

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 10, 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.

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 a six-month preliminary plat extension for Del Bello Lakes Section Nine;
BEING A SUBDIVISION OF 12.7 ACRES OF LAND OUT OF THE H.T. & B.R.R. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Preliminary Plat of Hampton Business Park;
BEING A SUBDIVISION OF 13.82 ACRES / 602,164 SQ.FT. SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 5714 Masters Road.
- 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.
- D. Discussion on amendment of bylaws.
- E. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the 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 10/6/2023 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 10/10/2023 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: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

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.

SIGNATURE *Jose Abraham* | City Planner

DATE

12:56 pm, 10 05 2023



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:	Del Bello Lakes Section Nine – Preliminary Plat
Applicant:	Caitlin King - META Planning + Design LLC
PD&Z Meeting Date:	October 10, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Approval of a 6-Month Extension <u>Expiration Date: April 10, 2024</u>

BACKGROUND/ REVIEW NOTES

- *This preliminary plat was heard and approved at the October 11, 2022, PD&Z Commission meeting.*
- *The applicant is requesting a 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance. The request has been made to allow additional time to get construction plans approved, so that a final plat can be submitted.*

STAFF RECOMMENDATION

The City staff recommends approval of this six-month preliminary plat extension request for *Del Bello Lakes Section Nine – Preliminary Plat*.



October 5, 2023

Jose Abraham
City Planner
City of Manvel
20031 Highway 6
Manvel, Texas, 77578

Re: DEL BELLO LAKES SEC 9- EOA

Dear Jose,

We, META Planning + Design, respectfully request an extension of approval on the Del Bello Lakes Sec 9 preliminary plat to allow for more time to assemble the final plat package. We request an extension of 6 months to achieve this. Additionally, we acknowledge that there will be no additional extensions.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Caitlin King".

Caitlin King
Enclosure

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "W.L.E." INDICATES WATER LINE EASEMENT.
- "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND FIVE FOOT SIDE YARD SETBACK.
- "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets about adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.

- PROPERTY IS SUBJECT TO THE SOUTHPOINTE CROSSING PUD (ORDINANCE #2017-0-45), DEL BELLO LAKES PUD (ORDINANCE# 2020-0-2 AND ORDINANCE# 2020-0-14).
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1750045CPL DATED JANUARY 30, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- SITE T.B.M.1: (CP8) IS A FIVE-EIGHTHS INCH (5/8") IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST
ELEVATION = 55.44 NGVD29 (1987 ADJUSTMENT)
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED +/- 336 FEET SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEVATION = 51.98 FEET, NAVD88 GEOD 2003 (B.C. LIDAR DATUM)
SURFACE COORDINATES: N 13737256.595 E 3122941.634
- SITE T.B.M.2 IS A 5/8" IRON ROD WITH A CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOTE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 200. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TYPOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXT FOR DEL BELLO BLVD.
ELEVATION = 55.12 NGVD29 (1987 ADJUSTMENT)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP). ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48039C0110H, EFFECTIVE DATE JUNE 5, 1989.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT.
ELEVATION = 59.14
NAVD 88, 2001 ADJUSTMENT
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALIGNED TO THE TIME OF PLATTING.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP). ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 100-YEAR & 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48039C0110H, EFFECTIVE DATE JUNE 5, 1989.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION NINE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20_____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SHEA HOMES HOUSTON, LLC,
Owner of the tract of land described herein on this plan of Del Bello Lakes Section Nine, do hereby make and establish this subdivision and development plan for this property for and on behalf of SHEA HOMES HOUSTON, LLC, according to all laws, dedications, restrictions, and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Del Bello Lakes Section Nine where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing 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.

Surveyor's Note:

This is to certify that I, Gary D. Nutter, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; that this tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659

