

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 9, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

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

- A. ***CANCELLED*** 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 624190 "OTHER INDIVIDUAL AND FAMILY SERVICES"; 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.

THIS PUBLIC HEARING HAS BEEN CANCELLED

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve X;
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 13 & 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, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve C-2;
BEING A SUBDIVISION OF 4.512 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 4 East;
A SUBDIVISION OF 28.86 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-14;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; 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.
- B. 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.
- C. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 5/6/2022 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.



ALYSSA DEATON, ASSISTANT 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: May 9, 2022

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

Person to Speak: 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, Final Plat for Meridiana Detention Reserve X, being a subdivision of
12.44 acres out of the Oliver Hall Survey, A-203; and also being a partial replat of a portion of Lots 13 & 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, in the 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: 2022.04.25 15:26:04 -05'00'

SIGNATURE

April 29, 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 X Final Plat
Applicant	Jackie Overton, EHRA, Inc.
PD&Z Meeting Date	May 9, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

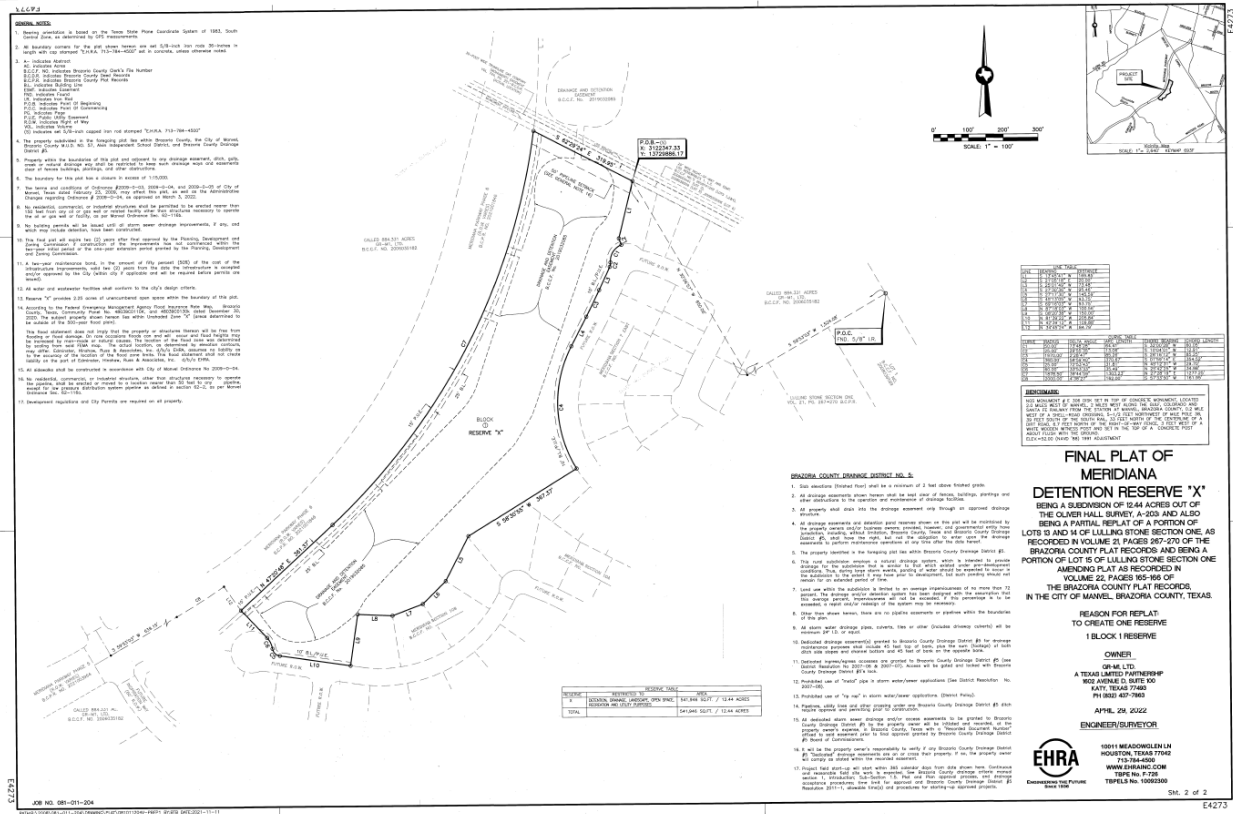
Staff recommends approval of the Meridiana Detention Reserve X Final Plat.



E4273

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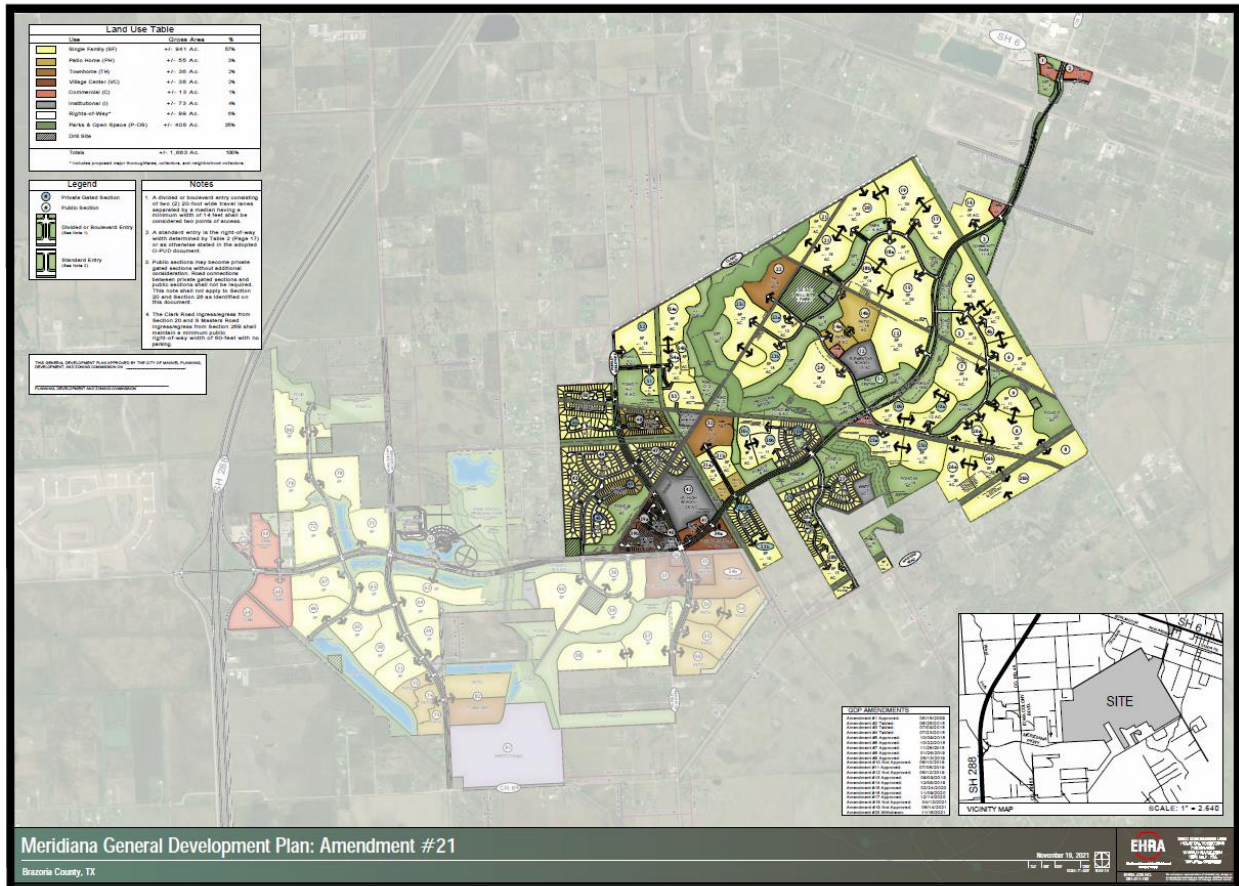
Plat Exhibit





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

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



STATE OF TEXAS 1
COUNTY OF BRAZORIA 1

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 "X", 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, therunto authorized this 9th day of December, 2021.

OWNER

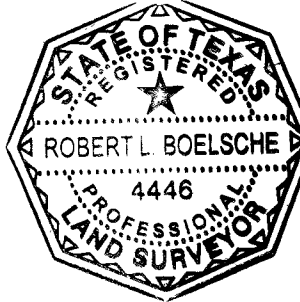
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: Matt Lawson

Print Name: Matt Lawson

Title: President

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 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
Secretary/Treasurer

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

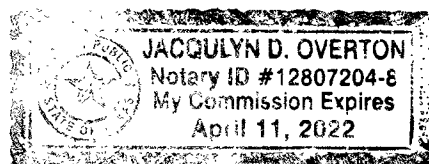
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BOCCD 5 ID# B210032

STATE OF TEXAS 1
COUNTY OF HARRIS 1

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approves this plat of MERIDIANA DETENTION RESERVE "X" 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 9th day of December, 2022.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "X"
BEING 12.44 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 12.44 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF A 884.331 ACRE TRACT OF LAND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, ALSO BEING A PORTION OUT OF LOTS 13 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 B.C.C.F. NO. 2006039588 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 12.44 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 southeasterly corner of said 884.331 acre tract same being northeasterly corner of Lot 1 of said Lulling Stone Section 1;

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract a distance of 1,524.08 feet to a point for corner;

THENCE, North 30°08'57" West, a distance of 650.06 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 13°45'41" West, for a distance of 169.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 21°05'18" 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;

3) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 64.41 feet, an angle of 73°48'28", and a chord bearing South 32°00'28" West, for a distance of 60.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;

