

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 12, 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.

Regular Session

Call to Order

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

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 611210 "JUNIOR COLLEGES"; 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.

*****CANCELED*****

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O-09) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 4.0248 ACRE TRACT OF LAND, LOCATED AT 19804 MORRIS AVENUE SUITE 160, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC/SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.66 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PG. 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- B. Consideration and possible action to approve Preliminary Plat of Valencia Section 10;
BEING A SUBDIVISION OF 10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 42, AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- C. Consideration and possible action to approve Preliminary Plat of Valencia Section 11;
BEING A SUBDIVISION OF 9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING

February 12, 2024 PLANNING DEVELOPMENT AND ZONING MEETING

A PART OF LOTS 34, 35, 42 AND 43 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).

- D. Consideration and possible action to approve Preliminary Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 37, 38, 45 AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- E. Consideration and possible action to approve Preliminary Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PG. 71 & 72 AND VOL. 3, PG. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 611210 "JUNIOR COLLEGES"; 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.
- G. Consideration and possible action to approve and forward with recommendation to City Council, the amended Planning Development and Zoning Commission Bylaws.
- H. 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.
- I. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 2/9/24 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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 1/22/2024

Regular Session

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: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary

Applicants present:
Delores Martin, William Richardson, David Jones

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. 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 the Final Plat of Valencia Section 8;
BEING A SUBDIVISION OF 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF THE SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)
- B. Consideration and possible action to approve the Final Plat of Valencia Section 9;
BEING A SUBDIVISION OF 21.958 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, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.

Jessica Rodriguez -

The City staff recommends approval of the Valencia Section 8 - Final Plat and Valencia Section 9 - Final Plat with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

PDZ Member Mary Ann Atkinson made the motion to approve Regular Agenda Items A and B with the condition. PDZ Member Christy Kennard 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 Kenneth Haynes made the motion to approve. PDZ Member Kyle Marasckin 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 Kyle Marasckin 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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:07 p.m. 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

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: 02/01/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Lake H, being a subdivision of 7.66 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73, A-301, Brazoria County, Texas, being a part of Lots 6, 7, 14, and 15 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Pg. 91 & 92 in 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.

Katy Harris
SIGNATURE

01/16/2024
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 H - Preliminary Plat
Applicant:	Katy Harris - LJA Engineering, Inc.
PD&Z Meeting Date:	February 12, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</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 is located along the west side of Chocolate Bayou (B-09).*
- *This proposed plat subdivides 7.66 acres of land into 1 reserve for landscaping, lake, detention, and amenity.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Lake H - Preliminary Plat* with one (1) condition. The condition includes:

1. Proposed Preliminary Plat for Valencia Lake H, must have access to a public street. Since the proposed plat gains access from unplatted sections, approval of this proposed plat is contingent on the approval of final plat of the specific section providing access (Section 62-108 (a) (8)).

Page 2 of 4

Plat Exhibit

[illegible]

LEGEND

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 O/R	INDICATES BRAZORIA COUNTY DEED RECORDS
DOC. NO.	INDICATES DOCUMENT NUMBER

A PRELIMINARY PLAT OF
VALENCIA
LAKE H

A SUBDIVISION OF 7.66 ACRES OF LAND LOCATED IN THE H. T. & B. R. COMPANY' SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBSIBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

1 RESTRICTED RESERVE

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
936.334.6272

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 853-5118

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 943-5118

PLANNER: **LJA** **LANDSCAPE ARCHITECTURE**
 3600 W Sam Houston Pkwy E, Suite 400
 Houston, Texas 77060
 LJA 278.0101
 02.23.2014
 PAGE 2 OF 2

[illegible][illegible]

Surveyor's Note

This is a copy of the original document and Surveyor of the State of Texas have printed the original schedule, please remove from it any and all printed matter of the parties that performed a false or fraudulent act in part of this survey. This will be included in the original survey of the parties that performed a false or fraudulent act in part of this survey. This will be included in the original survey of the parties that performed a false or fraudulent act in part of this survey.

Surveyor's Name _____
Surveyor's Address _____
Surveyor's City _____
Surveyor's State _____
Surveyor's Zip _____

Kelli M. Morris
Registered Professional Land Surveyor

[illegible]

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

 SAN JUAN COUNTY CASH DISTRICT NO. 3

[illegible][illegible]

DOCKWORK AND SECURITY MANAGEMENT

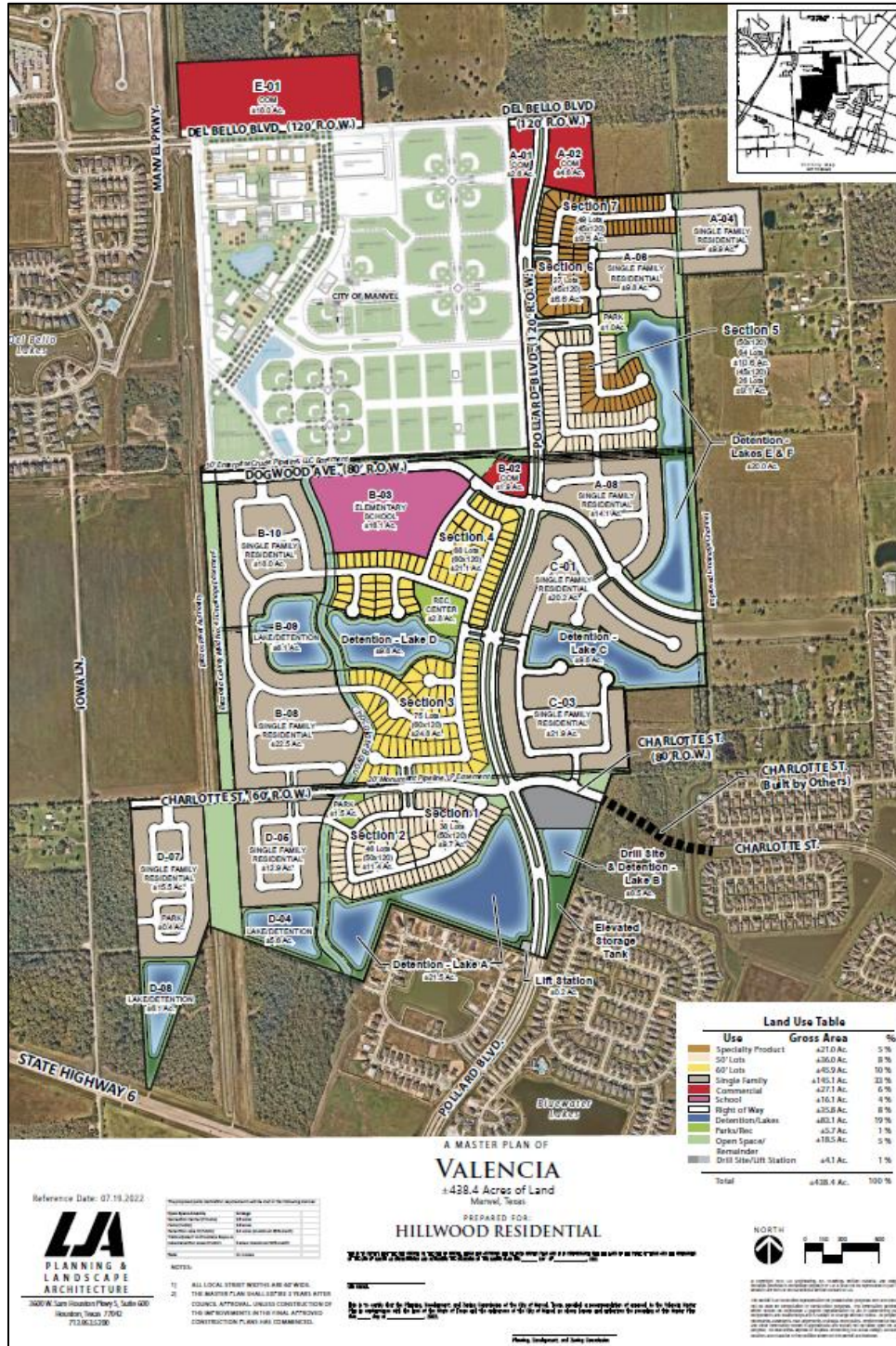
THE PORTS BOARD'S RESEARCH INTO THE EFFECTS OF THE USE OF PORTLAND CEMENT CONCRETE FOR DOCKWORK AND PAVING IN BRITAIN HAS BEEN COMPLETED. THE BOARD HAS CONCLUDED THAT PORTLAND CEMENT CONCRETE DOCKWORK IS SUPERIOR TO THE BRICK, BURNED CLAY AND STONE CONCRETE WHICH HAVE BEEN USED IN THE PAST. THE BOARD HAS RECOMMENDED THAT THE USE OF PORTLAND CEMENT CONCRETE DOCKWORK BE ENCOURAGED IN BRITAIN. THE BOARD HAS ALSO RECOMMENDED THAT THE USE OF PORTLAND CEMENT CONCRETE DOCKWORK BE ENCOURAGED IN THE DEVELOPMENT OF NEW DOCKWORK AND PAVING IN BRITAIN. THE BOARD HAS ALSO RECOMMENDED THAT THE USE OF PORTLAND CEMENT CONCRETE DOCKWORK BE ENCOURAGED IN THE DEVELOPMENT OF NEW DOCKWORK AND PAVING IN BRITAIN.

