

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 25, 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.

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

Regular Session

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne 03/2024
Position #7 Muhammed Alam 03/2024

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

CANCELLED

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", ARTICLE I.- IN GENERAL; ARTICLE II.- DISTRICT REGULATIONS; AND ARTICLE III.- ADMINISTRATION; BY AMENDING REQUIREMENTS AND PROVISIONS RELATED TO FENCES; NONCONFORMING LANDUSES AND STRUCTURES; AND BUILDING FAÇADE.

THIS PUBLIC HEARING HAS BEEN CANCELLED

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 Preliminary Plat for Meridiana Detention Reserve H-2 Phase 2;
BEING A SUBDIVISION OF 5.09 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

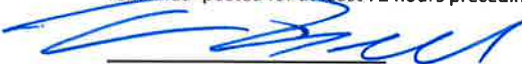
Regular Agenda

- A. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 5714 Masters Road.
- B. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- C. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, 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 09/21/2023 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

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 9/25/2023 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning



City Council



Both



Date of Request: September 25, 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: 713-337-7493 Fax Number: N/A

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Detention Reserve H-2 Phase 2, being a subdivision of 5.09 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

8/28/23

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 Detention Reserve H-2 Phase 2 – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	September 25, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Interim City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention reserve within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed plat subdivides a 5.09-acre tract into 1 block and 1 reserve for detention, landscaping, open space, recreation, and utility purposes.*
- *The proposed site is located along the eastern side of North Inspiration Way, between School Site and Drill Site Reserve (See Master Plan).*

STAFF RECOMMENDATION

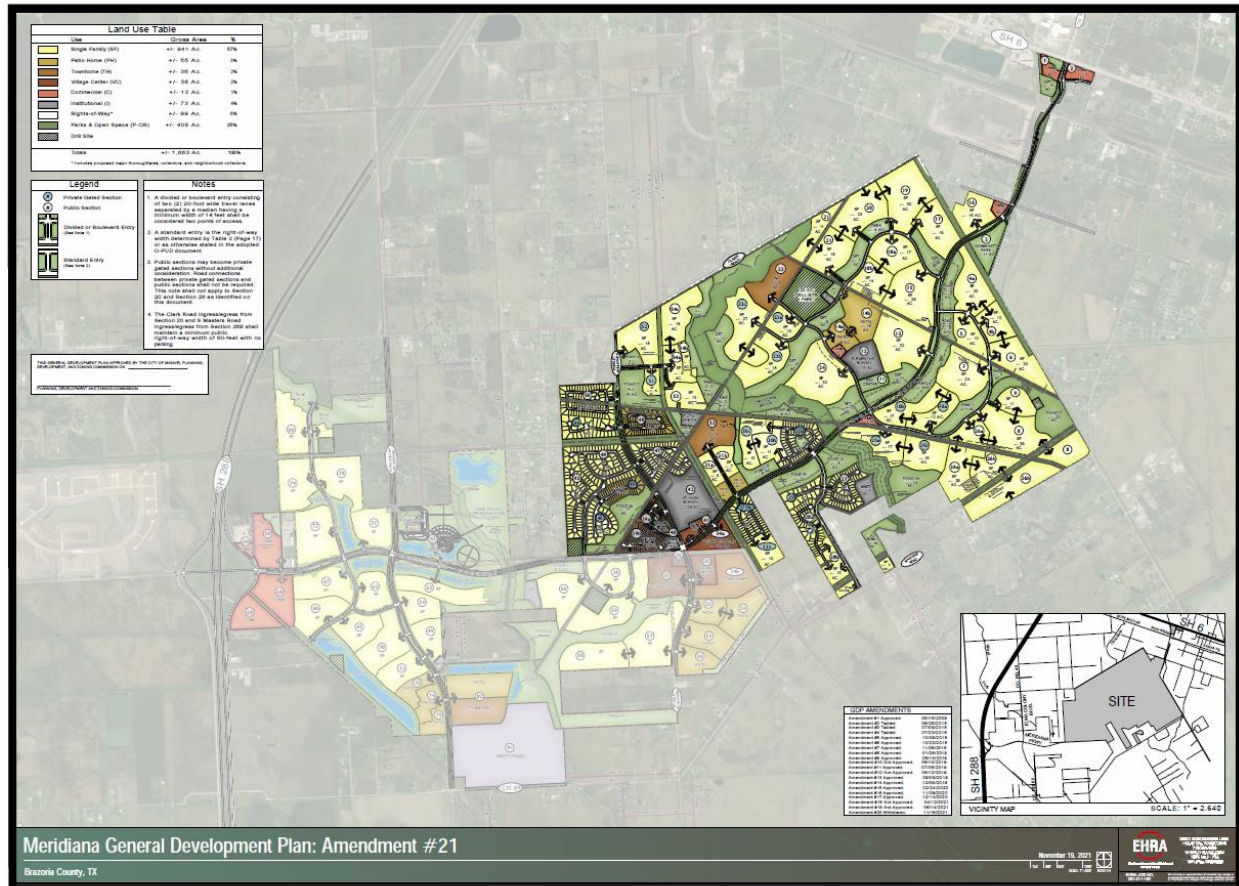
The City staff recommends approval of this proposed plat -*Meridiana Detention Reserve H-2 Phase 2 Preliminary Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

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



P:\081-011-230\PLAT\PLAT1\Meridiana Detention Reserve H-2 Phase 2\Meridiana Detention Reserve H-2 Phase 2_Plat1 revding Sep 20, 2023-1406a Edited by p1p1stda

