

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 13, 2023**

**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

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 Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board 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.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), 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 811192 "CAR WASHES"; 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. Approve the meeting minutes to date.

Executive Session

- A. The Planning, Development, and Zoning will convene into Executive Session pursuant to Texas Local Government Code, Section 551-071: "Consultation with Attorney" to discuss the following:

Update on Litigation – Rise Communities, LLC and GR-M1, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 11.19 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10B;
BEING A SUBDIVISION OF 16.99 ACRES, BEING A PARTIAL REPLAT OF LOTS 13, 14, & 15, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2023-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE

SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), 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 811192 "CAR WASHES"; 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.

- D. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 7716 Bissell Road.
- E. Discussion/update on a Subdivision Ordinance Amendment presented by Staff.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- G. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission 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 2-9-2023 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

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 23, 2023

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 01/23/2023

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

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

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Prospective PDZ Applicants in attendance:
Mary Ann Atkinson
Kenneth Haynes

Consent PDZ

- A. Approve a six-month Preliminary plat extension, Preliminary plat for Foxtail Palms;
BEING A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION
OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40'

01/23/2023 PLANNING DEVELOPMENT AND ZONING MINUTES

WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY , SEC. 71, A-291 BRAZORIA COUNTY, TEXAS.

- B. 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: 7/0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Pomona Lake "E" and "H"; BEING A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner provided an overview of the agenda item. There are still several items that need to be addressed before approving the plat. For this reason, staff is recommending denial.

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

The motion FAILED with a vote: 0/7

Yes: None

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

Absent: None

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

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

No action taken.

01/23/2023 PLANNING DEVELOPMENT AND ZONING MINUTES

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:06 p.m. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



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: February 13, 2023 PDZ

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

Person to Speak: 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 10A, being a subdivision of 11.19 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

1/17/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 10A - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	February 13, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.
- The proposed section includes single family residential lots with minimum 70 feet lot width.
- The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.
- The proposed plat subdivides a 11.19-acre tract into 22 residential lots, 1 Block, and 4 reserves for landscaping, open space, and utility purposes.
- A preliminary plat for Section 10A was approved by City Council in January 2021 which had a different layout than this proposed plat. The proposed layout, street connectivity, and circulation pattern between sections 10A and 10B are different from the most recently approved Meridiana GDP Amendment No. 21. The layout for Section 10A and 10B as approved in the General Development Plan (GDP) provides for a loop connection between the two sections whereas the proposed layout will result in lots along three separate cul-de-sac streets. According to staff, the difference in layout will result in significantly different traffic patterns.
- In response to initial staff comment regarding the deviation, the applicant has provided the following response:
"The Meridiana O-PUD states that only a "significant change" requires the resubmittal of a revised GDP. In our opinion, the minor alteration in the street pattern of Sections 10A and 10B does not constitute a significant change. Furthermore, these sections consist of three cul-de-sacs. Page 36 of the Meridiana O-PUD states that cul-de-sac streets do not require a second point of access."

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat: *Meridiana Section 10A Preliminary Plat*

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

1. Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval (Ord No. 2004-0-17, Article II, Section 21. A.14).
2. This preliminary plat should generally conform to the General Development Plan (GDP). Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission. The proposed layout, street connectivity, and circulation pattern between proposed sections 10A and 10B are different from the most recently approved Meridiana GDP Amendment No. 21 (Page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04)).

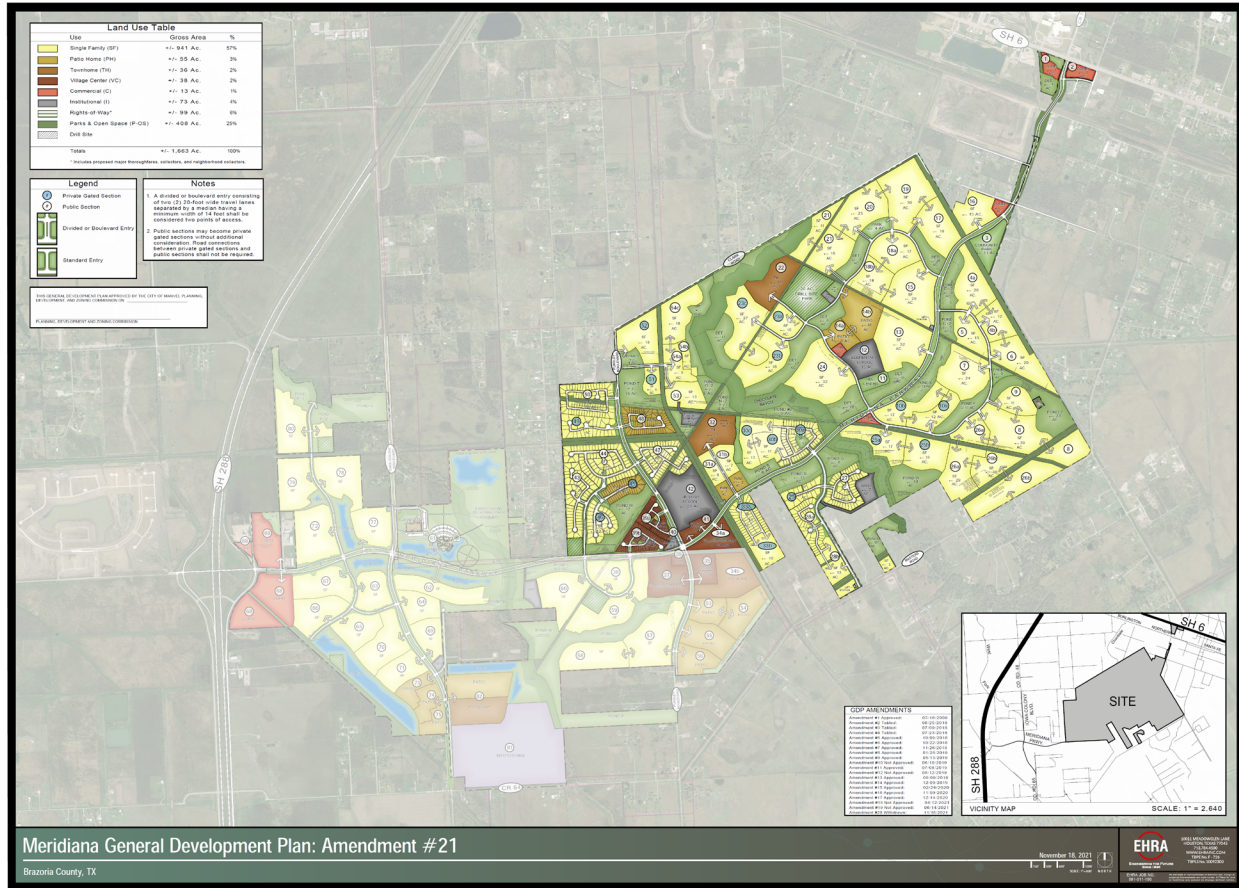
Additionally, staff recommends providing the following note to be addressed at the time of Final plat submittal:

- Please provide a Water and Sewer Utility Availability Summary Table that includes a summary of currently platted lots and corresponding connections, along with reserved connections and planned future connections. Also include the current capacity of the water and wastewater facilities (plant(s), lift stations, etc.) within MUD 57, or agreements with MUD 55, MUD 56, etc.
(Ord No. 2004-0-17, Article I, Section 1 (c); Article II, Section 24. B.19; and Article IV, Section 49).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630



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: 0.99986742165.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

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

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Marvel, 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.
- All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to 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 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.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- 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 revert in the dedicators, his heirs, assigns, or successors.
- 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 10A 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field 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

CURVE TABLE

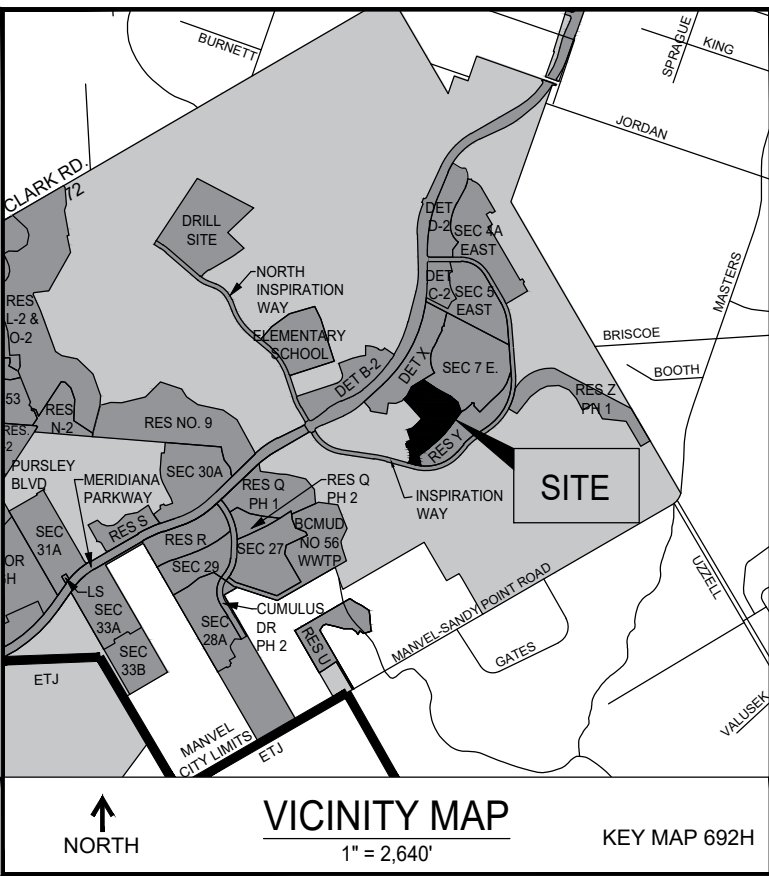
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	570.00'	83.84'	N 79°04'58" W	83.76'
C2	25.00'	39.27'	N 60°20'03" E	34.36'
C3	260.00'	154.69'	N 01°54'49" W	152.42'
C4	25.00'	34.80'	N 58°38'24" W	31.90'
C5	25.00'	44.30'	N 31°48'37" E	38.73'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 74°52'08" W	112.80'
L2	N 15°07'52" E	5.48'
L3	N 18°57'29" W	19.22'
L4	N 12°49'51" W	50.19'
L5	N 71°02'31" E	50.00'
L6	N 18°57'29" W	152.32'
L7	N 71°02'31" E	74.87'
L8	N 47°17'37" E	90.00'
L9	N 42°35'52" E	89.34'
L10	N 43°24'36" W	144.27'
L11	N 45°13'05" E	60.46'
L12	N 27°17'03" E	145.56'
L13	N 58°30'55" E	184.66'
L14	S 62°43'51" E	161.94'
L15	S 51°45'37" E	142.63'
L16	S 19°11'37" E	144.11'
L17	S 39°26'18" W	111.85'
L18	S 44°46'40" W	111.86'
L19	S 55°09'07" W	150.48'
L20	S 12°47'21" E	148.28'

