concrete and asphalt surface, and has no striped

parking spaces for customers and employees. According to Section 77-45., *Parking*, of the Zoning Ordinance, the number of parking spaces required for medical office is one parking space for 300 square feet gross floor area. The applicant will be made to meet the parking requirement and pave with an asphalt surface.

Trip generation estimates for the proposed medical office can be calculated from the use of the average daily and peak hour trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021, under Land Use Code 720 (Medical-Dental Office Building). As a small medical office, it can be estimated from industry standards that a space for small medical office in rural setting is 2,000 gross floor area. ITE uses an estimate of 2.8 peak hour trips for a 1,000 sq. ft. of space. It can be estimated that the proposed medical office will have less than 5 peak hour trips and possibly less than 15 trips per day from 7:30 a.m. to 4:30 p.m. The proposed facility therefore will generate very minimal trips per day.

Summary

The property is located on Masters Road, which is identified as a "parkway" (120-foot wide) on the City's Major Thoroughfare Plan. The site is also zoned Light Commercial (LC) District and surrounded by other properties zoned LC and used commercially. Due to the property's access to a major thoroughfare and surrounding commercially used and zoned property, the use of a medical office is not out of character. However, some site conditions such as the parking lot are proposed for improvement. The existing parking lot consists of asphalt and crushed concrete with no striped parking spaces. The Design Criteria Manual (DCM) requires all parking lots to be concrete. Since the existing parking lot is partially asphalt and crushed concrete, staff is making a recommendation to pave the entire parking lot to asphalt as approved by the City Engineer. An asphalt surface parking lot will give stability for emergency vehicles as compared to crushed concrete. Staff is also making a recommendation to stripe the required parking spaces since no striped parking lot exist. Staff has also made recommendations for building façade, landscaping, and lighting improvements if new lighting is installed or if substantial improvement and/or redevelopment occur on site since the site is located in the State Highway 6 Overlay (SH6) District.

Staff Recommendation

Staff recommends approval of the Specific Use Permit (SUP) to the Planning, Development and Zoning Commission based on the following conditions:

1. The property and facility will be governed by all the requirements in Section 77-50 of the Zoning Ordinance. These conditions are found in Section 77-50 (g) (4) and relates to hours of operation, lighting and safety.
2. The parking lot shall be improved with an asphalt surface approved by the City Engineer, before a Certificate of Occupancy is issued.
3. Provide striped parking spaces per Section 77-45, *Parking*, before a Certificate of Occupancy is issued.
4. The property owner shall comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements when redevelopment or substantial improvement occurs on site.
5. The property owner shall comply with Section 77-36, *State Highway 6 Overlay (SH-6) District requirements*, when redevelopment or substantial improvement occurs on site.
6. No new freestanding light fixture shall be greater than 25-feet in height.
7. All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
8. A clear path for emergency vehicles shall be maintained at all times.

9. The request is for the use of internal space with no exterior modifications, any interior modifications will require life safety reviews by the Fire Marshal and Inspections through the Building Permit process.

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.

Exhibit 1
Application

001 21-2707



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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Infinity Family Clinic, PLLC
Project Location/Address: 7507 Midsters Rd Ste B Manvel TX 77578
Legal Description: lots 1, 2, 3, 4 and 5 of Block 20, Manvel Township, Brazoria County
Current Zoning: Light commercial Proposed Land Use: Medical office NAICS No.: 0211
Parcel/Tax ID#(s): 228029 Total Acreage: 21,000 square ft

APPLICANT INFORMATION

Applicant Name: Tanaya Salinas
Company Name: Infinity Family Clinic, PLLC
Address: 7014 Limestone Cir City: Manvel State: TX Zip: 77578
Phone #: 950-432-7805 (cell) Email: infinityfamilyclinic21@gmail.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.

[Signature] 12/21/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Mark Lowe / Manvel Development Co. Inc.
Address: 20351 Highway 6, P.O. Box 155 City: Manvel State: TX Zip: 77578
Phone #: 281-489-9444 Email: manvelreality1@gmail.com

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

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

[Signature] 12/21/2021
Owner's Signature (REQUIRED) Date

Plat thereof recorded in Volume 1, page 69 of the Plat records of Brazoria County, Texas. Texas according to the map of

Exhibit 2 Application



DEVELOPMENT SERVICES

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

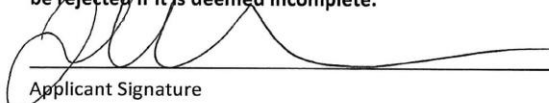
SUBMITTAL CHECKLIST

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)	✓ PICS
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	NA
Two (2) Applicant Letters of Request	✓
Traffic Impact Analysis, (if applicable)	NA
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.


