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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 13, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

Regular Session

Call To Order and Roll Call

Pos #1 Ryan Miller, 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.

Public Comments: "Comment Card" Required

o Member of the public with business before the Commission, NOT scheduled on the agenda as a public hearing (that has submitted a public comment card) may have three (3) minutes to address the Commission. o The Commission may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent PDZ

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

A. Approve, Preliminary Plat for Meridiana Detention Reserve A-2;
BEING A SUBDIVISION OF 10.15 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve, Preliminary Plat for Meridiana Section 24B;
BEING A SUBDIVISION OF 14.21 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Approve meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve an Extended Stay Permit located at 7023 Louisiana Street.

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.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on June 10, 2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: June 13, 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 CONTINOUSLY 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 Detention Reserve A-2, being a subdivision of 10.15 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.06.06 08:25:18 -05'00'

SIGNATURE

June 6, 2022

DATE

Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

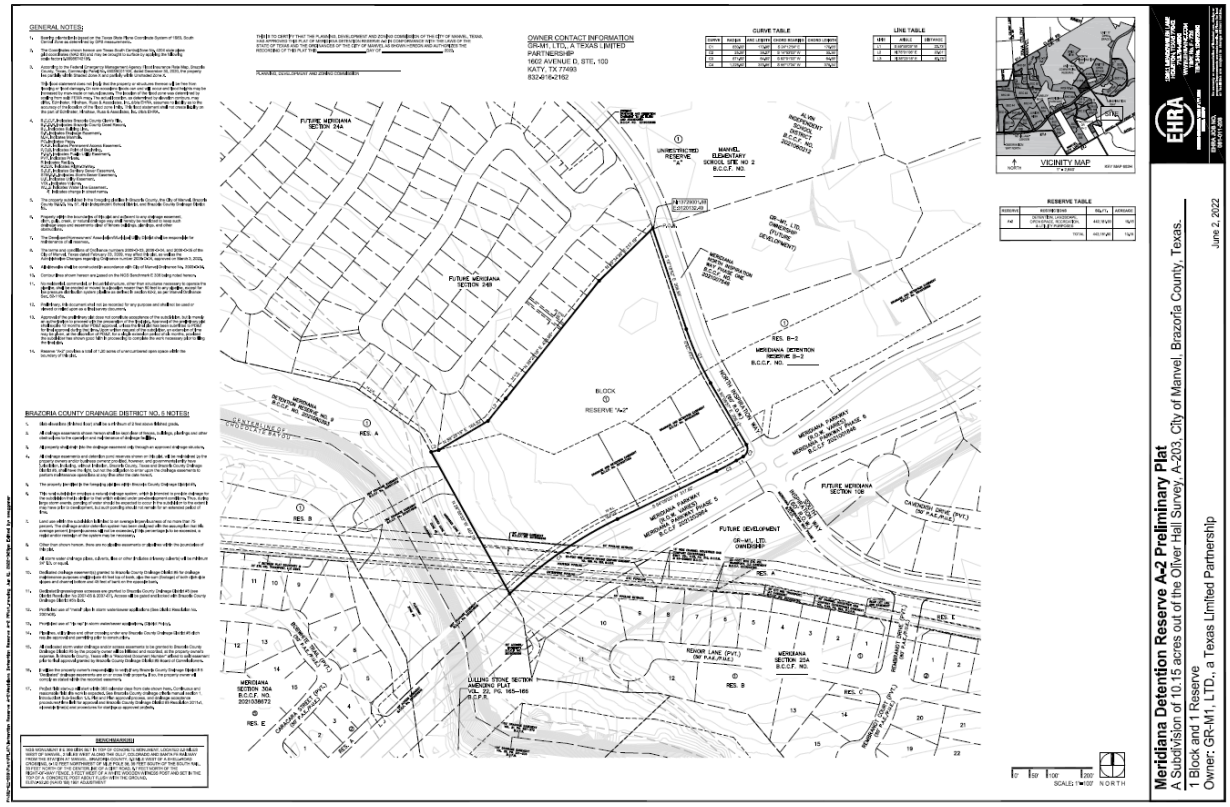
Plat Name	Meridiana Detention Reserve A-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	June 13, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

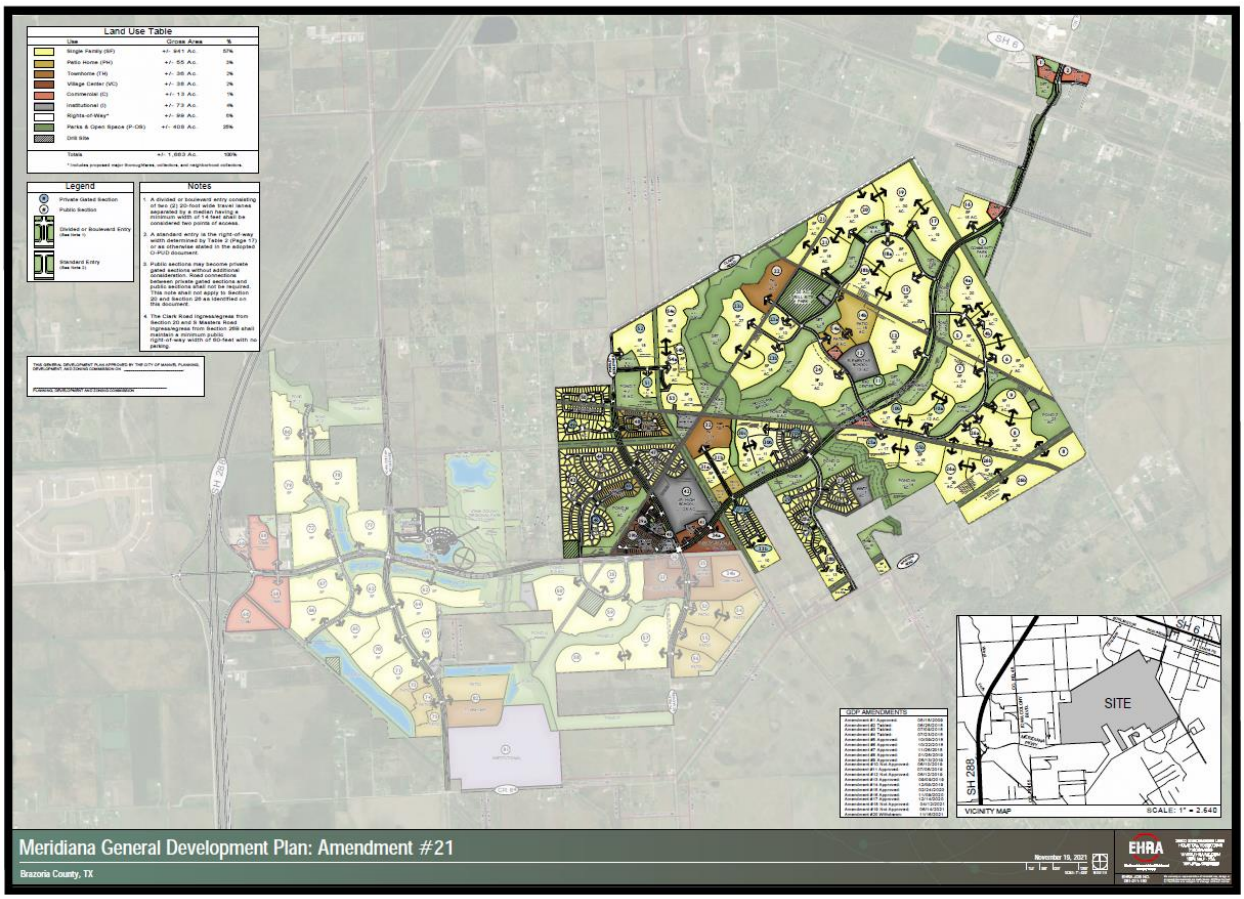
PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



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

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674218 5.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Shaded Zone X and partially 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.
4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.D.R. indicates Brazoria County Deed Record.
   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.
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   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⌇ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. 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.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. 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 PD&Z approval, unless the final plat has been submitted to PD&Z for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of PD&Z, 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.
14. Reserve "A-2" provides a total of 1.30 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural 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.
7. Land use within the subdivision is limited to an average imperviousness of no more than 75 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm 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.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