4) 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 13.06 feet, an angle of 29°55'35", and a chord bearing South 10°04'01" West, for a distance of 12.91 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 25°01'49" West, for a distance of 73.48 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 southwesterly direction along the arc of a curve to the right having a radius of 1970.00 feet, an arc length of 85.26 feet, an angle of 02°28'47", and a chord bearing South 26°16'12" West, for a distance of 85.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;

7) THENCE, South 27°30'38" West, for a distance of 95.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

8) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 360.00 feet, an arc length of 370.67 feet, an angle of 58°59'40", and a chord bearing South 01°59'14" East, for a distance of 354.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 58°30'55" West, for a distance of 367.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 27°17'30" West, for a distance of 145.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 45°13'05" West, for a distance of 93.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 69°16'03" West, for a distance of 93.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 87°18'03" West, for a distance of 100.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 08°20'38" West, for a distance of 150.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 81°39'22" West, for a distance of 205.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

16) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 31.81 feet, an angle of 72°53'43", and a chord bearing North 45°12'31" West, for a distance of 29.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature;

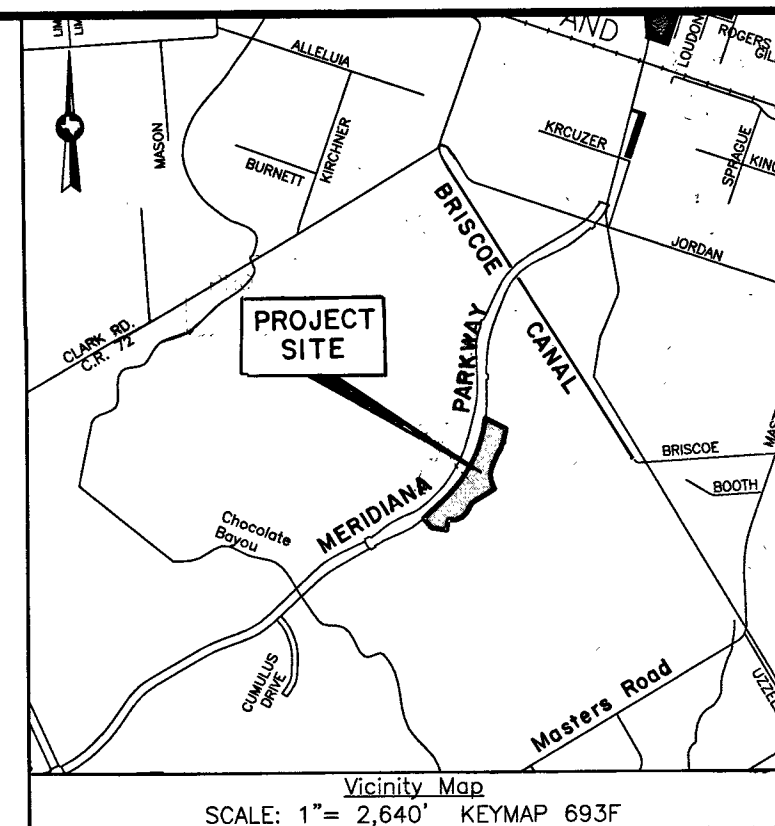
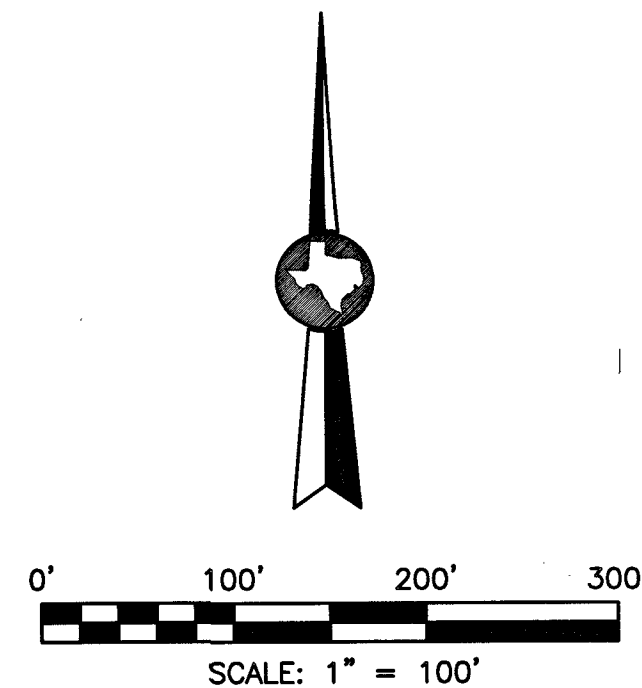
17) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 60.00 feet, an arc length of 35.49 feet, an angle of 33°53'33", and a chord bearing North 25°42'25" West, for a distance of 34.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;

18) THENCE, North 42°39'12" West, for a distance of 109.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, North 47°20'48" East, for a distance of 361.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

20) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 1878.50 feet, an arc length of 1303.23 feet, an angle of 39°44'59", and a chord bearing North 27°28'19" East, for a distance of 1277.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 62°29'24" East, for a distance of 319.95 feet to the POINT OF BEGINNING and containing 12.44 acres of land.



FINAL PLAT OF MERIDIANA DETENTION RESERVE "X"

BEING A SUBDIVISION OF 12.44 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 13 AND 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

APRIL 29, 2022

ENGINEER/SURVEYOR

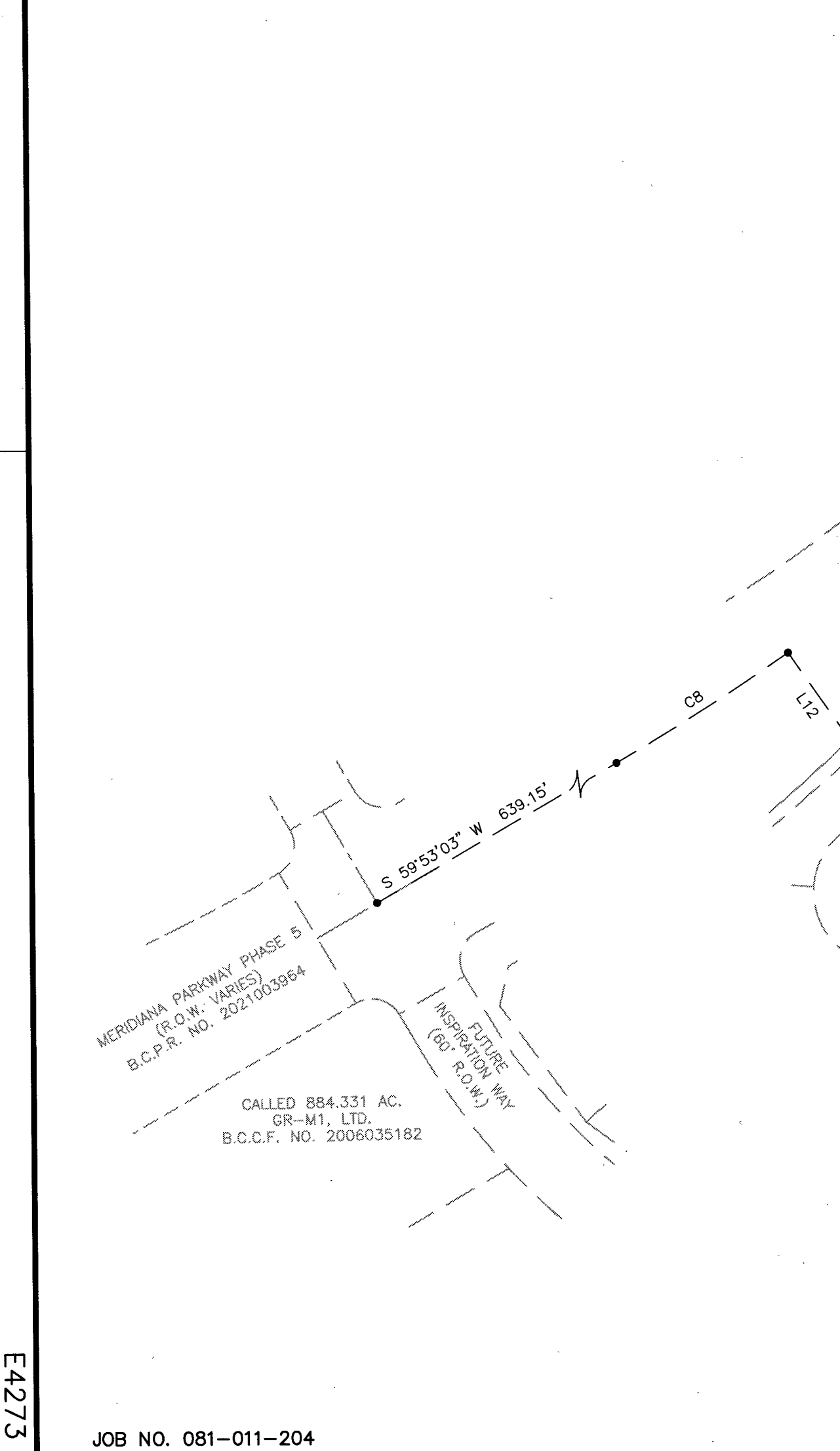


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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:

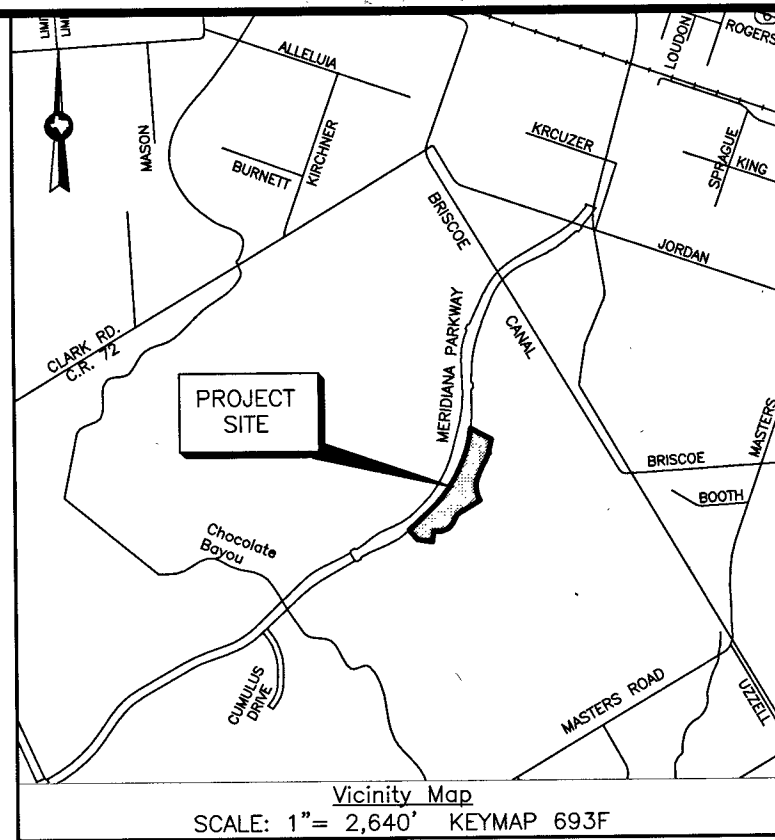
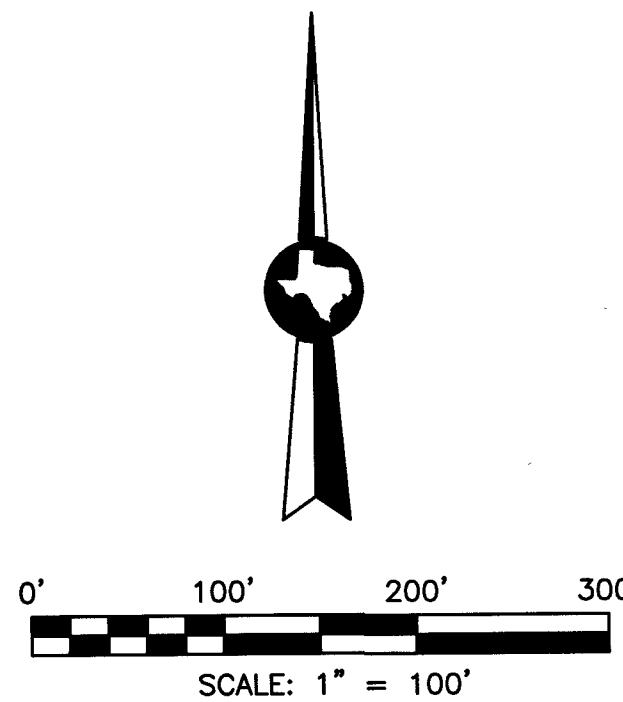
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise 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
E.S.M.T. indicates Easement
F.N.D. 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, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
 - 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 the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
 - A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years 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 "X" 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. 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.
 - Development regulations and City Permits are required on all property.



CALLER 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182

CALLER 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°45'41" W	169.85'
L2	S 21°05'18" E	20.00'
L3	S 25°01'49" W	73.48'
L4	S 27°30'38" W	95.48'
L5	S 27°17'30" W	145.59'
L6	S 45°13'05" W	93.75'
L7	S 69°16'03" W	93.75'
L8	N 87°18'03" W	100.56'
L9	S 08°20'38" W	150.00'
L10	N 81°39'22" W	205.84'
L11	N 42°59'12" W	109.88'
L12	N 34°45'24" W	84.79'

CURVE TABLE		
CURVE	RADIUS	DELTA ANGLE
C1	50.00'	73°48'28"
C2	25.00'	29°56'35"
C3	1970.00'	22°28'47"
C4	360.00'	58°59'40"
C5	25.00'	72°53'43"
C6	60.00'	33°53'33"
C7	1878.50'	39°44'59"
C8	2000.00'	4°38'27"

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C6	60.00'	33°53'33"
C7	1878.50'	39°44'59"
C8	2000.00'	4°38'27"

CHORD BEARING	CHORD LENGTH
S 32°00'28" W	60.05'
S 10°04'01" W	12.91'
S 28°16'12" W	185.25'
S 01°59'14" E	354.52'
N 45°12'31" W	29.70'
N 25°42'23" W	34.98'
N 27°28'19" E	1277.25'
S 57°33'50" W	161.95'

BENCHMARK:
NCS 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.=62.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT OF MERIDIANA DETENTION RESERVE "X" BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 13 AND 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, IN THE 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

APRIL 29, 2022

ENGINEER/SURVEYOR



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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this 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) 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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
X	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	541,946 SQ.FT. / 12.44 ACRES
TOTAL		541,946 SQ.FT. / 12.44 ACRES

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





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: May 9, 2022

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

Person to Speak: 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, Final Plat for Meridiana Detention Reserve
C-2, being a subdivision of 4.512 acres out of the Oliver Hall Survey, A-203; in
the 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: 2022.04.25 15:29:13 -05'00'

SIGNATURE

April 29, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

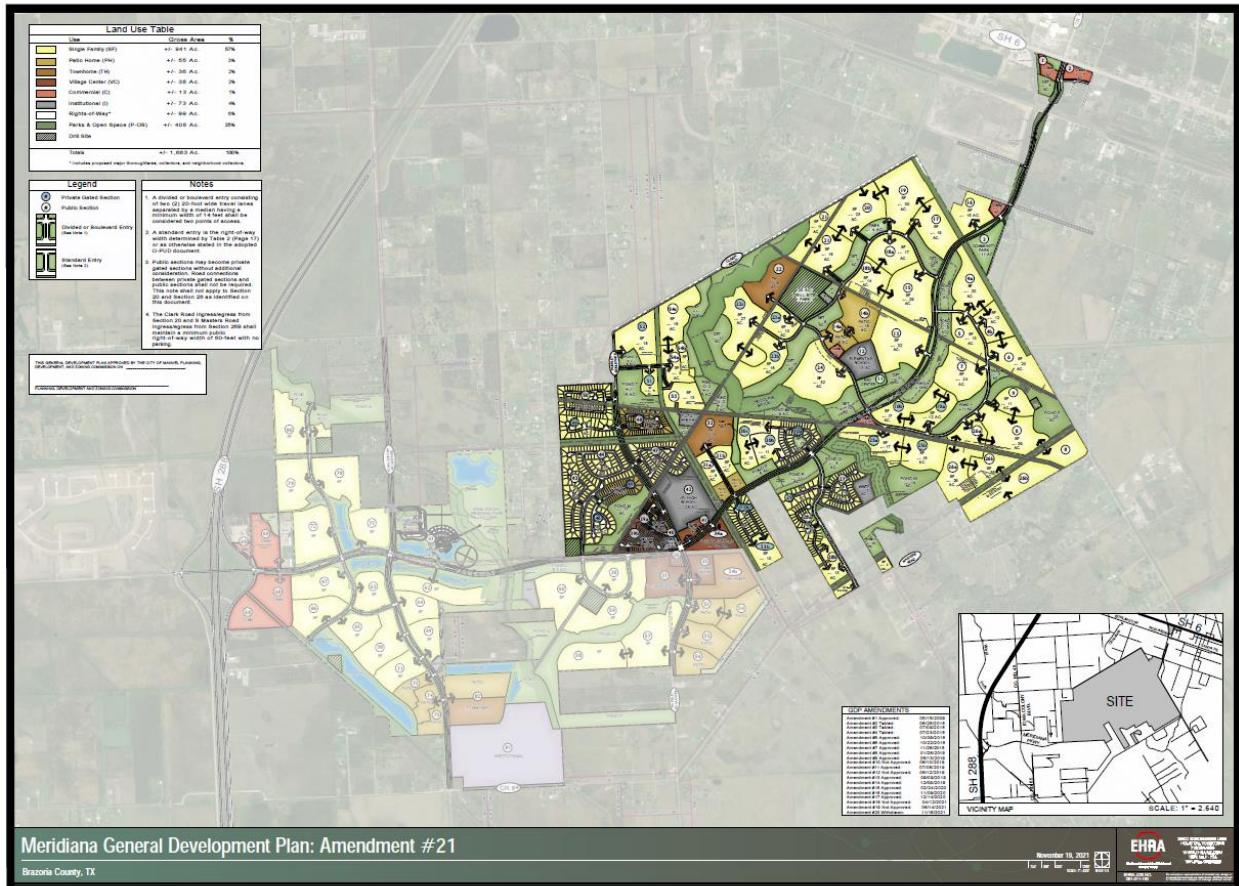
Plat Name	Meridiana Detention Reserve C-2 Final Plat
Applicant	Jackie Overton, EHRA, Inc.
PD&Z Meeting Date	May 9, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

[illegible]

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

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 21st day of March, 2022.

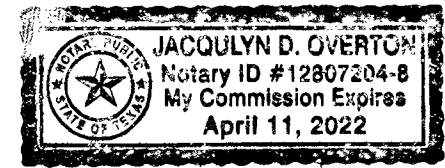
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: nt
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 21st day of March, 2022.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approves this plat of MERIDIANA DETENTION RESERVE C-2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., 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.