Applicant Signature

12/21/2021
Date

Exhibit 3
Authorization Letter



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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Mark Lowe / Manvel Development Co. Inc.
Owner Name

20351 Hwy 6- P.O. Box 155
Owner Address

Manvel TX 77578
Owner City, State Zip

12/06/2021
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Mark Lowe, certify that I am the owner of the project property located at 1507 Masters Rd Ste B and that the foregoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Tanya Salinas with the company Infinity Family Clinic (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 281-489-9444 if you have any questions.

Sincerely,

Owner Name Mark Lowe
Owner Signature [Signature]

Exhibit 4
Applicants Letter

12/06/2021

My name is Tanya Salinas and I am a licensed family nurse practitioner as well as a resident of Manvel, TX. I am requesting approval from the city to open a family practice at 7507 Masters Rd. Ste B. with my hours being Monday through Friday, 7:30 a.m. to 4:30 p.m.

I feel Manvel would greatly benefit from the healthcare services that I can provide as well as that bond and communication that will create lasting relationships of the patients in this community. Putting patient's health and wellbeing is my number one priority. What better place to have that small town family practice than the city of Manvel.

Thank you for your time and consideration as I look forward to serving the community for years to come.

Sincerely,

Tanya Salinas, FNP

A handwritten signature in black ink, appearing to read 'Tanya Salinas', written over the printed name.

12/06/2021

To whom it may concern;

My name is Julie Rodriguez and I am employed for Tanya Salinas, FNP as her office manager. I am kindly asking the city of Manvel to allow Tanya to open a family practice. Being from a small town in Alabama myself, I think Manvel would be the perfect spot. There is something about having that one on one connection with your healthcare provider rather than on office owned by a corporation. Tanya can provide that to this community.

I hope you consider and allow her to be an asset to Manvel and provide optimal care to everyone here.

Thank you.

