

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 8, 2024

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

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 441310 "AUTOMOTIVE PARTS AND ACCESSORIES STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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 Final Plat for Meridiana Detention Reserve H-2 Phase 2;
BEING A SUBDIVISION OF 3.326 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Approve the Final Plat for Meridiana Section 14A;
BEING A SUBDIVISION OF 15.18 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve the Preliminary Plat for Valencia Section 16;
BEING A SUBDIVISION of 15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. Company Survey Sec. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.).

- D. Approve the Preliminary Plat for Valencia Lake G;
BEING A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285 AND THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLET 174 AND 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- E. Approve the Preliminary Plat for Valencia Lake I;
BEING A SUBDIVISION OF 6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Approve the Preliminary Plat for 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.
- G. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Avellino;
BEING A SUBDIVISION OF 50.75 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 441310 "AUTOMOTIVE PARTS AND ACCESSORIES STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-03;
- AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.*
- D. 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.
- E. 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 01/05/2024 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 01/08/2024 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	☐
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Date of Request: 12/11/2023 (01/08/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Detention Reserve H-2 Phase 2, being
a subdivision of 3.326 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

12/11/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

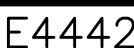
Plat Name:	Meridiana Det Res H-2 Ph 2 - Final Plat
Applicant:	Kaitlin Gile – EHRA
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed plat subdivides 3.326 acres 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).*
- *The proposed plat generally conforms to the preliminary plat approved in September 2023.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Det Res H-2 Ph 2 Final Plat*



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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

P. O. Box 187
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Manvel, Texas 77578

(281) 489-0630
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AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/11/2023 (01/08/2024 PD&Z Meeting)

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of Manvel, Brazoria County, Texas.

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Preliminary _____

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Kaitlin Gile
SIGNATURE

12/11/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 14A - Final Plat
Applicant:	Kaitlin Gile – EHRA
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed section includes patio home lots with minimum 45 feet lot width and 20-foot front setback.*
- *The proposed plat subdivides a 15.18 acres tract into 68 residential lots, 4 Blocks, and 6 reserves for landscaping, open space, utility purposes, and recreation.*
- *A final plat of this acreage was previously submitted and approved by Planning, Development, and Zoning Commission in September 2023. Since then, minor changes have been made to certain lots, and therefore, has submitted this revised plat.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 14A Final Plat*

GENERAL NOTES:

1.

Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. 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: 0.99986742185.
2.

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" (areas determined to be outside the 500-year floodplain).
- 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.
3.

B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
FND. indicates Found
I.R. indicates Iron Rod
NO. indicates Number.
P.A.E. indicates Private Access Easement
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
PG. indicates Page
P.V.T. indicates Private
R.O.W. indicates Right-Of-Way.
RES. indicates Reserve.
SQ. FT. Square Feet.
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
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
() indicates change in street name.
4.

Property within the boundaries of this plot 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 any fences, buildings, plantings, or other obstructions.
5.

The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6.

The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plot, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
7.

All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8.

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 62-24 as per Manvel Ordinance Sec. 62-116a.
9.

No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
10.

No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
11.

This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
12.

A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
13.

All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
14.

The boundary for this plat has a closure in excess of 1:15,000.
15.

There are no visible or apparent pipelines within the boundaries of this subdivision.
16.

The drainage on adjacent property will not be impacted by this development.
17.

Reserve "F" provides 0.16 acres of unencumbered open space within the boundaries of this plat.
18.

Development regulations and City permits are required on all property.
19.

One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicatior, his heirs, assigns, or successors (Where applicable).
20.

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 14A where building setback lines or public utility easements are 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.
21.

The following lots are permitted to have two-story structures: Lot 14 - Block 1, Lot 23 - Block 1, Lot 33 - Block 1, Lot 1 - Block 3, Lots 6-9 - Block 3, Lots 2-6 - Block 4. All other lots within this section are hereby limited to one-story structures.
22.

Detention for this subdivision is to be provided by Meridiana Detention Ponds H-2 Phase 1.
23.

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

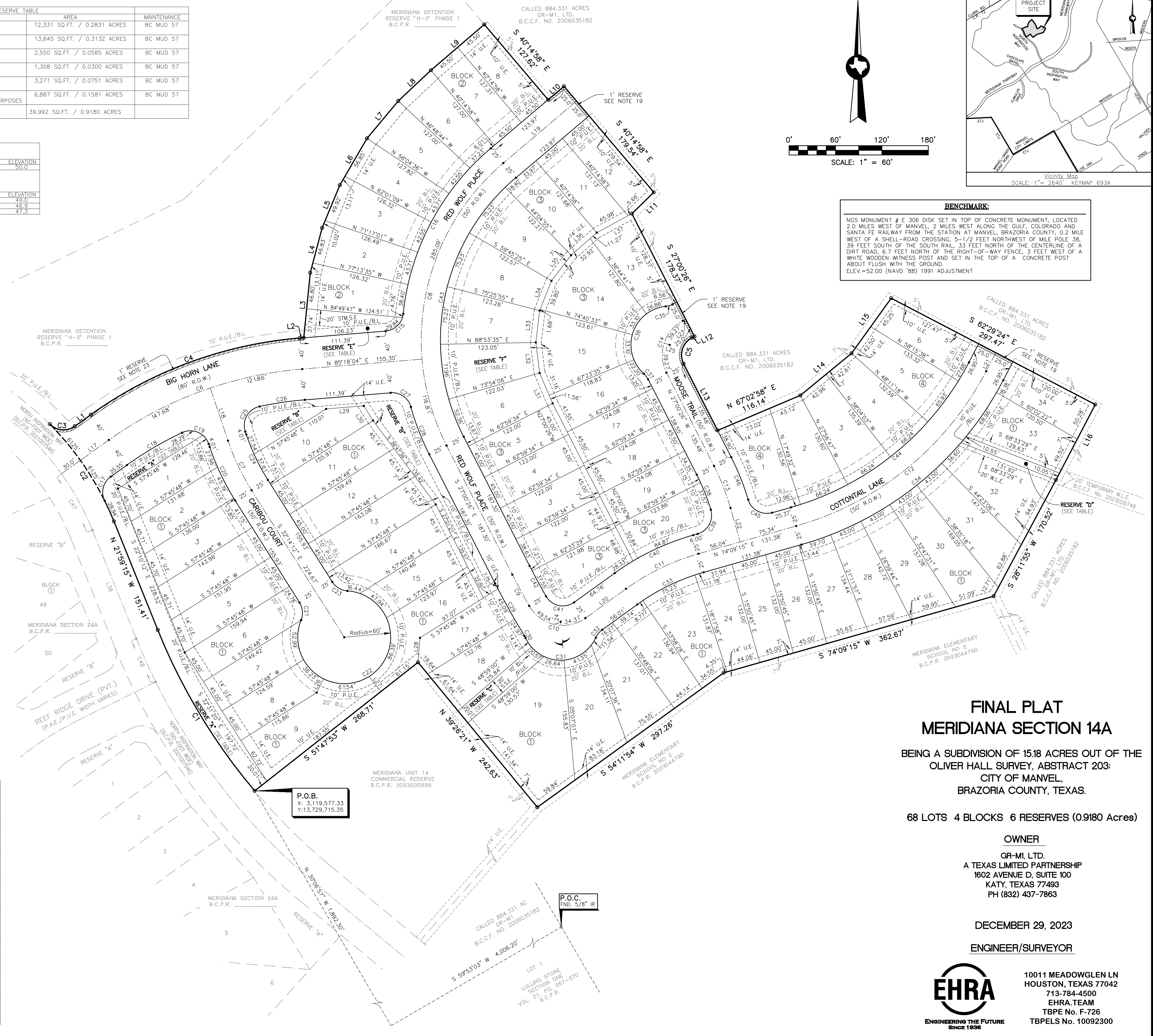
RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	12,331 SQ.FT. / 0.2831 ACRES	BC MUD 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,645 SQ.FT. / 0.3132 ACRES	BC MUD 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,550 SQ.FT. / 0.0585 ACRES	BC MUD 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,308 SQ.FT. / 0.0300 ACRES	BC MUD 57
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,271 SQ.FT. / 0.0751 ACRES	BC MUD 57
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	6,887 SQ.FT. / 0.1581 ACRES	BC MUD 57
TOTAL		39,992 SQ.FT. / 0.9180 ACRES	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE BLOCKS 1-4	ELEVATION 50.0
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION 49.0
1% ANNUAL CHANCE FLOOD	46.3
0.2% ANNUAL CHANCE FLOOD	47.5

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	5,928	45.92
1	2	5,999	45.13
1	3	6,299	45.00
1	4	6,658	45.00
1	5	7,018	45.00
1	6	7,130	48.69
1	7	5,967	47.87
1	8	5,686	46.45
1	9	9,384	80.32
1	10	6,494	45.09
1	11	7,097	45.00
1	12	7,258	45.00
1	13	7,419	45.00
1	14	7,155	51.89
1	15	5,861	45.85
1	16	7,841	105.90
1	17	5,875	45.08
1	18	6,649	45.00
1	19	15,747	45.00
1	20	8,123	45.00
1	21	7,651	46.37
1	22	6,347	47.87
1	23	7,650	69.55
1	24	6,189	48.85
1	25	5,940	45.00
1	26	5,940	45.00
1	27	6,552	45.00
1	28	6,901	45.00
1	29	7,556	45.00
1	30	8,564	45.00
1	31	8,028	45.85
1	32	8,898	45.28
1	33	7,265	65.75
1	34	5,727	45.98
2	1	6,476	45.75
2	2	6,250	45.75
2	3	6,660	45.75
2	4	6,356	45.75
2	5	6,686	45.75
2	6	6,381	45.50
2	7	5,786	45.50
2	8	5,802	45.50
3	1	6,896	50.94
3	2	5,535	45.68
3	3	5,490	45.00
3	4	5,490	45.00
3	5	5,895	51.02
3	6	6,672	62.10
3	7	7,230	69.55
3	8	7,220	69.55
3	9	7,199	69.55
3	10	5,895	51.02
3	11	5,688	45.00
3	12	5,896	45.00
3	13	6,528	45.50
3	14	9,000	45.50
3	15	8,923	45.50
3	16	5,923	45.75
3	17	5,646	45.50
3	18	5,646	45.50
3	19	5,645	45.50
3	20	6,372	48.23
3	21	8,147	51.71
4	2	7,171	62.63
4	3	7,275	62.63
4	4	7,317	62.63
4	5	7,237	62.33
4	6	6,507	53.14

LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1770.00'	243.913'	19°09'13"	N 33°24'17" W	150.44'
C2	380.00'	151.44'	22°50'04"	S 85°12'15" E	32.39'
C3	25.00'	35.24'	80°45'52"	N 69°51'26" E	287.59'
C4	540.00'	291.11'	30°53'15"	S 17°58'34" W	35.36'
C5	25.00'	39.27'	90°00'00"	N 69°51'26" E	266.29'
C6	500.00'	269.54'	30°53'15"	S 25°26'59" E	70.91'
C7	300.00'	71.07'	13°34'26"	N 12°21'18" W	45.93'
C8	300.00'	401.90'	76°45'29"	S 28°21'26" E	74.37'
C9	975.00'	45.94'	2°41'58"	S 85°18'04" E	5.16'
C10	50.00'	83.86'	98°05'42"	N 64°10'34" E	103.96'
C11	300.00'	104.49'	19°57'21"	N 57°45'48" E	70.59'
C12	400.00'	329.63'	56°38'59"	N 59°13'15" W	22.69'
C13	300.00'	58.44'	11°09'41"	N 21°25'36" W	58.35'
C14	50.00'	78.54'	90°00'00"	N 17°59'34" E	70.71'
C15	25.00'	34.60'	79°17'50"	N 45°39'09" E	31.90'
C16	325.00'	748.15'	43°44'49"	N 27°45'38" E	242.16'
C17	25.00'	35.24'	80°45'52"	N 14°01'53" E	32.39'
C18	460.00'	82.88'	10°19'24"	N 59°34'31" E	82.77'
C19	25.00'	42.15'	S 66°57'47" E	S 66°57'47" E	37.33'
C20	325.00'	77.00'	13°34'26"	S 25°26'59" E	76.82'
C21	25.00'	23.55'	53°58'05"	S 05°15'09" E	22.69'
C22	60.00'	301.53'	28°56'10"	N 57°45'48" E	70.59'
C23	25.00'	23.55'	S 63°58'05" E	N 59°13'15" W	22.69'
C24	275.00'	65.15'	13°34'26"	N 25°26'59" W	65.00'
C25	25.00'	42.15'	96°36'01"	N 29°38'15" E	37.33'
C26	460.00'	29.12'	72°1'49"	N 81°37'09" E	59.08'
C27	25.00'	34.60'	79°17'50"	S 55°03'01" E	31.90'
C28	325.00'	65.83'	11°36'20"	S 21°12'16" E	65.72'
C29	1,000.00'	77.81'	4°27'21"	N 54°11'54" E	77.79'
C30	25.00'	23.55'	S 28°08'29" E	S 28°08'29" E	23.90'
C31	50.00'	114.24'	13°54'39"	N 89°43'38" E	90.96'
C32	25.00'	13.06'	29°55'35"	N 39°14'06" E	12.91'
C33	275.00'	95.78'	19°57'21"	N 64°10'34" E	95.30'
C34	425.00'	345.93'	N 57°45'48" E	N 57°45'48" E	336.51'
C35	25.00'	9.18'	21°02'22"	S 73°30'45" W	9.13'
C36	50.00'	115.26'	132°04'44"	S 17°59'34" W	91.38'
C37	25.00'	9.18'	21°02'22"	S 73°30'45" W	9.13'
C38	275.00'	48.72'	10°09'03"	S 21°55'55" E	48.66'
C39	25.00'	39.71'	91°00'38"	S 28°38'56" W	35.67'
C40	325.00'	113.20'	19°57'21"	S 64°10'34" W	112.62'
C41	25.00'	41.93'	96°36'02"	N 77°45'16" W	41.81'
C42	950.00'	44.76'	241°58'	N 28°21'26" W	44.76'
C43	275.00'	368.41'	76°45'29"	N 11°22'18" E	341.47'
C44	375.00'	305.29'	46°38'39"	S 50°49'55" W	296.92'
C45	25.00'	38.95'	69°16'42"	N 61°12'25" W	35.13'
C46	325.00'	59.22'	10°26'23"	N 21°47'15" W	59.13'
C47	350.00'	83.07'	13°35'56"	S 28°47'13" E	82.88'
C48	800.00'	61.29'	4°23'22"	S 24°10'56" E	61.27'



FINAL PLAT
MERIDIANA SECTION 14A

BEING A SUBDIVISION OF 15.18 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

68 LOTS 4 BLOCKS 6 RESERVES (0.9180 Acres)

OWNER

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

DECEMBER 29, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
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.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/21/23

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: Kayla Leal

Daytime Phone: 713-953-5114 Fax Number: _____

E-mail Address: kleal@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Valencia Section 16,
being a subdivision
of 15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. Company Survey Sec. 65, A-285,
BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION
OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND
VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

Plats:

Preliminary YES
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.

Kayla Leal
SIGNATURE

12/21/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

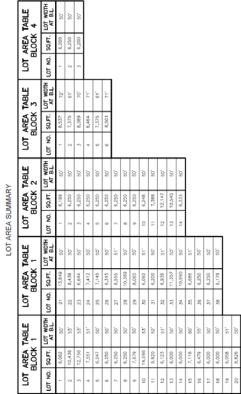
Plat Name:	Valencia Section 16 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *This proposed section is situated along the southwest boundary of the proposed Valencia Development and the south side of proposed Charlotte St.*
- *The proposed plat subdivides a 15.692-acre tract into 61 residential lots, 4 Blocks, and 6 reserves for landscape, open space, and park.*
- *This proposed section includes traditional single-family residential lots with minimum lot width of 50 feet and minimum lot area of 6,000 square feet.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Valencia Section 16 Preliminary Plat*.

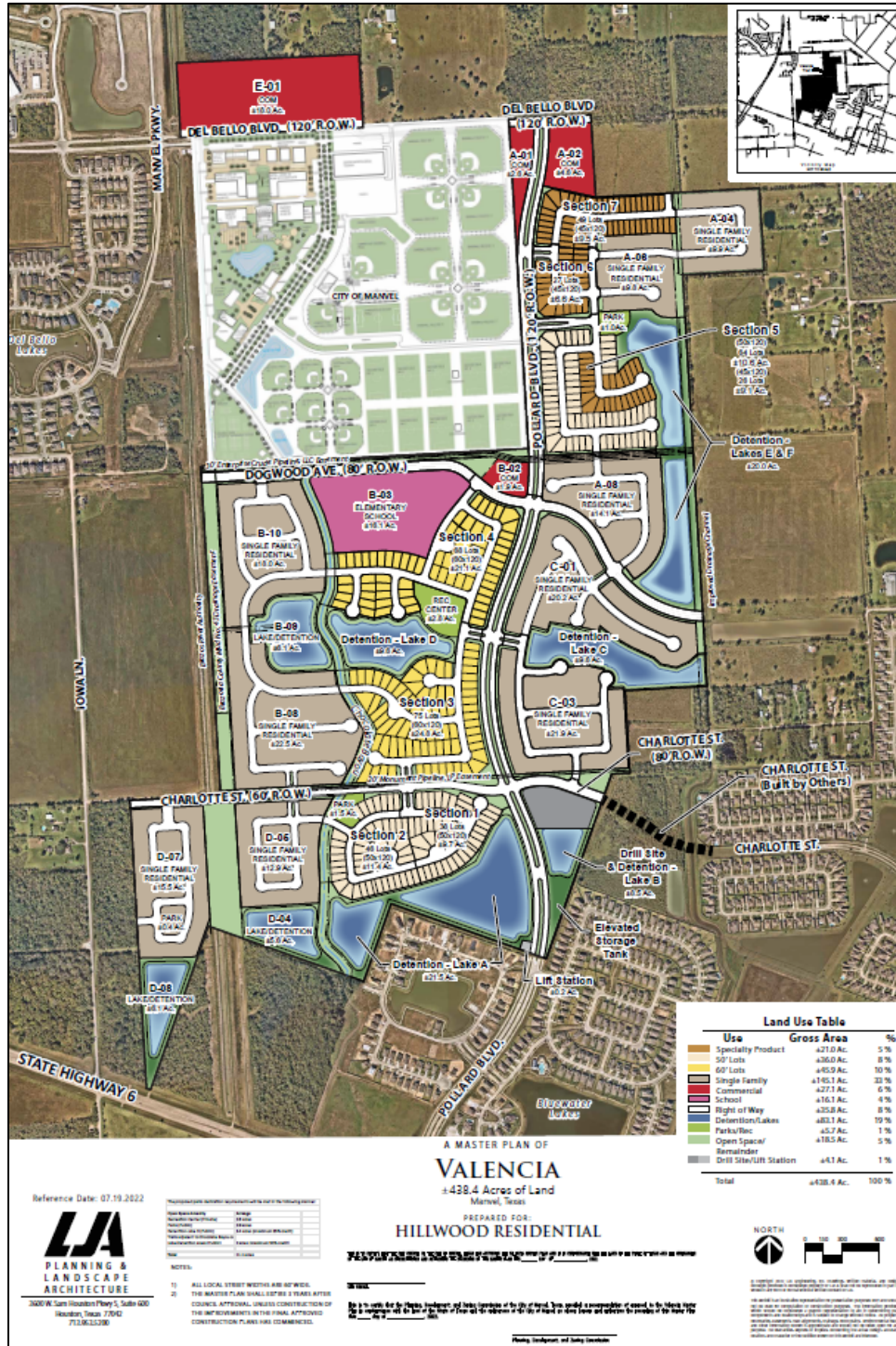
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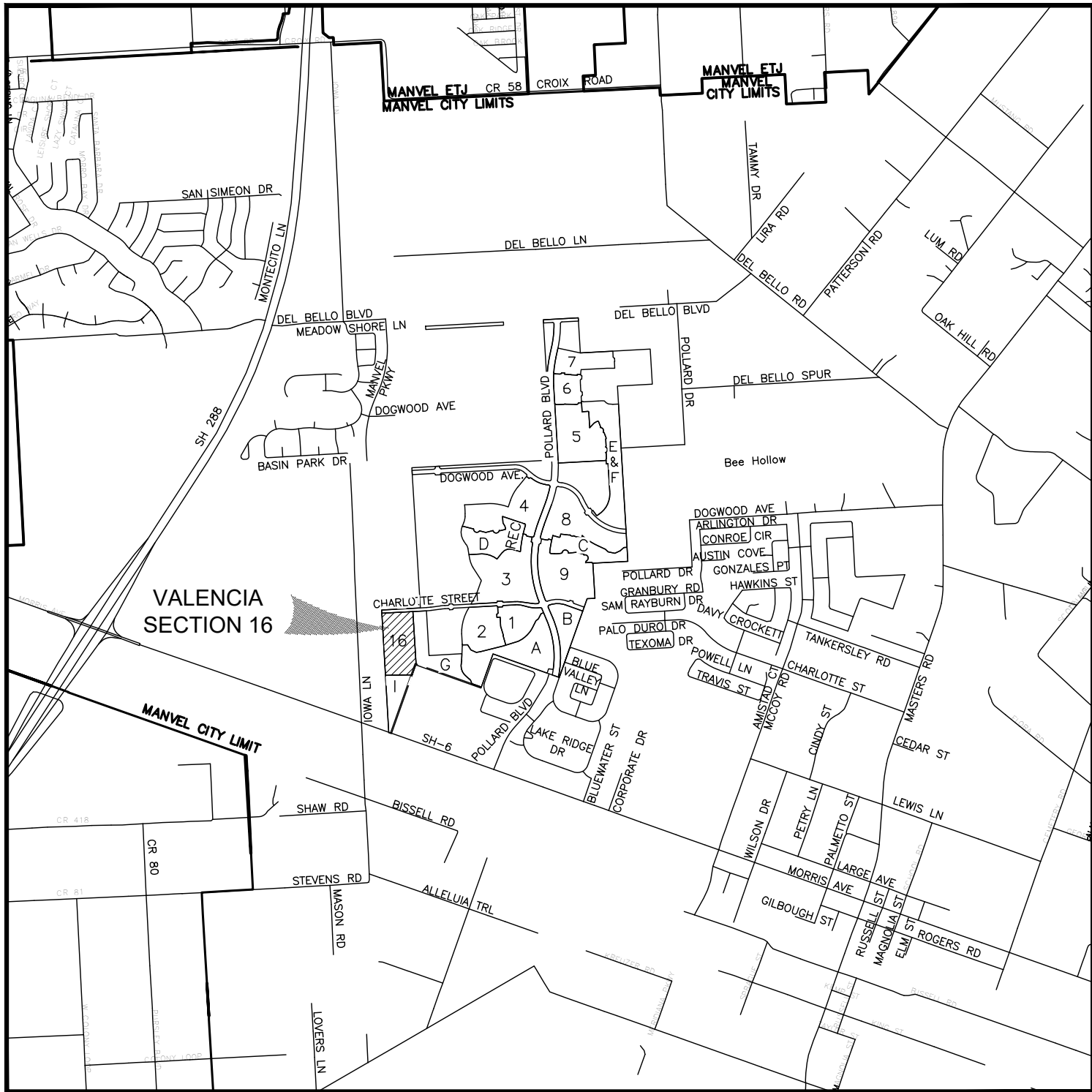


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan





Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°58'00" E	584.03'
L2	S 03°28'46" E	1,006.86'
L3	N 70°26'02" W	6.49'
L4	S 19°29'33" W	199.68'
L5	S 88°58'40" W	503.85'
L6	N 03°19'10" W	1,171.12'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.131	5,709	RESTRICTED TO LANDSCAPE / OPEN SPACE	
B	0.177	7,729	RESTRICTED TO LANDSCAPE / OPEN SPACE	
C	0.060	2,600	RESTRICTED TO LANDSCAPE / OPEN SPACE	
D	0.143	6,247	RESTRICTED TO LANDSCAPE / OPEN SPACE	
E	0.378	16,466	RESTRICTED TO LANDSCAPE / OPEN SPACE	
F	0.426	18,548	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK	
TOTAL	1.315	57,300		

CALLED 18 ACRES
RUSSELL T. RUDY AND
RANDALL D. RUDY
VOL. 1408, PG. 806, B.C.D.R.