RESERVE TABLE

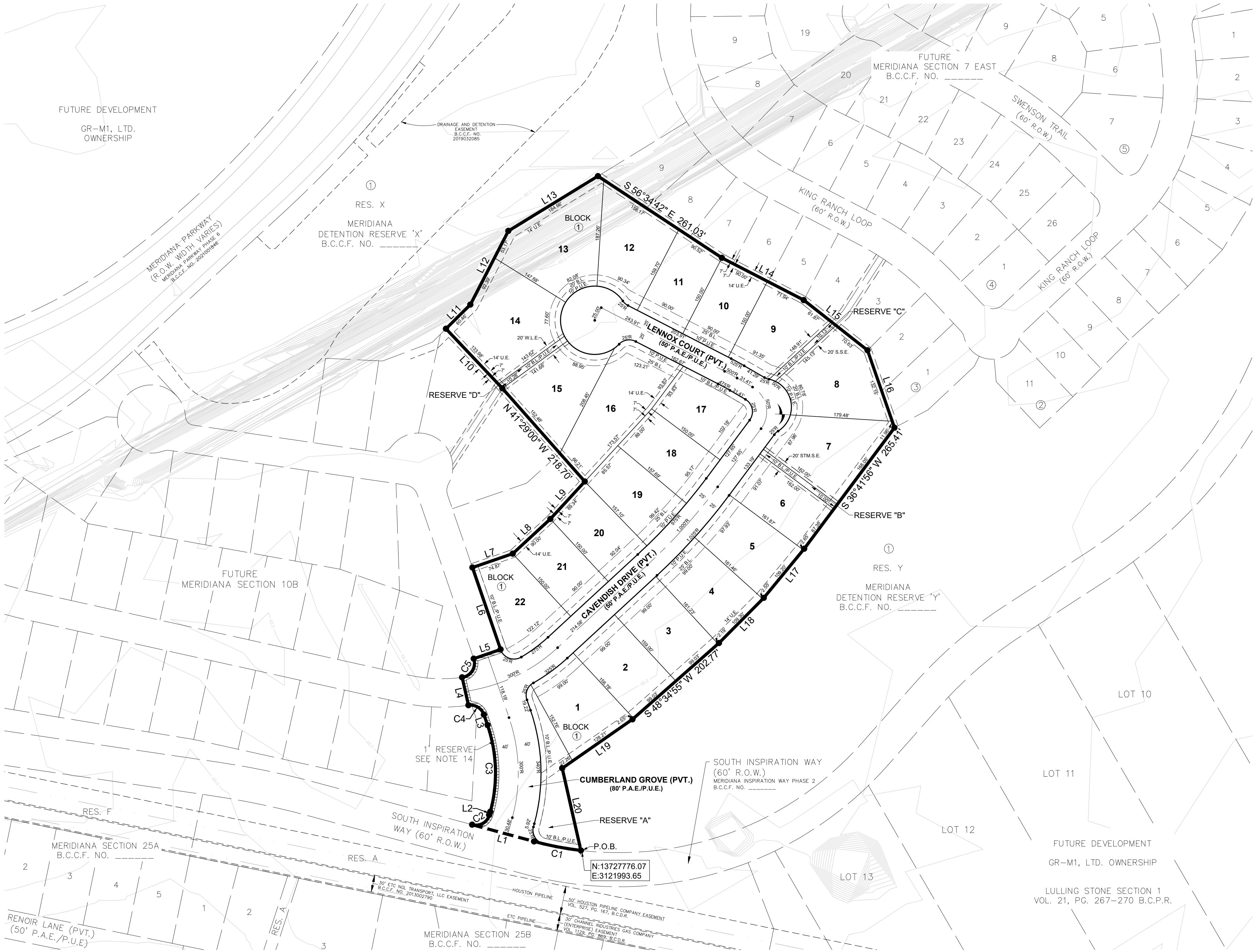
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,901.23	0.30	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,620.00	0.04	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,467.73	0.03	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,439.15	0.03	B.C.M.U.D. NO. 57
TOTAL		17,428.11	0.40	



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	17,033.45	99.00'
	2	15,631.04	99.00'
	3	15,851.46	99.00'
	4	16,712.34	99.00'
	5	16,767.82	97.93'
	6	14,579.83	91.07'
	7	20,586.86	87.96'
	8	20,973.77	80.78'
	9	16,156.01	91.35'
	10	13,500.00	90.00'
	11	13,936.56	90.00'
	12	19,212.12	90.34'
	13	24,582.76	82.08'
	14	25,722.32	77.60'
	15	18,026.11	88.95'
	16	23,801.80	123.21'
	17	15,039.05	102.18'
	18	14,223.98	95.17'
	19	14,834.44	99.42'
	20	13,961.41	92.04'
	21	13,500.00	90.00'
	22	17,801.36	122.12'

* Lot width measured at the front building setback line.



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

SCALE: 1"=100' NORTH

Meridiana Section 10A Preliminary Plat

A Subdivision of 11.19 acres out of the Oliver Hall Survey, A-203, City of Marvel, Brazoria County, Texas.

22 Lots, 1 Block, and 4 Reserves

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



ENGINEERING THE FUTURE
SINCE 1986

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBP# No. F-726
TBP# No. 10092500

February 3, 2023

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO. 081-0111-10

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

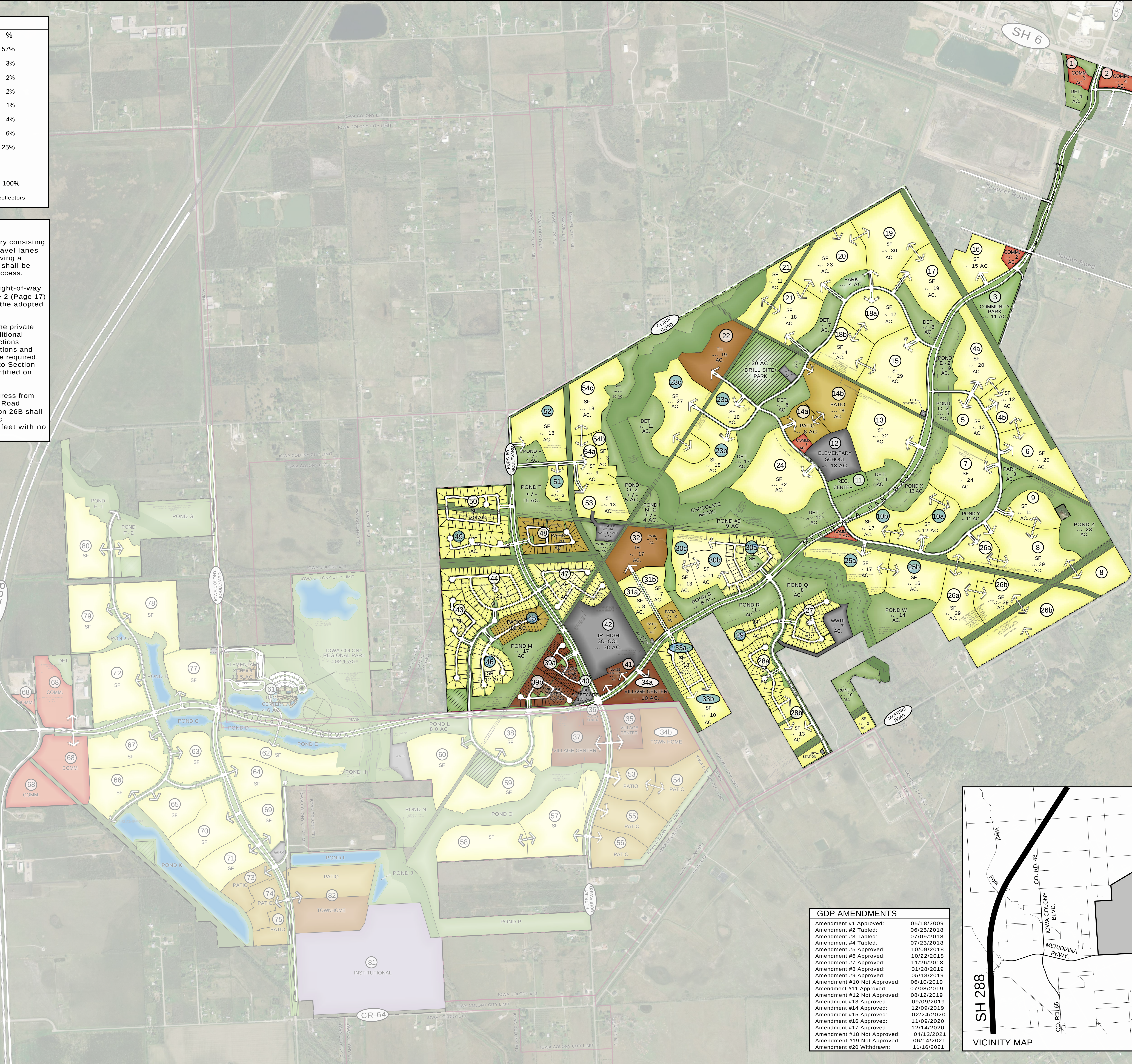
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

Since 1958

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.