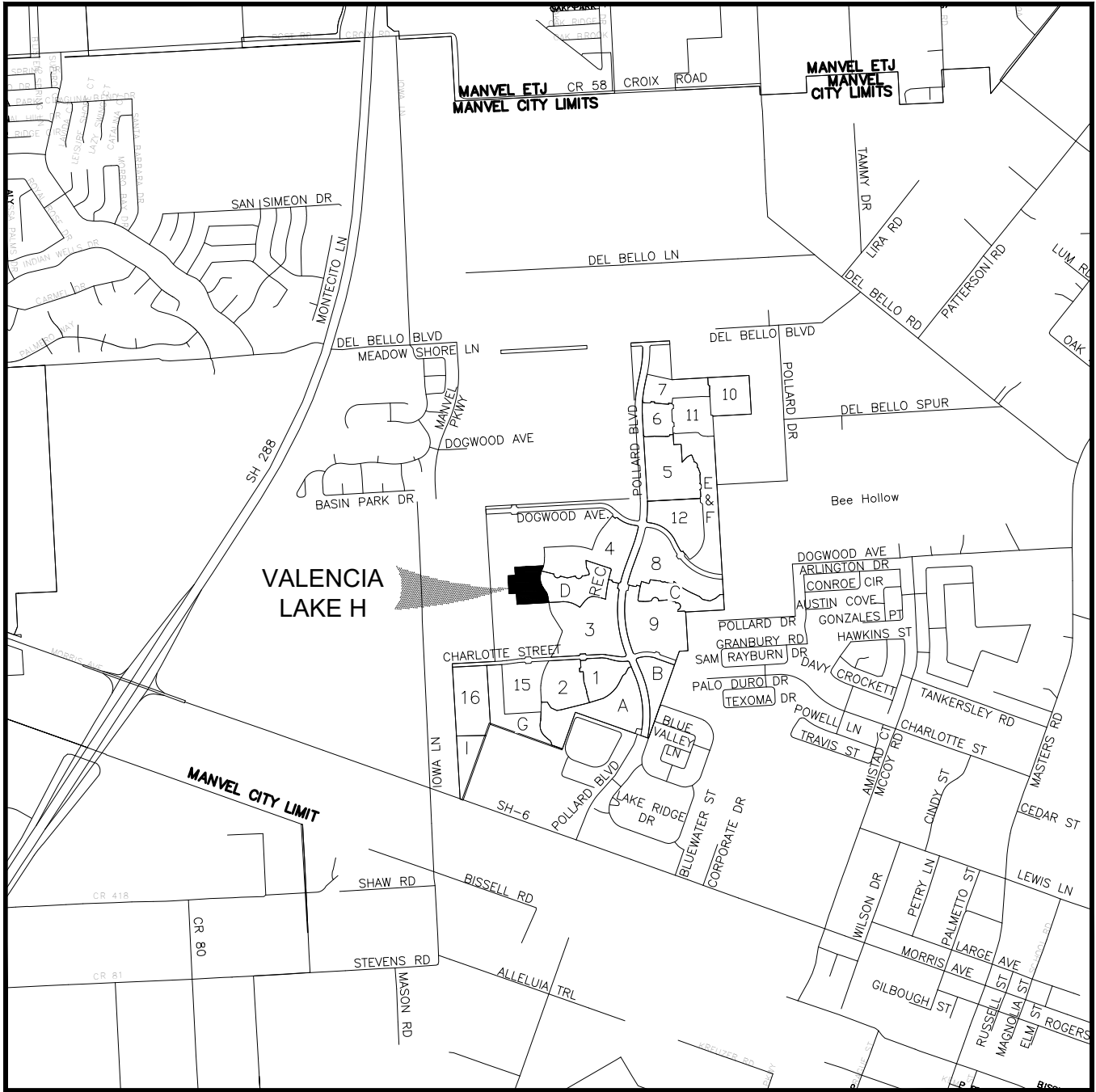


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan





Vicinity Map
1 inch = 1/2 mile

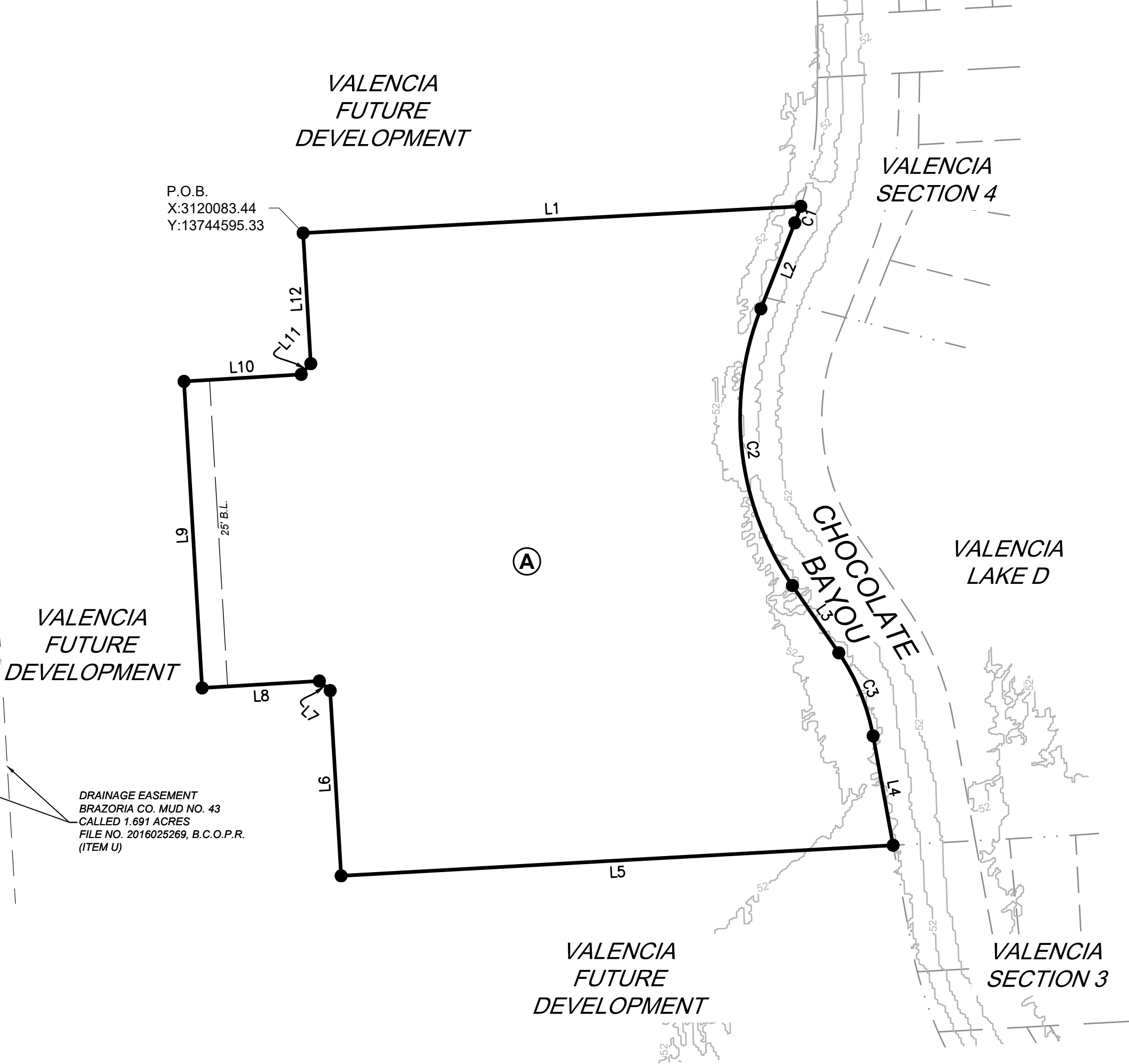
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°55'52" E	488.21'
L2	S 21°33'40" W	90.44'
L3	S 34°33'38" E	80.04'
L4	S 10°21'59" E	108.94'
L5	S 86°49'57" W	541.48'
L6	N 03°23'14" W	181.72'
L7	N 48°23'14" W	14.14'
L8	S 86°36'46" W	115.00'
L9	N 03°23'14" W	300.80'
L10	N 86°36'46" E	115.00'
L11	N 41°36'46" E	14.14'
L12	N 03°23'14" W	128.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	310.00'	3°11'07"	17.23'	S 19°58'06" W	17.23'
C2	290.00'	56°07'18"	284.06'	S 06°29'59" E	272.84'
C3	210.00'	24°11'39"	88.68'	S 22°27'48" E	88.02'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	7.656	333,513	RESTRICTED TO LANDSCAPE / DETENTION / LAKE / AMENITY	
TOTAL	7.656	333,513		

H.T. & B.R.R. COMPANY SURVEY, SEC. 72.
(A.K.A.) KATE R. EHLMANN SURVEY, A-460
H.T. & B.R.R. COMPANY
SURVEY, SEC. 73, A-301

BRAZORIA COUNTY MUD 83



GENERAL NOTES:

- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48036C0110K, 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 #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 13737256.895 E 3127396.634.
- SITE TBM-B: 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 119 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 15741595.372 E 3122387.896.
- 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 0.99998357.
- 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:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

- 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
DOC. NO. INDICATES DOCUMENT NUMBER

A PRELIMINARY PLAT OF

VALENCIA LAKE H

A SUBDIVISION OF 7.66 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

1 RESTRICTED RESERVE

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

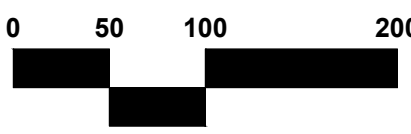
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

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

PLANNER:



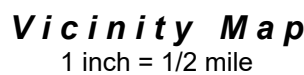
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



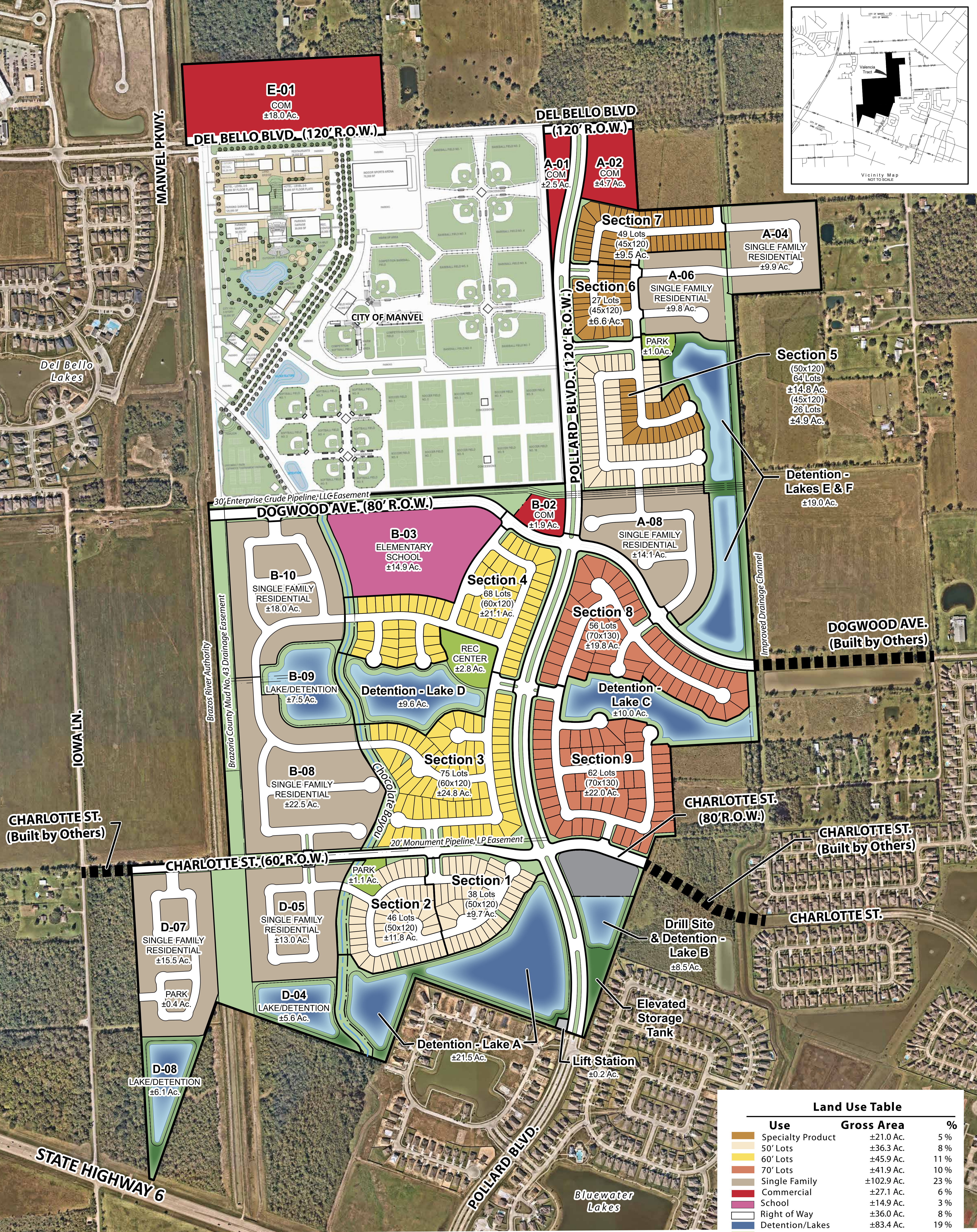
LJA# 2791-09001

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.



PAGE 2 OF 2



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

© Copyright 2023 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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

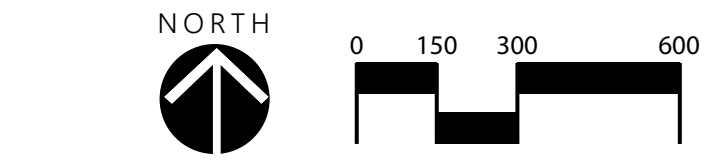
A MASTER PLAN OF

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: 02/01/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 10, being a subdivision of 10.427 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73, A-301, Brazoria County, Texas, being a part of Lots 42, and 50 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, Vol. 2, Pg. 91 & 92 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.

Katy Harris
SIGNATURE

02/01/2024
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 10 - Preliminary Plat
Applicant:	Katy Harris - LJA Engineering, Inc.
PD&Z Meeting Date:	February 12, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</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.*
- *The proposed site is located along the northeast boundary of the proposed Valencia development (A-04) and abuts proposed Valencia development boundary on the north, east, and south sides.*
- *The proposed plat subdivides a 10.427-acre tract into 51 residential lots, 2 Blocks, and 5 reserves for landscaping, open space, and drainage.*
- *The proposed section includes single-family Specialty Product residential lots that are typical 45-foot-wide lots.*

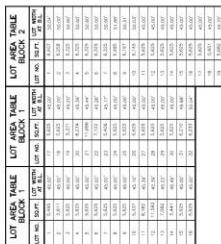
STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 10 - Preliminary Plat* with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).



PLANNER: **LJA** **PLANNING & LANDSCAPE ARCHITECTURE**
 3600 W Sam Houston Pkwy S, Suite 600
 Houston, Texas 77062
 LJA# 2794-00001 02.01.2024 PAGE 2 OF 2