SONMAR OF SCOTTSDALE, L.L.C.
CALLED 53.948 ACRES
DOC. NO. 2006021816
B.C.O.R.

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.D.C.R.

BRAZOS RIVER AUTHORITY
125' WIDE EASEMENTS
CALLED 3.231 ACRES
1070, PG. 46, B.C.D.R. &
VOL. (88)584, PG. 517, B.C.O.R.
(ITEM N. & P.)

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.332 ACRES
FILE NO. 2016011560, B.C.O.P.R.
(ITEM T.)

LEGEND	
RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R.	INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
+	INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA SECTION 16

A SUBDIVISION OF ±15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

61 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 4 BLOCKS

OWNER:
VALENCIA 288, LLC
3600 W. SAM HOUSTON BOULEVARD, DALLAS, TX 75219
(214)-303-5535

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

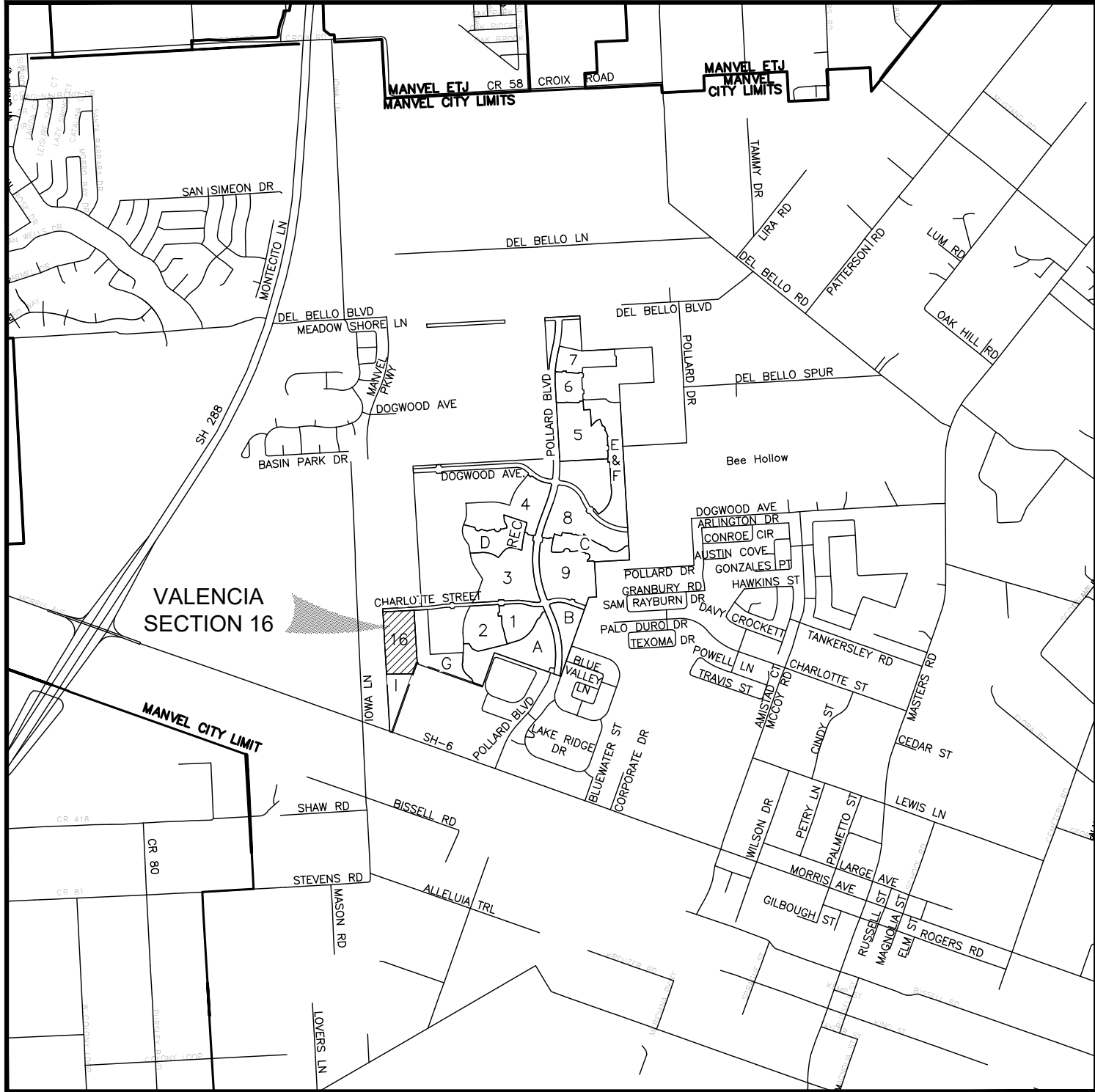
LJA PLANNING & LANDSCAPE ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH
0 50 100 200
LJA# 2791-09001 12.21.2023

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING 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 MANVEL PLANNING COMMISSION. THIS 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 LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

LOT AREA TABLE BLOCK 1				LOT AREA TABLE BLOCK 1				LOT AREA TABLE BLOCK 2				LOT AREA TABLE BLOCK 3				LOT AREA TABLE BLOCK 4			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	6,062	50'		21	13,849	50'		1	6,199	50'		1	8,537	72'		1	6,200	50'	
2	10,436	53'		22	8,438	50'		2	6,250	50'		2	7,375	61'		2	6,250	50'	
3	12,756	53'		23	6,644	50'		3	6,250	50'		3	8,389	70'		3	6,200	50'	
4	7,551	51'		24	7,412	50'		4	6,250	50'		4	8,464	71'					
5	6,247	50'		25	7,145	50'		5	6,250	50'		5	7,375	61'					
6	6,250	50'		26	6,315	50'		6	6,250	50'		6	8,501	71'					
7	6,250	50'		27	6,555	51'		7	6,250	50'									
8	6,250	50'		28	10,369	50'		8	6,250	50'									
9	7,679	50'		29	8,065	50'		9	6,250	50'									
10	14,066	53'		30	6,092	51'		10	6,248	50'									
11	9,920	52'		31	6,200	50'		11	7,388	50'									
12	6,123	51'		32	6,936	51'		12	12,147	50'									
13	6,000	50'		33	11,357	50'		13	10,545	50'									
14	6,000	50'		34	10,990	50'		14	6,333	50'									
15	7,116	60'		35	6,686	51'													
16	6,479	55'		36	6,250	50'													
17	6,000	50'		37	6,250	50'													
18	6,000	50'		38	6,179	50'													
19	6,058	51'																	
20	8,826	50'																	

STATE OF TEXAS

COUNTY OF BRAZORIA

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 16, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plan and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plan 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 plot 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 Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2024.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, 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; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 16 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 _____, 2024.

Planning, Development, and Zoning Commission Chair

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 DISTRICTS "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 VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICTS "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/ OR PLAT, THE DISTRICTS "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 REF. ID

GENERAL NOTES:

- 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 TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY AND THE ALVIN INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 83.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #699: A P.N. NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.96 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13737256.595 E 3127396.634.
- SITE TBM-8: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL." LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373983.572 E 3122987.886.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9998357.
- VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 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 DEVELOPERS FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS 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.
- CONTRACTOR SHALL NOTIFY THE DISTRICTS INSPECTOR AT LEAST FORTY- EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- 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.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICTS 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 FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 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 DISTRICTS 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.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICTS DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 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 DISTRICTS INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICTS RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE (RWV) WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

LEGEND

RES. INDICATES RESERVE

B.L. INDICATES BUILDING LINE

U.E. INDICATES UTILITY EASEMENT

B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS

B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS

B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS

B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS

B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS

B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY

R.O.W. INDICATES RIGHT-OF-WAY

DOC. NO. INDICATES DOCUMENT NUMBER

INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA
SECTION 16

A SUBDIVISION OF ±15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

61 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 4 BLOCKS

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD, DALLAS, TX 75219
(214)-303-5535

SURVEYOR:

LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

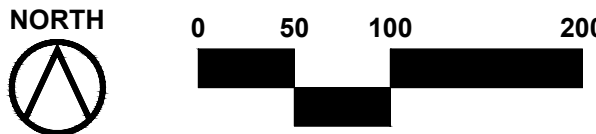
ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

LJA PLANNING &
LANDSCAPE
ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

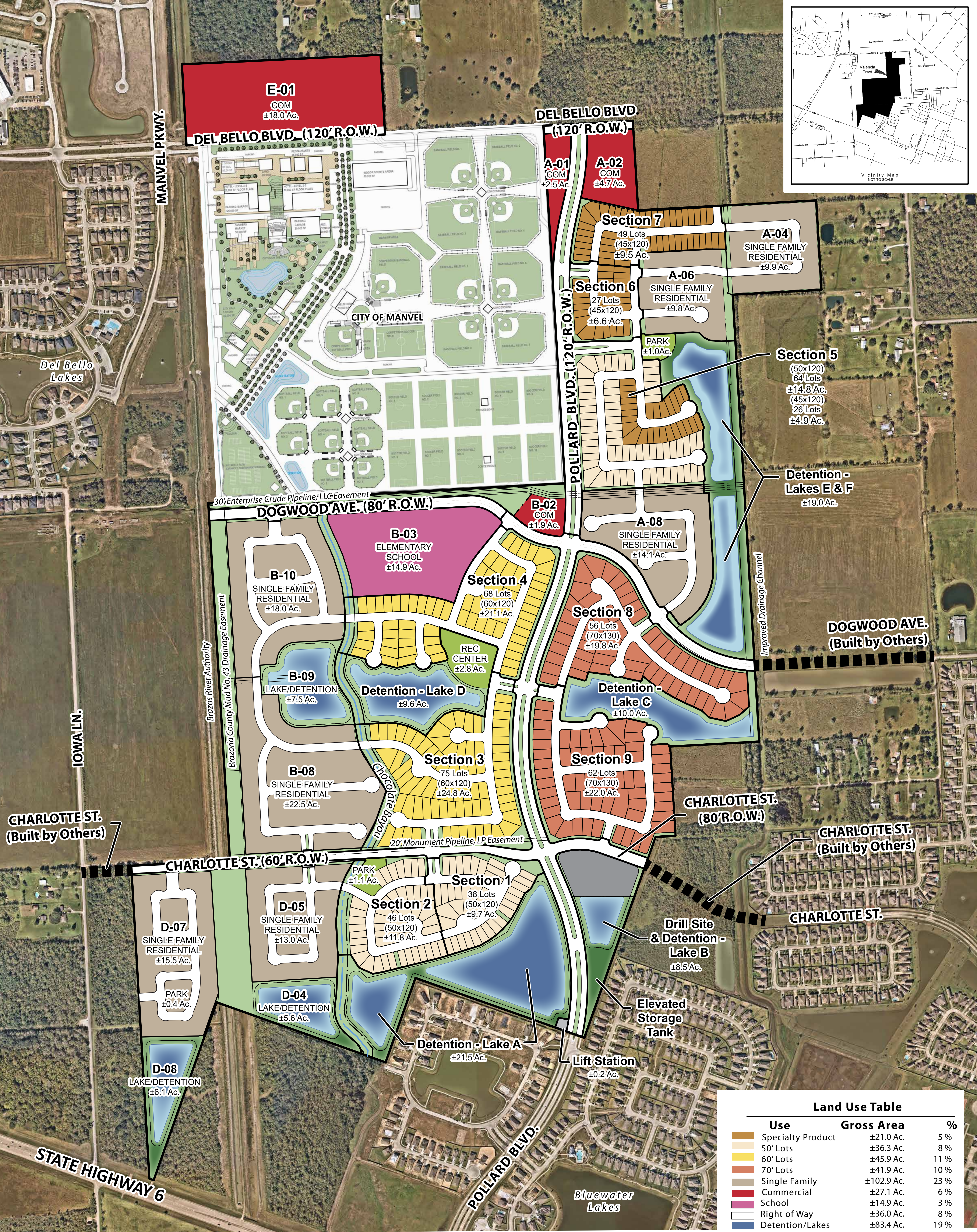


LJA# 2791-09001

12.21.2023

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING 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 MANVEL PLANNING COMMISSION. THIS 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 LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8	
Parks (Public)	2.5	
Detention - Lake D (Public)	3.4	(maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/Detention Areas (Public)	2	(maximum 50% credit)
Total	10.7	

PREPARED FOR:

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

- NOTES:
- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
 - 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

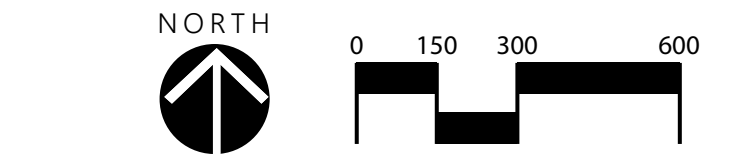
A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas
Project #: 2791-09001

Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.3 Ac.	8 %
60' Lots	±45.9 Ac.	11 %
70' Lots	±41.9 Ac.	10 %
Single Family	±102.9 Ac.	23 %
Commercial	±27.1 Ac.	6 %
School	±14.9 Ac.	3 %
Right of Way	±36.0 Ac.	8 %
Detention/Lakes	±83.4 Ac.	19 %
Parks/Rec	±5.3 Ac.	1 %
Open Space/Remainder	±19.6 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



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: 12/11/23

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: Kayla Leal

Daytime Phone: 713-953-5114 Fax Number: _____

E-mail Address: kleal@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Valencia Lake G being a

SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285
AND THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLET 174
AND 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY,
VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Plats:

Preliminary YES
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.

Kayla Leal
SIGNATURE

12/21/2023
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:	Valencia Lake G - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The Planning Development and Zoning Commission approved an amendment to Valencia Master Plan on April 24, 2023.*
- *The proposed site located along the southern boundary of the proposed Valencia Development.*
- *This proposed plat subdivides 12.207 acres of land into 3 reserves for landscaping, drainage, lake, detention, amenity, and canal.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Valencia Lake G Preliminary Plat*

[illegible]

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
S.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
+	INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
VALENCIA
LAKE G

A SUBDIVISION OF 512.207 ACRES OF LAND LOCATED IN THE H.T. & R.R. COMPANY SURVEY SEC. 65, A-285 AND THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLET 174 AND 175 OF THE DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.G.P.).

SURVEYOR:
LJA SURVEYING
3616 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3616 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

OWNER:
VALENCIA 288, LLC
3600 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219

PLANNER:

LJA

**PLANNING &
LANDSCAPE
ARCHITECTURE**

3400 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.951.5200
713.951.5200

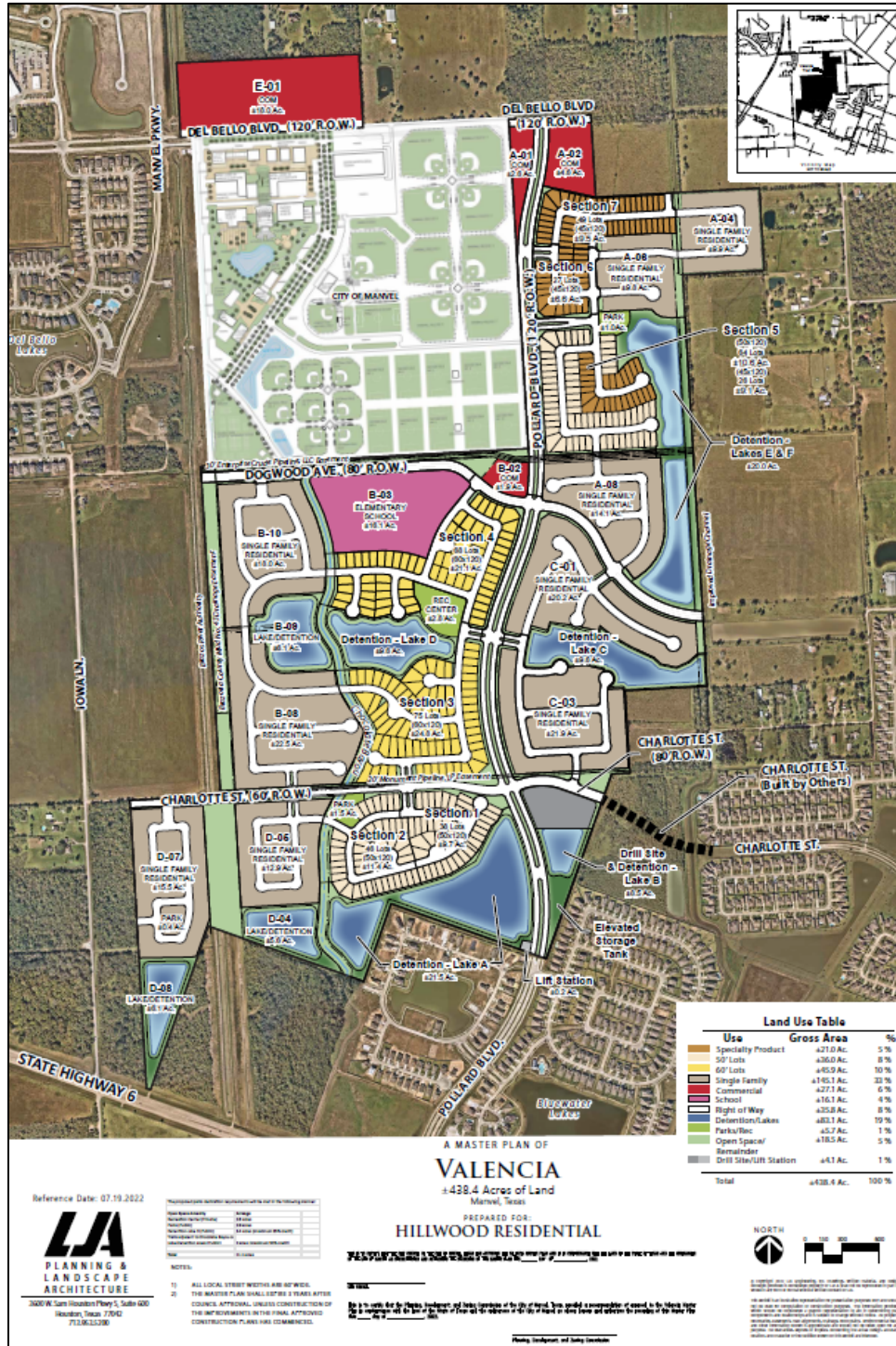
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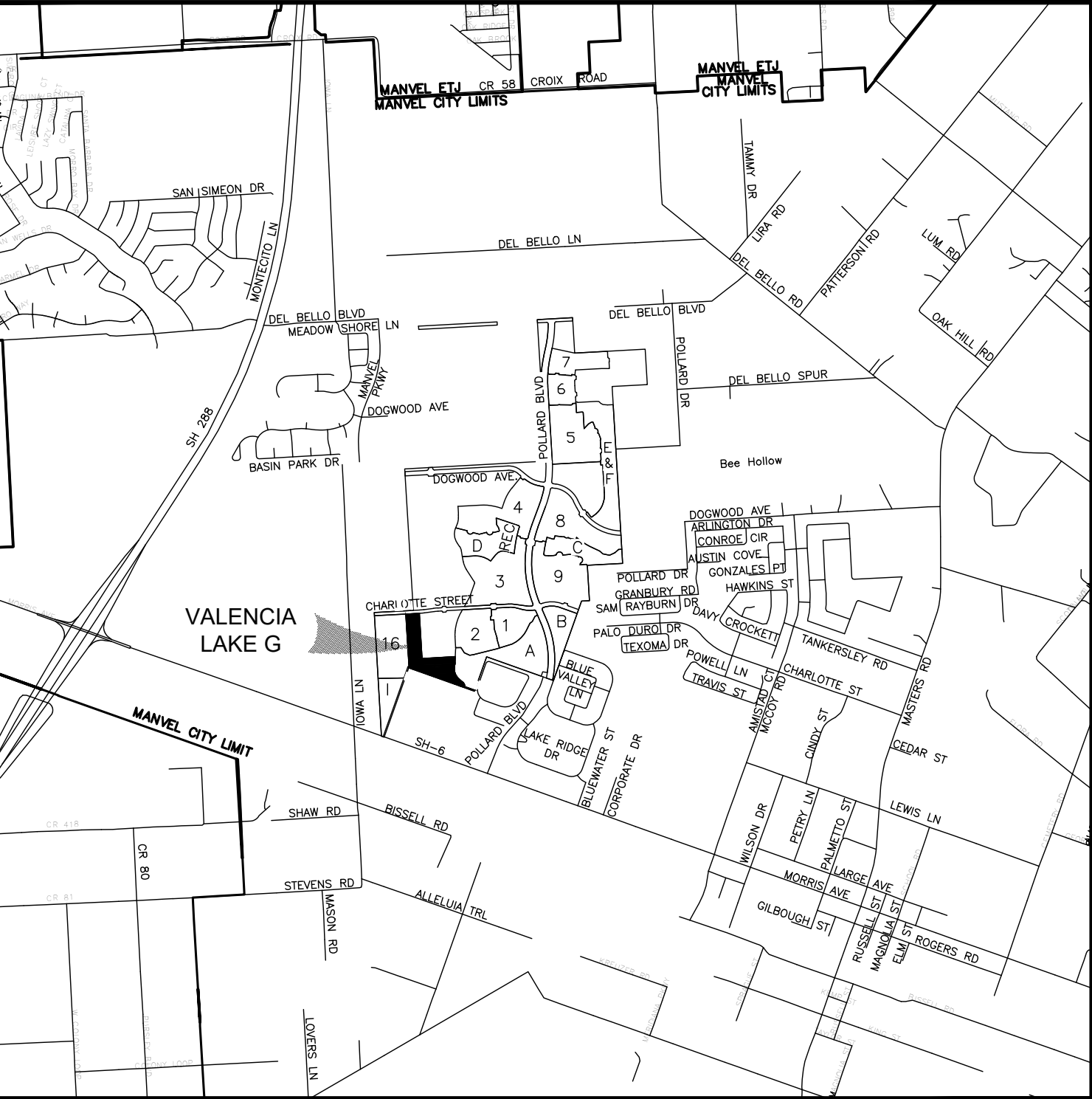


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan





Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°58'00" E	254.92'
L2	S 03°23'14" E	843.21'
L3	N 86°36'46" E	619.73'
L4	S 02°16'26" W	118.14'
L5	S 08°28'20" W	51.21'
L6	S 48°50'05" E	101.09'
L7	S 05°36'32" E	10.76'
L8	S 70°26'02" E	197.31'
L9	S 19°29'54" W	20.00'
L10	N 70°26'02" W	1,294.69'
L11	N 03°28'46" W	1,006.86'
L12	N 70°26'02" W	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	260.00'	6°11'54"	28.13'	S 05°22'23" W	28.11'
C2	240.00'	57°18'24"	240.05'	S 20°10'52" E	230.16'
C3	110.00'	43°13'33"	82.99'	S 27°13'18" E	81.03'
C4	60.00'	60°00'00"	62.83'	S 79°33'58" W	60.00'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.964	129,120	RESTRICTED TO CANAL
B	3.216	140,108	RESTRICTED TO LANDSCAPE / DRAINAGE
C	5.901	257,032	RESTRICTED TO LANDSCAPE / LAKE / DETENTION / AMENITY
TOTAL	12.081	526,260	

BOUNDARY		
PARCEL #	AREA	
1 BOUNDARY	12.207 ACRES	531,729.882 SQ.FT.
2 ROW	0.126 ACRES	5,469.561 SQ.FT.