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.C.D.R. Indicates Brazoria County Deed Record.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.S. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
X Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The 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.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after 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.
- Reserve "H-2" provides a total of 0.95 acres of unencumbered open space within the boundary of this plat.
- All public utility easements (P.U.E.s) on this plat are for wet utilities, including water, sanitary, and drainage pipes, structures, and appurtenances.
- 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 grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '83) 1991 ADJUSTMENT

RESERVE TABLE

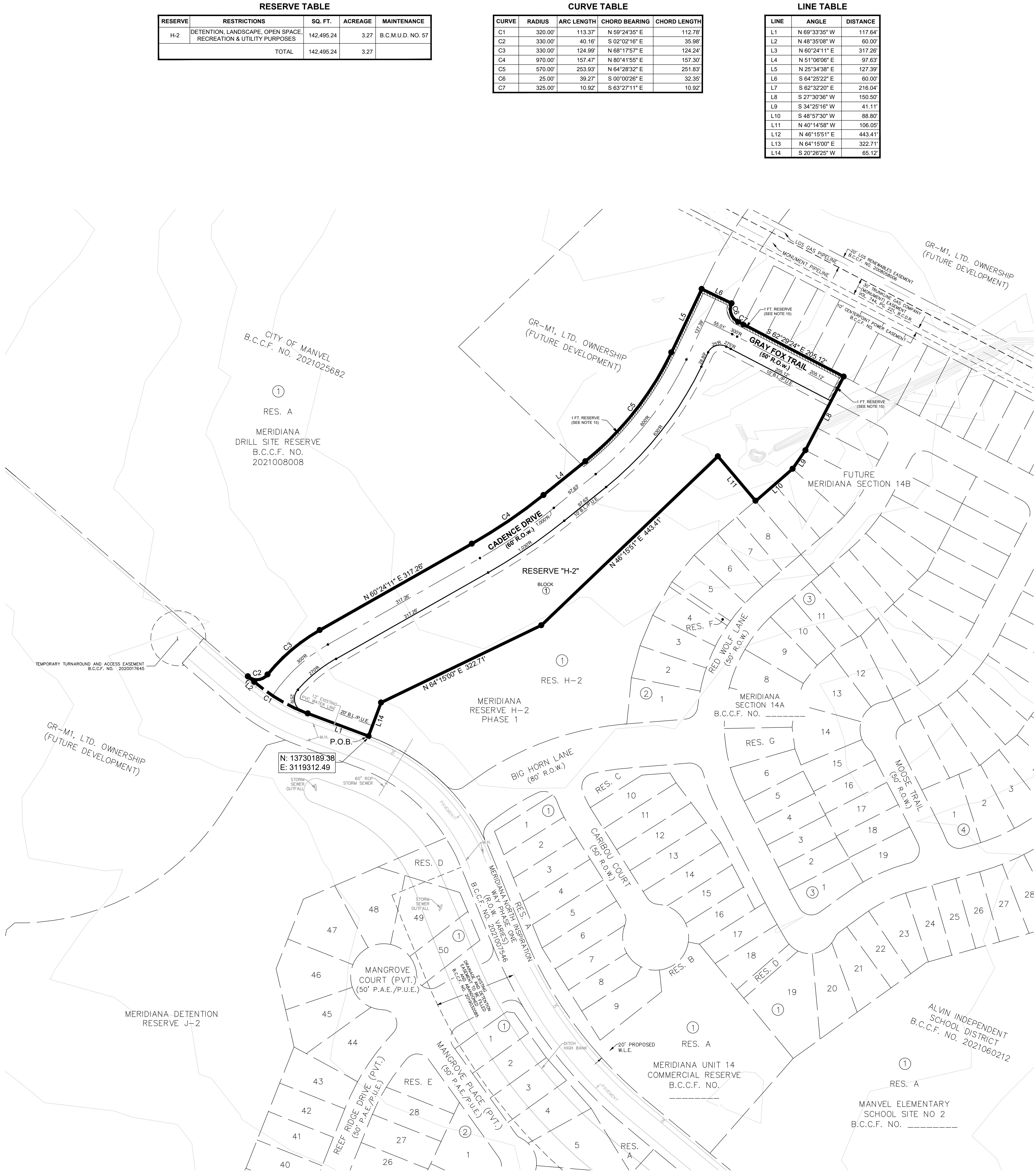
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
H-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	142,495.24	3.27	B.C.M.U.D. NO. 57
	TOTAL	142,495.24	3.27	

CURVE TABLE

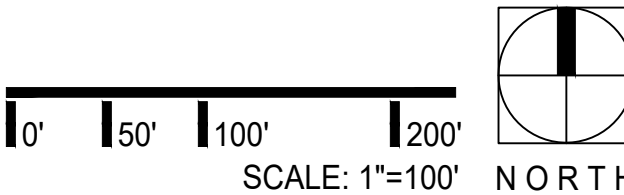
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	113.37'	N 50°24'35" E	112.78'
C2	330.00'	40.16'	S 02°02'16" E	35.98'
C3	330.00'	124.99'	N 68°11'57" E	124.24'
C4	970.00'	167.47'	N 80°10'00" E	157.30'
C5	570.00'	253.93'	N 64°28'32" E	251.83'
C6	25.00'	39.27'	S 00°00'26" E	32.35'
C7	325.00'	10.92'	S 63°27'11" E	10.92'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 69°33'35" W	117.64'
L2	N 48°35'08" W	60.00'
L3	N 60°24'11" E	317.26'
L4	N 51°06'00" E	97.63'
L5	N 23°34'38" E	127.39'
L6	S 64°25'22" E	60.00'
L7	S 62°32'20" E	216.04'
L8	S 27°30'38" W	150.50'
L9	S 34°25'16" W	41.11'
L10	S 48°57'30" W	88.80'
L11	N 40°14'58" W	106.05'
L12	N 46°15'51" E	443.41'
L13	N 64°15'00" E	322.71'
L14	S 20°26'25" W	65.12'



