

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
April 4, 2022**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP
7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel 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 City Council 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. The City Council 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 X6 for further information.

Workshop Session

Discussion on any subject listed on the Agenda dated April 4, 2022.

Regular Session

Call To Order

Inspirational Reading - Council Member Davis

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.*

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) WITH SPECIFIC USE PERMIT (SUP) 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 621410 "FAMILY PLANNING CENTERS"; 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.

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)
2. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)
3. Consideration and possible action to approve a Final Plat for Meridiana Section 30B;
BEING A SUBDIVISION OF 11.25 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)

4. 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.

5. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-10;
 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) WITH SPECIFIC USE PERMIT (SUP) 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 621410 "FAMILY PLANNING CENTERS"; 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.
 (Forwarded with favorable recommendation by PD&Z - Vote 4/2)

6. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62, Section 62-11, *"Additional Street Requirements"* for property located at 7401 Lewis Lane and authorize the Mayor to execute the Development Agreement.

7. Consideration and possible action on appointing members to the Building and Standards Commission.

8. Consideration and possible action to direct staff on a proposed amendment to the city sign ordinance regarding political signs. (Requested by Council Member Davis).

Consent Agenda

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

1. Acceptance of the meeting minutes to date.

2. Approve Preliminary Plat for Meridiana Unit 14 Commercial Reserve;
 BEING A SUBDIVISION OF 1.53 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

3. Approve Preliminary Plat for Meridiana Unit 23 Open Space;
 BEING A SUBDIVISION OF 36.13 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

4. Approve Preliminary Plat for Meridiana Detention Reserve D-2;
BEING A SUBDIVISION OF 8.95 ACRES OUT OF THE OLIVER HALL SURVEY,
A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
5. Approve Final Plat for Meridiana Section 54A;
BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL
SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
6. Acceptance of infrastructure improvements for the Redeemer Church to begin the 2-
year maintenance period.
7. Acceptance of infrastructure improvements for Meridiana Detention Basin T Phase 1 to
begin the 1-year maintenance period.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.074: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss Economic Development Agreement and PUD for MUD 83

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Purchase of the following property;

MANVEL BLK 6 LOT 7-8, MANVEL TX 77578

MANVEL LOT OL 92C ACRES 1.0, MANVEL TX 77578

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property.

ROW abandonment - Portion of unimproved Oleander Street

Regular Agenda Cont.

9. Consideration and possible action to approve Ordinance 2022-O-11;
AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE
CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY
AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID-YEAR
APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES,
DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A
COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH
THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS
ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE
AND ADOPTION.

10. Consideration and possible action approving the purchase of real property located at; MANVEL BLK 6 LOT 7-8, MANVEL TX 77578, and MANVEL LOT OL92C, MANVEL TX 77578 and authorize the City Manager to execute all documentation needed for the purchase.
11. Consideration and possible action to approve the second and final reading of Ordinance 2022-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, 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 DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
(Forwarded with favorable recommendation by PD&Z 5/0)

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

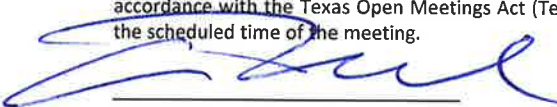
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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 April 1, 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





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: March 28, 2022 PDZ & April 4, 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana
Detention Reserve Y, being a subdivision of 9.975 acres out of the Oliver Hall Survey, A-203; being a
partial replat of a portion of Lots 6 through 14 of Lulling Stone Section One, as recorded in Vol. 21, Pgs. 267-270
of the Brazoria County Plat Records; and being a portion of Lot 15 of Lulling Stone Section One Amending Plat as
recorded in Vol. 22, Pgs. 165-166 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:59:39 -05'00'

SIGNATURE

March 22, 2022

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 Y Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Detention Reserve Y Final Plat. This final plat does not meet the following regulations of the subdivision ordinance and/or adopted Meridiana O-PUD:

1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide land surveyor's signature (Section 62-41 (b) (5)).
3. Label the street names in Meridiana Section 10A (Section 62-41 (b) (11)).
4. Label the street widths in Meridiana Section 10A (Section 62-41 (b) (11)).
5. Label the street names in Meridiana Section 7 (Section 62-41 (b) (11)).
6. Label the street widths in Meridiana Section 7 (Section 62-41 (b) (11)).
7. General Note No. 4 should state the property is located in MUD No. 56 (Section 62-41 (b) (14)).
8. This final plat takes access from Meridiana Inspiration Way Phase 2 Final Plat. This final plat cannot be approved until Meridiana Inspiration Way Phase 2 Final Plat is approved (Section 62-108 (b) (5)).
9. Update the dates from 2021 to 2022 in the Planning, Development and Zoning Commission signature block and City Council signature block (Section 62-41 (b) (20)).
10. Provide drainage district signatures (Section 62-41 (b) (20)).
11. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
12. Update all the dates from 2021 to 2022 in the owner's signature block and notary's signature block (Section 62-41 (b) (7)).
13. Provide a paid, certified tax certificate for MUD No. 56 (Section 62-41 (b) (18)).

Plat Exhibit

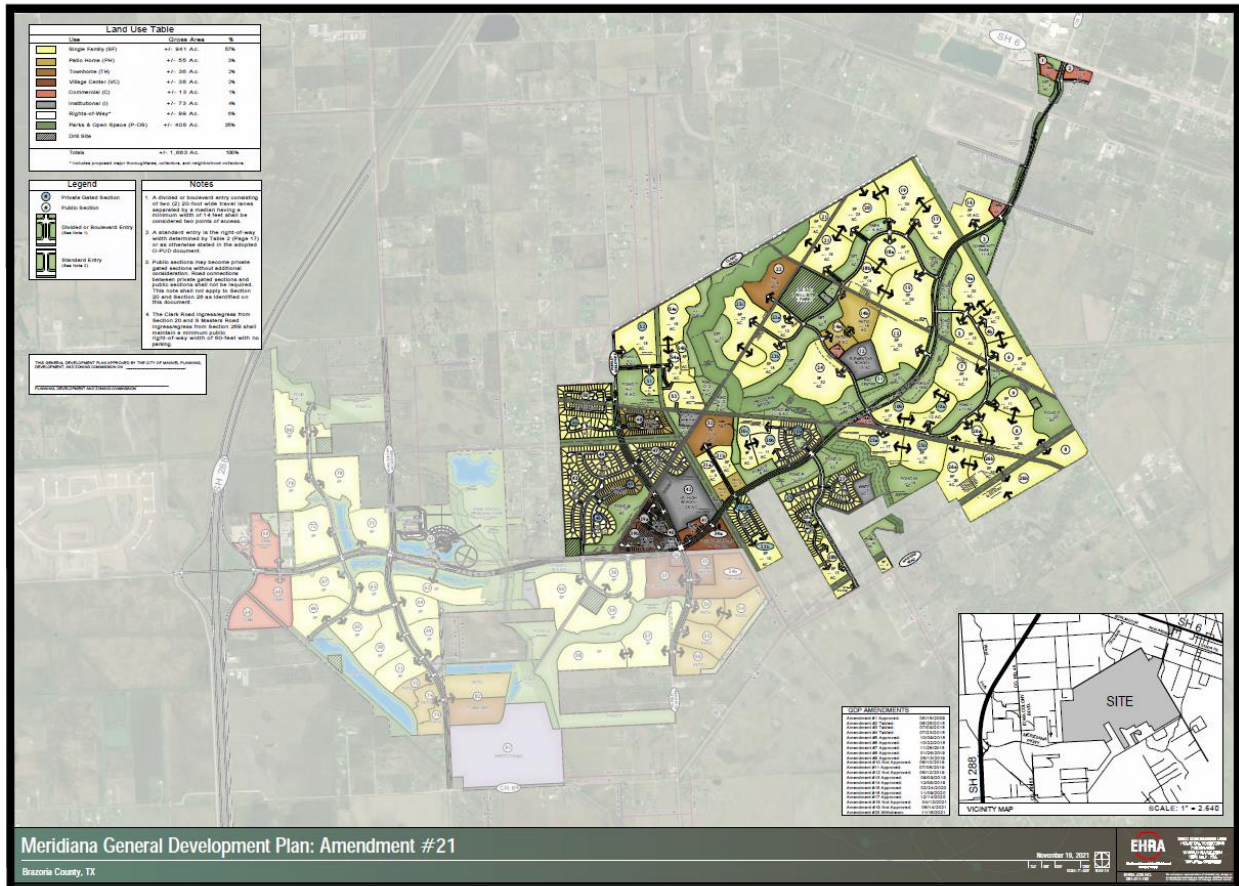
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DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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



STATE OF TEXAS X
COUNTY OF BRAZORIA X

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

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

OWNER
GR—M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: President

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
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Brandon Middleton Secretary/Treasurer	Jarrod D. Aden, P.E., C.F.M. District Engineer	Date
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Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCDD 5 ID# B210010

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 "Y" 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 "Y" in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

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

"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."

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

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Y"
BEING 9.975 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 9.975 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267—270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR—M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047178, 2008034029, 2008028085, 2009012754, 2007058092, 2009006907, 2008035803, 2008039668 AND 2007066503, AND BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165—166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR—M1 IN B.C.C.F. NO. 2006050398, SAID 9.975 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8—inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;
THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Sec. 1 a distance of 1177.75 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 512.94 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set marking the most northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 04°21'23" East, for a distance of 48.15 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for a point of curvature;

2) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 823.99 feet, an angle of 61°18'46", and a chord bearing South 26°18'00" West, for a distance of 785.23 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for a point of tangency;

3) THENCE, South 56°57'23" West, for a distance of 176.35 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for a point of curvature;

4) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 780.00 feet, an arc length of 210.86 feet, an angle of 15°29'21", and a chord bearing South 49°12'43" West, for a distance of 210.22 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for a point of tangency;

5) THENCE, South 41°28'02" West, for a distance of 138.84 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for a point of curvature;

6) THENCE, in a westerly direction along the arc of a curve to the right having a radius of 570.00 feet, an arc length of 549.51 feet, an angle of 55°14'11", and a chord bearing South 69°05'01" West, for a distance of 528.48 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

7) THENCE, North 12°47'21" West, for a distance of 148.28 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

8) THENCE, North 55°09'07" East, for a distance of 150.48 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

9) THENCE, North 48°34'55" East, for a distance of 202.77 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

10) THENCE, North 44°46'40" East, for a distance of 111.86 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

11) THENCE, North 39°26'18" East, for a distance of 111.85 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

12) THENCE, North 36°41'56" East, for a distance of 265.41 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

13) THENCE, North 61°59'03" East, for a distance of 66.75 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

14) THENCE, North 48°48'18" East, for a distance of 111.48 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

15) THENCE, North 26°11'16" East, for a distance of 20.00 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

16) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 27.16 feet, an angle of 31°07'27", and a chord bearing South 79°22'28" East, for a distance of 26.83 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

17) THENCE, South 04°56'11" East, for a distance of 39.98 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

18) THENCE, South 43°11'42" East, for a distance of 111.50 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

19) THENCE, North 46°48'18" 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;

20) THENCE, North 44°41'52" East, for a distance of 140.09 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

21) THENCE, North 48°07'25" East, for a distance of 70.02 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

22) THENCE, North 47°07'24" East, for a distance of 70.00 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

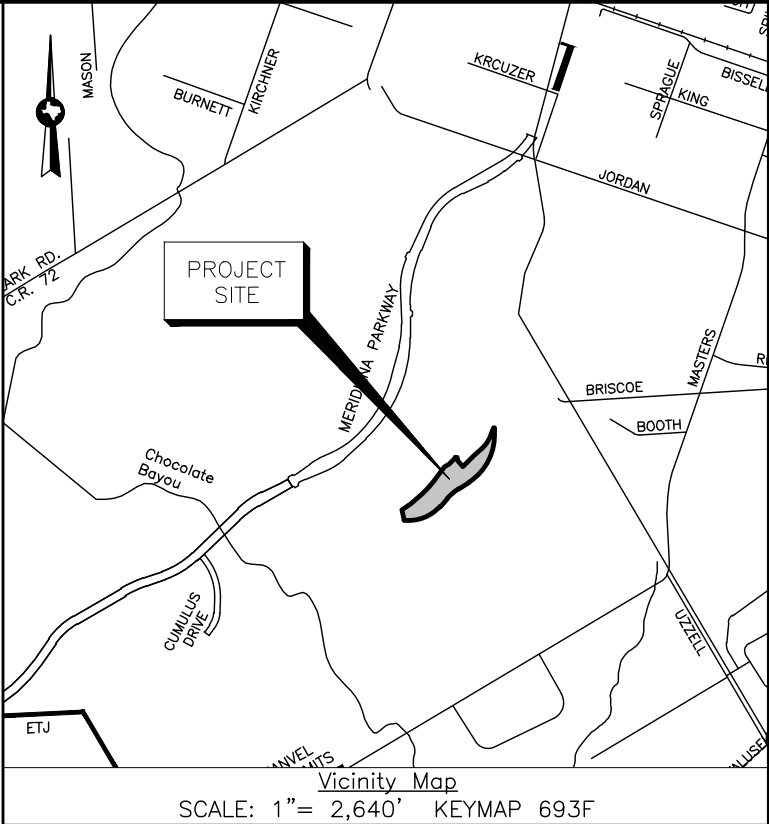
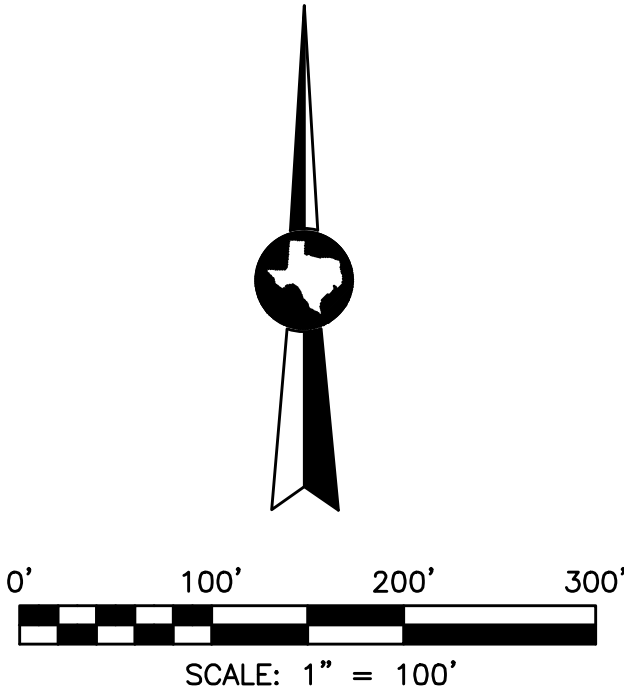
23) THENCE, North 43°16'21" East, for a distance of 89.04 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

24) THENCE, North 31°37'02" East, for a distance of 92.68 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

25) THENCE, North 20°18'04" East, for a distance of 92.68 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

26) THENCE, North 18°31'22" East, for a distance of 58.16 feet to a 5/8—inch capped iron rod stamped "E.H.R.A. 713—784—4500" set for corner;

27) THENCE, North 85°38'37" East, for a distance of 10.00 feet to the POINT OF BEGINNING and containing 9.975 acres of land.



FINAL PLAT OF MERIDIANA DETENTION RESERVE "Y"

BEING A SUBDIVISION OF 9.975 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE,
AS RECORDED IN VOLUME 21, PAGES 267—270 OF THE
BRAZORIA COUNTY PLAT RECORDS; AND BEING A
PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT AS RECORDED IN
VOLUME 22, PAGES 165—166 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE ONE RESERVE

1 BLOCK 1 RESERVE

OWNER

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

NOVEMBER 23, 2021

ENGINEER/SURVEYOR



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

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 3/8-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - A- indicates Abstract
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
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
VOL. indicates Volume
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 - The property subdivided in the foregoing plat lies within 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 be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - 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 building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 - 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 City 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).
 - All water and wastewater facilities shall conform to the city's design criteria.
 - Reserve "Y" provides 2.25 acres of unencumbered open space within the boundary of this plat.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, and 4803900130K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All 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.



AMENDING PLAT OF LOT NO. 15
LULLING STONE SECTION 1
VOL. 22, PG. 165-166 B.C.P.R.

JOB NO. 081-011-203

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°21'23" E	48.18
L2	S 56°57'23" W	176.35
L3	S 41°28'02" W	138.84
L4	N 12°47'21" W	148.28
L5	N 5°09'07" E	150.48
L6	N 48°34'55" E	202.77
L7	N 44°46'40" E	111.86
L8	N 39°26'18" E	111.85
L9	N 36°41'56" E	265.41
L10	N 61°59'03" E	66.75
L11	N 46°48'18" E	111.48
L12	N 26°11'16" E	20.00
L13	S 04°56'11" E	39.98
L14	S 43°11'42" E	111.50
L15	N 46°48'18" E	80.00
L16	N 44°41'52" E	140.09
L17	N 48°07'25" E	70.02
L18	N 47°07'24" E	70.00
L19	N 43°16'21" E	89.04
L20	N 31°37'02" E	92.68
L21	N 20°18'04" E	92.68
L22	N 18°31'22" E	58.16
L23	N 65°38'37" E	110.00
L24	N 30°06'57" W	121.78

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

FINAL PLAT OF MERIDIANA DETENTION RESERVE "Y" BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE ONE RESERVE
1 BLOCK 1 RESERVE

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

NOVEMBER 23, 2021

ENGINEER/SURVEYOR



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 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
TGPL 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: March 28, 2022 PDZ & April 4, 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Detention Reserve Z Phase 1, being a subdivision of 11.89 acres out
of the Oliver Hall Survey, A-203; also being a partial replat of a portion of Lots 1 through 8 of
Lulling Stone Section One, a subdivision recorded in Vol. 21, Pgs. 267-270 of the Brazoria
County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 16:10:04 -05'00'

SIGNATURE

March 22, 2022

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 Z Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Detention Reserve Z Phase 1 Final Plat. This final plat does not meet the following regulations of the subdivision ordinance and/or adopted Meridiana O-PUD:

1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide land surveyor's signature (Section 62-41 (b) (5)).
3. This final plat takes access from Meridiana Inspiration Way Phase 2 Final Plat. This final plat cannot be approved until Meridiana Inspiration Way Phase 2 Final Plat is approved (Section 62-108 (b) (5)).
4. Provide drainage district signatures (Section 62-41 (b) (20)).
5. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
6. Provide a paid, certified tax certificate from the MUD (Section 62-41 (b) (18)).
7. The ultimate ROW for the C12 is 120-feet. Provide one half of the 120-foot drainage easement right-of-way with this plat (Section 62-41 (b) (27) and Section 62-115).

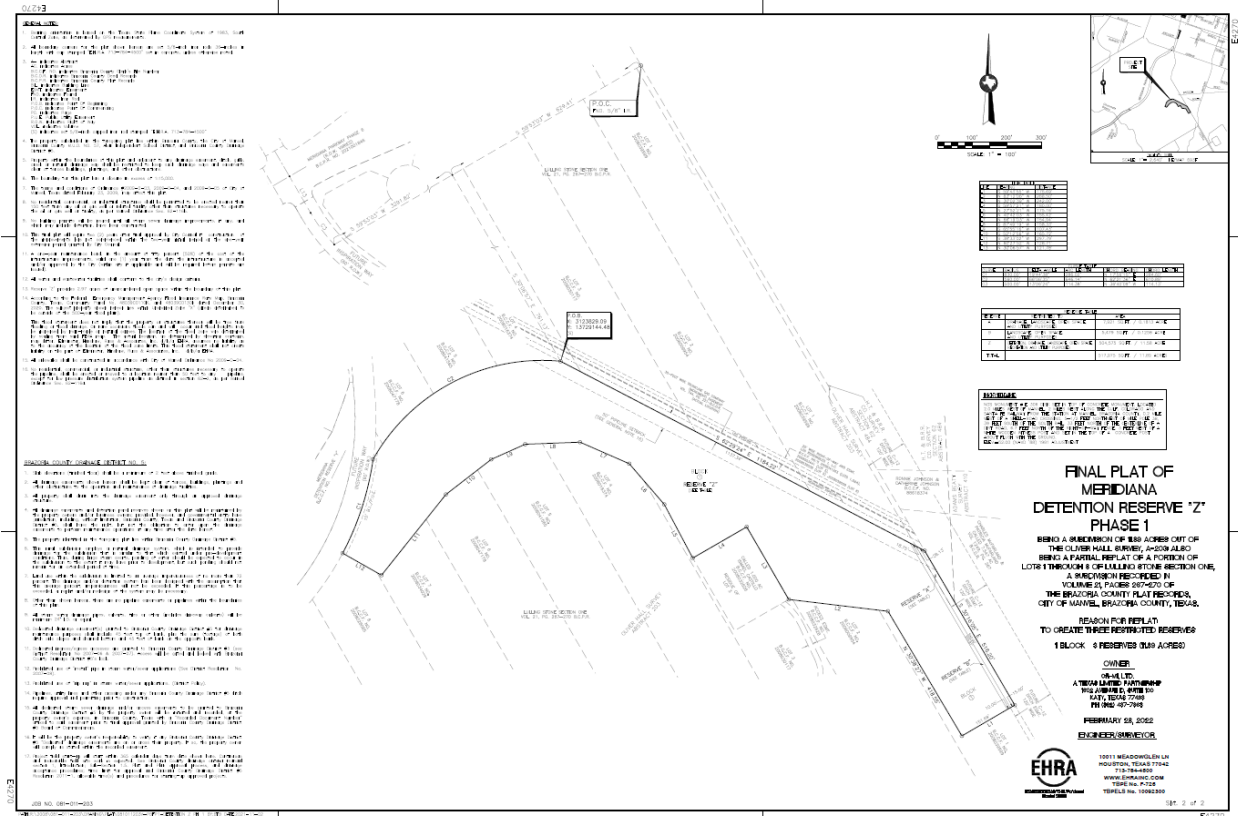
[illegible]



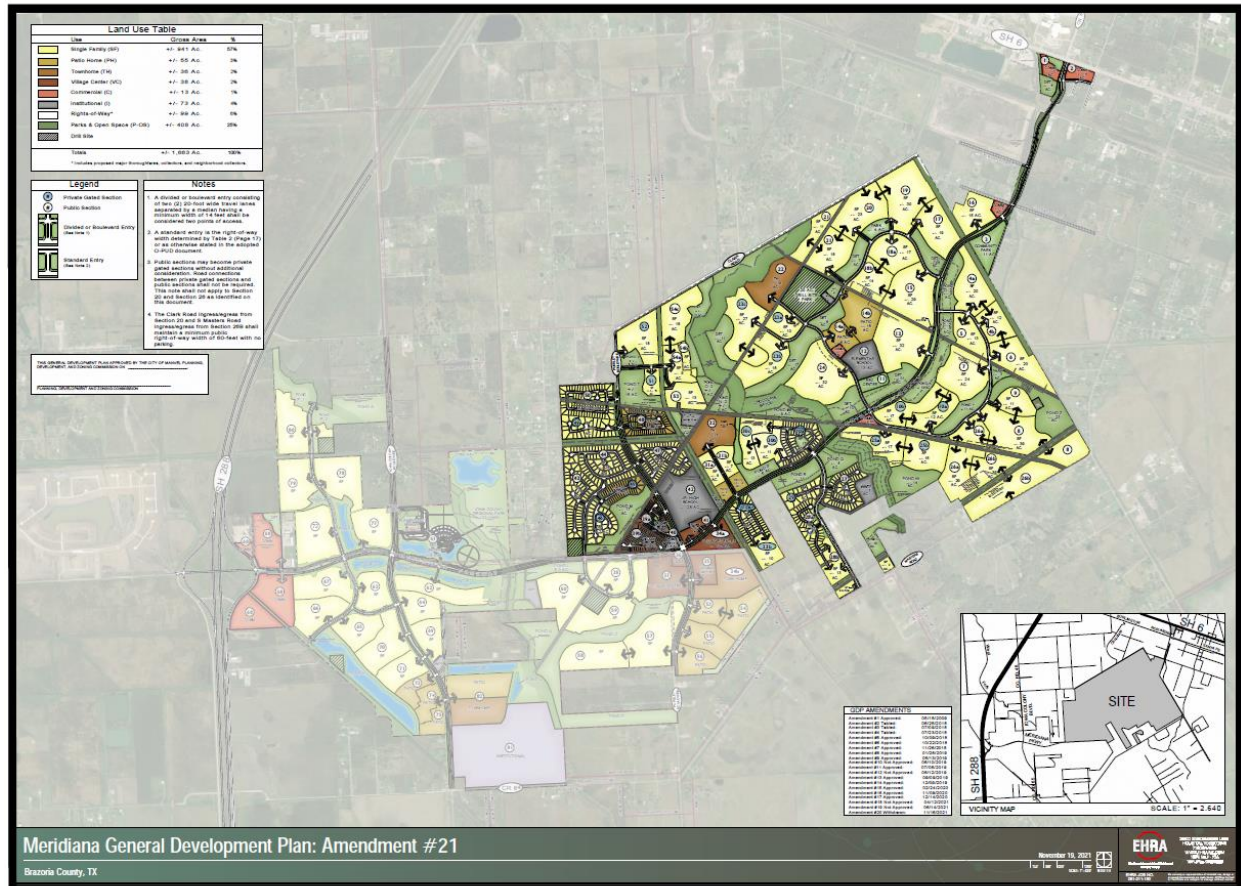
DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



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



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 "Z" PHASE 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this _____ day of _____, 2022.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer		Jarrod D. Aden, P.E., C.F.M. District Engineer	Date

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

BCDD5 REF ID# B210018

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 "Z" PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

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 "Z" PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

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

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Z" PHASE 1
BEING 11.89 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 11.89 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008039599, 2008060954, 2008030117, 2008016374, 2008041565, 2008047178, 2008034029 AND 2008028085, SAID 11.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;

THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Sec. 1 a distance of 629.41 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 761.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 62°29'24" East, for a distance of 1184.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 30°16'05" East, for a distance of 516.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 59°43'55" West, for a distance of 176.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 30°38'27" West, for a distance of 418.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 83°12'06" West, for a distance of 288.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 30°02'39" West, for a distance of 242.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 59°57'21" West, for a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 27°52'21" West, for a distance of 175.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 40°42'03" West, for a distance of 155.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 66°19'03" West, for a distance of 154.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 87°49'19" West, for a distance of 158.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 65°55'16" West, for a distance of 107.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

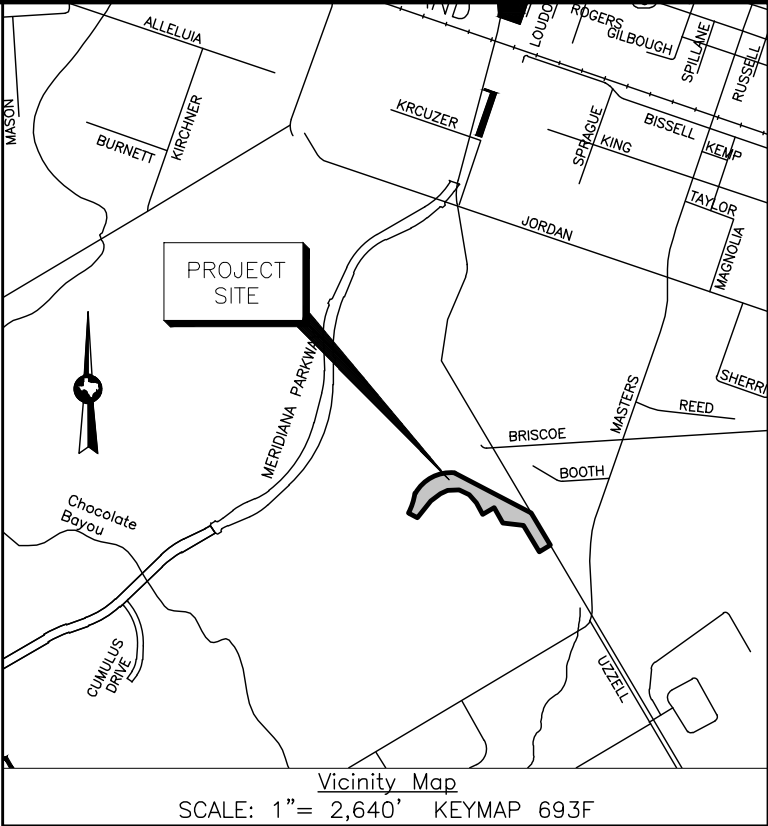
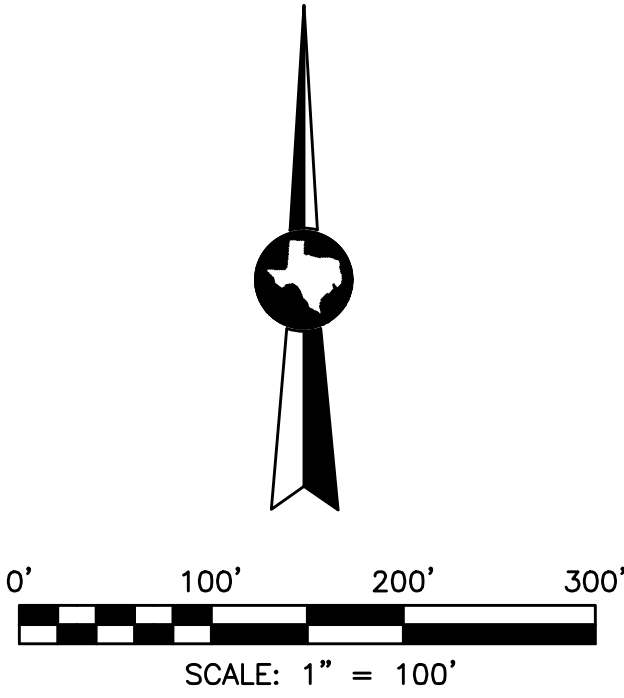
13) THENCE, South 52°12'56" West, for a distance of 165.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 38°33'02" West, for a distance of 297.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 60°27'52" West, for a distance of 128.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 830.00 feet, on arc length of 286.02 feet, an angle of 19°44'38", and a chord bearing North 17°56'15" East, for a distance of 284.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 560.00 feet, on arc length of 646.14 feet, an angle of 68°06'35", and a chord bearing North 62°21'36" East, for a distance of 610.89 feet to the POINT OF BEGINNING and containing 11.89 acres of land;