DISCLAIMER AND LIMITED WARRANTY

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SONMAR OF SCOTTSDALE, L.L.C.
CALLED 53.948 ACRES
DOC. NO. 2006021816
B.C.O.R.

CHARLOTTE STREET (60' ROW)
F.N. 2022067705 B.C.O.P.R.

CHARLOTTE STREET (60' ROW)
F.N. 2022067705 B.C.O.P.R.

P.O.B.
X:3119606.32
Y:13742926.07

BRAZOS RIVER AUTHORITY
125' WIDE EASEMENT
CALLED 3.231 ACES
1079, PG. 46, B.C.O.P.R. A
VOL. (88)584, PG. 517, B.C.O.R.
(ITEM N. & P.)

BURGANDY BLAZE TRAIL
(60' R.O.W.)

VALENCIA
SECTION 16

VALENCIA
FUTURE DEVELOPMENT

VALENCIA
FUTURE DEVELOPMENT

VALENCIA
FUTURE DEVELOPMENT

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ALTON ROGERS
DOC. NO. 2006025828
B.C.O.P.R.

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.D.C.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.675 ACRES
FILE NO. 2016026159, B.C.O.P.R.
(ITEM W.)

BRAZOS RIVER AUTHORITY
125' WIDE EASEMENT
CALLED 3.231 ACES
1079, PG. 46, B.C.O.P.R. A
VOL. (88)584, PG. 517, B.C.O.R.
(ITEM N. & P.)

DRAINAGE EASEMENT
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CALLED 3.532 ACRES
FILE NO. 2016011560, B.C.O.P.R.
(ITEM T.)

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DOC. NO. 2006025828
B.C.O.P.R.

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CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.D.C.R.

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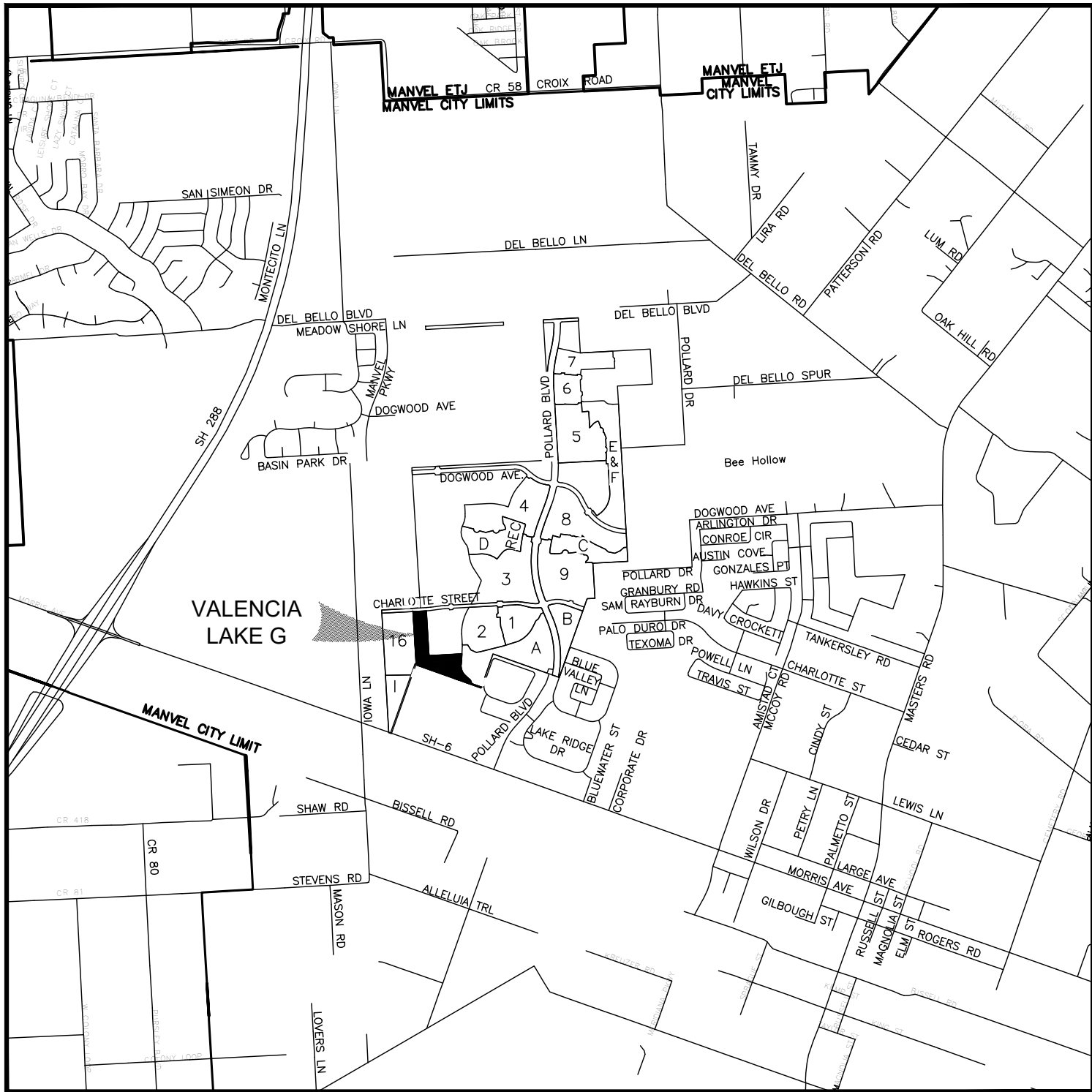
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DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Lake G, do hereby make and establish this subdivision and development plan for this property according to all lines, 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 Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2024.

VALENCIA 288, LLC.
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, 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; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Lake G 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 _____, 2024.

Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA LAKE G" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2024.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

GENERAL NOTES

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY AND THE ALVIN INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN BRAZORIA COUNTY MUD #3.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 15737266.595 E 3127396.434.
4. SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13741595.372 E 3122367.686.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99988357.
6. VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

- RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
◄ + ► INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA LAKE G

A SUBDIVISION OF ±12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285 AND THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLET 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

3 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
(241) 303-5535

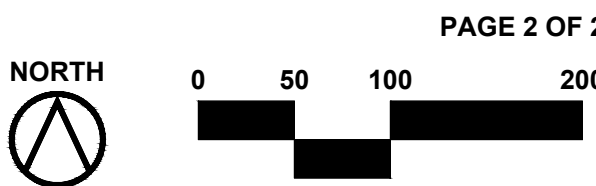
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



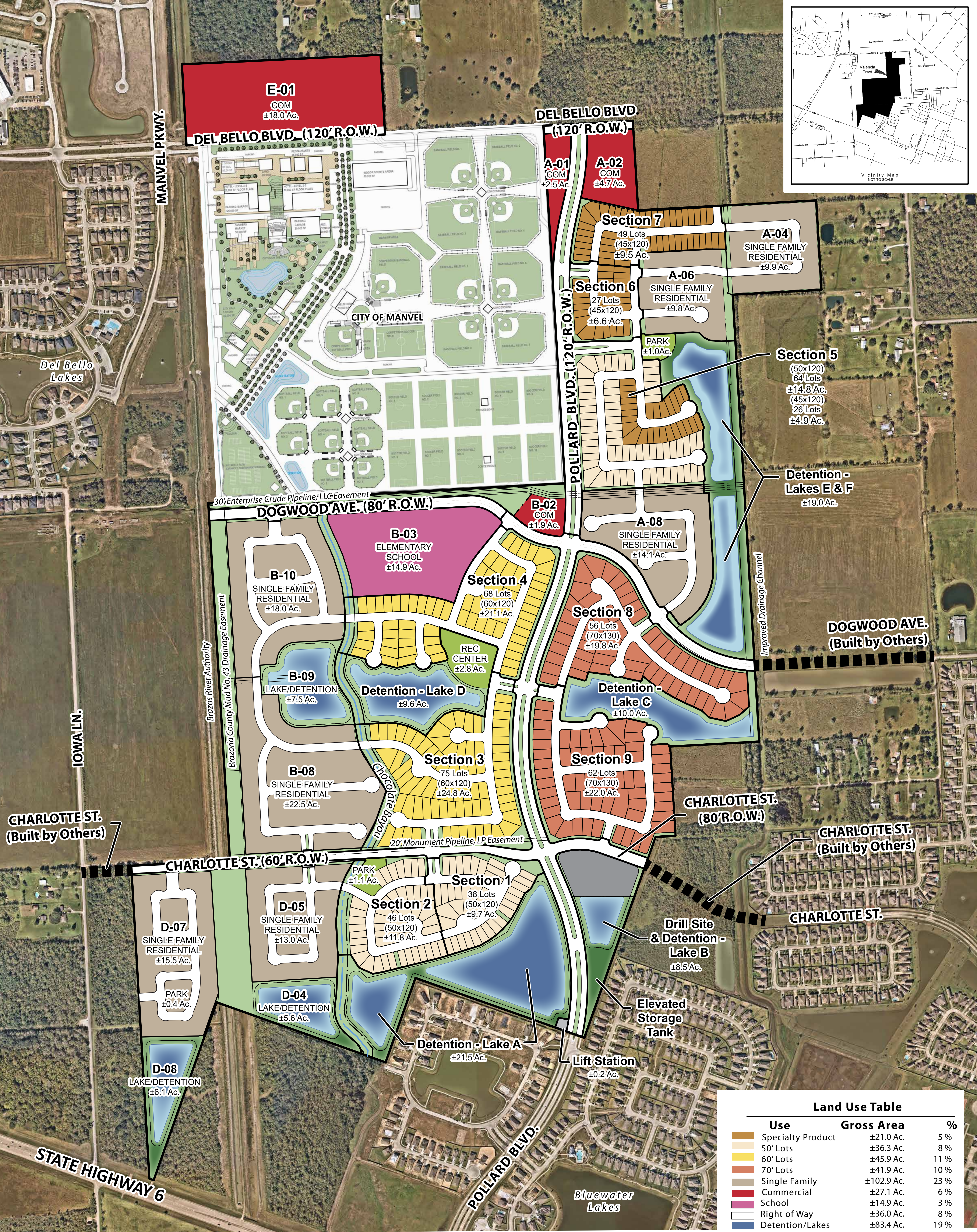
LJA# 2791-09001

PAGE 2 OF 2

12.21.2023

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING 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 MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION. THIS 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 LJA ENGINEERING, INC., 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 CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8	
Parks (Public)	2.5	
Detention - Lake D (Public)	3.4	(maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/Detention Areas (Public)	2	(maximum 50% credit)
Total	10.7	

PREPARED FOR:

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

- NOTES:
- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
 - 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas
Project #: 2791-09001

Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.3 Ac.	8 %
60' Lots	±45.9 Ac.	11 %
70' Lots	±41.9 Ac.	10 %
Single Family	±102.9 Ac.	23 %
Commercial	±27.1 Ac.	6 %
School	±14.9 Ac.	3 %
Right of Way	±36.0 Ac.	8 %
Detention/Lakes	±83.4 Ac.	19 %
Parks/Rec	±5.3 Ac.	1 %
Open Space/ Remainder	±19.6 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/21/23

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: Kayla Leal

Daytime Phone: 713-953-5114 Fax Number: _____

E-mail Address: kleal@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Valencia Lake I being a

SUBDIVISION OF 6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Plats:

Preliminary YES
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.

Kayla Leal
SIGNATURE

12/21/2023
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:	Valencia Lake I - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023.*
- *The proposed site is located at the southwest corner of the proposed Valencia Development.*
- *This proposed plat subdivides 6.955 acres of land into 1 reserve for landscaping, detention, lake, and amenity.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Valencia Lake I Preliminary Plat*





LANNER

LJA

**PLANNING &
LANDSCAPE
ARCHITECTURE**

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77062

 NORTH

LJA# 2794-00001

 PAGE 2 OF 2
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 12.21.2023

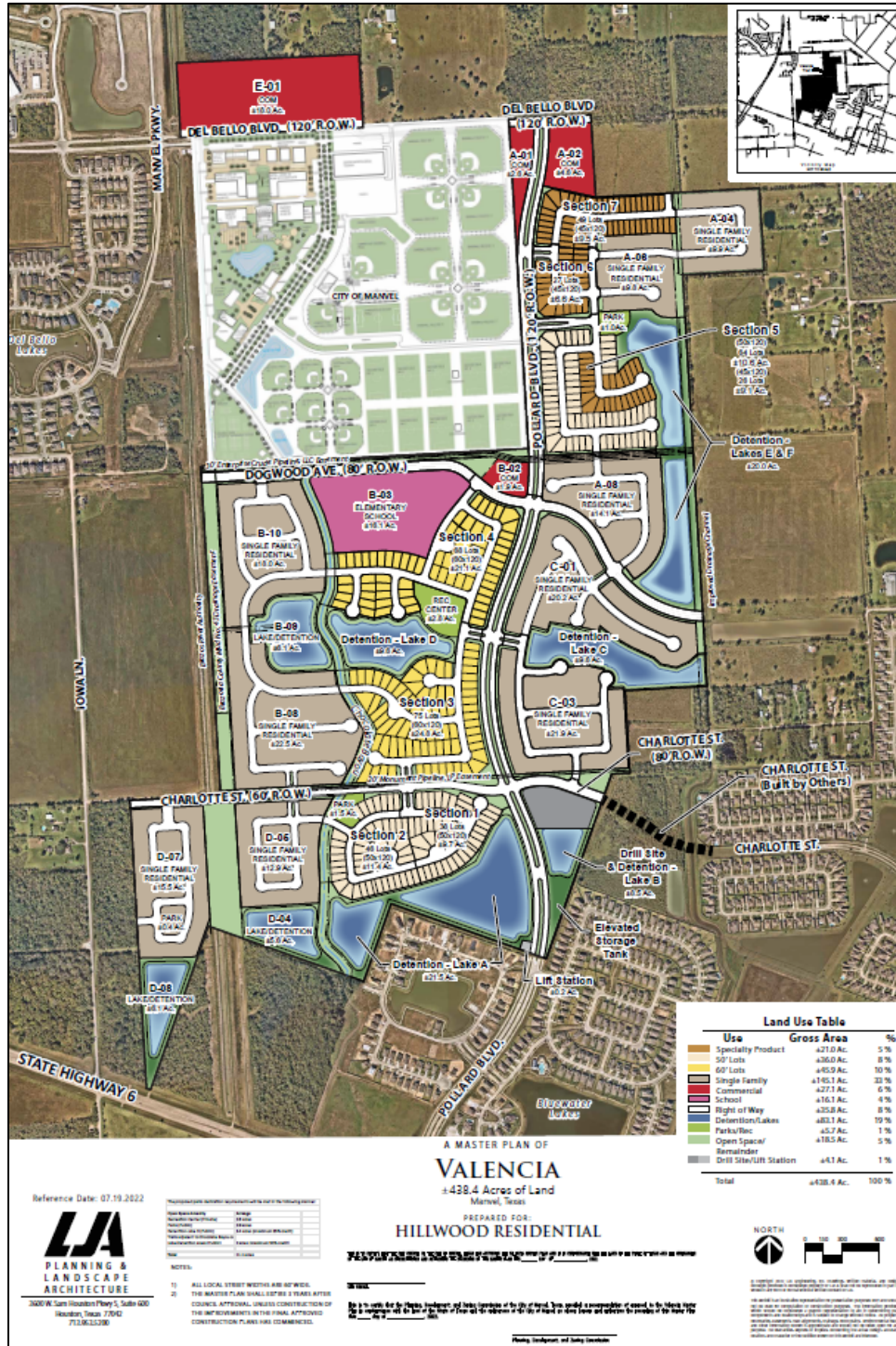


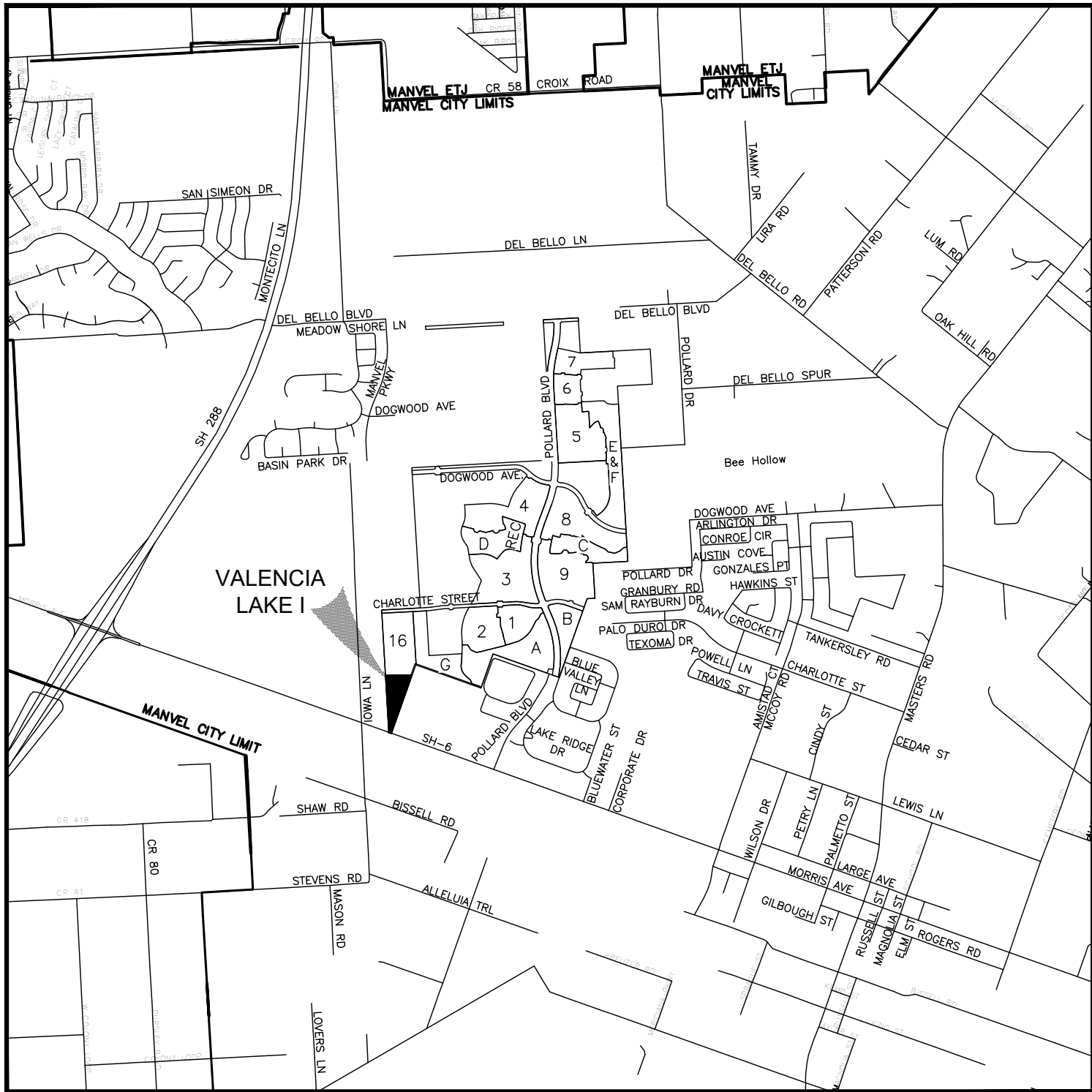


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan





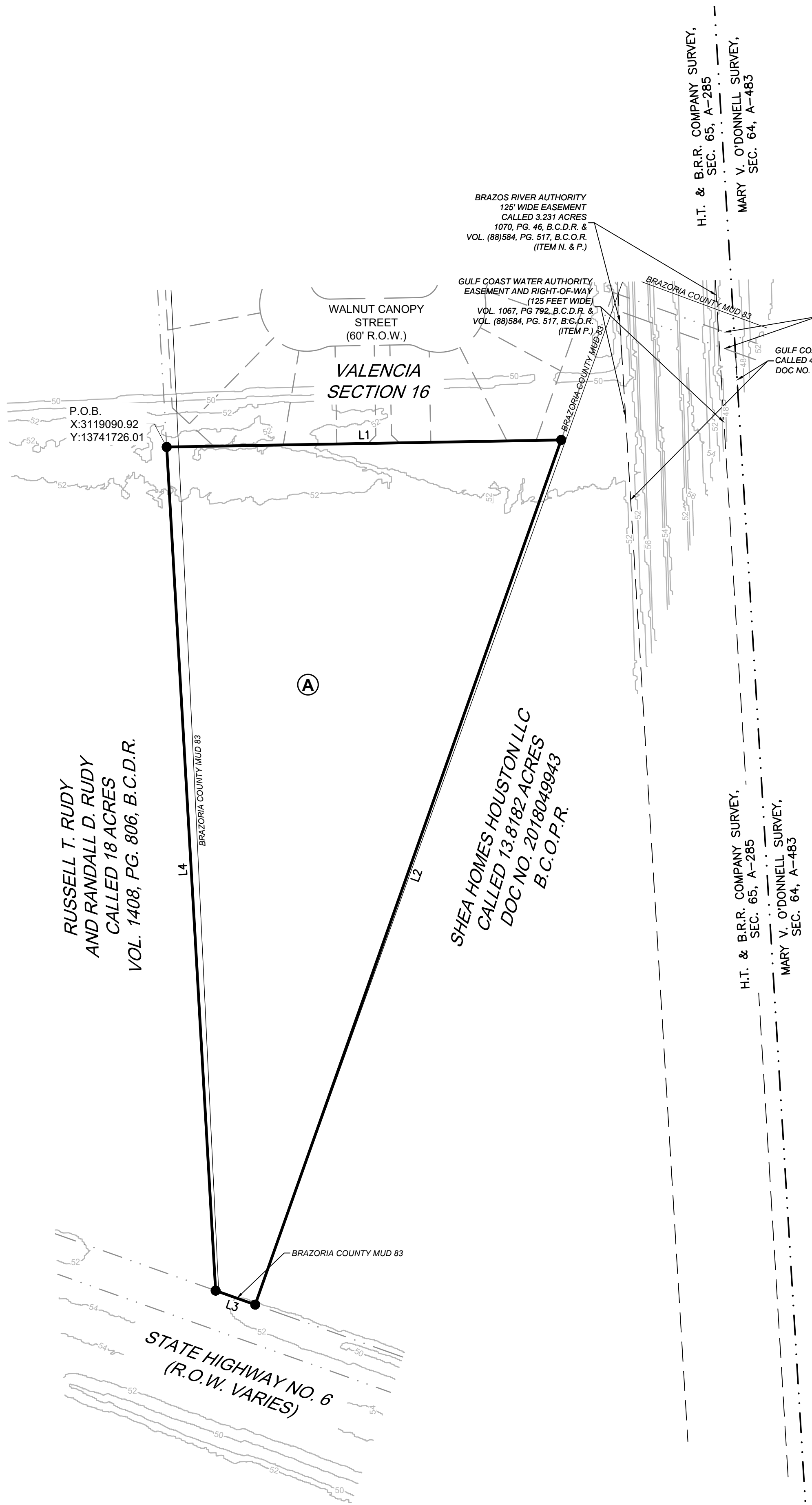
Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°58'40" E	503.85'
L2	S 19°29'33" W	1,171.01'
L3	N 70°29'23" W	53.64'
L4	N 03°19'10" W	1,078.80'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	6.955	302,965	RESTRICTED TO LANDSCAPE / DETENTION / LAKE / AMENITY
TOTAL	6.955	302,965	