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



Meridiana Detention Reserve H-2 Phase 2 Preliminary Plat

A Subdivision of 5.09 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

September 15, 2023



ENGINEERING THE FUTURE SINCE 1956

EHRA JOB NO. 081-011-280

No warranty or representation of intended use, design or of facilities are subject to change without notice.

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM

TBP REG. F-726
TBP/S NO. 10072800

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

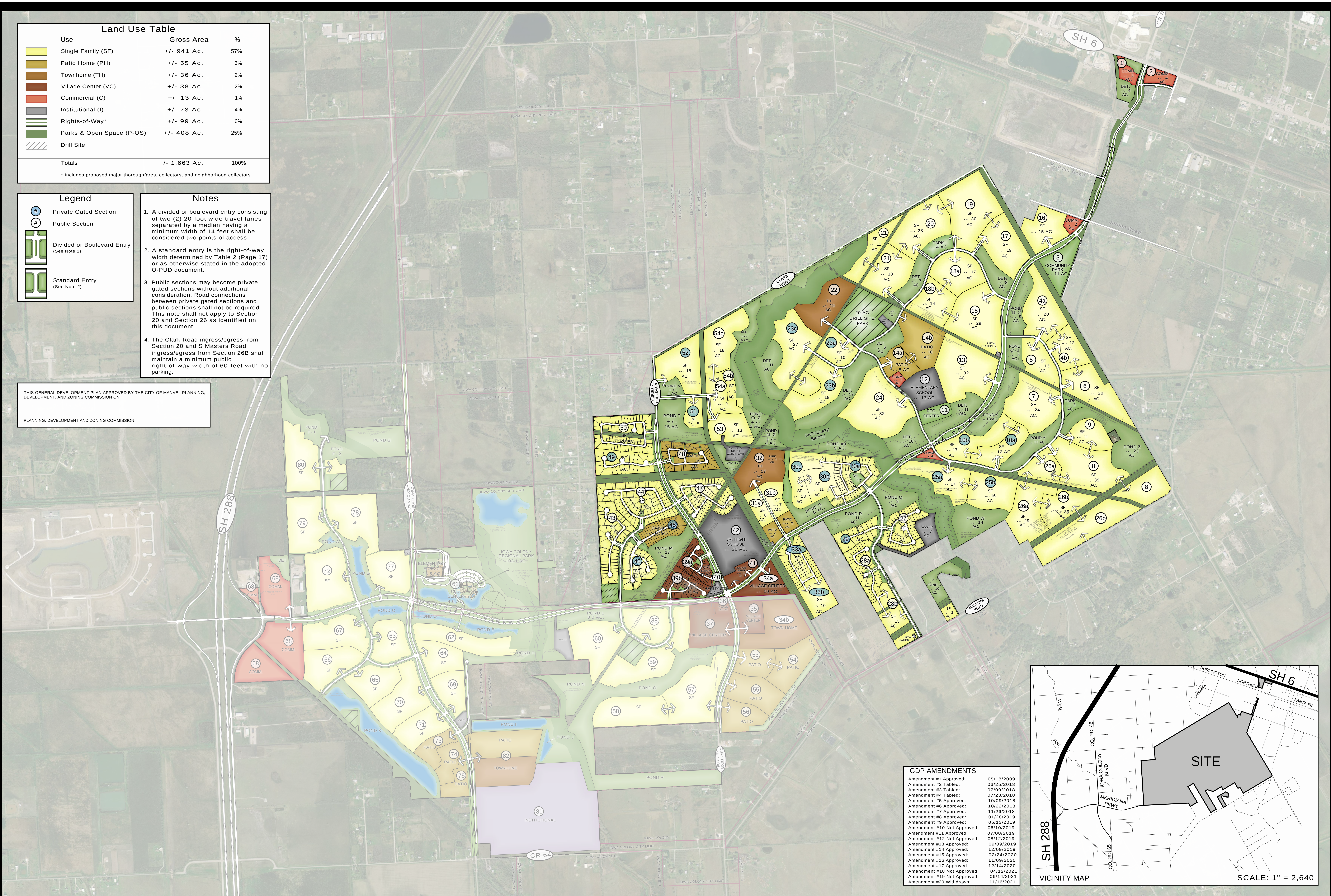
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 9/11/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:51 p.m.
Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Muhammed Alam

Absent: Dorothy Wynne
Christy Kennard

Also Present: Daniel Johnson, Interim City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

Yes: Muhammed Alam, Kyle Marasckin, Ryan Miller, Mary Ann Atkinson,
Kenneth Haynes

No: None

Absent: Dorothy Wynne, Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 14A;
BEING A SUBDIVISION OF 15.01 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Final Plat for Meridiana Section 4A East;
BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT
203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Kenneth Haynes made the motion to approve agenda items A and B. PDZ
Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Muhammed Alam, Kyle Marasckin, Ryan Miller, Mary Ann Atkinson,
Kenneth Haynes
No: None
Absent: Dorothy Wynne, Christy Kennard
Abstained: None

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

No action.