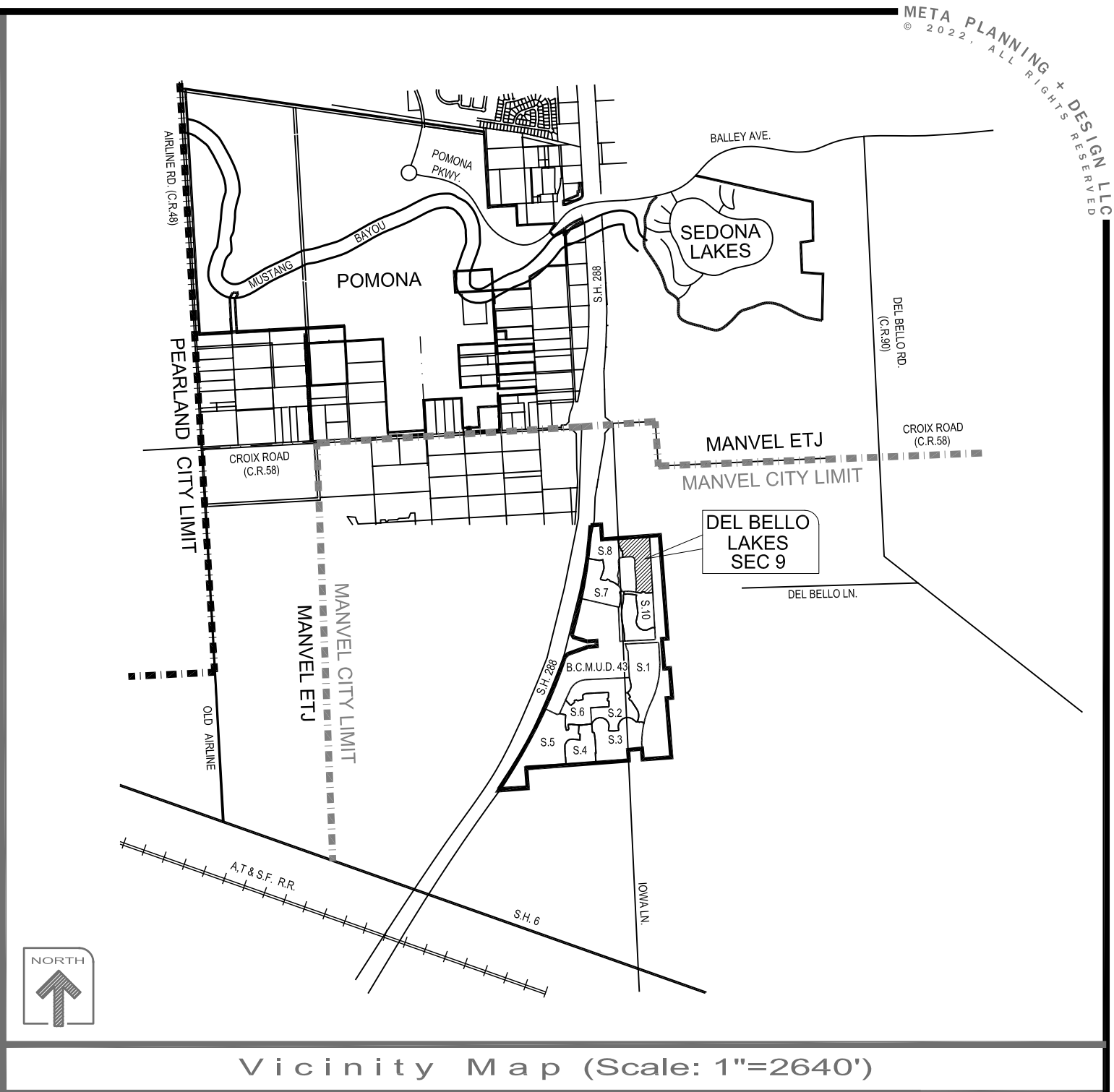
LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,050
2	60'	8,100
3	63'	8,357
4	64'	8,420
5	64'	8,403
6	60'	8,140
7	60'	8,100
8	60'	8,327
9	60'	8,429
10	60'	8,178
11	60'	8,100
12	104'	11,526
13	105'	11,352
14	105'	11,352
15	64'	8,346
16	60'	8,100
17	60'	8,050

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,680
2	60'	8,100
3	60'	8,100
4	60'	8,102
5	60'	8,369
6	60'	9,167
7	60'	9,076
8	61'	10,833
9	61'	16,386
10	61'	11,971
11	60'	8,744
12	60'	8,992
13	60'	8,356
14	60'	8,151
15	60'	8,139
16	62'	8,321
17	65'	8,542
18	61'	8,254
19	60'	8,100
20	60'	8,219
21	60'	8,329
22	60'	8,390
23	60'	8,262
24	60'	8,100
25	60'	8,050

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	TOTAL LOTS
50'x120'	2 LOTS	52 LOTS	-----	-----	-----	-----	46 LOTS	-----	-----	-----	100 LOTS
55'x120'	60 LOTS	-----	-----	-----	43 LOTS	-----	-----	-----	-----	-----	103 LOTS
60'x120'/130'	6 LOTS	13 LOTS	20 LOTS	34 LOTS	4 LOTS	27 LOTS	5 LOTS	30 LOTS	42 LOTS	-----	181 LOTS
70'x130'	-----	-----	35 LOTS	4 LOTS	6 LOTS	-----	-----	-----	-----	19 LOTS	64 LOTS
TOTAL LOTS	68 LOTS	65 LOTS	55 LOTS	38 LOTS	53 LOTS	27 LOTS	51 LOTS	30 LOTS	42 LOTS	19 LOTS	448 LOTS