DISCLAIMER AND LIMITED WARRANTY

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- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY AND THE ALVIN INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 83.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48039C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED) & ZONE AO (DEPTH 2').
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM); SURFACE COORDINATES N 13737256.895 E 3127396.634.
 - SITE TBM-8: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL," LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 1107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 419 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM); SURFACE COORDINATES N 13741693.372 E 3122287.696.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
 - VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

- BRAZORIA COUNTY DRAINAGE DISTRICT DISTRICT NO. 4 NOTES:
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
 - PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
 - 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 DEVELOPERS 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.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
 - THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
 - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 8% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
 - ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
 - 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 FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
 - 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.
 - 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.
 - 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.
 - 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 REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREET/NAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA LAKE I

A SUBDIVISION OF ±6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

1 RESTRICTED RESERVE

OWNER:
VALENCIA 288, LLC
3600 W. SAM HOUSTON BOULEVARD, DALLAS, TEXAS 75219
(214) 303-5535

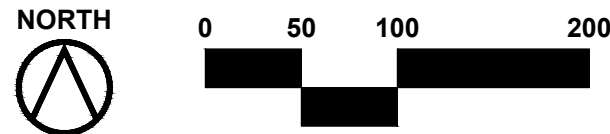
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:



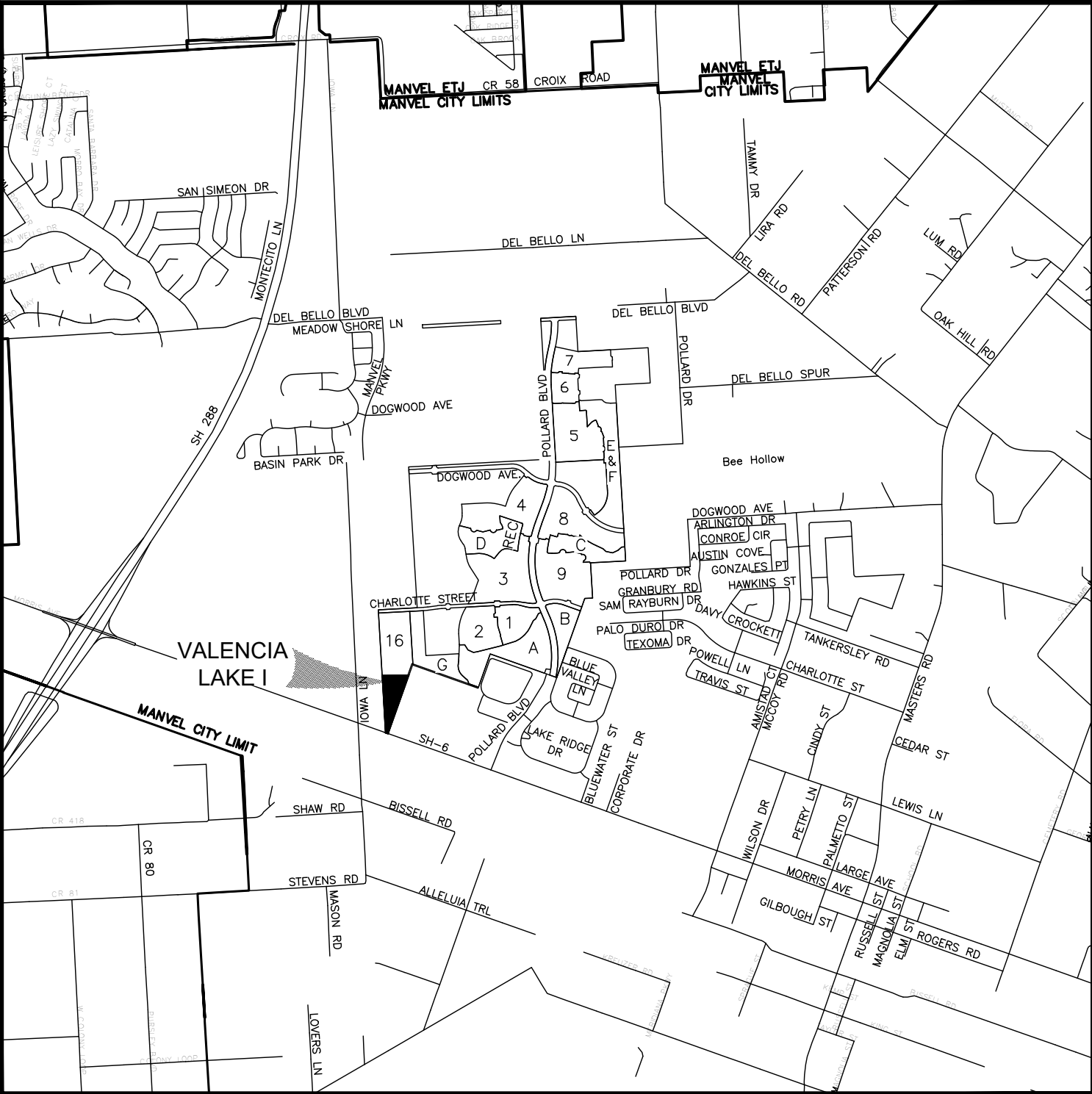
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 2791-09001

PAGE 1 OF 2

12.21.2023



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Lake I, do hereby make and establish this subdivision and development plan for this property according to all lines, 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 Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2024.

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, 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; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Lake I 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 _____, 2024.

Planning, Development, and Zoning Commission Chair

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 VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND 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 REF. ID # _____

- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY AND THE ALVIN INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 83.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48033C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED) & ZONE AO (DEPTH 2').
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 1536 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373726.895 E 3127386.634
 - SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 1107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 119 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741695.372 E 3122387.686.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4254) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 9.9999987.
 - VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

BRAZORIA COUNTY DRAINAGE DISTRICT DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
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- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 8% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
- 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 FOR PURPOSES OF MOVING EXCESS RINPOT TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 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 SUPERVISORS, AGENTS, 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.
- 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.
- 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.
- 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 REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

LEGEND

- RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
NORTH INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA LAKE I

A SUBDIVISION OF ±6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

1 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3600 W. SAM HOUSTON BOULEVARD, DALLAS, TEXAS 75219
(214) 303-5535

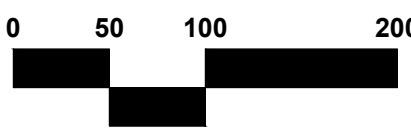
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

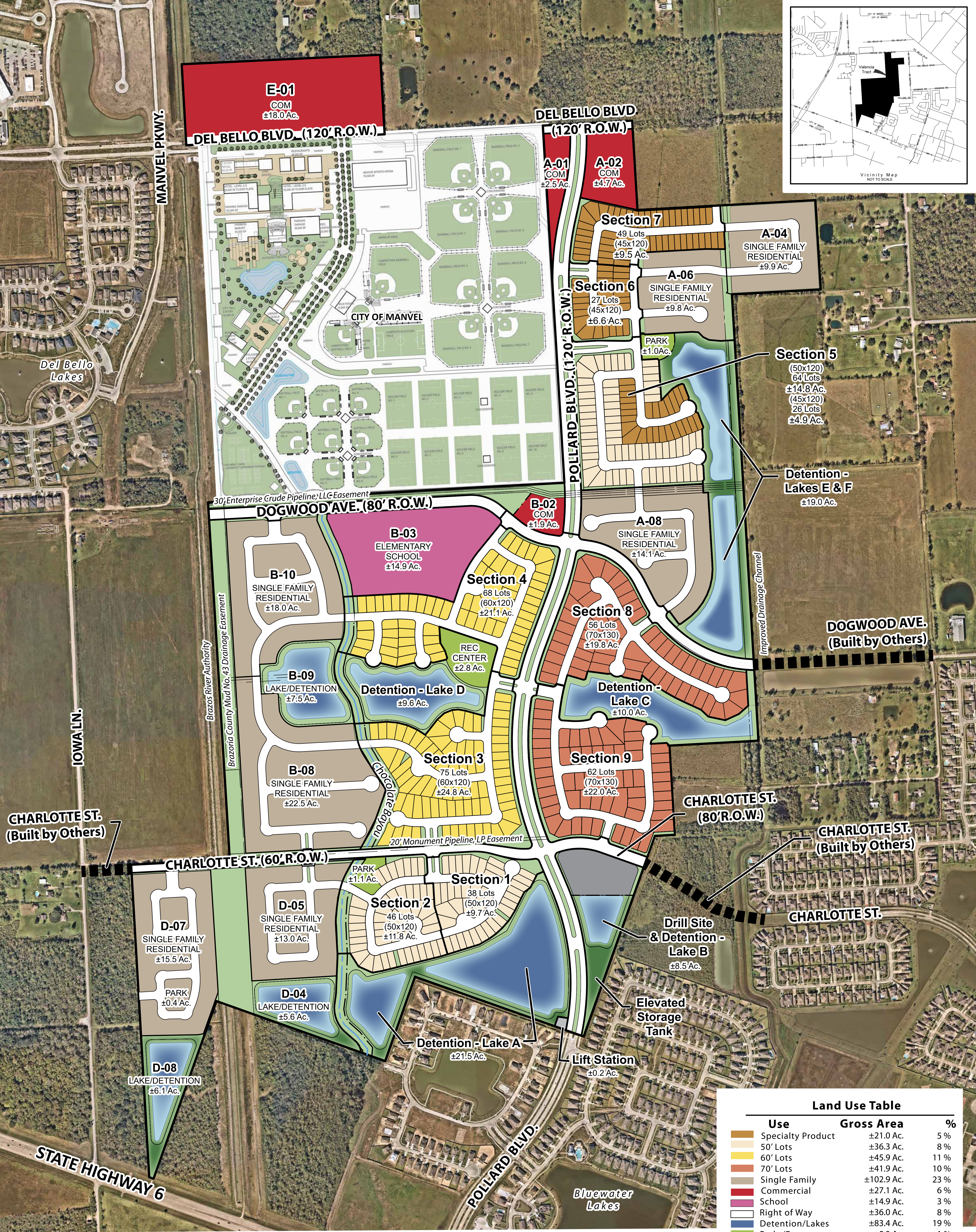


PAGE 2 OF 2

12.21.2023

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING 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 MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION. THIS 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 LJA ENGINEERING, INC., 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 CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8	
Parks (Public)	2.5	
Detention - Lake D (Public)	3.4	(maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/Detention Areas (Public)	2	(maximum 50% credit)
Total	10.7	

PREPARED FOR:

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

- NOTES:
- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
 - 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

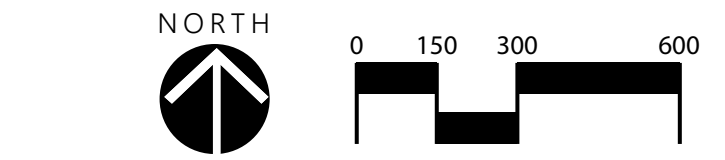
A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas
Project #: 2791-09001

Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.3 Ac.	8 %
60' Lots	±45.9 Ac.	11 %
70' Lots	±41.9 Ac.	10 %
Single Family	±102.9 Ac.	23 %
Commercial	±27.1 Ac.	6 %
School	±14.9 Ac.	3 %
Right of Way	±36.0 Ac.	8 %
Detention/Lakes	±83.4 Ac.	19 %
Parks/Rec	±5.3 Ac.	1 %
Open Space/Remainder	±19.6 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/27/2023

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: Amanda Rabiuss

Daytime Phone: 713-458-2281 Fax Number: _____

E-mail Address: AMANDA.RABIUSS@WINDROSESERVICES.COM

Description of Request and Physical Address:

Consideration and possible action to approve the Preliminary Plat for 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.

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.

Amanda Rabiuss

SIGNATURE

12/27/2023

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 Rabijs – Windrose Land Surveying / Platting
PD&Z Meeting Date:	January 8, 2024
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 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 and October 2023.*

STAFF RECOMMENDATION

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



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: _____
ADAM OMARAN

By: _____
ALP TEKIN YILMAZ

STATE OF TEXAS
COUNTY OF BRAZORIA

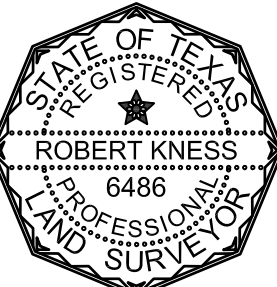
BEFORE ME, the undersigned authority, on this day personally appeared ADAM OMARAN, and ALP TEKIN YILMAZ of ARAMCO INVESTMENT GROUP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations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

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



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 ERECTED 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 FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE 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 VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

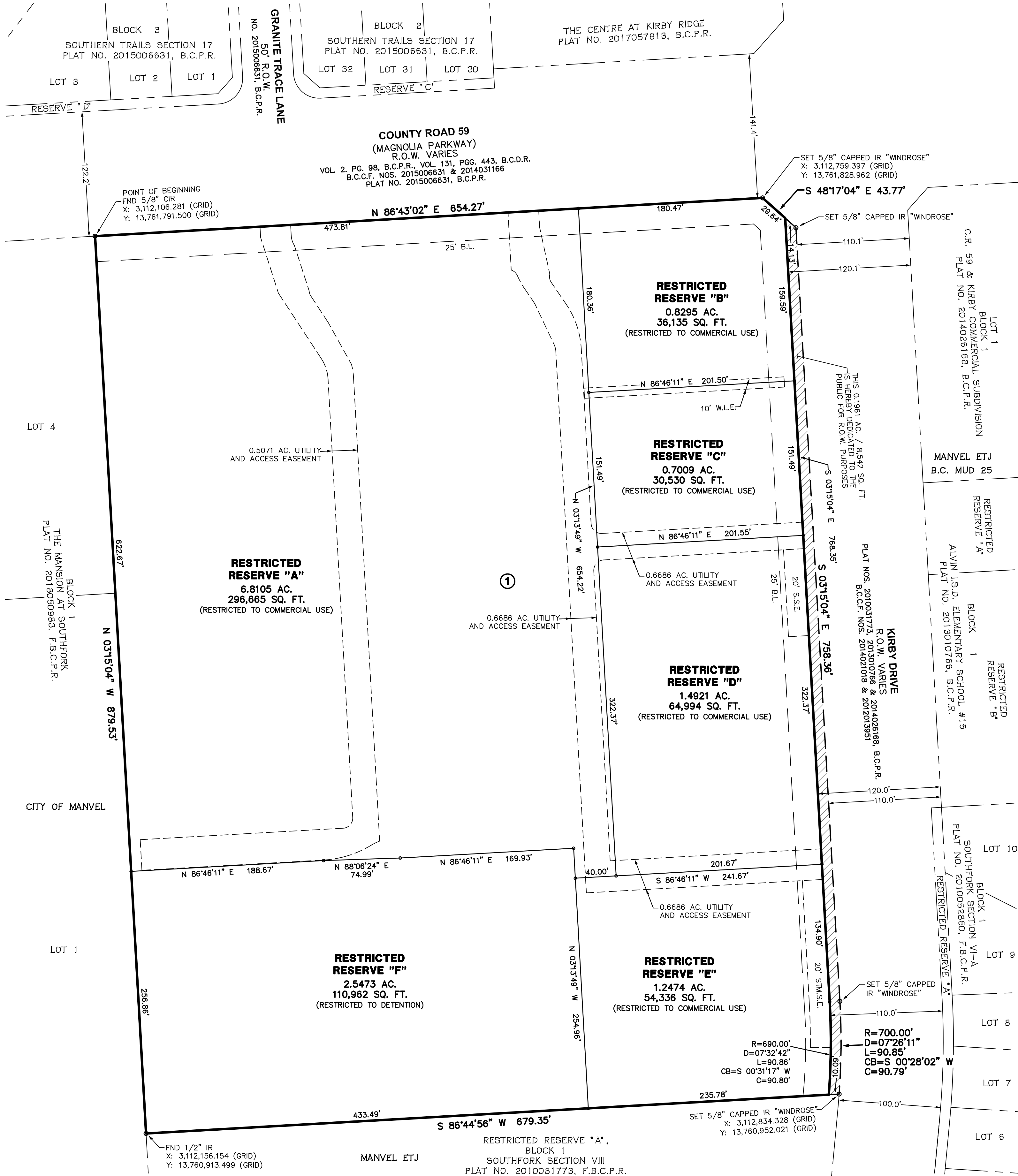
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

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 VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S RULES, REGULATIONS AND 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 WHO 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 Ref. ID #: 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 & 201403116, 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 2012015951, 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 258.36 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 ? 90.79 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, SOUTHFORK SECTION VII, 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;

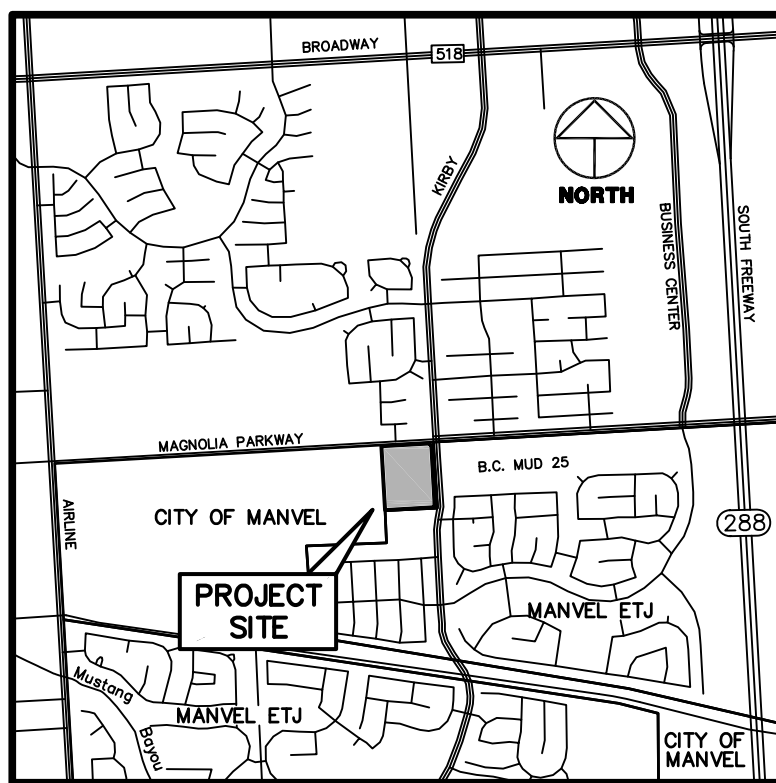
THENCE, NORTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE EAST LINE OF LOTS 1 AND 4 OF SAID THE MANSION AT SOUTHFORK, A DISTANCE OF 879.53 TO THE POINT OF BEGINNING AND CONTAINING 13.82 ACRES OR 602,164 SQUARE FEET OF LAND.

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 NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.9998714570.
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 SAID 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 UNSHADDED 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 CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED 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 BE A VIOLATION OF THE 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 18 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 THIS 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 FINAL APPROVAL DURING THAT TIME. UPON WRITTEN REQUEST OF THE SUBDIVIDER, AN EXTENSION OF TIME MAY BE GIVEN, AT THE DISCRETION 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. OWNER IS SOLELY RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE CITY OF MANVEL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE.
18. 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)

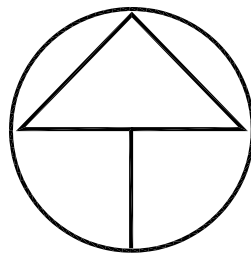
ABBREVIATIONS

B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
ESMT - EASEMENT
C.A.E. - CROSS ACCESS ESMT.
C.R. - COUNTY ROAD
D.E. - DRAINAGE ESMT.
E.E. - ELECTRICAL ESMT.
S.E. - SEWER ESMT.
S.S.E. - STORM SEWER ESMT.
W.E. - WATER ESMT.
B.L. - BUILDING LINE
FND - FOUND
T.B.M. - TEMPORARY BENCHMARK
IR - IRON ROD
IRC - IRON ROD CAPPED
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
AC - ACRE(S)
SQ. FT. - SQUARE FEET
VOL. - VOLUME
③ - SET 5/8" IRC "WINDROSE"



CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 1/2 MILE



NORTH

60 0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

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

DECEMBER 27, 2023

Owner
ARAMCO INVESTMENT GROUP

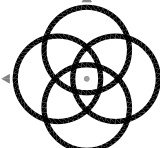
ADAM OMARAN

2910 HOLMES RD

HOUSTON, TX 77051

737-808-6111

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

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 12/11/2023

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

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

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

Absent: Dorothy Wynne

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, City Planner

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the Final Plat of Valencia Lake B;
BEING A SUBDIVISION OF 8.460 ACRES OF LAND LOCATED IN THE H.T. & B.R.R.
COMPANY SURVEY, SECTION 64, (A.K.A) MARY V. O'DONNELL SURVEY, ABSTRACT
483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 180, AND
195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND
SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS.
71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS
(B.C.P.R.).

- B. Approve the Final Plat for Meridiana Section 5 East;
BEING A SUBDIVISION OF 13.28 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6
OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE
BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY,
TEXAS.

- C. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 13A;
BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Grouped with Regular Agenda Item B.

- B. Consideration and possible action to approve Preliminary Plat for Meridiana Section 30C;
BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Agenda Item A Comment:

1. Since the proposed plat includes changes to certain lots, previously approved construction plans need revision. The construction plan submittal provided did not revise all sheets to reflect the change. Submit revised construction plan for approval. (Ord No. 2004-0-17, Article II, Section 24. B.27)

Agenda Item B Comment:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).