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

PDZ Member Muhammed Alam made the motion to approve. PDZ Member Mary Ann
Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: Muhammed Alam, Kyle Marasckin, Ryan Miller, Mary Ann Atkinson,
Kenneth Haynes
No: None
Absent: Dorothy Wynne, Christy Kennard
Abstained: None

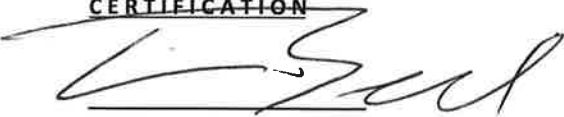
Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:55 p.m. PDZ
Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

Yes: Muhammed Alam, Kyle Marasckin, Ryan Miller, Mary Ann Atkinson,
Kenneth Haynes
No: None
Absent: Dorothy Wynne, Christy Kennard
Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z

DATA SHEET

MEETING DATE: September 25, 2023

TOPIC: Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 5714 Masters Road.

BACKGROUND: The subject site is located along Masters Road within O-SFR zoning district. This zoning district is intended to maintain a rural character with allowance for large acreage residential lots with detached single-family homes. Multiple buildings and structures were built on the subject site over time and were poorly maintained. Code enforcement investigations pertaining to the subject site have been ongoing since 2021. A notice of violation was sent to the property owner in 2021 (attached). On December 15, 2021 code enforcement officers executed a Code Enforcement Search Warrant and numerous violations were documented. The property included a wide range of violations including substandard structures with multiple dwelling units. Dwelling units in hazardous conditions were being rented out. CenterPoint Energy disconnected power in February 2022. Please see attached code enforcement summary report. Even though the property owner has remedied some of the violations since 2021, the subject site continues to be in violation of property maintenance code and the zoning ordinance. The applicant John Furnace Jr intends clean-up the property by demolishing and hauling debris by himself. Therefore, he is requesting an extended stay permit to allow the use one of the RVs located on the subject site as a dwelling unit.

The applicant has not provided proof of ownership of the subject site. Brazoria County Appraisal District data shows 'Furnace John E Trustee' as the property owner. The applicant has not provided any documentation indicating that he is authorized to submit this application. The applicant John Furnace Jr., is the son of John Furnace who recently passed away and originally owned the property.

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.

This request is not based on any extenuating circumstances and does not meet any of the aforementioned permit criteria. The applicant has indicated that being able use the RV as a dwelling unit will help him address the code violations easily and faster. The RV has been on the property since 2021 in violation of the zoning ordinance. The provision of extended stay permit is for extenuating situations for RVs parked legally for a duration not more than size months. Considering the history of extensive code violations on the property, allowing the continued use of the RV does not align with the intent of the extended stay permit. Additionally,

with the extent of the code violations associated with the subject site, authorizing a dwelling unit is a health and safety concern.

RECOMMENDATION: City staff does not recommend approval of the extended stay permit request for the reasons discussed above.

ATTACHMENTS: Staff Report, Notice of Violation, and Code Enforcement Summary Report.

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

<u>Address:</u> 5714 Masters Rd	Executive Summary
<u>Applicant/Representative:</u> John E Furnace Jr.	The property owner is requesting an extended stay permit approval from the Planning, Development and Zoning Commission to allow the use of a RV as a dwelling unit. The property is zoned Open-Single Family Residential (O-SFR) District.
<u>Property Owner:</u> Furnace John E Trustee	
<u>Current Zoning:</u> Open - Single Family Residential (O-SFR)	Site Exhibit Map
<u>Request:</u> An extended stay permit to allow the location and use of RV as a single-family dwelling in excess of six months.	
<u>Applicable Regulation:</u> Section 47-36, Recreation Vehicle Parks; and Section 47-38, <i>Criteria for Extended Stay Permits</i>.	
<u>Exhibits:</u> Site Photographs, Zoning Site Map, Aerial Site Map, and Application Notice of Violation, and Code Enforcement summary Report (attached)	
<u>Submitting Staff:</u> Jose Abraham City Planner jose.abraham@cityofmanvel.com	
	5714 Masters St. PID: 169021 PID169021 City of Manvel ETJ City of Manvel City Limits This map is made available for reference purposes only and should not be relied upon for a zoning decision. The City of Manvel and its employees assume no liability of any kind in connection with its use. Scale: September 2023 Date: September 2023 Data Source: City of Manvel, Sanborn County Open Data



Staff Report

Ordinance Criteria

Manvel Code of Ordinances, Chapter 47, Recreational Vehicle Parks, Section 47-36. (e), Parking Prohibitions, states “It shall be unlawful for any person to occupy a recreational vehicle with the intent of making it a permanent residence for over 180 days in any place within the city limits of Manvel, Texas, other than in a licensed RV park, except when specifically authorized by the Manvel Planning and Development Commission for just cause or under extenuating circumstances. The extended-stay permit fee, as stated in section 47-37, fees, issued by the Manvel Planning and Development Commission authorizing the recreational vehicle to be located outside a licensed RV park shall specify the location to be used and the length of time said vehicle shall be allowed to be occupied at said location. Written documentation for extenuating circumstances is required before the extended stay permit will be issued. If an RV is found not to be in compliance with this article and/or is determined to be uninhabitable, the RV shall be in violation of this article and not be allowed to remain within the city limits of the City of Manvel.”