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: February 13, 2023 PDZ

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

Person to Speak: 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 10B, being a subdivision of 16.99 acres, being a partial replat of Lots 13, 14,
& 15, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-
270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

1/17/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 10B - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	February 13, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.
- The proposed section includes single family residential lots with minimum 70 feet lot width.
- The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.
- The proposed plat subdivides a 16.99-acre tract into 38 residential lots, 12 Blocks, and 3 reserves for landscaping, open space, and utility purposes.
- The proposed layout, street connectivity, and circulation pattern between sections 10A and 10B are different from the most recently approved Meridiana GDP Amendment No. 21. The layout for Section 10A and 10B as approved in the General Development Plan (GDP) provides for a loop connection between the two sections whereas the proposed layout will result in lots along three separate cul-de-sac streets. According to staff, the difference in layout will result in significantly different traffic patterns.
- In response to initial staff comment regarding the deviation, the applicant has provided the following response:
"The Meridiana O-PUD states that only a "significant change" requires the resubmittal of a revised GDP. In our opinion, the minor alteration in the street pattern of Sections 10A and 10B does not constitute a significant change. Furthermore, these sections consist of three cul-de-sacs. Page 36 of the Meridiana O-PUD states that cul-de-sac streets do not require a second point of access."

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat: *Meridiana Section 10A Preliminary Plat*

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

2. This preliminary plat should generally conform to the General Development Plan (GDP). Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission. The proposed layout, street connectivity, and circulation pattern between proposed sections 10A and 10B are different from the most recently approved Meridiana GDP Amendment No. 21 (Page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04)).

Additionally, staff recommends providing the following note to be addressed at the time of Final plat submittal:

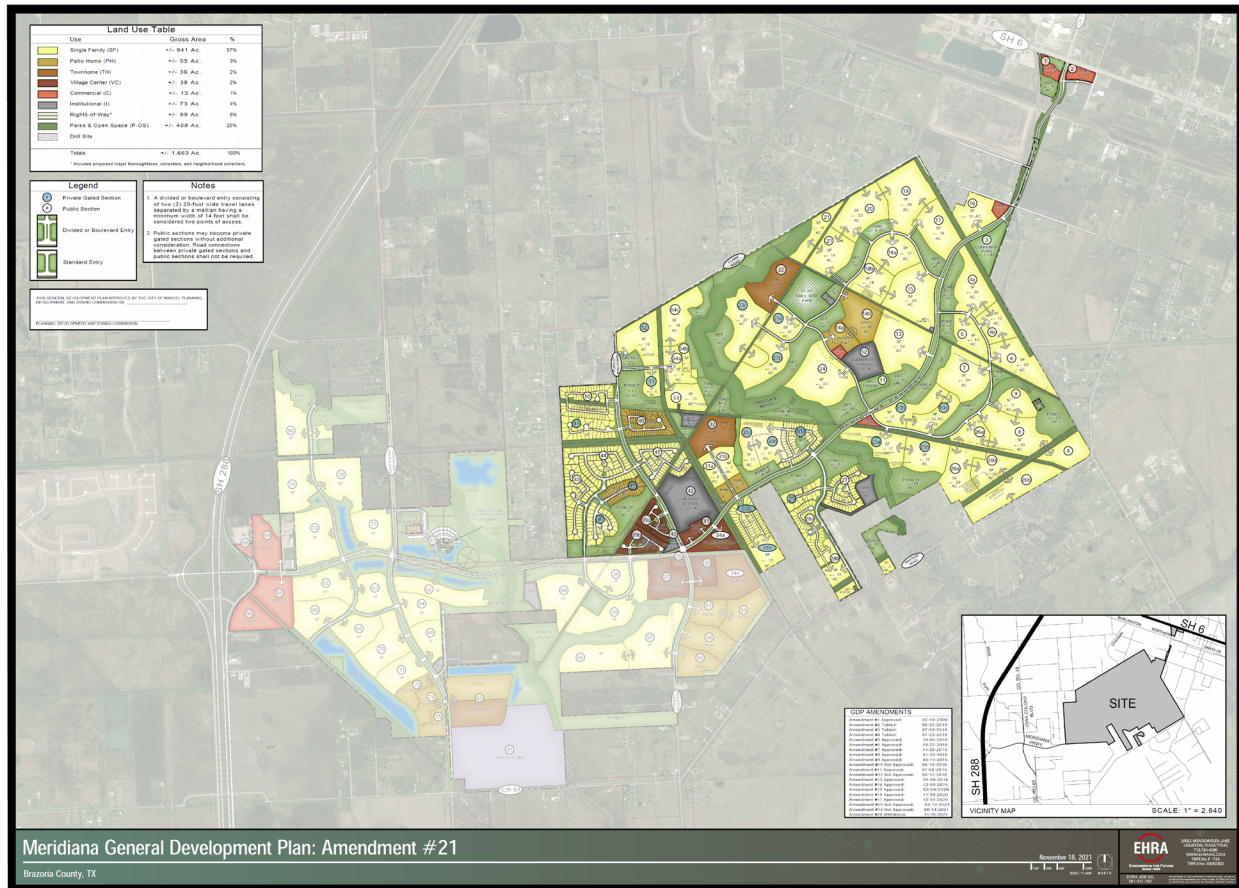
- Please provide a Water and Sewer Utility Availability Summary Table that includes a summary of currently platted lots and corresponding connections, along with reserved connections and planned future connections. Also include the current capacity of the water and wastewater facilities (plant(s), lift stations, etc.) within MUD 57, or agreements with MUD 55, MUD 56, etc.
(Subdivision Ordinance: Section 62-1 (3); and Section 62-41 (b) (18))
(Design Criteria Manual: DCM Section 2, Wastewater, 1.04 F, General Requirements; and DCM Section 3, Water, 2.02, Design Analysis;).
(Ordinance No. 2004-O-17: Section 1 (c); Section 49; and Section 24. B. 19)



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 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: 0.99996742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, 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.
4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. Indicates Water Line Easement.
X 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 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.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. 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.
11. 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.
12. 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 commission approval, unless the final plat has been submitted to 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 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.
13. There are 0.0 acres of unencumbered open space within the boundary of this plat.
14. 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 10B 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

RESERVE TABLE

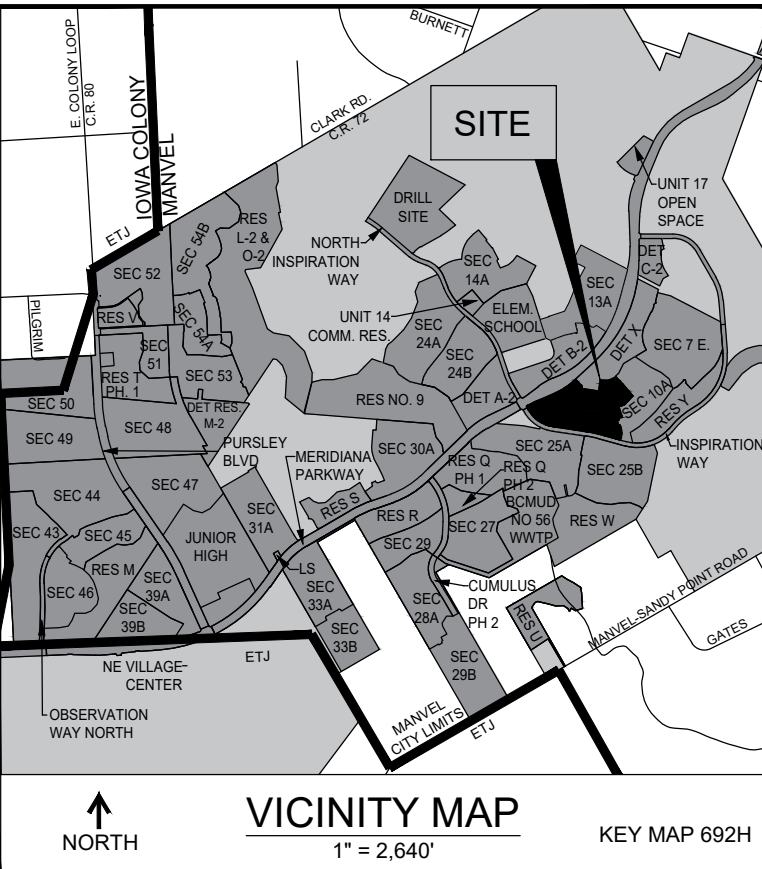
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	82,742.33	1.90	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,517.61	0.03	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,793.66	0.50	B.C.M.U.D. NO. 57
		104,053.60	2.43	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,530.00	181.24'	N 78°15'45" W	181.14'
C2	470.00'	422.79'	N 55°53'09" E	408.68'
C3	25.00'	39.65'	N 15°09'49" E	35.62'
C4	871.50'	98.78'	N 63°30'40" E	96.72'
C5	878.50'	292.50'	N 68°53'09" E	291.16'
C6	60.00'	41.32'	S 22°55'23" E	40.51'
C7	15.00'	20.54'	S 42°25'20" E	18.97'
C8	25.00'	44.30'	S 31°48'37" W	38.73'
C9	25.00'	34.60'	S 68°36'24" E	31.90'
C10	260.00'	154.69'	S 01°54'49" E	152.42'
C11	25.00'	39.27'	S 60°20'03" W	34.36'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 30°06'58" W	36.64'
L2	N 47°20'48" E	44.91'
L3	N 42°39'12" E	109.88'
L4	N 08°20'38" E	150.00'
L5	S 87°18'03" E	100.56'
L6	N 69°16'03" E	93.75'
L7	N 45°13'06" E	33.29'
L8	S 43°24'36" E	133.98'
L9	S 42°35'52" W	77.22'
L10	S 47°17'37" W	90.00'
L11	S 71°21'31" W	74.87'
L12	S 18°57'29" E	152.32'
L13	S 71°02'31" W	50.00'
L14	S 12°49'51" E	50.19'
L15	S 18°57'29" E	19.22'
L16	S 15°07'52" W	5.48'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	12,502.45	80.00'
	2	12,587.41	80.00'
	3	11,360.00	80.00'
	4	11,360.00	80.00'
	5	11,360.00	80.00'
	6	11,360.00	80.00'
	7	11,533.62	80.00'
	8	11,680.87	80.00'
	9	12,228.11	80.00'
	10	12,575.35	80.00'
	11	13,888.63	80.00'
	12	15,366.02	80.00'
	13	14,544.95	82.64'
	14	12,520.86	80.00'
	15	16,103.80	80.00'
	16	18,536.54	132.36'
	17	16,025.83	108.09'
	18	12,424.27	80.00'
	19	11,196.72	80.00'
	20	11,444.99	80.00'
	21	11,693.25	80.00'
	22	11,941.52	80.00'
	23	12,189.79	80.00'
	24	12,362.72	80.00'
	25	11,763.63	80.00'
	26	10,939.71	80.03'
	27	15,871.92	80.00'
	28	12,948.20	80.00'
	29	12,735.47	80.00'
	30	12,522.74	80.00'
	31	12,510.00	80.00'
	32	16,255.38	80.00'
	33	20,813.08	79.32'
2	1	13,107.06	85.00'
	2	14,392.17	85.40'
	3	17,861.40	76.56'
	4	21,147.88	103.53'
	5	21,460.69	109.90'