Julie Rodriguez

Exhibit 5
Site Plan

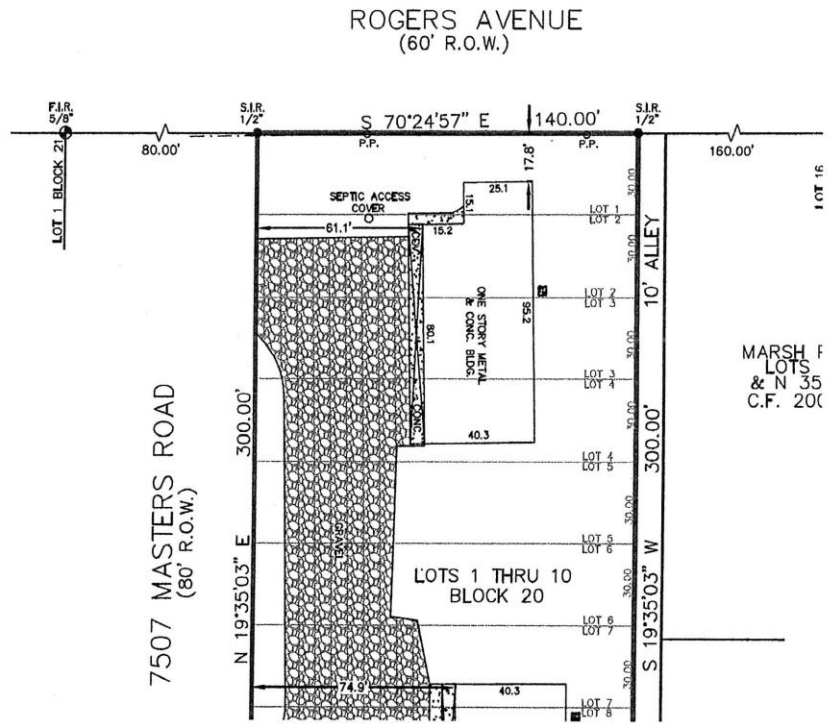


Exhibit 6 Site Plan

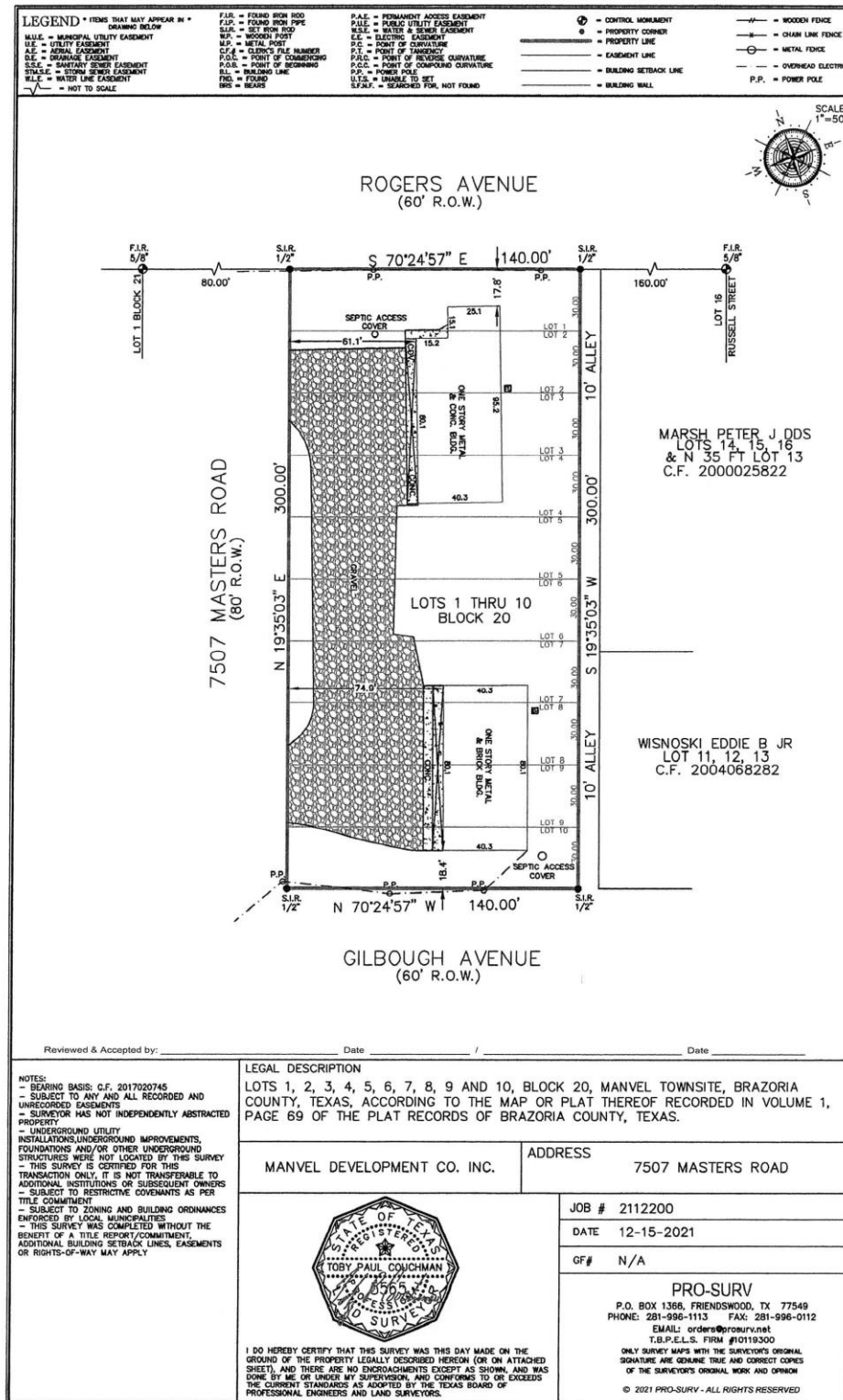


Exhibit 7
Subject Property



Exhibit 8
Subject Property and Adjacent Property



Exhibit 9
Unpaved frontage of Subject Property



Exhibit 10
Access to Subject Property



Exhibit 11
Subject Property and Surrounding Use



ORDINANCE NO. 2022-O-03

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS 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 621111 “OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Manvel Development Co. Inc. is the owner (the "Owner") of a certain 12,000 square foot tract of land located at 7507 Masters Road, Manvel, Texas, such tracts being Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite, Brazoria County, Texas; a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 21,000 square foot tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, Infinity Family Clinic LLC, the property lessee, has filed an application to change the zoning classification of the 21,000 square foot tract Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), allowing use of the Property for NAICS Use No. 621111 – “Offices of Physicians (Except Mental Health Specialist”; 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 21,000 square foot tract of land located at 7507 Masters Road, Manvel, Texas, being a tract of land containing 21,000 square feet situated in the Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite, 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. Office of Physicians (Except Mental Health Specialists) - (NAICS 621111)

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 use 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 _____,
2022.

**PASSED, APPROVED, AND ADOPTED on second and final reading this _____
day of _____, 2022.**

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Being a tract of land containing Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite, Brazoria County Texas.