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

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

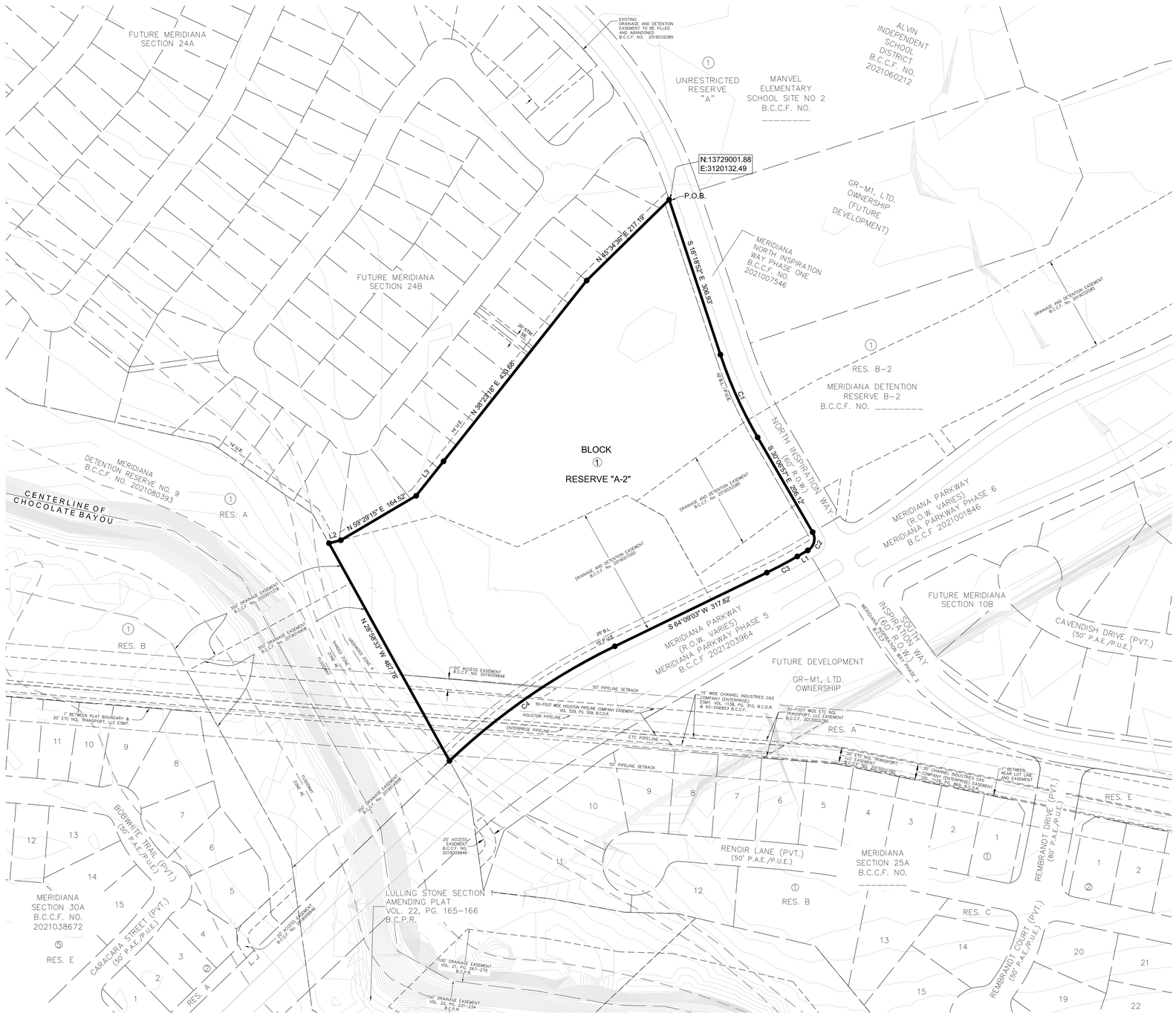
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

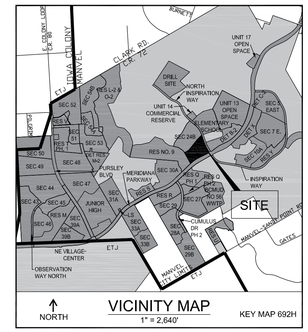
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.00'	170.96'	S 24°12'54" E	170.65'
C2	25.00'	39.27'	S 14°53'03" W	35.36'
C3	871.50'	64.90'	S 62°01'03" W	64.88'
C4	1,228.50'	379.85'	S 55°17'34" W	378.34'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 59°53'03" W	22.73'
L2	N 75°31'06" E	23.01'
L3	N 38°23'18" E	82.75'





RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	442,181.90	10.15
	TOTAL	442,181.90	10.15

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10072300
EHRA
ENGINEERING THE FUTURE SINCE 1955

No warranty or representation, either expressed or implied, is made as to the accuracy or completeness of the plans and specifications or facilities are subject to change without notice.

EHRA JOB NO.
081-011-208

June 2, 2022

Meridiana Detention Reserve A-2 Preliminary Plat

A Subdivision of 10.15 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

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

P:\081-011-208\Plat\PPLAT\Detention Reserve A-2\Meridiana Detention Reserve A-2 PPlat_rev.dwg Jun 01, 2022-3:29pm Edited by: awaggoner

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

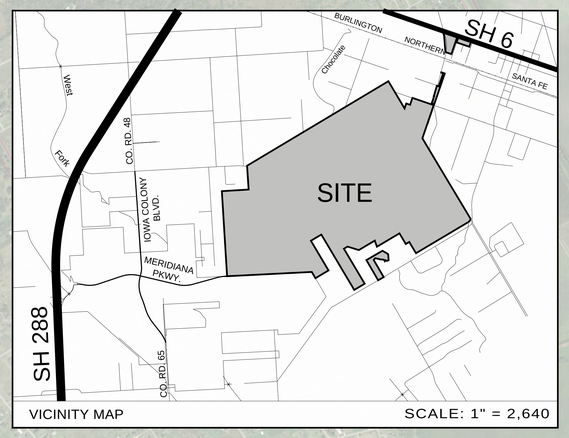
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

EHRA JOB NO. 081-011-150

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

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: June 13, 2022

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E-mail Address: bsweitzer@ehrainc.com

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Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.06.06 08:28:39 -05'00'

SIGNATURE

June 6, 2022

DATE

Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

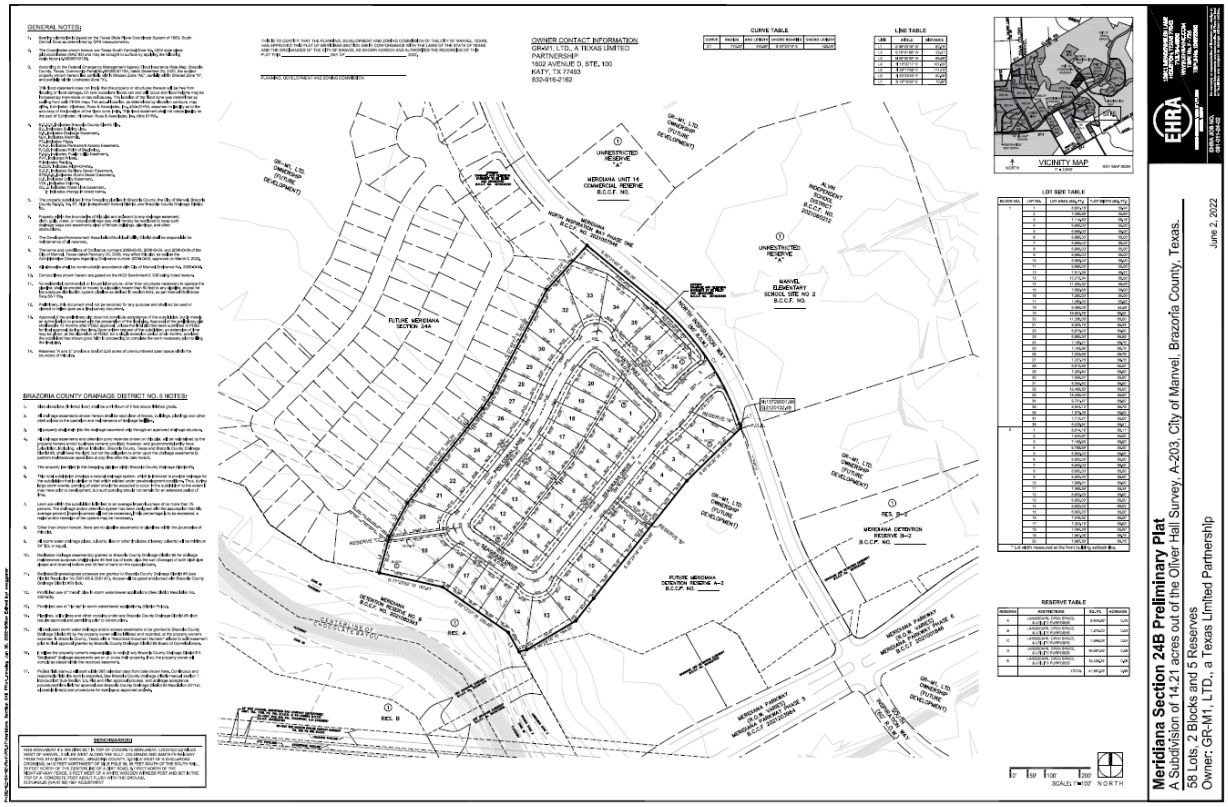
Plat Name	Meridiana Section 24B Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	June 13, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Meridiana Section 24B Preliminary Plat.