BCCDD 5 ID# B210040

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE C-2
BEING 4.512 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 4.512 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 884.331 ACRE TRACT OF LAND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008035182, SAID 4.512 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 southeasterly corner of said 884.331 acre tract, same being northeasterly corner of Lot 1 of said Lulling Stone Section One, a subdivision as per plat recorded in volume 21, page 267-270 of the Brazoria County Plat Records;

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract for a distance of 1,486.46 feet to a point for corner;

THENCE, North 30°06'57" West, a distance of 686.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southerly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 62°30'17" West, for a distance of 329.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way line of Meridiana Parkway Phase 6 (variable width) as per plat recorded under Brazoria County Plat Records Number (S.C.P.R. NO.) 2021001846;

2) THENCE, along the easterly line of said Meridiana Parkway in a northerly direction with the arc of a curve to the left having a radius of 1,878.50 feet, a central angle of 05°56'07", on arc length of 194.60 feet, and a chord bearing of North 02°58'04" East, for a distance of 194.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

3) THENCE, North, continuing along the easterly right-of-way line of said Meridiana Parkway for a distance of 279.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

4) THENCE, continuing along the easterly right-of-way line of said Meridiana Parkway in a northeasterly direction with the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", on arc length of 39.27 feet, and a chord bearing of North 45°00'00" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

5) THENCE, East, for a distance of 324.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South, for a distance of 142.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 107°56'26", an arc length of 94.20 feet, and a chord bearing of South 32°55'51" West, for a distance of 80.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a reverse curve to the right;

8) THENCE, in a southeasterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 21°02'22", an arc length of 9.18 feet, and a chord bearing of South 10°31'11" East, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, South, for a distance of 45.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

10) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 325.00 feet, a central angle of 30°06'57", an arc length of 170.83 feet, and a chord bearing of South 15°03'29" East, for a distance of 168.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

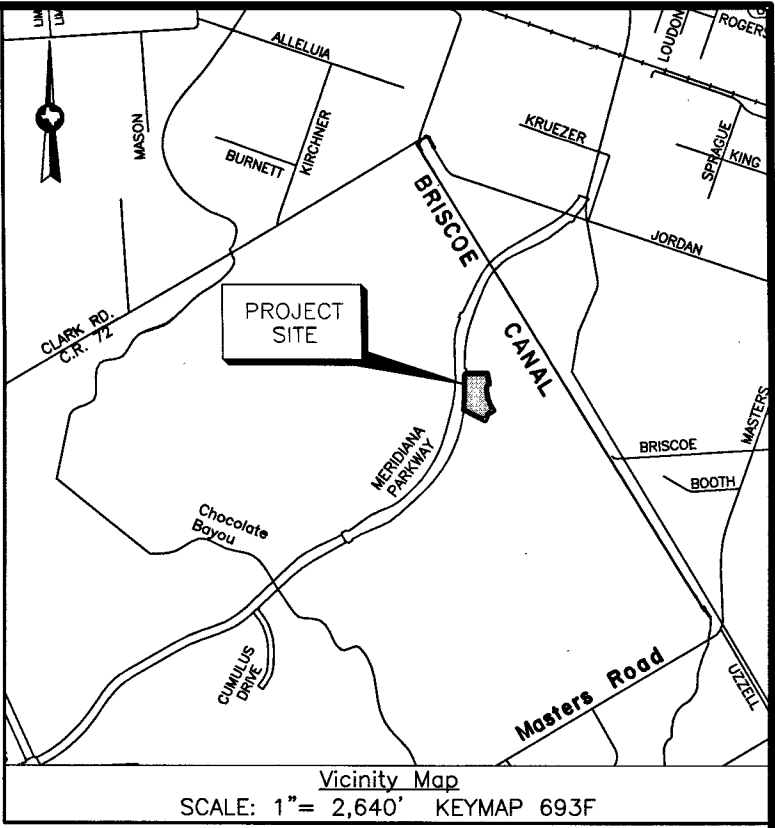
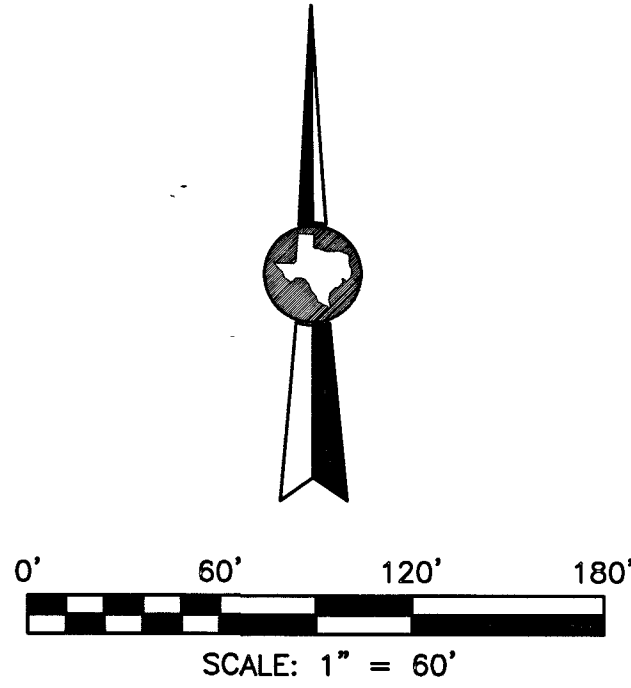
11) THENCE, South 30°06'57" East, for a distance of 98.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 59°53'03" West, for a distance of 78.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 27°29'43" West, for a distance of 111.14 feet to the POINT OF BEGINNING and containing 4.512 acres of land.

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 C-2

BEING A SUBDIVISION OF 4.512 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 29, 2022

ENGINEER/SURVEYOR



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

Sht. 1 of 2

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
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.A.E. indicates Permanent Access Easement
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.G. indicates Page
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
S.S.E. indicates Sanitary Sewer Easement
VOL. indicates Volume
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(-) indicates change in street name.
- 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 Developer/Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2009-0-04.
- 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, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
- 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 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 the Planning, Development, and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years 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 C-2 provides 0.63 acres of unencumbered open space within the boundary of this plat.
- Development regulations and City permits are required on all property.
- 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.

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 replot 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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
C-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	193,223 SQ.FT. / 4.436 ACRES
"A"	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	3,310 SQ.FT. / 0.0760 ACRES
TOTAL		196,533 SQ.FT. / 4.512 ACRES

LINE TABLE	
LINE	DISTANCE
L1	SOUTH 45.40'
L2	S 30°06'57" E 98.90'
L3	S 59°53'03" W 78.10'
L4	S 27°29'43" W 111.14'
L5	NORTH 30.00'
L6	WEST 85.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	1878.50'	5°56'07"	194.60'	N 02°58'04" E	194.51'	
C2	25.00'	90°00'00"	39.27'	N 45°00'00" E	35.36'	
C3	50.00'	107°56'26"	94.20'	S 32°55'51" W	80.87'	
C4	25.00'	21°02'22"	9.18'	S 10°51'11" E	9.13'	
C5	325.00'	30°06'57"	170.83'	S 15°03'29" E	168.87'	

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 C-2

BEING A SUBDIVISION OF 4.512 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203:
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 29, 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
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: May 9, 2022

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Meridiana Section 4
East, a subdivision of 28.86 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.

Brad Sweitzer

SIGNATURE

4/11/22

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 4 East Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	May 9, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Meridiana Section 4 East Preliminary Plat.

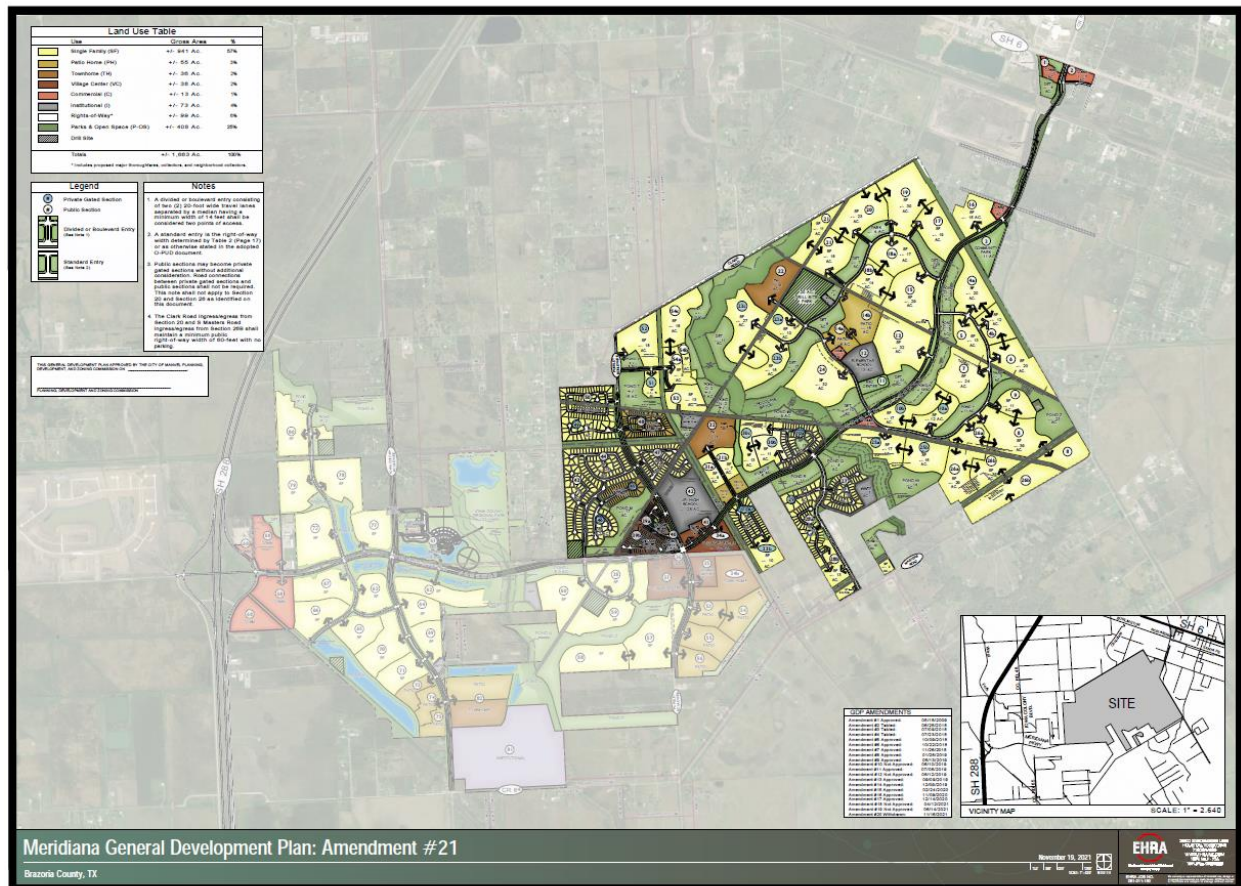
[illegible]



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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C1110K, dated December 30, 2020, the property lies within Unshaded Zone X.