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCE 2004-0-17 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MANVEL CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



DEL BELLO LAKES PARKLAND DEDICATION - SECTION NINE	
NUMBER OF LOTS (SEC.9)	42 LOTS
TOTAL LOTS IN DEVELOPMENT (SEC.1-10)	448 LOTS
TOTAL REQUIRED PARKLAND (1 AC. PER 100 DWELLING UNITS)	4.48 AC.
PUBLIC PARKLAND PROVIDED IN SECTION 9	0 AC.
PRIVATE PARKLAND PROVIDED IN SECTION 9	0 AC.
TOTAL SEC. 9 PRIVATE PARKLAND CREDIT (50% CREDIT)	0 AC.
TOTAL PARKLAND PROVIDED (SEC.1-10)	6.37 AC.
TOTAL REMAINING PARKLAND CREDIT (SEC.1-10)	1.89 AC.

A PRELIMINARY PLAT OF

DEL BELLO LAKES SECTION NINE

BEING 12.7± ACRES OF LAND CONTAINING 42 LOTS (60' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS.

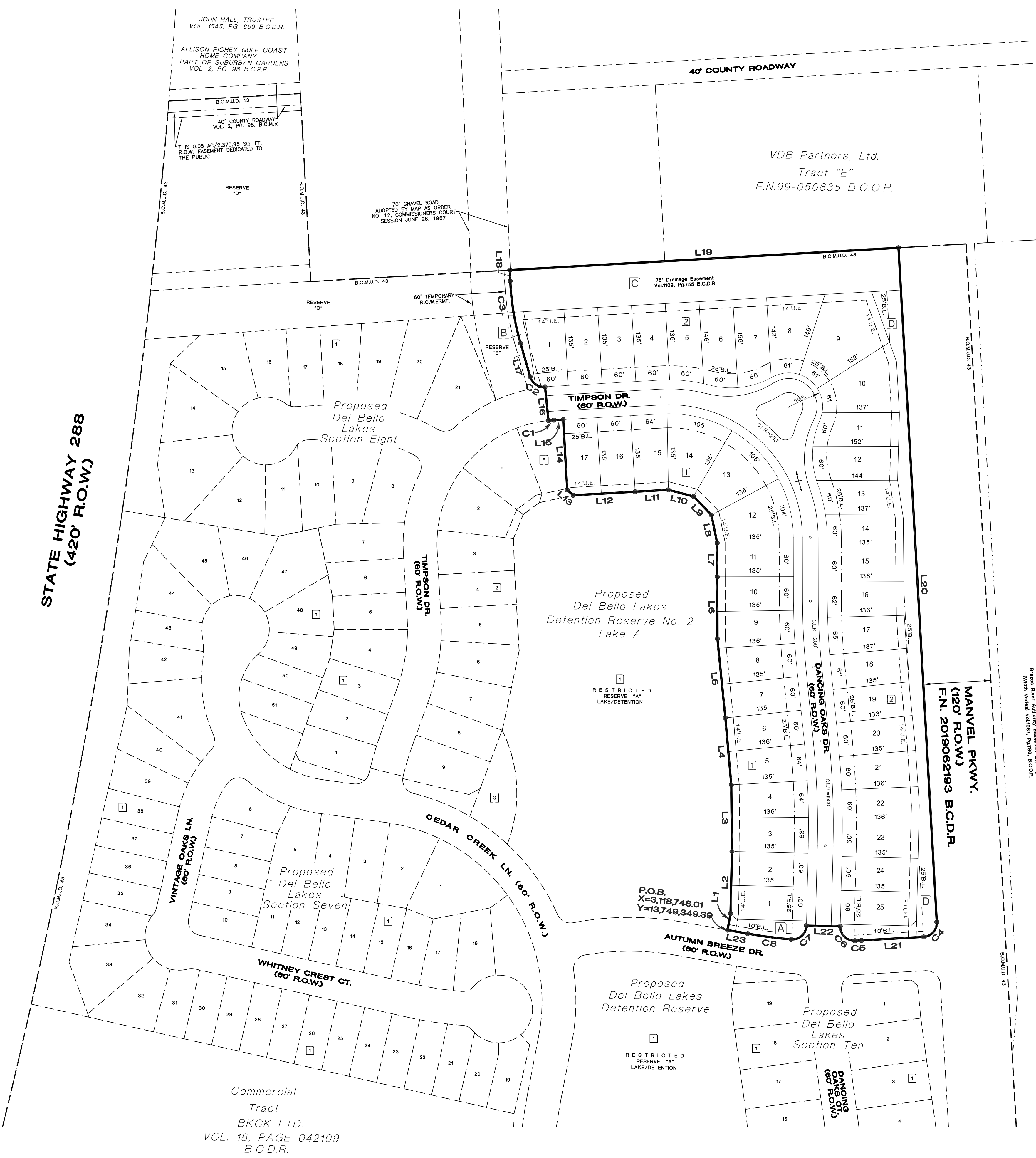
OUT OF THE
H.T. & B.R.R. SURVEY, A-460
BRAZORIA COUNTY, TEXAS