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

Plat Exhibit



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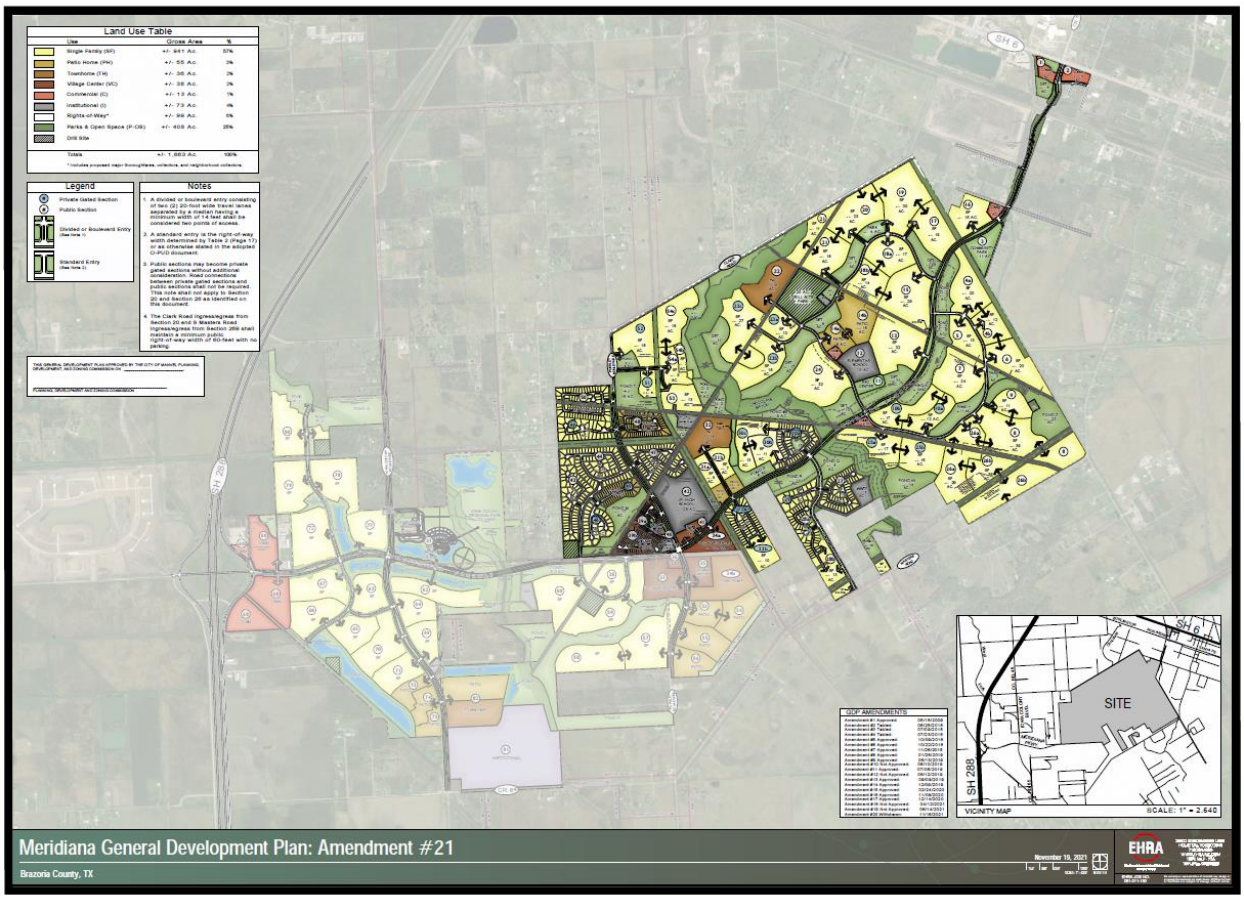

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7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.

9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.

10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

11. 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.

12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

13. 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 PD&Z approval, unless the final plat has been submitted to PD&Z for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of PD&Z, 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.

14. Reserves "A and E" provide a total of 0.35 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.

3. All property shall drain into the drainage easement only through an approved drainage structure.

4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.

5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.

6. This rural 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.

7. Land use within the subdivision is limited to an average imperviousness of no more than 75 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.

8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.

9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.

10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.

11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.

12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).

13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).

14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.

15. All dedicated storm 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.

16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.

17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 24B 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

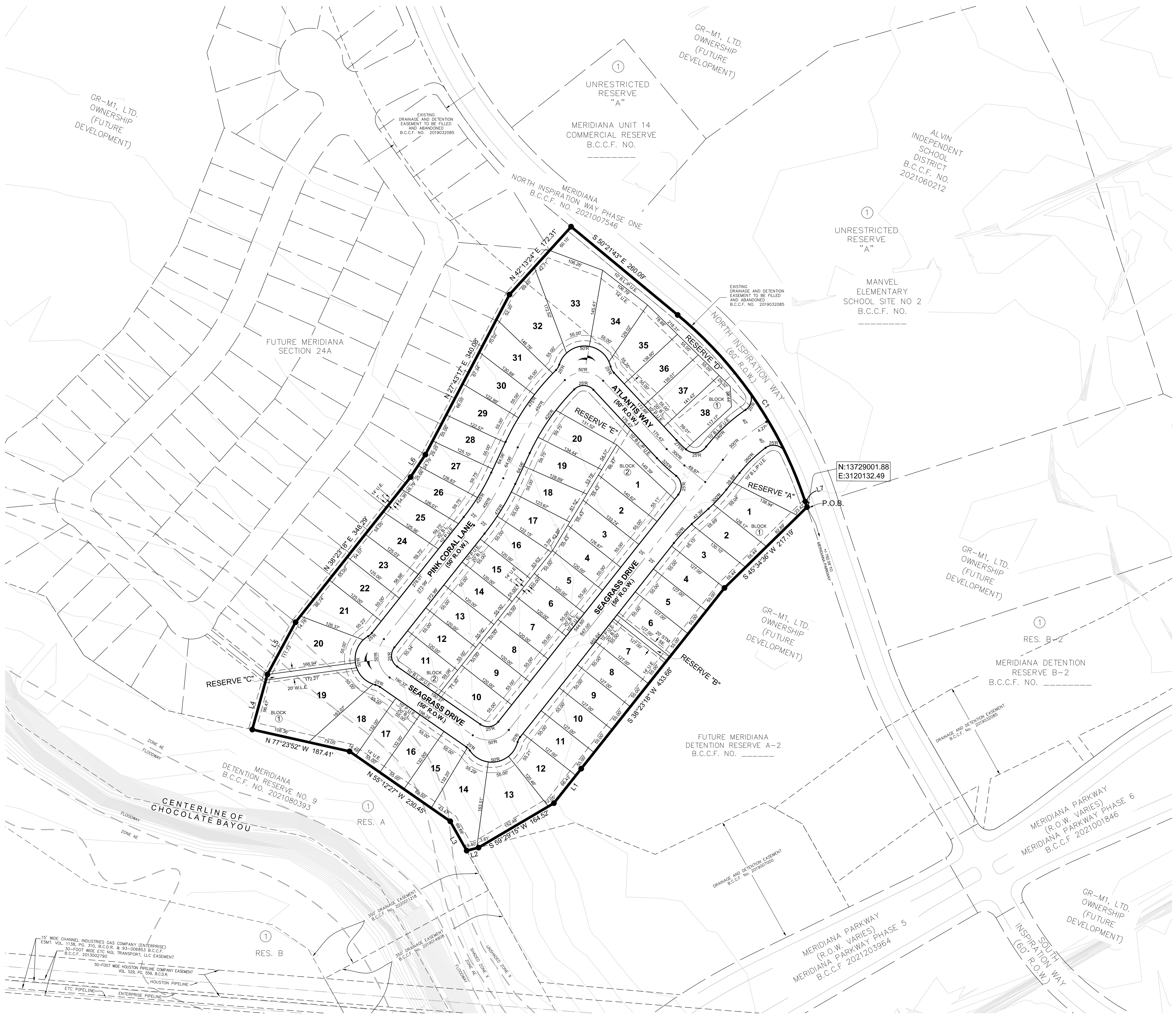
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