FINAL PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1

BEING A SUBDIVISION OF 11.89 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203; ALSO
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE,
A SUBDIVISION RECORDED IN
VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE THREE RESTRICTED RESERVES

1 BLOCK 3 RESERVES (11.89 ACRES)

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

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

GENERAL NOTES:

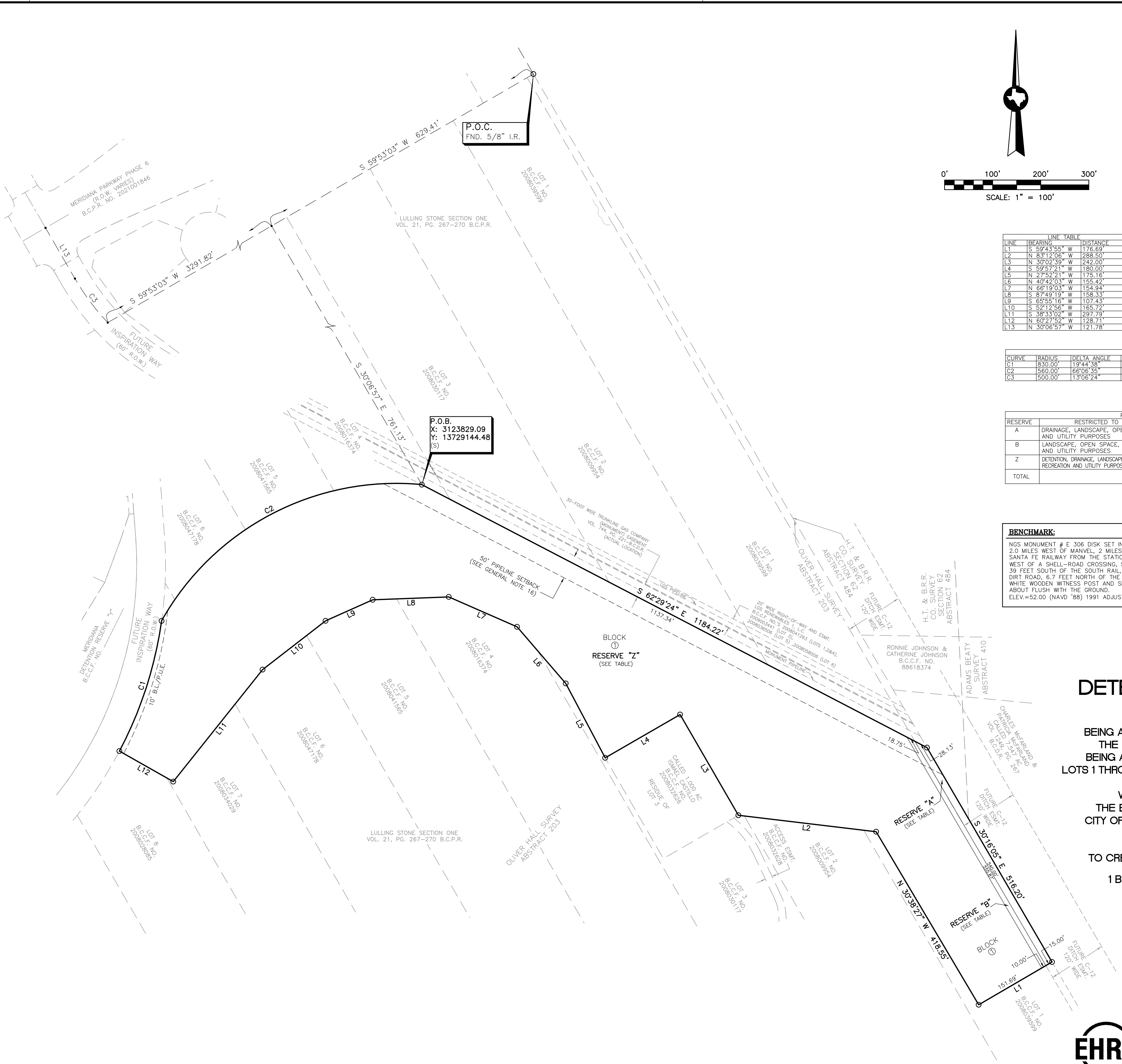
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8--inch iron rods 36--inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A-- Indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT. indicates Easement
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
VOL. indicates Volume
(S) indicates set 5/8--inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within 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 be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat.
- 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 building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- 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 City 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).
- All water and wastewater facilities shall conform to the city's design criteria.
- Reserve "Z" provides 2.97 acres of unencumbered open space within the boundary of this plat.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0130k dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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

- All 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°43'55" W	176.69'
L2	N 63°12'06" W	286.50'
L3	N 30°02'39" W	242.00'
L4	S 59°57'21" W	180.00'
L5	N 27°52'21" W	175.16'
L6	N 40°42'03" W	155.42'
L7	N 66°19'03" W	154.94'
L8	S 87°49'19" W	158.33'
L9	S 65°55'16" W	107.43'
L10	S 52°12'56" W	165.72'
L11	S 38°33'02" W	297.79'
L12	N 60°27'52" W	128.71'
L13	N 50°06'57" W	121.78'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	830.00'	19°44'38"	286.02'	N 17°56'15" E
C2	560.00'	66°08'35"	646.14'	N 62°21'36" E
C3	500.00'	13°06'24"	114.38'	N 36°40'09" W

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,921 SQ.FT. / 0.1813 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,479 SQ.FT. / 0.1258 ACRE
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	504,575 SQ.FT. / 11.58 ACRE
TOTAL		517,975 SQ.FT. / 11.89 ACRES

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, 59 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 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT OF
MERIDIANA
DETENTION RESERVE "Z"
PHASE 1

BEING A SUBDIVISION OF 11.89 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203; ALSO
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE,
A SUBDIVISION RECORDED IN
VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE THREE RESTRICTED RESERVES

1 BLOCK 3 RESERVES (11.89 ACRES)

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

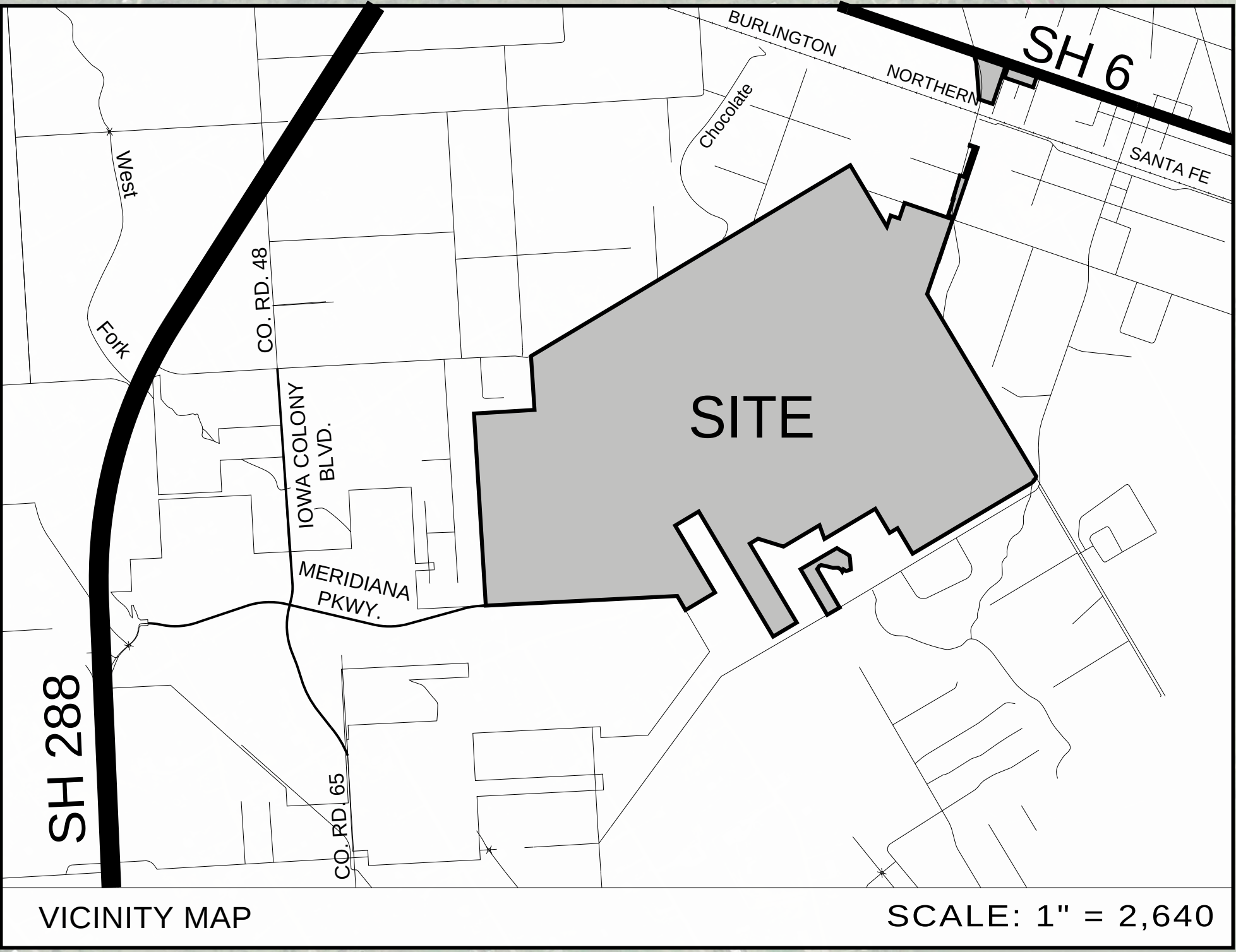
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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
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: March 28, 2022 PDZ & April 4, 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 30B, being a subdivision of 11.25 acres out of
the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 16:21:01 -05'00'

SIGNATURE

March 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 30B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Section 30B Final Plat. This final plat does not meet the following regulations of the subdivision ordinance and/or adopted Meridiana O-PUD:

1. Provide land surveyor's signature (Section 62-41 (b) (5)).
2. Provide drainage district signatures (Section 62-41 (b) 20)).
3. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
4. Provide a correct City Planning Letter for Meridiana Section 30B Final Plat (Section 62-41 (b) (22)).
5. Label the four lots in Block 1 in the correct order as the construction plans are labeled (Section 62-41 (b) (14) and Section 62-41 (b) (27)).



XXX3

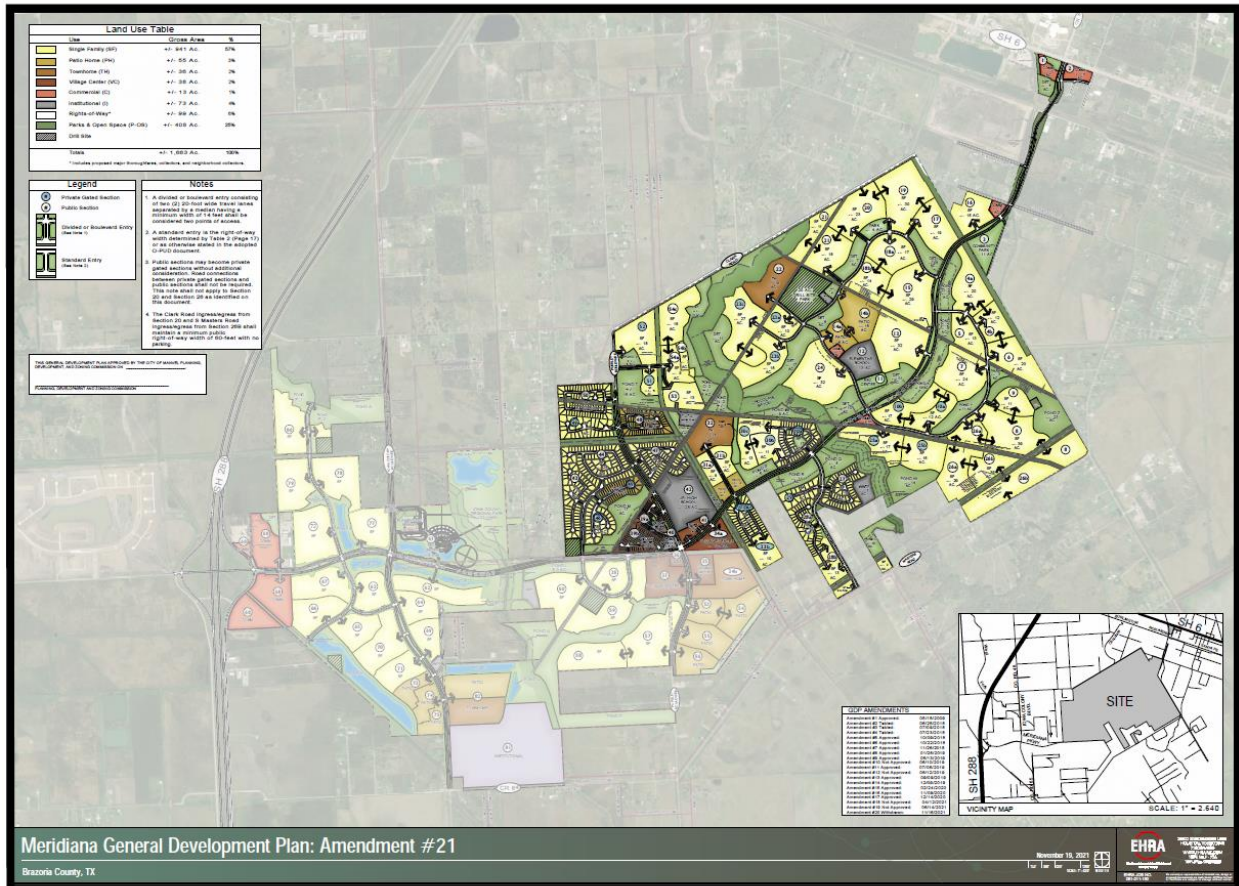
EXXXX

[illegible]



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

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



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 30B, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 30B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this _____ day of _____, 2022.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

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

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 30B 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 _____, 2022.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 30B 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 _____, 2022.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date Jarrod D. Aden, P.E., C.F.M. Date
Secretary/Treasurer District Engineer

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

BCDD5 REF ID# 210040

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 30B
BEING 11.25 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 11.25 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 11.25 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, some being the northeasterly corner of Lot 1 of Luling Stone Section One, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract 6,405.63 feet to a point for corner;

THENCE, North 30°06'57" West, a distance of 271.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found being most westerly corner of Meridiana Section 30A, a subdivision as per plat recorded under B.C.P.R. NO. 2021038672, also being the most southerly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 35°50'10" West, for a distance of 17.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 28°33'51" West, for a distance of 128.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 56°08'24" West, for a distance of 176.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 78°35'22" West, for a distance of 168.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 33°39'31" West, for a distance of 55.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 28°11'01" West, for a distance of 134.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 06°37'38" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 28°15'18" East, for a distance of 41.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 17°51'52" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 72°08'08" West, for a distance of 12.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 17°51'52" West, for a distance of 176.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 06°34'55" East, for a distance of 60.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 77°21'17" East, for a distance of 255.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 85°27'12" East, for a distance of 245.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 04°32'43" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

16) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 89°59'55", and a chord bearing North 40°27'14" West, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, North 85°27'12" West, for a distance of 3.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 04°32'48" East, for a distance of 198.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 85°26'29" East, for a distance of 240.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found, being the most northerly northwest corner of Meridiana Section 30A and being the northeasterly corner of the herein described tract of land;

20) THENCE, South 04°32'48" West, for a distance of 148.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

21) THENCE, North 85°27'12" West, for a distance of 39.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

22) THENCE, South 04°32'48" West, for a distance of 236.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

23) THENCE, South 03°57'42" East, for a distance of 58.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

24) THENCE, South 11°10'09" East, for a distance of 57.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

25) THENCE, South 19°51'37" East, for a distance of 57.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

26) THENCE, South 27°12'42" East, for a distance of 250.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

27) THENCE, South 21°28'09" East, for a distance of 69.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

28) THENCE, South 70°36'56" West, for a distance of 95.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

29) THENCE, in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.40 feet, an angle of 88°00'13", and a chord bearing North 65°22'57" West, for a distance of 34.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

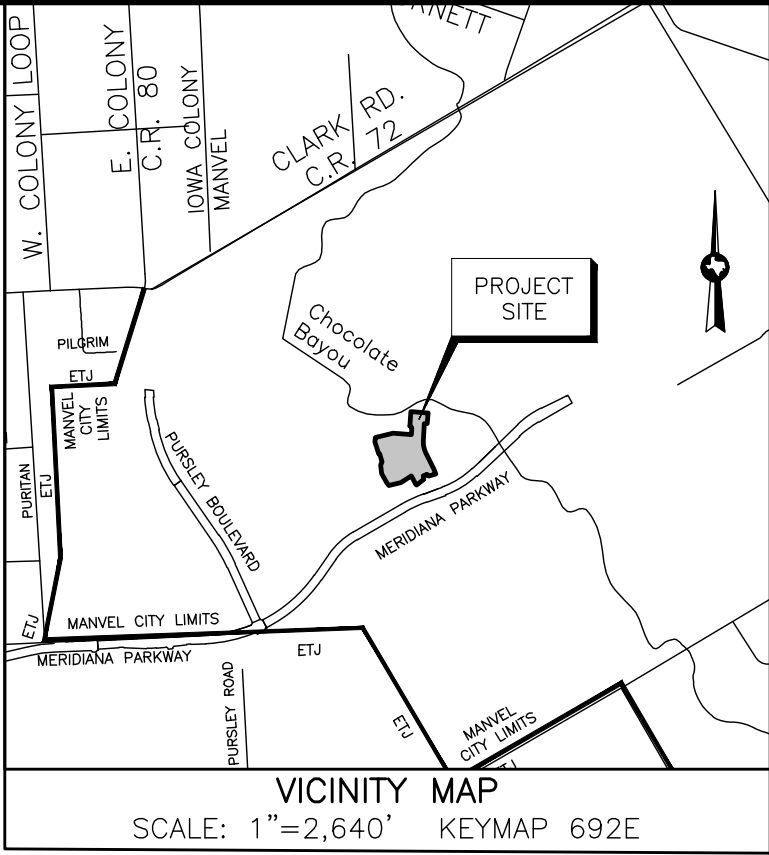
30) THENCE, in a northwesterly direction along the arc of a reverse curve to the left having a radius of 525.00 feet, an arc length of 5.91 feet, an angle of 00°38'40", and a chord bearing North 21°42'10" West, for a distance of 5.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

31) THENCE, South 67°58'30" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve to the right;

32) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 13.89 feet, an angle of 31°49'37", and a chord bearing South 06°06'42" East, for a distance of 13.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

33) THENCE, in a southerly direction along the arc of a reverse curve to the left having a radius of 50.00 feet, an arc length of 31.25 feet, an angle of 35°48'40", and a chord bearing South 08°06'13" East, for a distance of 30.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

34) THENCE, South 52°27'14" West, for a distance of 128.69 feet to the POINT OF BEGINNING and containing 11.25 acres of land.



BENCHMARK(S):

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK REPRESENTED	ELEVATION
BLOCK 10151 - 4	49.7
ALL OTHER LOTS	49.3

FINAL PLAT MERIDIANA SECTION 30B

BEING A SUBDIVISION OF 11.25 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

42 LOTS 4 BLOCKS

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

XXXX

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: 0.99996742185.
- 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) partially 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 the 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.C.P.R. indicates Brazoria County Plat Records.
BL, indicates Building Line.
ESMT, indicates Easement.
I.R. indicates Iron Rod.
P.A.E. indicates Permanent Access Easement.
PG, indicates Page.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
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 keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning and Zoning, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A two-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond S of Meridiana (Meridiana Detention Reserve S).
- The drainage on adjacent property will not be impacted by this development.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY 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.

JOB NO. 081-011-30

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	2	8,918	60.00
	3	8,917	60.00
	4	8,916	60.00
	5	7,964	66.91
2	1	7,964	66.91
	2	7,262	60.00
	3	7,427	60.09
	4	8,360	60.43
2	5	8,424	60.31
	6	8,402	60.19
	7	7,608	60.12
	8	7,302	60.00
2	9	7,260	60.00
	10	7,381	60.00
	11	8,301	66.47
	12	9,873	61.81
3	1	9,873	61.81
	2	9,285	58.41
	3	8,710	60.11
	4	8,232	60.00
3	5	7,863	60.00
	6	7,848	60.00
	7	7,746	60.00
	8	9,144	67.00
3	9	8,832	65.96
	10	8,268	67.64
	11	8,323	67.64
	12	8,441	67.64
3	13	15,720	63.80
	14	13,905	63.48
	15	16,648	69.17
	16	12,421	69.50
3	17	10,858	70.86
	18	11,403	69.14
	19	8,206	69.50
	20	8,340	69.50
4	1	11,836	69.50
	2	11,686	67.00
	3	11,275	67.00
	4	11,616	67.00
4	5	11,015	67.00
	6	9,014	67.00
	7	9,418	72.64

LINE	BEARING	DISTANCE
L1	N 35°50'10" W	17.15'
L2	N 28°33'51" W	128.09'
L3	S 66°08'24" W	76.28'
L4	S 78°35'22" W	168.55'
L5	N 33°39'31" W	55.47'
L6	N 28°11'01" W	124.13'
L7	N 06°37'38" W	120.00'
L8	N 28°15'18" E	41.17'
L9	N 17°51'52" W	120.00'
L10	S 72°08'08" W	12.97'
L11	N 17°51'52" W	178.43'
L12	N 06°34'55" E	60.52'
L13	N 77°21'17" E	255.81'
L14	S 85°27'12" E	245.00'
L15	N 04°32'43" E	95.00'
L16	N 85°27'12" W	3.99'
L17	N 04°32'48" E	198.65'
L18	S 85°26'29" E	240.00'
L19	S 04°32'48" W	148.60'
L20	N 85°27'12" W	39.97'
L21	S 04°32'48" W	236.61'
L22	S 03°57'42" E	58.07'
L23	S 11°10'09" E	57.84'
L24	S 19°51'37" E	57.91'
L25	S 27°12'42" E	240.45'
L26	S 21°28'09" E	69.55'
L27	S 70°36'56" W	95.33'
L28	S 67°58'30" W	50.00'
L29	S 52°27'14" W	128.69'
L30	N 72°08'08" E	30.83'
L31	S 87°49'08" E	37.00'
L32	N 88°21'39" E	24.08'
L33	S 87°02'05" E	32.11'
L34	N 83°16'22" E	76.62'
L35	N 79°59'03" E	29.57'
L36	N 83°32'11" E	17.01'
L37	N 74°22'14" E	77.48'
L38	N 77°35'01" E	30.71'
L39	N 73°58'49" E	15.00'
L40	N 65°27'42" E	43.69'
L41	N 69°29'07" E	63.89'
L42	N 66°45'38" E	15.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°59'55"	39.27'	N 40°27'14" W	35.35'
C2	25.00'	88°00'13"	38.40'	N 65°22'57" W	34.73'
C3	525.00'	0°38'40"	5.91'	N 21°42'10" W	5.91'
C4	25.00'	31°49'37"	13.89'	S 06°06'42" E	13.71'
C5	50.00'	35°48'40"	31.25'	S 08°06'13" E	30.74'
C6	500.00'	1°31'20"7"	69.13'	N 78°44'12" E	68.97'
C7	500.00'	32°25'20"	282.94'	N 11°39'52" W	278.18'
C8	500.00'	32°25'20"	282.94'	N 11°39'52" W	278.18'
C9	525.00'	3°59'35"	36.59'	S 02°33'01" W	36.58'
C10	25.00'	84°47'03"	36.99'	S 42°56'44" W	33.71'
C11	325.00'	1°31'20"7"	74.89'	S 78°44'12" E	74.72'
C12	25.00'	90°00'00"	39.27'	S 62°51'52" E	35.36'
C13	25.00'	76°57'51"	33.98'	S 20°47'04" W	31.11'
C14	60.00'	27°45'29"	287.97'	S 78°23'45" E	81.08'
C15	25.00'	18°01'38"	7.87'	N 26°52'41" W	7.83'
C16	25.00'	90°00'00"	39.27'	N 27°08'08" E	35.36'
C17	275.00'	1°31'20"7"	63.37'	N 78°44'12" E	63.23'
C18	25.00'	84°47'03"	36.99'	S 52°16'13" E	33.71'
C19	525.00'	17°59'51"	164.91'	S 18°52'37" E	164.23'
C20	475.00'	5°51'02"	48.50'	S 24°57'01" E	48.48'
C21	525.00'	5°51'02"	53.81'	N 24°57'01" W	53.58'
C22	475.00'	32°25'20"	268.79'	N 11°39'52" W	265.22'
C23	25.00'	90°00'00"	39.27'	N 49°32'48" E	35.36'



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 1-4	49.2
ALL OTHER LOTS	49.3

P.O.C.
FND. 5/8" I.R.

FINAL PLAT
MERIDIANA SECTION 30B
BEING A SUBDIVISION OF 11.25 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

42 LOTS 4 BLOCKS

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 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.

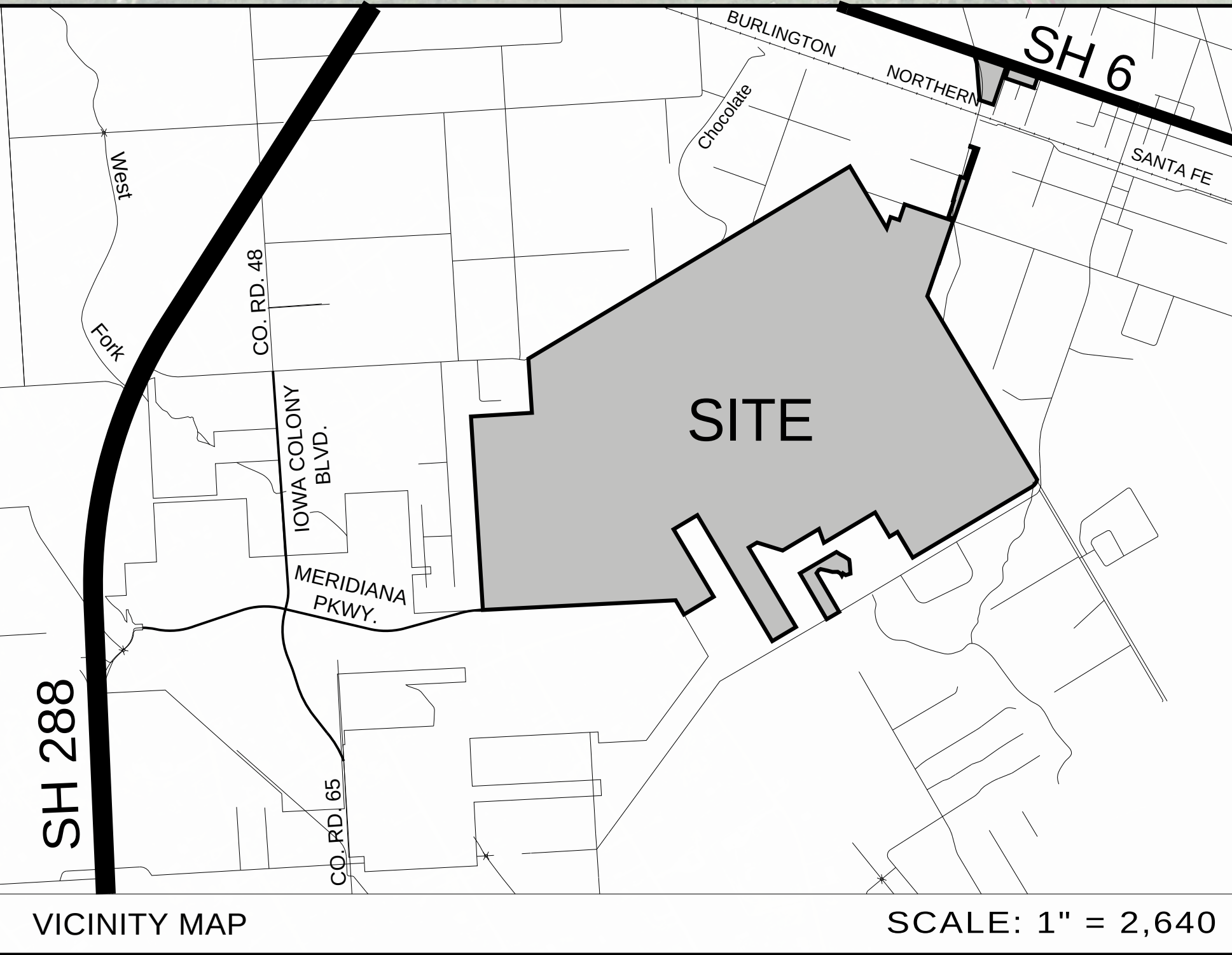
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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
TGPL 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.

ORDINANCE NO. 2022-O-10

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) WITH SPECIFIC USE PERMIT (SUP) 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 621410 “FAMILY PLANNING CENTERS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Manvel Development Company Inc., is the owner (the “Owner”) of a certain 21,000 square foot tract of land located at 7507 Masters Road, Manvel, Texas, such tracts beings 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, Laura Moorehead, Her Heart Pregnancy Help Center, property lessee, with permission from the Owner has filed an application to change the zoning classification of the 21,000 square foot tract to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS Use No. 621410 “Family Planning Centers”; 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 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. Family Planning Centers - (NAICS 621410)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning

Ordinance is hereby further amended by granting an amended Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

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

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

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

Section 7. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City

of Manvel, save and except the change in zoning classification of said tract(s) as described above.