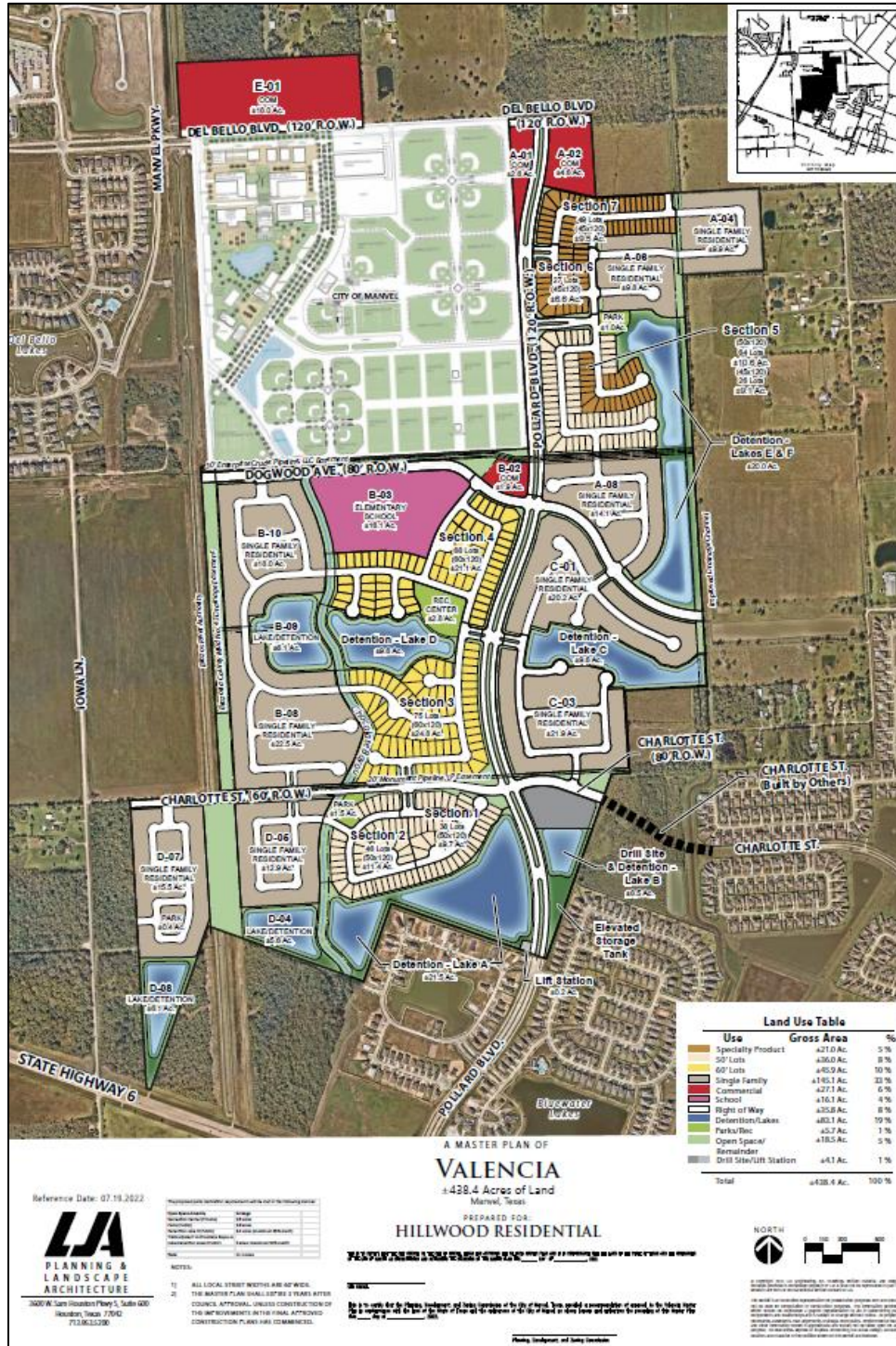
Page 3 of 4

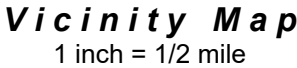


DEVELOPMENT SERVICES DEPARTMENT

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

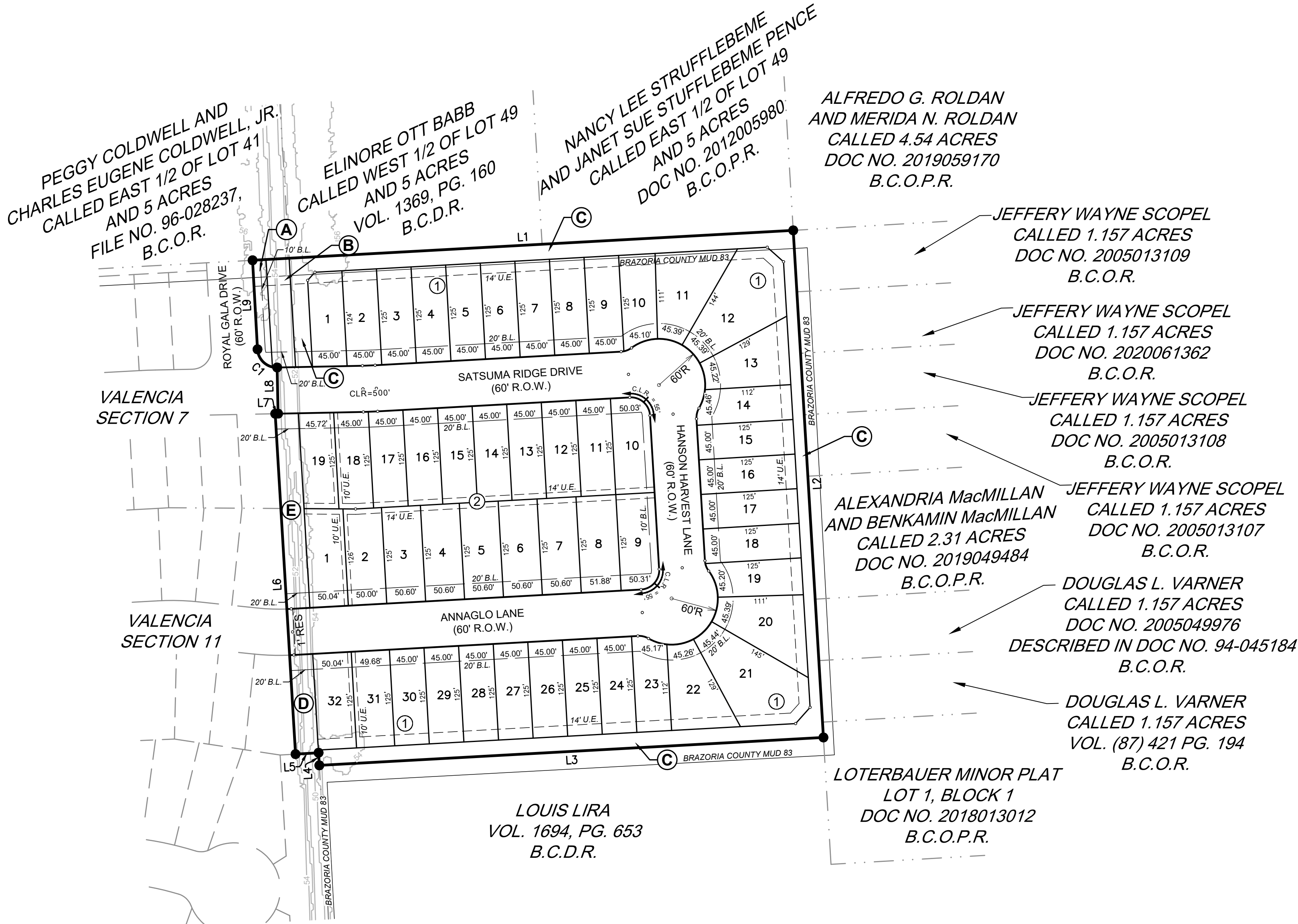
Valencia Master Plan





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°00'00"	38.40'	N 47°10'04" W	34.73'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.055	2,375	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.097	4,233	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.888	38,685	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.089	3,860	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	0.175	7,614	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
TOTAL	1.303	56,767	



1. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN USE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR HERE, HEREIN OR SUCCESSORS.
2. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
3. ALL LOT AND FRONTAL DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
4. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET IF THE REAR PROPERTY LINE OF A CORNER PARCELS, ABSUTS THE CORNER PARCELS, OR THE CORNER PARCELS ARE ADJACENT TO A STREET FRONT.
5. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN ELEMENSCHOOL DISTRICT AND BRAZORIA COUNTY MUD 03.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 48039C013K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
7. PROJECT BENCHMARK: BRAZORIA COUNTY LGAR GROUND CONTROL POINT #0629. A PK NAIL PLUN WITH THE PAVEMENT AT THE INTERSECTION OF PALMETTO STREET AND ROSSERS RD. THE POINT IS LOCATED 104.65 FEET NORTH OF THE INTERSECTION OF PALMETTO ST AND S.E. ELEVATION: +31.98 FEET NAVD83 GEOD 2011 (B.C. UALDIA, SURFACE COORDINATES N 13727386.25N E 13727386.54).
8. SITE TBM 2-4: 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 110.72 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 119 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION: +32.92 FEET NAVD83 GEOD 2011 (B.C. UALDIA, SURFACE COORDINATES N 13721989.372 E 13721987.46).
9. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM MADS SOUTH CENTRAL ZONE (42044) AND MAY BE BROUGHT TO GRID COORDINATES BY APPROPRIATE SCALE FACTOR OF 0.9999872.
10. VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL JPLANNING DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

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 ERECTED 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. SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. (i.e., OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPERS) 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.

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
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
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 10

A SUBDIVISION OF ±10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 42 AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2 PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

51 LOTS (45' x 120' TYP.)
5 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

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

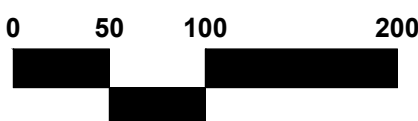
PLANNER:

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



LJA# 2791-09001

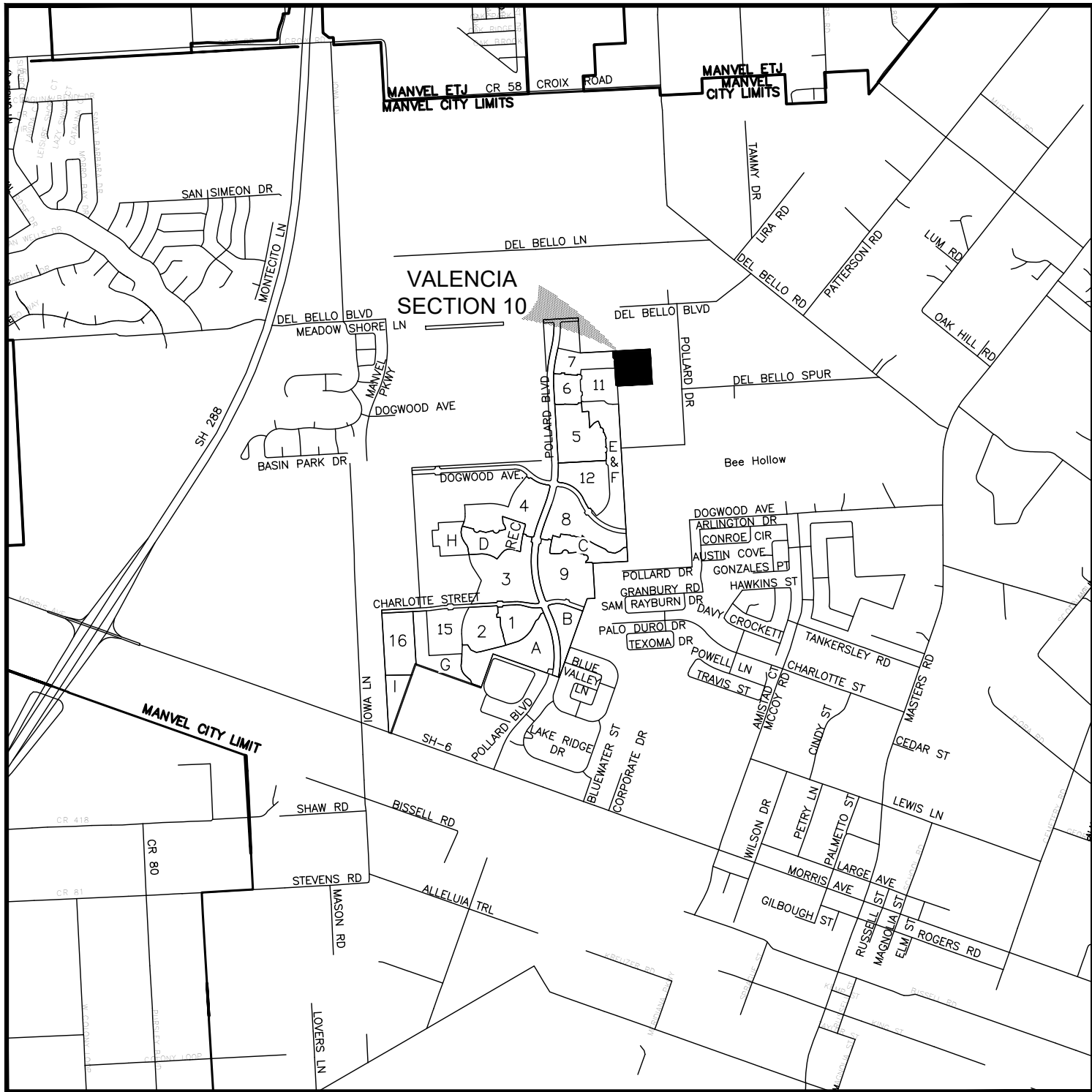
PAGE 1 OF 2



02.01.2024

DISCLAIMER AND LIMITED WARRANTY

[illegible]



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 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	5,495	45.00'	17	5,625	45.00'	1	6,407	50.04'
2	5,611	45.00'	18	5,625	45.00'	2	6,258	50.00'
3	5,625	45.00'	19	5,371	45.20'	3	6,325	50.60'
4	5,625	45.00'	20	8,234	45.39'	4	6,325	50.60'
5	5,625	45.00'	21	11,686	45.44'	5	6,325	50.60'
6	5,625	45.00'	22	7,122	45.26'	6	6,325	50.60'
7	5,625	45.00'	23	5,406	45.17'	7	6,325	50.60'
8	5,625	45.00'	24	5,625	45.00'	8	6,485	51.88'
9	5,625	45.00'	25	5,625	45.00'	9	6,197	50.31'
10	5,337	45.10'	26	5,625	45.00'	10	6,145	50.03'
11	8,182	45.39'	27	5,625	45.00'	11	5,625	45.00'
12	11,582	45.39'	28	5,625	45.00'	12	5,625	45.00'
13	7,082	45.22'	29	5,625	45.00'	13	5,625	45.00'
14	5,441	45.46'	30	5,625	45.00'	14	5,625	45.00'
15	5,625	45.00'	31	6,210	49.68'	15	5,625	45.00'
16	5,625	45.00'	32	6,233	50.04'	16	5,625	45.00'
						17	5,625	45.00'
						18	5,651	45.00'
						19	5,682	45.72'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 10, 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 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 Section 10 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 COUNTY C&R DISTRICT NO. 3

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 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:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS UNDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48038C0130K, 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 #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5356 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373256.595 E 3127396.634.
- 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 ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741996.372 E 3122367.896.
- 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 0.99998357.
- 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:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- 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

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 10

A SUBDIVISION OF ±10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 42 AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2 PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.)

51 LOTS (45' x 120' TYP.)
5 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:

VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

SURVEYOR:

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

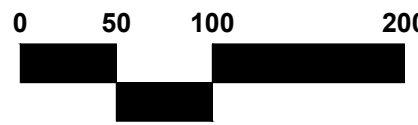
ENGINEER:

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

PLANNER:



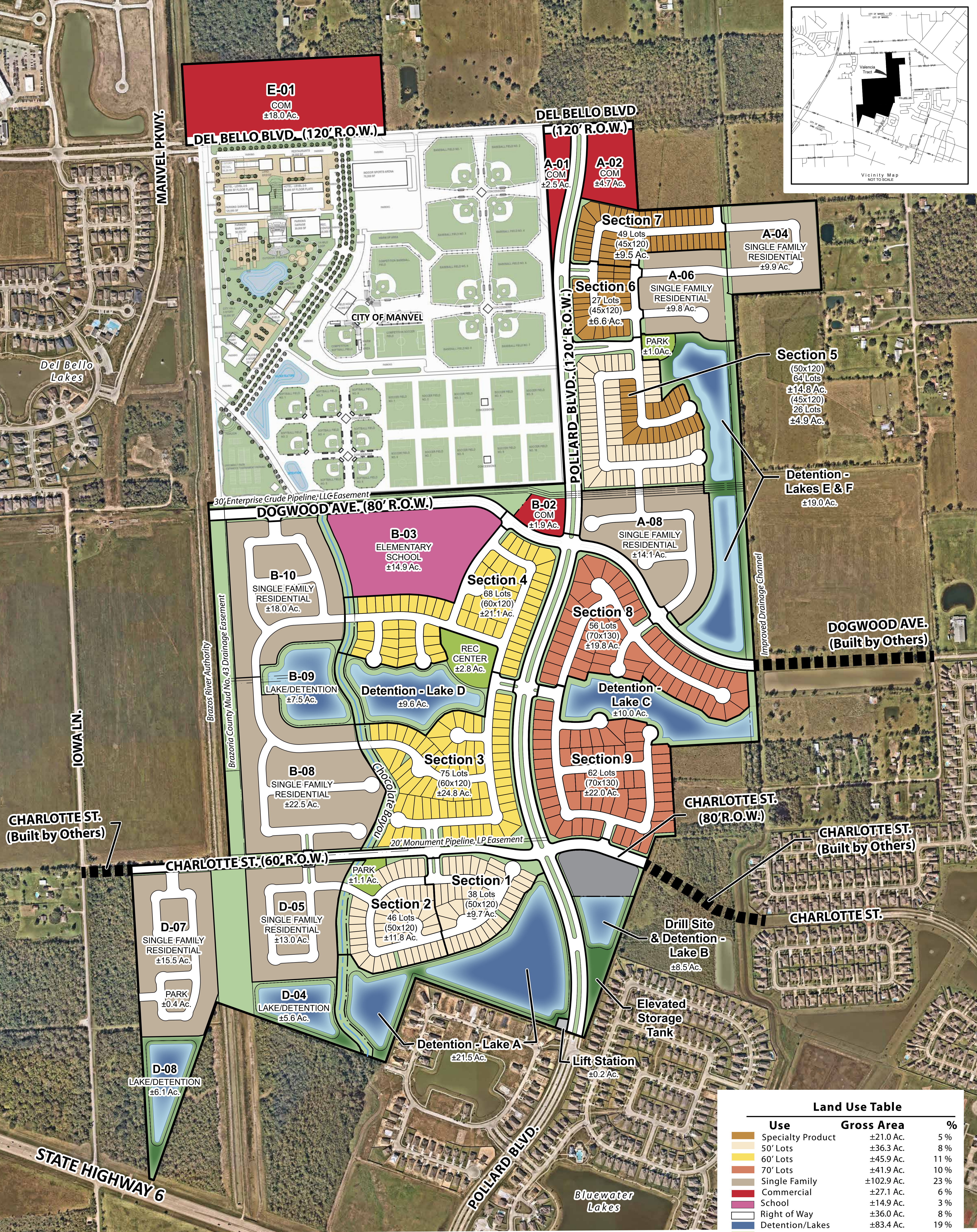
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 2791-09001

DISCLAIMER AND LIMITED WARRANTY

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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

© Copyright 2023 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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

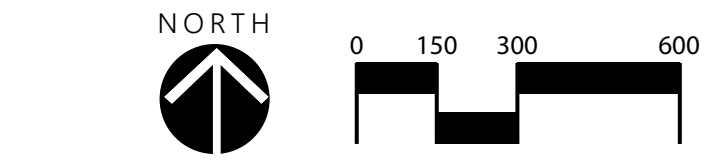
A MASTER PLAN OF

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: 02/01/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 11, being a subdivision of 9.618 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73, A-301, Brazoria County, Texas, being a part of Lots 34, 35, 42 and 43 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, Vol. 2, Pg. 91 & 92 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.