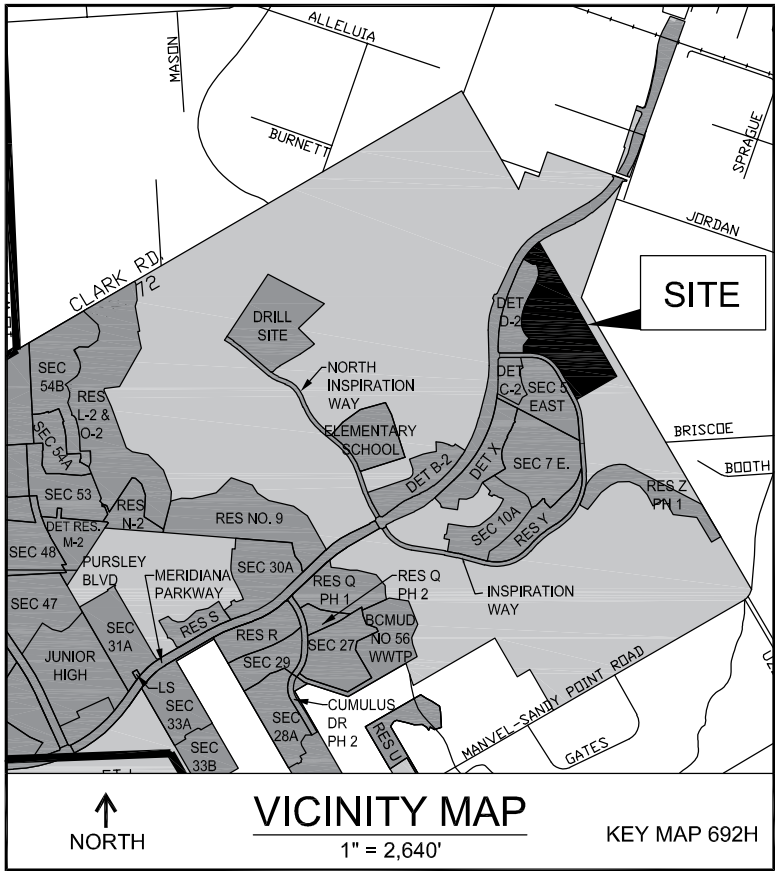
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File, B.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, STM.S.E. Indicates Storm Sewer Easement, U.E. Indicates Utility Easement, VOL. Indicates Volume, W.L.E. Indicates Water Line Easement, χ 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, Aven 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/Owners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-Q-03, 2009-Q-04, and 2009-Q-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-Q-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-Q-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends 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 record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and be vested in the dedicators, his heirs, assigns, or successors.
- Preliminary, this document shall not be recorded for any purpose and shall not be used 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 Planning, Development, & Zoning Commission approval, unless the final plat has been submitted to Planning, Development, & Zoning Commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the Planning, Development, & Zoning Commission, 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.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 4 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- 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.

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.
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- 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.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 4 EAST 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



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,922.42	0.30
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,189.00	0.44
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	18,011.31	0.41
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,197.75	0.10
TOTAL		54,300.48	1.25

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (SQ. FT.)
1	1	10,648.75	86.82
	2	9,577.28	68.00
	3	9,834.41	68.00
	4	10,135.40	69.94
2	1	9,434.65	69.90
	2	9,030.24	65.17
	3	8,884.21	69.48
	4	8,580.00	65.00
	5	8,580.00	65.00
	6	8,580.00	65.00
	7	8,860.76	65.00
	8	10,211.85	66.64
	9	14,183.42	65.00
	10	12,737.54	65.00
	11	9,175.47	60.02
	1	9,175.53	60.00
	2	11,119.67	65.75
	3	17,727.57	65.75
	4	12,005.16	65.75
	5	8,991.22	65.75
	6	8,679.00	65.75
3	7	8,679.00	65.75
	8	8,679.00	65.75
	9	8,679.00	65.75
	10	8,679.00	65.75
	11	8,679.00	65.75
	12	8,679.00	65.75
	13	8,679.00	65.75
	14	8,679.00	65.75
	15	8,721.10	66.07
	16	8,712.00	66.00
	17	8,712.00	66.00
	18	8,712.00	66.00
	19	8,712.00	66.00
	20	8,712.00	66.00
	21	8,712.00	66.00
	22	8,712.00	66.00
	23	8,712.00	66.00
	24	8,712.00	66.00
	25	10,391.23	66.00
	26	13,005.51	66.00
	27	14,130.80	69.75
	28	10,469.68	65.00
	29	10,028.47	65.00
	30	9,897.77	65.00
	31	12,929.29	65.00
4	1	12,896.52	81.64
	2	9,467.18	65.00
	3	8,130.23	65.00
	4	9,021.26	65.00
	5	8,765.64	69.47
	6	8,828.98	74.13
	7	8,864.21	74.13
	8	9,527.58	74.13
	9	12,516.30	106.83
	10	13,563.23	117.62
	11	11,700.83	88.82
	12	9,496.16	67.00
	13	12,561.49	65.00
	14	15,197.88	65.00
	15	13,649.85	65.00
	16	15,510.16	65.00
	17	10,323.25	69.00
	18	9,484.76	69.00
	19	8,832.00	69.00
	20	8,832.00	69.00
	21	8,832.00	69.00
	22	8,831.92	69.00
	23	9,525.68	66.40
	24	9,117.24	62.30
	25	8,452.32	66.91
	26	8,320.00	65.00
	27	8,320.00	65.00
	28	8,320.00	65.00
	29	8,320.00	65.00
	30	8,320.00	65.00
	31	8,320.00	65.00
	32	8,320.00	65.00
	33	8,320.00	65.00
	34	8,320.00	65.00
	35	8,821.03	65.00
	36	8,678.02	67.00
	37	11,887.04	65.00
	38	10,689.86	69.50
	39	12,181.88	69.50
	40	16,833.02	69.50
	41	16,878.77	69.50
	42	13,712.32	69.64
	43	11,324.00	67.00
	44	10,715.87	67.30
	45	9,450.00	67.30
	46	10,070.29	69.75

* Lot width measured at the front building setback line.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	730.00'	46.33'	N 28°17'52" W	46.33'
C2	430.00'	449.43'	N 60°33'29" W	429.25'
C3	275.00'	277.53'	N 29°49'31" W	265.98'
C4	775.00'	311.78'	N 16°36'00" E	309.88'
C5	275.00'	256.20'	N 01°25'06" E	247.27'
C6	25.00'	35.79'	N 66°33'23" W	32.61'
C7	60.00'	51.59'	N 82°37'53" W	50.01'
C8	871.50'	317.40'	N 42°26'02" E	315.65'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 00°00'00" W	120.29'
L2	N 00°00'00" W	100.32'
L3	N 57°59'59" W	119.75'

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 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



0' 25' 50' 100'
SCALE: 1"=100'



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

EHRA JOB NO. 081-011-014
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.

Meridiana Section 4 East Preliminary Plat
A Subdivision of 28.86 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
92 Lots, 4 Blocks and 4 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

April 29, 2022

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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

No warranty or representation of costed cost, design or proposed improvements are made herein. All plans for use of facilities are subject to change without notice.

4-25-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION

April 25, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 4/25/2022

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 7:00 p.m.
Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Dorothy Wynne
Muhammed Alam
Ryan Miller

Absent: Christy Kennard
Christine Diaz

Also Present: Jessica Rodriguez, Director of Development Services
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Chase Stewart, City Planner

Pledge

Citizen Comments: "Comment Card" Required

4-25-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

Consent PDZ

- A. Consideration and possible action to approve 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.
- B. Approve the meeting minutes to date.

PDZ Member Alina Rogers made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Kirby Drive Street Dedication No. 2; BEING A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98.

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

The motion **FAILED** with a vote: 1/4

Yes: Dorothy Wynne

No: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller

Absent: Christy Kennard, Christine Diaz

Abstained: None

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

PDZ Member Alina Rogers made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

4-25-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

The meeting adjourned at 7:05 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z

DATA SHEET

MEETING DATE: May 9, 2022

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.24 acres of land located at 22303 State Highway 6, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS Use Nos. 811111 “General Automotive Repair” and 811121 “Automotive Body, Paint, and Interior Repair and Maintenance”.

BACKGROUND: The site has two existing buildings. One building was previously used for an automotive repair shop with 4,537.5 square feet and the other building was used for a game room with 5,050 square feet. The property owners would like to establish an automotive repair, paint, and body shop in the existing 4,537.5 square foot building. The proposed site plan illustrates five repair bays inside the building. The proposed elevation drawings illustrate two front door bays and one rear door bay. The existing parking lot does not appear to have striped parking spaces; however, the proposed site plan illustrates 12 parking spaces that include two handicapped parking spaces. The current property owner recently purchased the property and would like to continue the automotive repair use on the property and add an automotive paint and body use. The previous automotive use was legal non-conforming since the business was established prior to City-wide zoning. The current owners would like to establish the use legally on site so a SUP application was filed.