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

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

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

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one of more of the conditions imposed by the permit has not been met or has been violated.

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

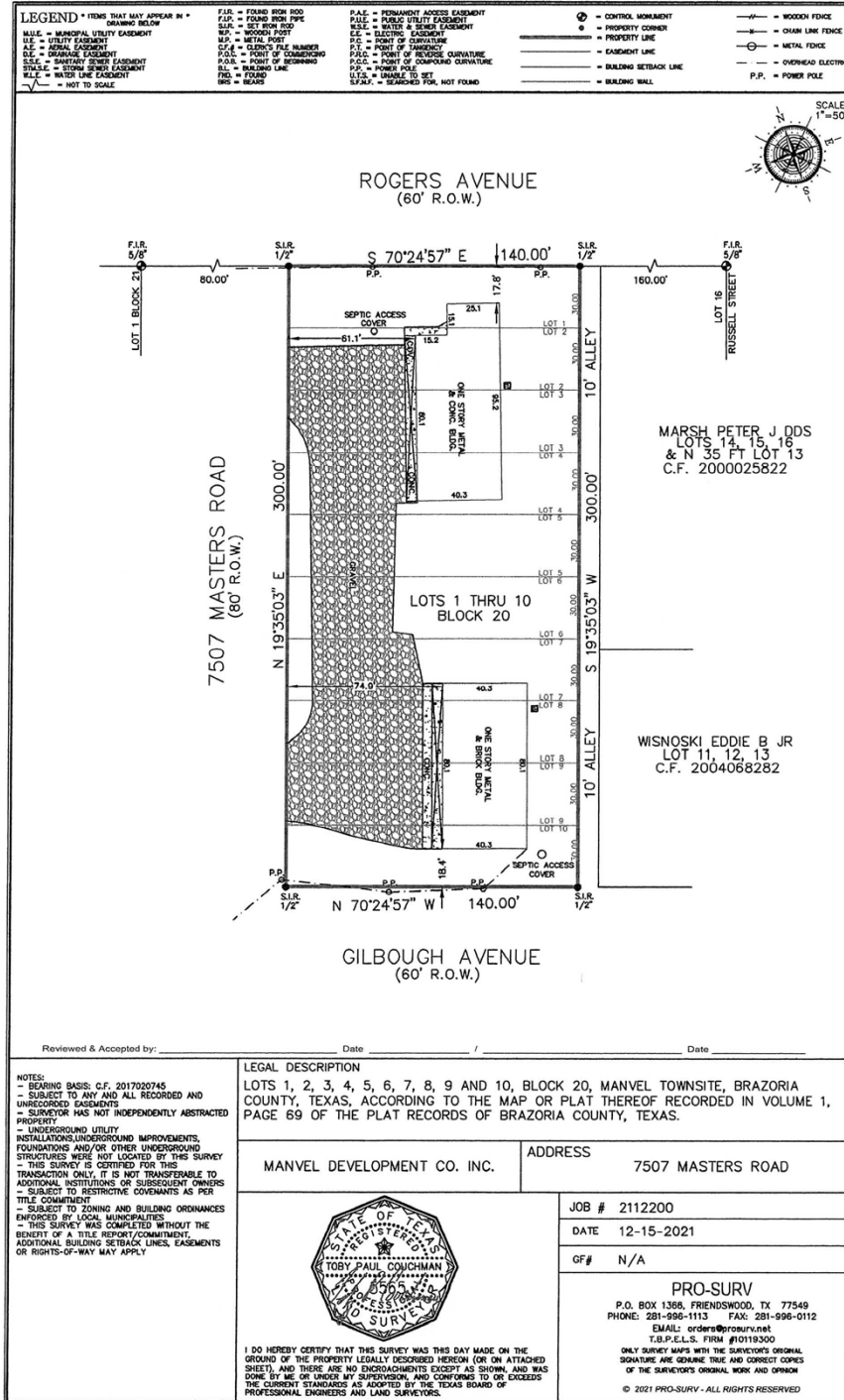


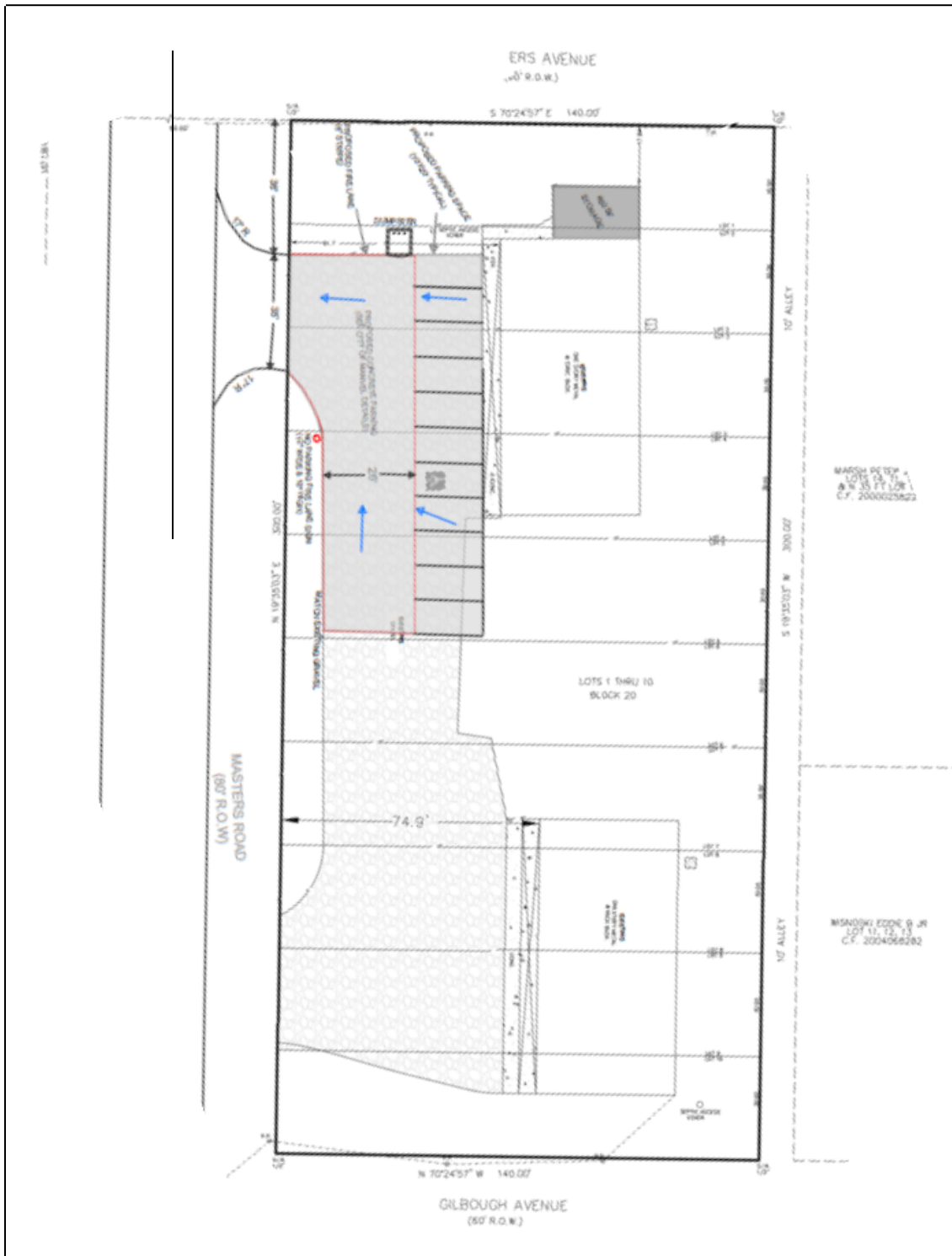
Exhibit B

CONDITIONS FOR 7515 MASTERS ROAD (FAMILY PLANNING CENTERS USE)

- (1) The property and facility will be governed by all the requirements in Section 77-50 (g) (4) of the zoning ordinance relating 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

7507 MASTERS ROAD SITE PLAN





City Council Specific Use Permit Request

Agenda of:	April 4, 2022	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to establish a family planning center use on 21,000 square feet of lot area located at 7507 Masters Road in the Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity & Surrounding Land Uses Map, Proposed Site Plan, Major Thoroughfare Plan Map, Property Survey, Applicant Letter, Application, and Public Hearing Notice

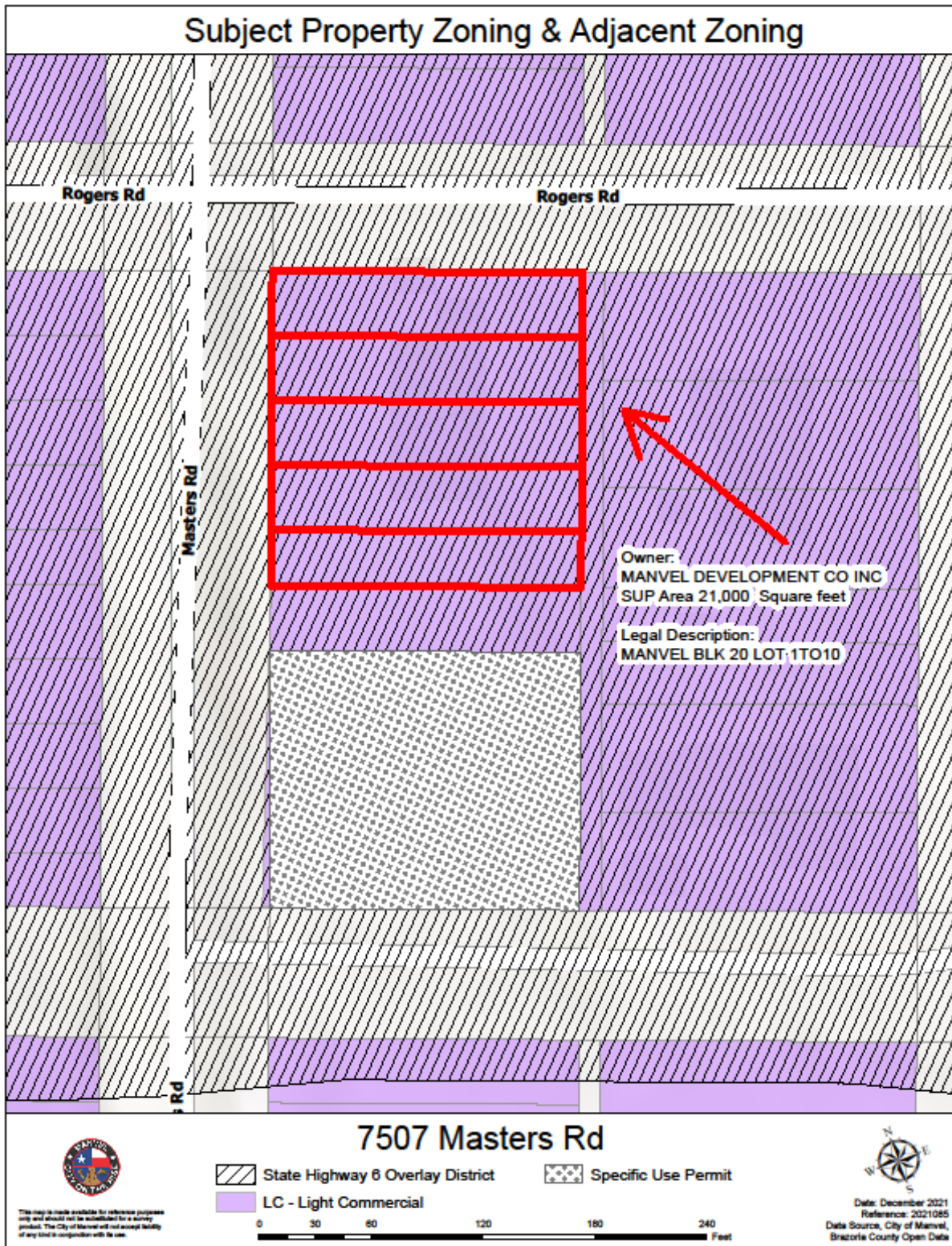
Recommended Action

A Public Hearing followed by a Consideration and Action from the City Council

Executive Summary

The applicant, Laura Moorehead of Her Heart Pregnancy Help Center, with permission from the property owner, Manvel Development Company, Inc., is requesting a Specific Use Permit (SUP) for a family planning center use located at 7507 Masters Road. The property is 21,000 square feet of land area and currently zoned Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP). The family planning center use is classified as NAICS Use No. 621410 "Family Planning Centers". City Council approved a SUP for a medical clinic by Ordinance No. 2022-O-03 on February 22, 2022. This SUP application was filed on February 2, 2022, and unable to be included with Ordinance No. 2022-O-03 since first reading and public hearing with City Council on February 7, 2022. The proposed family planning center use will utilize one-half of the existing 4,000 square foot building, and the approved medical clinic use (approved by Ordinance No. 2022-O-03) will comprise the other half of the building. A letter from the applicant and Executive Director, Renee Arriaga, state they would like to assist both planned pregnancy and unplanned pregnancy mothers with ultrasounds, pregnancy tests, parenting classes, and counseling. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

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

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

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District/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: Shell Gas Station/Wendy’s & Exxon Gas Station South: Max Fit (fitness facility) & Vacant/Undeveloped East: Kwik N Kleen & Manvel Dental Center West: Single-Family Residential

Overview

The subject property is located at 7507 Masters Road and is comprised of 21,000 square feet of lot area. It is zoned Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP). The City Council adopted a SUP for a medical facility by Ordinance No. 2022-O-03 on February 22, 2022, with nine conditions. This SUP application filed is requesting a SUP for NAICS Use No. 621410 “Family Planning Centers”, which is classified as a SUP in the Light Commercial District (LC) per permitted land use table. A letter from the applicant and Executive Director, Renee Arriaga, state they would like to assist both planned pregnancy and unplanned pregnancy mothers with ultrasounds, pregnancy tests, parenting classes, and counseling. The NAICS Use No. 621410 classification “comprises establishments with medical staff primarily engaged in providing a range of family planning services on an outpatient basis, such as contraceptive services, genetic and prenatal counseling, voluntary sterilization, and therapeutic and medically induced termination of pregnancy”. Illustrative examples include but are not limited to: birth control clinics, fertility clinics, childbirth preparation classes, and pregnancy counseling centers (*North American Industry Classification System, United States, 2007*). This land use classification requires predetermined conditions in addition to those adopted by City Council per Section 77-50 (g) (4) of the zoning ordinance. The predetermined conditions include:

1. 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;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

The property has an existing 4,000 square foot building. Half of the existing building will be used for the approved medical use and the other half will be used by the proposed family planning center use. The site had an existing parking lot consisting of crushed concrete and asphalt without striped parking spaces. Two of the SUP conditions adopted by City Council include constructing the parking lot and driveway to asphalt (per City standards) and striping the parking spaces. On March 17, 2022, a civil site plan application permit was approved to construct the parking lot to concrete, stripe the parking lot stalls, and mark the fire lane. The concrete parking lot is currently under construction. The civil site plan approval also included the required parking space ratio for the adopted medical use and proposed family planning center use with one parking space per 300 square feet of gross floor area. As with the previous SUP application for 7507 Masters Road, the applicant and owner are not proposing landscaping upgrades to the property. The site currently does not have existing landscaping. However, upon a substantial improvement to the property, the site will have to comply with Section 77-51 of the zoning ordinance regulating parking lot and site landscaping. The approved concrete parking lot was not a substantial improvement to the site; therefore, Section 77-51 did not apply to site improvements.

The subject property is surrounded by other commercial land uses on the east side of Masters Road, and Light Commercial District/State Highway 6 Overlay District (LC/SH6) zoning south of SH 6 and on both the east and west sides of Masters Road. All existing commercial uses and single-family residential uses are zoned LC/SH6. The existing single-family residential uses are legal nonconforming in the LC/SH zoning district. The property is located approximately 400 feet south with the intersection of SH 6 and Masters Road, and both roads are identified on the City’s Major Thoroughfare Plan. The City’s Major Thoroughfare Plan classifies State Highway 6 as a “major thoroughfare” with an ultimate right-of-way width of 120-feet, and Masters Road as a “parkway” with

an ultimate right-of-way width of 120-feet. The subject property takes access from Masters Road with one driveway access. The trip generation estimates for approved medical office and proposed family planning center 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). ITE uses an estimate of 2.8 peak hour trips for 1,000 square feet of space. It can be estimated that the proposed medical office and family planning center will have less than five peak hour trips and possibly less than 15 trips per day from 7:30 a.m. to 4:30 p.m. The adopted medical facility use and proposed family planning center use will generate very minimal trips per day.

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 family planning center use is consistent with the Comprehensive Plan. The applicant proposes to use one half of the existing building while the other half will be used for the adopted medical clinic use. The proposal complements and is compatible with the surrounding land uses and community facilities; and it 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.

The property is located on Masters Road, which is identified as a “parkway” (120-feet 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 family planning center is not out of character. The City Council has also approved a SUP for a medical clinic for the same location on February 22, 2022. Site conditions such as the parking lot are proposed for improvement to concrete with striped parking stalls and a marked fire lane with the approval of a civil site permit on March 17, 2022. Even though the concrete parking lot is under construction, staff is still making a recommendation to pave the parking lot to concrete, stripe the parking stall, and mark the fire lane. Staff is recommending this change to be consistent with the property owner’s plans and proposed recommendation in Ordinance No. 2022-0-03. A concrete surface parking lot will give stability for emergency vehicles as compared to crushed concrete, and marked parking spaces and a fire lane will provide safety to customers. 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.

Overview Update After Planning, Development and Zoning Commission Meeting

After the Planning, Development and Zoning meeting on March 28, 2022, staff took a further look at the NAICS Use Codes to ensure the proposed use has the correct NAICS Use Number classification. During the meeting the NAICS Use No. 624190 “Other Individual and Family Services” was brought up as a discussion item for consideration. During the meeting staff read aloud from the online version of the classification system and did not feel the proposed use matched this definition. Upon further research since the meeting staff is confident the proposed use does not fit under NAICS Use No.

624190 “Other Individual and Family Services”. This use consists of establishments primarily engaged in providing nonresidential individual and family social assistance services (except those specifically directed toward children, the elderly, persons diagnosed with mental retardation, or persons with disabilities). The illustrative examples include but not limited to: community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with mental retardation), family welfare services, suicide hotline centers, hotline centers, and telephone counseling services. Digging further into the NAICS book staff researched NAICS Use No. 621420 “Outpatient Mental Health and Substance Abuse Centers”. Again, staff made a determination this NAICS Use Number did not fit the proposed use. The NAICS Use No. 621420 “Outpatient Mental Health and Substance Abuse Centers” are establishments with medical staff primarily engaged in providing outpatient services related to the diagnosis and treatment of mental health disorders and alcohol and other substance abuse. These establishments generally treat patients who do not require inpatient treatment. They may provide a counseling staff and information regarding a wide range of mental health and substance abuse issues and/or refer patients to more extensive treatment programs. The illustrative examples include but not limited to: outpatient alcoholism treatment centers and clinics (except hospitals), outpatient mental health centers and clinics (except hospitals), outpatient detoxification centers and clinics (except hospitals), outpatient substance abuse treatment centers and clinics (except hospitals), and outpatient drug addiction treatment centers and clinics (except hospitals). For a comprehensive classification list in Sector 62 please refer to *Table 1: Sector 62 – Health Care and Social Assistance Classifications*.

Table 1: Sector 62 - Health Care and Social Assistance Classifications

Sector 62 – Health Care and Social Assistance	
621111	Offices of Physicians (except Mental Health Specialists)
621112	Offices of Physicians, Mental Health Specialists
621210	Offices of Dentists
621310	Offices of Chiropractors
621320	Offices of Optometrists
621330	Offices of Mental Health Practitioners (except Physicians)
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists
621391	Offices of Podiatrists
621399	Offices of All Other Miscellaneous Health Practitioners
621410	Family Planning Centers
621420	Outpatient Mental Health and Substance Abuse Centers
621491	HMO Medical Centers
621493	Freestanding Ambulatory Surgical and Emergency Centers
621498	All Other Outpatient Care Centers
621511	Medical Laboratories
621512	Diagnostic Imaging Centers
621610	Home Health Care Services
621991	Blood and Organ Banks
621999	All Other Miscellaneous Ambulatory Health Care Services
622110	General Medical and Surgical Hospitals
622210	Psychiatric and Substance Abuse Hospitals

622310	Specialty (except Psychiatric and Substance Abuse) Hospitals
623110	Nursing Care Facilities
623210	Residential Mental Retardation Facilities
623220	Residential Mental Health and Substance Abuse Facilities
623311	Continuing Care Retirement Communities
623312	Homes for the Elderly
623990	Other Residential Care Facilities
624110	Child and Youth Services
621412	Services for the Elderly and Persons with Disabilities
624190	Other Individual and Family Services
624210	Community Food Services
624221	Temporary Shelters
624229	Other Community Housing Services
624230	Emergency and Other Relief Services
624310	Vocational Rehabilitation Services
624410	Child Day Care Services

Staff is confident in their interpretation of the NAICS Use No. 621410 “Family Planning Centers” for the proposed use. This use classification comprises establishments with medical staff primarily engaged in providing a range of family planning services on an outpatient basis, such as contraceptive services, genetic and prenatal counseling, voluntary sterilization, and therapeutic and medically induced termination of pregnancy. The NAICS Use No. 621410 is also the number used for the business’ insurance according to the applicant.

Staff Recommendation

Staff recommends approval of NAICS Use No. 621410, “Family Planning Centers” for a family planning center use (Her Heart Pregnancy Help Center) SUP request for property located at 7507 Masters Road with the following conditions:

1. The property and facility will be governed by all the requirements in Section 77-50 (g) (4) of the zoning ordinance relating to hours of operation, lighting, and safety.
2. The parking lot shall be improved with a concrete surface per adopted City of Manvel Design Criteria Manual and 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.

Planning, Development and Zoning Commission Public Hearing

On March 28, 2022, the Planning, Development and Zoning Commission held a Public Hearing where five speakers spoke. The first speaker was Ms. Denise Roberts. Ms. Roberts stated she was against Planned Parenthood but had just learned the proposed facility was not Planned Parenthood. The second speaker was Ms. Laura Moorehead. Ms. Moorehead is the applicant and sits on the Her Heart Pregnancy Help Center Board. Ms. Moorehead spoke of the services the facility will offer the community such as pregnancy tests, prenatal counseling, and eventually ultrasounds. She also stated this facility will not be a Planned Parenthood. The third speaker was the owner of Blades Barber Studio. He stated he was against Planned Parenthood and abortion. He did not want this use allowed in the City. The fourth speaker was Mr. Steven Mann. Mr. Mann is another board member of Her Heart Pregnancy Help Center. Mr. Mann spoke of their desire to serve families of the community and that no abortions would be performed at the facility. The fifth speaker was Mr. Dan Davis. Mr. Davis is another board member of Her Heart Pregnancy Help Center. Mr. Davis spoke of the help the facility will provide the community for new mothers, such as those in need of assistance with diapers, etc. He said they wanted to be a facility for women that want to keep their babies.

Planning, Development and Zoning Commission Discussion

The Planning, Development and Zoning Commission held a consideration and action where discussion focused on what was permitted under NAICS Use No. 621410, specifically allowing surgeries and abortions. There was some discussion if the use was classified with the correct NAICS Use Number. The applicant mentioned there was discussion with staff regarding NAICS Use No. 813110 "Religious Organizations" as an alternative code to alleviate the situation. Staff read aloud what is permitted under 813100 as it is strictly for churches, mosques, synagogues, temples, shires (religious), and monasteries. Staff mentioned the discussion occurred with the applicant before the meeting but staff still determined the correct NAICS Use No. classification is 621410. Staff further instructed the Commission that NAICS Use No. 813110 directs 'establishments operated by religious organizations primarily engaged in health and social assistance for individuals are classified in Section 62, Health Care and Social Assistance'. A mention was brought up about using NAICS Use No. 624190 "Other Individual and Family Services" Staff reiterated that the 621410 use classification for this facility is still correct and confirmed by the applicant it is the same number used for their insurance policy. Staff also spoke about the SUP for "Offices of Physicians (except Mental Health Specialists)" NAICS Use No. 621111 that was adopted by City Council on February 22, 2022, for the same property. Staff reiterated these were similar land uses and the recommendations reflected as such according to land use only.

Planning, Development and Zoning Commission Recommendation

On March 28, 2022, the Planning, Development and Zoning Commission recommended Ordinance No. 2022-O-10 to the City Council with a vote of four nays to two yeas. Commissioners Miller, Marasckin, Diaz, and Wynne voted yea and Commissioners Rogers and Kennard voted nay. Commissioner Alam was absent from the meeting.

City Council 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, staff has not received informational inquires and is not aware of opposition to the request outside of the March 28, 2022, Planning, Development and Zoning Commission Public Hearing.

Site Photographs



Looking at abutting property from Masters Road (east) at the current parking lot construction.



Previous site parking lot of 7507 Masters Road.

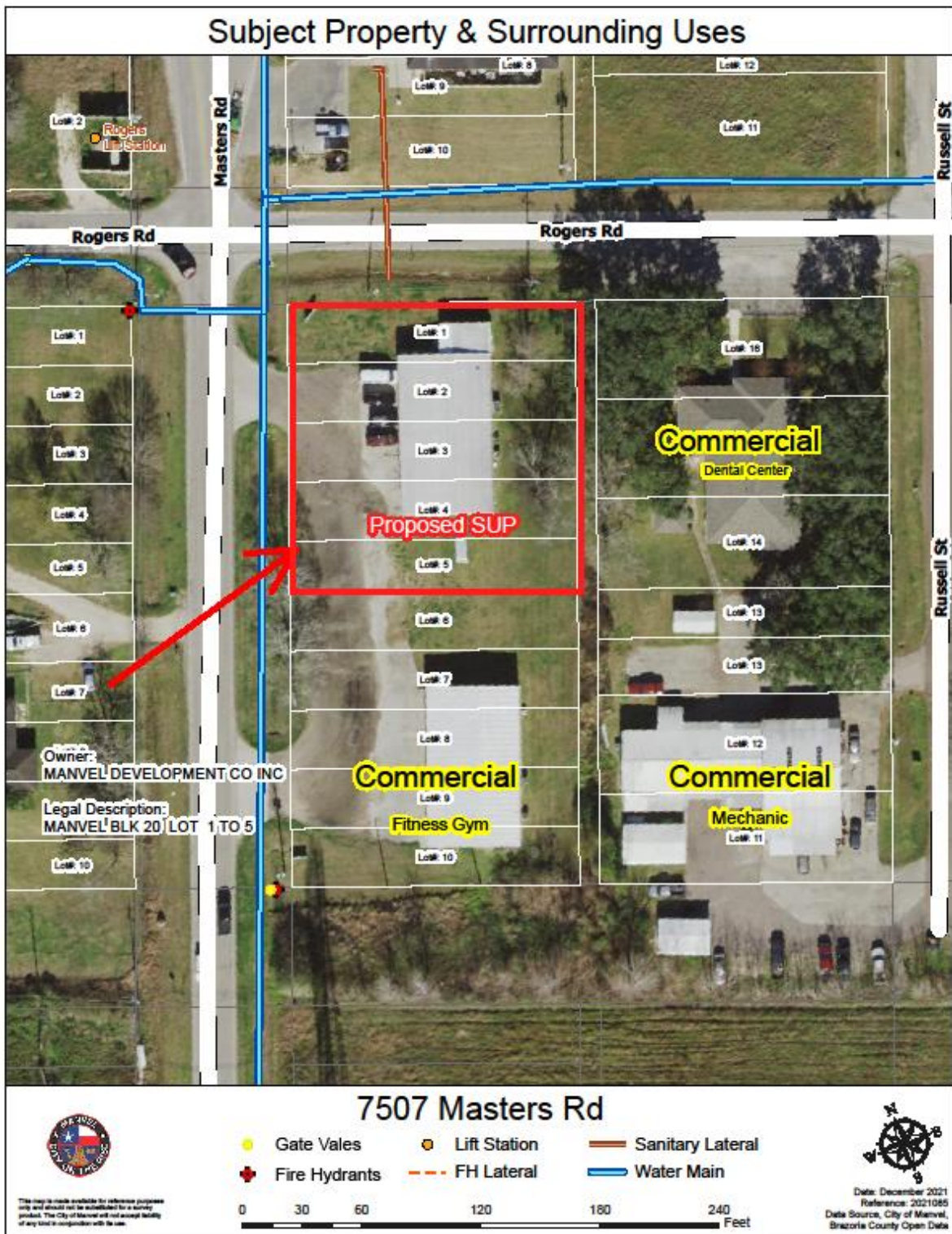


Current parking lot of 7507 Masters Road looking north.



Abutting commercial property.