Katy Harris
SIGNATURE

02/01/2024
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 11 - Preliminary Plat
Applicant:	Katy Harris - LJA Engineering, Inc.
PD&Z Meeting Date:	February 12, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</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.*
- *The proposed site is located on the north side of proposed Detention Lakes E and F of the proposed Valencia development (A-06) and abuts proposed Valencia development boundary on the east side.*
- *The proposed plat subdivides a 9.618-acre tract into 53 residential lots, 2 Blocks, and 2 reserves for landscaping, open space, and drainage.*
- *The proposed section includes single-family Specialty Product residential lots that are typical 45-foot-wide lots.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 11 - Preliminary Plat* with one (1) condition. The condition includes:

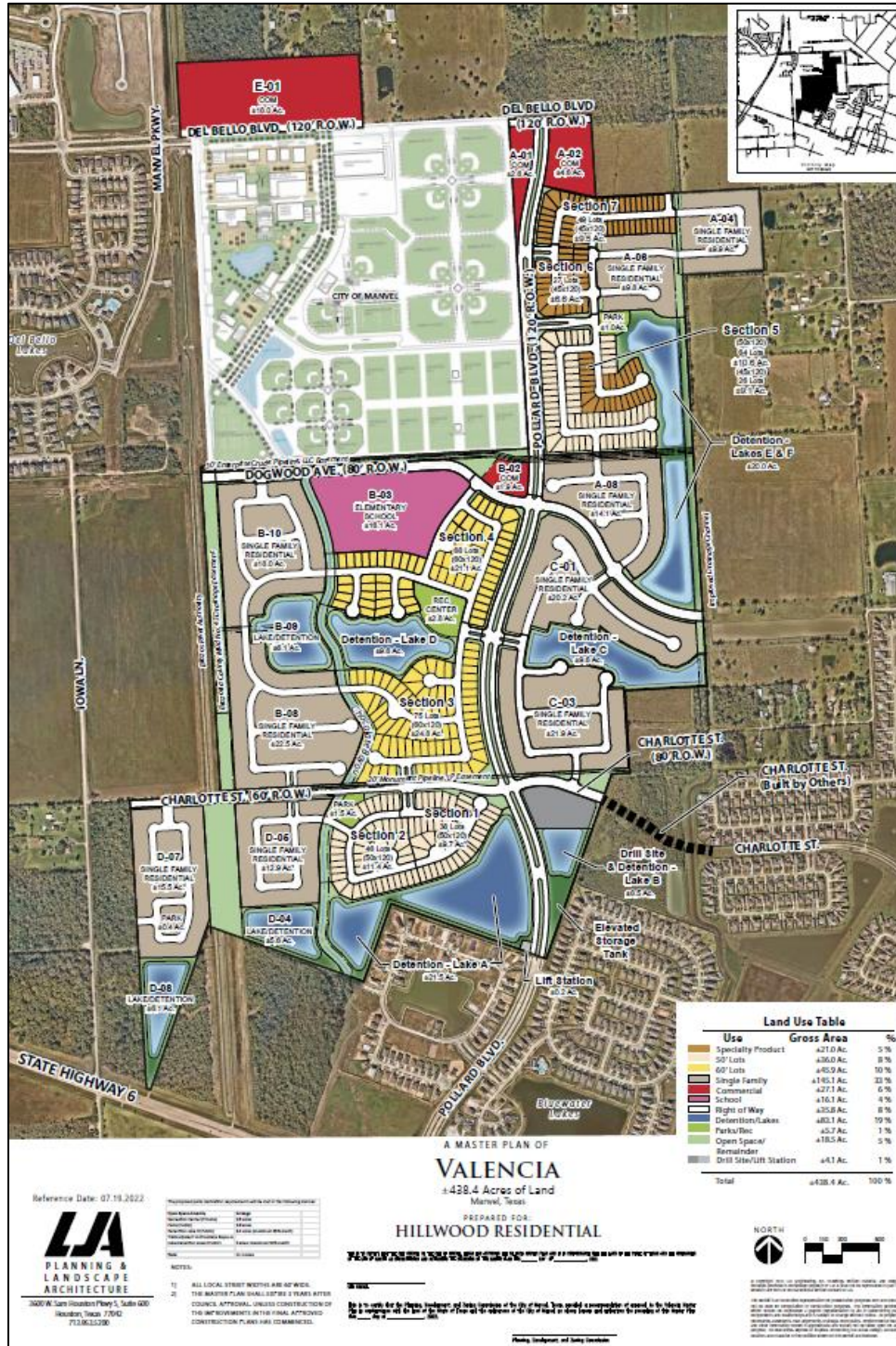
1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

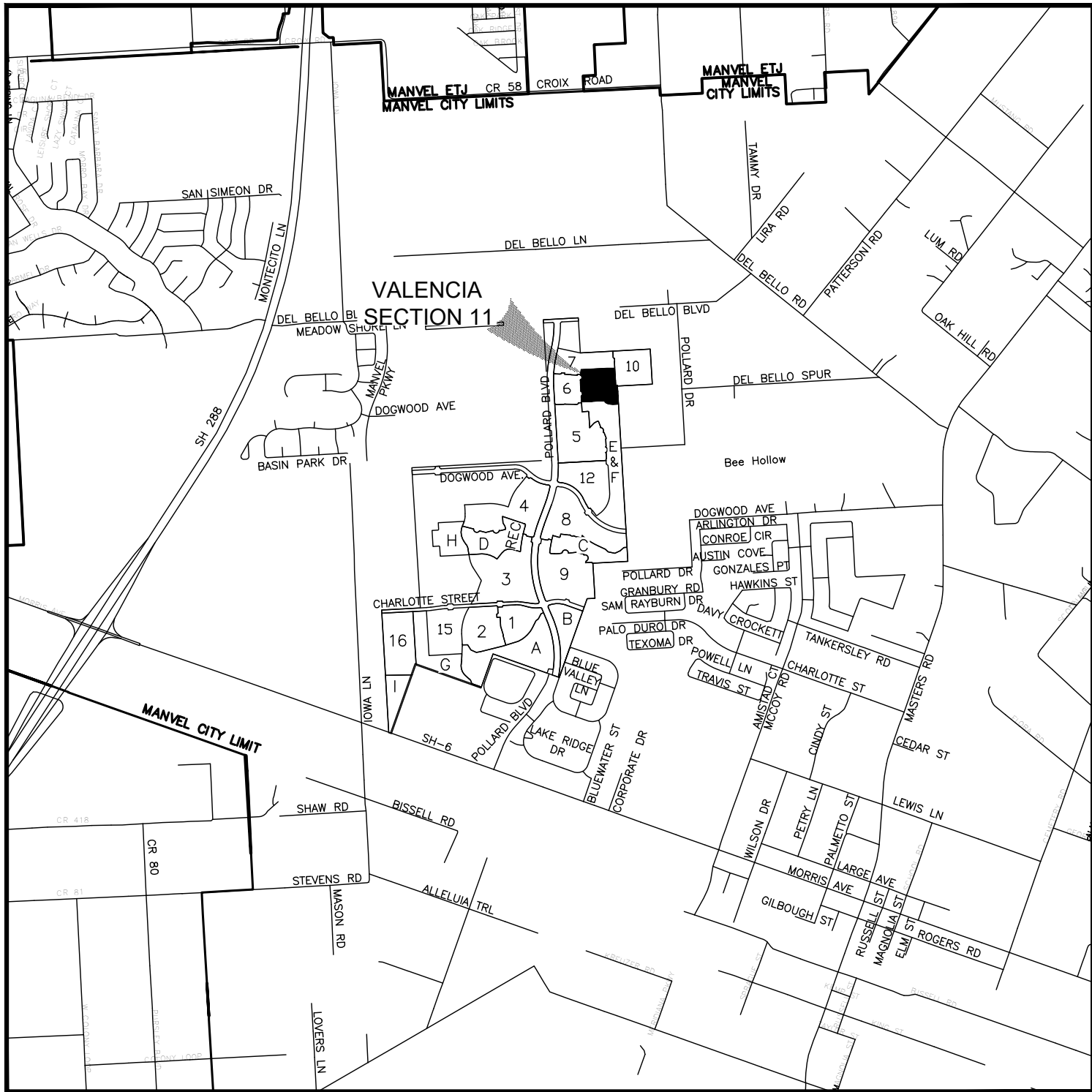


DEVELOPMENT SERVICES DEPARTMENT

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°49'56" E	487.03'
L2	S 89°37'29" E	145.74'
L3	S 03°24'33" E	319.71'
L4	N 86°35'27" E	30.00'
L5	S 03°24'33" E	354.58'
L6	S 86°35'27" W	105.00'
L7	N 84°48'27" W	84.82'
L8	N 64°09'32" W	47.63'
L9	N 44°30'55" W	49.89'
L10	N 86°09'33" W	45.24'
L11	S 87°05'38" W	45.00'
L12	S 86°49'56" W	305.00'
L13	N 48°18'33" W	14.18'
L14	S 86°32'57" W	23.79'
L15	N 03°27'03" W	89.62'
L16	N 03°27'03" W	60.00'
L17	N 03°27'03" W	104.52'
L18	N 02°59'45" E	60.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27"	N 41°32'57" E	35.36'
C2	25.00'	90°00'00"	39.27"	N 48°27'03" W	35.36'
C3	1,430.00'	3°35'07"	89.48'	N 01°39'29" W	89.47'
C4	25.00'	91°35'02"	39.96'	N 45°55'35" E	35.84'
C5	25.00'	93°04'00"	40.61"	N 41°54'41" W	36.29'
C6	1,430.00'	3°39'44"	91.40"	N 08°27'11" E	91.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.427	18,621	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
B	0.060	2,593	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	0.487	21,214	

VALENCIA SECTION 6
F.N. 2023047907
B.C.O.P.R.

VALENCIA SECTION 5
F.N. 2023050173
B.C.O.P.R.

VALENCIA LAKES E & F
F.N. 2023042493
B.C.O.P.R.

LOUIS LIRA
VOL. 1694, PG. 653
B.C.D.R.

- GENERAL NOTES:
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS UNDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - 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.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48038C0130K, 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 #609: A PPK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5356 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373256.595 E 3127396.634.
 - 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 ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1374199.372 E 3122367.896.
 - 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 0.99998357.
 - 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:
- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 - BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
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 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

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R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA

SECTION 11

A SUBDIVISION OF ±9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 34, 35, 42 AND 43 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

53 LOTS (45' x 120' TYP.)
2 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

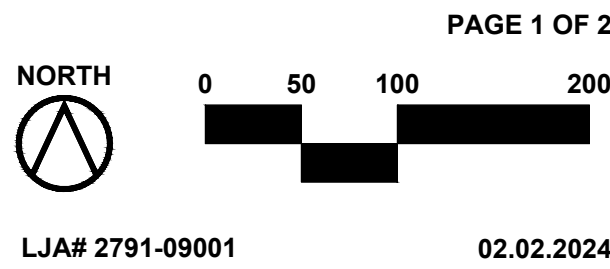
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

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

PLANNER:

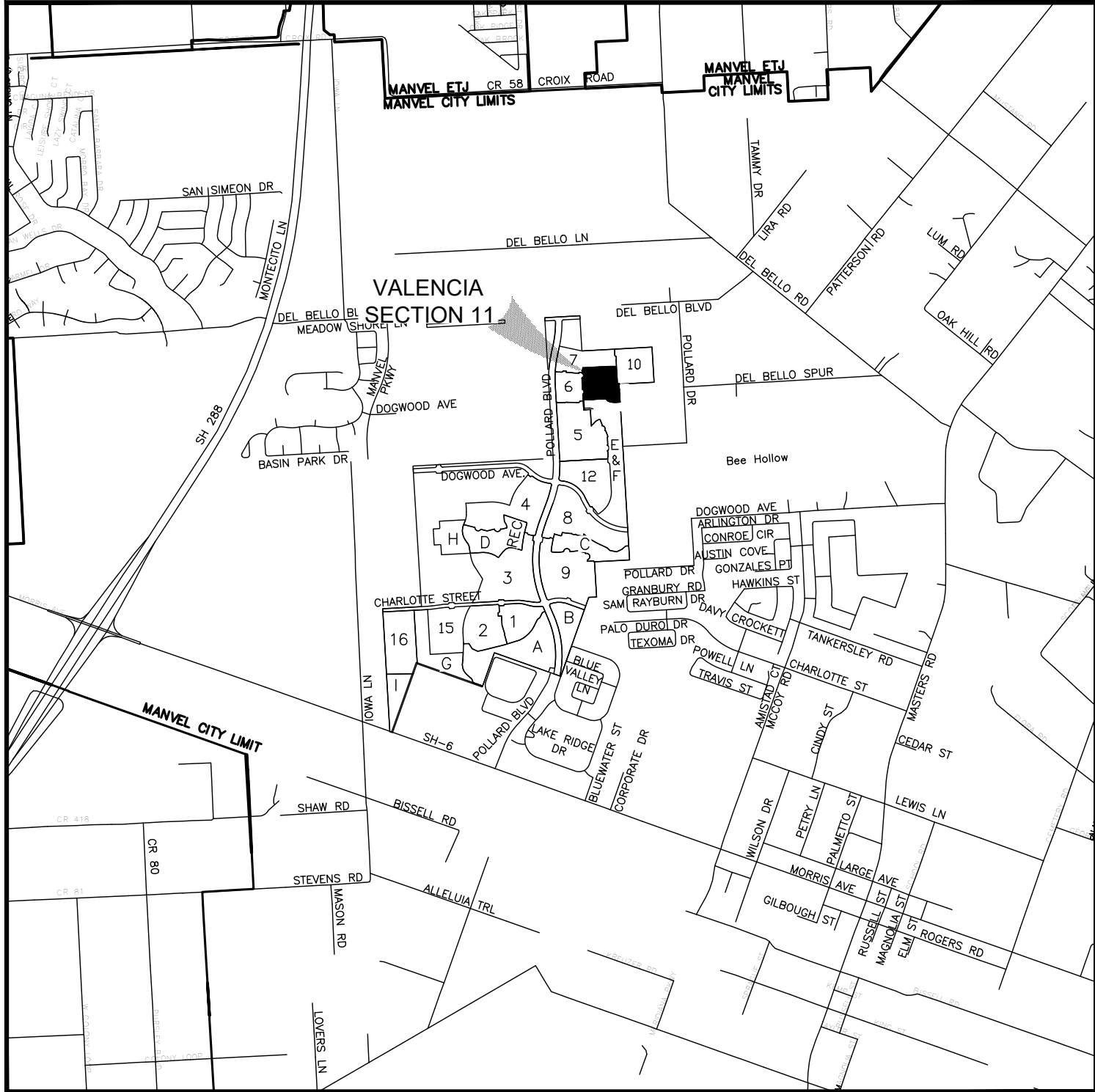


3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



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Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

LOT AREA TABLE BLOCK 1			LOT AREA TABLE BLOCK 2			LOT AREA TABLE BLOCK 2		
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	9,021	81.54'	1	7,101	48.69'	21	5,400	45.00'
2	5,400	45.00'	2	5,814	47.00'	22	5,400	45.00'
3	5,400	45.00'	3	6,088	53.40'	23	5,879	45.05'
4	5,400	45.00'	4	5,845	51.82'	24	6,200	45.06'
5	5,400	45.00'	5	5,400	45.00'	25	6,679	45.06'
6	5,400	45.00'	6	5,400	45.00'	26	6,990	45.86'
7	5,400	45.00'	7	5,400	45.00'	27	9,527	91.60'
8	5,400	45.00'	8	5,400	45.00'	28	7,797	55.00'
9	5,400	45.00'	9	5,400	45.00'	29	7,404	46.21'
10	5,478	45.00'	10	5,400	45.00'	30	5,868	45.00'
11	6,218	46.24'	11	5,400	45.00'	31	7,491	61.52'
12	6,026	47.96'	12	5,400	45.00'	32	7,120	64.70'
13	7,902	68.70'	13	5,402	45.00'	33	5,949	49.31'
			14	6,730	54.97'	34	5,625	45.00'
			15	6,586	55.33'	35	5,625	45.00'
			16	5,417	45.00'	36	5,625	45.00'
			17	5,412	45.00'	37	5,625	45.00'
			18	5,400	45.00'	38	5,625	45.00'
			19	5,400	45.00'	39	5,661	45.52'
			20	5,400	45.00'	40	5,563	45.00'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 11, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot 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 11 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 COUNTY C&R DISTRICT NO. 3

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 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:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS UNDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48038C0130K, 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 #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373256.985 E 3127396.634.
- 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 ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741996.372 E 3122367.896.
- 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 0.99998357.
- 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:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- 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
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 11

A SUBDIVISION OF ±9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 34, 35, 42 AND 43 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

53 LOTS (45' x 120' TYP.)
2 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

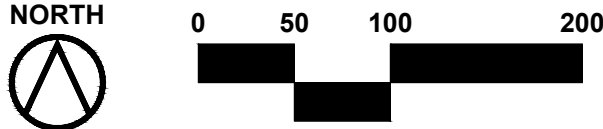
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

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



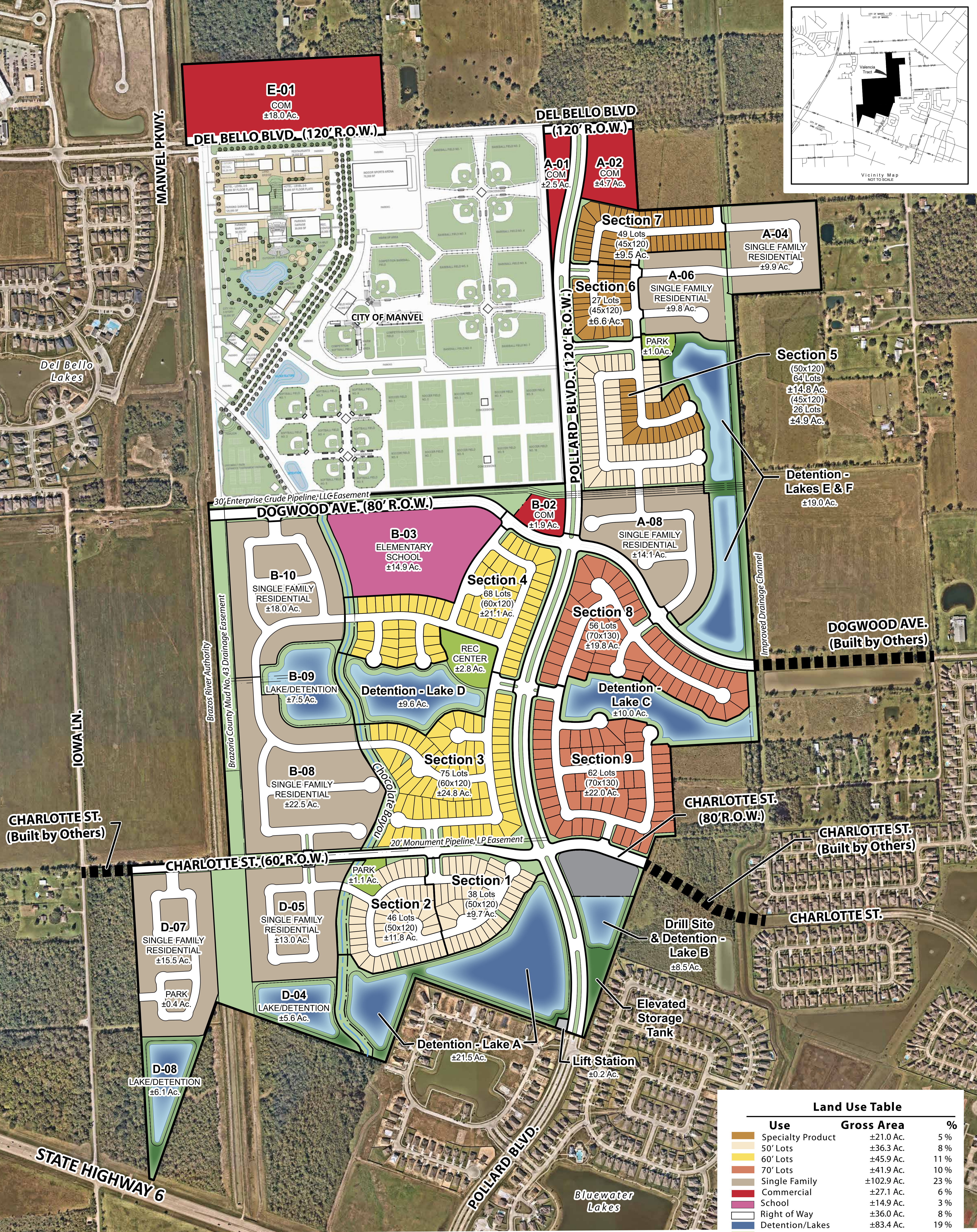
LJA# 2791-09001

PAGE 2 OF 2

02.02.2024

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

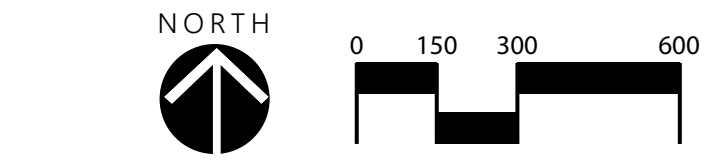
A MASTER PLAN OF

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	☐
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Date of Request: 02/01/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 12, being a subdivision of 14.98 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73, A-301, Brazoria County, Texas, being a part of Lots 37, 38, 45 and 46 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, Vol. 2, Pg. 91 & 92 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.

Katy Harris
SIGNATURE

02/01/2024
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 12 - Preliminary Plat
Applicant:	Katy Harris - LJA Engineering, Inc.
PD&Z Meeting Date:	February 12, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</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 section is located at the northeast corner of the intersection of proposed Dogwood Ave and Pollard Blvd (A-08).*
- *The proposed plat subdivides a 1498-acre tract into 59 residential lots, 2 Blocks, and 6 reserves for landscape, open space, drainage, and pipeline easement.*
- *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 the *Valencia Section 12 - Preliminary Plat* with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

Page 2 of 4



Abstract—The purpose of this study was to determine the effect of a 12-week training program on the heart rate (HR) and heart rate reserve (HRR) of sedentary, middle-aged men. The subjects were divided into two groups: a control group and a training group. The control group consisted of 10 men who did not exercise regularly, and the training group consisted of 10 men who exercised regularly. The training program consisted of 12 weeks of aerobic exercise, 3 times per week, for a total of 36 sessions. The HR and HRR were measured at rest and during exercise at the beginning and end of the training program. The results showed that the training group had a significant increase in HR and HRR compared to the control group. The HR increased from 72 to 78 beats per minute, and the HRR increased from 28 to 34 beats per minute. The control group showed no significant change in HR and HRR. These results suggest that a 12-week training program can improve the cardiovascular fitness of sedentary, middle-aged men.

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 M/R	INDICATES BRAZORIA COUNTY MAP RECORDS
B/C D/R	INDICATES BRAZORIA COUNTY DEED 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

VALENCIA
SECTION 12

A SUBDIVISION OF 114.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHES GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, TOWNSHIP 2, RANGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (H.C.P.R.)

59 LOTS (50' x 120' TYP.)
RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3121 29 KINGDALE DRIVE, SUITE 1340, PEARLAND, TX 77584
332-334-4271

SURVEYOR
LLJA SURVEYING
6600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 952-5273

ENGINEER:
LJA ENGINEERING, INC.
6600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77057 (713) 667-8848

PLANNER:
LJA
**PLANNING &
LANDSCAPE
ARCHITECTURE**
3600 W Sam Houston Pkwy S, Suite 400
Houston, Texas 77042
713.851.5200