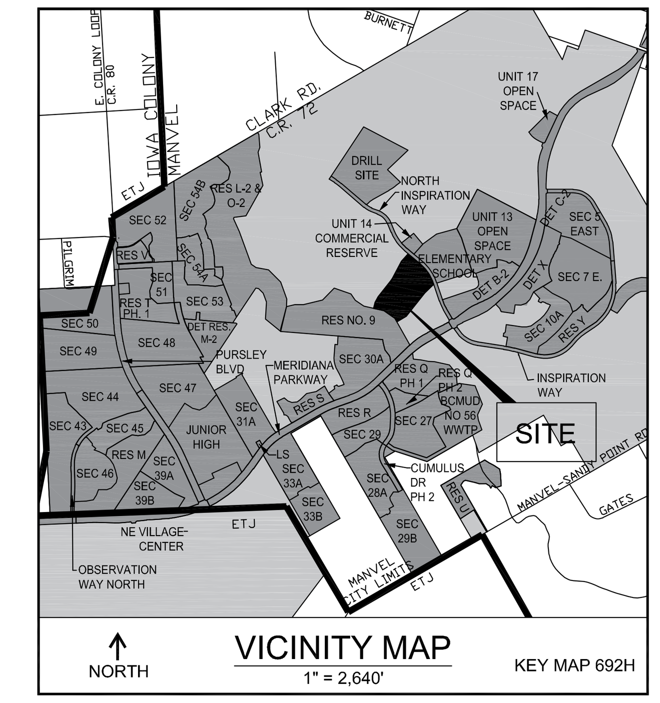
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	770.00'	430.69'	S 34°20'18" E	425.09'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 38°23'18" W	82.75'
L2	S 75°31'06" W	23.01'
L3	N 29°00'08" W	69.69'
L4	N 15°20'17" E	107.33'
L5	N 28°17'56" E	111.73'
L6	N 33°23'43" E	50.45'
L7	S 18°18'52" E	10.82'





LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (SQ. FT.)
1	1	8,951.18'	59.04'
	2	7,096.88'	55.69'
	3	7,114.80'	55.15'
	4	6,985.00'	55.00'
	5	6,985.00'	55.00'
	6	6,985.00'	55.00'
	7	6,985.00'	55.00'
	8	6,985.00'	55.00'
	9	6,985.00'	55.00'
	10	6,985.00'	55.00'
	11	6,985.00'	55.00'
	12	7,917.35'	55.21'
	13	12,215.24'	55.00'
	14	11,025.52'	56.29'
	15	7,660.55'	55.00'
	16	7,260.00'	55.00'
	17	7,260.00'	55.00'
	18	9,566.06'	55.50'
	19	19,503.76'	55.00'
	20	11,236.06'	55.00'
	21	8,323.75'	55.23'
	22	6,875.00'	55.00'
	23	6,993.50'	56.88'
	24	7,180.21'	59.75'
	25	7,195.96'	59.75'
	26	7,233.89'	59.75'
	27	7,227.75'	59.75'
	28	6,810.95'	55.00'
	29	7,262.84'	55.00'
	30	7,556.31'	55.00'
	31	8,354.94'	55.00'
	32	12,498.50'	55.00'
	33	15,036.03'	55.00'
	34	9,701.47'	55.00'
	35	8,543.13'	55.75'
	36	7,579.29'	55.00'
	37	7,712.21'	55.00'
	38	8,029.94'	59.01'
2	1	8,614.18'	55.11'
	2	7,544.94'	55.00'
	3	7,166.96'	55.00'
	4	6,788.99'	55.00'
	5	6,600.00'	55.00'
	6	6,600.00'	55.00'
	7	6,600.00'	55.00'
	8	6,600.00'	55.00'
	9	6,600.00'	55.00'
	10	7,988.31'	55.00'
	11	7,386.69'	55.34'
	12	6,600.00'	55.00'
	13	6,600.00'	55.00'
	14	6,600.00'	55.00'
	15	6,600.00'	55.00'
	16	7,046.32'	55.00'
	17	7,303.18'	55.00'
	18	7,284.28'	55.00'
	19	7,581.05'	59.75'
	20	7,687.59'	59.75'

* Lot width measured at the front building setback line.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,844.86'	0.23
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,270.00'	0.03
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,694.06'	0.04
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,667.82'	0.38
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,420.34'	0.28
	TOTAL	41,897.08'	0.96

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300
EHRA
ENGINEERING THE FUTURE SINCE 1936

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.

EHRA JOB NO.
081-011-24-02

Meridiana Section 24B Preliminary Plat

A Subdivision of 14.21 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

58 Lots, 2 Blocks and 5 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

June 2, 2022

P:\081-011-24-02\Plat\PPLAT\Meridiana Section 24B PPlat_rev.dwg Jun 02, 2022-8:50am Edited by: awaggoner

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

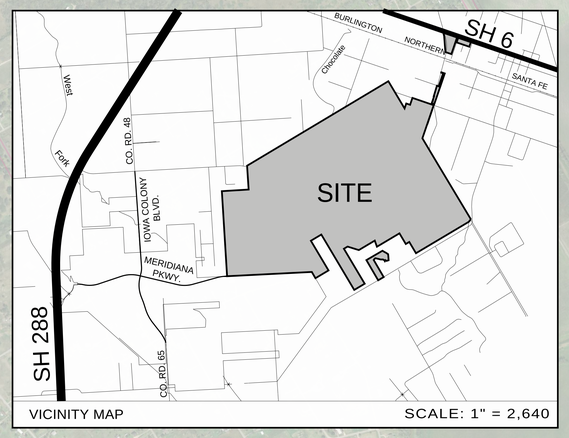
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

EHRA JOB NO. 081-011-150

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

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

MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 23, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 5/23/2022

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 7:01 p.m. Those in attendance were:

Present:	Kyle Marasckin Alina Rogers Dorothy Wynne Ryan Miller Christine Diaz
Absent:	Christy Kennard Muhammed Alam
Also Present:	Kyle Jung, City Manager Tammy Bell, City Secretary Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

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, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve, Final Plat for Manvel Town Center Phase One B;
BEING A SUBDIVISION OF 13.08 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF LOTS 42, 49, 50, 58 AND AN ABANDONED 40 FOOT ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

C. Consideration and possible action to approve, Final Plat for Meridiana Inspiration Way Phase 2;
BEING A SUBDIVISION OF 5.456 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203: ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 THROUGH 15 OF LULLING STONE SECTION ONE, A SUBDIVISION PER PLAT RECORED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT, A SUBDIVISION PER PLAT RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve, Final Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve, Final Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

F. Consideration and possible action to approve, Final Plat for Meridiana Detention Reserve D-2;
BEING A SUBDIVISION OF 8.954 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

G. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Regular Agenda

A. Discuss the Planning, Development and Zoning Commission meeting start time.

General discussion on the possibility of moving the meeting start time to 6 p.m. Members came to a consensus that 6 p.m. would work and that starting with the next meeting, they will begin at 6 p.m. There is no action needed to be taken regarding this as there is no time set out in the PD&Z bylaws.

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.

No action.

C. Consideration and possible action to approve excused committee member absences.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Adjourn

PDZ Member Alina Rogers 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, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

MANVEL PD&Z
DATA SHEET

MEETING DATE: June 13, 2022

TOPIC: Consideration and possible action to approve an Extended Stay Permit located at 7023 Louisiana Street

BACKGROUND: On February 17, 2022, the City's Code Enforcement Officer, Ms. Danielle Bryan, visited 7023 Louisiana Street for a complaint made for a RV being used as a permanent dwelling. The Code Enforcement Officer saw the RV visible from the right-of-way and proceeded to make contact with someone at the property. The Code Enforcement Officer spoke with a woman on-site, who was later identified at the property owner's mother. The property owner's mother stated to the Code Enforcement Officer that she was living in the RV. The Code Enforcement Officer told the owner's mother that using a RV as a residence is not permitted. The Code Enforcement Officer took pictures of the RV during this visit on February 17, 2022, with the RV slides out, a deck constructed at the RV door, and the RV tied into the home's septic and water system. A door hanger for a notice of violation was left at the residence (house) for prohibited use of a RV as a permanent dwelling and given 14 days to comply.