SUBDIVIDER/OWNER/DEVELOPER:
SHEA HOMES HOUSTON LLC/MAK DEVELOPMENT
7908 N. SAM HOUSTON PKWY. W., SUITE 250
HOUSTON, TX. 77064
CONTACT: JIM ZIMMERMAN/MICHAEL KIM
PHONE: 832-869-4004

ENGINEER/SURVEYOR:
LJA ENGINEERING
1904 W. GRAND PKWY. N, SUITE 100
KATY, TX. 77449
CONTACT: MICHAEL RUSK
PHONE: 713-953-5200
FNRN-F-1386
T.B.P.L.S. FIRM No 10194382

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200



NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.09 ACRE
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.04 ACRE
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±1.19 ACRES
- D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.71 ACRE

LINE DATA

LINE	DISTANCE	BEARING
L1	30'	N 10°04'51" E
L2	110'	N 01°21'25" E
L3	118'	N 00°36'36" W
L4	119'	N 05°03'57" W
L5	141'	N 05°44'37" W
L6	110'	S 00°08'44" E
L7	60'	S 00°08'44" E
L8	51'	N 11°38'54" W
L9	46'	N 44°00'52" W
L10	46'	N 75°20'19" W
L11	59'	S 86°46'49" W
L12	110'	S 86°42'53" W
L13	14'	S 48°17'07" E
L14	125'	N 03°17'07" W
L15	16'	N 86°42'53" E
L16	60'	N 05°48'57" W
L17	62'	N 16°09'09" W
L18	19'	N 02°30'13" W
L19	690'	N 86°42'53" E
L20	1197'	S 03°15'22" E
L21	110'	S 86°44'38" W
L22	60'	N 88°52'15" W
L23	36'	N 79°55'09" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	220'	10'	5'	N 85°26'58" E	10'
C2	25'	35'	21'	N 55°41'20" W	32'
C3	470'	112'	56'	N 09°19'41" W	112'
C4	25'	39'	25'	N 41°44'38" E	35'
C5	870'	11'	6'	S 87°07'20" W	11'
C6	25'	41'	27'	N 45°34'16" W	37'
C7	25'	41'	27'	S 48°09'39" W	36'
C8	870'	78'	39'	N 82°28'38" W	78'

A PRELIMINARY PLAT OF

DEL BELLO LAKES SECTION NINE

BEING 12.7± ACRES OF LAND
CONTAINING 42 LOTS (60' X 130' TYP.) AND
FOUR RESERVES IN TWO BLOCKS.

OUT OF THE
H.T. & B.R.R. SURVEY, A-460
BRAZORIA COUNTY, TEXAS

SUBDIVIDER/OWNER/DEVELOPER:
SHEA HOMES HOUSTON LLC/MAK DEVELOPMENT
7908 N. SAM HOUSTON PKWY. W., SUITE 250
HOUSTON, TX. 77064
CONTACT: JIM ZIMMERMAN/MICHAEL KIM
PHONE: 832-869-4004

ENGINEER/SURVEYOR:
LJA ENGINEERING
1904 W. GRAND PKWY. N., SUITE 100
KATY, TX. 77449
CONTACT: MICHAEL RUSK
PHONE: 713-953-5200
FIRM#-F-1386
T.B.P.L.S. FIRM No 10194382

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCE 2004-0-17 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MANVEL CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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

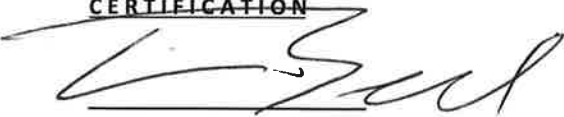
Adjourn

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



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: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

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.