PAGE 2 OF 2

02-03-2024

200

100

50

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NORTH

U

LJAF 2701-00001



LOT AREA TABLE BLOCK 1		LOT AREA TABLE BLOCK 2		LOT AREA TABLE BLOCK 3		LOT AREA TABLE BLOCK 4	
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	1.00	1	1.00	1	1.00	1	1.00
2	1.00	2	1.00	2	1.00	2	1.00
3	1.00	3	1.00	3	1.00	3	1.00
4	1.00	4	1.00	4	1.00	4	1.00
5	1.00	5	1.00	5	1.00	5	1.00
6	1.00	6	1.00	6	1.00	6	1.00
7	1.00	7	1.00	7	1.00	7	1.00
8	1.00	8	1.00	8	1.00	8	1.00
9	1.00	9	1.00	9	1.00	9	1.00
10	1.00	10	1.00	10	1.00	10	1.00
11	1.00	11	1.00	11	1.00	11	1.00
12	1.00	12	1.00	12	1.00	12	1.00
13	1.00	13	1.00	13	1.00	13	1.00
14	1.00	14	1.00	14	1.00	14	1.00
15	1.00	15	1.00	15	1.00	15	1.00
16	1.00	16	1.00	16	1.00	16	1.00
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21	1.00	21	1.00	21	1.00	21	1.00
22	1.00	22	1.00	22	1.00	22	1.00
23	1.00	23	1.00	23	1.00	23	1.00
24	1.00	24	1.00	24	1.00	24	1.00
25	1.00	25	1.00	25	1.00	25	1.00
26	1.00	26	1.00	26	1.00	26	1.00
27	1.00	27	1.00	27	1.00	27	1.00
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32	1.00	32	1.00	32	1.00	32	1.00
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35	1.00	35	1.00	35	1.00	35	1.00
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46	1.00	46	1.00	46	1.00	46	1.00
47	1.00	47	1.00	47	1.00	47	1.00
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53	1.00	53	1.00	53	1.00	53	1.00
54	1.00	54	1.00	54	1.00	54	1.00
55	1.00	55	1.00	55	1.00	55	1.00
56	1.00	56	1.00	56	1.00	56	1.00
57	1.00	57	1.00	57	1.00	57	1.00
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60	1.00	60	1.00	60	1.00	60	1.00
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62	1.00	62	1.00	62	1.00	62	1.00
63	1.00	63	1.00	63	1.00	63	1.00
64	1.00	64	1.00	64	1.00	64	1.00
65	1.00	65	1.00	65	1.00	65	1.00
66	1.00	66	1.00	66	1.00	66	1.00
67	1.00	67	1.00	67	1.00	67	1.00
68	1.00	68	1.00	68	1.00	68	1.00
69	1.00	69	1.00	69	1.00	69	1.00
70	1.00	70	1.00	70	1.00	70	1.00
71	1.00	71	1.00	71	1.00	71	1.00
72	1.00	72	1.00	72	1.00	72	1.00
73	1.00	73	1.00	73	1.00	73	1.00
74	1.00	74	1.00	74	1.00	74	1.00
75	1.00	75	1.00	75	1.00	75	1.00
76	1.00	76	1.00	76	1.00	76	1.00
77	1.00	77	1.00	77	1.00	77	1.00
78	1.00	78	1.00	78	1.00	78	1.00
79	1.00	79	1.00	79	1.00	79	1.00
80	1.00	80	1.00	80	1.00	80	1.00
81	1.00	81	1.00	81	1.00	81	1.00
82	1.00	82	1.00	82	1.00	82	1.00
83	1.00	83	1.00	83	1.00	83	1.00
84	1.00	84	1.00	84	1.00	84	1.00
85	1.00	85	1.00	85	1.00	85	1.00
86	1.00	86	1.00	86	1.00	86	1.00
87	1.00	87	1.00	87	1.00	87	1.00
88	1.00	88	1.00	88	1.00	88	1.00
89	1.00	89	1.00	89	1.00	89	1.00
90	1.00	90	1.00	90	1.00	90	1.00
91	1.00	91	1.00	91	1.00	91	1.00
92	1.00	92	1.00	92	1.00	92	1.00
93	1.00	93	1.00	93	1.00	93	1.00
94	1.00	94	1.00	94	1.00	94	1.00
95	1.00	95	1.00	95	1.00	95	1.00
96	1.00	96	1.00	96	1.00	96	1.00
97	1.00	97	1.00	97	1.00	97	1.00
98	1.00	98	1.00	98	1.00	98	1.00
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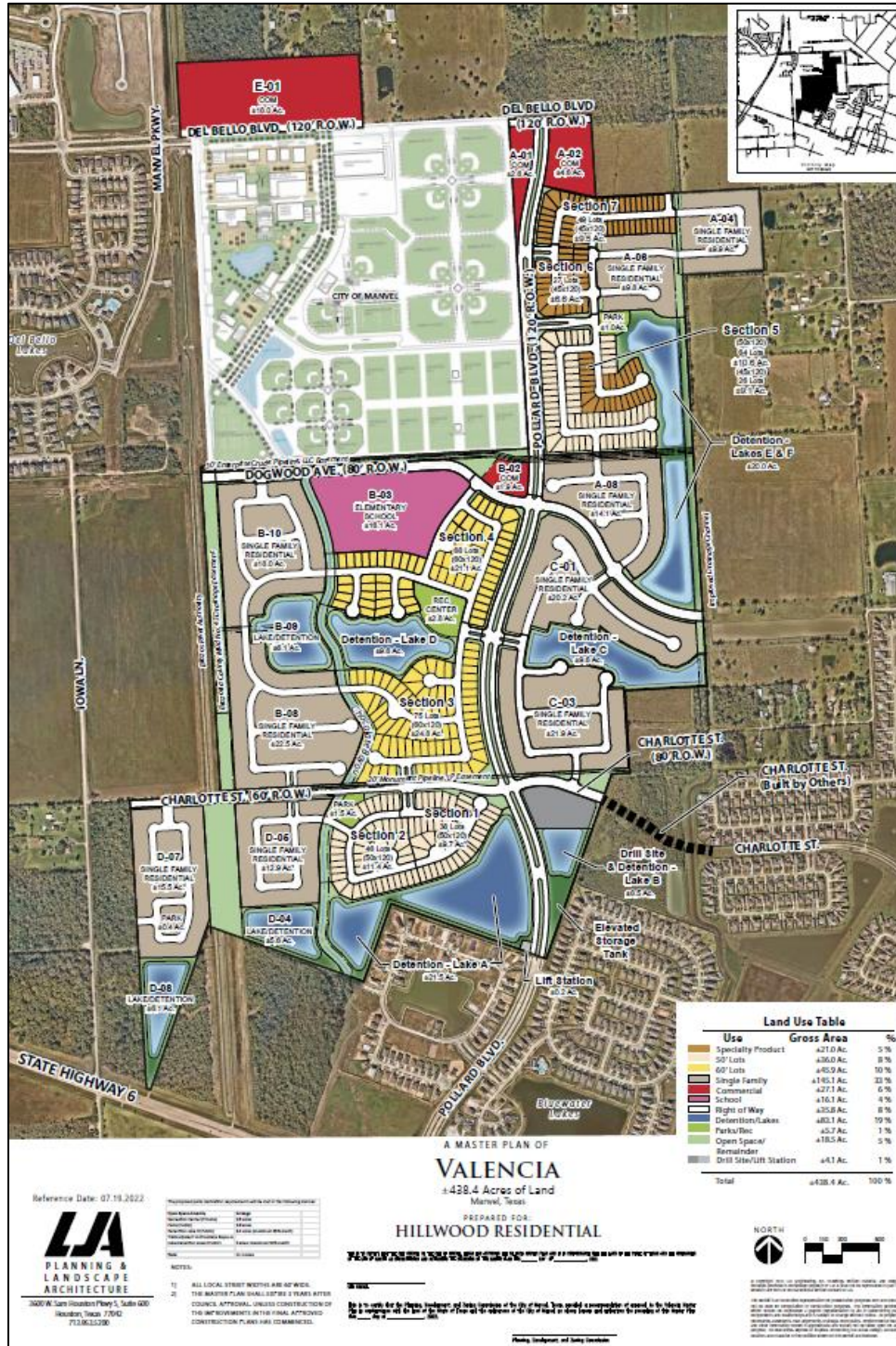
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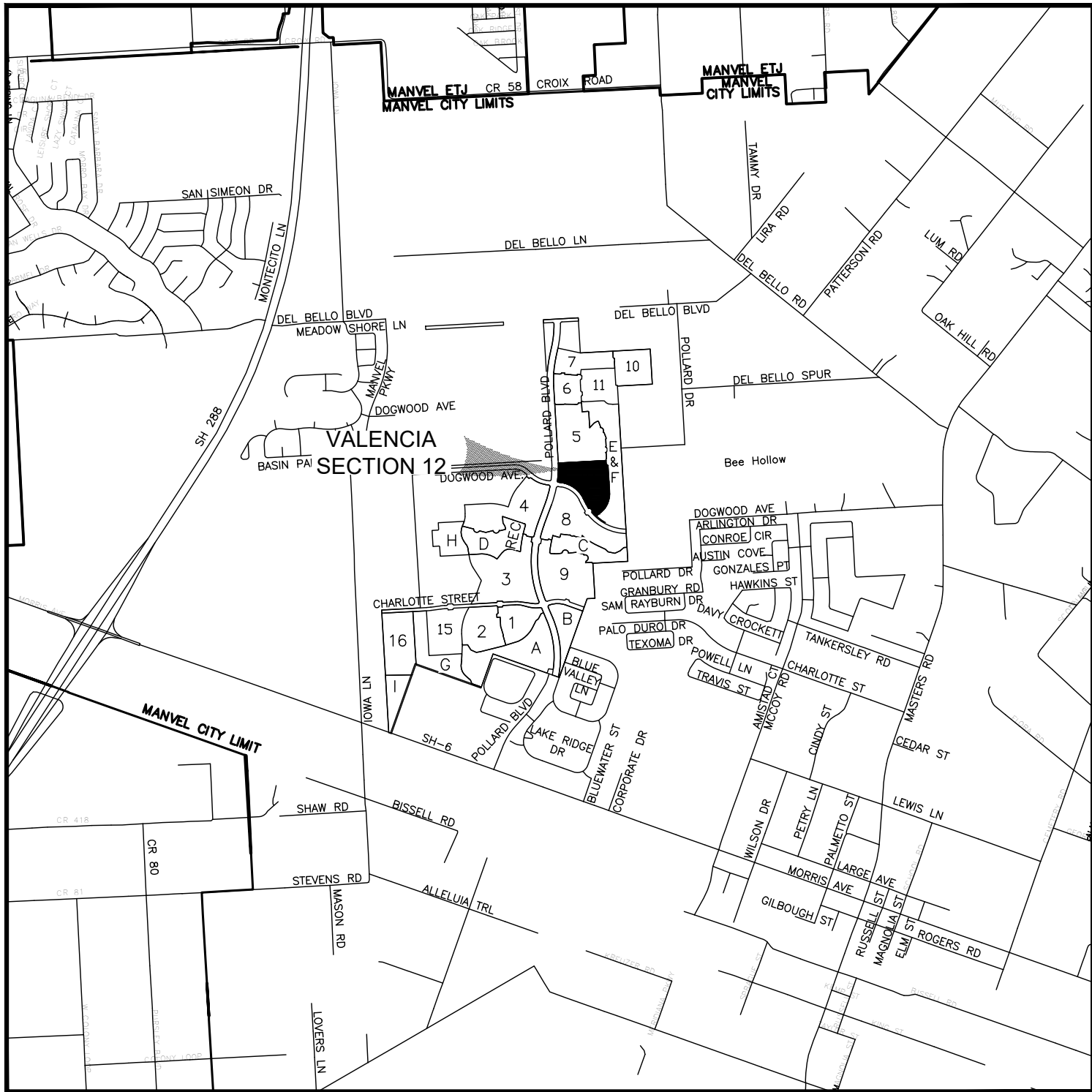


DEVELOPMENT SERVICES DEPARTMENT

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°57'11" E	899.98'
L2	S 03°00'00" E	64.47'
L3	S 48°11'45" E	45.41'
L4	S 03°24'33" E	480.96'
L5	S 02°31'41" E	56.28'
L6	S 04°13'58" W	64.57'
L7	S 12°25'29" W	64.57'
L8	S 20°37'01" W	64.57'
L9	S 28°48'33" W	64.57'
L10	S 37°00'04" W	64.57'
L11	S 45°11'36" W	64.57'
L12	S 52°25'25" W	58.09'
L13	S 53°48'42" W	43.00'
L14	S 84°04'05" W	13.89'
L15	N 36°11'18" W	115.00'
L16	S 53°48'42" W	8.20'
L17	N 36°11'18" W	60.00'
L18	N 26°59'14" W	129.68'
L19	N 81°10'38" W	58.32'

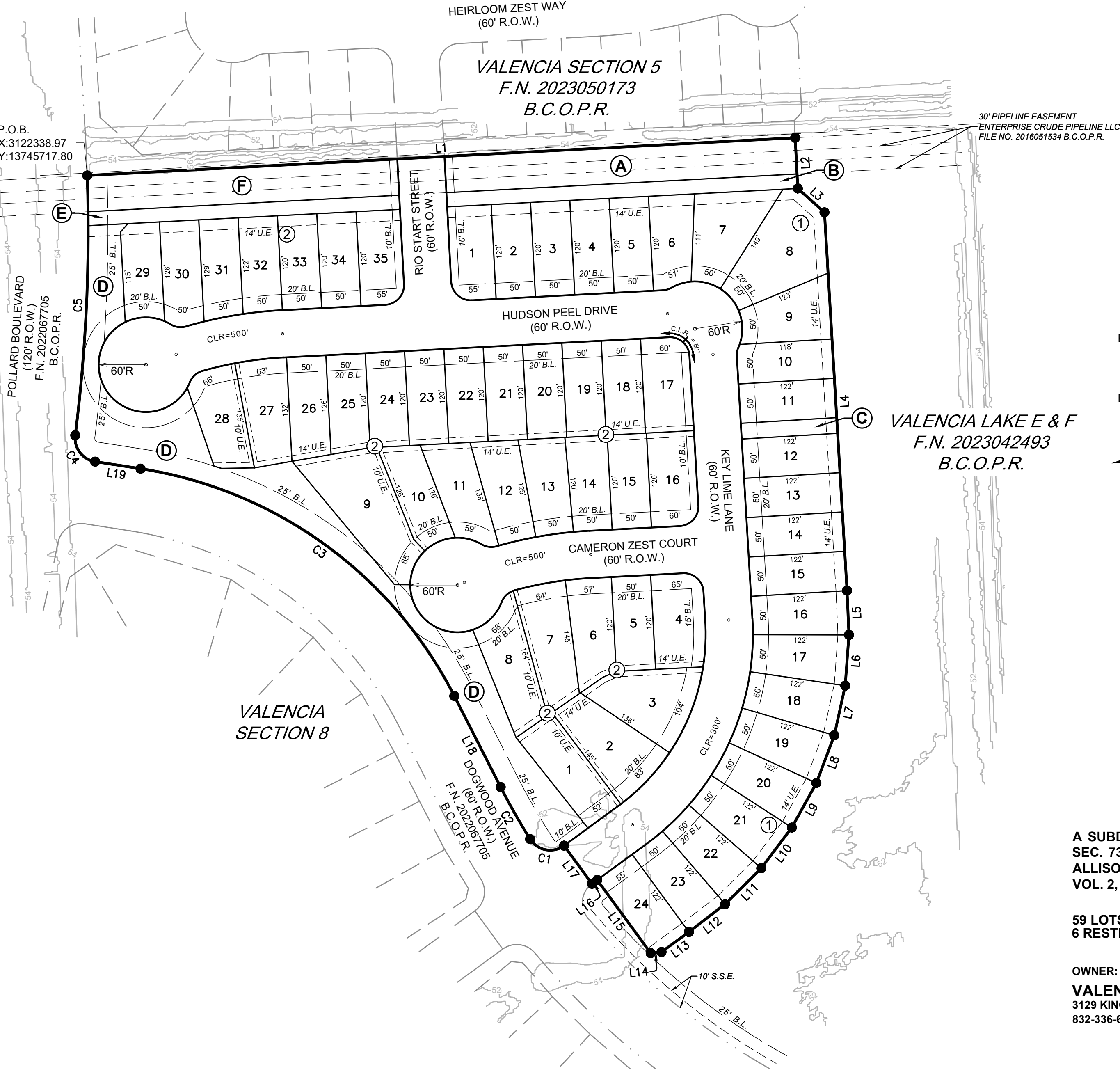
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	30.00'	94°08'44"	49.29'	N 79°06'56" W 43.93'
C2	860.00'	5°03'20"	75.88'	N 29°30'54" W 75.86'
C3	540.00'	54°11'24"	510.73'	N 54°04'56" W 491.91'
C4	30.00'	88°24'48"	46.29'	N 36°58'14" W 41.83'
C5	2060.00'	9°11'27"	330.45'	N 02°38'26" E 330.10'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.471	20,521	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE EASEMENT
B	0.187	8,139	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.056	2,440	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	1.190	51,833	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.163	7,081	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
F	0.417	18,164	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE EASEMENT
TOTAL	2.483	108,178	

CITY OF MANVEL
CALLED 149.639 ACRES
DOC NO. 2018034498
B.C.O.P.R.