PDZ Member Christy Kennard made the motion to approve Agenda Items A and B with the
above-listed conditions. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

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.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:05 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

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	☒
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Date of Request: January 8, 2024 PDZ & January 15, 2024 CC

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Master Plan for Avellino, being a
Subdivision of 50.75 acres out of the H.T. & B.R.R. Co. Survey, Section 71, A-291,
Brazoria County, Texas, being out of the Emigration Land Company Subdivision as
recorded in Vol. 2, Pg. 81-82, B.C.P.R.

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.

Brad Sweitzer

SIGNATURE

12/27/23

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:	Avellino - Master Plan
Applicant:	Brad Sweitzer - EHRA Engineering
PD&Z Meeting Date:	January 8, 2024
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a Master Plan for Avellino which is located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east. This Master Plan of Avellino also serves as the Preliminary Plat.*
- *The subject site is located within the City of Manvel ETJ and is part of Brazoria County Municipal Utility District (MUD) No. 47.*
- *This plan was previously submitted and denied in March 2023 by PDZ and in April 2023 by CC.*
- *The proposed master plan subdivides a 50.75-acre tract into 140 residential lots, 13 blocks, and 4 reserves.*
- *Reserve acreage is used for landscaping, open space, recreation, utility purposes, and detention.*
- *This development will have no on-site sewage facilities and will be served by the Brazoria County MUD No. 29 wastewater treatment plant based on a joint wastewater facilities agreement between BCMUD No. 29 and BCMUD No. 47.*
- *Water capacity for the development is being provided by the City of Manvel based on an Interlocal and Utility Capacity Agreement between the City and MUD 47.*
- *Parkland dedication of 1.46 acres (Reserve B) is provided to meet the requirement of Section 47-6 of Manvel Code of Ordinances at the rate of one acre of land per 100 homes.*
- *The City Council will take action on this proposed Master Plan on January 16, 2024, following a recommendation from the Planning, Development, and Zoning Commission.*

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff recommends approval of the *Avellino - Master Plan* with three (3) conditions. The conditions include:

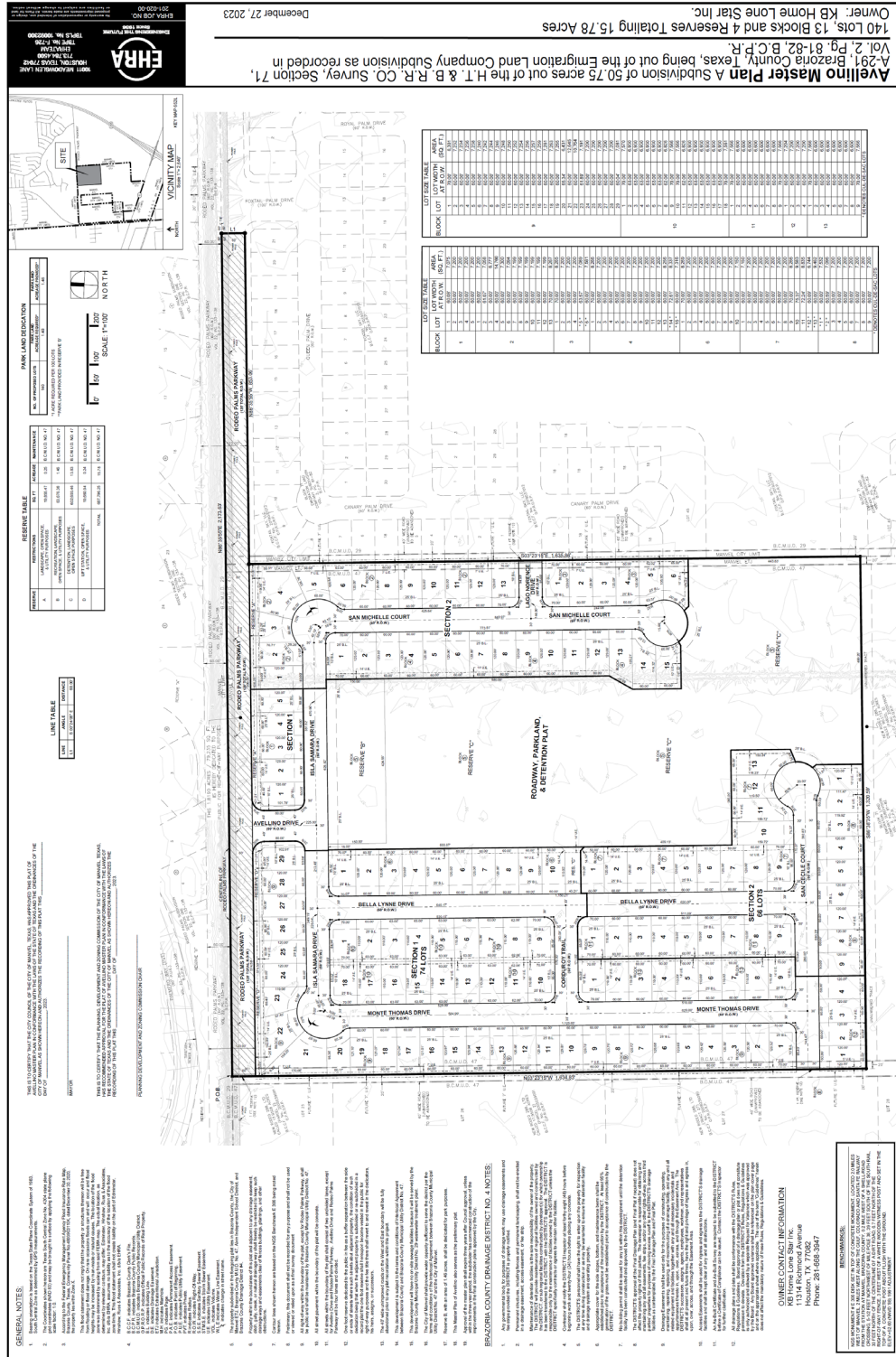
1. A portion of Rodeo Palms Parkway Street dedication has already been made part of Foxtail Palms Subdivision. Remove this acreage and revise to reflect the accurate acreage on the plat. (Section 62-38 (6)).
2. Considering the proposed lift station is no longer needed, please revise the reserve table to remove lift station from Reserve D (Section 62-38 (8)).
3. Provide a paper copy and board mounted copy of the revised plan for signatures.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



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: 1.0.
- 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 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. db/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. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.T.U. indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. 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 ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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.
- All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- All street pavement within the boundary of the plat will be concrete.
- All streets within the boundary of the plat shall consist of two undivided lanes, except for Avellino Drive and Rodeo Palms Parkway. Avellino Drive and Rodeo Palms Parkway will be four lanes and divided.
- 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 re-vest in the dedicators, his heirs, assigns, or successors.
- The 40' wide unimproved roads on the West and East boundary will be fully abandoned prior to any plat recordation within this project.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
- The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
- Reserve B, with an area of 1.46 acres, shall be dedicated for park purposes.
- This Master Plan of Avellino also serves as the preliminary plat.
- Approval of the master plan shall expire three years after Council approval, unless within the three-year period, the subdivision has commenced construction of the improvements in the final construction plans approved by the City.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- 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.
- Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- 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.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- 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 for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- 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.
- 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.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in accordance 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 Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

OWNER CONTACT INFORMATION
KB Home Lone Star Inc.
11314 Richmond Avenue
Houston, TX 77082
Phone: 281-668-3947

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF AVELLINO MASTER PLAN 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 _____, 2023.

MAYOR

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE PLAT OF AVELLINO MASTER PLAN 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 _____, 2023.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 03°24'05" E	60.00'

RESERVE TABLE

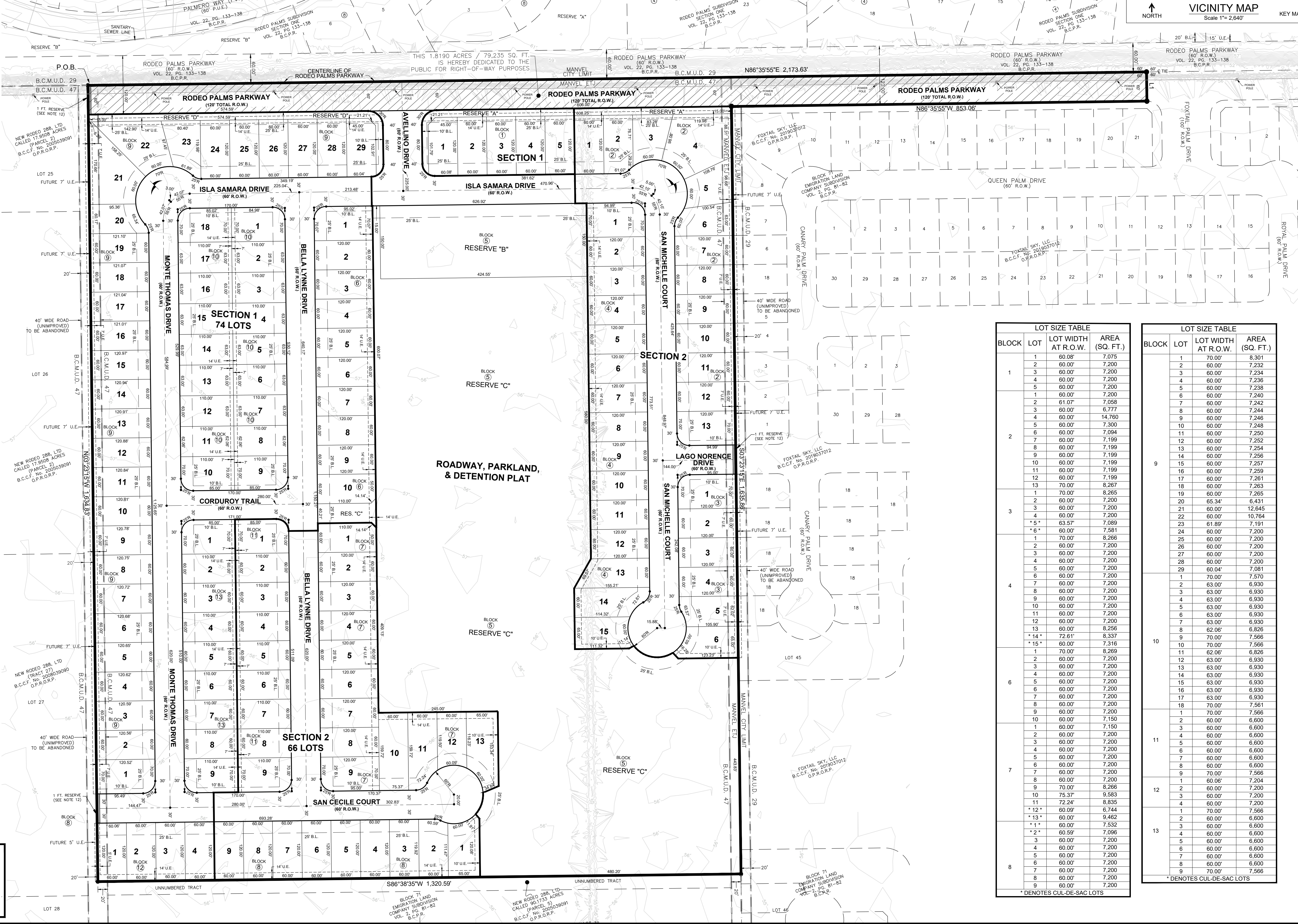
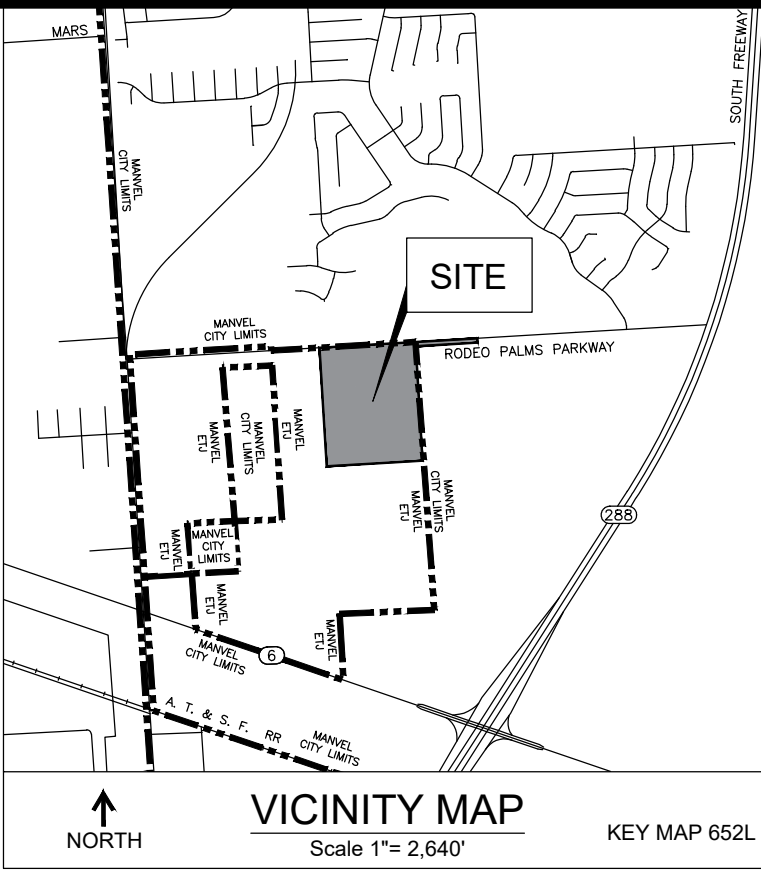
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,855.47	0.25	B.C.M.U.D. NO. 47
B	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	63,676.38	1.46	B.C.M.U.D. NO. 47
C	DETENTION, LANDSCAPE, OPEN SPACE PURPOSES	602,603.46	13.83	B.C.M.U.D. NO. 47
D	LIFT STATION, OPEN SPACE, & UTILITY PURPOSES	10,660.94	0.24	B.C.M.U.D. NO. 47
TOTAL		687,796.25	15.78	B.C.M.U.D. NO. 47

PARK LAND DEDICATION

NO. OF PROPOSED LOTS	PARK LAND ACREAGE REQUIRED*	PARK LAND ACREAGE PROVIDED**
140	1.40	1.46

*1 ACRE REQUIRED PER 100 LOTS
**PARK LAND PROVIDED IN RESERVE 'B'

0' 50' 100' 200'
SCALE: 1"=100'



BLOCK	LOT	LOT SIZE TABLE	
		LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
1	1	60.00'	7,075
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	61.07'	7,058
	8	60.00'	6,777
	9	60.00'	14,760
	10	60.00'	7,300
2	1	60.00'	7,094
	2	60.00'	7,199
	3	60.00'	7,199
	4	60.00'	7,199
	5	60.00'	7,199
	6	60.00'	7,199
	7	60.00'	7,199
	8	60.00'	7,199
	9	60.00'	7,199
	10	60.00'	7,199
3	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
4	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
5	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
6	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
7	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
8	1	70.00'	8,265
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200

BLOCK	LOT	LOT SIZE TABLE	
		LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
1	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
2	1	60.00'	7,250
	2	60.00'	7,252
	3	60.00'	7,254
	4	60.00'	7,256
	5	60.00'	7,258
	6	60.00'	7,260
	7	60.00'	7,262
	8	60.00'	7,264
	9	60.00'	7,266
	10	60.00'	7,268
3	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
4	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
5	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
6	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
7	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
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	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
8	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248

* DENOTES CUL-DE-SAC LOTS

Avellino Master Plan A Subdivision of 50.75 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, Brazoria County, Texas, being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

140 Lots, 13 Blocks and 4 Reserves Totalling 15.78 Acres
Owner: KB Home Lone Star Inc.



December 27, 2023



MANVEL PD&Z

DATA SHEET

MEETING DATE: January 8, 2024

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 0.7796-acre tract of land located at 19201 Morris Ave, Manvel, TX (abutting Starbucks located at 7326 Bluewater St) in the Light Commercial District /State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use 441310 "Automotive Parts and Accessories Stores".

BACKGROUND: The subject site is located at 19201 Morris Ave, along the northern side of State Highway 6, abutting Starbucks, on the east side. The subject site, with approximately 0.7796 acres, is located in the Light Commercial District /State Highway 6 Overlay District (LC/SH6). The applicant, Carl Helton of AutoZone Parts, is a potential buyer of the subject site and intends to develop the subject site for an Autozone retail store. AutoZone retail store is classified as NAICS Use No. 441310, "Automotive Parts and Accessories Stores," which is allowed in LC District upon approval of a SUP. Therefore, the applicant, with permission from the property owner Ziad Haidar, Haazelt Holdings, LLC., is requesting this SUP. Wesley R. Berlin, the project engineer, met with staff for a pre-development meeting in September 2023, to discuss the proposed project.

The SUP application with a proposed site plan was submitted and staff reviewed the site plans and provided comments to the applicant. Since the submittal, applicant addressed comments provided by staff. The submitted plans (*Attached as exhibits*) demonstrate general conformance to City of Manvel's site development standards. Please note a detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process. The proposed development will connect to City of Manvel's water and wastewater system.

The subject site does not have a driveway access from Highway 6 and is proposed to be accessed from Bluewater Street using an existing Parallel Public Access Easements (PAE) established on the adjoining property (Starbucks) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses. Applicant also provided documents indicating that similar to the adjoining development (Starbucks) on the east, the subject site will drain to a storm conveyance pipe that flows to the eastern detention pond of Bluewater Lakes Development. The proposed development is required to extend the existing sidewalk along SH6 required by Section 62-113. Sidewalks of the Subdivision Ordinance.

The proposed use being a low intensity retail store use is not anticipated to have any

negative impact on the nearby properties, considering, (a) that the proposed use will not significantly change the traffic pattern on Highway 6, (b) the location of the subject site along a major thoroughfare, and (c) surrounding properties on the east, west, and south are zoned LC/SH6 district. The subject site abuts Bluewater lakes residential lots on the rear side. The rear of the proposed development includes the dumpster area, parking spaces, and the extension of the existing Public Access Easement. Considering the proximity to the residential lots, it is important to limit light overspill on to the residential lots. The proposed use meets all the criteria of approval provided in Section 77-50 (e) of the code of ordinances, which focuses on ensuring that the proposed use will be in harmony with the adjacent property and will not have a detrimental impact on the general area, in comparison to other uses allowed within the LC district.

The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

RECOMMENDATION: City staff recommends approval with five (5) conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-01

FUNDING ISSUES

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



SUBMITTING STAFF MEMBER
Ellie Roohbakhsh

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	January 8, 2024	Initiated By:	Ellie Roohbakhsh Associate Planner
Department:	Development Services	Presented By:	Ellie Roohbakhsh Associate Planner

Subject/Proceeding

Specific Use Permit (SUP) request to establish an automotive parts and accessories store on an approximate 0.7796-acre tract of land located at 19201 Morris Ave, Manvel, TX (abutting Starbucks located at 7326 Bluewater St) in the Light Commercial District /State Highway 6 Overlay District (LC/SH6).

Exhibits

Zoning Vicinity Map, Aerial Vicinity Map, Major Thoroughfare Plan Map, Survey, Proposed Site Plan (Conceptual Plan), Proposed Elevations, Proposed Landscaping Plan, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

A Public Hearing followed by consideration and action from the Commission to provide a recommendation to the City Council

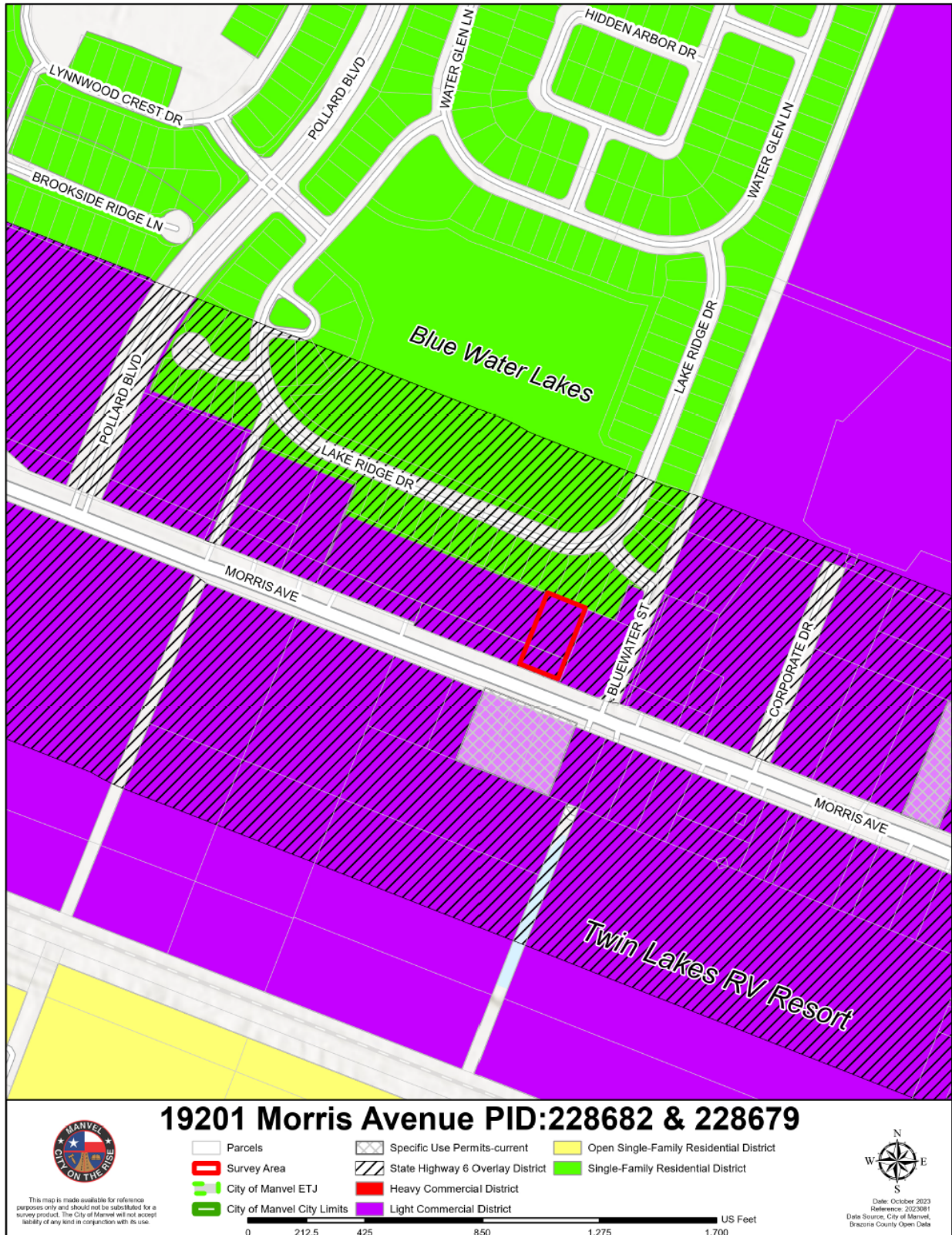
Executive Summary

The subject site is located at 19201 Morris Ave, along the northern side of State Highway 6, abutting Starbucks, on the east side. The subject site, with approximately 0.7796 acres, is located in the Light Commercial District /State Highway 6 Overlay District (LC/SH6). The applicant, Carl Helton of AutoZone Parts, is a potential buyer of the subject site and intends to develop the subject site for an Autozone retail store. AutoZone retail store is classified as NAICS Use No. 441310, "Automotive Parts and Accessories Stores," which is allowed in LC District upon approval of a SUP. Therefore, the applicant, with permission from the property owner Ziad Haidar, Haazelt Holdings, LLC., is requesting this SUP. Wesley R. Berlin, the project engineer, met with staff for a pre-development meeting in September 2023, to discuss the proposed project. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Aerial Vicinity Map



Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Single-family residential District (SFR) South: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (NAICS USE 811192 - Carwashes) East: Light Commercial District /State Highway 6 Overlay District (LC/SH6) West: Light Commercial District /State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Residential (Bluewater Lakes) South: Vacant (Proposed Carwash - Plans are under review) East: Commercial (Starbucks) West: Vacant/Undeveloped

Overview

The subject site is an approximate 0.7796-acre tract of land located at 19201 Morris Ave, Manvel, Texas. It is currently undeveloped and situated along the northern side of State Highway 6 (SH6) abutting Bluewater Lakes subdivision on the north side and Starbucks (7326 Bluewater St) on the east side. The subject site is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). State Highway 6 is classified as a Major Thoroughfare with a minimum right-of-way width of 120 feet. Properties in the immediate vicinity of the subject site on the east and west

sides are zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6) with Starbucks on the east and a vacant lot on the west. The property on the south side of the subject site (across from SH6) is zoned Light Commercial District/State Highway 6 Overlay District with a Specific Use Permit (LC/SH6/SUP) for a Carwash. On the north side of the subject site, it is zoned Single-Family Residential District (SFR) with Bluewater Lakes.