Amanda Rabius

SIGNATURE

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:	Hampton Business Park - Preliminary Plat
Applicant:	Amanda Rabius – Windrose Land Surveying / Platting
PD&Z Meeting Date:	October 10, 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>NO</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is for 13.82 acres of land located at 11700 Magnolia Parkway.
- The subject site is located at the southwest corner of the intersection of Kirby Drive and Magnolia Parkway (Two major thoroughfares).
- The subject site was rezoned from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) in January 2023.
- The proposed plat subdivides a 13.82-acre tract into 1 block, and 5 reserves.
- The proposed commercial uses are permitted in the LC zoning district (Finance and insurance, Child Daycare services, Food services and drinking places, and Retail shopping Centers).
- This plat was previously submitted and denied in May 2023.

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Hampton Business Park Preliminary Plat*.

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance, Design Criteria Manual*:

1. Revise front building setback line for Reserve "A" along County Road 59 from "10 feet" to "25 feet" as required by the current zoning district regulations (Section 62-38 (a)(10)).
2. Revise the layout to show the City Limit Line and any MUD boundary lines (Section 62-38 (a)(11)).
3. Revise note 7 pertaining flood elevation statement from "(1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION" to "(1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION" (Section 32-52).
4. Note: Please revise to remove a signature block identifying the plat as a Minor Plat.
5. Note: Please revise to include a plat note within general notes specifying maintenance responsibility for detention pond (Reserve F). Additionally, specify that City of Manvel is not responsible for the maintenance of detention reserve.

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

6. Revise submitted drainage and utility plan to address the following deficiencies (Section 62-38 (a)(12) & (14)):
- Provide preliminary drainage calculations for submitted preliminary drainage plan.
 - Wet detention ponds require 30' maintenance berms (City of Manvel Design Criteria Manual, Section 5, Design Requirements 1.04.G.5)
 - Utility availability letter from the entity providing water and sewer services has not been provided. The plans do not specify which entity is providing water and sewer services. ((Section 62-38 (a)(14)).



STATE OF TEXAS
COUNTY OF BRAZORIA

We, ARAMCO INVESTMENT GROUP, acting by and through ADAM OMARAN, and ALP TEKIN YILMAZ, owner of the property subdivided in the above and foregoing map of the HAMPTON BUSINESS PARK do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, the ARAMCO INVESTMENT GROUP, has caused these presents to be signed by ADAM OMARAN, and ALP TEKIN YILMAZ, thereunto authorized,

this _____ day of _____, 20____.

ARAMCO INVESTMENT GROUP

By: _____ By: _____
ADAM OMARAN ALP TEKIN YILMAZ

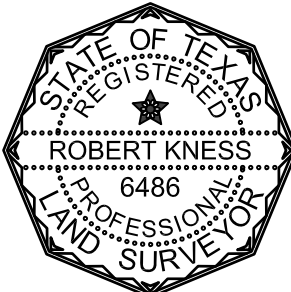
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared ADAM OMARAN, and ALP TEKIN YILMAZ of ARAMCO INVESTMENT GROUP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

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.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1. ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTICED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES OF MOVING EXCESS RUNOFF TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT'S FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE BOARD OF VARIANCE WHICH HAS BEEN COMPLETELY CHECKED AND XERPED. IN THE EVENT ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