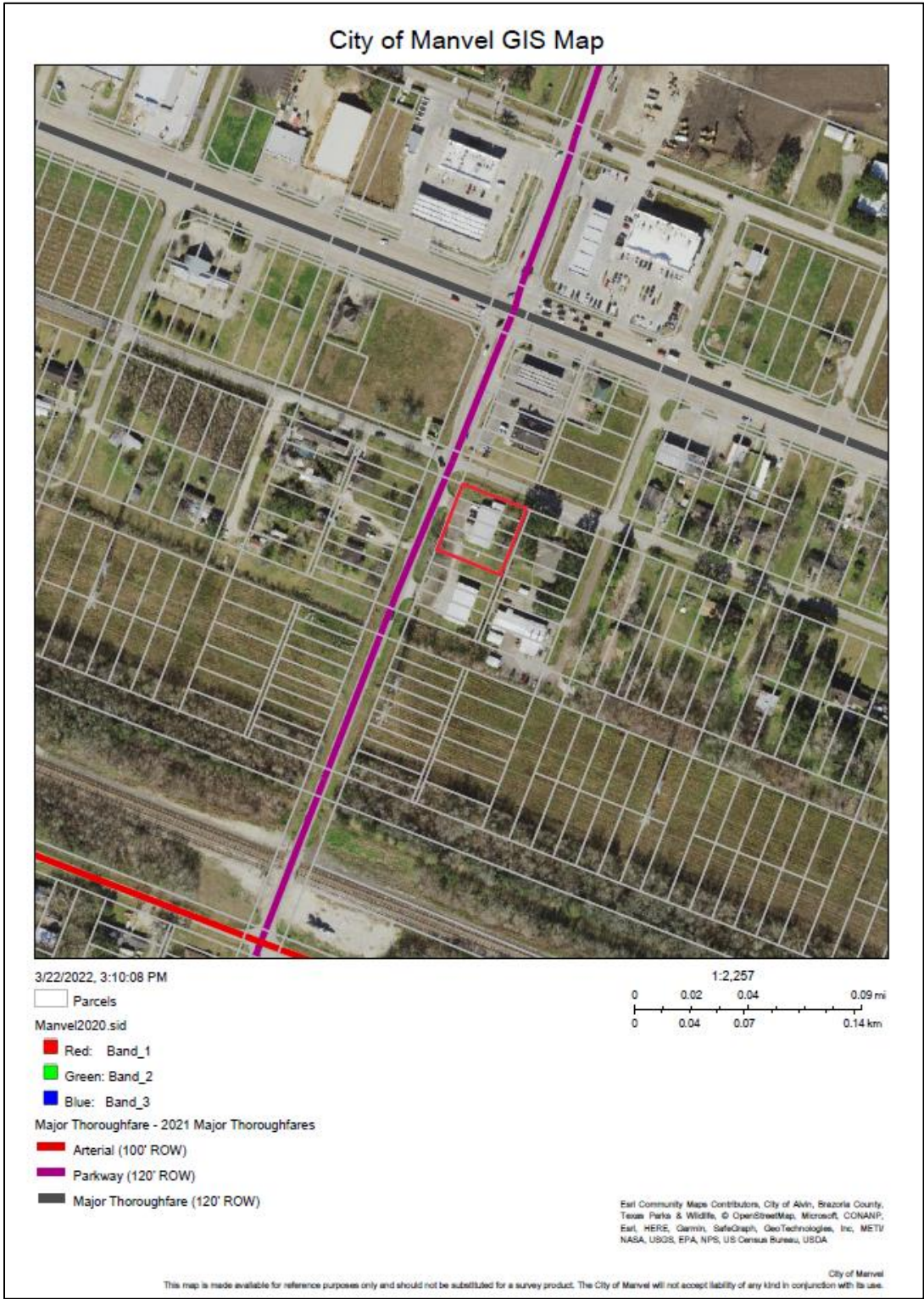
Aerial Vicinity & Surrounding Land Uses Map

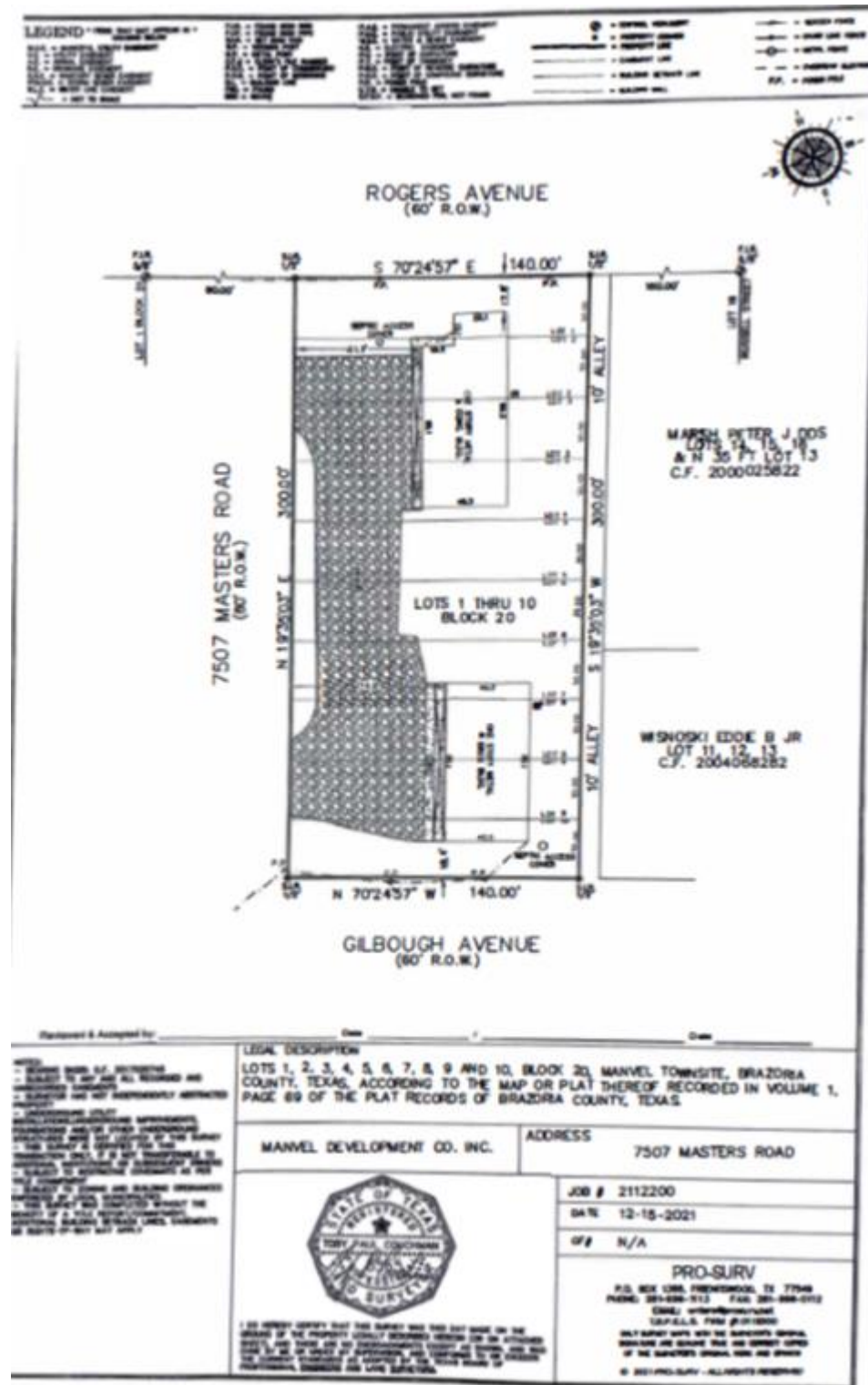


The map illustrates a residential subdivision with the following details:

- Boundaries:**
 - North: ERS AVENUE (60' R.O.W.)
 - South: GILBOUGH AVENUE (60' R.O.W.)
 - West: MASTERS ROAD (80' R.O.W.)
 - East: 10' ALLEY
- Lots and Dimensions:**
 - LOT 1: 74.9' wide, depth approximately 120.00'
 - LOTS 2-10: Varying widths between 30' and 40', depths around 120.00'
 - LOT 11: Located at the bottom right, adjacent to the alley.
- Annotations and Features:**
 - "RECONSTRUCTION OF EXISTING LOT 11 BY ADJACENT PROPERTY": A note pointing to a shaded area near Lot 1.
 - "EXISTING DRIVEWAY": A label for a road feature near the center.
 - "NEW DRIVEWAY TO BE CONSTRUCTED": A label for a proposed road feature.
 - "EASEMENT FOR UTILITY PURPOSES": A label indicating utility access areas.
 - "MASONRY FENCE LINE": A label for a boundary feature.
 - "WOOD SHED": A label for a structure on one of the lots.
 - "GARAGE": A label for a structure on another lot.
 - "SEWER MAIN LINE": A label for underground infrastructure.
 - "WATER MAIN LINE": A label for underground infrastructure.
 - "GAS MAIN LINE": A label for underground infrastructure.
 - "STREET LIGHT POLE": A label for a utility pole location.
- Survey Data:**
 - Top boundary: S 70°24'57" E 140.00'
 - Bottom boundary: N 70°24'57" W 140.00'
 - Left boundary: 3.715561 N 200.00'
 - Right boundary: S 89°55'07" W 300.00'
- Other Labels:**
 - "MASTERS ROAD (80' R.O.W.)"
 - "LOT 11, 12, 13 C.F. 2004066282"
 - "MASONRY FENCE LINE"
 - "WOOD SHED"
 - "GARAGE"
 - "SEWER MAIN LINE"
 - "WATER MAIN LINE"
 - "GAS MAIN LINE"
 - "STREET LIGHT POLE"

Major Thoroughfare Plan Map





Applicant Letter



01/31/2022

Dear Manvel City Council,

We started Her Heart Pregnancy Help Center to help pregnant women and their families. Currently, we are setup to offer parenting classes where they will get rewards to purchase things with "baby bucks" to receive things they will need to raise their baby, offer self-administered pregnancy tests and connect them with resources for whatever need they may have. We are already connected with Alvin ISD to help with pregnant students. In the future, we will offer ultrasound.

I grew up in Manvel and I've served in the community for many years. I love Manvel. Her Heart Pregnancy Help Center will be a valuable resource for Manvelites. If you have any questions, please let me know- 832-454-6170

Sincerely,

Laura Moorehead

Board Member

Her Heart Pregnancy Help Center

P.O. Box 1010 Manvel, TX 77578

www.herheart.us

EIN# 86-2594468

Executive Director Letter

01/31/2022

To Whom It May Concern:

I am Renee Arriaga, Executive Director for Her Heart Pregnancy Help Center in Manvel. I am writing this letter to the City of Manvel requesting permission to assist mothers experiencing pregnancy-planned and unplanned. Our goal is to help deliver parenting classes and counseling to these moms, as well as, give them and their families tangible help such as diapers, formula, and get them involved with area services. Later, once established with the basics of caregiving to these moms, the plan will be to locate a Medical Director to become a full "Medical Clinic." Once deemed a medical clinic, I/we will offer ultrasounds in hopes of influencing the mom to choose life for her unborn child. Our goal is to not only save lives, but to change eternal destinies by sharing The Gospel with every woman and her family.

Sincerely,

Renee Arriaga, DNP, APRN-BC, FNP/Executive Director

Application



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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Her Heart Pregnancy Help Center
Project Location/Address: 7507A Masters Rd Manvel, TX
Legal Description: Block 20 Lots 1-5, Manvel Townsite, T7578
Current Zoning: L4 Commercial Proposed Land Use: Pregnancy Help Center NAICS No.:
Parcel/Tax ID# (s): 228029 Total Acreage: .5 or 21,000 sq ft.

APPLICANT INFORMATION

Applicant Name: Laura Moorehead
Company Name: Her Heart Pregnancy Help Center
Address: 7507A Masters Rd Manvel, TX 77578
Phone #: 832-454-1170 Email: lmoorehead@herheartphc.org

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.

Laura Moorehead 1/26/22
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Development Co, Inc. Mark Lowe
Address: PO Box 155120351 Hillman, TX State: TX Zip: 77578
Phone #: 281 489 9444 Email: manveldevco11ty1@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.

Mark Lowe
Owner's Signature (REQUIRED)

Date 1-31-2022

✓ plat thereof recorded in volume
1, page 69 of the plat records
of Brazoria County, TX

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

Sandra Moore 1/31/22
Applicant Signature Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 03/13/2022

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, MARCH 28, 2022, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, APRIL 4, 2022, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) 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 621410 “FAMILY PLANNING CENTERS”; 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.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: April 4, 2022

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 21,000 square feet of lot area located at 7507 Masters Road, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS Use No. 621410 "Family Planning Centers".

BACKGROUND: Subject property has a 4,000 square foot existing building. The proposed family planning center, Her Heart Pregnancy Help Center, will occupy one-half of the existing building, and a medical clinic will occupy the remaining half. The City Council approved a SUP for the medical clinic by Ordinance No. 2022-O-03 on February 22, 2022. The application for this proposed SUP was submitted days before the City Council public hearing and first reading of the ordinance. An approved SUP for NAICS Use No. 621410 is required per the zoning ordinances' land use table. However, Section 77-50 of the zoning ordinance applies three predetermined conditions to the property in addition to other conditions adopted by City Council. The predetermined conditions include hours of operation, unobstructed views from waiting areas and/or lobby, and doors remaining unlocked and accessible during normal business hours. At the time Ordinance No. 2022-O-03 was approved, City Council required an asphalt surface parking lot with parking stall striping for existing parking lot. Since February 2022, the owner has submitted a civil site permit to construct the parking lot to concrete. The civil site permit was approved on March 17, 2022, and the concrete parking lot is under construction. City staff is recommending approval of the proposed SUP with nine conditions. A condition has remained to complete the concrete parking lot before a certificate of occupancy is issued as with the previously adopted SUP at 7507 Masters Road.

The Planning, Development and Zoning Commission held a Public Hearing on March 28, 2022, where five members of the public spoke. Three members of the Her Heart Pregnancy Help Center Board spoke in favor of the use and explained the benefits to the community in the way of pregnancy tests, prenatal counseling, ultrasounds, help with new mother's resources such as diapers and formula. All Board members were explicit the facility would not perform abortions. The two other speakers spoke against the use because they are against abortion clinics and did not want Planned Parenthood in the Manvel community. After the Public Hearing was held, the Commission held a consideration and action where discussion focused on what was permitted in the NAICS Use No. 621410, specifically surgeries and abortions. There was some discussion if the

use was classified with the correct NAICS Use Number. The applicant brought up NAICS Use No. 813110 "Religious Organizations" as an alternative code. Staff read aloud what is permitted under this use number and it is strictly for churches, mosques, synagogues, temples, shires (religious), and monasteries. Staff further instructed the Commission that NAICS Use No. 813110 directs 'establishments operated by religious organizations primarily engaged in health and social assistance for individuals are classified in Section 62, Health Care and Social Assistance". Staff reiterated the 621410 use classification for this facility is correct. Staff also spoke about the SUP for "Offices of Physicians (except Mental Health Specialists)" NAICS Use No. 621111 that was adopted by City Council on February 22, 2022, for the same property. Staff reiterated these were similar land uses and the recommendations reflected as such according to land use only. The Planning, Development and Zoning Commission voted to recommend approval of Ordinance No. 2022-O-10 to City Council with a vote of four yeas to two nays. Commissioners Miller, Marasckin, Diaz, and Wynne voted yea and Commissioners Rogers and Kennard voted nay. Commissioner Alam was absent from the meeting.

PD&Z RECOMMENDATION: The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2022-O-10 to the City Council with a vote of four yeas to two nays at their March 28, 2022, meeting.

CITY STAFF RECOMMENDATION: City staff recommends approval with nine conditions as proposed by staff and listed in the Staff Report.



ATTACHMENTS: Staff Report and Ordinance No. 2022-O-10

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: April 4, 2022

TOPIC: Subdivision variance request for property located at 7401 Lewis Lane, seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements*.

BACKGROUND: The property is 21.014 acres located at 7401 Lewis Lane. The property is owned by Alvin Independent School District (AISD) and used as an agriculture barn facility. The property is zoned Open-Single Family Residential (O-SFR) District. The existing agriculture barn facility was permitted by the City in 2010. AISD would like to expand the existing agriculture barn facility. The facility expansion will require the property is platted. The City's subdivision ordinance requires one-half of all perimeter road to be constructed to concrete curb and gutter per Section 62-111. The perimeter roads for the 21.014 acre tract of land include Lewis Lane (north), an unnamed 60-foot right-of-way (east), and Canaan Road (south). Lewis Lane is an asphalt surface, the unnamed 60-foot right-of-way is unimproved, and Canaan Road is unimproved. Lewis Lane is also classified as an arterial with an ultimate right-of-way width of 100-feet according to the City's Major Thoroughfare Plan. AISD has already improved School Street per Section 62-111 with the construction of E.C. Mason Elementary School. The City Council is currently in the process of approving the abandonment of Oleander Street right-of-way between Lewis Lane (north) to Canaan Road (south). The first reading of Ordinance No. 2022-O-09 was approved by City Council at their March 21, 2022, meeting.

According to the proposed plat, AISD has 1,381.71 linear feet on Lewis Lane, 661.92 linear feet on the unnamed 60-foot right-of-way, and 849.57 linear feet on Canaan Road. Canaan Road and the unnamed 60-foot right-of-way have other property owners that abut; however, the properties take road access from another street.

1. Unnamed 60-foot ROW: two different property owners abut the unnamed 60-foot right-of-way, but one property owner takes access from Lewis Lane and the other property owner from Cemetery Road.
2. Canaan Road: five different property owners abut the Canaan Road right-of-way, but each property owner takes lot access from Large Avenue or Cemetery Road.

Lewis Lane will require a 20-foot right-of-way dedication in order for it to be constructed to the ultimate width in the Thoroughfare Plan. The Canaan Road right-of-way was abandoned by City Council on the E.C. Mason Elementary School site. The portion of Canaan Road that AISD is responsible for construction is between School Drive and the unnamed 60-foot right-of-way. Canaan Road terminates at Cemetery Road (east) but traverses the C-1 ditch. Also, unnamed 60-foot right-of-way extends to Lewis Lane (north) and Canaan Road (south) per City's GIS map and the proposed plat.

Staff is recommending approval of the subdivision variance request with conditions because Canaan Road and the unnamed 60-foot right-of-way are not currently utilized by other property owners, and Lewis Lane does not require improvement to Thoroughfare Plan standards at this time.

RECOMMENDATION: The staff recommends approval of the variance request to Section 62-111, where one half of perimeter roadways for Lewis Lane; an unnamed, unimproved 60-foot right-of-way abutting the eastern property line; and Canaan Road by escrowing funds to the city in the amount of construction (design, testing, construction, inspections, other, etc.) calculated by the city engineer at the time of tender of escrow funds. The escrow funds shall be due to the city at the earlier of:

1. the tenth anniversary of the approval date of this Agreement;
2. upon further subdivision of the Property by Developer or any successor in interest, (if no construction payment has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria);
3. within 90 days of the city giving notice that it will construct the roadway;
4. upon the occurrence of the abutting property owners (along Lewis Lane, an unnamed, unimproved 60-foot right-of-way abutting the eastern property line, or Canaan Road) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either pay the road construction costs to the city or join in construction of the roadway with the abutting property owners; or
5. upon sale of the Property by Developer or any successor in interest, (if no construction payment has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria).

ATTACHMENTS: Application, Development Agreement, Proposed Plat, Vicinity Zoning Map, Vicinity Aerial Map, Major Thoroughfare Map

FUNDING ISSUES



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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2022, is by and between the City of Manvel, Texas, (“City”) and Alvin Independent School District, property owner of certain hereinafter described property located within the City, (together known as “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the expansion of a school agriculture barn facility on 21.014 acres of land located at 7401 Lewis Lane.

WHEREAS, Developer wishes to expand an existing school agriculture barn facility on 21.014 acres of land located within the City limits of the City of Manvel, said tract being located at 7401 Lewis Lane; and,

WHEREAS, construction of an expansion to the existing agriculture barn facility will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-111 of the City Code requires all streets be constructed in accordance with the city’s design criteria and the developer is responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing to minor street standards for the one-half of the street abutting the development; and

WHEREAS, pursuant to Section 62-5 of the City Code, the Developer has applied for a variance to defer this abutting perimeter road construction requirement;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 21.014 acres of land located in the H.T. & B.R.R. Co. Survey, A-283 and Mary V. O’Donnell Survey, A470, Brazoria County, Texas (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of an expansion to an existing school agriculture barn facility on the Property, owned by Developer.

1.03 The Property has never been platted. To construct an expansion to the existing school agriculture barn facility on the Property will require compliance with the City’s subdivision ordinance. Section 62-111of the City’s subdivision ordinance requires one-half of abutting

perimeter streets be constructed in accordance with the City's design criteria for asphalt roads. The Developer has applied to vary this requirement for their property.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of the City Code, the City agrees to allow the Developer to vary the requirements of Section 62-111 of the city's subdivision ordinance for Lewis Lane, an unnamed, unimproved 60-foot right-of-way abutting the eastern property line, and Canaan Road, with conditions.

2.02 Conditions. The required conditions are as follows:

(i) Developer shall satisfy the requirement to construct one half of perimeter roadways for Lewis Lane; an unnamed, unimproved 60-foot right-of-way abutting the eastern property line; and Canaan Road by escrowing funds to the city in the amount of construction (design, testing, construction, inspections, other, etc.) calculated by the city engineer at the time of tender of escrow funds. The escrow funds shall be due to the city at the earlier of:

- (a) the tenth anniversary of the approval date of this Agreement;
- (b) upon further subdivision of the Property by Developer or any successor in interest, (if no construction payment has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria);
- (c) within 90 days of the city giving notice that it will construct the roadway;
- (d) upon the occurrence of the abutting property owners (along Lewis Lane, an unnamed, unimproved 60-foot right-of-way abutting the eastern property line, or Canaan Road) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either pay the road construction costs to the city or join in construction of the roadway with the abutting property owners; or
- (e) upon sale of the Property by Developer or any successor in interest, (if no construction payment has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria).

(ii) City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Other than permits for the construction of an expansion to the existing school agriculture barn facility, Developer agrees that the City shall not issue any other construction permit or approve any further plat of the Property until the Developer complies with 2.02 of this Agreement;

(ii) Developer agrees to begin construction of the school agriculture barn facility, and diligently pursue to completion, within one-year of City Council approval; and

(iii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the city.

3.02 Developer acknowledges that the city's covenants are contingent upon the Developer constructing the addition to the existing school agriculture barn facility. Failure of the Developer to begin to construct the school agriculture barn facility addition, and diligently pursue completion, within one-year of City Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.

- The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to Developer: Alvin Independent School District
ATTN: Bill Van Wagner
301 E. House Street
Alvin, Texas 77511

- 4

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 2__.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

Alvin Independent School District:

By: _____

Name: Bill Van Wagner

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

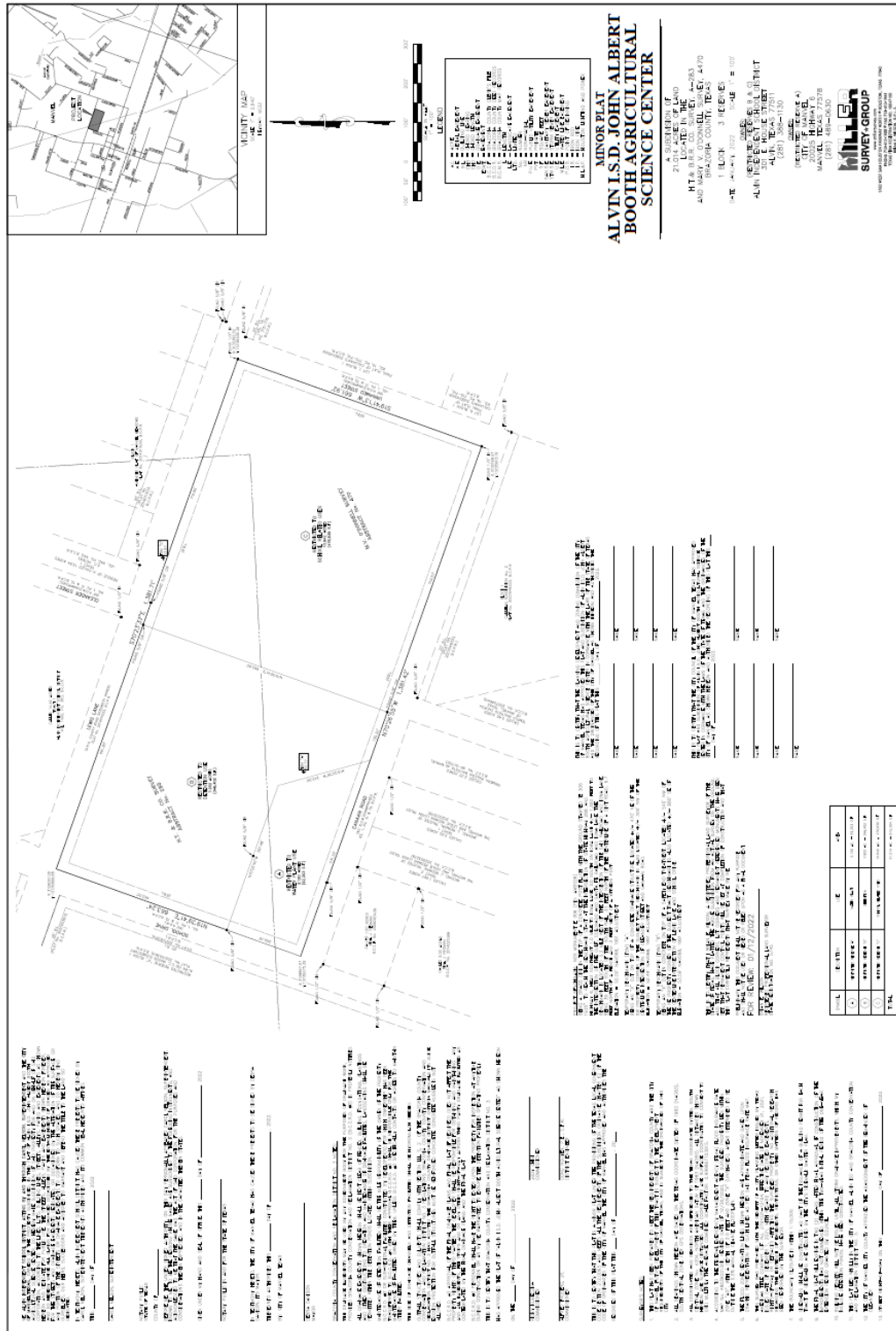
 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being a subdivision of 21.014 acres of land located in the H.T. & B.R.R. CO. Survey, A-283 and Mary V. O'Donnell Survey, A470, Brazoria County, Texas.



WE, ALVIN INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH CAROL NELSON, SUPERINTENDENT AND THE CITY OF MANVEL, TEXAS, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF ALVIN I.S.D. JOHN ALBERT BOOTH AGRICULTURAL SCIENCE CENTER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, ALVIN INDEPENDENT SCHOOL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CAROL NELSON, SUPERINTENDENT, THEREUNTO AUTHORIZED AND ITS COMMON SEAL HEREUNTO AFFIXED,

THIS _____ DAY OF _____, 2022

CAROL NELSON, SUPERINTENDENT

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAROL NELSON, SUPERINTENDENT, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY HERETO, THE CITY OF MANVEL, TEXAS HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBRA DAVISON, ITS MAYOR.

THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2022.

BY: CITY OF MANVEL, TEXAS

DEBRA DAVISON

MAYOR

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

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

MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

THE SIDE OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDDED.

OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL 5, 2 OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUALS ITS GUIDE, EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.

B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING. ANY AND ALL EASEMENTS, FEE STRIPS AND OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.

B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANYTIME DURING CONSTRUCTION OR AS MY BE WARRANTED TO ENSURE THE DETENTION FACILITIES OPERATING PROPERLY.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3

HAS APPROVED THE PLAT OF "ALVIN I.S.D. JOHN ALBERT BOOTH AGRICULTURAL SCIENCE CENTER" AS SHOWN HEREON

ON THE _____ DAY OF _____, 2022

RICKY KUBECZKA

COMMISSIONER

JODY CHIBI

COMMISSIONER

ALFRED FROBERG, JR.

COMMISSIONER

DONG NGUYEN, P.E., C.F.M.