The applicant intends to develop the subject site as an AutoZone retail store and the project engineer met with staff for a pre-development meeting in September 2023 to discuss the proposed project. At the meeting, it was indicated that the applicant, Carl Helton of AutoZone Parts, has entered into a purchase and sale agreement for the subject site, and the transaction will occur following permit issuance for the proposed development. AutoZone use, which is classified as NAICS Use No. 441310 "Automotive Parts and Accessories Stores", requires SUP approval in LC District. Therefore, the applicant, with permission from property owner, Ziad Haidar of Haazelt Holdings, LLC., is requesting a SUP. Section 77-50 (e) of the Zoning Ordinance provides the criteria for SUP approval which is discussed in the following sections. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (*attached as exhibits*) demonstrate general conformance to City of Manvel's site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site does not have a driveway access from Highway 6 and is proposed to be accessed from Bluewater Street using an existing Parallel Public Access Easements (PAE) established on the adjoining property (Starbucks) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses. Applicant also provided documents indicating that similar to the adjoining development (Starbucks) on the east, the subject site will drain to a storm conveyance pipe that flows to the eastern detention pond of Bluewater Lakes Development. The proposed development is required to extend the existing sidewalk along SH6 required by Section 62-113. *Sidewalks* of the Subdivision Ordinance.

The proposed use being a low intensity retail store use is not anticipated to have any negative impact on the nearby properties, considering, (a) that the proposed use will not significantly change the traffic pattern on Highway 6, (b) the location of the subject site along a major thoroughfare, and (c) surrounding properties on the east, west, and south are zoned LC/SH6 district. The subject site abuts Bluewater lakes residential lots on the rear side. The rear of the proposed development includes the dumpster area, parking spaces, and the extension of the existing Public Access Easement. Considering the proximity to the residential lots, it is important to limit light overspill on to the residential lots. The proposed use meets all the criteria of approval provided in Section 77-50 (e) of the code of ordinances, which focuses on ensuring that the proposed use will be in harmony with the adjacent property and will not have a detrimental impact on the general area, in comparison to other uses allowed within the LC district.

Comprehensive Plan

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The

proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 441310 "Automotive Parts and Accessories Stores" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed AutoZone;
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received no informational inquiry and is not aware of any opposition to the request.

Site Photographs



View of the property from SH6 looking to the north



View of the property from Starbucks looking to the west

Site Photographs



View of the property from the north-east corner (North access to the property through Starbucks)



View of the property from the south-east corner (South access to the property through Starbucks)



View of the property from the south-east corner (Starbucks' sidewalk)

Site Photographs



View of the Bluewater St and surrounding developed Light Commercial properties to the east

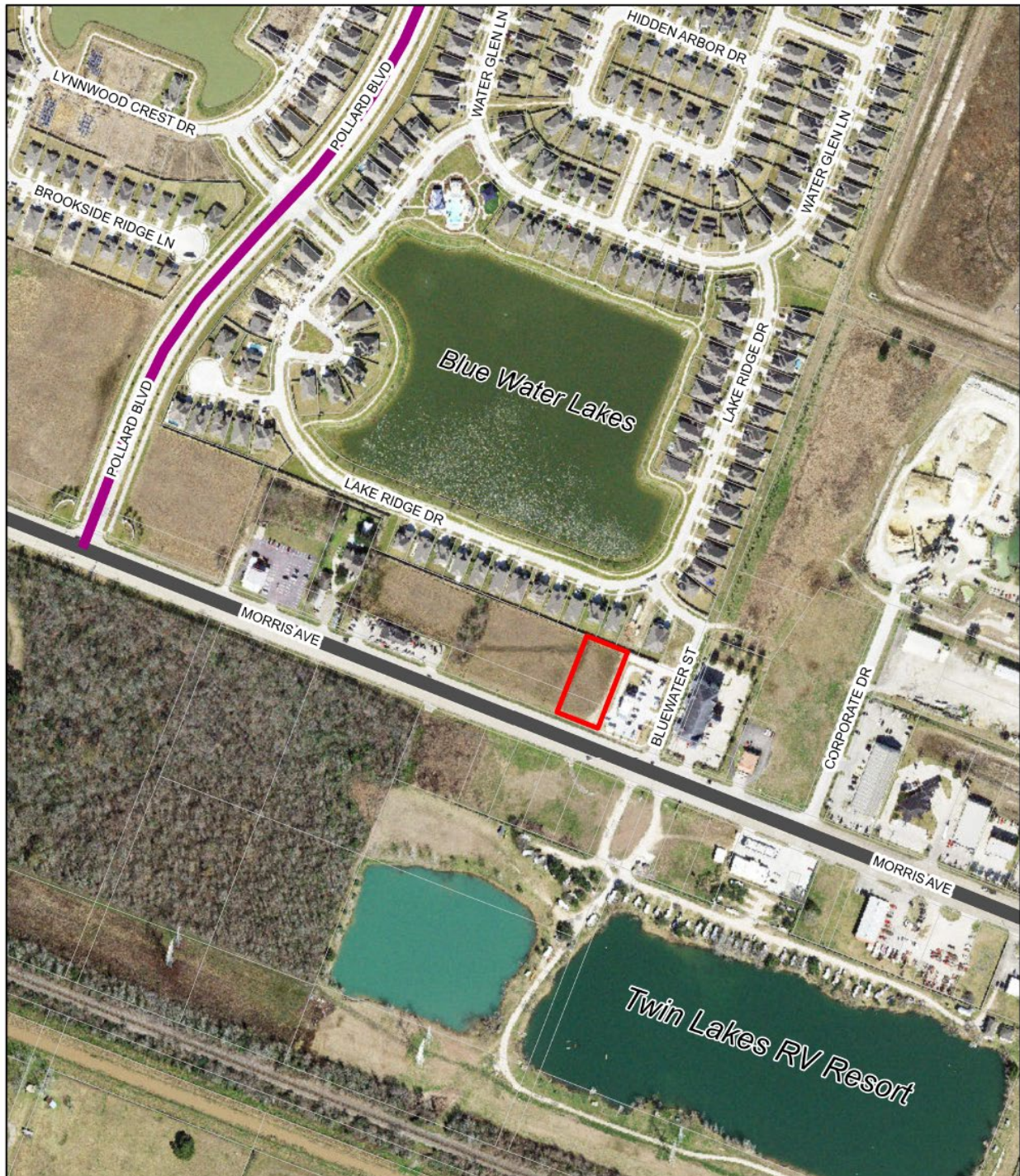


Looking at Light Commercial properties across from SH6 from property to the south



Abutting Light Commercial properties to the east (along SH6)

Major Thoroughfare Plan Map



19201 Morris Avenue PID:228682 & 228679



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in connection with its use.

Parcels

Survey Area

City of Manvel ETJ

City of Manvel City Limits

Parkway (120' ROW)

Proposed Parkway (120' ROW)

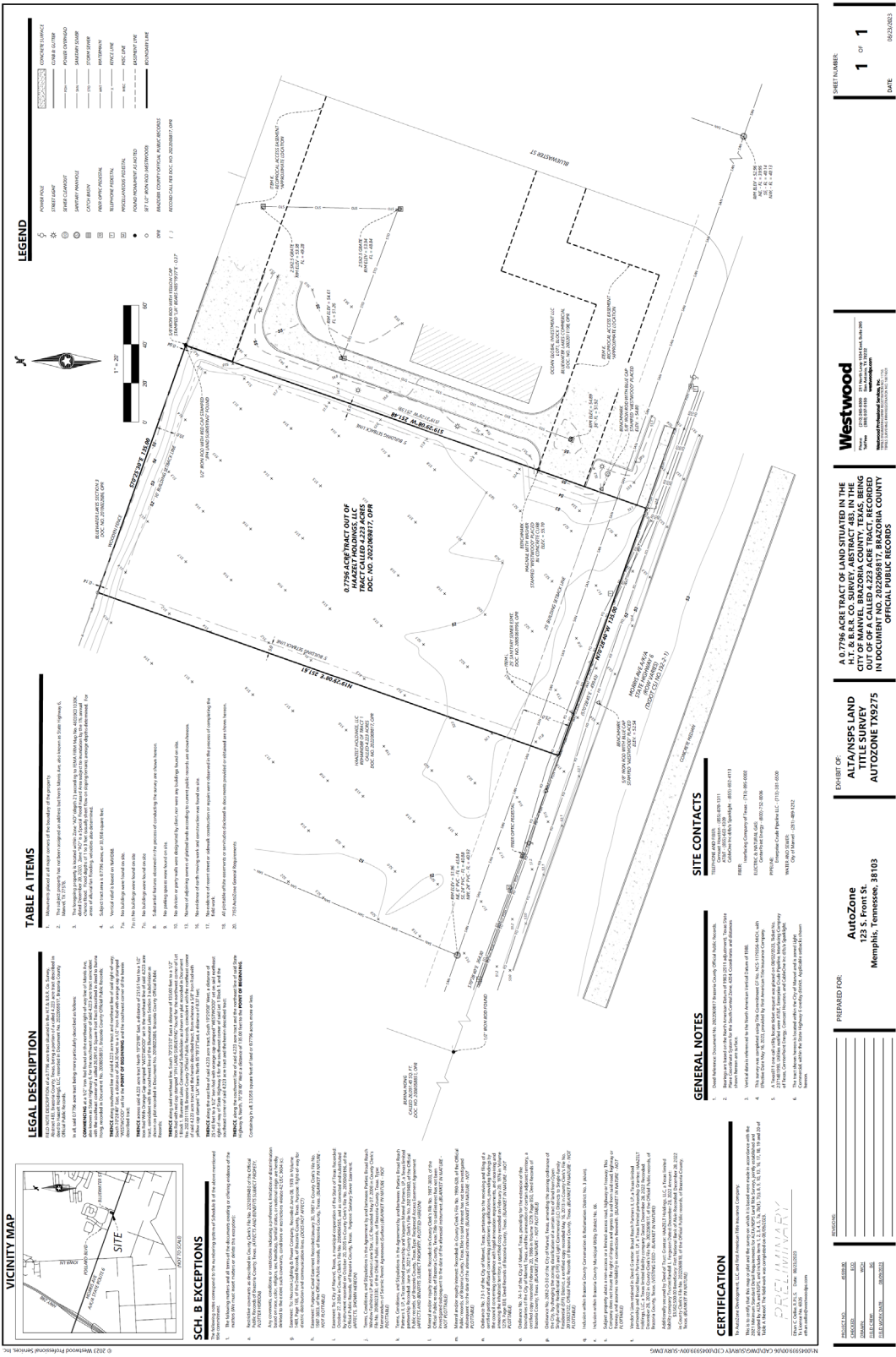
Major Thoroughfare (120' ROW)



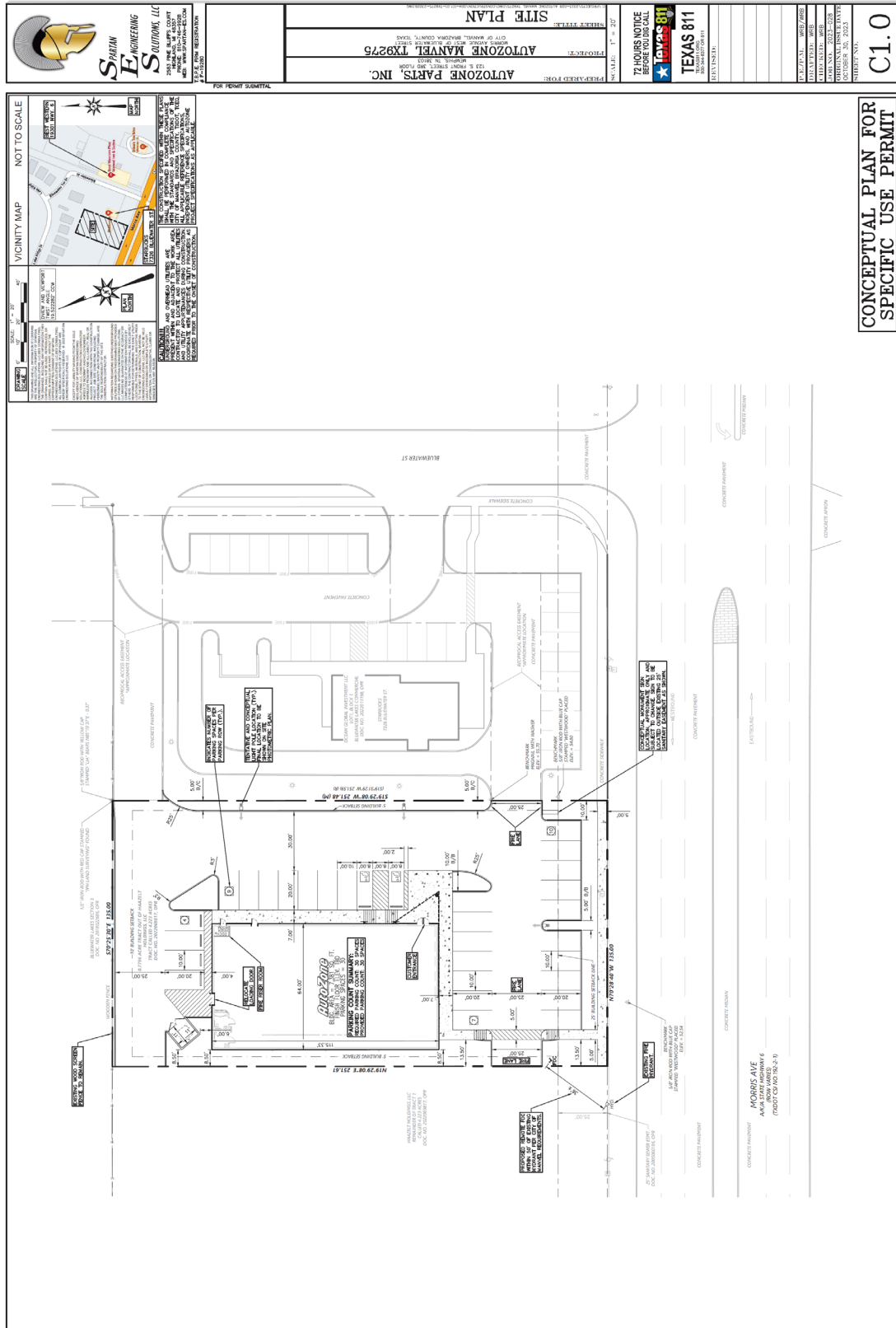
Date: October 2023
Reference: 2023081
Data Source: City of Manvel,
Brazoria County Open Data

0 212.5 425 850 1,275 1,700 US Feet

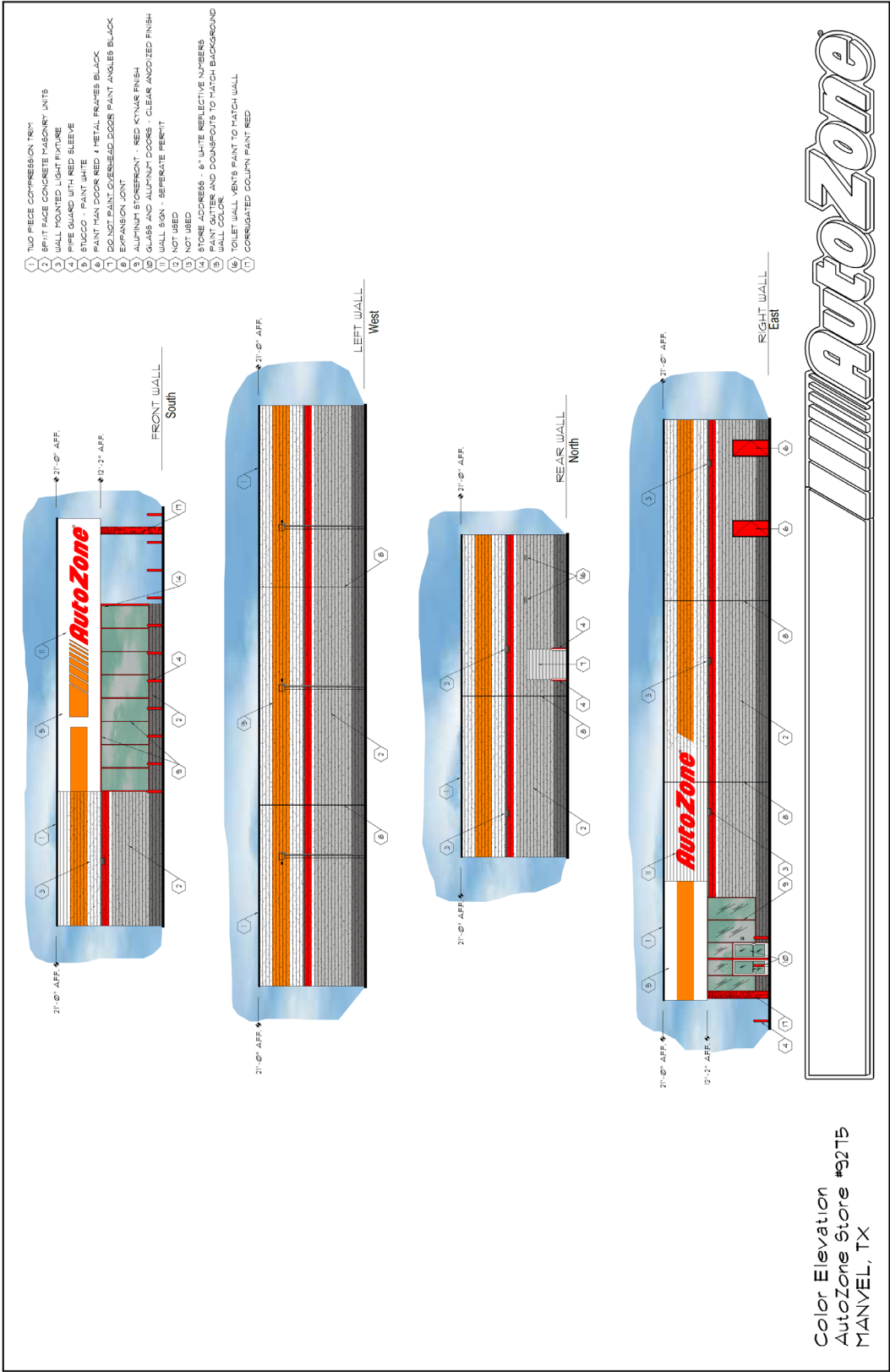
Property Survey



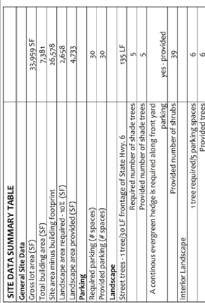
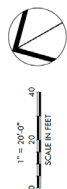
Proposed Site Plan (Conceptual Plan)



Proposed Elevations



L1.0



Application

DocuSign Envelope ID: 6A7CC4D4-ED98-46B8-85C6-24A9445387B4



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: AutoZone Manvel TX9275
Project Location/Address: Morris Avenue west of Bluewater St. (immediately west of Starbucks at 7326 Bluewater)
Legal Description: 0.7796-acre tract in the H.T.&B.R.R. Co. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called tract described in the deed to Haazelt Holdings, LLC, Document No. 2022069817, B.C.O.P.R.
Current Zoning: LC Proposed Land Use: Automotive Parts and Accessories NAICS No.: 44131
Parcel/Tax ID# (s): 228682 (per CAD) Total Acreage: 0.7796

APPLICANT INFORMATION

Applicant Name: Carl Helton for AutoZone Parts, Inc.
Company Name: AutoZone Parts, Inc.
Address: 123 S. Front St., 3rd Floor City: Memphis State: TN Zip: 38103
Phone #: 901-495-6736 Email: carl.helton@autozone.com

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

DocuSigned by:
Carl Helton 10-30-23
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Ziad Haidar for Haazelt Holdings, LLC
Address: 5118 Grove Terrace Court City: Manvel State: TX Zip: 77578
Phone #: _____ Email: _____

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

DocuSigned by:
[Signature] 10/30/2023
Date

Application

DocuSign Envelope ID: 6A7CC4D4-ED98-46B8-85C6-24A9445387B4



DEVELOPMENT SERVICES

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

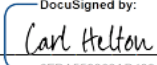
SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

DocuSigned by:

6FDA559263A0489...

Applicant Signature

10-30-23

Date

Letter Of Authorization

DocuSign Envelope ID: 6A7CC4D4-ED98-46B8-85C6-24A9445387B4



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Ziad Haidar for Haazelt Holdings, LLC

Owner Name

5118 Grove Terrace Court

Owner Address

Manvel, TX

77578

Owner City, State

Zip

10-30-23

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Ziad Haidar, certify that I am the owner of the project property located at Morris Avenue west of Bluewater St. (see page 1) and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint see 'authorized representatives list' below with the company see 'authorized representatives list' below (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at Phone Number if you have any questions.

Sincerely,

Owner Name Ziad Haidar for Haazelt Holdings, LLC

Owner Signature

DocuSigned by:

A handwritten signature in black ink, appearing to read "Ziad Haidar", is written over a horizontal line. Below the line, the text "7ED84EED39E4432" is printed.