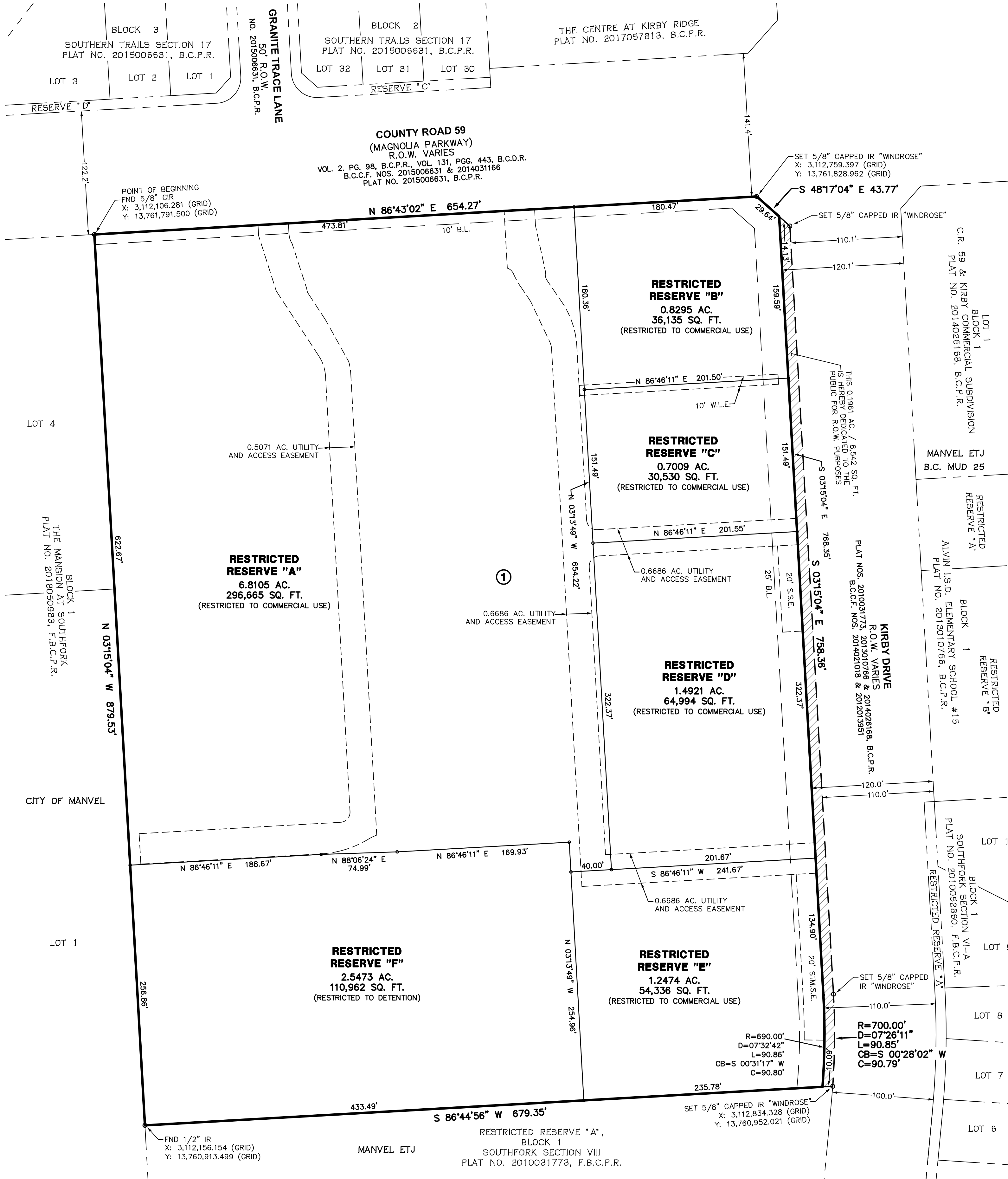
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND XERPED. IN THE EVENT ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 Plat No. 4-23-000107



DESCRIPTION

A TRACT OR PARCEL CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2010005107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A CAPPED 5/8" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 59 (R.O.W. VARIES) RECORDED UNDER VOL. 2, PG. 98, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NOS. 2010006631 & 2014031166, AND PLAT NO. 2010006631, B.C.P.R., MARKING THE NORTHEAST CORNER OF LOT 4, THE MANSION AT SOUTHFORK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2018050983, B.C.P.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 43 MIN. 02 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, A DISTANCE OF 654.27 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, AND THE WEST R.O.W. LINE OF KIRBY DRIVE (R.O.W. VARIES) RECORDED UNDER PLAT NOS. 2010031773, 2013010766, AND 2014026168, B.C.P.R., AND B.C.C.F. NOS. 2014021017 AND 2012013931, AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48 DEG. 17 MIN. 04 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 43.77 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST END OF SAID CUTBACK CORNER AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 5/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 34 DEG. 34 MIN EAST ? 6.54 FEET.

THENCE, SOUTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE, A DISTANCE OF 758.36 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 07 DEG. 26 MIN. 11 SEC., AN ARC LENGTH OF 90.85 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEG. 28 MIN. 02 SEC. WEST ? 79.79 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, SOUTHFORK SECTION VIII, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2010031773, B.C.P.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 44 MIN. 56 SEC. WEST, WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 679.35 FEET, TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 1, BLOCK 1 OF SAID THE MANSION AT SOUTHFORK, MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE EAST LINE OF LOTS 1 AND 4 OF SAID THE MANSION AT SOUTHFORK, A DISTANCE OF 879.53 TO THE POINT OF BEGINNING AND CONTAINING 13.82 ACRES OR 602,164 SQUARE FEET OF LAND.