* Lot width measured at the front building setback line.

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

SCALE: 1"=100' NORTH

Meridiana Section 10B Preliminary Plat

A Subdivision of 16.99 acres, being a partial replat of Lots 13, 14, & 15, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

38 Lots, 2 Blocks and 3 Reserves

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

February 3, 2023



EHRA JOB NO. 081-0111-10

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBP# K6-F-726
TBP#J5 No. 10072600

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

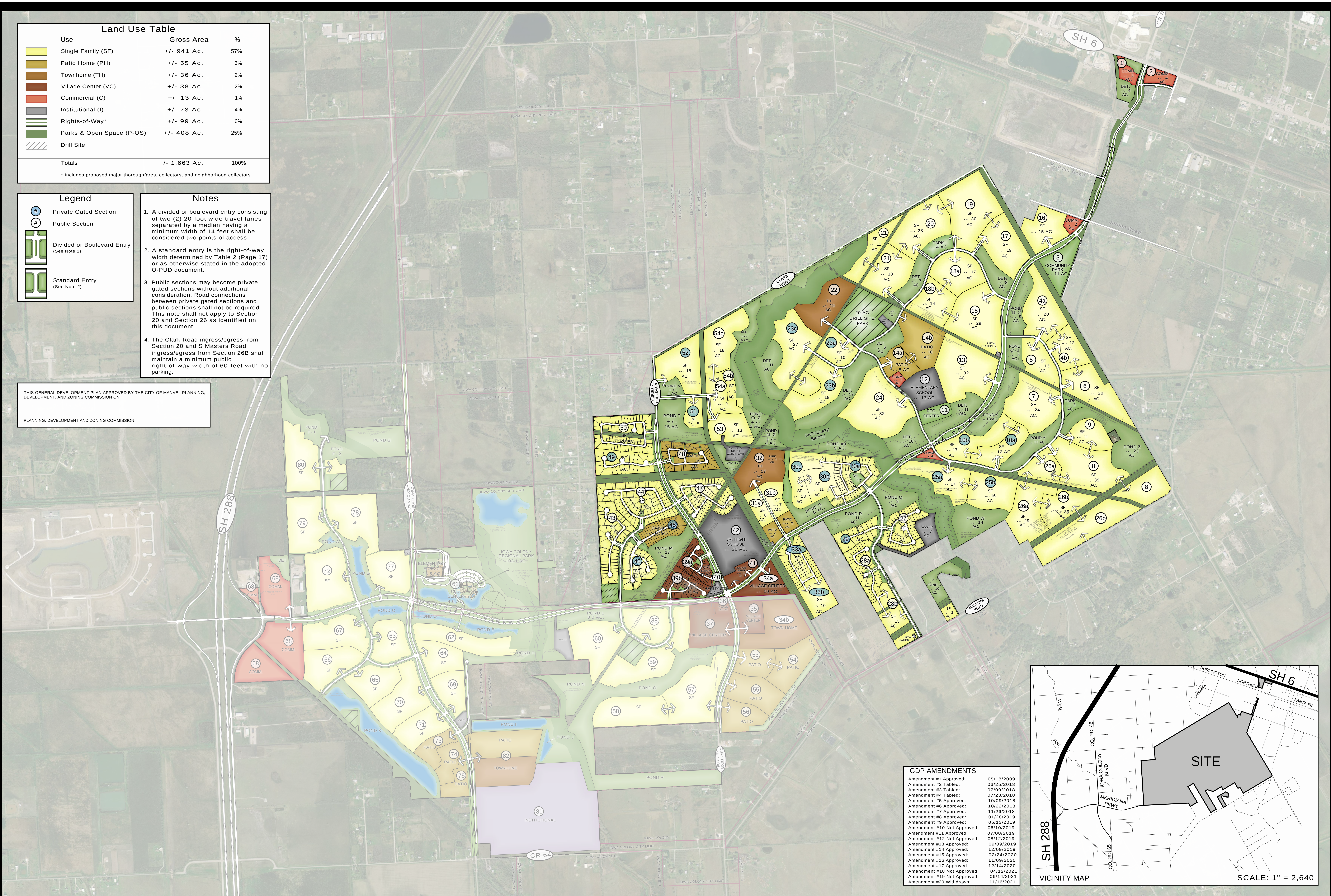
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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





MANVEL PD&Z

DATA SHEET

MEETING DATE: February 13, 2023

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.641-acre of lot area located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection, Manvel, Texas (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx), 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 811192 "Car Washes".

BACKGROUND: The subject site is located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection, Manvel, Texas (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx). The subject site includes three vacant tracts of land that are proposed to be combined and developed as a carwash. The entire subject tract will be an approximate 1.641 acres and currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6). The applicant, Petty Hardin, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is intending to develop the subject site for a Rich's carwash-Manvel use. Section 77-50 of the zoning ordinance requires a Specific Use Permit for NAICS use No. 811192 "Car Washes."

The applicant met with staff for a pre-development meeting in September 2022 to discuss the proposed project. An SUP application with proposed plans were submitted on November 29, 2022. Since the submittal, applicant have addressed preliminary site plan and design comments provided by staff. The submitted plans (Attached as exhibits) demonstrate general conformance to City of Manvel's site development standards. Please note that a detailed review of a full set of construction plans will take place as part of the platting and permitting process. A traffic memo based on Institute of Traffic Engineers Manual was submitted to show that proposed on-site stacking provide will be sufficient to not have peak-hour traffic back-up onto Hwy 6. Staff has also communicated general concerns about impact of car-wash uses on City's wastewater system, to which, the applicant has agreed to conform to all applicable requirements. The applicant has also provided a preliminary drainage study for the proposed development which was reviewed by staff. The proposed use and the submitted concept site layout and design is not anticipated to have any detrimental impact to the area, in comparison to other uses allowed within the LC district. Additionally, surrounding properties are all zoned LC district, therefore, the proposed use is not abutting any single-family residential areas.

The subject site being located along a major thoroughfare, makes it an appropriate

location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

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

ATTACHMENTS: Staff Report and Ordinance No. 2023-O-09

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jose Abraham

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	February 13, 2023	Initiated By:	Jose Abraham City Planner
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) request to establish a car wash on an approximate 1.641-acre tract located at State Highway 6 / Morris Ave in the Light Commercial District /State Highway 6 Overlay District (LC/SH6).

Exhibits

Zoning Vicinity Map, Aerial Vicinity & Surrounding Land Uses Map, Major Thoroughfare Plan Map, Property Survey, Proposed Site Plan, Proposed Elevations, Proposed Landscape Plan, Proposed Photometric Plan, Application, Letter of Authorization, and Public Hearing Notice.