Overview

The subject site is located along Masters Road within O-SFR zoning district. This zoning district is intended to maintain a rural character with allowance for large acreage residential lots with detached single-family homes. Multiple buildings and structures were built on the subject site over time and poorly maintained. Code enforcement investigations pertaining to the subject site have been ongoing since 2021. A notice of violation was sent to the property owner in 2021 (attached). On December 15, 2021 code enforcement officers executed a Code Enforcement Search Warrant and numerous violations were documented. The property included a wide range of violations including substandard structures with multiple dwelling units. Dwelling units in hazardous conditions were being rented out. CenterPoint Energy disconnected power in February 2022. Please see attached code enforcement summary report. Even though the property owner has remedied some of the violations since 2021, the subject site continues to be in violation of property maintenance code and the zoning ordinance. The applicant John Furnace Jr intends clean-up the property by demolishing and hauling debris by himself. Therefore, he is requesting an extended stay permit to allow the use one of the RVs located on the subject site as a dwelling unit.

The applicant has not provided proof of ownership of the subject site. Brazoria County Appraisal District data shows ‘Furnace John E Trustee’ as the property owner. The applicant has not provided any documentation indicating that he is authorized to submit this application. The applicant John Furnace Jr., is the son of John Furnace who recently passed away and originally owned the property.

The listed permit criteria from Section 47-38 for the extended stay permit includes:

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

September 25, 2023



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 has selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

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.

This request is not based on any extenuating circumstances and does not meet any of the aforementioned permit criteria. The applicant has indicated that being able use the RV as a dwelling unit will help him address the code violations easily and faster. The RV has been on the property since 2021 in violation of the zoning ordinance. The provision of extended stay permit is for extenuating situations for RVs parked legally for a duration not more than six months. Considering the history of extensive code violations on the property, allowing the continued use of the RV does not align with the intent of the extended stay permit. Additionally, with the extent of the code violations associated with the subject site, authorizing a dwelling unit is a health and safety concern.

Recommendation

City staff does not recommend approval of the extended stay permit request for the reasons discussed above.



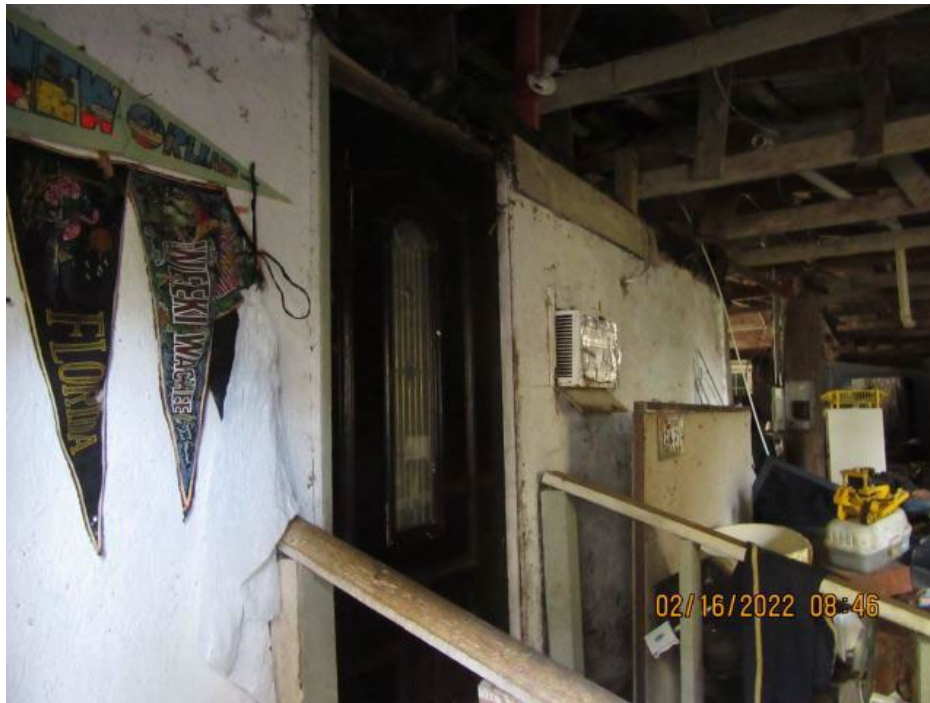
Site Photographs



Code Enforcement inspection photograph (February 16, 2022).



Code Enforcement inspection photograph (February 16, 2022).



Code Enforcement inspection photograph (February 16, 2022).



Code Enforcement inspection photograph (February 16, 2022).