GENERAL NOTES

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, BRAZORIA DRAINAGE DISTRICT NO. 4, AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, G.F. NO. TH15203240-H, EFFECTIVE DATE NOVEMBER 18, 2015.
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83. STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.9999714570.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT BACK WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
5. THE PLATTED ACERAGE LIES OUTSIDE OF THE 100-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0020K REVISED/DATED DECEMBER 30, 2020. THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT OBEY THE PART OF WINDROSE LAND SURVEYING.
6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRECORDED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF BRAZORIA DRAINAGE DISTRICT NO. 4 AND THE CITY OF MANVEL.
9. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
10. THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
11. ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
12. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
13. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
14. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
15. APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION, BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE 12 MONTHS AFTER PLANNING COMMISSION APPROVAL, UNLESS THE FINAL PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL. WRITTEN APPROVAL OF THE PLANNING 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.
16. THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL, ALVIN ISD, AND BCDD NO. 4.
17. SUBJECT TO RIGHT OF WAY FOR CANAL PURPOSES LOCATED ON WEST SIDE OF KIRBY DRIVE AS SET FORTH IN VOLUME 638, PAGE 127 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (NONE FOUND ON SUBJECT TRACT)

PRELIMINARY PLAT

HAMPTON BUSINESS PARK

A SUBDIVISION OF
13.82 ACRES / 602,164 SQ. FT.
SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 6 RESERVES
SEPTEMBER 25, 2023

Owner
ARAMCO INVESTMENT GROUP

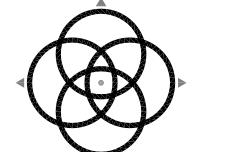
ADAM OMARAN

2910 HOLMES RD

HOUSTON, TX 77051

713-606-6111

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5325 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

KYLE JUNG, CITY MANAGER



MANVEL PD&Z

DATA SHEET

MEETING DATE: October 10, 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 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>Applicant/Representative:</u> John E Furnace Jr.		Site Exhibit Map 			
<u>Property Owner:</u> Furnace John E Trustee			Site Exhibit Map 		
<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.					Site Exhibit Map 
<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)	Site Exhibit Map 				
<u>Submitting Staff:</u> Jose Abraham City Planner jose.abraham@cityofmanvel.com		Site Exhibit Map 			
			Site Exhibit Map 		
				Site Exhibit Map 	
					Site Exhibit Map 
	Site Exhibit Map 				
		Site Exhibit Map 			
			Site Exhibit Map 		
				Site Exhibit Map 	
					Site Exhibit Map 



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

October 10, 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.



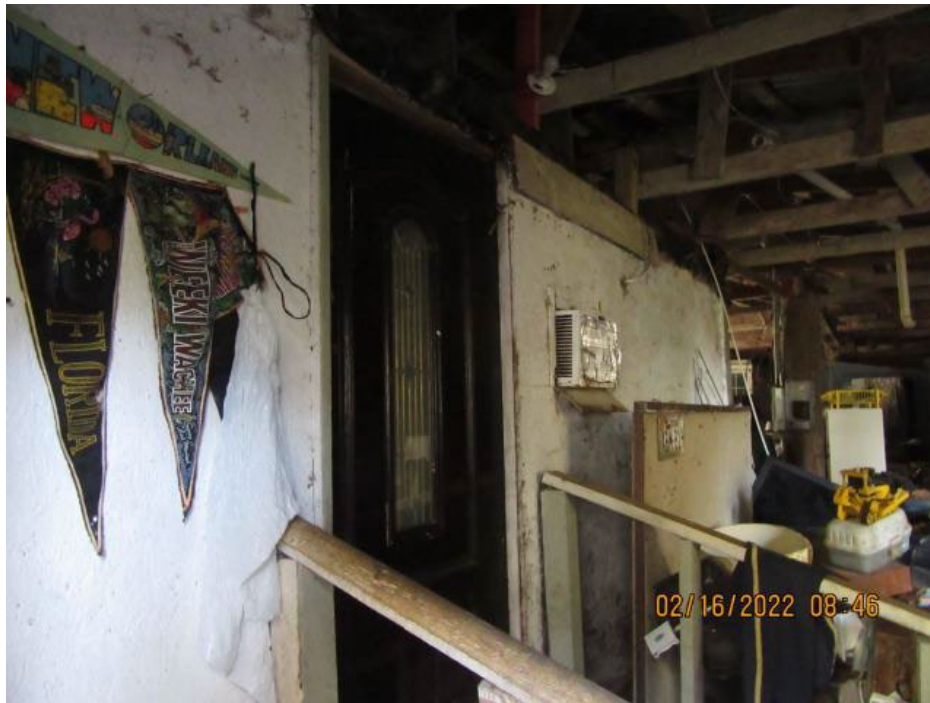
Site Photographs



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).