Recommended Action

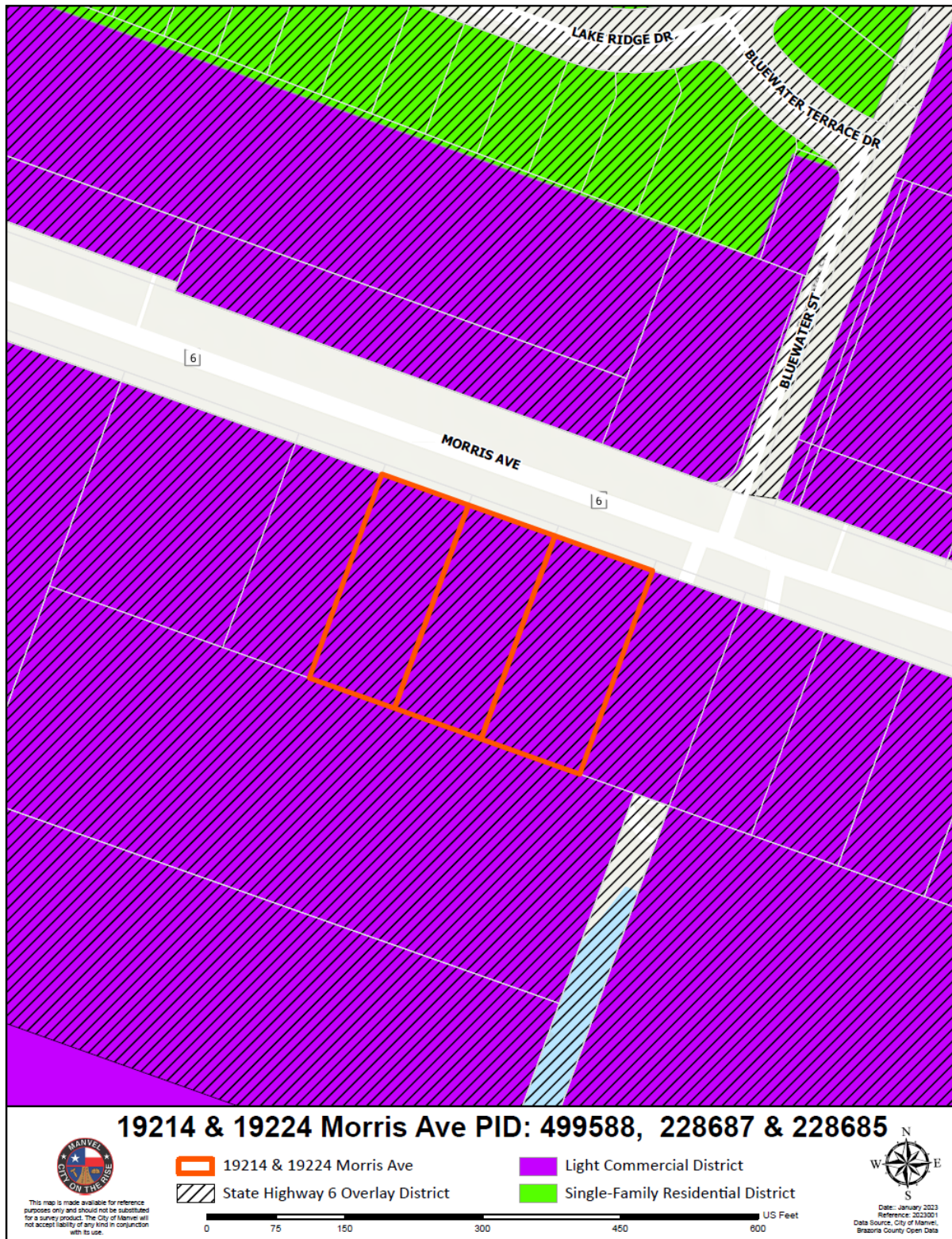
A Public Hearing following by Consideration and Action from the Commission to the City Council

Executive Summary

The subject site is located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection, Manvel, Texas (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx). The subject site includes three vacant tracts of land that are proposed to be combined and developed as a carwash. The entire subject tract will be an approximate 1.641 acres and currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6).

The applicant, Petty Hardin, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is requesting a Specific Use Permit (SUP) for a carwash use located at State Highway 6 / Morris Ave. The carwash use is classified as NAICS Use No. 811192 "Car Washes." 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 for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District /State Highway 6 Overlay District (LC/SH6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH6) East: Light Commercial District /State Highway 6 Overlay District (LC/SH6) West: Light Commercial District /State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Commercial (Starbucks) South: Twin Lakes RV Park East: Vacant/Undeveloped West: Vacant/Undeveloped

Overview

The subject site includes three vacant tracts of land located at 19214, 19224, 19230 Highway 6. The entire subject site, which, is currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6) is an approximate 1.641 acres of undeveloped land, located along southern side of State Highway 6 / Morris Ave, adjacent to the northern side of the Twin Lakes RV Park, and across from Starbucks. State Highway 6 is classified as Major Throughfare with minimum right-of-way width of 120 feet. The immediate vicinity of the subject site is Light Commercial District /State Highway 6 Overlay District (LC/SH6), with Starbucks to the north across from State Highway 6 and abutting Twin Lakes RV Park to the south, and undeveloped Light Commercial District /State

Highway 6 Overlay District (LC/SH6) lots to the west, and east. The applicant, Petty Hardin, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is intending to develop the subject site for a carwash use (Rich's Carwash). The proposed car wash use, which is classified as NAICS Use No. 811192 "Car Washes," requires granting a SUP approval. Section 77-50 (e) of the Zoning Ordinance provides the criteria for SUP approval which is discussed in the following sections.

The applicant has indicated that Rich's Car wash locations include express wash tunnels and flex-serve options with the option of Unlimited Wash Club memberships. The applicant met with staff for a pre-development meeting in September 2022 to discuss the proposed project. An SUP application with proposed plans were submitted on November 29, 2022. Since the submittal, applicant have addressed preliminary site plan and design comments provided by staff. The submitted plans (*Attached as exhibits*) demonstrate general conformance to City of Manvel's site development standards. Please note that a detailed review of a full set of construction plans will take place as part of the platting and permitting process. A traffic memo based on Institute of Traffic Engineers Manual was submitted to show that proposed on-site stacking provide will be sufficient to not have peak-hour traffic back-up onto Hwy 6. Staff has also communicated general concerns about impact of car-wash uses on City's wastewater system, to which, the applicant has agreed to conform to all applicable requirements. The applicant also provided a Preliminary Stormwater Management Micro-Study for the proposed development to identify any potential issues, show general site compliance with flood mitigation requirements based on development in the floodplain, and to ensure the necessary stormwater storage is available based on the increased runoff while still maintaining existing peak flow rates from the site. The proposed use and the submitted concept site layout and design is not anticipated to have any detrimental impact to the area, in comparison to other uses allowed within the LC district. Additionally, surrounding properties are all zoned LC district, therefore, the proposed use is not abutting any single-family residential areas.

Comprehensive Plan

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 811192 "Car Washes" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed carwash;
2. A recorded copy of the agreement with adjacent property owner regarding access to the subject site shall be provided prior to plat approval and referenced on the plat;

3. Any changes to the presented concept site development plan that may be required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - *Pollution Control*;
5. Sidewalk shall be provided in conformance with Section 62-113, *Sidewalks*;
6. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, *Fences*;
7. In addition to complying with all *trees, landscaping, fencing and screening* requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
8. A minimum of 33 parking spaces as shown on the site plan shall be provided;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, 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;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed five-tenths foot-candles, measured vertically and horizontally.

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 received no informational inquiry and is not aware of any opposition to the request.

Site Photographs



View of the property from north-west corner.



View of the property from Starbucks looking to the south-west.

Site Photographs



Looking at abutting property (Twin Lakes RV Park) from the property to the south.



View of the surrounding developed Light Commercial properties to the north-east.

Site Photographs



Looking at the proposed access road from abutting property (Twin Lakes RV Park) to the north-east.



Looking at rear of the property from the proposed access road to the west.