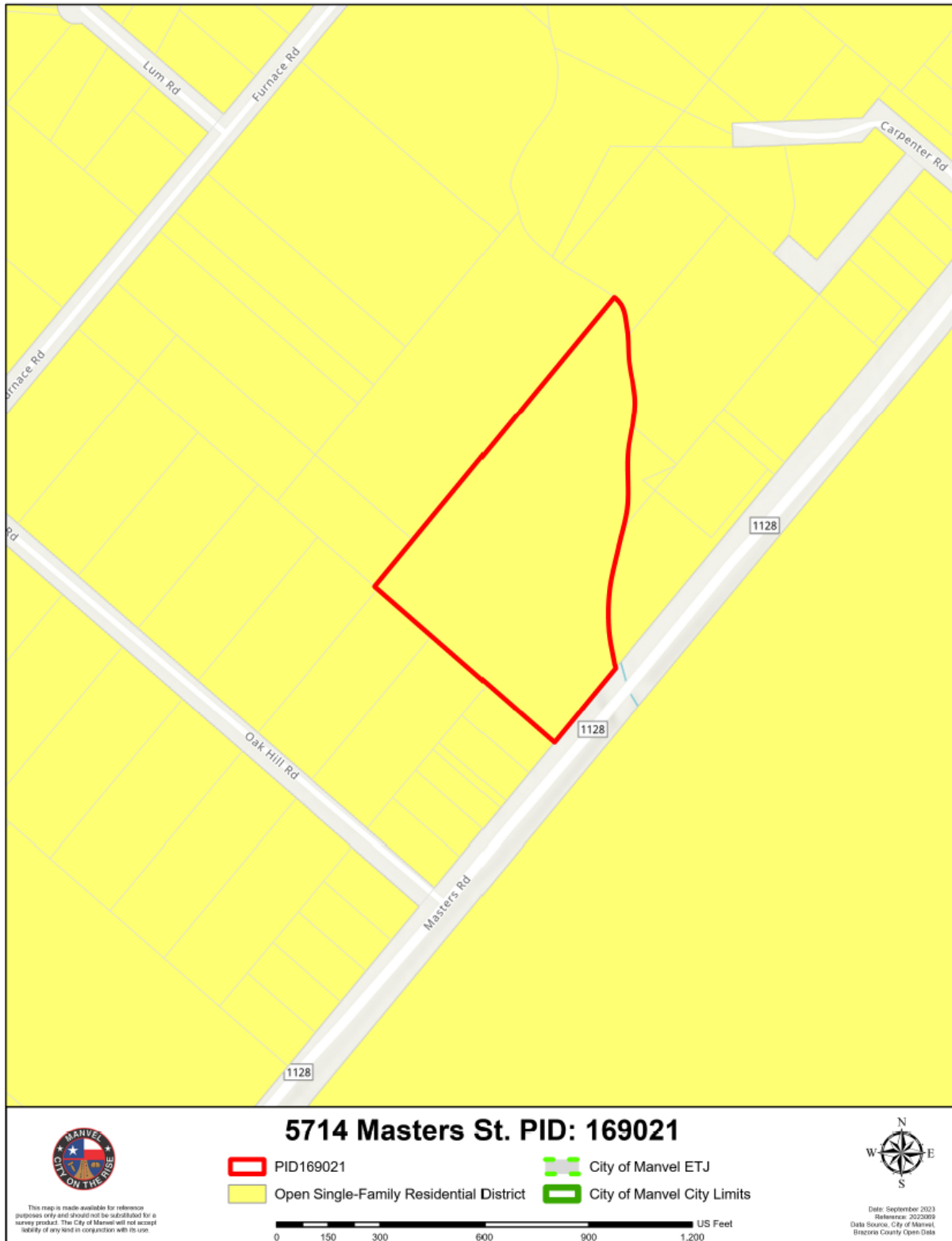
Code Enforcement inspection photograph (May 18, 2022).



Code Enforcement inspection photograph (May 18, 2022).



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 John E Furnace JR.

Name of Person who owns the Land HELEN FURNACE (mom)
(Where RV will be sitting)

Address 5714 Masters

City Manvel State TEXAS Zip 77578

Phone Number 346-617-7243

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 _____

Thur. Aug. 17, 2023 @ 12:05 PM.

Permit # 23-001878



20025 Morris Ave.
Manvel, Texas 77578

Phone: (281) 489-1212
Fax: (281) 489-0634

January 5, 2021

John E. Furnace Trustee
C/O John Furnace
P.O. Box 63
Manvel Texas 77578

Property Owner: John E. Furnace Trustee
John E. Furnace
5714 Masters St. Manvel Texas 77578
Legal Description: A0319 H N LITTLE, TRACT 6, ACRES 9.050, (C/S)

Mr. John Furnace,

Based on the visual inspection performed on 12/15/2021 the structures on said property appear to be in violation of Section 17-456 of the City of Manvel Code of Ordinances. As provided for by Chapter 54 of the Texas Local Government Code, the city has adopted the minimum standards for the continued use and occupancy of all buildings, regardless of the date of their construction. We have found the structure to be out of compliance with the following minimum standards:

- Whenever the building, dwelling or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated, as to become an attractive nuisance to children, or a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
- Whenever, for any reason, the building, dwelling or structure or any portion thereof is manifestly unsafe and dangerous to the life, safety or general health and welfare of possible occupants or the general public.
- The building, dwelling or structure intended to be used for habitation, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light and air (artificial or natural) or inadequate sanitary facilities or otherwise, is determined by the city's designated health official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- Whenever the building, dwelling or structure has inadequate facilities for egress in case of fire or panic or the door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit for the purposes.

- The building, dwelling or structure or any portion thereof, because of dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purposes of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.

We have determined that at this time the structure that has become deteriorated or damaged through exposure to the elements, including, without limitation, flood, wind, hail or rain, or damage by any other cause, to the extent that either the roof, windows or doors, or portions of the house, building or structure which protect from the weather, will no longer reasonably protect from the weather. The residence is dilapidated, substandard and unfit for human habitation and a hazard to the public health, safety, and welfare.

The building does not have electricity and we were unable to determine whether or not the plumbing facilities are working or supplied with water. A mold remediation expert will need to assess the structure and provide a report detailing any necessary actions to be taken. The roof appears to be failing and will need to be assessed by a licensed engineer. The property must be properly weatherized such that the structure can be reasonably protected from the elements. A master electrician and master plumber will need to assess the current conditions. All permits must be pulled within (60) days.