The Code Enforcement Office visited 7023 Louisiana Street on May 5, 2022, and took more pictures of the RV. A notice of violation was sent by certified mail on May 5, 2022, to Kimberly Shaw, Michael F. Johnson, and Mary L. Johnson. On May 23, 2022, the property owner, Ms. Kimberly Shaw, filed an Extended Stay Permit with the Permits Department. The listed permit criteria from Section 47-38 for the extended stay permit includes: 1) The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel, 2) Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season ("sunbirds" and "snowbirds"), 3) Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing, 4) Individual who frequently relocate for employment purposes, and 5) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. The application provided by the owner does not indicate the extended stay request is for any of the above-mentioned criteria from Section 47-38. From the letter provided in the application, the owner states she does not want to be made to close the slides and unplug the RV. Staff has requested further information from the property owner if her extended stay permit request is for anything other than keeping slides out and unplugging the unit. At the time of writing this report, staff has not gotten more information otherwise.

Based on aerial imagery provided by Google Earth, the RV was not on the property in November 2020. The RV first appeared in December 2020 on the Google Earth aerial imagery and confirmed again in December 2021. Under the O-SFR zoning, the City's land use table does not permit a RV as a single-family residence. A RV can be used as a temporary residence under the criteria mentioned above from Section 47-38 for no greater than six months. An extended stay permit is needed for a RV used as a residence for greater than six months. It is unclear from the applicants request if the extended stay permit is approved if it will be needed

beyond six months and a second request will be made to the Commission.

RECOMMENDATION: City staff does not recommend approval of the extended stay request because the RV has been at this location since December 2020 and identified through notice in February 2022, which is greater than six months. When a RV is placed in storage and not in use it is common practice to drain water from the RV and remove batteries. Since electricity and utilities are hooked up to the RV, RV slides are extended, and a patio has been constructed for the RV, all evidence indicates the RV is being used as a permanent living arrangement. The City's zoning ordinance does not permit RVs as a residence in the O-SFR zoning district. Allowance of continued residential use of the RV beyond six months without extenuating circumstances will confer rights to this property owner that are not allowed by other property owners in the City.

ATTACHMENTS: Staff Report, Application, and Code Enforcement Case Comments

FUNDING ISSUES

_X_ **Not applicable**
___ **Not budgeted**
___ **Full amount already budgeted**
___ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER Jessica Rodriguez	**FINANCE DIRECTOR APPROVAL** _____ **CITY MANAGER APPROVAL** _____

Manvel Planning, Development & Zoning Commission
Planning Department
City of Manvel
June 13, 2022

Extended Stay Permit

Address: 7023 Louisiana Street

Applicant/Representative: Kimberly Shaw

Property Owner: Kimberly Shaw, Michael F. Johnson, and Mary L. Johnson

Current Zoning: Open-Single Family Residential (O-SFR)

Request: An extended stay permit to allow a RV slides to be open and unit plugged in excess of six months

Applicable Regulation: Section 38-39, *Prohibited Uses*, Section 47-38, *Criteria for Extended Stay Permits*, and Section 77-26, *Permitted Uses*

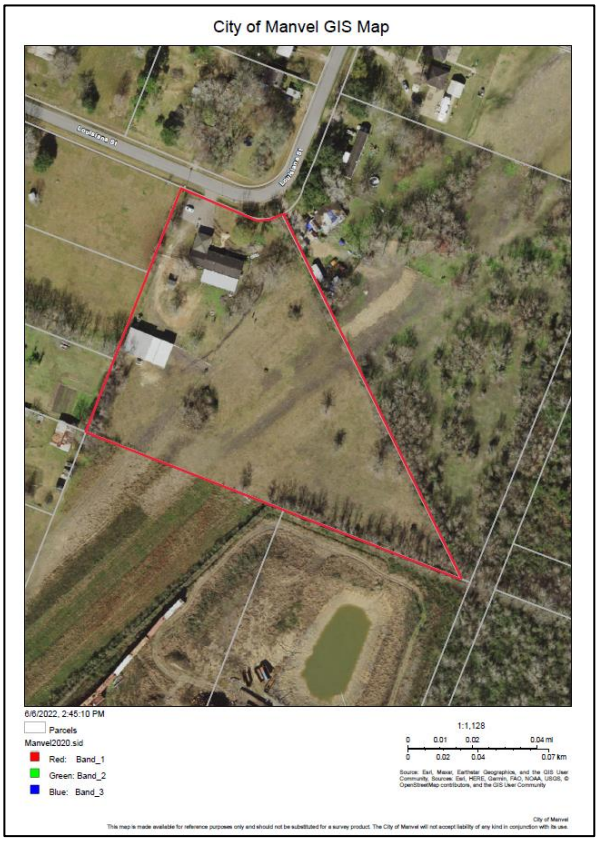
Exhibits: Site Photographs, Notice of Violation, Google Earth Images – December 2020, Google Earth Images – November 2020, Zoning Site Map, Aerial Site Map, and Application

Submitting Staff:
Jessica Rodriguez
Director of Development Services
jrodriguez@cityofmanvel.com

Executive Summary

The property owner is requesting an extended stay permit approval from the Planning, Development and Zoning Commission to allow a RV's slides to be open and plugged in. The property is zoned Open-Single Family Residential (O-SFR) District.

Site Exhibit Map



Staff Report

Ordinance Criteria

Manvel Code of Ordinances, Chapter 38, *Manufactured Housing*, Section 38-39. (a), *Prohibited Uses*, states "a recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector."

Overview

On February 17, 2022, the City's Code Enforcement Officer, Ms. Danielle Bryan, visited 7023 Louisiana Street for a complaint made for a RV being used as a permanent dwelling. The Code Enforcement Officer saw the RV visible from the right-of-way and proceeded to make contact with someone at the property. The Code Enforcement Officer noticed the RV slides were out and decking on the RV entrance which appeared it was being used as a residence. The Code Enforcement Officer spoke with a woman on-site, who was later identified at the property owner's mother. The property owner's mother stated to the Code Enforcement Officer that she was living in the RV. The Code Enforcement Officer told the owner's mother that using a RV as a residence is not permitted. The Code Enforcement Officer took pictures of the RV during this visit on February 17, 2022, with the RV slides out, a deck constructed at the RV door, and the RV tied into the home's septic and water system. A door hanger for a notice of violation was left at the residence (house) for prohibited use of a RV as a permanent dwelling and given 14 days to comply. On February 18, 2022, the Code Enforcement Officer was approached by the property owner while working on a separate case. The property owner stated to the Code Enforcement Officer that the RV was not being used as a permanent dwelling. The Code Enforcement Officer informed the property owner that the RV is connected by power, water, and sewer and has a porch, which indicates evidence of a permanent dwelling. In telephone conversation with Kimberly Shaw on February 25, 2022, she stated to the Code Enforcement Officer that the RV is not a permanent dwelling because her mother stays in the home 75% of the time and has a bedroom. The property owner also stated the RV is used to house visitors. On February 28, 2022, the Code Enforcement Officer reiterated the RV is being used as a permanent dwelling and it must be disconnected from utilities, slides closed, and patio removed.

Since February 17, 2022, the RV is still in the current configuration as described and depicted in pictures in the Site Photographs Section of this report. The Code Enforcement Office visited 7023 Louisiana Street on May 5, 2022, and took more pictures of the RV. A notice of violation was sent by certified mail on May 5, 2022, to Kimberly Shaw, Michael F. Johnson, and Mary L. Johnson. On May 23, 2022, the property owner, Ms. Kimberly Shaw, filed an Extended Stay Permit with the Permits Department. The listed permit criteria from Section 47-38 for the extended stay permit includes:

1. The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season ("sunbirds" and "snowbirds").
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individual who frequently relocate for employment purposes.
5. Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

The application provided by the owner does not indicate the extended stay request is for any of the above-mentioned criteria from Section 47-38. From the letter provided in the application, the owner states she does not want to be made to close the slides and unplug the RV. Staff has requested further information from the property owner if her extended stay permit request is for anything other than keeping slides out and unplugging the unit. At the time of writing this report, staff has not gotten more information otherwise.

Based on aerial imagery provided by Google Earth, the RV was not on the property in November 2020. The RV first appeared in December 2020 on the Google Earth aerial imagery and confirmed again in December 2021. Further photographic information regarding the RV is provided by pictures taken in February and May 2022 by the Code Enforcement Officer. In an email to staff on March 2, 2022, the property owner stated her mother "spends some of her time in the RV" and her bedroom is in her home. The owner further stated her mother uses the RV for privacy and independence.