The City’s Major Throughfare Plan classifies State Highway 6 as a “major thoroughfare” with an ultimate right-of-way width of 120-feet. The subject property has two existing driveways on SH 6. According to the Institute of Transportation Manual (10th Edition), an automotive care use generates 3.11 per unit for 1,000 gross floor area. The traffic impact from the proposed use would be minimal on SH 6.

RECOMMENDATION: City staff recommends approval with 17 conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2022-O-14

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	May 9, 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 an automotive repair, body, and paint use on 1.24 acres of land located at 22303 State Highway 6 in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Proposed Elevation Drawings, Property Survey, Applicant Letter, Application, Applicant Authorization Letter, and Public Hearing Notice

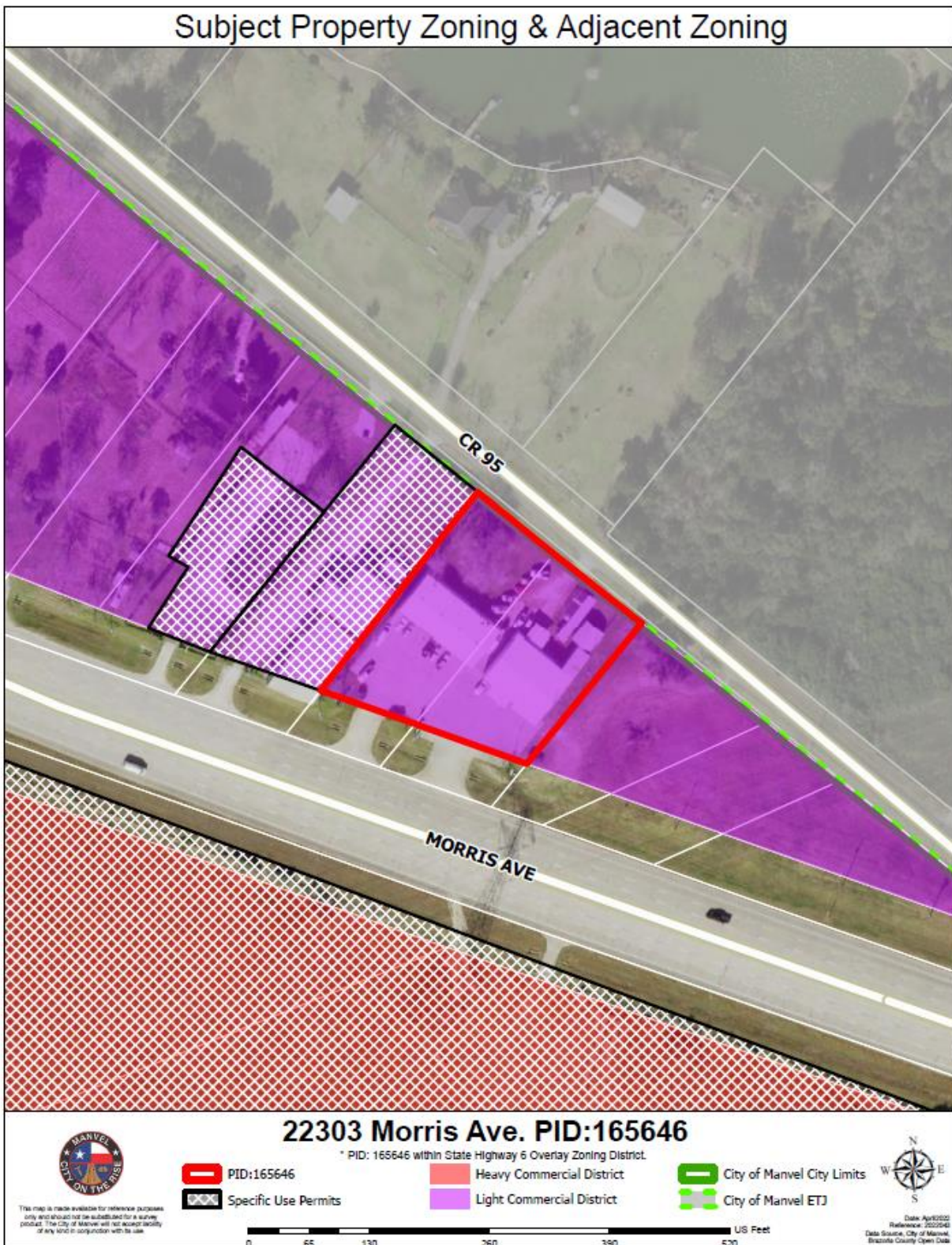
Recommended Action

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

Executive Summary

The owners, Shyju Joseph and Satish Pillai, are requesting a Specific Use Permit (SUP) for an automotive repair, body, and paint use located at 22303 SH 6. The property is 1.24 acres of land area and currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The automotive repair use is classified as NAICS Use No. 811111 "General Automotive Repair" and the automotive body and paint uses are classified as NAICS Use No. 811121 "Automotive Body, Paint, and Interior Repair and Maintenance". The existing building located at 22303 SH 6 was used as an automotive repair shop but did not perform paint or body work. The property was recently sold to the above-mentioned owners and they would like to continue the automotive repair use and add automotive paint and body to the building. According to the owner's application letter, they do not intend to make any structural modifications to the building but rather move a new automotive repair business to the existing building. 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: City of Manvel’s Extra Territorial Jurisdiction (ETJ) South: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District with SUP (LC/SH6-SUP)
Surrounding Land Use	North: Existing Single-Family Residence & RV Park (under construction) South: Vacant/Undeveloped East: Aztec Athletics & Michelada Sinaloa Manvel West: Vacant/Undeveloped

Overview

The subject property is located at 22303 SH 6 and is comprised of 1.24 acres of lot area. It is zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The site has two existing buildings. One building was previously used for an automotive repair shop with 4,537.5 square feet and the other building was used for a game room with 5,050 square feet. The property owners would like to establish an automotive repair, paint, and body shop in the existing 4,537.5 square foot building. The property owner has not stated the proposed automotive repair use will expand or be utilized in the other building, nor has a site plan been presented to indicate such. The proposed site plan illustrates five repair bays inside the building. The proposed elevation drawings illustrate two front door bays and one rear door bay. The existing parking lot does not appear to have striped parking spaces; however, the proposed site plan illustrates 12 parking spaces that include two handicapped parking spaces.

The current property owner recently purchased the property and would like to continue the automotive repair use on the property and add an automotive paint and body use. The previous automotive use was legal non-conforming since the business was established prior to City-wide zoning. The current owners would like to establish the use legally on site so a SUP application was filed for NAICS Use Nos. 811111 “General Automotive Repair” and 811121 “Automotive Body, Paint, and Interior Repair and Maintenance”. The other building on subject property previously housed a game room use. The game room use was a legal non-conforming use too since it predated City-wide zoning. On March 25, 2022, the game room was shut down by Brazoria County Sheriff’s Office and put under investigation. The building remains vacant. According to the owner’s application letter, they would like to continue the automotive repair business and add a paint and body shop without structural modifications to the existing building.

The subject property abuts other commercial uses located east on SH 6, and vacant, undeveloped property to the west on SH 6. There is additional vacant, undeveloped property on the south side of SH6 across from subject property. The property located to the north and across Mustang Bayou Road is located in the City’s ETJ. The uses are single-family residential and a RV Park, which is under construction. The majority of properties on the north side of SH 6 west from Pine Street and east to the City Limits at CR 99 are zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). Properties to the south of SH 6 are majority zoned Heavy Commercial District/State Highway 6 Overlay District (HC/SH6).

The City’s Major Throughfare Plan classifies State Highway 6 as a “major thoroughfare” with an ultimate right-of-way width of 120-feet. The subject property has two existing driveways on SH 6 with one driveway on Mustang Bayou Road. According to the Institute of Transportation Manual (10th Edition), an automotive care use generates 3.11 per unit for 1,000 gross floor area. The proposed use would generate approximately 14 trip per day. The traffic impact from the proposed use would be minimal on SH 6.

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 *Manvel 2015 Comprehensive Plan* stated smaller-scaled commercial development should be concentrated at the intersection of SH 6 and FM 1158. The City’s Official

Zoning Map supports the *Manvel 2015 Comprehensive Plan* because properties along SH 6 in the surrounding area are zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The surrounding LC District zoned properties have been zoned as such when City-wide zoning was established, and properties were overlaid with the State Highway 6 Overlay District (SH6) in 2010 by Ordinance No. 200-O-32.

The property is located on SH 6, which is identified as a “major thoroughfare” (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. The site also had a legal nonconforming use of an automotive repair shop prior to the purchase of the property by the current owners. Due to the property’s access to a major thoroughfare and surrounding commercially used and zoned property, the use of an automotive repair, paint and body shop is not out of character. Because the parking lot lacks a marked fire lane and striped parking spaces staff is making recommendations to improve said site conditions. Staff is also making a recommendation to provide an opaque fence and landscaping surround other properties on the east, west, and north sides to shield the business from existing single-family residences, other commercial uses, and the RV Park located on Mustang Bayou Road. Further, staff has also made recommendations for building façade, landscaping, and lighting improvements if new lighting is installed or if substantial improvement and/or redevelopment occur on site since the site is located in the State Highway 6 Overlay (SH6) District.