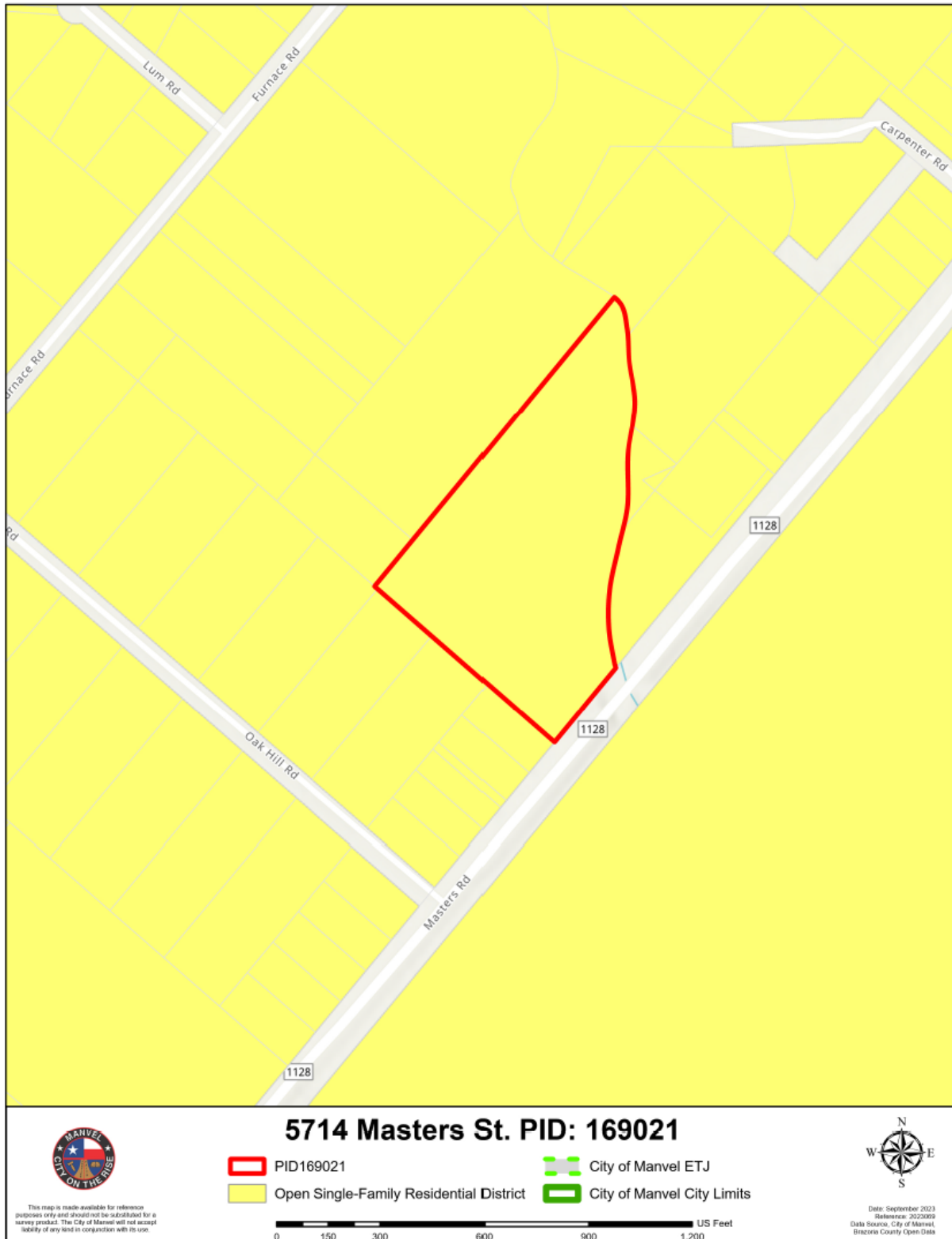
Code Enforcement inspection photograph (May 18, 2022).



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
------------	------	----------	-------------	-------------

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
----------	---------------	-----------------	--------

No data for Hearings.

CITATIONS	ASSIGNED USER	DATE & DURATION	STATUS
-----------	---------------	-----------------	--------

Issue Citation #16

-

-

Inactive

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

No data for Documents.

VEHICLES	OWNER	LIEN HOLDER	STATUS
----------	-------	-------------	--------

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