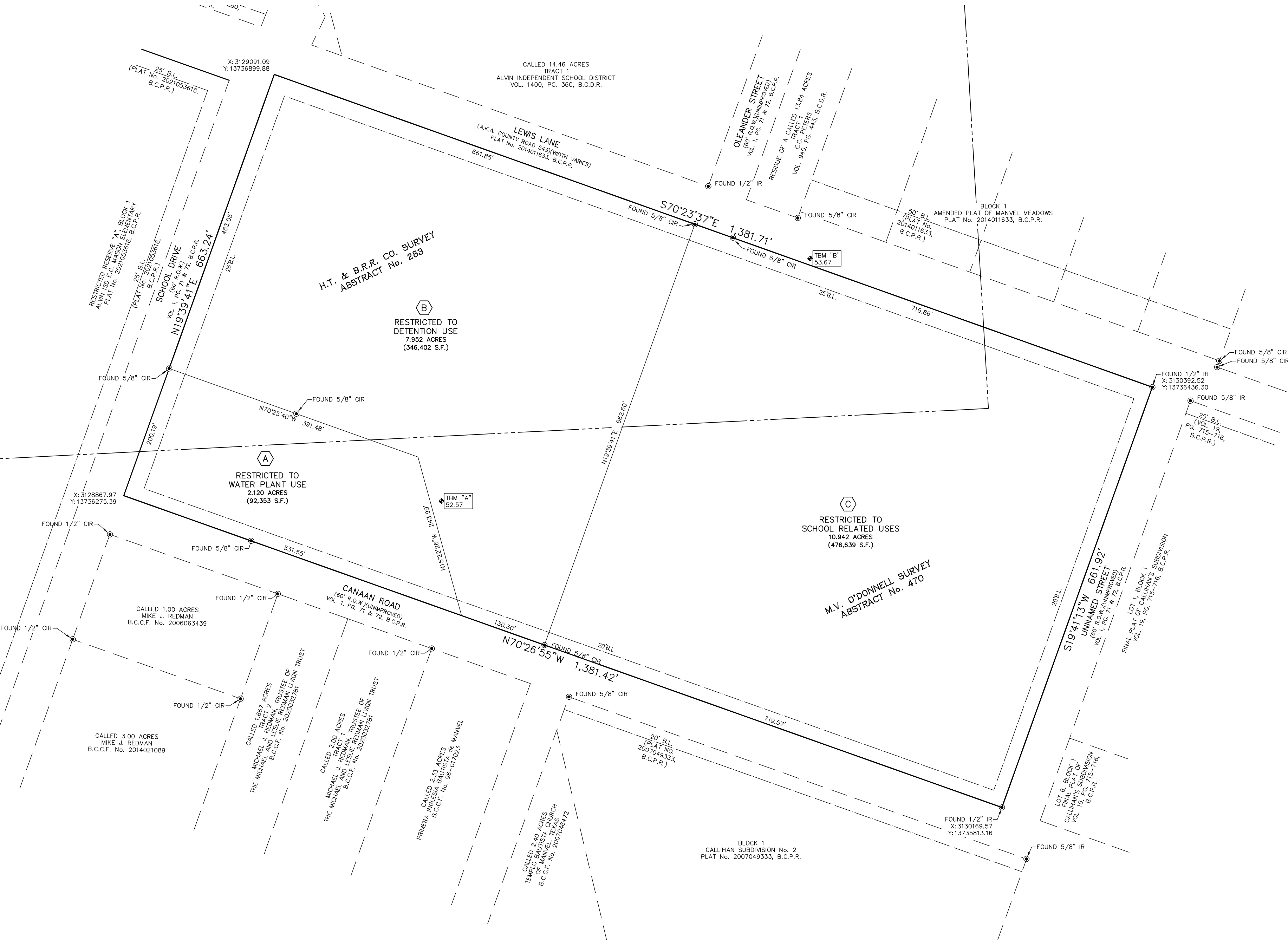
DISTRICT ENGINEER

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

RECORDED OF THIS PLAT THIS ____ DAY OF _____, 20 ____

SURVEYOR'S NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF MANVEL. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF MANVEL, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.999867723615.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0130K, REVISED DATE OF 12/30/2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AO", WITH A DEPTH OF 2.0 FEET AND ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE FLOOD ZONE SEPARATION LINES SHOWN HEREON ARE APPROXIMATE AND BASED UPON GRAPHIC REPRESENTATION OF SUCH LINES AS PER SAID FEMA FLOOD INSURANCE RATE MAP.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, G.F. No. 2791021-12164, EFFECTIVE DATE OF NOVEMBER 21, 2021, ISSUED DATE OF DECEMBER 1, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- THE BOUNDARY CLOSURE IS WITHIN 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- THE FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OF THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THIS PLAT LIES WHOLLY IN THE CITY OF MANVEL, ALVIN ISD AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THE CITY OF MANVEL CITY COUNCIL APPROVED THE ABANDONMENT OF THE REMAINDER OF OLEANDER
- STREET RIGHT-OF-WAY ON THIS _____ DAY OF _____, 2022.



PROJECT BENCHMARK: NGS MONUMENT E 306 (PID: AW2026) BEING A BRASS DISK IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND STAMPED "E 306 1935", TO REACH THE BENCHMARK START AT THE INTERSECTION OF STATE HIGHWAY 288 AND HIGHWAY 6, HEAD SOUTHEAST 1.0 MILE TO IOWA LANE, GO SOUTH ON IOWA LANE +/- 1,300 FEET TO THE INTERSECTION OF THE GULF, COLORADO AND SANTA FE RAILROAD AND IOWA LANE. THE BENCHMARK IS LOCATED 0.2 MILE WEST OF THE INTERSECTION OF THE SAID RAILROAD AND IOWA LANE, BEING 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF A FENCE AND 3 FEET WEST OF A WITNESS POST. ELEVATION = 52.00' NAVD88, 1991 ADJUSTMENT

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THIS IS TO CERTIFY THAT I BRIAN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 01/12/2022

BRIAN E. WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE REGISTRATION NO. 5745

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ALVIN I.S.D. JOHN ALBERT BOOTH AGRICULTURAL SCIENCE CENTER IN CORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

NAME _____ NAME _____

NAME _____ NAME _____

NAME _____ NAME _____

NAME _____ NAME _____

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ALVIN I.S.D. JOHN ALBERT BOOTH AGRICULTURAL SCIENCE CENTER IN CORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

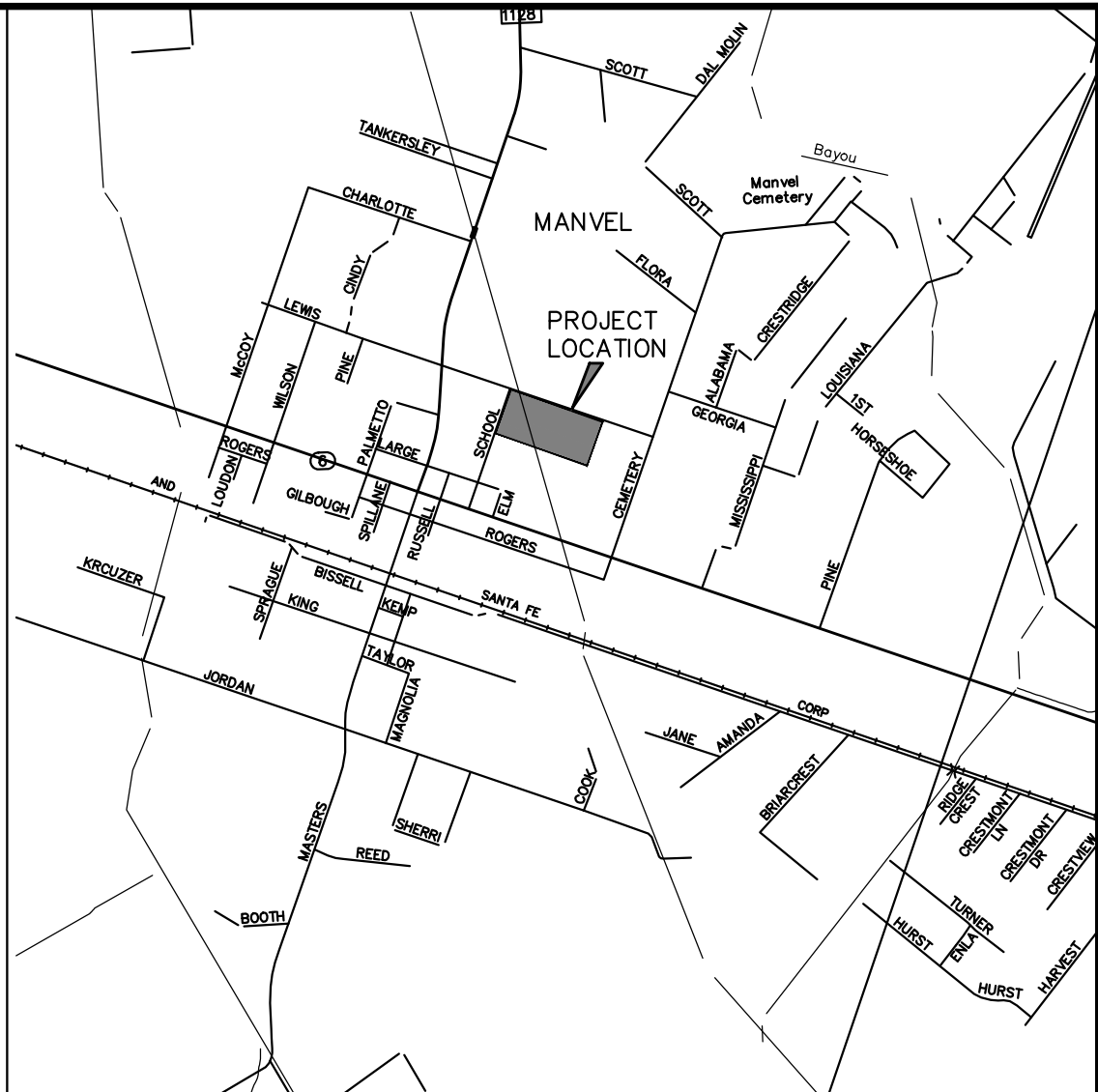
NAME _____ NAME _____

NAME _____ NAME _____

NAME _____ NAME _____

NAME _____ NAME _____

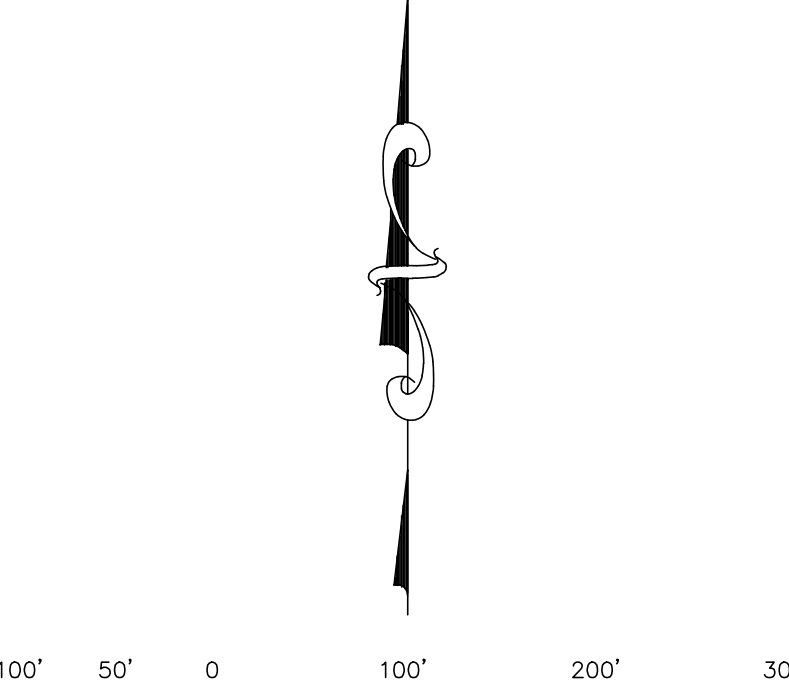
SYMBOL	DESCRIPTION	USE	AREA
	RESTRICTED RESERVE "A"	WATER PLANT	2.120 AC. = 92,353 S.F.
	RESTRICTED RESERVE "B"	DETENTION	7.952 AC. = 346,402 S.F.
	RESTRICTED RESERVE "C"	SCHOOL RELATED USES	10.942 AC. = 476,639 S.F.
TOTAL			21.014 AC. = 915,394 S.F.



VICINITY MAP

SCALE: 1" = 2,640'

KEYMAP: 6532



SCALE IN FEET
1" = 100'

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT = EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- H.L.&P. = HOUSTON LIGHTING AND POWER

MINOR PLAT ALVIN I.S.D. JOHN ALBERT BOOTH AGRICULTURAL SCIENCE CENTER

A SUBDIVISION OF
21.014 ACRES OF LAND
LOCATED IN THE
H.T.& B.R.R. CO. SURVEY, A-283
AND MARY V. O'DONNELL SURVEY, A470
BRAZORIA COUNTY, TEXAS

1 BLOCK 3 RESERVES
DATE: JANUARY, 2022 SCALE: 1" = 100'

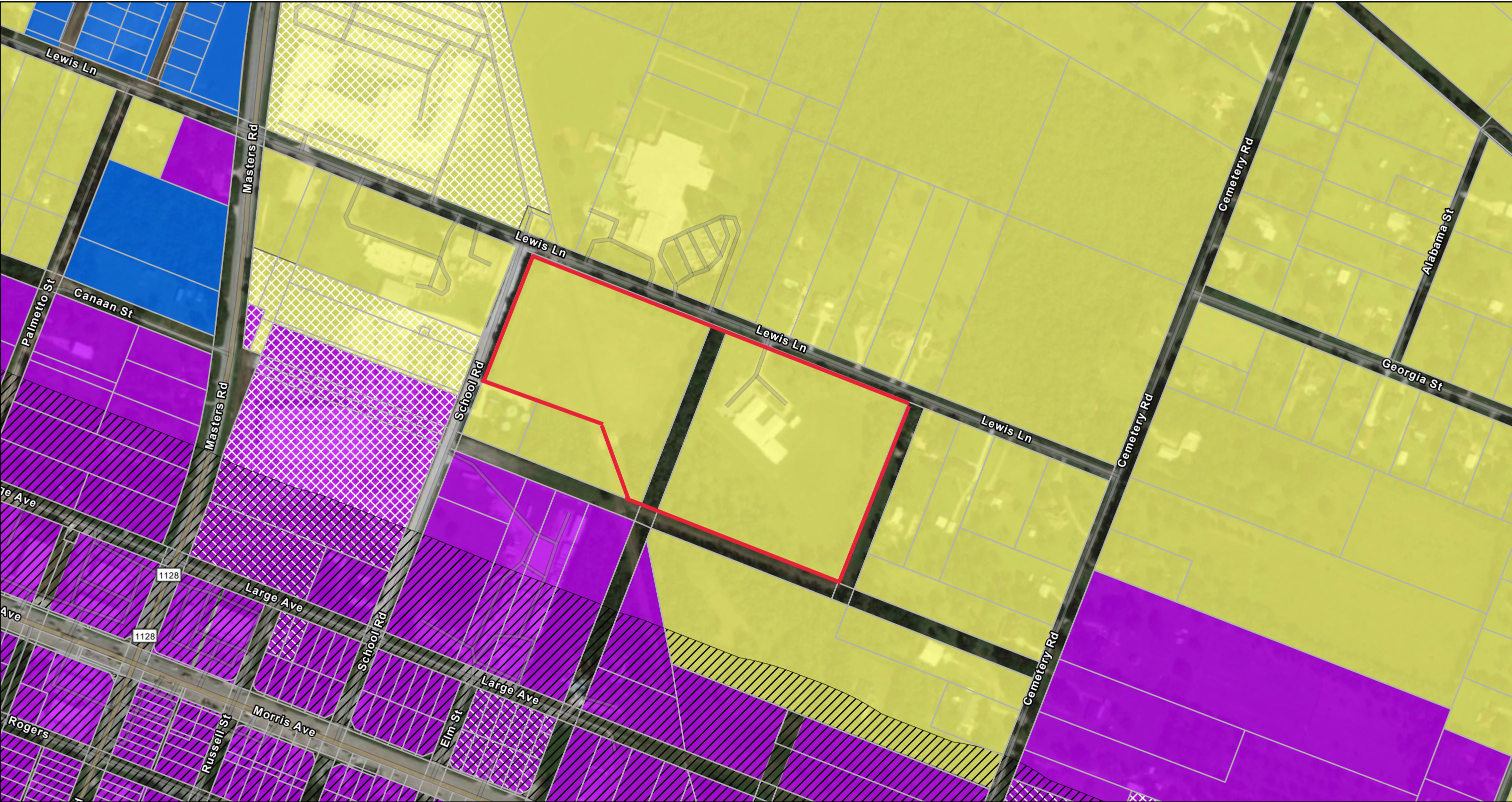
OWNER:
(RESTRICTED RESERVES B & C)
ALVIN INDEPENDENT SCHOOL DISTRICT
301 E. HOUSE STREET
ALVIN, TEXAS 77511
(281) 388-1130

OWNER:
(RESTRICTED RESERVE A)
CITY OF MANVEL
20025 HIGHWAY 6
MANVEL, TEXAS 77578
(281) 489-0630

MILLER
SURVEY★GROUP

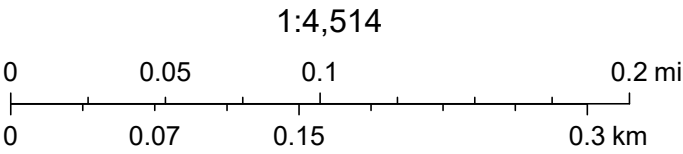
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

City of Manvel GIS Map



3/23/2022, 5:45:19 PM

- Parcels
- Zoning - State Highway 6 Overlay District
- Zoning - Specific Use Permit
- Zoning - District
- Light Commercial District
- Open Single-Family Residential District
- Highway Mixed Use District



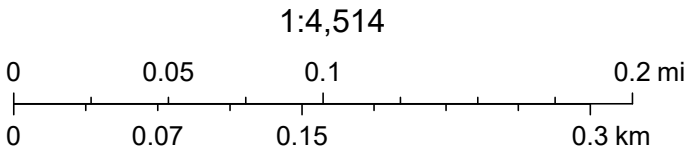
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Manvel GIS Map



3/23/2022, 5:46:02 PM

 Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Brian E. Wilson

Phone: 713-413-1900 e-mail: wilson@millersurvey.com

Owner: Alvin Independent School District

Owner Address: 301 E. House Street City: Alvin State: TX Zip: 77511

Phone: 281-245-2555 e-mail: bvanwagner@alvinisd.net

Property Information

Site Address: 7401 Lewis Lane, Manvel, TX 77578

Legal description (from deed): Outlots 98 & 99 of Dr. A.A. Luther Subdivision, Vol. 1, Pg. 71&72, B.C.P.R
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 1005044

Description of Subdivision Variance Request

Sec. 62-41(28) Applicant seeking variance to allow replatting of tract without requirement to build a road
on adjacent streets.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper, if necessary, the following questions:

o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

The property is owned by Alvin I.S.D. and the City of Manvel. The easterly portion of the property is used as an agriculture student center for Alvin I.S.D. FFA student projects and the southwest portion is used as a water plant by the City of Manvel. The northwest portion property is used as a detention pond, maintained by Brazoria County Conservation and Reclamation District No. 3. Canaan Road is located on the southwest side of the property and an Unnamed Street is located to the southeast side, both unimproved. The current development takes access from existing Lewis Lane and School Drive, and does not necessitate construction of Canaan Road nor the Unnamed Street. Additionally, no adjacent properties take access from Canaan Road or Unnamed Street. Portions of Canaan Road and Unnamed Street are currently being used for drainage (maintained by Brazoria County Conservation and Reclamation District No. 3.

- o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Replatted use of the property will be restricted to: School related uses, detention, and water plant. Strict application of the ordinance would require applicant to construct streets unnecessarily, since not needed for access and traffic. The unique use and circumstances of the property and surrounding properties, do not necessitate the construction of these streets.

- o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

The property is bounded on the southeast and southwest sides by public streets dedicated by plat of Dr. A.A. Luther Subdivision in 1939, which were never constructed and are not being used for access. Traffic for the Alvin I.S.D. property enters and exits via Lewis Lane, (asphalt - 20 feet wide) and the City of Manvel property has access via School Drive both having capacity to handle traffic from the property.

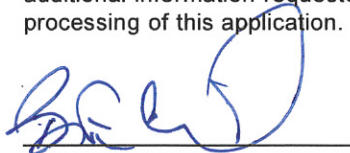
- o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Surrounding properties do not take access from the unimproved streets. All adjacent tracts take access from Lewis Lane, School Drive, and Large Avenue.

Applicant Authorization

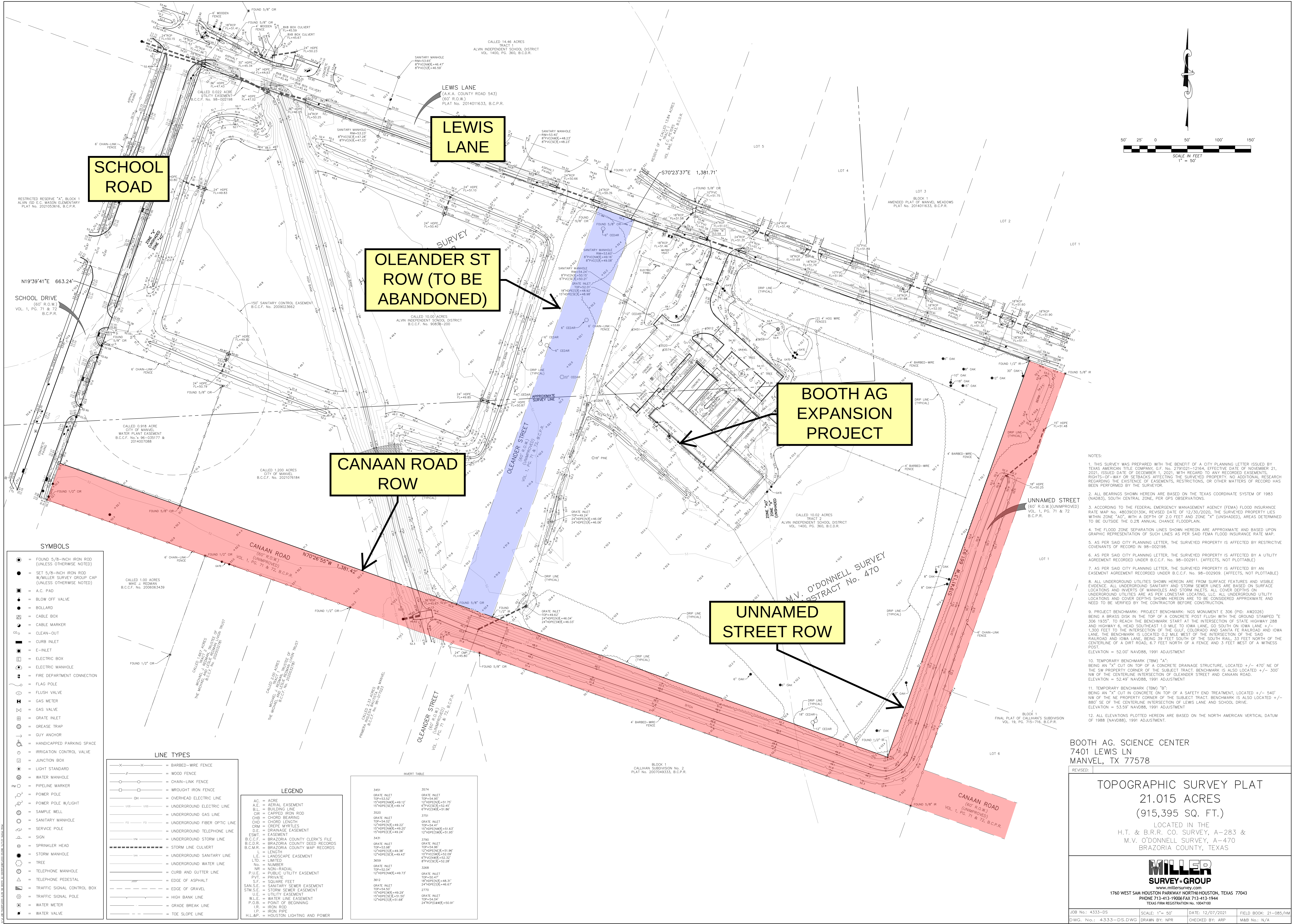
I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.


Applicant Signature

1-17-2022
Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



- NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, C.T. No. 2720221-12164, EFFECTIVE DATE OF NOVEMBER 21, 2021, ISSUED DATE OF DECEMBER 1, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0130K, REVISED DATE OF 12/30/2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "A0", WITH A DEPTH OF 2.0 FEET AND ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 4. THE FLOOD ZONE SEPARATION LINES SHOWN HEREON ARE APPROXIMATE AND BASED UPON GRAPHIC REPRESENTATION OF SUCH LINES AS PER SAID FEMA FLOOD INSURANCE RATE MAP.
 5. AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY RESTRICTIVE COVENANTS OF RECORD IN 98-002198.
 6. AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY A UTILITY AGREEMENT RECORDED UNDER B.C.C.F. No. 98-002911. (AFFECTS, NOT PLOTTABLE)
 7. AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY AN EASEMENT AGREEMENT RECORDED UNDER B.C.C.F. No. 98-002909. (AFFECTS, NOT PLOTTABLE)
 8. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE FEATURES AND VISIBLE EVIDENCE. ALL UNDERGROUND SANITARY AND STORM SEWER LINES ARE BASED ON SURFACE LOCATIONS AND INVERTS OF MANHOLES AND STORM INLETS. ALL COVER DEPTHS ON UNDERGROUND UTILITIES ARE AS PER LONESTAR LOCATING, LLC. ALL UNDERGROUND UTILITY LOCATIONS AND COVER DEPTHS SHOWN HEREON ARE TO BE CONSIDERED APPROXIMATE AND NEED TO BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
 9. PROJECT BENCHMARK: PROJECT BENCHMARK: NGS MONUMENT E 306 (PID: AW2026) BEING A BRASS DISK IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND STAMPED "E 306 1935". TO REACH THE BENCHMARK START AT THE INTERSECTION OF STATE HIGHWAY 288 AND HIGHWAY 6, HEAD SOUTHEAST 1.0 MILE TO IOWA LANE, GO SOUTH ON IOWA LANE +/- 1,300 FEET TO THE INTERSECTION OF THE GULF, COLORADO AND SANTA FE RAILROAD AND IOWA LANE. THE BENCHMARK IS LOCATED 0.2 MILE WEST OF THE INTERSECTION OF THE SAID RAILROAD AND IOWA LANE, BEING 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF A FENCE AND 3 FEET WEST OF A WITNESS POST. ELEVATION = 52.00' NAVD88, 1991 ADJUSTMENT
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 12. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), 1991 ADJUSTMENT.

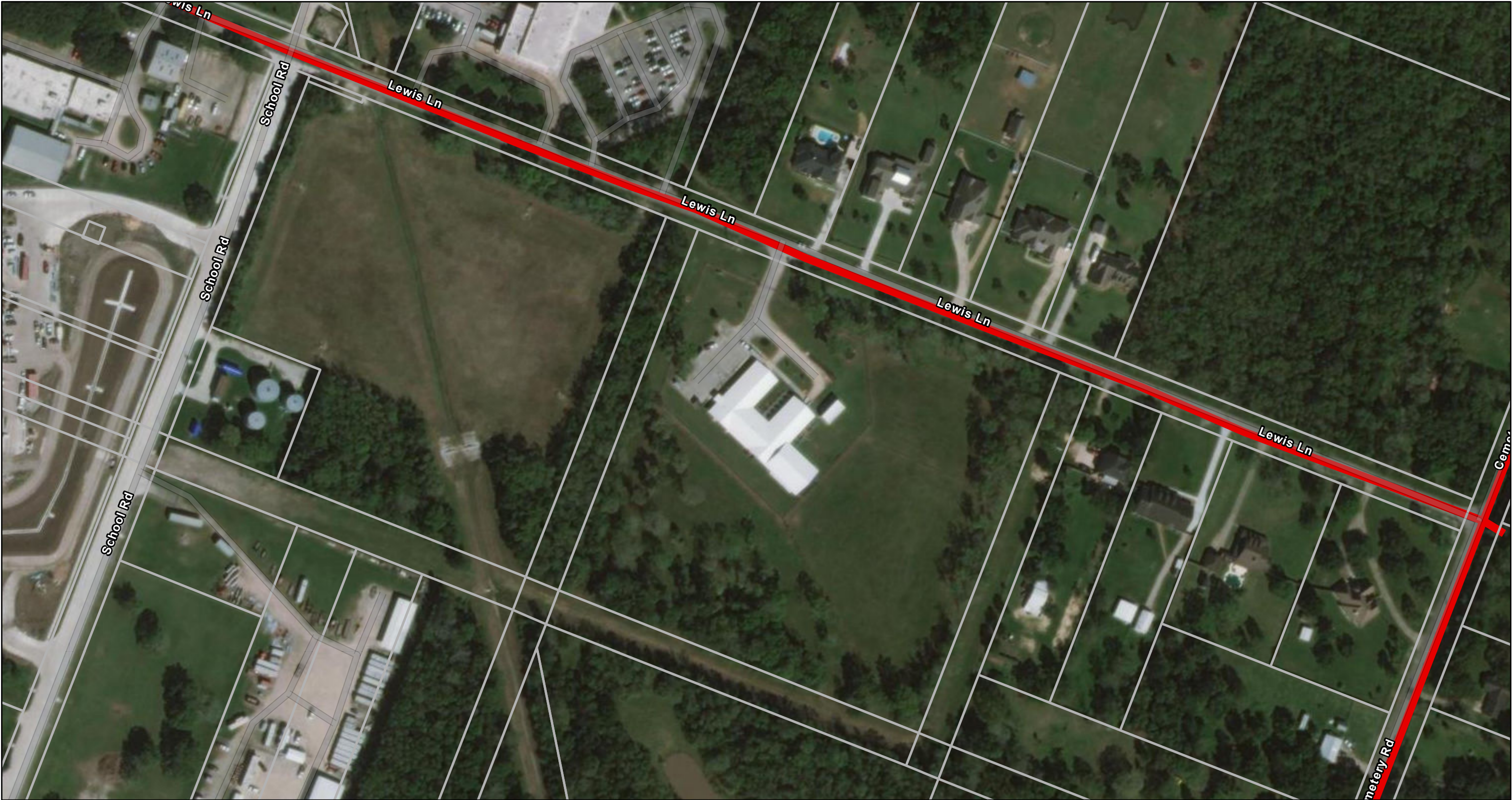
BOOTH AG. SCIENCE CENTER
7401 LEWIS LN
MANVEL, TX 77578

TOPOGRAPHIC SURVEY PLAT
21.015 ACRES
(915,395 SQ. FT.)
LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, A-283 &
M.V. O'DONNELL SURVEY, A-470
BRAZORIA COUNTY, TEXAS

MILLER
SURVEY-GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77043
PHONE 713-413-1906 FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

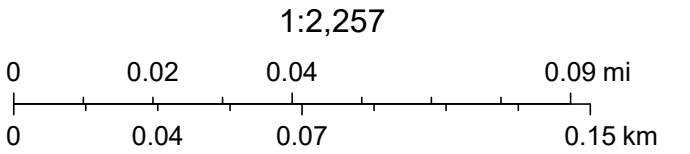
JOB No.: 4333-DS
DWG. No.: 4333-DS.DWG
SCALE: 1"= 50'
DRAWN BY: NRP
DATE: 12/07/2021
CHECKED BY: ARP
FIELD BOOK: 21-085/HM
M&B No.: N/A