Aerial Vicinity & Surrounding Land Uses Map



Major Thoroughfare Plan Map

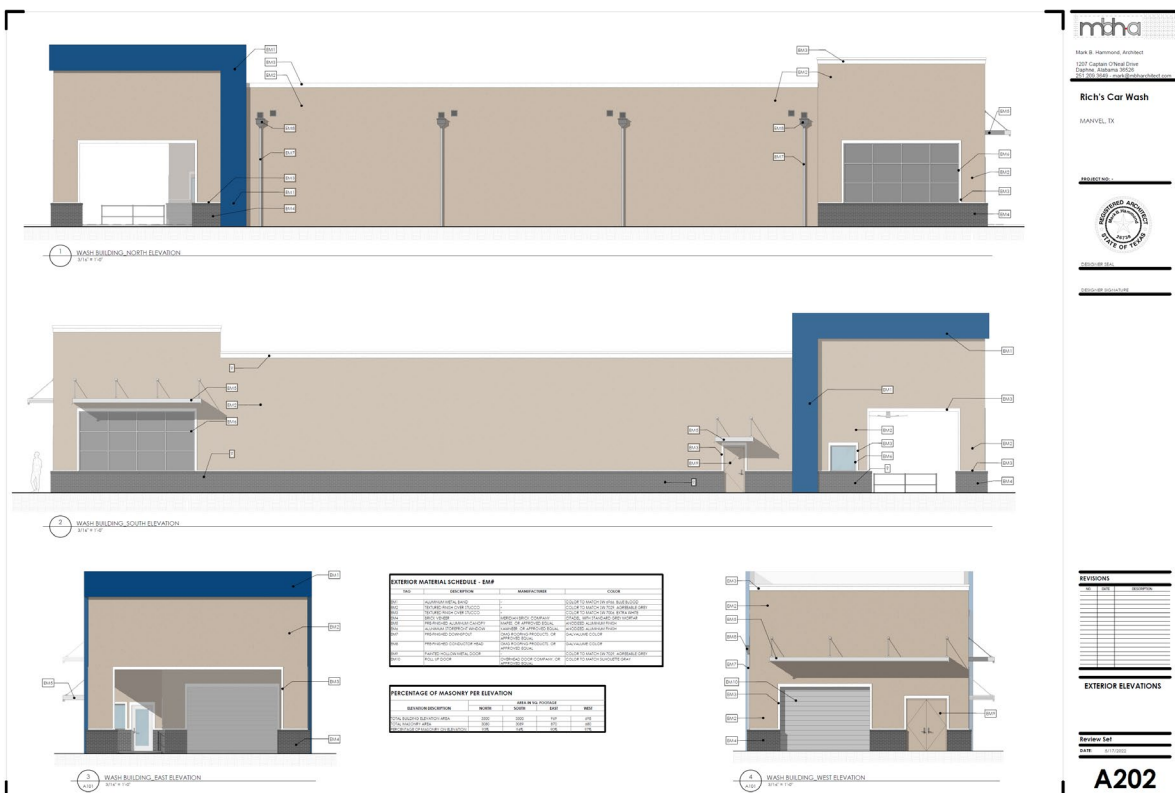
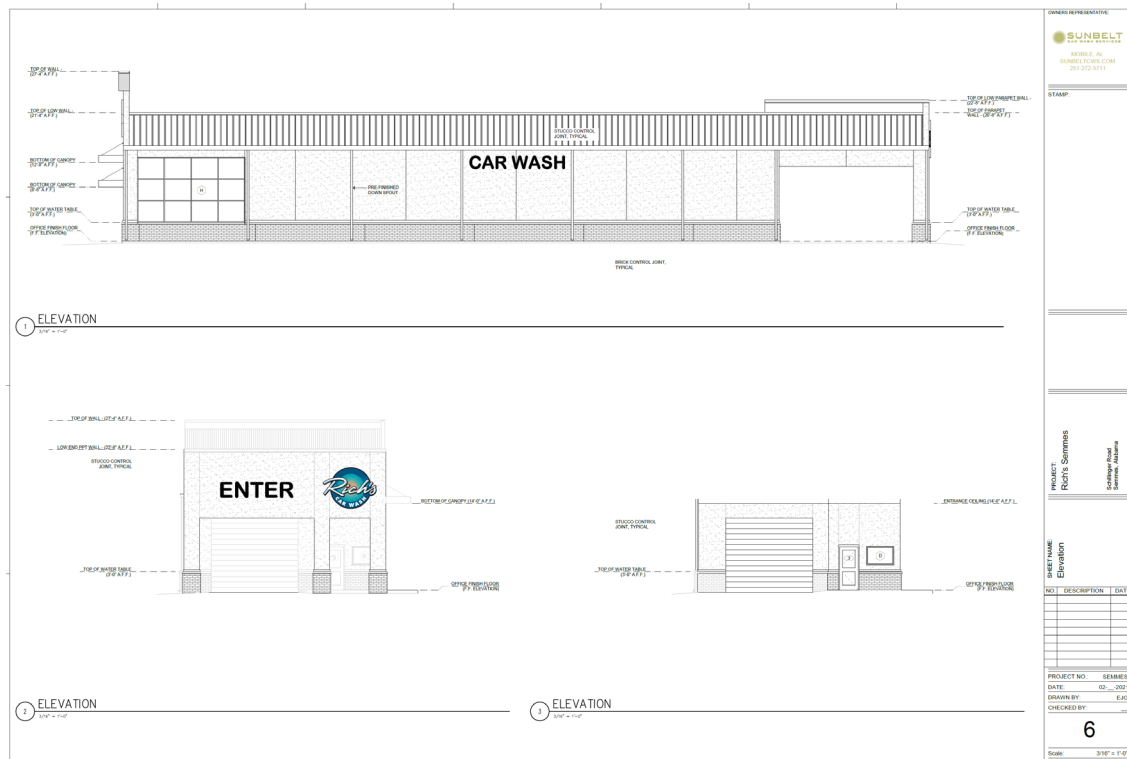


12 Oct 2022 1:09PM darrenb
G:\sds\proj\S2940002A\DWG\T101022.dwg
Includes Xref(s):



	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT

Proposed Elevations



[illegible]

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: Rich's Car Wash- Manvel, TX

Project Location/Address: Morris Ave

Legal Description: _____

Current Zoning: LC

Proposed Land Use: Commercial

NAICS No.: 811192

Parcel/Tax ID# (s): 228687, 228685,
499588

Total Acreage: 1.641

APPLICANT INFORMATION

Applicant Name: Petty Hardin

Company Name: HPR Wash-Manvel

Address: 442 Azalea Rd

City: Mobile

State: AL

Zip: 36609

Phone #: _____

Email: _____

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.

Petty Hardin

11-11-22

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: SCOTT FUNERAL HOME (CHARLES E. SCOTT JR. OWNER)

Address: 1421 EAST HWY 6

City: ALVIN

State: TX

Zip: 77511

Phone #: 281-585-1000

Email: KEL@SCOTTFUNERALHOME.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.

Charles E. Scott Jr.

11-11-22

Owner's Signature (REQUIRED)

Date

Application



DEVELOPMENT SERVICES

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

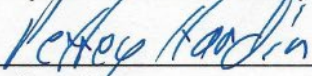
SUBMITTAL CHECKLIST

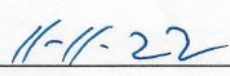
So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it 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)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	n/a
Two (2) Applicant Letters of Request	X
Traffic Impact Analysis, (if applicable)	n/a
Paid Application Fee	X

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


Date

Letter Of Authorization



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.

SCOTT FEDERAL HOME (CHARLES E SCOTT JR, OWNER)

Owner Name

1421 EAST HWY 6

Owner Address

ALVIN TEXAS 77511

Owner City, State

Zip

11-11-22

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, CHARLES E SCOTT JR certify that I am the owner of the project property located at MORRIS AVE, MANVEL TX. 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 _____ 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 281-585-1000 if you have any questions.

Sincerely,

Owner Name CHARLES E SCOTT JR

Owner Signature Charles E. Scott Jr.

Public Hearing Notice

Public Hearing Notice to run on Sunday 01/29/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, FEBRUARY 13, 2023, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, FEBRUARY 21, 2023, 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 AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), 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 CODE 811192 “CAR WASHES”; 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. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2023-O-09

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), 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 811192 “CAR WASHES”; 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, Scott & Sons Investments Inc, is the owner (the “Owner”) of a certain 1.641-acre tract of land located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection, Manvel, Texas (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx), such tract being out of the H.T&B RR. CO. Survey, Abstract No. 483, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.641-acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6) District; and

WHEREAS, the Pettey Hardin, on behalf of the owner has filed an application to change the zoning classification of the 1.641-acre tract to Light Commercial

District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) allowing use of the property for NAICS use 811192 “Car Washes”; 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 zoning 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 1.641-acre tract of land located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection, Manvel, Texas (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx), such tract being out of the H.T&B RR. CO. Survey, Abstract No. 483, 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. Car Washes – (NAICS 811192)

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 a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site development plans as shown in Exhibits “C”, “D”, “E”, and “F” 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 tract, 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 _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2023.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

1.641 acres being out of the H.T&B RR. CO. Survey, Abstract No. 483, Brazoria County, Texas.