40' ROADWAY ESMT.
VOL. 2, PG. 91-92.
B.C.P.R. (TO BE
ABANDON IF WITHIN VALENCIA
BOUNDARY)
30' PIPELINE EASEMENT - BRAZORIA COUNTY MUD #83
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016051534 B.C.O.P.R.
30' PIPELINE EASEMENT
M263 LLC
FILE NO. 2019047823 B.C.O.P.R.

VALENCIA 288, LLC
REMAINDER OF
CALLED 418.432 ACRES
(TRACT 1)
DOC NO. 2021068486
B.C.O.P.R.



- 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 12

A SUBDIVISION OF ±14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

59 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

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

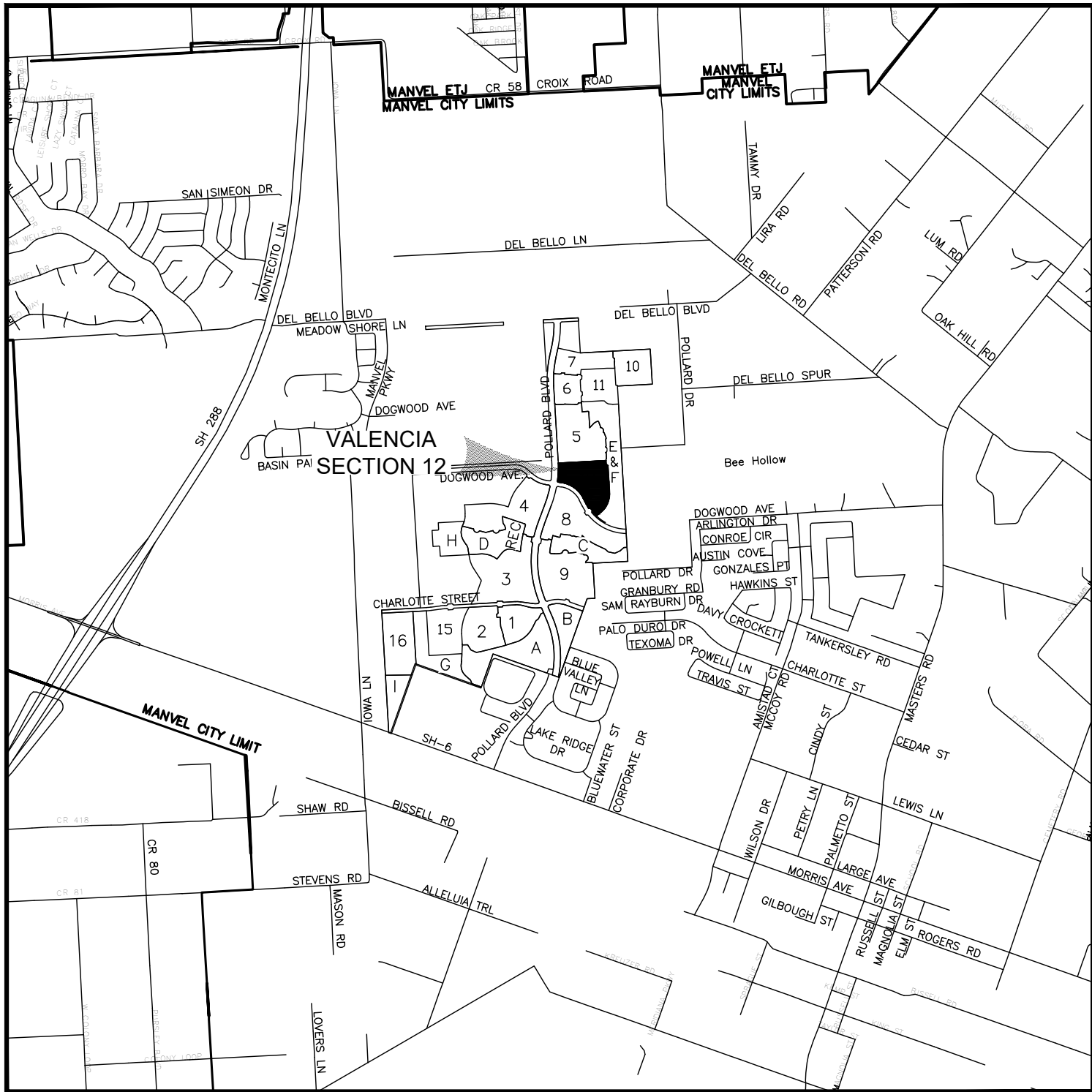
PLANNER:



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

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 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 ON-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 2			LOT AREA TABLE BLOCK 2		
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	6,573	55.35'	1	7,811	52.10'	21	6,000	50.00'
2	6,000	50.00'	2	9,465	84.28'	22	6,000	50.00'
3	6,000	50.00'	3	9,700	111.47'	23	6,000	50.00'
4	6,000	50.00'	4	7,681	65.33'	24	6,000	50.00'
5	6,000	50.00'	5	6,000	50.00'	25	6,152	50.00'
6	6,186	50.20'	6	7,092	57.27'	26	6,455	50.00'
7	8,858	50.39'	7	8,735	64.52'	27	7,677	63.52'
8	12,170	50.49'	8	8,478	60.77'	28	7,391	64.07'
9	7,288	51.03'	9	13,278	55.59'	29	6,040	50.00'
10	6,077	50.00'	10	6,715	50.05'	30	6,599	50.00'
11	6,100	50.00'	11	7,295	52.37'	31	6,267	50.00'
12	6,100	50.00'	12	7,053	50.05'	32	6,036	50.00'
13	6,100	50.00'	13	6,588	50.05'	33	6,000	50.00'
14	6,100	50.00'	14	6,189	50.01'	34	6,000	50.00'
15	6,100	50.00'	15	6,000	50.00'	35	6,565	55.35'
16	6,391	50.01'	16	7,137	60.35'			
17	6,771	50.13'	17	7,201	60.35'			
18	6,771	50.13'	18	6,000	50.00'			
19	6,771	50.13'	19	6,000	50.00'			
20	6,771	50.13'	20	6,000	50.00'			
21	6,771	50.13'						
22	6,771	50.13'						
23	6,478	50.10'						
24	6,668	55.00'						

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 12, 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 Section 12 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 COUNTY C&R DISTRICT NO. 3

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 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:
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS USBOVDIED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HERS, ASSIONS OR SUCCESSORS.
 - 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.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 46030C0150K, 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 #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 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 1373256.695 E 3127296.624.
 - SITE TBM #1: A 18-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA END CONTROL." LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 4197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1374195.372 E 3122367.696.
 - 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 0.9998337.
 - 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.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE, SHALL BE ERCTED 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, CITY OF MANVEL CITY ORDINANCES.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERCTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERCTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- 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
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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 12

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59 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 SAM HOUSTON DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

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

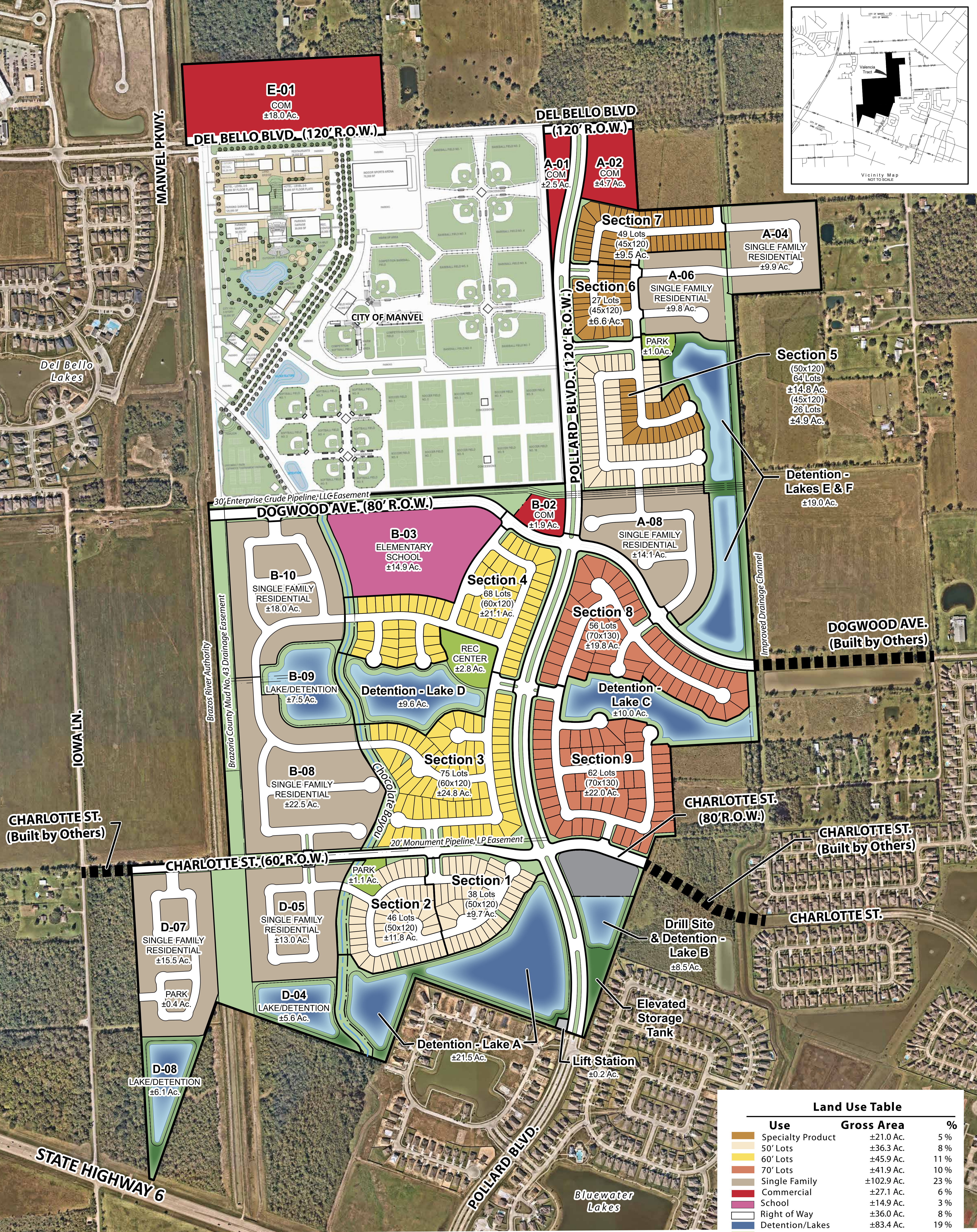
PLANNER:



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

DISCLAIMER AND LIMITED WARRANTY

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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

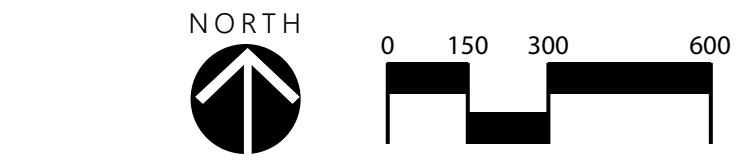
A MASTER PLAN OF

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: 02/01/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 15, being a subdivision of 13.057 acres of land located in the Mary V. O'Donnell Survey Sec. 64, A-483, Brazoria County, Texas, being a part of Outlot 175 of the Dr. A. A. Luther Subdivision of the Town of Manvel and surrounding acreage property, Vol. 1, Pg. 71 & 72 and Vol. 3, Pg. 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.

Katy Harris
SIGNATURE

02/01/2024
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 15 - Preliminary Plat
Applicant:	Katy Harris - LJA Engineering, Inc.
PD&Z Meeting Date:	February 12, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</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 section is located along the west side of Chocolate Bayou, south side of proposed Charlotte Street extension (D-05).*
- *The proposed plat subdivides a 13.057-acre tract into 55 residential lots, 3 Blocks, and 4 reserves for landscape, open space, and drainage.*
- *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 the *Valencia Section 15 - Preliminary Plat* with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).





ABSTRACT The authors have examined the effects of a 10-week training program on the physical and psychological fitness of 100 male and 100 female subjects. The subjects were divided into two groups: a control group and an experimental group. The experimental group underwent a 10-week training program, while the control group did not. The results of the study showed that the experimental group had significantly higher levels of physical and psychological fitness compared to the control group. The authors conclude that a 10-week training program can significantly improve the physical and psychological fitness of both male and female subjects.

LEGEND

RES	INDICATED RESERVE
BL	INDICATED BUILDING LINE
U.E.	INDICATED UTILITY EASEMENT
B.C.P.R.	INDICATED BAZONAZO COUNTY PLAT RECORDS
B.C.P.R.	INDICATED BAZONAZO COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATED BAZONAZO COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R.	INDICATED BAZONAZO COUNTY DEED RECORDS
B.C.M.R.	INDICATED BAZONAZO COUNTY MAP RECORDS
B.C.D.R.	INDICATED DISTRICT CLERK RECORDS OF BAZONAZO COUNTY
R.O.W.	INDICATED RIGHT OF WAY
DOC NO	INDICATED DOCUMENT NUMBER
	INDICATED STREET NAME

A PRELIMINARY PLAY OF
VALENCIA
 SECTION 15

A SUBDIVISION OF #13.067 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-482, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 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.C.P.R.)