City of Manvel GIS Map



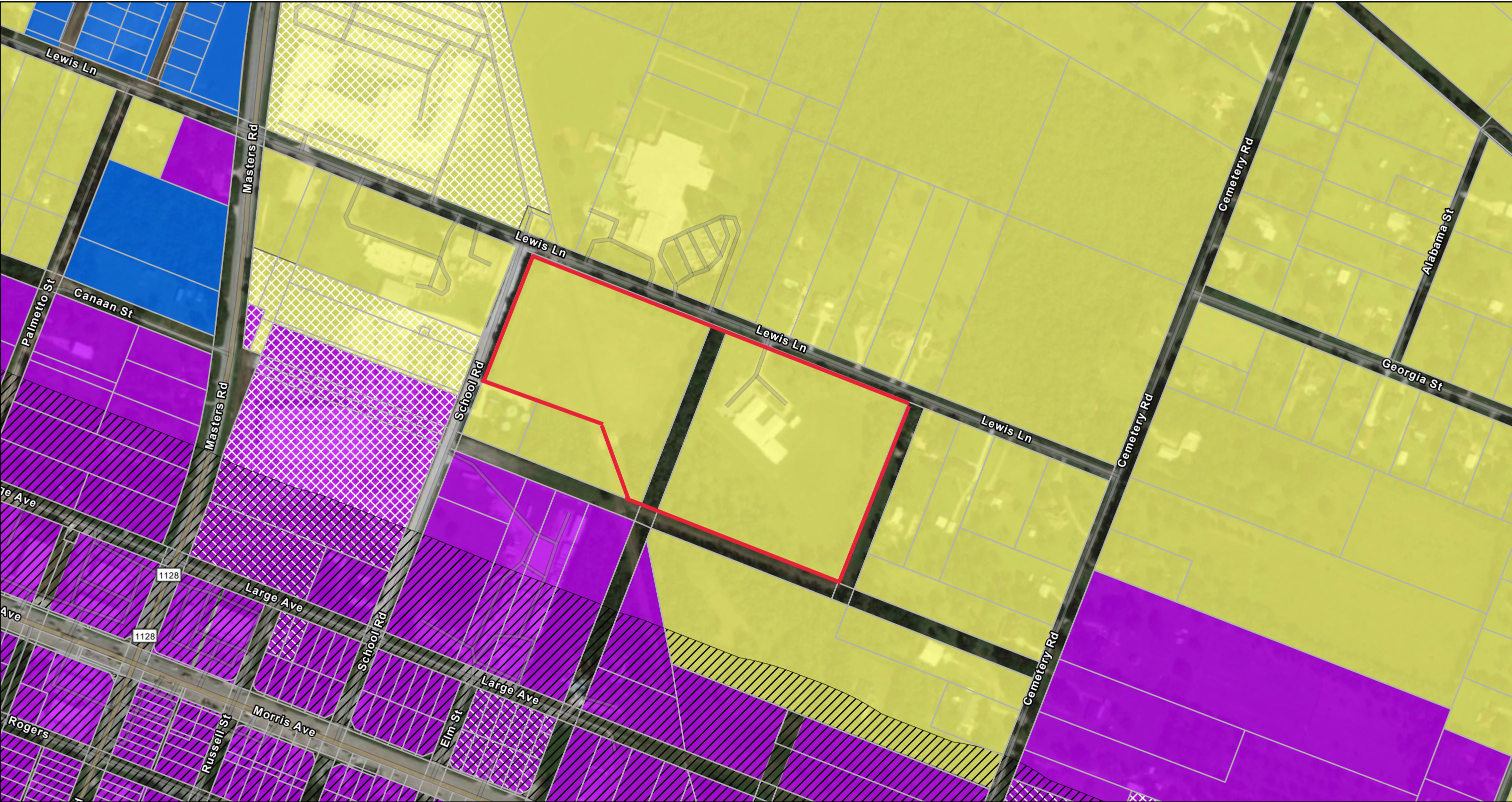
3/23/2022, 5:41:33 PM

- Parcels
- Major Thoroughfare - 2021 Major Thoroughfares
- Proposed Arterial (100' ROW)
- Arterial (100' ROW)



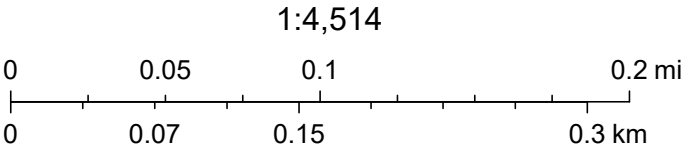
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City of Manvel GIS Map



3/23/2022, 5:45:19 PM

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- Zoning - Specific Use Permit
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- Open Single-Family Residential District
- Highway Mixed Use District



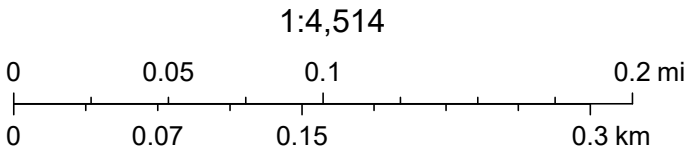
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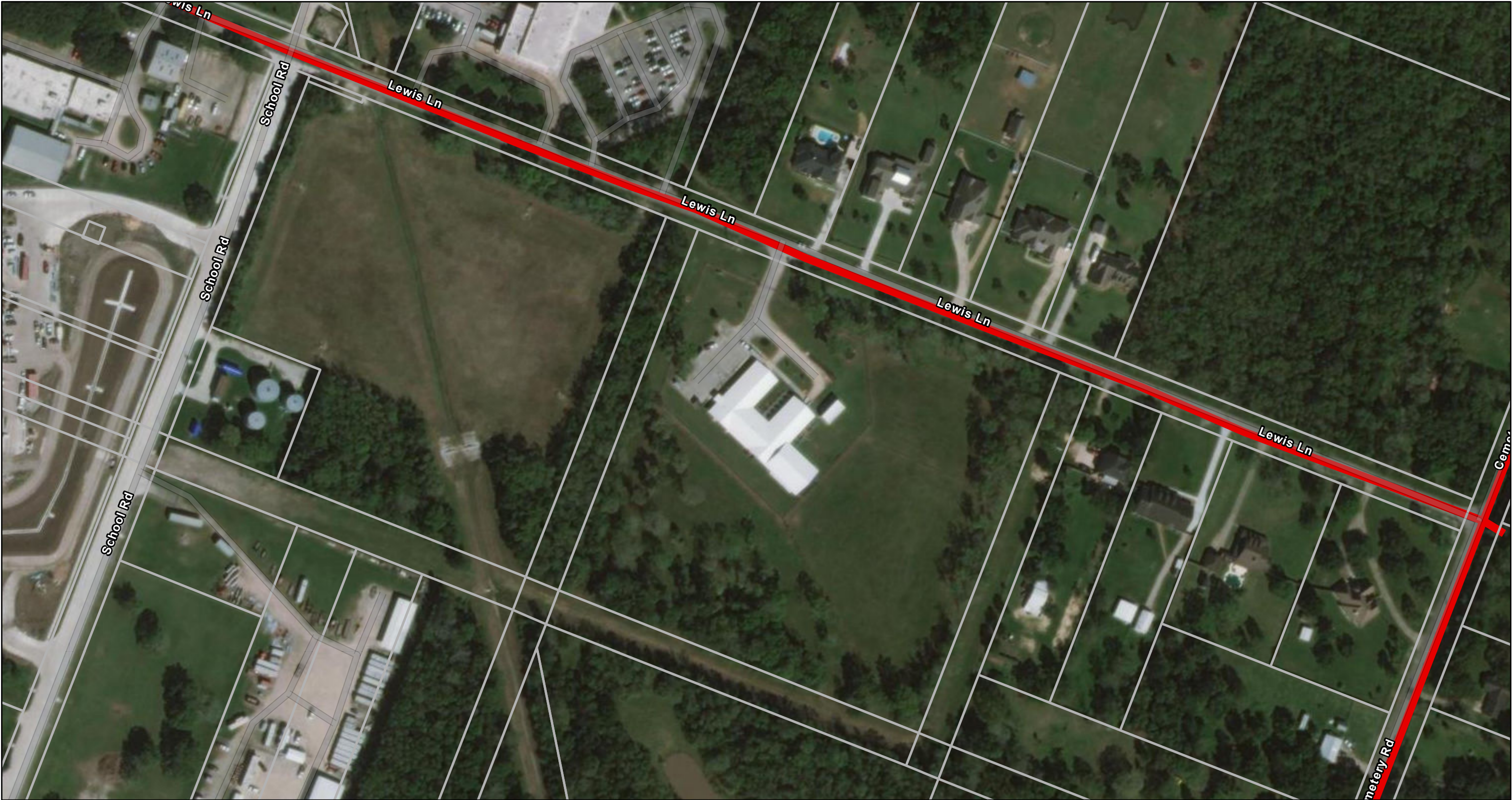
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 Parcels



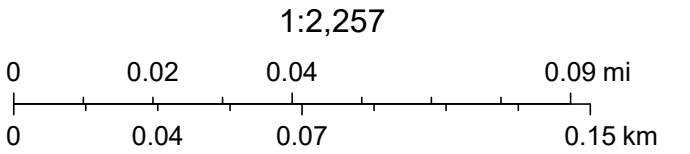
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City of Manvel GIS Map



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Manvel City Council Agenda Item Data Sheet

MEETING DATE 4/4/2022

TOPIC: Appointment to the Building and Standards Commission

BACKGROUND:

The Building and Standards Commission was created by an ordinance adopted by Manvel City Council in 2013. The Commission shall be composed of five members. The Commission has extraordinary powers to require property owners to remediate, repair, and/or demolish structures that are safety hazards and violate city codes. Also the Commission has the ability to assess a civil penalty of up to \$1,000 per day and to evict persons found on property where violations are found to exist. The Commission provides greater due process to a property owner before the remedy of a substandard building condition is ordered.

A commission panel may:

- (1) order the repair, within a fixed period, of buildings found to be in violation of an ordinance;
- (2) declare a building substandard in accordance with the powers granted by Ordinance 2013-O-31;
- (3) order the immediate removal of persons or property found on private property, enter on private property to secure the removal if it is determined that conditions exist on the property that constitute a violation of an ordinance, and order action to be taken as necessary to remedy, alleviate, or remove any substandard building found to exist;
- (4) issue orders or directives to any peace officer of the state, including a sheriff or constable or the chief of police of the City, to enforce and carry out the lawful orders or directives of the commission panel;
- (5) determine the amount and duration of the civil penalty the City may recover as provided by section 54.017 of the Texas Local Government Code and this article; and
- (6) act on the City Council's behalf in hearing and deciding cases brought to determine substandard buildings and structures pursuant to chapter 214 of the Texas Local Government Code; and,
- (7) perform such other duties as may be prescribed by the City Council or by law.

RECOMMENDATION: It is the recommendation of staff to appoint /*re-appoint the following;

Mack McElroy – Civil Engineer

Aaron Bell – Iowa Colony Chief of Police (Former Manvel Fire Marshal/Code Enforcement Officer)

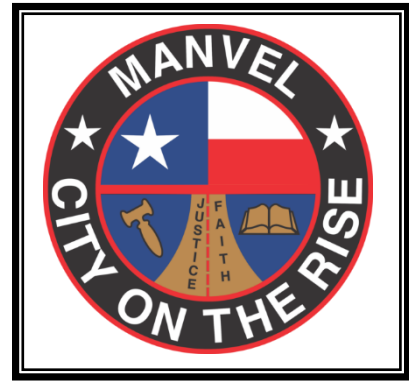
Martin Vela – Brazoria County Fire Marshal

Mark Pauley – Manvel Resident/Business Owner

David Headley – Electrical Engineer

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MINUTES 3/21/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:01 p.m.

Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 6 Jerome Hudson
City Council Member Place 5 Jason Albert
City Council Member Place 4 Dan Davis

Absent:

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Development Services
Gilbert Salas, Director of Community Services
Chad Dumont, HR Manager

Presentation/Update by Freese and Nichols on the Water and Wastewater Rate Study.

Presentation by Richard Weatherly of Freese and Nichols.

Discussion of customer rates - the City set them at a healthy rate 20 years ago (2002), but it's at the point now where they need to be increased to cover expenses.

The goal of the study is to ensure the financial stability of the city's water and sewer fund and to ensure sufficient revenues for the capital program.

Discussion on the establishment of a name for the 160 acres. (Requested by Council Member Davis)

Council Member Davis - Town Center vs City Center can be very confusing.

Council Member Hehn - Suggested using the PIO to help facilitate the naming process

Council Member Albert - It is going to be the Municipal Center so why not call it the City Center.

Prefers to keep the name as the City Center.

Council Member Davis suggests reaching out to the school's to have their student councils come up with a name to submit.

Discussion on any subject listed on the Agenda dated March 21, 2022.

General Discussion on agenda items;

Item #1

Item #9b - Rules of Procedures. Request for Council to review the entire rules of procedures and discuss at the next meeting.

Consent Agenda Item 9 - Noise Ordinance

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:03 p.m.

Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 3 Niccole Tyson
City Council Member Place 6 Jerome Hudson
City Council Member Place 4 Dan Davis
City Council Member Place 5 Jason Albert
City Council Member Place 2 Lorraine Hehn

Absent:

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Development Services
Gilbert Salas, Director of Community Services
Chad Dumont, HR Manager

Inspirational Reading - Council Member Albert

Pledge

Citizen Comments: "Comment Card" Required

Donald Atkinson -

Meridiana @ Hwy 6 intersection - constantly getting destroyed. Asking Council to reach out to the county or TXDOT or whoever is responsible to get it fixed.

Meridiana @ Jordan intersection - dangerous. Asking that a four-way stop be put in.

Noise ordinance - speaking against it, especially in regards to Cameron Recycling - says the noise is to be expected and this is a business that citizens utilize.

Presentation

Proclamation - April 2022 - Fair Housing Month

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A TRACT OF LAND CONTAINING 0.913 ACRES (39,755 SQUARE FEET) LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NUMBER (NO.) 283 AND THE M.V. O'DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS; SAID 0.913 ACRE TRACT BEING A PORTION OF OLEANDER STREET (60 FEET UNIMPROVED RIGHT-OF-WAY (R.O.W.) AS DEDICATED IN DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 1, PAGE (PG.) 71, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

Opened at 7:15 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 7:16 p.m.

City Manager Update

Covid Update in the City;

6231 Covid cases -up 9 since the last city council meeting

5 confirmed cases - down 12 from the last city council meeting

1 probable case - down 4 from the last city council meeting

0 new deaths

Met this morning with C&R #3. They are willing to help the city to get started. They will have a bulldozer available for use for the digging of the first stage of the South Manvel Detention facility.

Phase 1 is the improvement of the C12 ditch and removal of the "overburden".

Between the drainage districts and the city, if we can work together to not have to contract this work out, we could save hundreds of thousands of dollars.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Purchasing Opportunity

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property.

ROW abandonment - Portion of unimproved Oleander Street

Mayor Davison recessed the meeting at 7:25 p.m. for executive session.

Mayor Davison re-convened the meeting at 8:00 p.m.

There was no action taken during the executive session.

Regular Agenda

1. Consideration and possible action to approve the FY 21-22 Audit.

Council Member Albert made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Final Plat for Meridiana Section 54A; BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/5)

Council Member Dan Davis made the motion to approve. Council Member Jason Albert seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: None

3. 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.

Council Member Dan Davis made the motion to approve. Council Member Niccole Tyson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve Resolution 2022-R-02; A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE MAY 2, 2022 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – TEXAS COAST DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2021 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Council Member Jason Albert made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Consideration and possible action regarding payment to Keep Pearland Beautiful. (Requested by Mayor Davison)

Request to increase the contribution from \$10,000.00 per year to \$25,000.00 per year.

Action tonight would be to pay an additional \$15,000.00 to make up the year.

Manvel residents will NOT be charged for use of the facility.

Mayor Davison made the motion to approve. Council Member Dan Davis seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

6. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-09; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, 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 DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

(Forwarded with favorable recommendation by PD&Z 5/0)

Mayor Davison made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

7. Consideration and possible action to direct staff on creating new positions and hiring additional employees.

Kyle provided the following list of potential new positions;

IT Tech for Police Dept

Community Relations Officer PD

Capital Projects Inspector

HR Specialist

Administrative Assistant for legal and admin

184,000.00 half year cost estimate. Would be a \$400,000.00 impact to next years budget.

Mayor would like to see a projection of a 5 - 10 year plan/organization chart of what things should look like.

Jason agrees. He would also like to see a specific plan on how the Chief intends to recruit and retain police over the next 24 months. Would like to see a staffing road map. Jason is in favor of a Community Relations Officer, but also thinks there should be a stand-alone recruiter.

To Kyle - should we be looking for a paralegal?

Bobby - doesn't need to be a paralegal.

Dan Davis - is there an intent to bring all inspections in house?

Dan Johnson - not anticipating that at all. That's a different discussion.

No action taken. Staff will include these costs in the next meeting budget amendment.

8. Consideration and possible action to direct staff on the following items as requested by Council Member Albert;
 - a. Discussion and possible action on multiple reports of staff failures to engage city customers, including but not limited to updates on Michael Johnson's repeated complaints of lack of enforcement actions. (Agenda item tabled at the 3/7/22 City Council Meeting)

Council Member Jason Albert asked staff to explain the situation from their side.

Jessica Rodriguez explained her history with the situation before code enforcement was moved over to PD.

Chief Traylor explained the police department's history with the situation.

No action taken.

9. Consideration and possible action to direct staff on the following items as requested by Council Member Davis;
 - a. Temporary waiving of fees and other administrative costs.
 - b. Amending the Council Rules of Procedures to change the order of the agenda. (Request to move Consent Agenda before Regular Agenda).

a) Temporary waiving of fees - what, if anything, can we do to help alleviate the financial burden of our citizens during these financially trying times. One idea would be waiving late fees for water bills.

Kyle - about 60 customers a month with late fees and most of them are repeat. Doesn't see many places where we could reduce fees, but it will be looked into.

Lorraine - Campaign to encourage people with needs come to the city to talk to the Council.

Mayor suggested the city push out information on programs available to citizens in need.

2. Concurrence with the City Manager's decision to hire Joe A. Murray as the City Fire Marshal, as required by the City Charter.

Council Member Davis pulled this item from the Consent Agenda.

Joe Murray introduced himself to Council.

Council Member Jason Albert made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

9. Approve the second and final reading of Ordinance 2022-O-08;
AN ORDINANCE AMENDING CHAPTER 44 "OFFENSES AND MISCELLANEOUS PROVISIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "NOISE REGULATION"; PROVIDING FOR EXEMPTIONS AND DEFENSES; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Council Member Davis pulled this item from the Consent Agenda.

Dan Davis - Studies show averaged time is used more over our choice of using continuous. Why are we doing it this way?

Kyle - Because then an officer would be forced to sit for an hour and average out the time.

Dan Davis - Can we add certain language to protect schools

Kyle - Doesn't think it's needed

Dan Davis - permitting - can a permit allow extending the hours of 9 p.m. for events

There is a special events permit that outlines requirements and allows for extended hours

Council Member Dan Davis made the motion to approve as amended. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Consent Agenda

1. Approve the meeting minutes to date.
3. Approval of the 8/2/2021 (First approved on 3/15/2021) revised/restated;
ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS,

BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.

4. Approve Final Plat for Meridiana Section 53;
BEING A SUBDIVISION OF 14.86 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)
5. Approve Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension;
BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)
6. Approve Final Plat for Meridiana Detention Reserve M-2;
BEING A SUBDIVISION OF 4.644 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.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)
7. Approve Final Plat for 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.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)
8. Approve Meridiana Section 39A Amending Plat No. 1;
BEING A SUBDIVISION OF 0.6423 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDING PLAT OF LOTS 11, 12, 53 AND 54 IN BLOCK 1 IN MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY, PLAT RECORDS 2021080365, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)
9. Acceptance of the infrastructure improvements for Pomona WWTP Phase 3 to begin the two-year maintenance period.

Council Member Jason Albert made the motion to approve the consent agenda (not including items 2 & 9, which were moved to Regular Agenda). Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Council Member Dan Davis made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

The meeting adjourned at 9:11 p.m.

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: March 28, 2022 PDZ & April 4, 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: 713-784-4577

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Unit 14 Commercial Reserve, being a subdivision of
1.53 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:45:57 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Unit 14 Commercial Reserve Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Meridiana Unit 14 Commercial Reserve Preliminary Plat.



LEGEND

1. **RESERVE TABLE**

RESERVE	AREA	PERCENT	DATE
A	1.00	100.00	1/1/2000
B	1.00	100.00	1/1/2000

2. **CURVE TABLE**

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1+00.00	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
2+00.00	S 89° 15' 00" W	100.00	89° 15' 00"	100.00

3. **LINE TABLE**

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1+00.00	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
2+00.00	S 89° 15' 00" W	100.00	89° 15' 00"	100.00

BRADSHAW COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

1. The boundaries of the drainage district are shown on the map.
2. The drainage district is subject to the provisions of the Texas Water Code.
3. The drainage district is subject to the provisions of the Texas Water Code.
4. The drainage district is subject to the provisions of the Texas Water Code.
5. The drainage district is subject to the provisions of the Texas Water Code.
6. The drainage district is subject to the provisions of the Texas Water Code.
7. The drainage district is subject to the provisions of the Texas Water Code.
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14. The drainage district is subject to the provisions of the Texas Water Code.
15. The drainage district is subject to the provisions of the Texas Water Code.
16. The drainage district is subject to the provisions of the Texas Water Code.
17. The drainage district is subject to the provisions of the Texas Water Code.
18. The drainage district is subject to the provisions of the Texas Water Code.
19. The drainage district is subject to the provisions of the Texas Water Code.
20. The drainage district is subject to the provisions of the Texas Water Code.

OWNER CONTACT INFORMATION:

OWNER: LITCO, A TEXAS LIMITED PARTNERSHIP
 1400 AVENUE D, STE. 100
 KATY, TX 77459
 632-412-7100

SCALE: 1" = 100'

DATE: 1/1/2000

DRAWN BY: [Signature]

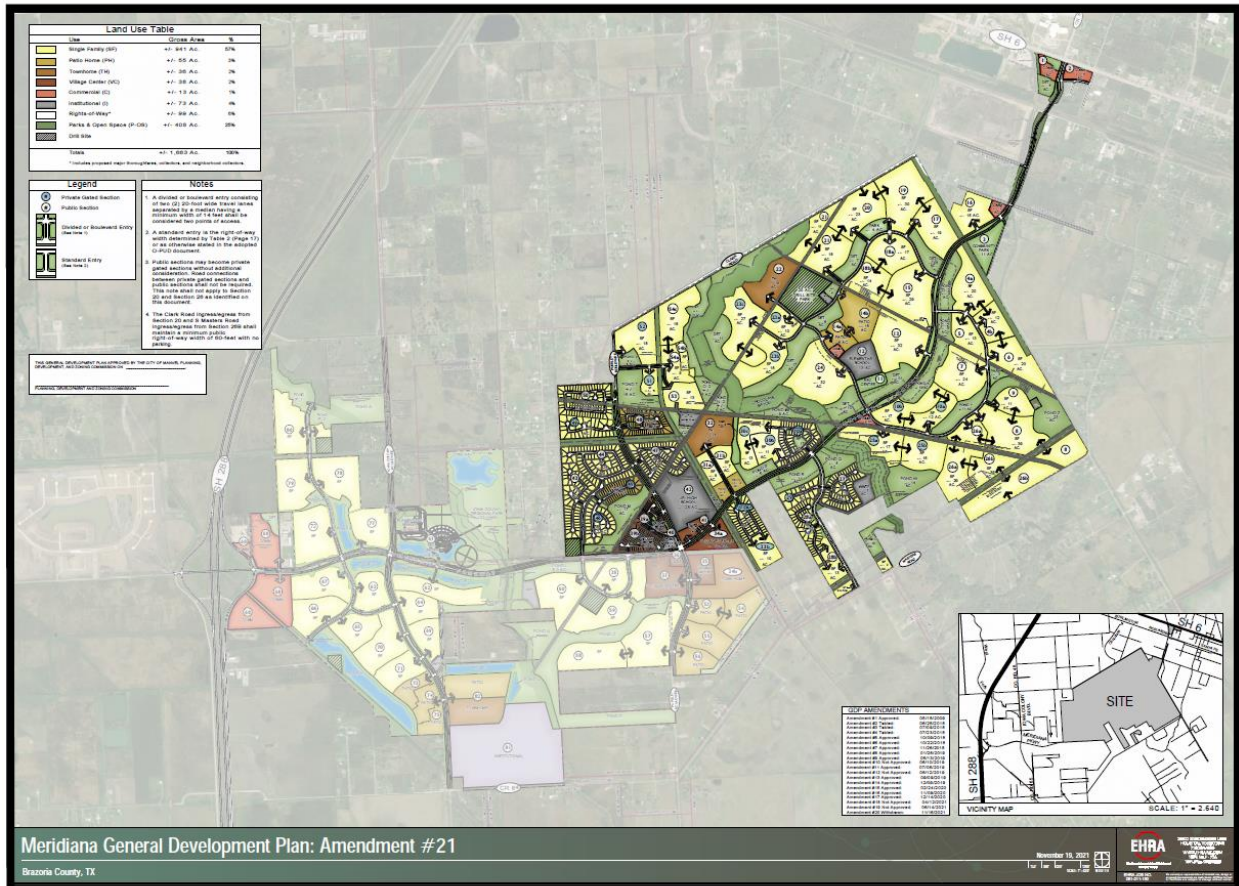
CHECKED BY: [Signature]

APPROVED BY: [Signature]



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

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



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. db/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. db/a EHRA.

- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
NO. Indicates Number.
PG. 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 Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
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/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-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-O-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 12 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.
- Reserve "A" provides a total of 0.00 acres of unencumbered open space within the boundary of this 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 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

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 98) 1981 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 14 COMMERCIAL RESERVE 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.

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 14 COMMERCIAL RESERVE 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.