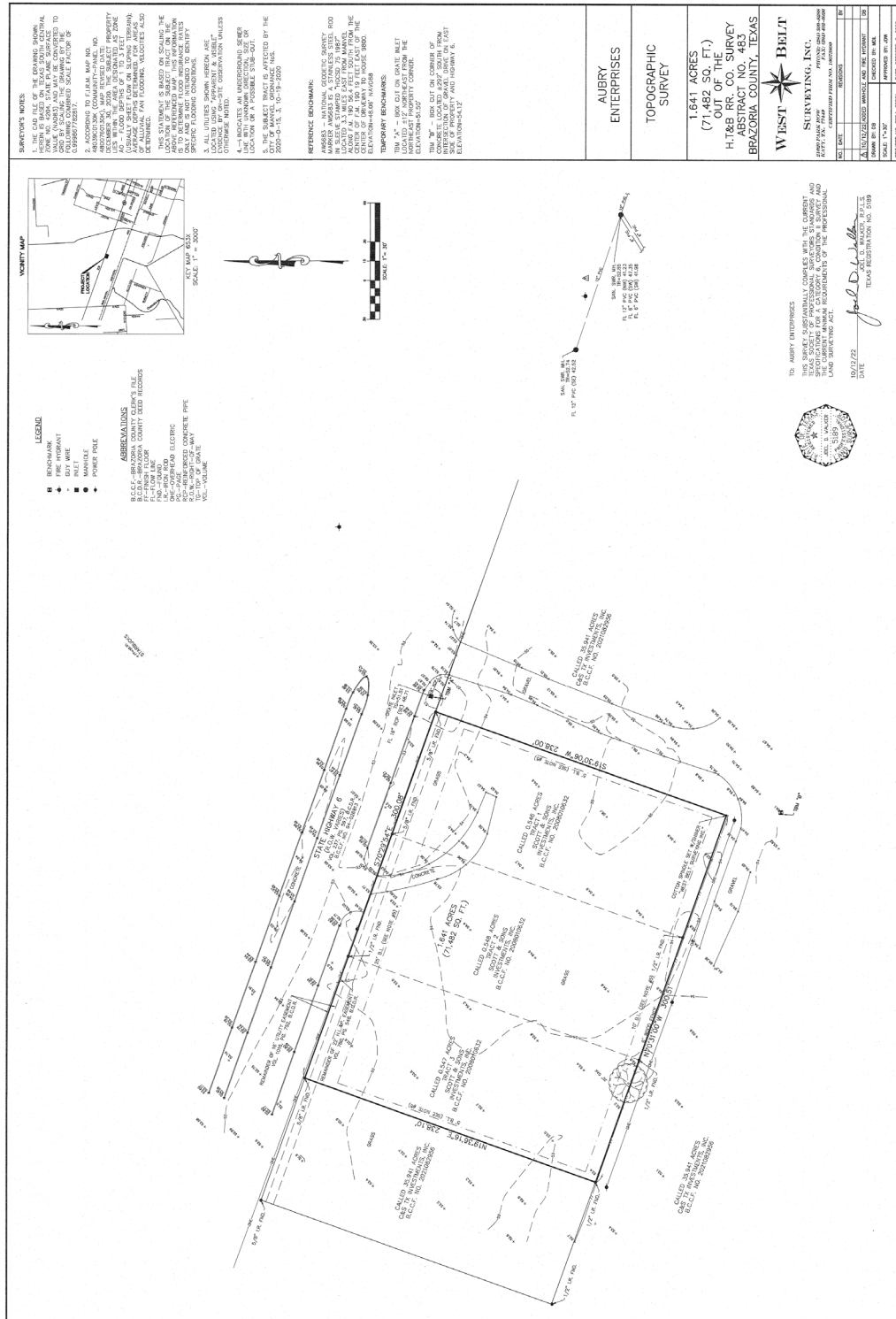
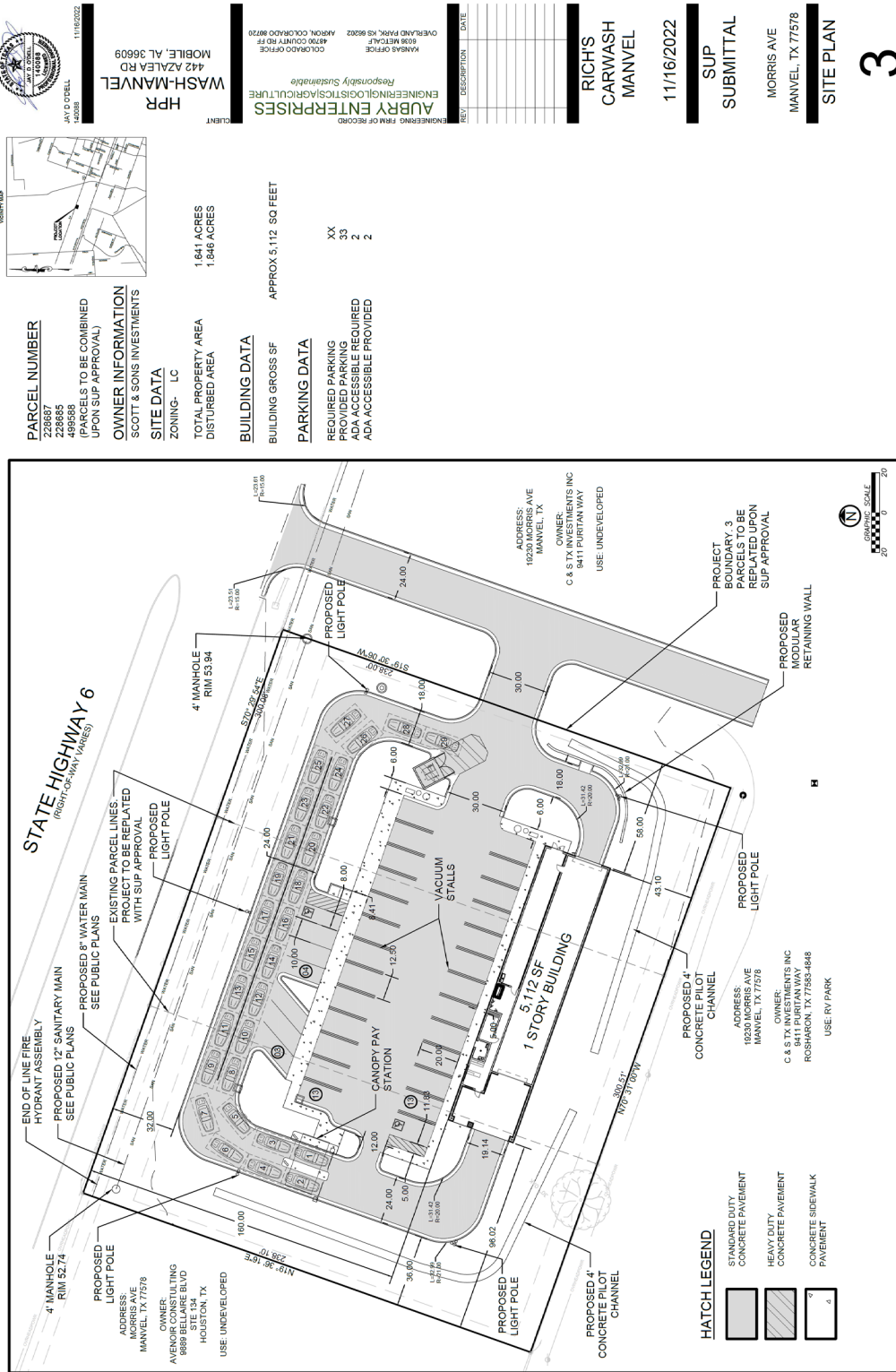


Exhibit B

SUP CONDITIONS FOR TRACT OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX) (CARWASH)

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed carwash;
2. A recorded copy of the agreement with adjacent property owner regarding access to the subject site shall be provided prior to plat approval and referenced on the plat;
3. Any changes to the presented concept site development plan that may be required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - *Pollution Control*;
5. Sidewalk shall be provided in conformance with Section 62-113, *Sidewalks*;
6. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, *Fences*;
7. In addition to complying with all *trees, landscaping, fencing and screening* requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
8. A minimum of 33 parking spaces as shown on the site plan shall be provided;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, 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;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed five-tenths foot-candles, measured vertically and horizontally.

8



Architectural drawings of a car wash facility. The top drawing is a long elevation of the main car wash building, labeled "CAR WASH". It features a large glass window on the left, a central entrance, and a large open bay on the right. The bottom left drawing is a smaller elevation of the entrance area, labeled "ENTER", featuring a "Relax car wash" logo and a "ENTER" sign. The bottom right drawing is a side elevation of the building, showing a large bay door and a smaller entrance. All drawings include various elevation markers and dimensions.



5

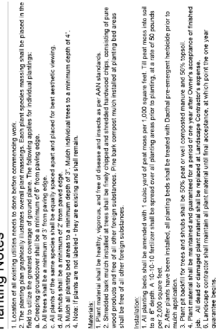
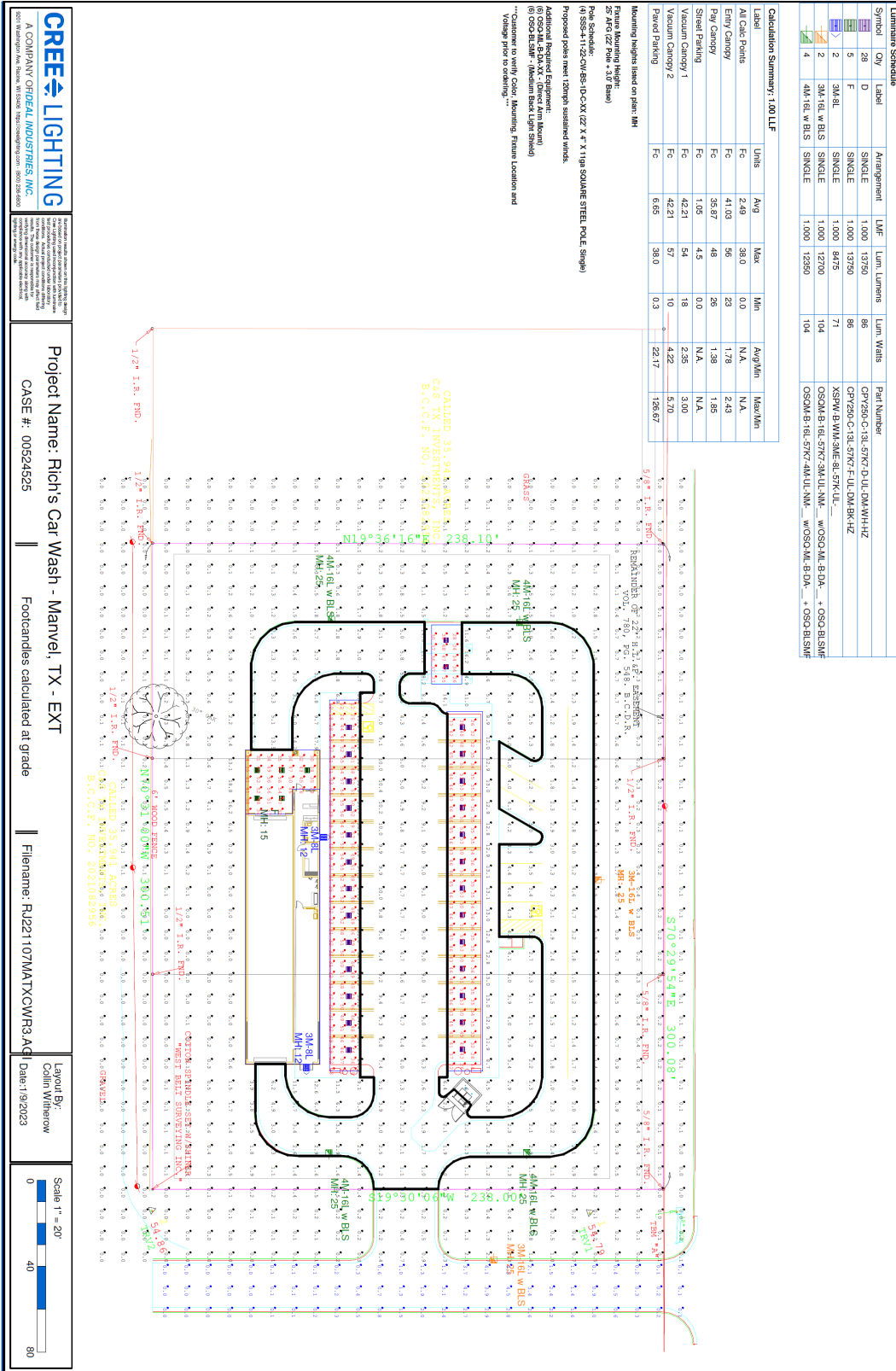


Exhibit F
PHOTOMETRIC PLAN





MANVEL PD&Z

DATA SHEET

MEETING DATE: February 13, 2023

TOPIC: Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 7716 Bissell Rd.