Under the O-SFR zoning, the City's land use table does not permit a RV as a single-family residence. The use of a RV is only permitted in a RV Park. RV Parks are permitted as a SUP in the LC, HC, MF, and HMU zoning districts. A RV can be used as a temporary residence under the criteria mentioned above from Section 47-38 for no greater than six months. An extended stay permit is needed for a RV used as a residence for greater than six months. It is unclear from the applicants request if the extended stay permit is approved if it will be needed beyond six months and a second request will be made to the Commission.

Site Photographs

The RV located at 7023 Louisiana Street (February 17, 2022).

The RV and existing home located at 7023 Louisiana Street (February 17, 2022).

The RV decking located at 7023 Louisiana Street (February 17, 2022).

RV sewer and water connection to existing home at 7023 Louisiana Street (February 17, 2022).

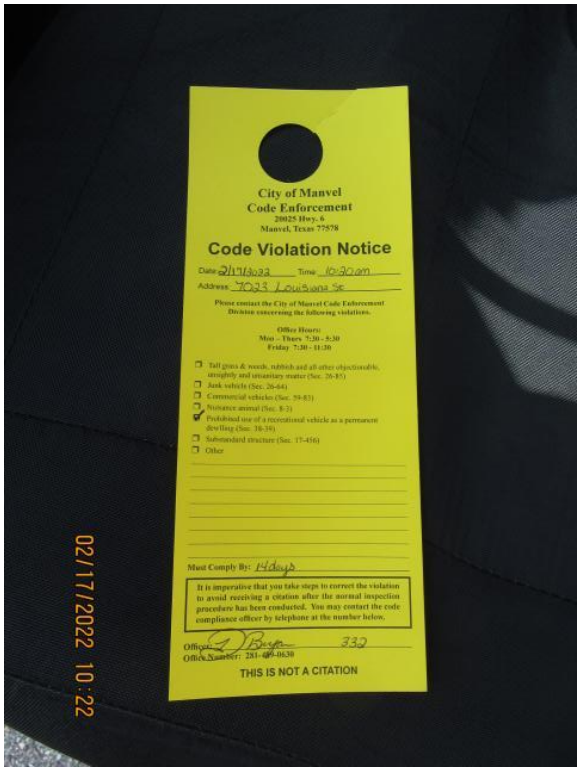
The RV utility connection located at 7023 Louisiana Street (February 17, 2022).

The RV slides out located at 7023 Louisiana Street (May 5, 2022).

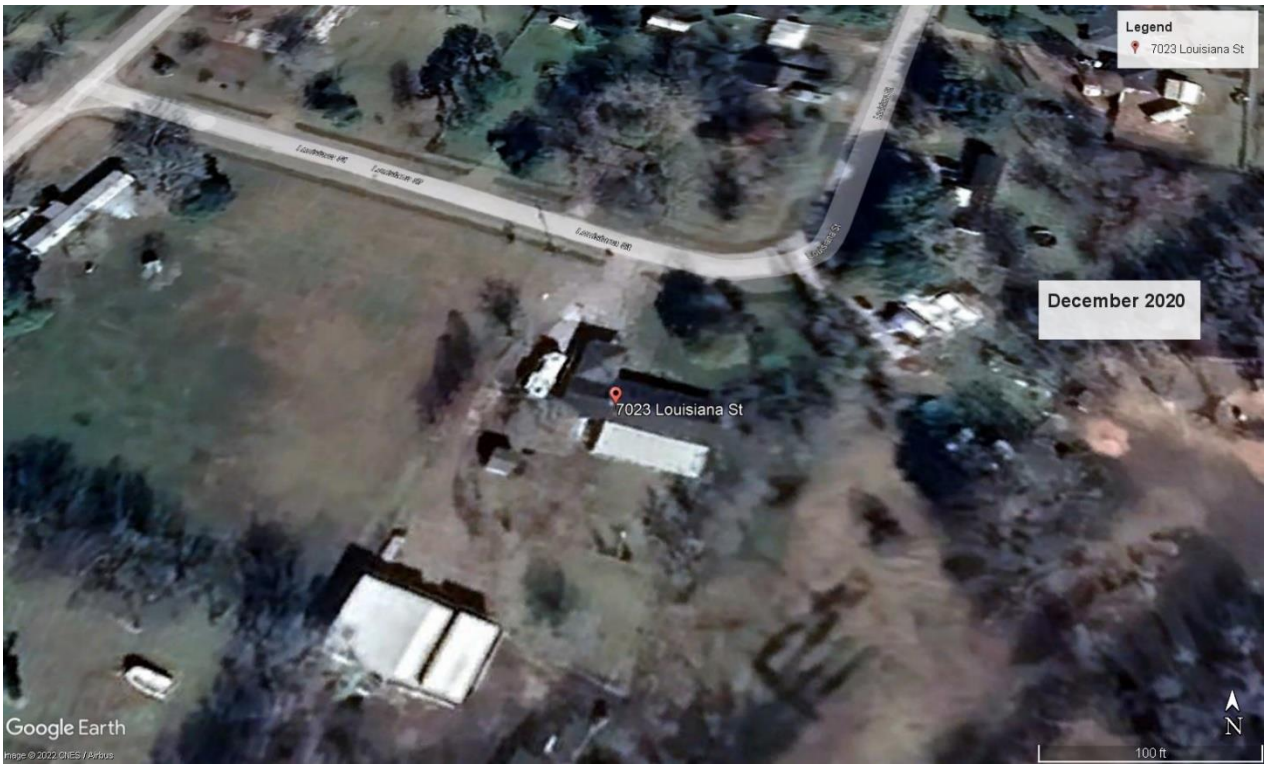
The RV utility connections to the house located at 7023 Louisiana Street (May 5, 2022).

The RV decking located at 7023 Louisiana Street (May 5, 2022).