CITY COUNCIL

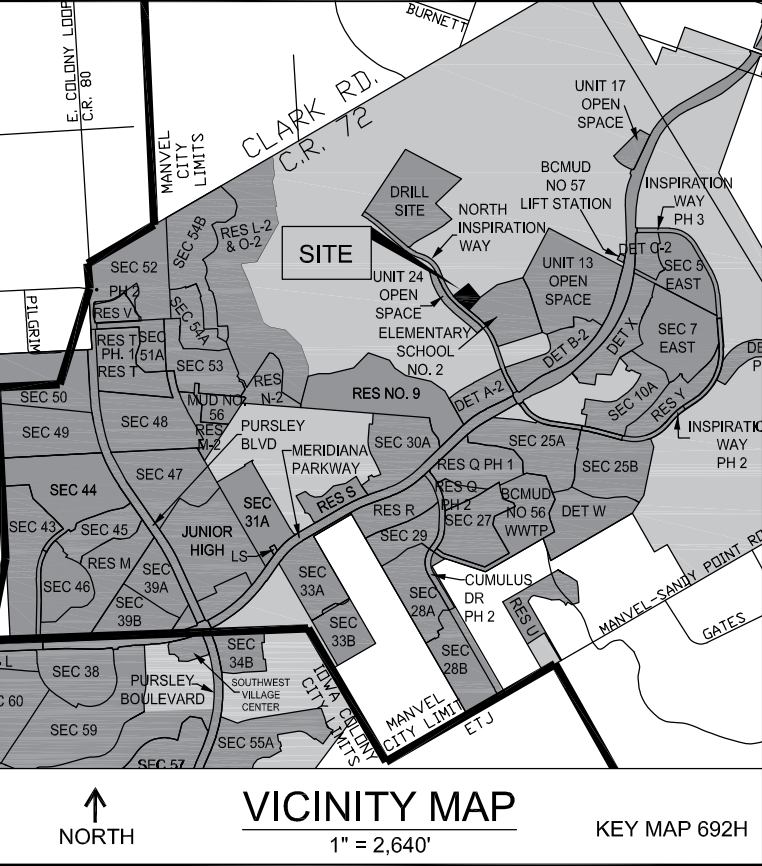
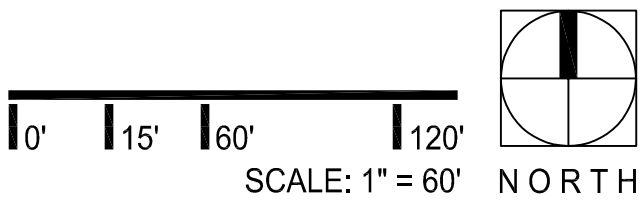


RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	UNRESTRICTED	66,836.83	1.53
TOTAL		66,836.83	1.53

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	770.00'	137.56'	N 45° 15' 05" W	137.18'

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 50° 21' 43" W	151.68'

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



Meridiana Unit 14 Commercial Reserve Preliminary Plat

A Subdivision of 1.53 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

February 28, 2022

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# NA-F-726
TBP# LS No. 10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1986

EHRA JOB NO. 081-501154

This plat was prepared without a title block and is not a final plat. It is not to be used for recording or for any other purpose. All plats prepared by EHRA 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

SCALE: 1" = 600'



ENGINEERING THE FUTURE

Since 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TGPL 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: March 28, 2022 PDZ & April 4, 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: 713-784-4577

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Unit 23 Open Space, being a subdivision of 36.13 acres
out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:43:35 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

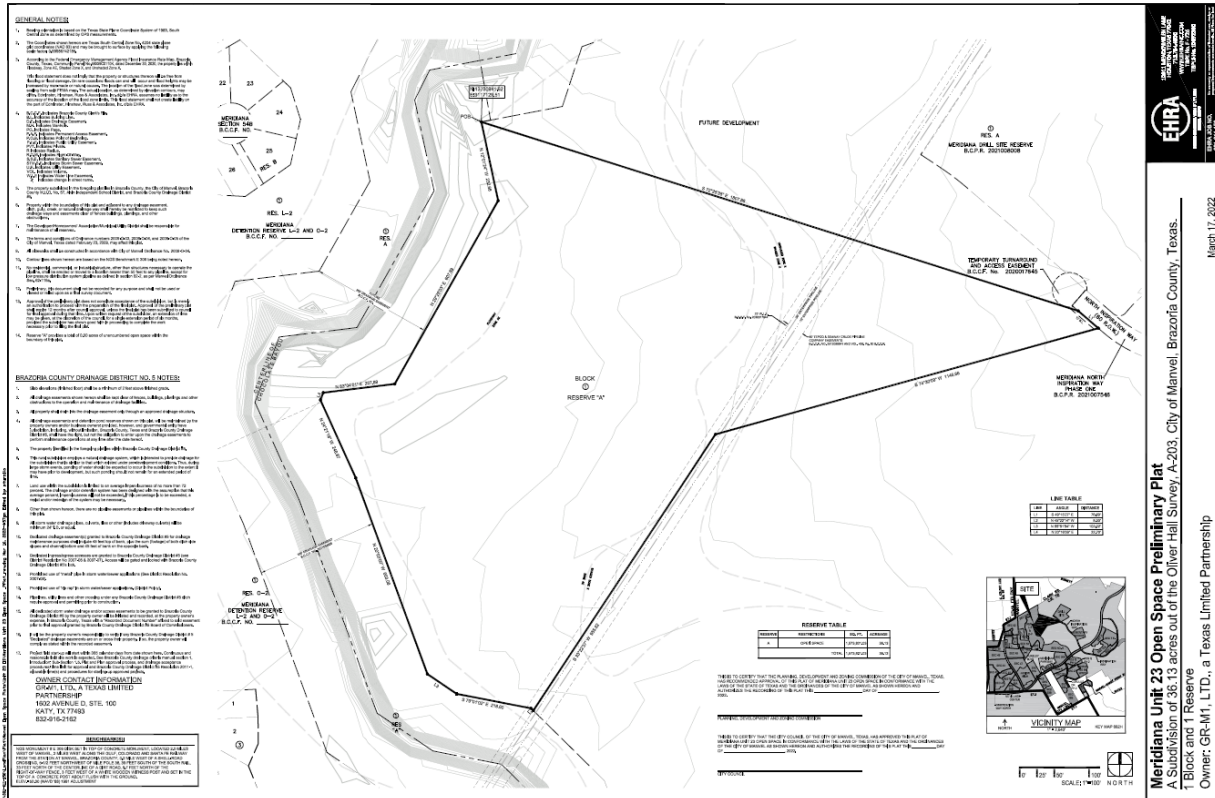
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Unit 23 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

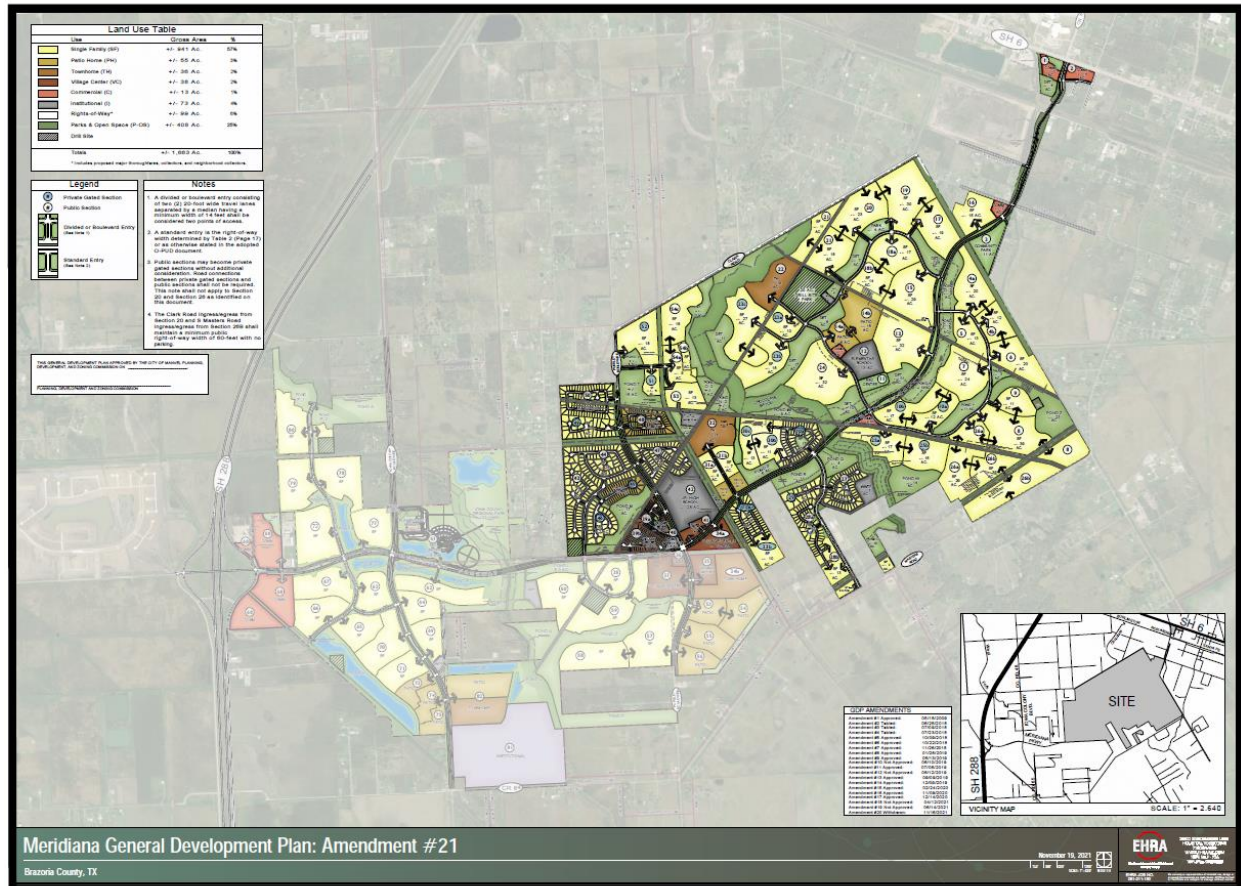
Staff Recommendation

Staff recommends approval of the Meridiana Unit 23 Open Space Preliminary Plat.

Plat Exhibit



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



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.4803SC0110K, dated December 30, 2020, the property lies within Floodway, Zone AE, Shaded Zone X, and Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/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. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STMS.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
λ 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/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-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-O-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 12 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.
- Reserve "A" provides a total of 0.00 acres of unencumbered open space within the boundary of this plat.

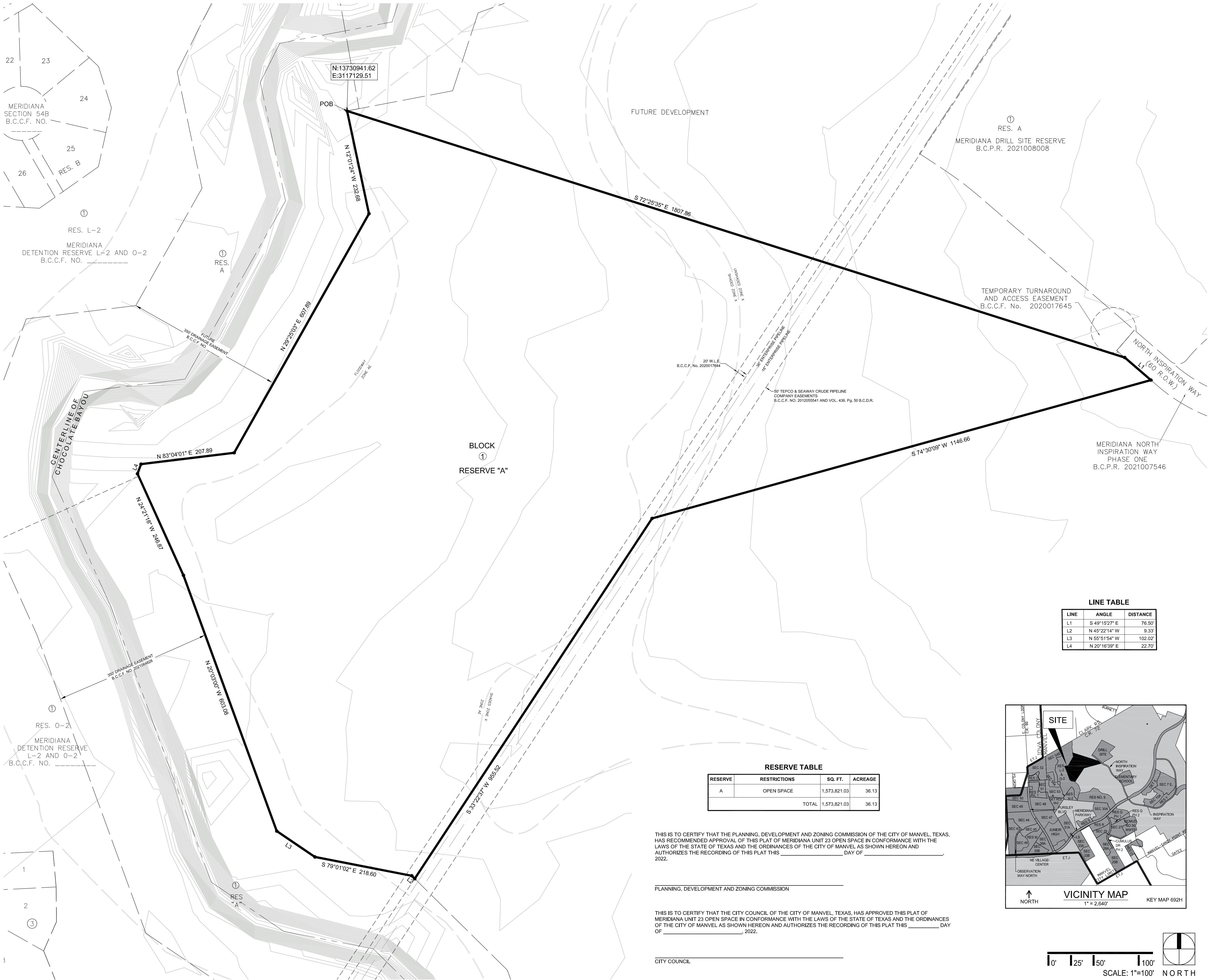
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- 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 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, ties 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. 2007-06).
- Prohibited use of "trip 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 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 start-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, 5-12 FEET NORTHWEST OF MILE POST 38, 38 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 83) 1981 ADJUSTMENT



Meridiana Unit 23 Open Space Preliminary Plat

A Subdivision of 36.13 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

February 28, 2022



ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-0011-150

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713-270-7700
WWW.EHRA-INC.COM
TBP# NA-F-726
TBP# LS No. 10092300

These plans were prepared without warranty, and the user assumes all liability for any loss or damage resulting from the use of these plans. Plans 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		
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* 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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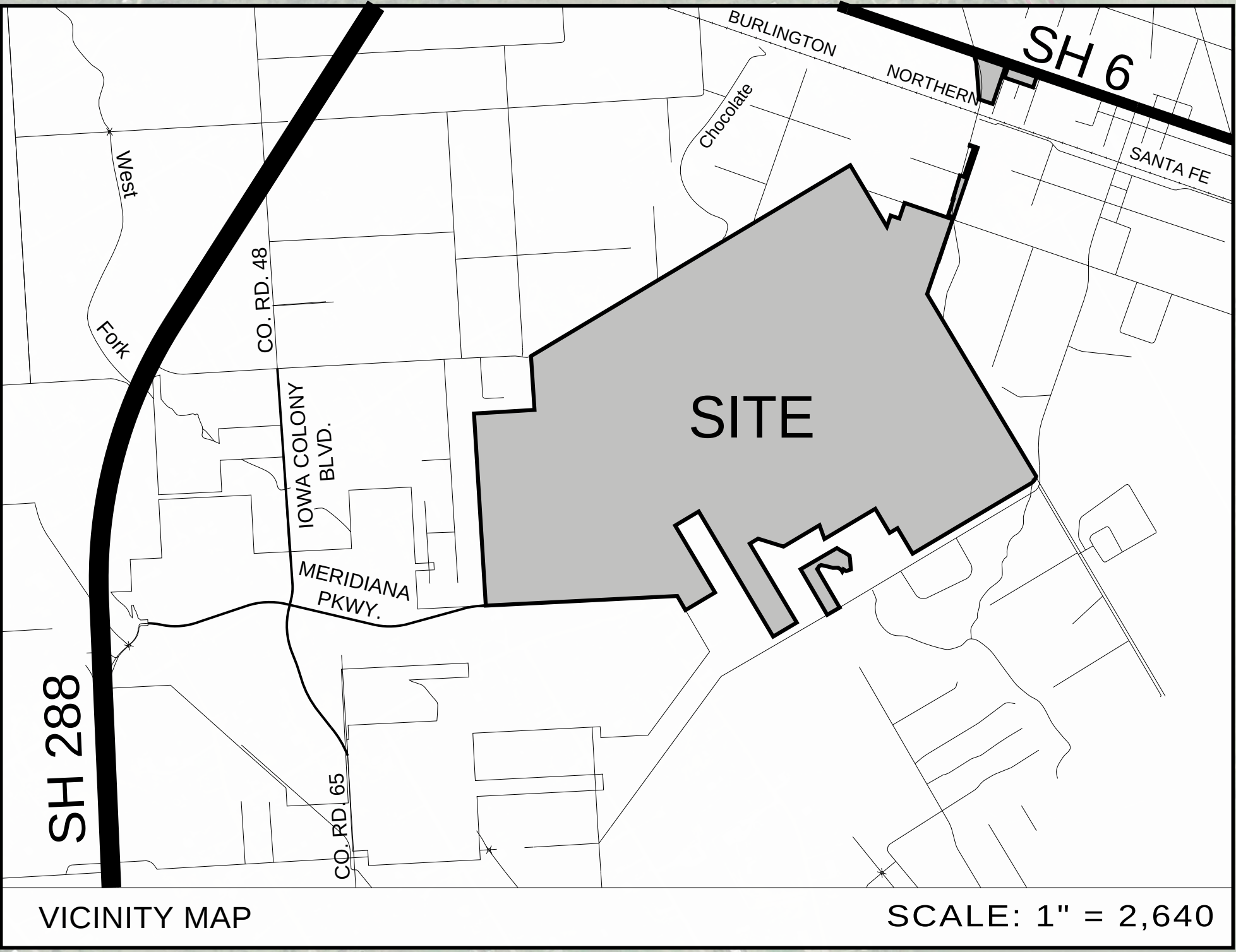
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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
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
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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
TGPL 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: March 28, 2022 PDZ & April 4, 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: 713-784-4577

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Detention Reserve D-2, being a subdivision of
8.95 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:43:56 -05'00'

SIGNATURE

March 22, 2022

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 D-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

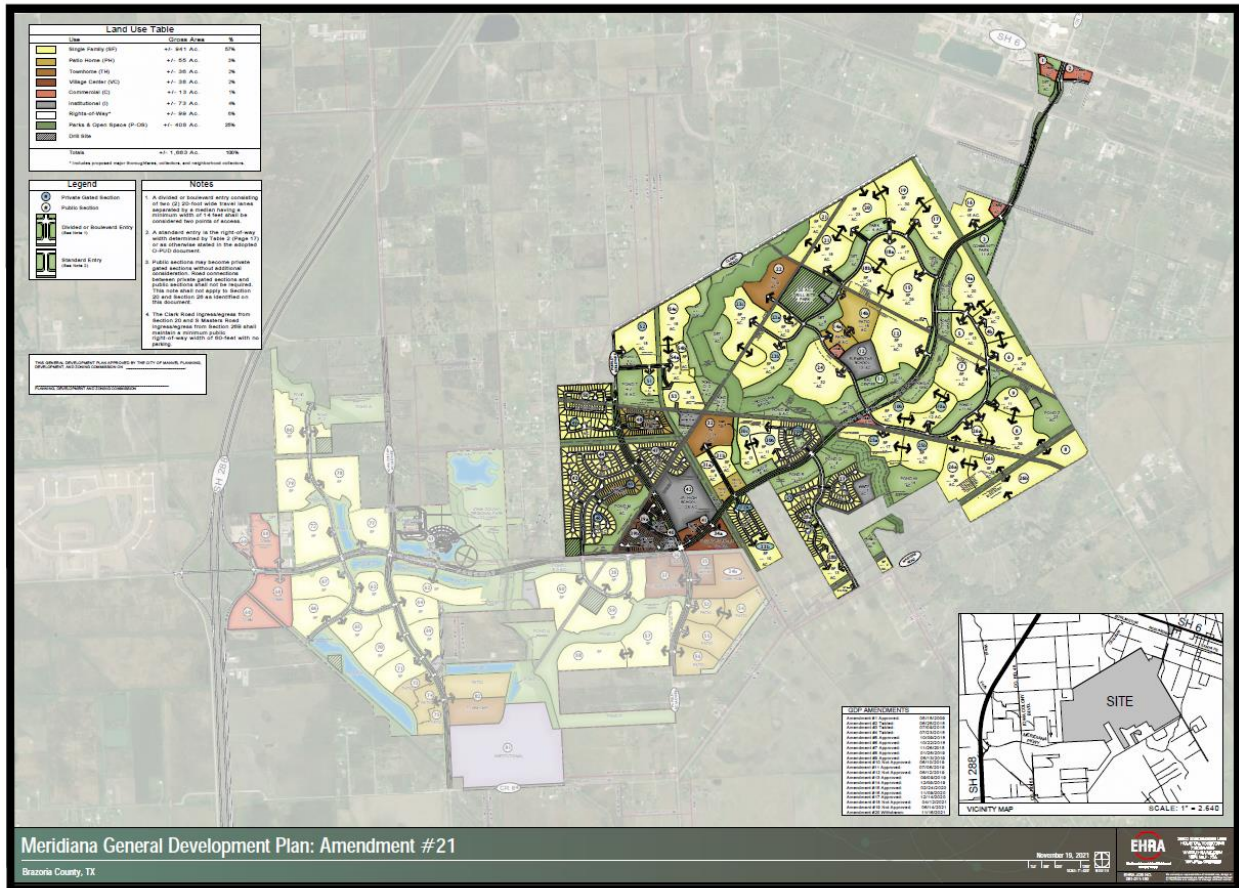
Staff recommends approval of the Meridiana Detention Reserve D-2 Preliminary Plat.

[illegible]



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

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



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 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. db/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. db/a EHRA.

- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
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 Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
λ 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/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-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-O-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 12 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.
- Reserve "D-2" provides a total of 0.80 acres of unencumbered open space within the boundary of this 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 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.

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, 6-1/2 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 83) 1981 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 D-2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2022.

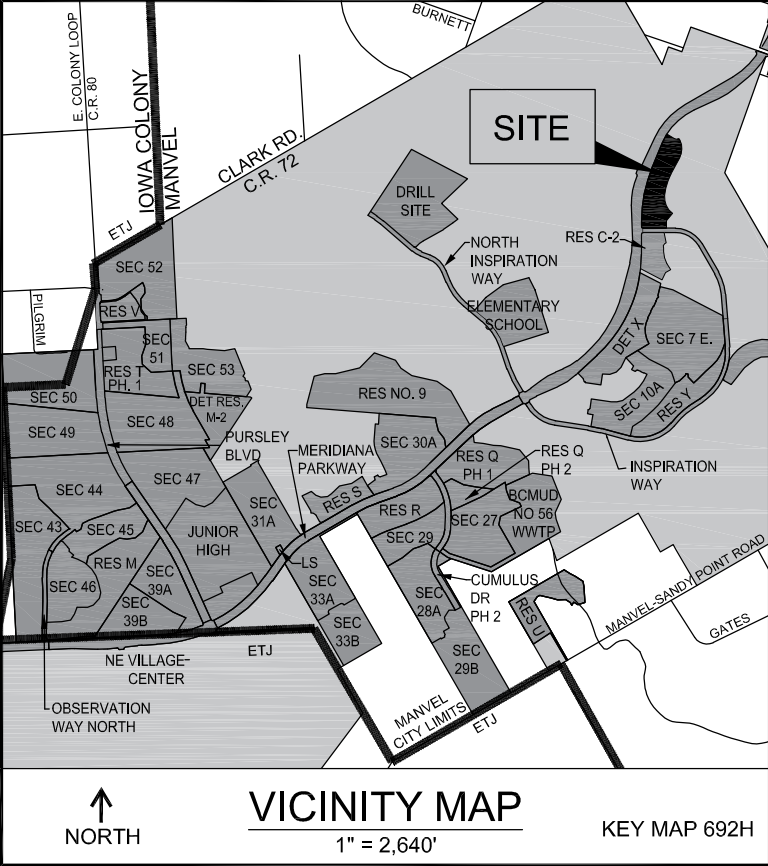
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE D-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.

CITY COUNCIL

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
D-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	390,018.00	8.95



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 00°00'00" E	68.65'
L2	S 57°59'59" E	119.75'
L3	S 28°08'10" W	248.36'
L4	S 37°21'53" W	131.81'
L5	S 00°00'00" W	100.32'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1940.00'	762.23'	N 11°15'21" E	757.34'
C2	872.00'	34.49'	N 23°38'44" E	34.49'
C3	872.00'	109.83'	N 28°23'23" E	109.76'
C4	60.00'	51.59'	S 82°37'53" E	50.01'
C5	25.00'	35.79'	N 66°15'13" E	32.81'
C6	275.00'	256.20'	S 01°26'46" W	247.39'
C7	775.00'	311.78'	S 16°36'40" W	309.68'
C8	275.00'	277.53'	S 23°49'31" E	265.90'
C9	25.00'	39.27'	N 45°00'00" W	35.36'



Meridiana Detention Reserve 'D-2' Preliminary Plat

A Subdivision of 8.95 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

February 28, 2022



ENGINEERING THE FUTURE
SINCE 1986

EHRA JOB NO.
081-011-1505

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# NA-F-726
TBP# LS No. 10092300

This plat was prepared without a title block and is not a final plat. It is not to be used for recording or for any other purpose. The plat and its contents 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

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	☒
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Date of Request: March 28, 2022 PDZ & April 4, 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 54A, being a subdivision of 8.916 acres out of
the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 17:18:35 -05'00'

SIGNATURE

March 8, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 54A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Planning, Development and Zoning Commission heard this plat at their March 14, 2022, meeting. The Commission did not recommend approval of this plat to the City Council. The City Council heard this plat at their March 21, 2022, meeting. The City Council did not approve this final plat. This final plat was resubmitted and all outstanding items have been addressed.

Staff Recommendation

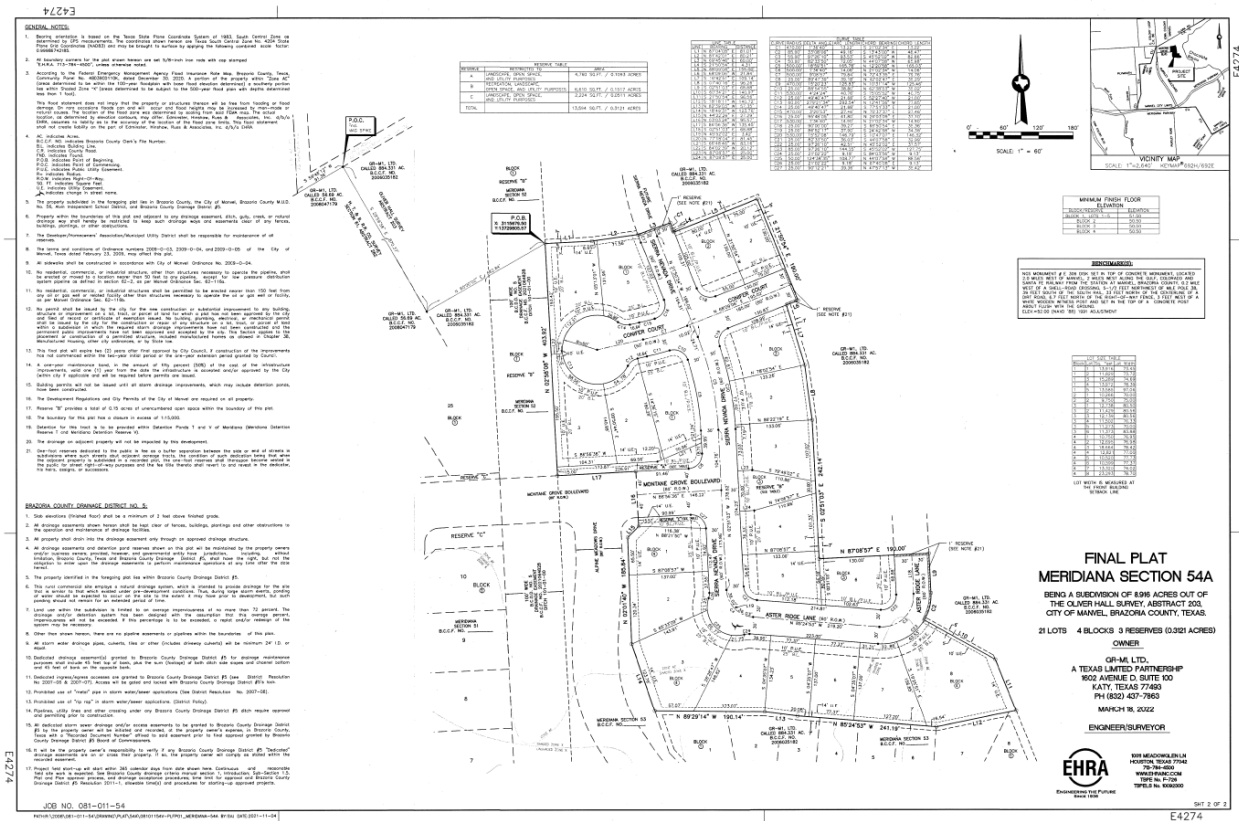
Staff recommends approval of the Meridiana Section 54A Final Plat.



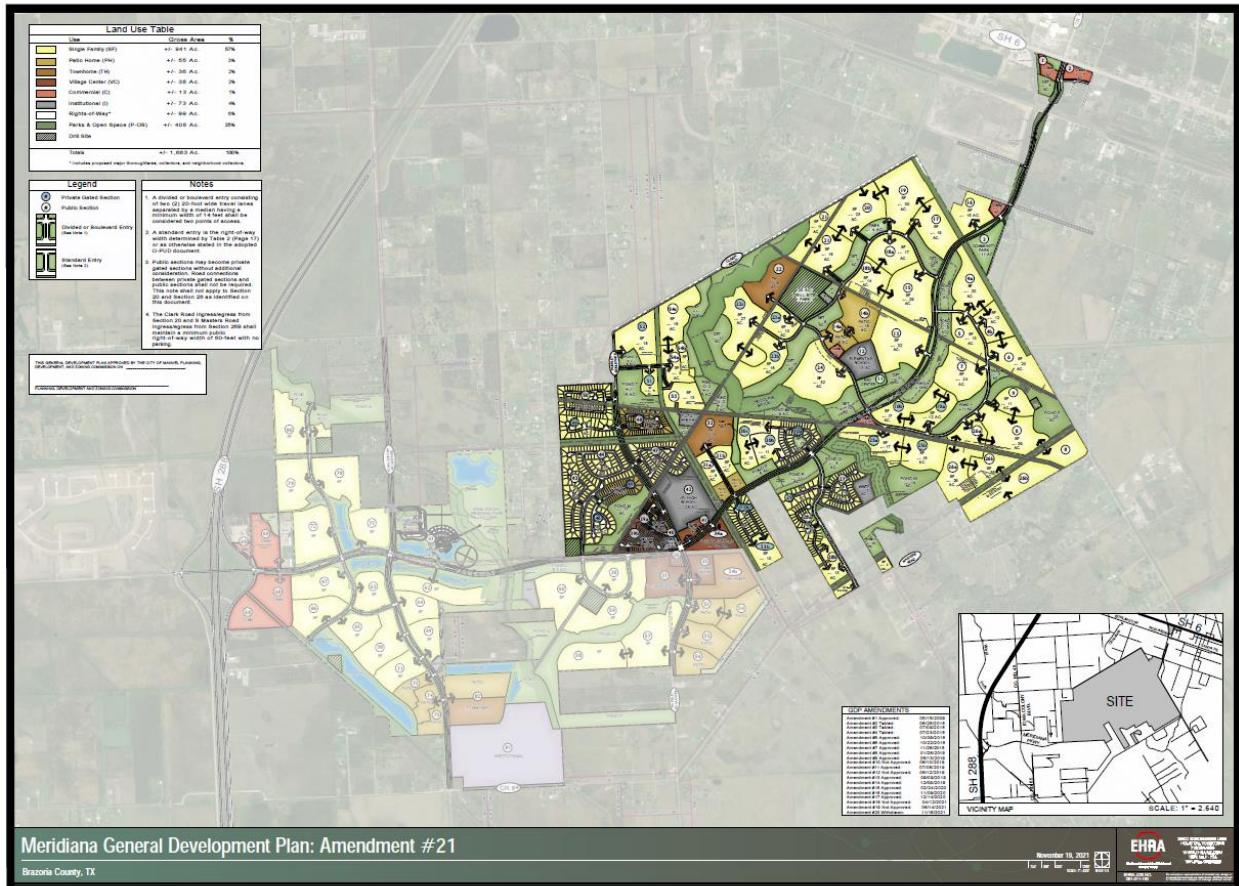
E4274

[illegible]

Plat Exhibit



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



STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 54A, 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 purposes 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, therunto authorized, this 9th day of December, 2021.

OWNER

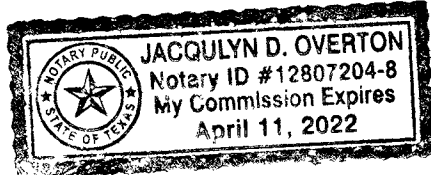
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: *mt*
Print Name: Matt Lawson
Title: President

STATE OF TEXAS: I
COUNTY OF HARRIS: I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 2021.