Authorized Representatives List:
Carl Helton for AutoZone Parts, Inc.
Frank Baeza for AutoZone Parts, Inc.
Wade Davis for AutoZone Parts, Inc.
Wesley R Berlin, PE, for Spartan Engineering Solutions, LLC

Letter Of Request



SPARTAN ENGINEERING SOLUTIONS, LLC

2583 Pine Bluffs Court
Highland, MI 48357
Ph: 810-746-9928
www.spartan-es.com

October 30, 2023

SES Consulting Project Number: 2023-028

***Specific Use Permit Letter of Request for:
Proposed AutoZone Store Manvel TX9275
Morris Avenue West of Bluewater Street
City of Manvel, Brazoria County, Texas***

1. Project Location

The subject site is located along the north side of Morris Avenue (aka State Highway 6), west of Bluewater Street. Directly east of the site lies the newly constructed Starbucks at address 7326 Bluewater Street.

The subject site is a 0.7796-acre tract in the H.T.&B.R.R. Co. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called tract described in the deed to Haazelt Holdings, LLC, Document No. 2022069817, Brazoria County Official Public Records. See attached Legal Description from the ALTA/NSPS Land Title Survey.

2. Specific Use Permit

Per City of Manvel Code of Ordinances Sec. 77-26, the NAICS designation for the proposed use is 44131 'Automotive Parts and Accessories Stores'. A Specific Use Permit is required for the LC Light Commercial District.

This letter, along with the accompanying submittal documents, serve as the Letter of Request for the Specific Use Permit for the proposed Project.

3. General Project Description

The proposed Project is for construction of an approximately 7,381SF AutoZone auto parts retail sales store. AutoZone is the leading retailer, and a leading distributor, of automotive replacement parts and accessories in the U.S.

AutoZone has entered into a Purchase and Sale Agreement for the subject site, and the transaction will occur following permit issuance for the proposed development. The AutoZone site will be company-owned and operated through its corporate headquarters in Memphis, Tennessee.

4. Sidewalks and Pedestrian Access

Sidewalk is proposed adjacent to the new parking areas around the building providing access to the store entry. A new sidewalk system is also proposed along the south side of the property adjacent to Morris Avenue. This proposed sidewalk will enhance pedestrian interconnectivity between the proposed AutoZone and existing/proposed adjacent businesses. A connecting sidewalk between the southern sidewalk system and parking lot is also proposed for pedestrian access to the front of the store.

Letter Of Request

AutoZone Manvel TX9275 SUP Letter of Request

10-30-23

5. Parking Areas

Proposed parking areas are located on the subject site south, east and north of the new building. 30 parking spaces are required by the City of Manvel Code of Ordinances, and 30 total parking spaces are provided on site. Two ADA accessible parking spaces are required, including one van accessible space, and two ADA accessible parking spaces are provided with both being van accessible.

Parking areas are accessed through two existing shared drives connecting to the adjacent Starbucks site to the east, which has direct access to Bluewater Street via two existing curb cuts.

6. Signage

Proposed signage for this Project, including wall-mounted and free-standing signage, will meet City of Manvel requirements. No requests for deviation or additional signage will be pursued.

7. Lighting

Lighting will meet all applicable provisions of the City of Manvel Codes and Ordinances.

Specific care will be taken to limit lighting along the rear (north) side of the property where adjacent single family residences exist.

All exterior lighting will utilize LED fixtures. All light poles and wall packs will be downward directed and full cut-off. Exterior lighting will be on a timer and shut off each night approximately 30 minutes after the last employee leaves following business closing.

8. Landscaping

Trees and shrubs meeting or exceeding City of Manvel landscape regulations will be proposed throughout the site. Irrigated sod ground cover will be proposed for new lawn areas.

9. Summary

This project will be designed to meet City of Manvel ordinances and requirements. We request approval of the Specific Use Permit to allow for the next steps in our project permitting processes.

Sincerely,

Spartan Engineering Solutions, LLC

Wesley R. Berlin

Wesley R. Berlin, PE
Owner

LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION of a 0.7796 acre tract situated in the H.T.& B.R.R. Co. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called 4.223 acre tract described in deed to Haazelt HoldingS, LLC, recorded in Document No. 2022069817, Brazoria County Official Public Records.

In all, said 0.7796 acre tract being more particularly described as follows:

COMMENCING at a 1/2" Iron Rod found on the northeast right-of-way line of Morris Ave, also known as State Highway 6, for the southwest corner of said 4.223 acre tract coincident with the southeast corner of a called 26,091.45 Square Foot Tract described in deed to Bunna Hong, recorded in Document No. 2008058851, Brazoria County Official Public Records;

THENCE along southwest line of said 4.223 acre tract and northeast line of said right-of-way, South 70°28'40" East, a distance of 364.30 feet to a 1/2" Iron Rod with orange cap stamped "WESTWOOD" set for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE across said 4.223 acre tract North 19°29'08" East, a distance of 251.61 feet to a 1/2" Iron Rod With Orange Cap stamped "WESTWOOD" set in the northeast line of said 4.223 acre tract, coincident with the southwest line of the Bluewater Lakes Section 3 subdivision as shown on plat recorded in Document No. 2018022686, Brazoria County Official Public Records;

THENCE along said northeast line, South 70°25'30" East a distance of 135.00 feet to a 1/2" Iron Rod with red cap stamped "JPH LAND SURVEYING" found for the northwest corner of Lot 1 Block 1, Bluewater Lakes Commercial Subdivision as shown on plat recorded in Document No. 2022011198, Brazoria County Official Public Records, coincident with the northeast corner of said 4.223 acre tract and the herein described tract, from whence a 5/8" Iron Rod with yellow cap stamped "LJA" bears North 85°19'37" East, a distance of 0.37 feet;

THENCE along the east line of said 4.223 acre tract, South 19°29'08" West, a distance of 251.48 feet to a 1/2" Iron Rod with orange cap stamped "WESTWOOD" set on said northeast right-of-way of State Highway 6 for the southwest corner of said Lot 1 Block 1, and the southeast corner of said 4.223 acre tract and the herein described tract;

THENCE, along the southwest line of said 4.223 acre tract and the northeast line of said State Highway 6, North, 70°28'40" West a distance of 135.00 feet to the **POINT OF BEGINNING**.

Containing in all, 33,958 square feet of land or 0.7796 acres, more or less.

Public Hearing Notice

Public Hearing Notice to run on Sunday 12/24/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, JANUARY 8, 2024 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M., ON TUESDAY, JANUARY 16, 2024 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.7796 ACRE TRACT OF LAND, LOCATED AT 19201 MORRIS AVE, MANVEL, TX (ABUTTING STARBUCKS), FROM LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 441310 “AUTOMOTIVE PARTS AND ACCESSORIES STORES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2024-O-01

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 441310 “AUTOMOTIVE PARTS AND ACCESSORIES STORES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Ziad Haidar, Haazelt Holdings, LLC., is the owner (the “Owner”) of a certain 0.7796-acre tract of land located at 19201 Morris Ave, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called 4.223 acre tract described in deed to Haazelt Holdings, LLC., recorded in December No. 2022069817, Brazoria County Official Public Records, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.7796-acre tract is currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6) District; and

WHEREAS, the owner has filed an application to change the zoning classification of the 0.7796-acre tract to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6/SUP) allowing the existing use of the property for NAICS use 441310 “Automotive Parts and Accessories Stores”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 0.7796-acre tract of land located at 19201 Morris Ave, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called 4.223 acre tract described in deed to Haazelt Holdings, LLC., recorded in December No. 2022069817, Brazoria County Official Public Records, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District /State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Automotive Parts and Accessories Stores – (NAICS 441310)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2024.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being a portion of a called 4.223 acre tract described in deed to Haazelt Holdings, LLC., recorded in December No. 2022069817, Brazoria County Official Public Records.

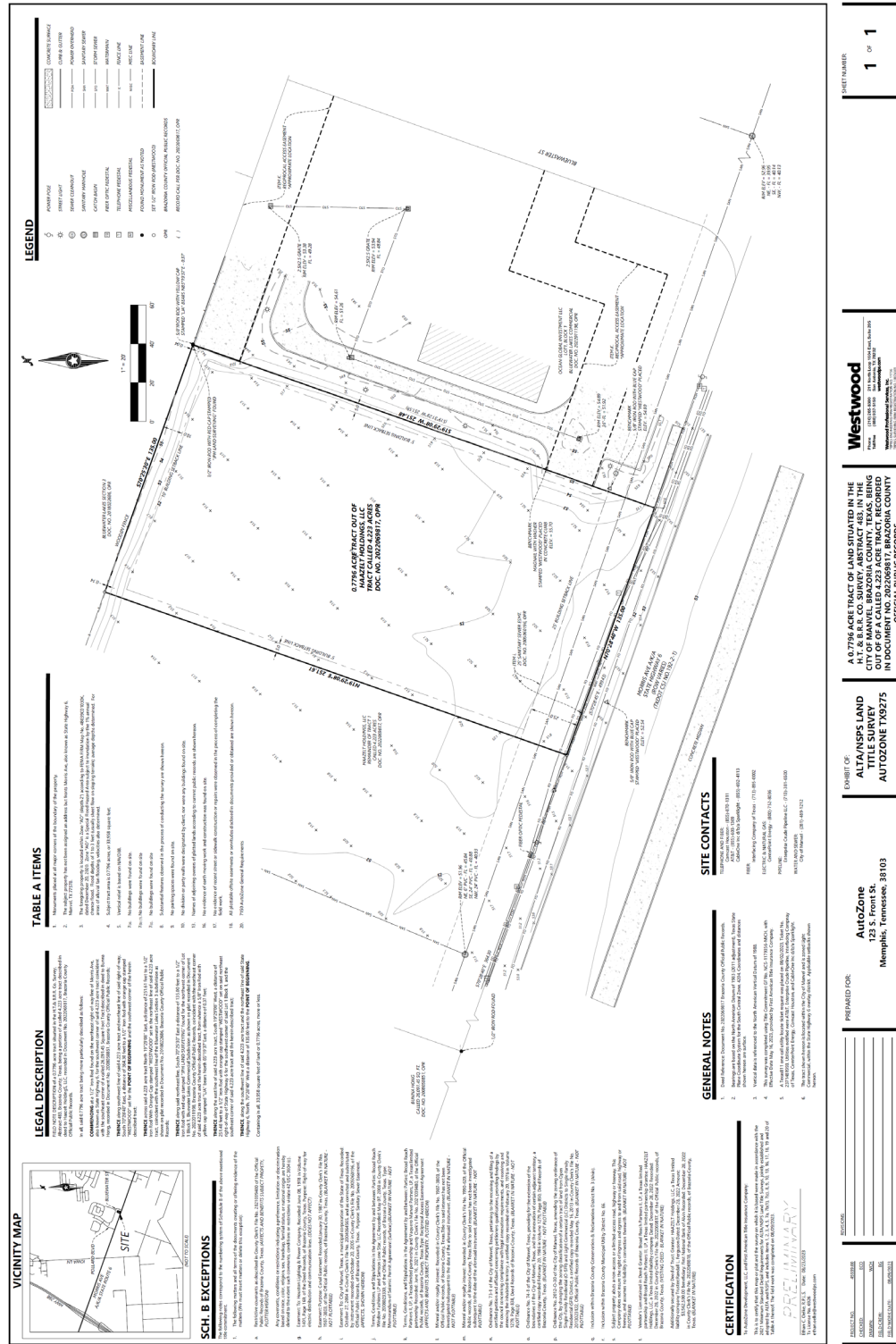
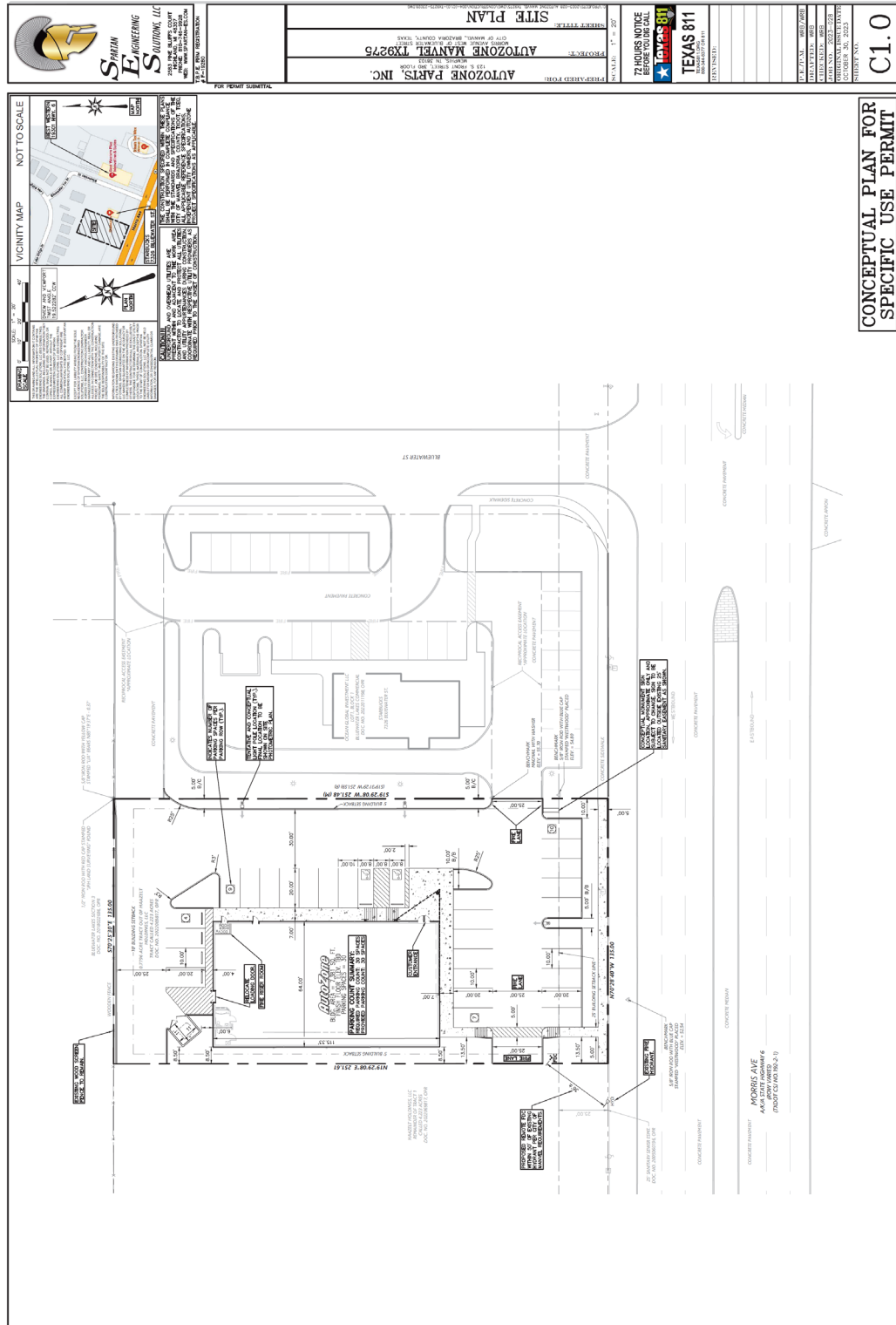


Exhibit B

CONDITIONS FOR 19201 MORRIS AVE
(AUTOMOTIVE PARTS AND ACCESSORIES STORES)

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed AutoZone;
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

19201 MORRIS AVE SITE PLAN





MANVEL PD&Z DATA SHEET

MEETING DATE: January 8, 2024

TOPIC: A request by GR-M1, Ltd. (Meridiana Developer) to abandon a 2,360.64-foot portion of Bissell Road right-of-way identified as a 2.713-acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas.

BACKGROUND: The property owner, GR-M1, Ltd. (Meridiana Developer), has made a request to abandon a 2,360.64 linear foot portion of Bissell Road right-of-way. The 2.713-acre portion of right-of-way abuts the GCWA Canal (west), Burlington Northern Satna Fe railway (north) and Meridiana Parkway (east). The request has been made so the property owner can develop the approximate 70.754-acre remaining tract with garden homes. A preliminary plat, Meridiana Section 82 Detention Reserve, was conditionally approved by the Commission on November 13, 2023. One of the preliminary plat conditions included an approved amendment to the Meridiana GDP to include the 70-acres within the GDP boundary. In addition, an amendment to the Meridiana O-PUD has been filed with the City to approve the use of 'garden home' as a permitted land use.

As part of this application packet, are no objection letters for the Bissell Road right-of-way abandonment have been received from Brazoria County MUD No. 57 and BNSF Railway. The Brazoria County MUD No. 57 has offered no objection, and BNSF Railway has offered no objection subject to the City retaining an easement for existing utilities and drainage ditches and access to the signboard. In response to BNSF's no objection, the property owner has provided a 25-foot drainage easement along the northern boundary of the Meridiana Section 82 Detention Reserve Preliminary Plat. Further, the property owner has stated there is no evidence of a signboard either by survey or aerial photography which was referenced in BNSF's no objection letter. The City Secretary's Office has also submitted the right-of-way abandonment request to the utility companies and has received no objection. Lastly, there are no other property owners that would be denied access to Bissell Road from this location.

At this time, staff has submitted comments regarding the Meridiana O-PUD amendment. Also, staff is waiting for an amended GDP to be submitted with the revised O-PUD amendment. Because staff has not had the opportunity to review the right-of-way abandonment application with an amended GDP and O-PUD for this site, we ask the Commission to table this item. Staff will bring back this agenda item for consideration with the amended O-PUD and GDP.

STAFF RECOMMENDATION: Staff recommends the PD&Z table Ordinance No. 2024-O-03 for the Bissell Road right-of-way abandonment located in Meridiana Development until the Meridiana O-PUD and General Development Plan (GDP) amendment are brought to the Commission for action.

ATTACHMENTS: Ordinance No. 2024-O-03, ROW Abandonment Application, Bissell Road ROW Survey, Bissell Road Abandonment Exhibit, BNSF LONO, BCMUD No. 57 LONO, Meridiana Section 82 Detention Reserve Preliminary Plat (conditionally approved November 13, 2023)

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



ORDINANCE NO. 2024-O-03

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, GR-M1 Ltd., a Texas limited partnership, the property owner of land located west of Meridiana Parkway and east of the GCWA canal, has petitioned the City of Manvel, Texas, to vacate, abandon, and close the hereinafter described right-of-way abutting its property; and

WHEREAS, said right-of-way is known as a 2.713 acre tract of land in the H.T & R.R. CO. Survey, Section 62, Abstract No. 484, Brazoria County, Texas, being a portion of Bissell Road (50 foot wide) located west of Meridiana Parkway and east of the GCWA canal; and

WHEREAS, the property owner has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, STATE OF TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of a 2.713 acre tract of land in the H.T & R.R. CO. Survey, Section 62, Abstract No. 484, Brazoria County, Texas, being a portion of Bissell Road (50 foot wide) west of Meridiana Parkway and east of the GCWA canal and being more particularly described by metes and bounds, and shown by map, as attached as Exhibit B, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right of way interest therein is released.

Section 4. This abandonment is subject to, and contingent upon, payment of all fees and consideration (as determined by the appraisal commissioned in connection with this abandonment request, as may be modified by city council) by the Applicant, or other satisfaction of said consideration requirement as may determined by Council, as well as fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

Section 5. Upon satisfaction of the above, the Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s), upon request.

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any

reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2024.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**
Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date September 22, 2023

Name of property owner: (Proof of ownership must be provided)

GP-M1, Ltd., a Texas limited partnership

Address: 1602 Avenue D, Suite 100, Katy, TX 77493 Phone# 832-437-7863

Reason and intent for requested action:

The developer is requesting to abandon the portion of Bissell Road west of Meridiana Parkway and east of the GCWA Canal. The total distance of
this portion of ROW is 2,360.64 feet and abuts the developer's property on the south portion of Bissell Road as well as the
B.N.S.F. Railroad Company tract on the north side of Bissell Road. This portion of Bissell Road is currently not developed
and does not provide adequate traffic flow through the area. There are no recorded documents that dedicate this
portion of Bissell Road. The surrounding tracts are provided access by Alleluia Trail, Kruezer Road, Kirchner Road, and
Meridiana Parkway.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

A 2.713 acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas to be
abandoned.

Ashley Waggoner
Signature of Applicant

Exhibit A

Procedures:

Date of Action September 22, 2023

FEES PAID \$1,000

Check Number 2747

Collect the following documents

☒ A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

☒ The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

☒ Collect administration processing fee of \$1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned;

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Scheduled Public Hearing Date for Planning Development and Zoning

_____ Scheduled Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will be initiated ten (10) days prior to the scheduled public hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement.

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.