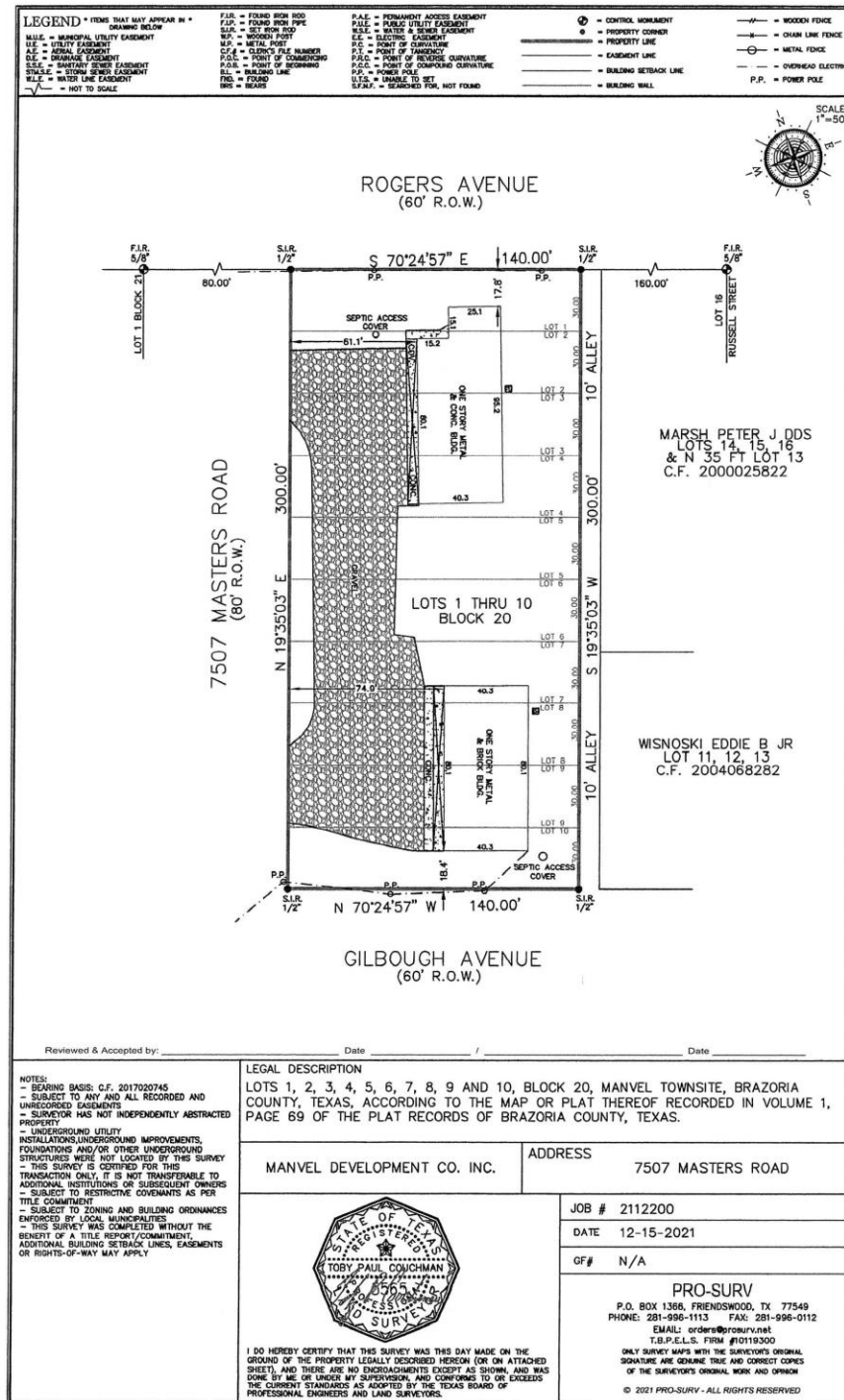


Exhibit B

CONDITIONS FOR MEDICAL OFFICE USE

GENERAL:

1. The property and facility will be governed by all the requirements in Section 77-50 of the Zoning Ordinance. These conditions are found in Section 77-50 (g) (4) and relates to hours of operation, lighting and safety.
2. The parking lot shall be improved with an asphalt surface approved by the City Engineer, before a Certificate of Occupancy is issued.
3. Provide striped parking spaces per Section 77-45, Parking, before a Certificate of Occupancy is issued.
4. The property owner shall comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements when redevelopment or substantial improvement occurs on site.
5. The property owner shall comply with Section 77-36, *State Highway 6 Overlay (SH-6) District requirements*, when redevelopment or substantial improvement occurs on site.
6. No new freestanding light fixture shall be greater than 25-feet in height.
7. All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
8. A clear path for emergency vehicles shall be maintained at all times.
9. The request is for the use of internal space with no exterior modifications, any interior modifications will require life safety reviews by the Fire Marshal and Inspections through the Building Permit process.

Exhibit C