Jacquelyn Overton
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

N. de Walle 12/6/21
Lee Walden, P.E., Date
President

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

Brandon Middleton 12/6/21
Brandon Middleton Date
Secretary/Treasurer

Jarrod D. Aden 12/6/21
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BDD5 REF ID # B210060

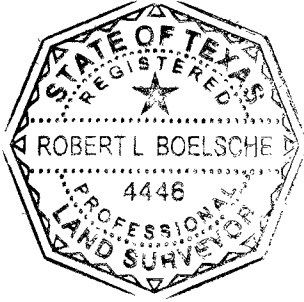
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 54A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 54A 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 _____, 2022.

City Council

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



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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 54A
BEING A 8.916 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 8.916 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182; THE SAID 8.916 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, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

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 870.37 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 682.84 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 87°04'08" East, for a distance of 81.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 81°42'01" East, for a distance of 80.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 69°45'46" East, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner being in the arc of a curve to the left;

4) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 470.00 feet, a central angle of 01°36'40", an arc length of 13.22 feet, and a chord bearing of South 21°02'34" East, for a distance of 13.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

5) THENCE, South 21°50'54" East, for a distance of 4.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 68°09'06" East, for a distance of 155.00 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 describe tract of land;

7) THENCE, South 21°50'54" East, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 68°09'06" West, for a distance of 21.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 16°42'51" East, for a distance of 109.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 07°04'16" East, for a distance of 96.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 02°51'03" East, for a distance of 242.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 87°08'57" East, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 02°51'03" East, for a distance of 68.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

14) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 85.00 feet, a central angle of 33°08'06", an arc length of 49.16 feet, and a chord bearing of South 13°43'00" West, for a distance of 48.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 60°34'21" East, for a distance of 140.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 21°50'54" East, for a distance of 96.56 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;

17) THENCE, South 78°18'11" West, for a distance of 140.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 85°24'53" West, for a distance of 241.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, North 82°39'03" West, for a distance of 57.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 89°29'14" West, for a distance of 190.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

21) THENCE, North 18°49'31" West, for a distance of 123.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

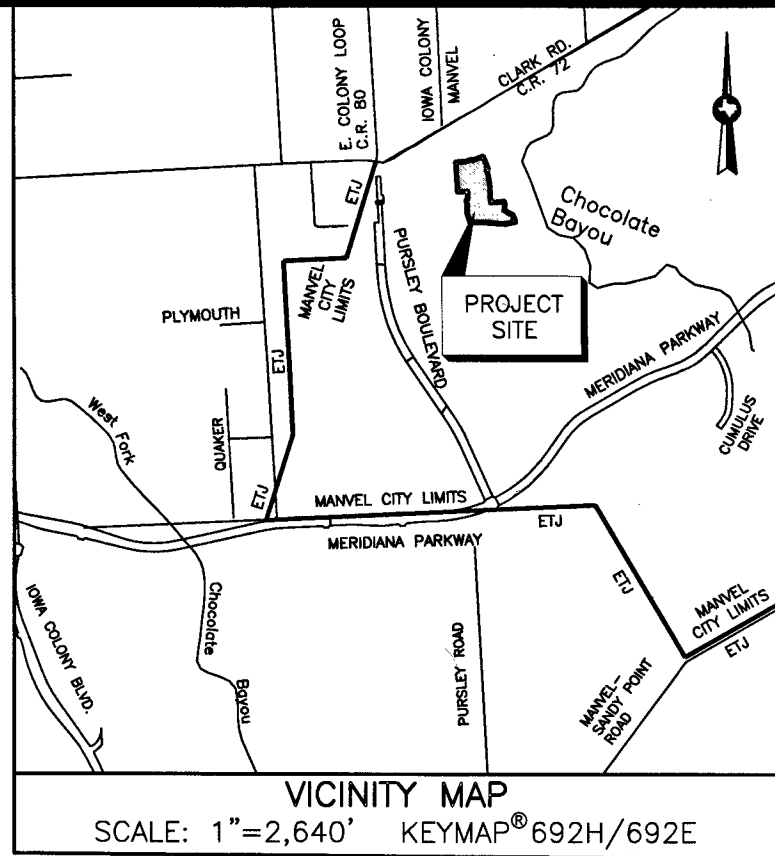
22) THENCE, North 02°01'40" West, for a distance of 185.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, North 44°22'26" East, for a distance of 27.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 03°03'24" West, for a distance of 95.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 86°56'36" West, for a distance of 135.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

26) THENCE, North 02°58'08" West, for a distance of 403.92 feet to the POINT OF BEGINNING and containing 8.916 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	XX.XX

BENCHMARK(S):

NGS MONUMENT # E 308 DISK FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT MERIDIANA SECTION 54A

BEING A SUBDIVISION OF 8.916 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

21 LOTS 4 BLOCKS 3 RESERVES (0.3121 ACRES)

OWNER

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

MARCH 18, 2022

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA-INC.COM
TSP No. F-728
TBELS No. 10092300

F4274

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.

From: [Dan Johnson](#)
To: [Tammy Bell](#)
Subject: RE: Redeemer Church
Date: Wednesday, March 30, 2022 9:29:02 AM
Attachments: [image002.png](#)

Confirmation – this one is good to go now!

From: Dan Johnson
Sent: Monday, March 28, 2022 3:14 PM
To: Tammy Bell <tbell@cityofmanvel.com>
Cc: Gilbert Salas <gilbert.salas@cityofmanvel.com>; Jessica Rodriguez <jrodriguez@cityofmanvel.com>; Kyle Jung <kjung@cityofmanvel.com>
Subject: Redeemer Church

Tammy, we are waiting on one more thing...but in the meantime, can we add this to the Draft 4/4 Agenda?

Kyle and Tammy,

-
In order to begin the two-year maintenance period, a final inspection walk-through has been conducted for:

Redeemer Church

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM
Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(832) 336-4049

www.cityofmanvel.com



From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Gilbert Salas](#); [Jessica Rodriguez](#)
Subject: Meridiana Detention Basin T Phase 1
Date: Tuesday, March 29, 2022 3:41:44 PM
Attachments: [image001.png](#)

Kyle and Tammy,

In order to begin the one-year maintenance period, a final inspection walk-through has been conducted for:

Meridiana Detention Basin T Phase 1

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.

~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(832) 336-4049

www.cityofmanvel.com



ORDINANCE NO. 2022-O-11

AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID-YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2021-O-29, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2022; and

WHEREAS, by Ordinance No. 2021-O-32, and 2022-O-04 the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2022; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, throughout the general fund, capital projects fund, and parks fund there is a need to adjust multiple line items within the departments for mid-year appropriations for additional revenues and expenditures; and

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for Fiscal Year ending September 30, 2022, of the City of Manvel, Texas, is hereby amended as shown in the attached “Exhibit A”

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

2022-O-11 Budget Amendment

“Exhibit A”

Line Item	Description	Fund/Dept	Current	Add/Sub	Amended
10.10.5000	Salaries	General/Admin	\$804,799	\$19,000	\$823,799
10.10.5010	FICA Expense	General/Admin	\$62,702	\$1,500	\$64,202
10.10.5030	Health Insurance	General/Admin	\$77,360	\$5,000	\$82,360
10.10.5031	Vision Insurance	General/Admin	\$948	\$60	\$1,008
10.10.5032	Life & LTD	General/Admin	\$3,365	\$100	\$3,465
10.10.5033	Dental	General/Admin	\$3,419	\$250	\$3,669
10.10.5034	Retirement	General/Admin	\$87,555	\$2,000	\$89,555
10.10.5230	Office Expense	General/Admin	\$12,500	\$2,500	\$15,000
10.20.5000	Salaries	General/Finance	\$309,792	\$30,000	\$339,792
10.20.5010	FICA Expense	General/Finance	\$23,815	\$2,500	\$26,315
10.20.5030	Health Insurance	General/Finance	\$39,848	\$5,000	\$44,848
10.20.5031	Vision Insurance	General/Finance	\$473	\$60	\$533
10.20.5032	Life & LTD	General/Finance	\$1,326	\$150	\$1,476
10.20.5033	Dental	General/Finance	\$1,807	\$250	\$2,057
10.20.5034	Retirement	General/Finance	\$33,374	\$3,000	\$36,374
10.20.5230	Office Expense	General/Finance	\$4,000	\$2,500	\$6,500
10.20.5418	Employment Testing	General/Finance	\$150	\$150	\$300
10.25.5000	Salaries	General/IT	\$213,713	\$25,000	\$238,713
10.25.5010	FICA Expense	General/IT	\$16,441	\$2,000	\$18,441
10.25.5030	Health Insurance	General/IT	\$29,886	\$5,000	\$34,886
10.25.5031	Vision Insurance	General/IT	\$355	\$60	\$415
10.25.5032	Life & LTD	General/IT	\$922	\$125	\$1,047
10.25.5033	Dental	General/IT	\$0	\$1,650	\$1,650
10.25.5034	Retirement	General/IT	\$24,545	\$1,100	\$25,645
10.25.5230	Office Expense	General/IT	\$6,500	\$2,500	\$9,000
10.25.5418	Employment Testing	General/IT	\$300	\$150	\$450
10.40.5000	Salaries	General/Dev Serv	\$645,750	\$30,000	\$675,750
10.40.5010	FICA Expense	General/Dev Serv	\$116,265	(\$60,000)	\$56,265
10.40.5030	Health Insurance	General/Dev Serv	\$99,619	\$5,000	\$104,619
10.40.5031	Vision Insurance	General/Dev Serv	\$1,183	\$60	\$1,243
10.40.5032	Life & LTD	General/Dev Serv	\$2,811	\$150	\$2,961
10.40.5033	Dental	General/Dev Serv	\$4,517	\$250	\$4,767
10.40.5034	Retirement	General/Dev Serv	\$69,541	\$3,000	\$72,541
10.40.5230	Office Expense	General/Dev Serv	\$4,000	\$2,500	\$6,500
10.40.6030	Capital Outlay - Vehicle	General/Dev Serv	\$0	\$35,000	\$35,000
10.90.5000	Salaries	General/Police	\$2,342,560	\$36,000	\$2,378,560
10.90.5010	FICA Expense	General/Police	\$183,767	\$2,800	\$186,567
10.90.5030	Health Insurance	General/Police	\$389,955	\$5,000	\$394,955
10.90.5031	Vision Insurance	General/Police	\$4,614	\$60	\$4,674
10.90.5032	Life & LTD	General/Police	\$10,148	\$200	\$10,348
10.90.5033	Dental	General/Police	\$17,616	\$250	\$17,866
10.90.5034	Retirement	General/Police	\$257,634	\$3,500	\$261,134
10.90.5418	Employment Testing	General/Police	\$1,200	\$150	\$1,350
10.90.5240	Minor Tools & Equipment	General/Police	\$80,000	\$2,000	\$82,000
10.90.5645	Training & Travel	General/Police	\$15,000	\$5,000	\$20,000
10.10.5622	Dues & Subscriptions	General/Admin	\$12,500	\$40,000	\$52,500
10.09.4999	Transfer In - Fund Balance	General	\$725,213	\$222,525	\$947,738
50.91.7404	City Hall Front Parking Lot	Capital Projects	\$50,000	\$121,531	\$171,531
50.91.7419	Council Approved Projects	Capital Projects	\$409,175	(\$58,000)	\$351,175
50.91.7529	FM 1128 Line Ext	Capital Projects	\$0	\$1,569,847	\$1,569,847
50.91.7559	Other Projects	Capital Projects	\$0	\$58,000	\$58,000

50.07.4811	Other Income	Capital Projects	\$700,000	\$121,531	\$821,531
50.09.4999	Transfer In - Fund Balance	Capital Projects	\$14,214,869	\$1,569,847	\$15,784,716
55.55.5377	Beautification Projects	Parks	\$15,000	\$10,000	\$25,000
55.09.4999	Transfer In - Fund Balance	Parks	\$0	\$10,000	\$10,000

ORDINANCE NO. 2022-O-09

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, 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 DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Alvin Independent School District has petitioned the City of Manvel, Texas, to vacate, abandon, and close right of way known as approximately 0.913 acres of land, being the unimproved portion of Oleander Street located between Lewis Lane (improved) and Canaan Road (unimproved) in the City of Manvel, Brazoria County, Texas; and

WHEREAS, Applicant has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

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

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

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of 0.913 acres of land, being the unimproved portion of Oleander Street located between Lewis Lane (improved) and Canaan Road (unimproved) in the City of Manvel, Brazoria County, Texas, said right-of-way located in the H.T. & B.R.R. Co. Survey, Abstract Number 283 and the M.V. O'Donnell Survey, Abstract No. 470, Brazoria County, Texas. Said 0.913 acre tract is portion of Oleander Street (60' foot improved right-of-way) as dedicated in the Dr. A.A. Luther Subdivision, a subdivision of record in Volume 1, Page 71, Brazoria County Plat Records, Brazoria County, Texas, and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right of way interest therein is released.

Section 4. This abandonment is subject to, and contingent upon, payment of all fees and consideration (as determined by the appraisal commissioned in connection with this abandonment request, as may be modified by city council) by the Applicant, as well as fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

Section 5. Upon satisfaction of the above, the Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s).

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any 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 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**

Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date 12/08/2021

Name of property owner: (Proof of ownership must be provided)

Alvin Independent School District

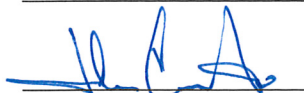
Address: 301 East House Street, Alvin, Texas 77511 Phone# 281-388-1130

Reason and intent for requested action:

To abandon a portion of unimproved Oleander Street, which lies between Lewis Lane (improved) and
Canaan Road (unimproved) and to expand the Alvin ISD Booth Agriculture Facility. Alvin ISD owns
the property directly adjacent to and on both sides of said Oleander Street and currently operates an
Agricultural Student Center on the property.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

The unimproved portion of Oleander Street is located between outlots 98 and 99 of Dr. A.A. Luther
subdivision recorded in Volume 1, page 71&72 of the Brazoria County Plat Records. Said portion of
Oleander as dedicated to the public as a sixty (60') foot Right -of- Way per said DR. A.A. Luther
Subdivision and lies between Lewis Lane on the North and Canaan Road on the South.



Signature of Applicant

John Camarillo - Platting Coordinator
Miller Survey Group
(713) 413-1900

County: Brazoria County
Project: Alvin ISD Booth Ag Center
M&B No. 211372
MSG Job No. 4333-DS

FIELD NOTES FOR A 0.913 ACRE TRACT

Being a tract of land containing 0.913 acres (39,755 square feet) located in the H.T. & B.R.R. Co. Survey, Abstract Number (No.) 283 and the M.V. O'Donnell Survey, Abstract No. 470, Brazoria County, Texas; said 0.913 acre tract being a portion of Oleander Street (60 feet unimproved right-of-way (R.O.W.) as dedicated in Dr. A.A. Luther Subdivision, a subdivision of record in Volume (Vol.) 1, Page (Pg.) 71, Brazoria County Plat Records (B.C.P.R.); said 0.913 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone No. 4204, per GPS observations. The herein shown coordinates are grid coordinates and may be brought to surface by dividing by the combined scale factor: 0.999867723615. All distances are surface.):

BEGINNING at a 5/8-inch iron rod with a cap stamped "West Belt" found (grid coordinates X: 3,129,775.97, Y: 13,736,650.50) at the southeast intersection of Lewis Lane (a.k.a. County Road 543, width varies per said Dr. A.A. Luther Subdivision and the amended plat of Manvel Meadows, a subdivision of record in Plat No. 2014011633, B.C.P.R.), and said Oleander Street, same being the northwest corner of Outlot 98 of said Dr. A.A. Luther Subdivision, being a called 10.02 acre tract (Tract 2) of record in the name of Alvin Independent School District in Vol. 1400, Pg. 360, Brazoria County Deed Records (B.C.D.R.), for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said 10.02 acre tract bears, South 70 degrees 23 minutes 37 seconds East, a distance of 659.86 feet (grid coordinates X: 3,130,392.52, Y: 13,736,436.30);

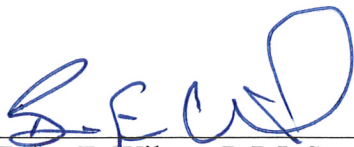
THENCE, with the line common to the southeast R.O.W. line of said Oleander Street and the northwest line of said Outlot 98, South 19 degrees 39 minutes 41 seconds West, a distance of 662.55 feet to a 1/2-inch iron rod found at the northeast intersection of Canaan Road (60 feet wide per Dr. A.A. Luther Subdivision) and said Oleander Street, same being the southwest corner of said Outlot 98, for the southeast corner of the herein described tract;

THENCE, with the projection of the northeast R.O.W. line of said Canaan Road across said Oleander Street, North 70 degrees 26 minutes 55 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with a cap stamped "West Belt" found at the northwest intersection of said Canaan Road and said Oleander Street, same being the southeast corner of Outlot 99 of said Dr. A.A. Luther Subdivision, being a called 10.00 acre tract of record in the name of Alvin Independent School District in Brazoria County Clerk's File (B.C.C.F.) No. 90838-200, for the southwest corner of the herein described tract;

THENCE, with the line common to the northwest R.O.W. line of said Oleander Street and the southeast line of said Outlot 99, North 19 degrees 39 minutes 41 seconds East, a distance of 662.60 feet to a 5/8-inch iron rod with a cap stamped "West Belt" found at the southwest intersection of said Lewis Lane and said Oleander Street, same being the northeast corner of said Outlot 99, for the northwest corner of the herein described tract;

THENCE, with the projection of the southwest R.O.W. line of said Lewis Lane across said Oleander Street, South 70 degrees 23 minutes 37 seconds East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 0.913 acres (39,755 square feet) of land.

An Exhibit has been prepared by Miller Survey Group and accompanies this description.



Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745



Miller Survey Group

Texas Firm Reg. No. 10047100

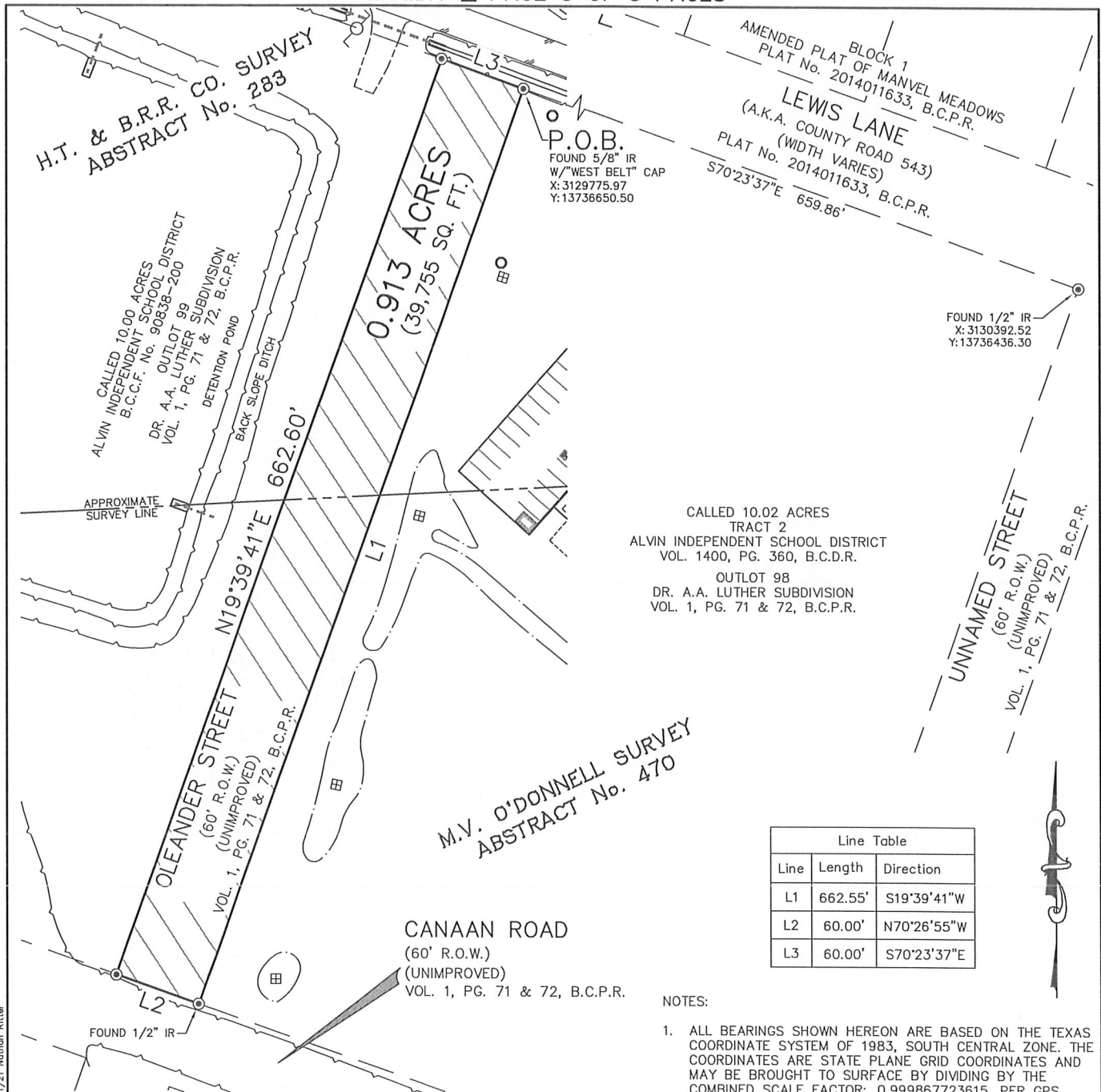
www.millersurvey.com

Ph: (713) 413-1900

M&B No. 211372

Dwg No. 4333-EXH1

Date: December 1, 2021



Line Table		
Line	Length	Direction
L1	662.55'	S19°39'41"W
L2	60.00'	N70°26'55"W
L3	60.00'	S70°23'37"E

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES ARE STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR: 0.999867723615, PER GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE.
- A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 FND = FOUND
 No. = NUMBER
 IR = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 PG. = PAGE
 VOL. = VOLUME
 ● = FOUND 5/8-INCH IRON ROD
 WITH "WEST BELT" CAP
 (UNLESS OTHERWISE NOTED)
 • = ANGLE POINT

EXHIBIT

BEING A 0.913 ACRE TRACT LOCATED IN
 THE H.T. & B.R.R. CO. SURVEY, A-283 &
 M.V. O'DONNELL SURVEY, A-470 IN
 BRAZORIA COUNTY, TEXAS

MILLER
SURVEY*GROUP

www.millersurvey.com
 1760 WEST SAM HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77043
 PHONE 713-413-1900 FAX 713-413-1944
 TEXAS FIRM REGISTRATION No. 10047100

JOB No.: 4333-DS	SCALE: 1"= 100'	DATE: 12/01/2021	FIELD BOOK: N/A
DWG. No.: 4333-EXH1	DRAWN BY: NPR	CHK. BY: BEW	M&B No.: 211372

28644

90838 200

2250

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1985 by the State Bar of Texas

QUITCLAIM DEED

Date:

Grantor: Elizabeth F. Deck Smith, a single woman

Grantor's Mailing Address (including county):

Grantee: Alvin Independent School District

Grantee's Mailing Address (including county):

605 West House
Alvin, Texas 77511
Brazoria County

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

10 acres, more or less, Manvel Out-lot No. 99, out of H.T. & B. RR. Survey, Abstract 283 and M. V. O'Donnell Survey, Abstract 479, City of Manvel, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 140, Plat Records, Brazoria County, Texas.

Reservations from Conveyance:

This is a conveyance of the surface fee rights only in and to the above-described property and there is not intended hereby a conveyance of any oil, gas or other minerals in, on or under or that may be produced from the above-described property.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it, except as to the reservations from conveyance set forth above.

When the context requires, singular nouns and pronouns include the plural.

90838 201

EXECUTED this the 7th day of September, 1990.

Elizabeth F. Deck Smith
ELIZABETH F. DECK SMITH

1990 2481 10/10/90
28644
3.00 11
3.00 11
AC#
3.00 11
10/10/90

(Acknowledgment)

STATE OF ~~TEXAS~~ Ohio
COUNTY OF Summit

This instrument was acknowledged before me on the 7th day of September, 1990
by Elizabeth F. Deck Smith

Gerald L. Davis
Notary Public, State of ~~TEXAS~~ Ohio
Notary's name (printed): Gerald L. Davis
Notary's commission expires:

(Corporate Acknowledgment)

GERALD L. DAVIS, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.03 R.C.

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the day of 19
by of a corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

FILED FOR RECORD

AFTER RECORDING RETURN TO:

VINSON & ELKINS
2904 First City Tower
1001 Fannin
Houston, Texas 77002-6760

OCT 9 4 23 PM '90

Dolly B. Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:

VINSON & ELKINS
2904 First City Tower
1001 Fannin
Houston, Texas 77002-6760

STATE OF TEXAS
COUNTY OF BRAZORIA
I, Dolly B. Bailey, Clerk of the County Court, do hereby certify that this instrument was FILED FOR RECORD in the County Clerk's Office and page of the OFFICIAL RECORDS will be duly indexed herein by me.
Dolly B. Bailey
County Clerk of Brazoria County, Texas

28644

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508742

17142

THE STATE OF TEXAS
COUNTY OF BRAZORIA

X

X

KNOW ALL MEN BY THESE PRESENTS:

That, E. C. PETERS and wife, MARJORIE PETERS, of the County of Brazoria, State of Texas, hereinafter called Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable consideration, to us in hand paid by ALVIN INDEPENDENT SCHOOL DISTRICT, hereinafter called Grantee, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ALVIN INDEPENDENT SCHOOL DISTRICT, of Alvin, County of Brazoria, State of Texas, the following described lot, tract and parcel of land, situated in Brazoria County, Texas, to-wit:

TRACT I:

14.46 acres of land, being a part of Outlots 110 and 111 of the Dr. A. A. Luther Subdivision of the Town of Manvel, Brazoria County, Texas, according to the plat of record in Volume 1, pages 71 and 72, Plat Records of Brazoria County, Texas, and being more particularly described as follows: BEGINNING at an iron rod marking the most southerly corner of Outlot 111 of the aforementioned subdivision; THENCE North 22 deg. 48 min. 42 sec. East along the northeast line of Outlot 111, a distance of 762.0 feet to an iron rod for corner; THENCE North 67 deg. 19 min. 18 sec. West a distance of 979.46 feet to an iron rod for corner; THENCE South 22 deg. 48 min. 42 sec. West, at 160.4 feet set an iron rod for reference corner and continue for a total distance of 185.4 feet to a point for corner in the centerline of a drainage ditch; THENCE South 12 deg. 12 min. 18 sec. East along the centerline of said drainage ditch a distance of 702.9 feet to a point for corner in the southwest line of the aforementioned Outlot 111; THENCE South 67 deg. 19 min. 18 sec. East, at 17.5 feet pass an iron rod set for reference corner and continue for a total distance of 576.18 feet to the PLACE OF BEGINNING and containing 14.46 acres of land.

TRACT II:

10.02 acres of land, being all of Outlot 98 of the Dr. A. A. Luther Subdivision of the Town of Manvel, Brazoria County, Texas, according to the plat of record in Volume 1, pages 71 and 72, Plat Records of Brazoria County, Texas, and being more particularly described as follows: BEGINNING at an iron rod marking the most southerly corner of Outlot 98; THENCE North 67 deg. 19 min. 18 sec. West along the southwest line of Outlot 98 a distance of 660.0 feet to an iron rod for corner; THENCE North 22 deg. 48 min. 42 sec. East a distance of 661.3 feet to an iron rod marking the most northerly corner of Outlot 98; THENCE South 67 deg. 19 min. 18 sec. East a distance of 660.0 feet to an iron rod for corner; THENCE South 22 deg. 48 min. 42 sec. West a distance of 661.3 feet to the PLACE OF BEGINNING and containing 10.02 acres of land.

202-063429

BLUE-2-4
GREEN-4-6
YELLOW-6-3

MARIE JANKO
2737 MASTERS
DRIVE

LC

NAJI MOHAMMAD
21902 GUADALUPE

DEED

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THIS CONVEYANCE is made subject to the following:

TRACT I subject to a right of way easement in favor of Brazoria County Drainage District #3, recorded in Volume 786, page 326, Deed Records of Brazoria County, Texas, and that portion of TRACT I located in Outlot 110 subject to a prior reservation of all the oil, gas and other minerals by predecessors in title; TRACT II subject to a prior reservation of a 1/32nd non-participating royalty interest conveyed by instrument recorded in Volume 302, page 64, Deed Records of Brazoria County, Texas; and both TRACTS I and II subject to an oil, gas and mineral lease dated June 5, 1977, executed by Grantors herein to Murff F. Bledsoe, III, recorded in Volume 1350, page 280, Deed Records of Brazoria County, Texas, for a five year term, corrected and refiled in Volume 1356, page 358, Deed Records of Brazoria County, Texas, and assigned to Mesa Petroleum Company by instrument recorded in Volume 1354, page 474, Deed Records of Brazoria County, Texas, and amended by instrument dated May 3, 1978, recorded in Volume 1396, page 610, Deed Records of Brazoria County, Texas.

Grantors herein hereby expressly reserve unto themselves, their heirs and assigns, one-half (1/2) the royalties payable under the above described oil, gas and mineral lease in favor of Mesa Petroleum Company; and hereby expressly reserve a one-half (1/2) non-participating royalty interest of all royalties which may be payable under any future oil, gas and mineral leases. Grantors further herein also retain for themselves, their heirs and assigns, all future delay rentals payable under the existing oil, gas and mineral lease of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors

and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED THIS 2nd day of June, 1978.

E. C. Peters

E. C. PETERS

Marjorie Peters

MARJORIE PETERS

STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared E. C. PETERS and wife, MARJORIE PETERS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of June, 1978.



Lottie Dyson

Notary Public in and for
Brazoria County, Texas.

LOTTIE DYSON, NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

FILED FOR RECORD

AT 2:14 O'CLOCK P.M.

JUN 5 1978

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY *Helen Bag* DEPUTY

NOTARY
CLERK
DEPUTY