Staff Recommendation

Staff recommends approval of NAICS Use No. 811111, “General Automotive Repair” and NAICS Use No. 811121 “Automotive Body, Paint, and Interior Repair and Maintenance” for an automotive repair, paint and body shop SUP request for 1.24 acres of property located at 22303 SH 6 with the following conditions:

1. Provide striped parking spaces per Section 77-45, *Parking*, before a Certificate of Occupancy is issued.
2. 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.
3. 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.
4. No new freestanding light fixture shall be greater than 25-feet in height.
5. All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
6. The ground-level luminance ratio shall not exceed 12 to one.
7. Any new lighting fixture mounted within 15-feet of a residentially used or zoned property line, public right-of-way, and the southern boundary line shall be classified as IES Type III or Type F (asymmetric forward throw), and fitted with a “house side shielding” reflector on the side facing the residentially used or zoned property line, public right-of-way, and southern boundary line.
8. All new freestanding lighting shall provide “cut-off” fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.

9. The site shall provide a 25-foot wide access easement thorough the front parking lot and connect with the eastern and western abutting properties.
10. The 25-foot wide access easement shall be marked as the fire lane.
11. The property shall provide a minimum five-foot landscape buffer along the west, north, and east side property lines. The landscape buffer shall provide a minimum 1.5-inch caliper tree (at time of planting and measured at the base of the tree) every 30 linear feet. The landscape buffer shall include fencing per Condition No. 13 (below).
12. The site landscaping shall be in accordance with Sections 77-44 and 77-51 of the zoning ordinance. The minimum tree caliper requirement in Section 77-44 shall not use multi-trunk trees to achieve minimum caliper size. Section 77-44 (1) (e) shall apply upon redevelopment of the front existing parking lot.
13. The site shall provide an eight-foot tall opaque fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry on the east, north, and west property lines.
14. Driveway access from Mustang Bayou Road is prohibited.
15. A compliant trash enclosure per Section 77-36 is required before a Certificate of Occupancy is issued.
16. A parking lot or parking area located behind the building (Mustang Bayou Road side) shall be concrete per design specifics of the City's Design Criteria Manual.
17. The paint booth and mixing/storage area shall be approved per Fire Marshal and Fire Code regulations before a Certificate of Occupancy is issued.

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.

Site Photographs



Subject property from SH 6 (existing building with automotive repair).



Subject property from SH 6 (existing building with closed game room).



RV Park under construction on the north side of Mustang Bayou Road.

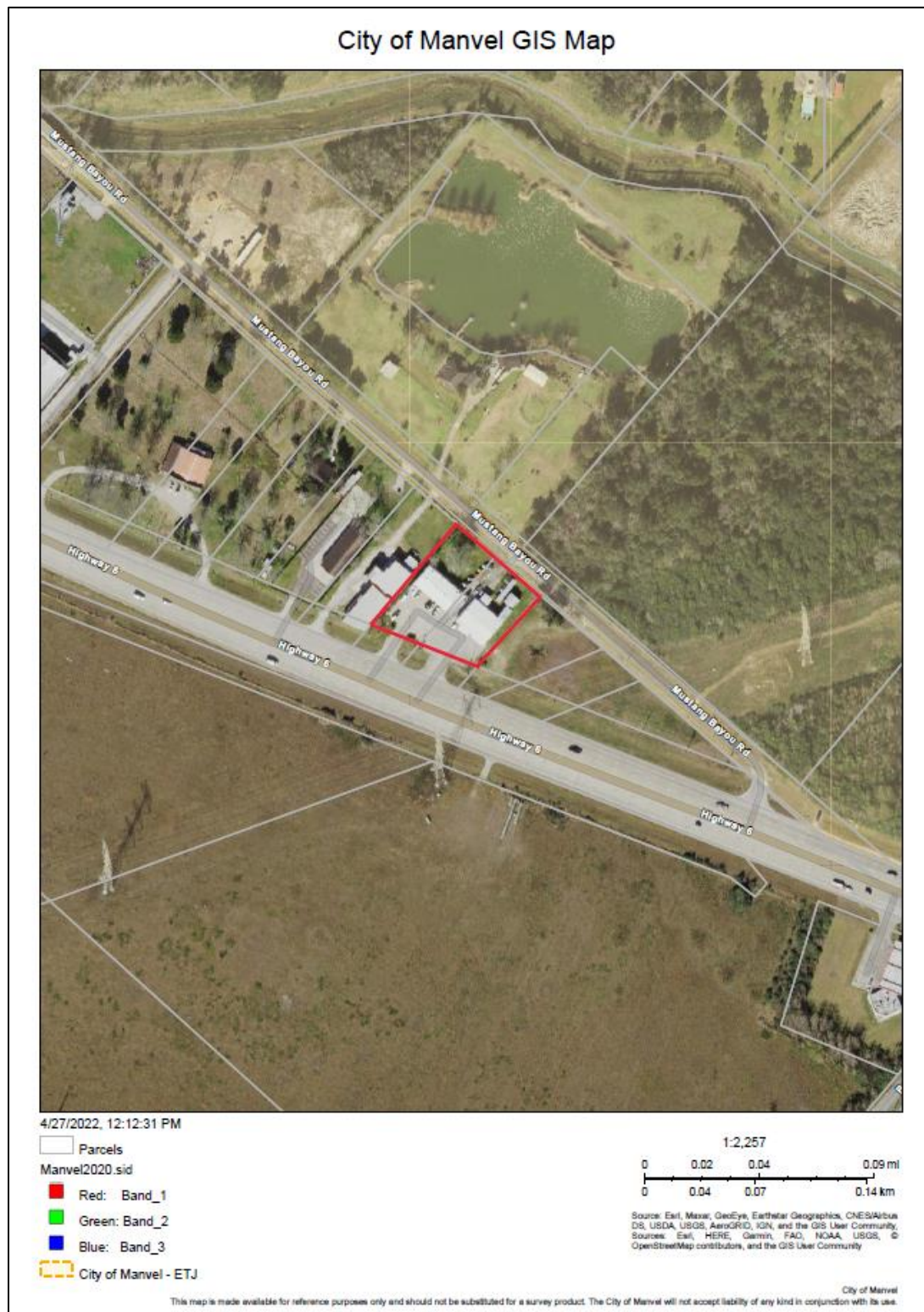


Abutting commercial property to the west (along SH6).

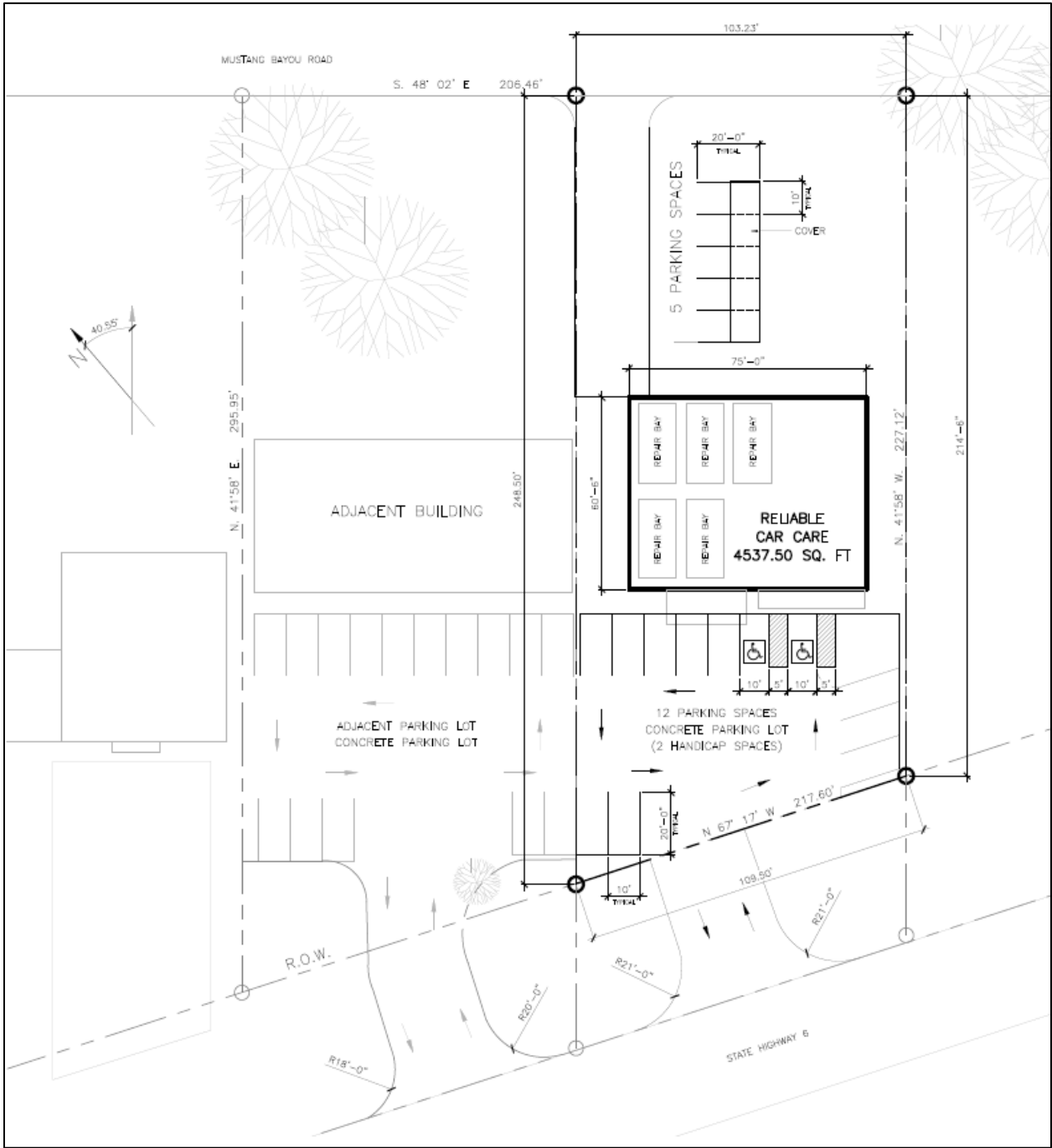


The rear of subject property from Mustang Bayou Road.