BACKGROUND: On July 20, 2022, the City's Code Enforcement Officer, Ms. Danielle Bryan, visited 7716 Bissell Road regarding 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 Ms. Terri Guthrie, who is the property owner's daughter. Ms. Terri Guthrie confirmed that she was living in the RV. The Code Enforcement Officer informed her that using a RV as a residence is not permitted and issued a notice of violation. The Notice of Violation also included other property maintenance violations that were addressed in a timely manner. However, the RV continued to be on the property. On January 17, 2023, Ms. Terri Guthrie met the Code Enforcement Officer at the City Hall Annex to provide an update regarding the use of RV as a residence. She explained that she is in the process of preparing her recently bought property in Santa Fe, Texas to be able to move the RV. She indicated that the process was delayed by the recent bad weather conditions and heavy rains. She also explained that her family members living at 7716 Bissell Road are going through intense medical treatment and depend on her general care and assistance. After her discussion with the Code Enforcement Officer, Ms. Terri Guthrie, 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 applicant has indicated that the application is based on the following two criteria: 1) Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing, and 2) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. Staff was able to verify that the applicant as purchased on a property in Santa Fe, TX and holds a permit for the location of a RV at that location.

RECOMMENDATION: City staff recommends approval of the extended stay request as the application meets two permit criteria and an application have been submitted prior to six months since the notice of violation was issued.

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

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham, City Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





EXTENDED STAY PERMIT

Address: 7716 Bissell Road

Applicant/Representative: Terri Guthrie

Property Owner: John Hodgson

Current Zoning: Single Family Residential (SFR)

Request: An extended stay permit to allow the location and use of RV as a single-family dwellin 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, Zoning Site Map, Aerial Site Map, and Application

Submitting Staff:

Jose Abraham

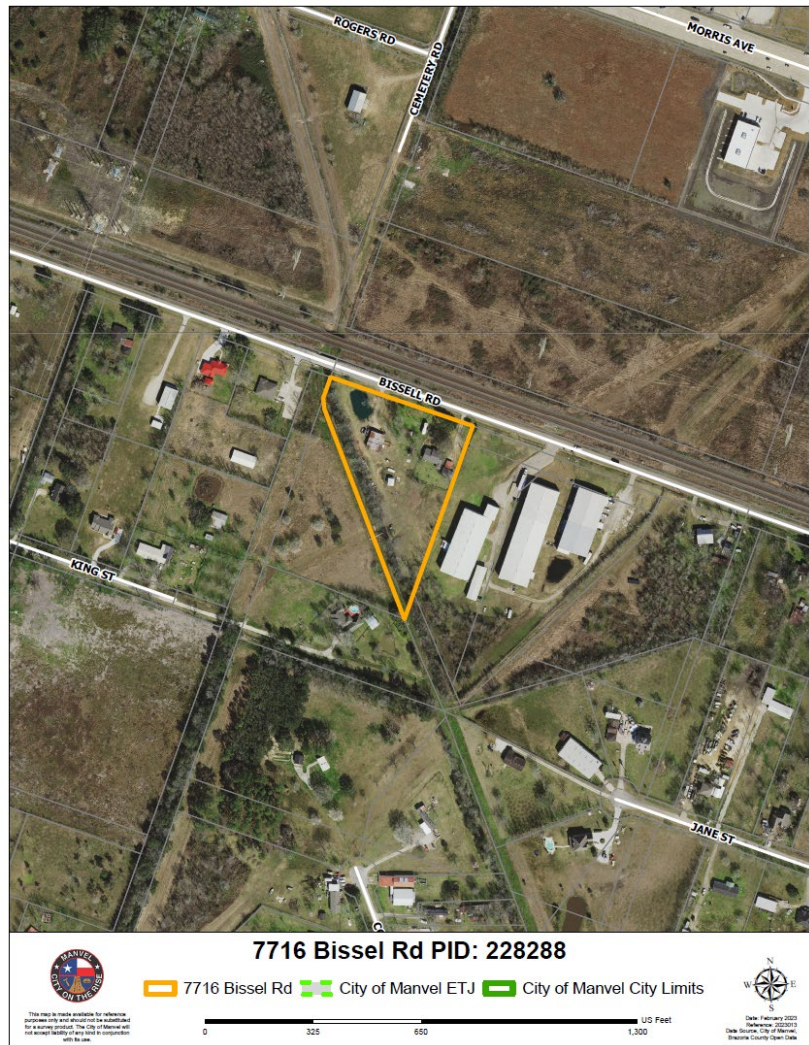
City Planner

jose.abraham@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 July 20, 2022, the City’s Code Enforcement Officer, Ms. Danielle Bryan, visited 7716 Bissell Road regarding 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 Ms. Terri Guthrie, who is the property owner’s daughter. Ms. Terri Guthrie confirmed that she was living in the RV. The Code Enforcement Officer informed her that using a RV as a residence is not permitted and issued a notice of violation. The Notice of Violation also included other property maintenance violations that were addressed in a timely manner. However, the RV continued to be on the property. On January 17, 2023, Ms. Terri Guthrie met the Code Enforcement Officer at the City Hall Annex to provide an update regarding the use of RV as a residence. She explained that she is in the process of preparing her recently bought property in Santa Fe, Texas to be able to move the RV. She indicated that the process was delayed by the recent bad weather conditions and heavy rains. She also explained that her family members living at 7716 Bissell Road are going through intense medical treatment and depend on her general care and assistance. After her discussion with the Code Enforcement Officer, Ms. Terri Guthrie, 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 applicant has indicated that the application is based on the following two criteria: 1) Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing, and 2) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. Staff was able to

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

February 13, 2023



verify that the applicant as purchased on a property in Santa Fe, TX and holds a permit for the location of a RV at that location.

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. The applicant has indicated that the RV will be moved within six months.



Site Photographs



The RV located at 7716 Bissell Road (July 20, 2022).



The RV and existing home located at 7716 Bissell Road (July 20, 2022).



RV sewer and water connection to existing home at 7716 Bissell Road (July 20, 2022).



View of RV and other structures from Bissell Road (July 20, 2022).

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

February 13, 2023



Notice of Violation



City of Manvel Code Enforcement
20025 Morris Avenue Manvel, TX 77578
281-489-0630

NOTICE OF VIOLATION

Service #

Name: <u>Terri Guthrie</u>		☐ Owner ☒ Occupant
Address: <u>7718 CR 190 Bissell</u>		Phone: <u>832-205-5896</u>
Race:	Sex:	DOB: <u>10/19/1967</u>
DL# <u>11119235</u>	State <u>TX</u>	ALT. Phone #

Violation Information:

Address: <u>7718 CR 190 Bissell Rd</u>		
Date: <u>7/20/2022</u>	Time: <u>2:20 pm</u>	Type: ☒ Ordinance ☐ Other ☐ Fire Haz.

Your Immediate Attention is called to the following condition (s)
that were observed at the above location.

Code of Ordinances City of Manvel

- ☐ No Permit for Sign (Sec. 53-4)
- ☐ No Permit for construction or excavation for construction (Sec. 17-27)
- ☐ Burning without Permit (Sec. 17-242)
- ☐ Heavy Construction during Prohibited Hours before 7am after 9pm (Sec. 17-415)
- ☐ Road Debris: trash, rock, mud, dirt, garbage, debris, or other substances that dropped or fell from a vehicle involved in construction activity. (Sec. 17-416)
- ☒ Junked vehicles as public nuisance: junked vehicle, including a part of a junked vehicle, 10 days which is visible at any time of the year from a public place or public right-of-way (Sec. 26-64)
- ☒ Tall Grass & Weeds, Garbage, Rubbish, Litter and all other objectionable, unsightly and unsanitary matter of whatever nature shall Not exist on any lot or parcel; Also no holes 7 days that could hold stagnant water; or any such condition as to be liable to cause disease, produce, harbor or spread disease germs of any nature or tend to render the surrounding atmosphere unhealthy, unwholesome or obnoxious. (Sec. 26-85)
- ☐ Fireworks Prohibited (Sec. 29-50)
- ☐ Substandard Building (Sec. 17-456)

Other Violations

- ☒ Sec 38-39 RV being used as a permanent dwelling - 6 months
- ☐

You are hereby ordered to remedy the condition(s) as stated above within ___ days of this notice. If the condition is not remedied by the time allowed, further action will be taken and a citation may be issued, and a new citation may be issued for every day the condition exist and is not corrected.

[Signature]
I acknowledge the receipt of this Notice
of Violation and understand the consequences

[Signature] 332
Officer delivering Notice. ID#

• NOT A CITATION •



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 Terri Guthrie
Name of Person who owns the Land 77 John Hodgson
(Where RV will be sitting)
Address ~~7716~~ 7716 Bissell Rd
City Manvel State Tx Zip 77578
Phone Number 832-205-5896

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 _____

DENIED _____