Until such work is permitted inspected and completed the structure shall be vacated and secured from entry in accordance with the City of Manvel Code of Ordinances Sec. 17-456

Keith Traylor

Keith Traylor
Chief of Police
Code Enforcement
City of Manvel

CASE OVERVIEW

Case Type: Zoning - Miscellaneous | Case Title: Zoning - Miscellaneous

ID # 21-00050 | Started May 26, 2021



Address

5714 N Masters Rd.,
Manvel, TX USA 77578

Legal

No legal information

Property Info

Flood Zone:

Description

City Code Violations

CASE STEPS	DATE & TIME	RESULT	USER
Request	05/26/2021 at 5:30 AM	Accept	Jose Hernandez
Initial Inspection #26	-	-	-
Correction List #3	-	-	-
Follow-Up Inspection #13	-	-	-
Mail Notice Letter #14	-	-	-
Re-Inspection #14	-	-	-
Mail Final Notice #3	-	-	-
Print PCA #3	-	-	-
Issue Citation #16	-	-	-
Print Citation Notice #4	-	-	-
Court Results #3	-	-	-
Archive	-	-	-

INFORMATION FIELDS

No data for Information Fields.

INVOICES

DUE DATE

CONTACT

TOTAL

PAID

DUE

No data for Invoices, Fees & Payments.

KEY DATES

No data for Key Dates.

VIOLATIONS

Zoning - Miscellaneous [Chapter 118]

Reported by: Jose Hernandez on May 26, 2021 at 5:30 AM

21-00050

Correction	Description	Priority
Agency Step(s) if not Complied - Zoning - Miscellaneous - NOTE	Failure to comply with this request could result in the issuance of a citation or other action by the Code Compliance Officer of the City of North Richland Hills.	Normal
Step(s) Needed to Comply - Zoning - Miscellaneous - REQUIRED	abating and removing the above-mentioned nuisance	Normal

ABATEMENTS	TYPE	DUE DATE	ASSIGNED TO	JOB DETAILS
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No data for Abatements.

REVIEWS	DATE & TIME	STATUS	HISTORY
---------	-------------	--------	---------

No data for Reviews.

INSPECTIONS	DATE & TIME	STATUS	HISTORY
-------------	-------------	--------	---------

Initial Inspection #26

Active

-

HEARINGS	ASSIGNED USER	DATE & DURATION	STATUS
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No data for Hearings.

CITATIONS	ASSIGNED USER	DATE & DURATION	STATUS
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Issue Citation #16

-

-

Inactive

DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
-----------	------------	------------	-----------

No data for Documents.

VEHICLES	OWNER	LIEN HOLDER	STATUS
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No data for Vehicles.

GENERAL COMMENTS Jose Hernandez, Jul 02, 2021 at 6:00 AM**Photos**



🗨 **Keith Traylor**, Dec 03, 2021 at 4:30 AM

5714 Masters Road Video Body Camera Video of Fire Marshall Shoaf and Compliance Officer Hernandez interviewing a female at the above location where two separate apartments were built inside a metal barn.

🗨 **Keith Traylor**, Dec 07, 2021 at 3:57 AM

Initial Investigation On July 2, 2021 Code Compliance Officer Jose Hernandez and Patrol Officer Chris Day inspected the property at 5714 Masters Road for violations of City Code and Zoning Violations. Officers photographed several violations of the property code and zoning violations that were observed. Officer Day issued John E. Furnace two citations for these nuisance code violations and the trailers for the residential zoning violations. John Furnace has a jury trial set for December 2021.

🗨 **Keith Traylor**, Dec 09, 2021 at 2:19 AM

Follow up On Wednesday December 8,2021 I received approved Search Warrants for this property. The execution of the search warrants is scheduled for Wednesday December 15,2021 at 10:00 AM

🗨 **Keith Traylor**, Dec 13, 2021 at 9:20 AM

Abstractors Notes

🗨 **Keith Traylor**, Dec 14, 2021 at 4:48 AM

Follow up Obtained a search Warrant for above property on 12142021. See Attachment

🗨 **Keith Traylor**, Dec 15, 2021 at 8:45 AM

Follow up On December 15, 2021 officers executed a Code Enforcement Search Warrant for the above property. Numerous violations of city, property and fire code were documented. Zoning violations were also noted. Kevin with BB&G will submit a report on violations documented for follow up action. During the execution of the warrant several people were identified as living at the property. Lindsey Armstrong and John Price were living in a room that was built within a metal barn. Maria Mendoza and Sarah Barraza were living in a bunk house in the front of the property. Dennis Addison is living in a trailer beside the bunk house. These residents all stated they were living there and paying rent to John Furnace.

🗨 **Keith Traylor**, Dec 21, 2021 at 6:32 AM

Follow up On December 21, 2021, a request was sent to CenterPoint for electrical disconnect. I was also told by Kevin Taylor the letters (NOV) were being completed so they can be sent to John Furnace.

🗨 **Keith Traylor**, Jan 06, 2022 at 3:57 AM

Follow up On January 5, 2021, notice of Violation was sent to John Furnace Trustee C/O John Furnace

🗨 **Danielle Bryan**, Code Enforcement, Jan 07, 2022 at 5:23 AM

Dangerous Notice Posted Dangerous notice posted on each permanent dwellings on property.