Aerial Vicinity Map



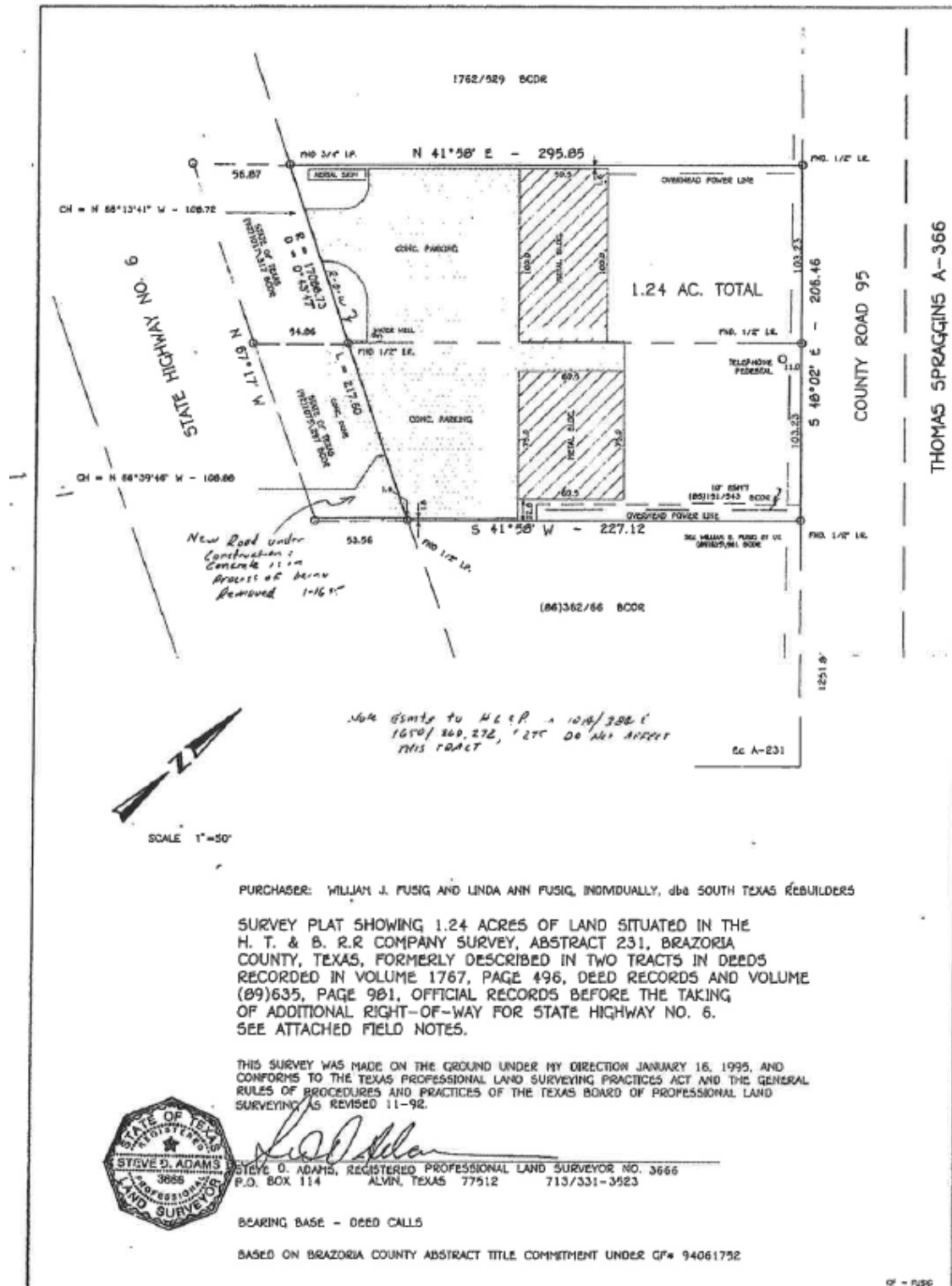
Proposed Site Plan



Proposed Elevation Drawings

[illegible]

Property Survey



Applicant Letter

RELIABLE CAR COMPANY
5215 RAIN TREE DR
MISSOURI CITY TX 77459
CITY OF MANVEL
DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578

REQUEST FOR CHANGE OF PERMIT NAIC CODE 811111 AND

NEW NAIC FOR NEW BODY AND PAINT CODE 811121

We, Shyju Joseph and Satish Pillai, submit this application for occupancy permit with existing NAIC code 811111 and a new body and paint code 811121 without any structural modifications.

This is a running business facility with NAIC code 81111

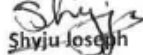
We have attached the following documents as you requested.

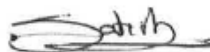
Copies Conceptual plan

Copies of recorded plat

Application fees

Thank you for processing our application and issue a perm


Shyju Joseph


Satish Pillai

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: RELIABLE CAR CARE
Project Location/Address: 22303 HWY 6 MANVEL - TX - 77548
Legal Description: See Attached.
Current Zoning: LC Proposed Land Use: AUTOMOTIVE NAICS No.: 81111 & 81121
Parcel/Tax ID# (s): 023110288145 Total Acreage: 1.24 REPAIR

APPLICANT INFORMATION

Applicant Name: SHYJU JOSEPH / SATISH PILLAI
Company Name: RELIABLE CAR COMPANY LLC
Address: 5215 RAIN TREE DR City: MISSOURI CITY State: TX Zip: 77459
Phone #: 832-715-8763 Email: Reliablecarcareinc@yahoo.com

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

Shyju 01-25-22
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: SHYJU JOSEPH / SATISH PILLAI
Address: 5215 RAIN TREE DR City: MISSOURI CITY State: TX Zip: 77459
Phone #: 832-715-8763 Email: Shyjuchofan@yahoo.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.

Shyju Satish 01-25-22
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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


Applicant Signature



01-25-22

Date

Applicant Authorization Letter



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

SHYJU JOSEPH / SATISH PILLAI

Owner Name

5215 RAINTREE DR

Owner Address

MISSOURI CITY-TX-77459

Owner City, State

Zip

01-25-22

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, SHYJU JOSEPH, certify that I am the owner of the project property located at 22303 HWY 6 MANVEL-TX-77548 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint SATISH PILLAI with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at PH: 832-715-8763 if you have any questions.

Sincerely,

Owner Name SHYJU JOSEPH

Owner Signature Shyju

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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, MAY 9, 2022, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, MAY 16, 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 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811111 “GENERAL AUTOMOTIVE REPAIR” AND NAICS USE 811121 “AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE”; 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.

ORDINANCE NO. 2022-O-14

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811111 “GENERAL AUTOMOTIVE REPAIR” AND NAICS USE 811121 “AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE”; 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, Shyju Joseph and Satish Pillai are the owners (the “Owners”) of a certain 1.24 acre tract of land located at 22303 Highway 6, Manvel, Texas, being land situated in the H.T. & B.R.R. Company Survey, Abstract 231, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.24 acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, the Owners have filed an application to change the zoning classification of the 1.24 acre tract to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS Use No. 811111 “General Automotive Repair” and NAICS Use No. 811121 “Automotive Body, Paint, and Interior Repair and Maintenance”; 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 1.24 acre tract of land located at 22303 Highway 6, Manvel, Texas, being land situated in the H.T. & B.R.R. Company Survey, Abstract 231, 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. General Automotive Repair – (NAICS 811111)
2. Automotive Body, Paint, and Interior Repair and Maintenance – (NAICS 811121)

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 uses 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

Being 1.24 acre of land situated in the H.T. & B.R.R. Company Survey, Abstract 231, Brazoria County, Texas.



Exhibit B

CONDITIONS FOR 22303 HIGHWAY 6 (GENERAL AUTOMOTIVE REPAIR &
AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE
USES)

- (1) Provide striped parking spaces per Section 77-45, *Parking*, before a Certificate of Occupancy is issued.
- (2) 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.
- (3) 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.
- (4) No new freestanding light fixture shall be greater than 25-feet in height.
- (5) All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
- (6) The ground-level luminance ratio shall not exceed 12 to one.
- (7) Any new lighting fixture mounted within 15-feet of a residentially used or zoned property line, public right-of-way, and the southern boundary line shall be classified as IES Type III or Type F (asymmetric forward throw), and fitted with a “house side shielding” reflector on the side facing the residentially used or zoned property line, public right-of-way, and southern boundary line.
- (8) All new freestanding lighting shall provide “cut-off” fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
- (9) The site shall provide a 25-foot wide access easement thorough the front parking lot and connect with the eastern and western abutting properties.
- (10) The 25-foot wide access easement shall be marked as the fire lane.
- (11) The property shall provide a minimum five-foot landscape buffer along the west, north, and east side property lines. The landscape buffer shall provide a minimum 1.5-inch caliper tree (at time of planting and measured at the base of the tree) every 30 linear feet. The landscape buffer shall include fencing per Condition No. 13 (below).
- (12) The site landscaping shall be in accordance with Sections 77-44 and 77-51 of the zoning ordinance. The minimum tree caliper requirement in Section 77-44 shall not use multi-trunk trees to achieve minimum caliper size. Section 77-44 (1) (e) shall apply upon redevelopment of the front existing parking lot.
- (13) The site shall provide an eight-foot tall opaque fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry on the east, north, and west property lines.
- (14) Driveway access from Mustang Bayou Road is prohibited.

- (15) A compliant trash enclosure per Section 77-36 is required before a Certificate of Occupancy is issued.
- (16) A parking lot or parking area located behind the building (Mustang Bayou Road side) shall be concrete per design specifics of the City's Design Criteria Manual.
- (17) The paint booth and mixing/storage area shall be approved per Fire Marshal and Fire Code regulations before a Certificate of Occupancy is issued.

Exhibit C

22303 HIGHWAY 6 SITE PLAN