Exhibit B

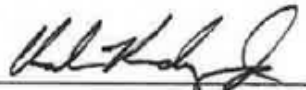
**METES AND BOUNDS DESCRIPTION
BEING A 2.713 ACRE TRACT OF LAND
IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT 484
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE); SAID 2.713 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right-of-way of Bissell Road marking the northerly common corner of a called 3.5 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 91889441 and a called 53.50 acre tract recorded under B.C.C.F. NO. 2009019609;

- 1) **THENCE**, North 19°33'24" East for a distance of 50.00 feet to a point for corner the northerly right-of-way line of said Bissell Road same being the southerly line of the B.N. & S.F. R.R. CO. (100 foot wide) as recorded in Vol. 78, Pg. 9 of the Brazoria County Deed Records (B.C.D.R.) and marking the northwesterly corner of the herein described tract of land;
- 2) **THENCE**, South 70°29'03" East, along the common line of said B.N. & S.F. R.R. CO. and said Bissell Road for a distance of 2,367.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the northwesterly intersection said Bissell Road and Meridiana Parkway as per the plat Meridiana Parkway Phase 7 Replat recorded under B.C.P.R. 2021007273;
- 3) **THENCE**, South 26°58'03" West, along the westerly right-of-way line of said Meridiana Parkway for a distance of 50.43 feet to the southeasterly corner of the herein described tract of land being in the southerly line of said Bissell Road and the northerly line of a 2.883 acre tract of land recorded under B.C.C.F. No. 2009015073;
- 4) **THENCE**, North 70°29'03" West, along the southerly line of Bissell Road same being the northerly line of said 2.883 acre tract, a called 15.61 acre tract of land recorded under B.C.C.F. No. 2009015073 and the aforementioned 53.50 acre tract of for a distance of 2,360.64 feet to the **POINT OF BEGINNING** and containing or 2.713 acres of land. This description has been prepared in conjunction with an exhibit map (08101100V-2021-EHAC01.dwg) prepared by EHRA dated July 29, 2021.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

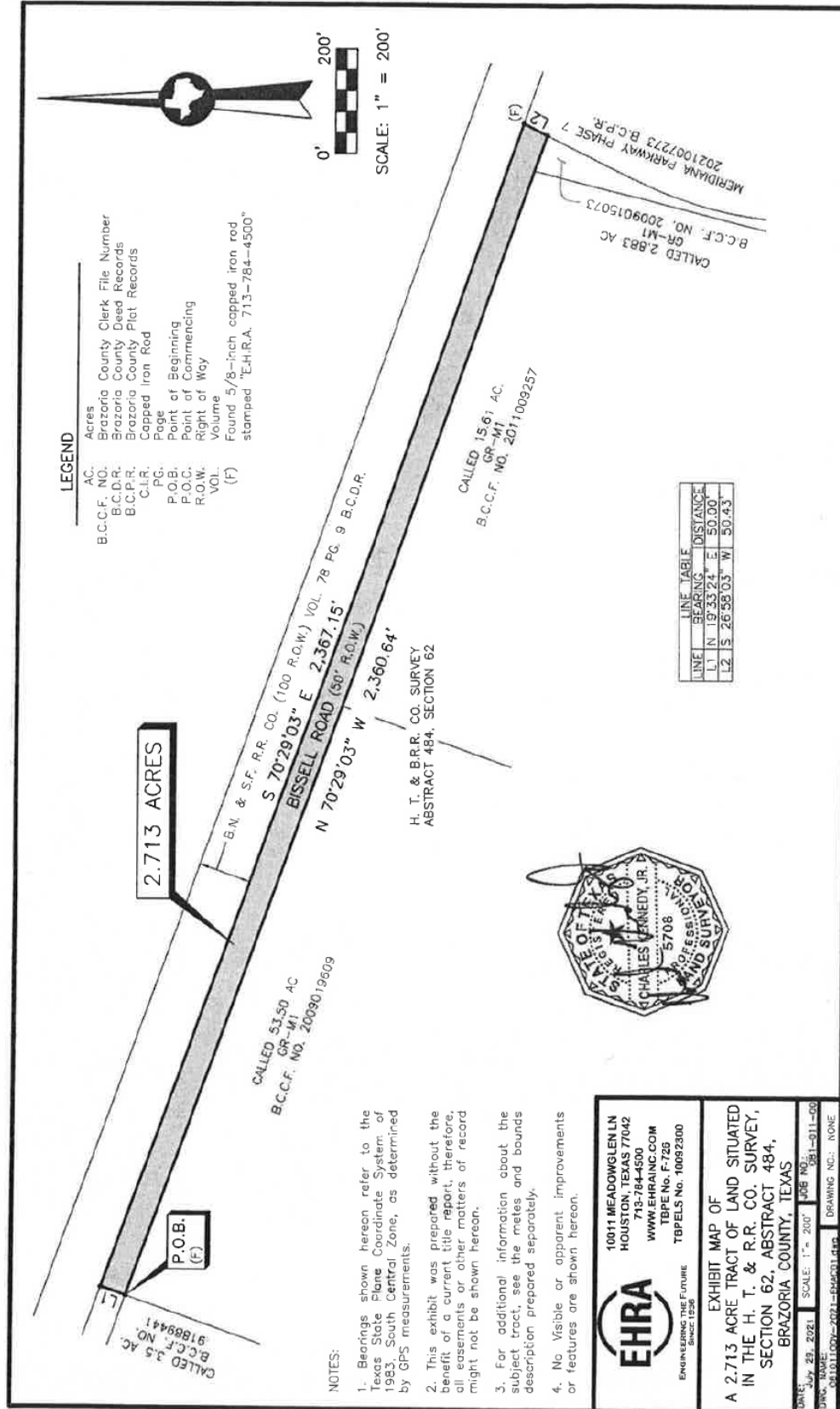


Charles Kennedy Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Ln
Houston, Texas 77042
713-784-4500



Date: July 29, 2021
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\2021\July\08101100V-2021-EHAC01-MB.doc

Exhibit B





Bissell Road R.O.W.: Portion to be Abandoned

2.713 acres of right-of-way situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas

P:\081-011-150\LandPlan\ROW Abandonment\Bissell Road Abandonment\EXHIBITS\Bissell Road ROW Abandonment Area.dwg Sep 13, 2023-11:28am Edited by: awaggoner

September, 2023

0 50' 100' 200'
SCALE: 1"=200'
TRUE SCALE AT 11" x 17"



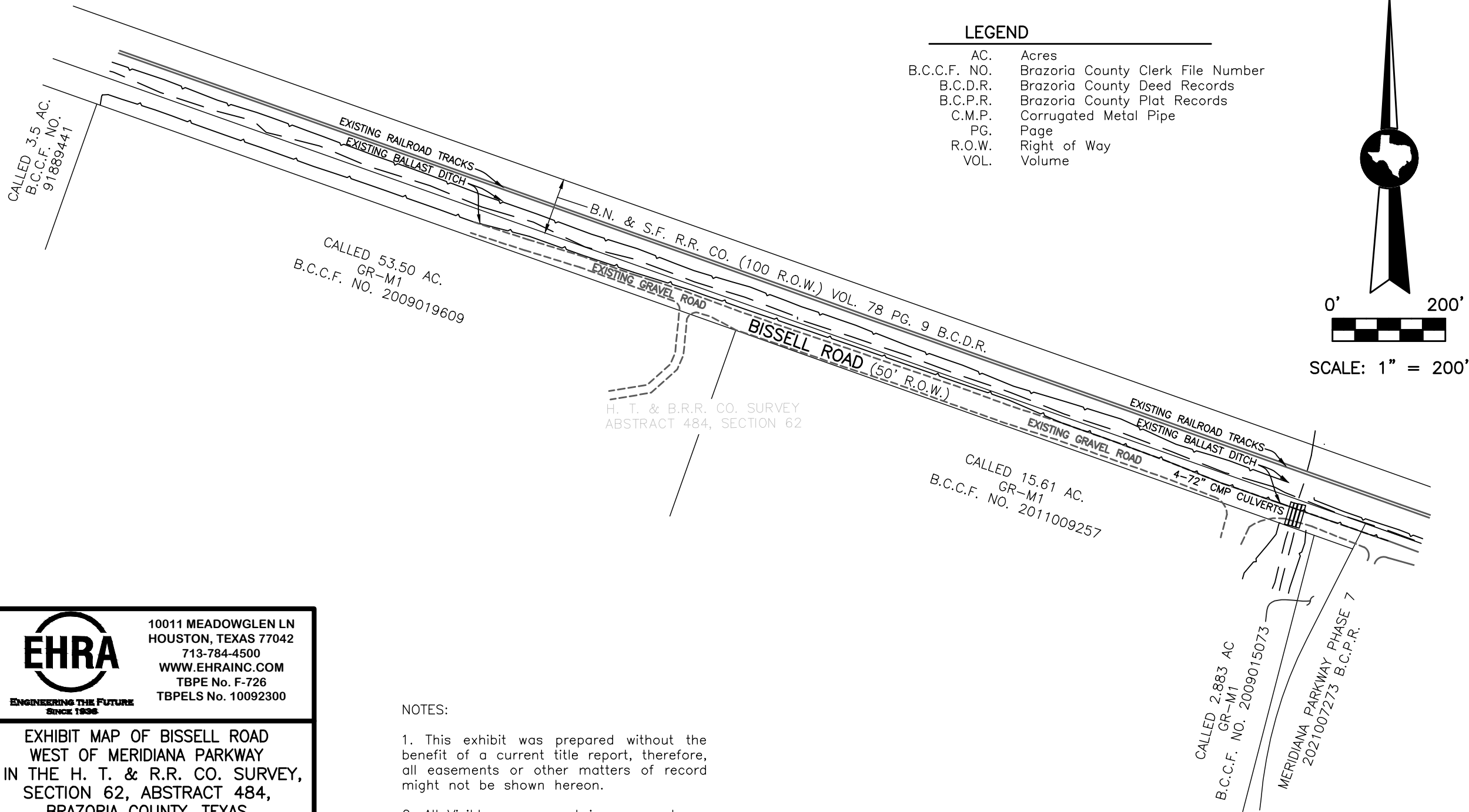
EHRA JOB NO.
081-011-150

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.

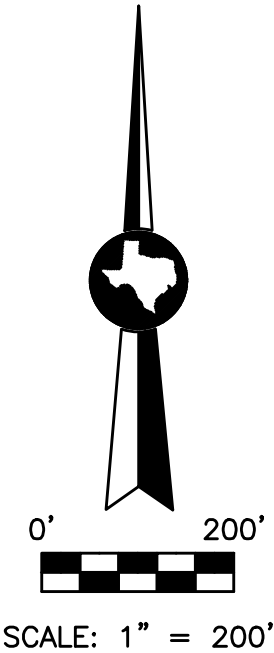


ENGINEERING THE FUTURE
SINCE 1936

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



LEGEND	
AC.	Acres
B.C.C.F. NO.	Brazoria County Clerk File Number
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
C.M.P.	Corrugated Metal Pipe
PG.	Page
R.O.W.	Right of Way
VOL.	Volume



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

EXHIBIT MAP OF BISSELL ROAD
WEST OF MERIDIANA PARKWAY
IN THE H. T. & R.R. CO. SURVEY,
SECTION 62, ABSTRACT 484,
BRAZORIA COUNTY, TEXAS

DATE: NOV. 2, 2022 SCALE: 1"= 200' JOB NO.: 081-011-00
DWG. NAME: 08101100V-2022-EHRW01.dwg DRAWING NO.: NONE

NOTES:

1. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
2. All Visible or apparent improvements or features may not be shown hereon.

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**
Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date September 22, 2023

Name of property owner: (Proof of ownership must be provided)

GR-M1, Ltd., a Texas limited partnership

Address: 1602 Avenue D, Suite 100, Katy, TX 77493 Phone# 832-437-7863

Reason and intent for requested action:

The developer is requesting to abandon the portion of Bissell Road west of Meridiana Parkway and east of the GCWA Canal. The total distance of
this portion of ROW is 2,360.64 feet and abuts the developer's property on the south portion of Bissell Road as well as the
B.N.S.F. Railroad Company tract on the north side of Bissell Road. This portion of Bissell Road is currently not developed
and does not provide adequate traffic flow through the area. There are no recorded documents that dedicate this
portion of Bissell Road. The surrounding tracts are provided access by Alleluia Trail, Kruezer Road, Kirchner Road, and
Meridiana Parkway.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

A 2.713 acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas to be
abandoned.

Ashley Waggoner
Signature of Applicant

Procedures:

Date of Action September 22, 2023

FEES PAID \$1,000

Check Number 2747

Collect the following documents

☒ A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

☒ The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

☒ Collect administration processing fee of \$1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned;

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Scheduled Public Hearing Date for Planning Development and Zoning

_____ Scheduled Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will be initiated ten (10) days prior to the schedule public hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement.

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.

P:\08-011-230-PLAT\PLAT\Map\Section 82 Detention Reserve_Plat revdwg Dct 31, 2023-3\Map Edited by plp\stcla

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.4803C0110K, dated December 30, 2020, the property lies within Area AO.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.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 Conservation & Reclamation District No. 3.
- 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.
- Before final plat recordation, the property within the boundaries of this plat will be annexed into Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, 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 "A" provides a total of 5.2 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess run-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

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 STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

RESERVE TABLE

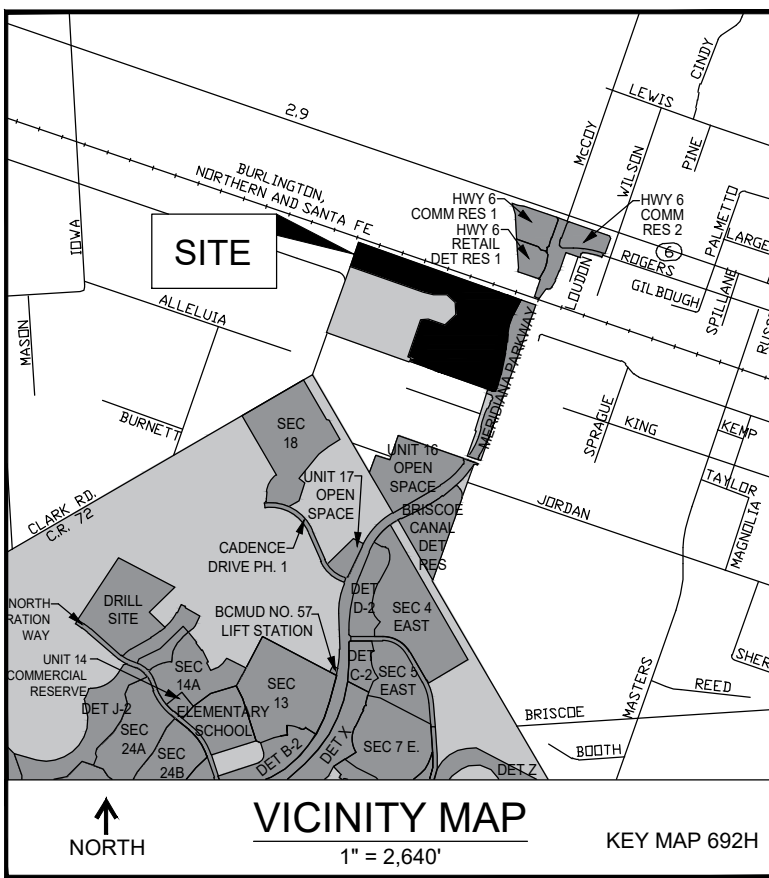
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE, & UTILITY PURPOSES	1,581,619.99	36.31	B.C.M.U.D. NO. 57
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	53,493.65	1.23	B.C.M.U.D. NO. 57
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	197,400.04	4.53	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,156.68	1.31	B.C.M.U.D. NO. 57
		1,889,670.36	43.38	

CURVE TABLE

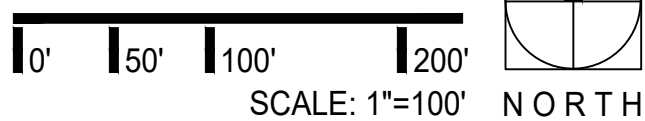
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	301.70'	S 15°53'13" W	299.82'
C2	1,490.00'	121.28'	S 07°08'16" W	121.25'
C3	2,000.00'	97.06'	S 10°51'36" W	97.05'
C4	3,000.00'	15.11'	S 12°32'41" W	15.11'
C5	2,000.00'	244.97'	S 16°02'52" W	244.81'
C6	25.00'	39.27'	S 64°33'24" W	35.36'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 09°28'11" W	66.76'
L2	S 12°32'20" W	39.92'
L3	S 19°33'24" W	24.68'
L4	N 19°33'24" E	50.00'
L5	N 70°26'36" E	50.00'
L6	N 81°45'59" E	104.47'



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



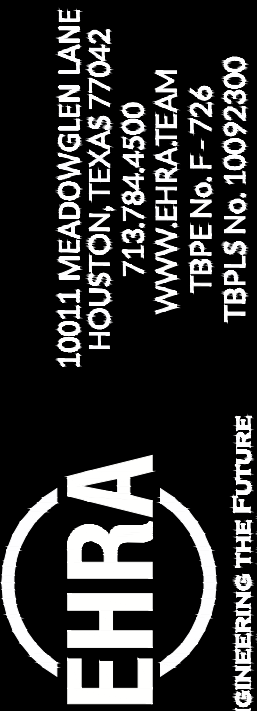
Meridiana Section 82 Detention Reserve Preliminary Plat A Subdivision of 43.38 acres out of the H.T. & B.R.R. Co. Survey, Section 64, A-483, and H.T. & B.R.R. Co. Survey, Section 62, A-484, City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

Sheet 1

November 3, 2023



EHRA JOB NO. 081-011-210

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

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown here 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.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No 48039C0110K, dated December 30, 2020, the property lies within Zone AO.

4. B.C.F. indicates Brazoria County Clerk's File.
B.L.I. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
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S.S.E. indicates Sanitary Sewer Easement.
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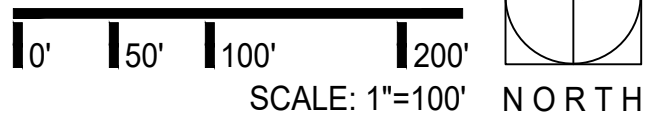
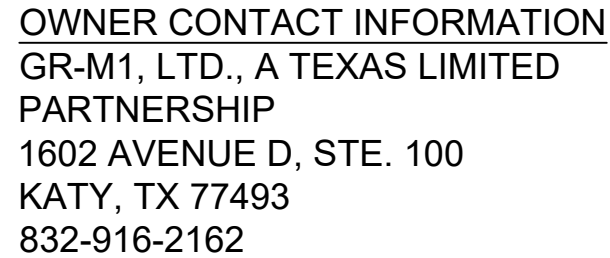
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
6. The property with the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. Before final plat recordation, the property within the boundaries of this plat will be annexed into Ordinances numbers 2009-03-01, 2009-04-04, 2009-04-05 of the City of Marvel, Texas dated February 19, 2009, as well as any future legislative changes regarding Ordinance number 2009-04-04, approved on March 3, 2022.
8. All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2009-04-04.
9. Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-2-156a.
11. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to the commission for final approval. If at any 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 to bring the final plat.
13. Reserve "A" provides a total of 5.2 acres of unencumbered open space within the boundary of this plat.

1. Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
2. All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
3. Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide the design, construction and maintenance of detention and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
4. The sides of drainage channels and detention facilities shall be hydromulch seeded.
5. Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations, Brazoria County Conservation and Reclamation District No. 3 shall protect the Brazoria County Conservation and Reclamation District No. 3 easement for outfall structures must be reinforced concrete. Concrete rubble is not allowed.
6. B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of allowing excess runoff of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
7. B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
8. Detention is required by B.C.C.R.D.#3 in order to offset additional storm runoff due to the increased impervious cover from the development.

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

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	301.70'	S 15°53'13" W	299.82'
C2	1,490.00'	121.28'	S 07°08'16" W	121.25'
C3	2,000.00'	97.06'	S 10°51'36" W	97.05'
C4	3,000.00'	15.11'	S 12°23'41" W	15.11'
C5	2,000.00'	244.97'	S 16°02'52" W	244.81'
C6	25.00'	39.27'	S 64°33'24" W	35.36'

LINE	ANGLE	DISTANCE
L1	S 09°28'11" W	66.76'
L2	S 12°32'20" W	39.92'
L3	S 19°33'24" W	24.68'
L4	N 19°33'24" E	50.00'
L5	N 70°26'36" W	50.00'
L6	N 81°45'59" E	104.47'





Dean Ferris
Director Right of Way

BNSF Railway Company
2500 Lou Menk Drive Fort
Worth, TX 76131-2828

817-867-0734

Dean.Ferris@bnsf.com

September 1, 2023

City of Manvel
Planning, Development, and Zoning Commission
6615 FM 1128
Manvel, TX 77578

RE: Proposed vacation of Bissell Road west of Highway 288 and south of the
BNSF Railway Company right of way

To Whom it may concern:

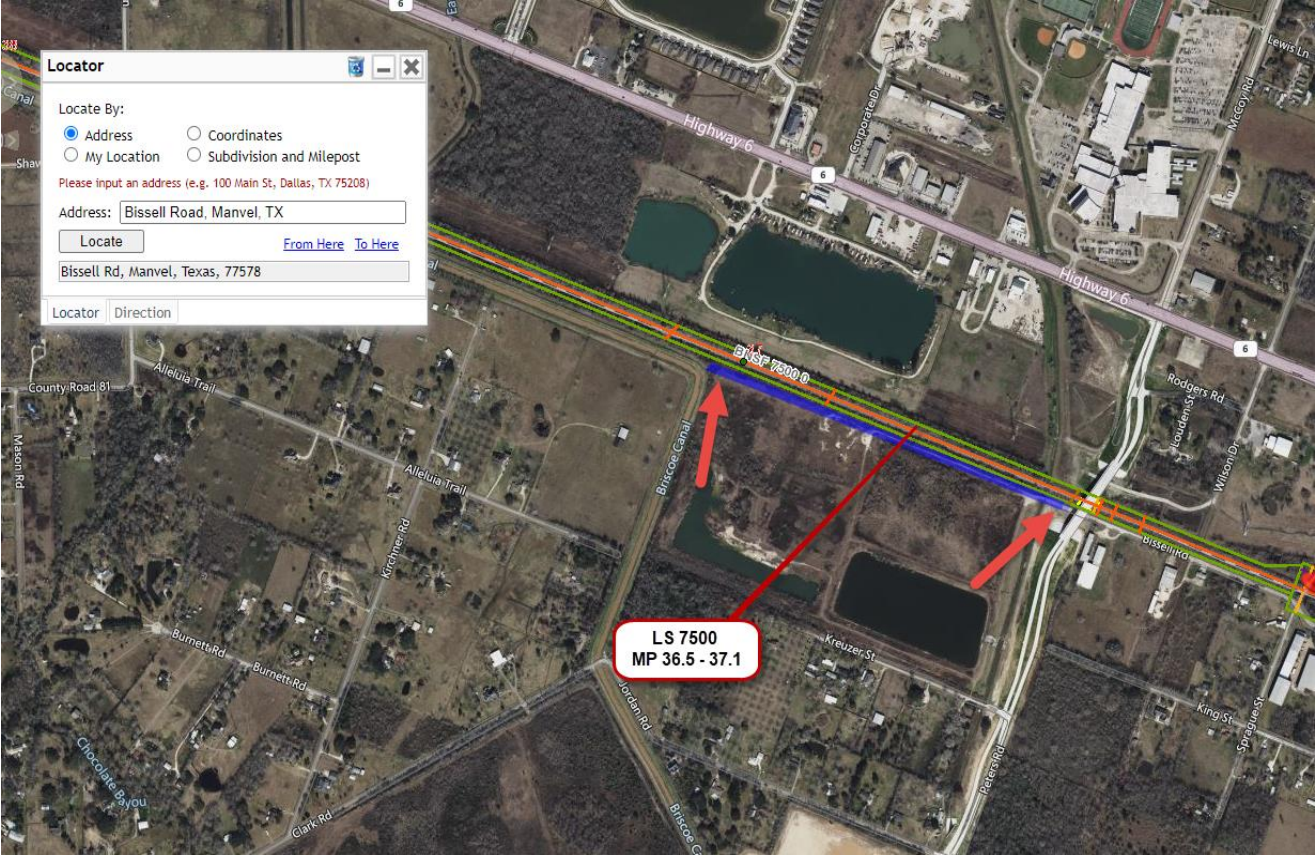
BNSF Railway Company, owner of the right of way adjoining the north side of
Platted Bissell Road west Highway 288 and continuing west to the Briscoe Canal
as shown on the attached aerial, has no objection to the vacation of this Street
right of way subject to the City retaining an Easement for existing utilities and
drainage ditches within the Road right of way, access to the signboard south of
the BNSF tracks and west of Highway 288 and BNSF Not receiving any interest
in receiving any of the vacated Street right of way except the right to continue to
use the drainage Easement for ditches located thereon.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Ferris", with a stylized flourish extending to the right.

Dean Ferris
Director Right of Way
BNSF Railway Company

Attachment



September 13, 2023

Mr. Brad Sweitzer
EHRA
10011 Meadowglen Lane
Houston, Texas 77042

Re: Bissell Road Right-Of-Way Abandonment
Brazoria County MUD No. 57
EHRA Project No. 071-045-00

Dear Mr. Sweitzer:

Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA has reviewed the subject exhibits and interposes “No Objection” to the abandonment of an approximately 2.7 AC section of Bissel Road right-of way located in and adjacent to the Meridiana Development.

If you have any questions or need additional information regarding this matter, please feel free to contact me at (713)784-4500.

Sincerely,



Hannah Ritchey, P.E.

HR/sf

cc: Mr. Dan Johnson – City of Manvel
Jared Bowlin, P.E. – Firm