Notice of Violation



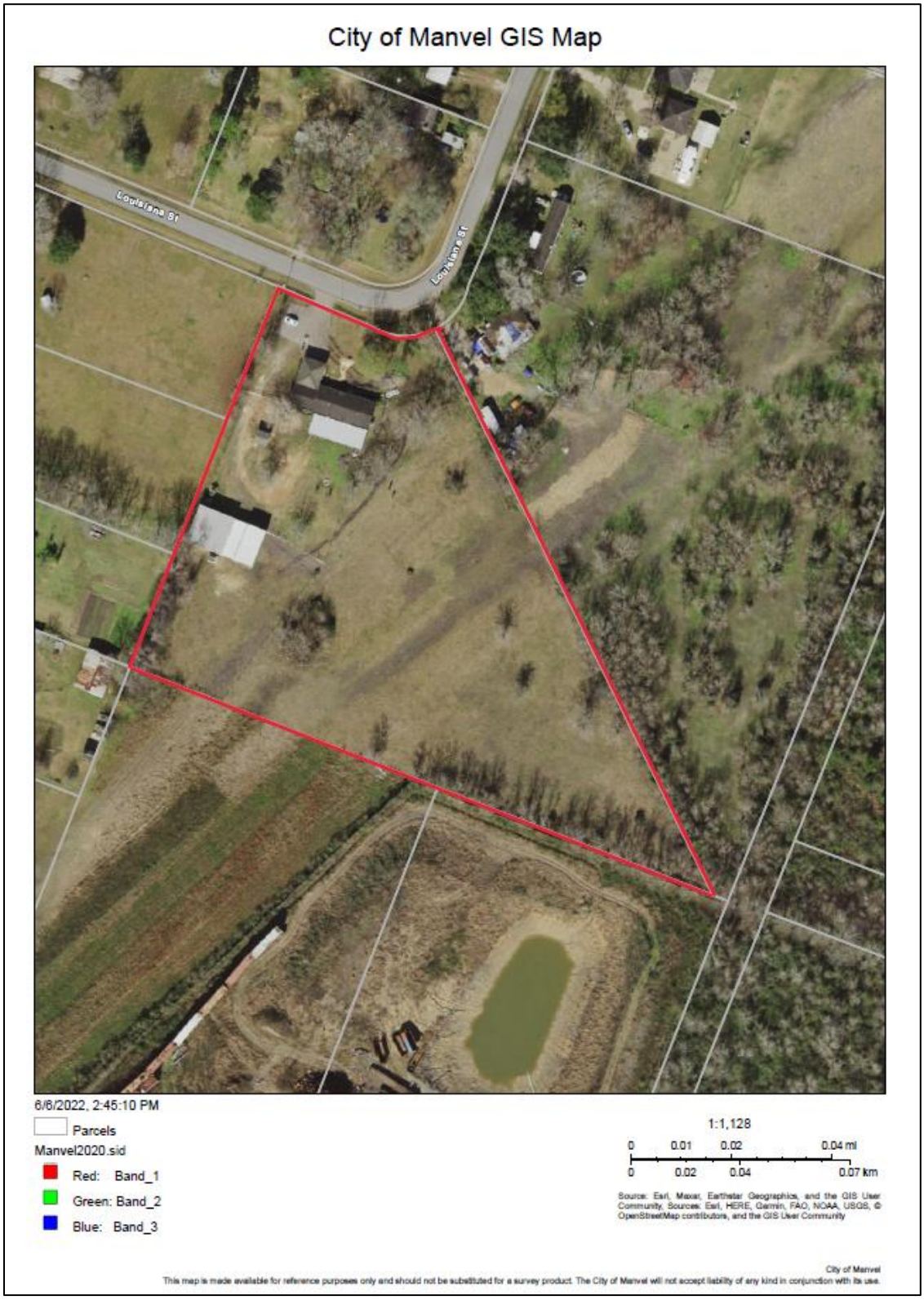
Google Earth Imagery – December 2020



Google Earth Imagery – November 2020

Zoning Vicinity Map

Aerial Site Map



Application

CITY OF MANVEL

http://www.cityofmanvel.com

PO Box 187
Manvel, Texas 77578

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

EXTENDED STAY PERMIT

Name of Person Applying for Permit Kimberly L. Shaw

Name of Person who owns the Land Kimberly L. Shaw
(Where RV will be sitting)

Address 7023 Louisiana Street

City Manvel State TX Zip 77578

Phone Number 713-614-8258

FEE FOR PERMIT IS $50.00
MUST BE APPROVED BY P D & Z PRIOR TO ISSUING OF PERMIT
PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED-STAY PERMITS

1. The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the City limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season.
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individuals who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Date of permit: _____

Date of Expiration: _____

Anticipated Length of Stay: _____

APPROVED _____

Application

May 20, 2022

Re: Request for Extended Stay Permit
7023 Louisiana Street, Manvel, TX. 77578

To Whom It May Concern:

My husband and I own the property located at 7023 Louisiana Street. On February 3, 2022, we received a yellow-hang tag on our door stating that we were found in violation of Section 38-39 of the City Ordinances. I immediately reached out to the Code Enforcement Officer asking what the violation was...she told me that it was determined that the RV on our property was being used as a full-time residence. I explained that it was not the case, and after being told that we had 14 days to remove the unit, I sent an email (attached) to numerous people at the city asking for guidance in my next steps. I also formally requested a hearing to further discuss the issue (highlighted in my email).

To date, the single response that I received was from a City Council Member simply asking if anyone had yet responded to me. I have heard nothing from *anyone* regarding my plea for guidance or the requested public hearing.

In reading over the ordinances at length, it appears we *can* apply for an Extended Use Permit, (see attached form and payment). I see so many RV's in our direct neighborhood that are plugged in and do have the slides extended that I assume there must be a work around. We don't want to be in violation – but also feel that the requirement to close the slides and unplug the unit is a bit extreme when so many units are open. I feel it's rather odd to request this permit as that has not been our usage for the unit, but it seems that may be my only course of action to resolve this situation.

I'm once again asking for help and direction in moving forward. Please feel free to call/email to further discuss.

Respectfully;

Kimberly Shaw
713.614.8258
Kimberly@Get-Your-Move-On.com

Application

Monday, May 23, 2022 at 15:06:09 Central Daylight Time

Subject: Code Violation Notice
Date: Wednesday, March 2, 2022 at 1:43:06 PM Central Standard Time
From: Kimberly Shaw
To: ddavis@cityofmanvel.com, dan.johnson@cityofmanvel.com, jrodriquez@cityofmanvel.com, ddavidson@cityofmanvel.com, tbell@cityofmanvel.com, ntyson@cityofmanvel.com, lhehn@cityofmanvel.com, lakery@cityofmanvel.com, kjung@cityofmanvel.com, jhudson@cityofmanvel.com, jalbert@cityofmanvel.com, ktraylor@manvelpd.org, danielle.bryan@cityofmanvel.com
BCC: David Medearis, Joan Bensen

City of Manvel Officials;

I'm writing this email as a plea for help in a recently received "Code Violation" at our property at 7023 Louisiana Street. I'll assume that address may ring a bell as my husband (Mike Johnson) has been more than vocal regarding our issues with Cameron Recycling. That being said, my reaching out is not related; at least not directly.

On 2/3, our front doorbell rang; my 78-year-old mother (who lives with us) answered the door. She was met by two officers that said they wanted to talk with us. Mike and I were not home but did briefly speak to the officers via our Ring doorbell system. We told them that we'd be home later that afternoon and could speak to them at that time.

Later that day, the Officers did return. We were home at that time; they said they were here to talk with us about our frustrations with Cameron... we spoke for about 20 minutes, and they left without incident.

On 2/16, Mike wrote a rather curt email to the city and more specifically, the Police Department and Code Officer questioning their inability to find a violation with Cameron when we see them so clearly on a daily basis.

The NEXT day – 2/17 (I can't help but notice the timing), we were once again visited by the Code Officer. To the best of my knowledge, the officer did not come to our door; rather noticed that the door to an RV on our property was partially opened. She yelled "hello" from our drive area, and my mother once again greeted the officer. She was told that it was determined that the RV was a permanent dwelling and therefor was a Code Violation. She left a yellow hang tag on our front door citing the following:

Section 38-39; Prohibited use of a recreational vehicle as a permanent dwelling.

Sec. 38-39. - Prohibited uses.

(a)

A recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector.

The officer told my now very upset mother that she needed to be out within 14 days. The officer further explained that since they were "Invited" onto our property (I assume she was referring to their 2/3 visit), they had every right to "look around", and it was then that they found the violation. Their first trip was NOT invited... they stopped by on their own.

I called the Officer and asked what exactly the violation was – as my mothers' permanent residence is IN our

Page 1 of 2

Application

home. I was told that it was determined that because the RV has a deck and is plugged in, it's been deemed a code violation. I tried to explain that yes; there is a deck near the RV, but it is not attached. Moreover, the top plate of the deck can be quickly removed so the unit can be pulled in and out (something we've done numerous times over the past couple of years). And yes; the RV is plugged in. It stays that way year-round; I wasn't aware that that was illegal.
It is also a fact that my mother spends some of her time in the RV. She is getting older and is unable to live alone – again, her bedroom is in our home, she eats her meals here in the main house, she showers here in the main house, washes her clothing here in the main house. She simply uses the RV for some privacy. We have a house full of teenage boys; so I don't blame her wanting to escape from time to time! The RV allows her some privacy and a sense of independence. I should also mention that she goes out of state for much of the summer to visit family in Minnesota. The RV stays fully plugged in and running the entire time she is out of state.

I'm still struggling trying to determine what the violation is.

1...The RV is NOT a permanent residence; it's easily moved. In less that 10 minutes, I can have it fully detached and moved.
2... It is not her residence. She LIVES here in the house.

We've been told that by tomorrow (3/3), the RV needs to be disconnected, the deck needs to be removed and the slides need to be pulled in. I don't see anywhere in the city ordinances that an RV is not allowed to be plugged in or that the slides need to be in, nor that a deck is not allowed. This makes the RV inaccessible to us.... you can't traverse any portion of the unit if the slides are in – and the deck allows safe access vs. the RV steps.

I understand the need for ordinances. However; I believe that this ordinance is written to prevent someone from buying a lot and creating an RV park of sorts on that lot where people live full-time. This not the case in our situation.
The RV is on our property, along with our home, barns, sheds, and the like (over 4 acres of it). It is VERY well maintained (washed and fully waxed every 6 months). And most importantly, it is NOT her residence – our home is.

Trying to understand why the city has decided that she's not allowed to spend any time in her unit. How is this different than me spending time in the barn on our property?

I would like to formally request a hearing to further discuss this issue. Any guidance in the meantime would be much appreciated as I understand that we are not the only family dealing with an RV related issue.