Photos _____



Danielle Bryan, Code Enforcement, Jan 07, 2022 at 5:27 AM

Electrical Pole Red Tag CenterPoint disconnected the power. Electrical Pole Red Tagged. Electricity/Power not to be reconnected. Red Tag ordered \"DO NOT REMOVE\"

Photos



Keith Traylor, Jan 11, 2022 at 3:51 AM

Follow up Spoke with Jose this morning January 11, 2022 concerning the residents property. He advised they are in the process of moving but need more time. I told him that we would give them two more weeks to vacate the property and that should give them enough time time find other accommodations. Jose's phone number is 281-682-7637

Danielle Bryan, Code Enforcement, Jan 28, 2022 at 5:09 AM

Follow Up Sgt Day and CE Officer Bryan visited property to ensure it has been vacated. John Edward seen on property burning unapproved items without a permit. Fire department was called out to extinguish the fire. Immediate NOV was issued. Angel (property manager) is still on property removing items. He stated he would be out by next week. CE Officer Bryan witness progress and granted a 7 day extension to vacate the property. Follow Up will be conducted on 2/4/2022.

Photos



Danielle Bryan, Code Enforcement, Feb 07, 2022 at 2:40 AM

Follow Up 2/4/2022: Sgt Chapnick and CE Officer Bryan visited property to ensure the property has been vacated. No one on site at time of inspection. Property appears to be vacated.

Photos



 **Danielle Bryan, Code Enforcement, Feb 07, 2022 at 6:34 AM**

Follow Up 2/7/2022:- Sgt Day and CEO Officer Bryan inspected properties to ensure they are vacated. Upon inspection, 2 persons where on property (Jose Angel Barraza and David Allen Justice). Both where issued 7 day Notice of Violation to vacate the property. Dangerous structure placards have been removed on several of the dwellings. Red-tag on electrical box has been removed, and power has been reconnected. CE Officer Bryan reposted dangerous placards on the dwellings. Red-tag reposted on electrical box. CE Officer contacted CenterPoint regarding removing the property from electrical service. Mrs. Billegas (281-595-6065) stated she will look into cutting the power and placing the pole in \"retirement\" to prevent reconnection.

Photos



🗨 **Danielle Bryan, Code Enforcement, Feb 08, 2022 at 6:22 AM**

Follow Up Phone call to CenterPoint 2/8/2022: CE Officer Bryan contact Judice Billegas at CenterPoint for an update on turning off the power.

🗨 **Danielle Bryan, Code Enforcement, Feb 10, 2022 at 7:25 AM**

Power Disconnected 2/10/2022: CenterPoint has disconnected the power. Power will not be restored without a permit from the City.

🗨 **Danielle Bryan, Code Enforcement, Feb 11, 2022 at 5:20 AM**

Disconnected Power confirmation 2/11/2022: Sgt Day, Officer Ruiz, CE Officer Bryan Red tag has been removed from electrical box panel. Electricity has been suspended by CenterPoint. Red tag reposted to not reconnect. Dangerous Notice placards have been removed from multiple dwellings.

Photos



☐ **Danielle Bryan, Code Enforcement, Feb 16, 2022 at 3:46 AM**

Follow Up 2/16/2022: Sgt Day and CE Office Bryan No persons on site at time of inspection, but evidence of continued residence. Electricity remains disconnected, but red tag has been removed. Dangerous Notice Placard removed from several dwellings.

Photos



☐ **Danielle Bryan, Code Enforcement, Feb 24, 2022 at 2:20 AM**

Certified Letter Returned 2/23/2022: Certified NOV Letter returned \"unclaimed\"

☐ **Danielle Bryan, Code Enforcement, Mar 30, 2022 at 3:48 PM**

Meeting Request on 5515 Patterson

3/29/2022: CE Officer Bryan & Sgt Chapnick

Property owner, Mr. Furnace, requesting a meeting with CE Officer. Meeting scheduled at 12:00 noon. Officers arrived on property John Furnace and his son John were onsite. Officers spoke with them and CE Officer informed the son of the situation. Son stated he was unaware. Officer questioned the RV on the Masters property. Son stated that they are the RV from the back of the property that have been moved to the front for selling. John Furnace became argumentative and officer left the property.

☐ **Danielle Bryan**, *Code Enforcement*, May 26, 2022 at 1:08 PM

Meeting at Courts

4/20/2022: CE Officer Bryan

John Furnace came to courts questioning why he had a citation. Court clerks called officer. Officer went to court and explained the violation as stated by Sec 17-370, for failing to repair, demolish, or vacate a deemed and posted substandard structure. He accepted the ordinance print out and claimed he was never informed. Officer explained that a letter was sent to him mailing address on BCAD, which is his PO Box, and was posted on the dwellings themselves.

☐ **Danielle Bryan**, *Code Enforcement*, May 26, 2022 at 1:10 PM

Confirm informant report

5/18/2022: CE Officer Bryan

Officer informed that someone(s) have moved onto the property. Officer made observations from the public right-of-way and found an RV has been moved onto the property and appears to be connected to services.

Photos



☐ **Danielle Bryan**, *Code Enforcement*, May 26, 2022 at 1:13 PM

Centerpoint

5/19/2022:

Centerpoint cut the power

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
John Furnace	-	5714 N Masters Manvel, TX 77578	-	Property Owner
R.V on the property	-	5714 N Masters Rd. Manvel, TX 77578	-	Property Tenant