Thank you for your time.
Kimberly Shaw
713.614.8258

Page 2 of 2

CITY OF MANVEL

http://www.cityofmanvel.com

PO Box 187
Manvel, Texas 77578

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

EXTENDED STAY PERMIT

Name of Person Applying for Permit Kimberly L. Shaw

Name of Person who owns the Land Kimberly L. Shaw
(Where RV will be sitting)

Address 7023 Louisiana Street

City Manvel **State** TX **Zip** 77578

Phone Number 713-614-8258

FEE FOR PERMIT IS $50.00
MUST BE APPROVED BY P D & Z PRIOR TO ISSUING OF PERMIT
PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED-STAY PERMITS

1. **The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the City limits of Manvel.**
2. **Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season.**
3. **Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.**
4. **Individuals who frequently relocate for employment purposes.**
5. **Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.**

Date of permit: _____

Date of Expiration: _____

Anticipated Length of Stay: _____

APPROVED _____

May 20, 2022

Re: Request for Extended Stay Permit
7023 Louisiana Street, Manvel, TX. 77578

To Whom It May Concern:

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To date, the single response that I received was from a City Council Member simply asking if anyone had yet responded to me. I have heard nothing from *anyone* regarding my plea for guidance or the requested public hearing.

In reading over the ordinances at length, it appears we *can* apply for an Extended Use Permit, (see attached form and payment). I see so many RV's in our direct neighborhood that are plugged in and do have the slides extended that I assume there must be a work around. We don't want to be in violation – but also feel that the requirement to close the slides and unplug the unit is a bit extreme when so many units are open. I feel it's rather odd to request this permit as that has not been our usage for the unit, but it seems that may be my only course of action to resolve this situation.

I'm once again asking for help and direction in moving forward. Please feel free to call/email to further discuss.

Respectfully;

Kimberly Shaw
713.614.8258
Kimberly@Get-Your-Move-On.com

Subject: Code Violation Notice

Date: Wednesday, March 2, 2022 at 1:43:06 PM Central Standard Time

From: Kimberly Shaw

To: ddavis@cityofmanvel.com, dan.johnson@cityofmanvel.com, jrodriquez@cityofmanvel.com, ddavidson@cityofmanvel.com, tbell@cityofmanvel.com, ntyson@cityofmanvel.com, lhehn@cityofmanvel.com, lakery@cityofmanvel.com, kjung@cityofmanvel.com, jhudson@cityofmanvel.com, jalbert@cityofmanvel.com, ktraylor@manvelpd.org, danielle.bryan@cityofmanvel.com

BCC: David Medearis, Joan Bensen

City of Manvel Officials;

I'm writing this email as a plea for help in a recently received "Code Violation" at our property at 7023 Louisiana Street. I'll assume that address may ring a bell as my husband (Mike Johnson) has been more than vocal regarding our issues with Cameron Recycling. That being said, my reaching out is not related; at least not directly.

On 2/3, our front doorbell rang; my 78-year-old mother (who lives with us) answered the door. She was met by two officers that said they wanted to talk with us. Mike and I were not home but did briefly speak to the officers via our Ring doorbell system. We told them that we'd be home later that afternoon and could speak to them at that time.

Later that day, the Officers did return. We were home at that time; they said they were here to talk with us about our frustrations with Cameron... we spoke for about 20 minutes, and they left without incident.

On 2/16, Mike wrote a rather curt email to the city and more specifically, the Police Department and Code Officer questioning their inability to find a violation with Cameron when we see them so clearly on a daily basis.

The NEXT day – 2/17 (I can't help but notice the timing), we were once again visited by the Code Officer. To the best of my knowledge, the officer did not come to our door; rather noticed that the door to an RV on our property was partially opened. She yelled "hello" from our drive area, and my mother once again greeted the officer. She was told that it was determined that the RV was a permanent dwelling and therefor was a Code Violation. She left a yellow hang tag on our front door citing the following:

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Sec. 38-39. - Prohibited uses.

(a)

A recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector.

The officer told my now very upset mother that she needed to be out within 14 days. The officer further explained that since they were "Invited" onto our property (I assume she was referring to their 2/3 visit), they had every right to "look around", and it was then that they found the violation. Their first trip was NOT invited... they stopped by on their own.

I called the Officer and asked what exactly the violation was – as my mothers' permanent residence is IN our

home. I was told that it was determined that because the RV has a deck and is plugged in, it's been deemed a code violation. I tried to explain that yes; there is a deck near the RV, but it is not attached. Moreover, the top plate of the deck can be quickly removed so the unit can be pulled in and out (something we've done numerous times over the past couple of years). And yes; the RV is plugged in. It stays that way year-round; I wasn't aware that that was illegal.
It is also a fact that my mother spends some of her time in the RV. She is getting older and is unable to live alone – again, her bedroom is in our home, she eats her meals here in the main house, she showers here in the main house, washes her clothing here in the main house. She simply uses the RV for some privacy. We have a house full of teenage boys; so I don't blame her wanting to escape from time to time! The RV allows her some privacy and a sense of independence. I should also mention that she goes out of state for much of the summer to visit family in Minnesota. The RV stays fully plugged in and running the entire time she is out of state.

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I understand the need for ordinances. However; I believe that this ordinance is written to prevent someone from buying a lot and creating an RV park of sorts on that lot where people live full-time. This not the case in our situation.
The RV is on our property, along with our home, barns, sheds, and the like (over 4 acres of it). It is VERY well maintained (washed and fully waxed every 6 months). And most importantly, it is NOT her residence – our home is.

Trying to understand why the city has decided that she's not allowed to spend any time in her unit. How is this different than me spending time in the barn on our property?

I would like to formally request a hearing to further discuss this issue. Any guidance in the meantime would be much appreciated as I understand that we are not the only family dealing with an RV related issue.

Thank you for your time.
Kimberly Shaw
713.614.8258

Comments List

Case Type: General/Misc. Complaint | **ID** # 22-00072

Danielle Bryan

Code Enforcement, Feb 17, 2022 at 8:43 AM ago Initial Inspection 2/17/2022: CE Officer Bryan Permanent dwelling of a recreational vehicle see from public right of way. RV is fully connected with patio. Women in RV, identified herself as the mother, states she lives in the RV. 14 day NOV door hanger issued

Danielle Bryan
Code Enforcement, Feb 18, 2022 at 5:28 AM ago Conversation 2/18/2022: CE Officer Bryan While working on a separate case, property owner approached Officer about violation. He states the RV is not a being used as a permanent dwelling. The officer informed him that the RV is connected by power, water, and sewer and has a porch around it, which show evidence of permanent dwelling. Property owner states the city is issuing him the violation in retaliation. Officer informed him that the violations on his property are in no way connected to any other property within the city.

Danielle Bryan
Code Enforcement, Feb 25, 2022 at 3:34 AM ago Phone call 2/25/2022: CE Officer Bryan spoke with Kimberly Shaw (713-614-8258) who states that the RV is not a permanent dwelling. Kimberly\'s mother does stay in the RV but also has a bedroom in the house and stays in the house 75% of the time. She also states that when visitors are at the dwelling, they stay over there as well. She requests information on what the limits are for \"permanent dwelling\" Officer said she will return her call before mid-next week.

Danielle Bryan
Code Enforcement, Feb 28, 2022 at 7:33 AM ago Phone Call 2/28/2022: CE Officer Bryan received decision from management. RV is being used as a permanent dwelling. Officer called Kimberly Shaw and informed her of the decision. The officer informed her that the RV must be disconnected from utilities, the patio removed, and the extensions closed.

Danielle Bryan
Code Enforcement, Mar 07, 2022 at 9:02 AM ago Email 3/2/2022: Email from property owner Kimberly Shaw

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Danielle Bryan
Code Enforcement, Mar 08, 2022 at 9:50 AM ago Hold 3/4/2022: Sgt Meshell Case on hold until decision from City Council

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Danielle Bryan
Code Enforcement, May 06, 2022 at 8:19 AM ago

Email

5/4/2022: CE Officer Bryan

Officer requests status on "hold". Police Chief to continue with Code Enforcement case.

Danielle Bryan
Code Enforcement, May 06, 2022 at 8:55 AM ago

Re-inspection

5/5/2022: CE Officer Bryan

Re-inspection conducted from public right-of-way. RV utilities still connected and patio still erect.

14 day NOV certified mail to property owner.

Danielle Bryan
Code Enforcement, May 06, 2022 at 9:10 AM ago

Phone call

5/5/2022: CE Officer Bryan

Officer is informed that someone from the property called PD, stating that Officer was taking pictures of their property.

Danielle Bryan

Code Enforcement, Jun 01, 2022 at 10:40 AM ago

Application and Email

5/31/2022: CE Officer Bryan

Kimberly Shaw submitted a written request for a hearing and submitted an Extended Stay Permit application. Jessica Rodriquez emailed her and informed her of the next PD&Z meeting will be June 13th at 6:00 pm, and requested more information for the reasoning behind the request.