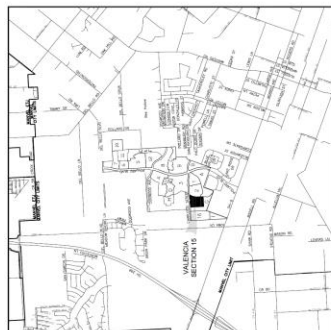
55 LOTS (50' x 120' TYP.)
4 RESTRICTED RESERVES IN 3 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 943-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 943-5118

PLANNER: **LJA** **PLANNING & LANDSCAPE ARCHITECTURE**
 3550 W Sam Houston Pkwy S, Suite 600
 Houston, Texas 77062
 LJA 271-48691 82.81.2024



LOT AREA TABLE				LOT AREA TABLE			
Lot no.	Area	Lot no.	Area	Lot no.	Area	Lot no.	Area
1	6,700	11	7,200	21	7,200	31	7,200
2	6,700	12	7,200	22	7,200	32	7,200
3	6,700	13	7,200	23	7,200	33	7,200
4	6,700	14	7,200	24	7,200	34	7,200
5	6,700	15	7,200	25	7,200	35	7,200
6	6,700	16	7,200	26	7,200	36	7,200
7	6,700	17	7,200	27	7,200	37	7,200
8	6,700	18	7,200	28	7,200	38	7,200
9	6,700	19	7,200	29	7,200	39	7,200
10	6,700	20	7,200	30	7,200	40	7,200

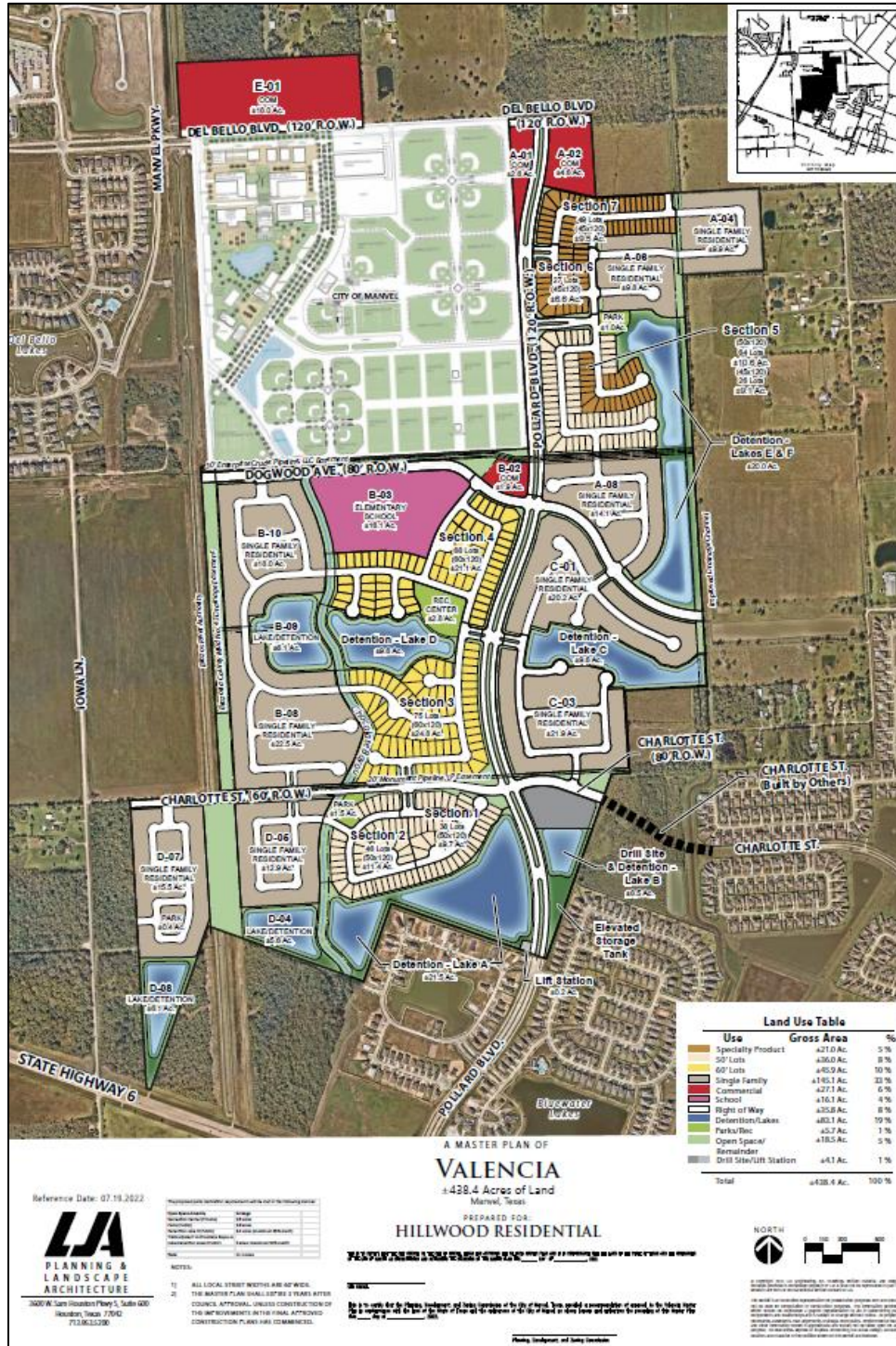
DECLARATION AND INFORMED ASSENT

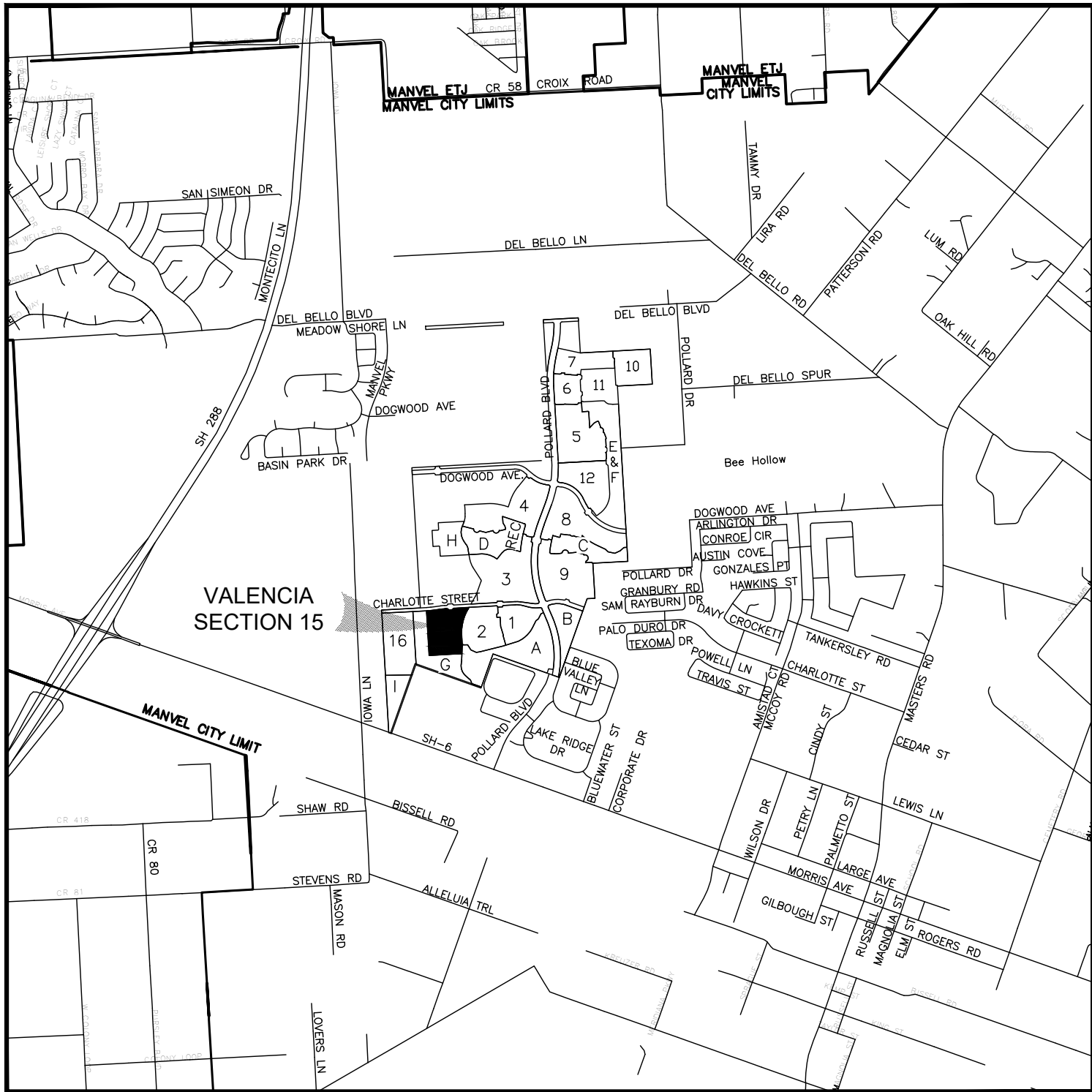


DEVELOPMENT SERVICES DEPARTMENT

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	8.54'
L2	N 82°22'34" E	183.20'
L3	N 86°49'57" E	34.10'
L4	N 86°57'17" E	90.00'
L5	N 86°49'57" E	280.89'
L6	S 29°36'30" W	50.60'
L7	S 05°28'25" W	31.63'
L8	S 03°15'52" E	192.37'
L9	S 02°16'26" W	136.40'
L10	S 86°36'46" W	619.73'
L11	N 03°23'14" W	843.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,030.00'	4°35'27"	82.53'	N 84°40'17" E	82.50'
C2	970.00'	4°27'23"	75.45'	N 84°36'15" E	75.43'
C3	25.00'	89°46'49"	39.17'	S 48°16'39" E	35.29'
C4	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'
C5	870.00'	24°08'05"	366.47'	S 17°32'27" W	363.77'
C6	490.00'	8°44'17"	74.73'	S 01°06'16" W	74.66'
C7	460.00'	5°32'18"	44.47'	S 00°29'43" E	44.45'

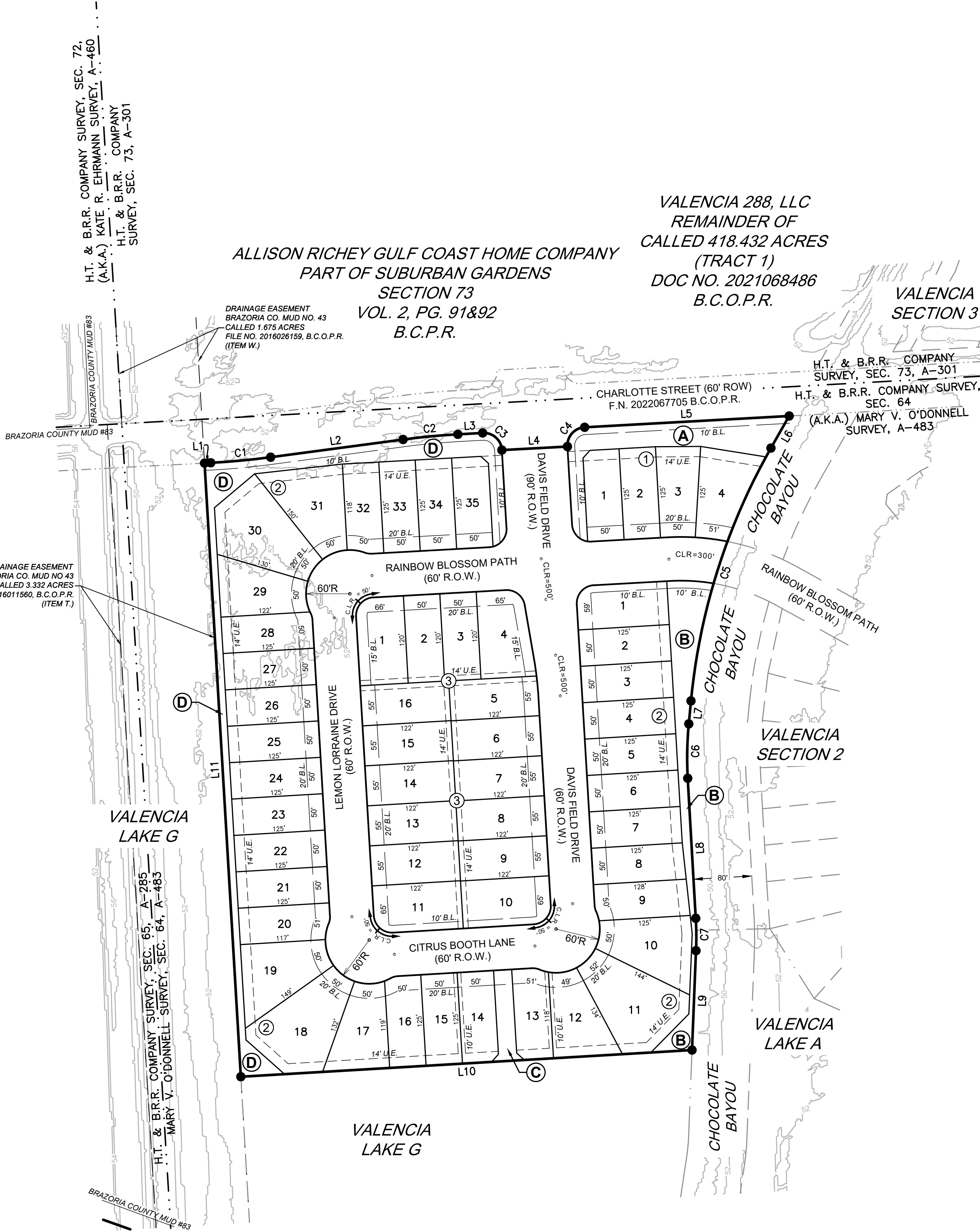
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.302	13,142	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.301	13,108	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.074	3,225	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	0.534	23,239	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.210	52,714	

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 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 ON-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

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

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.678 ACRES
FILE NO. 2016021559, B.C.O.P.R.
(ITEM W.)



GENERAL NOTES:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS USUFRUCTED OR RESTITUED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND BEVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48038C0130K, 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 #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND ROGERS RD. THE POINT IS LOCATED 5356 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373256.95 E 3127396.634.
- 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 ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13741596.372 E 3122367.896.
- 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 0.99998357.
- 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:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- 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

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 15

A SUBDIVISION OF ±13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 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.)

55 LOTS (50' x 120' TYP.)
4 RESTRICTED RESERVES IN 3 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

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

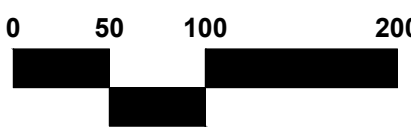
PLANNER:

LJA **PLANNING & LANDSCAPE ARCHITECTURE**

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

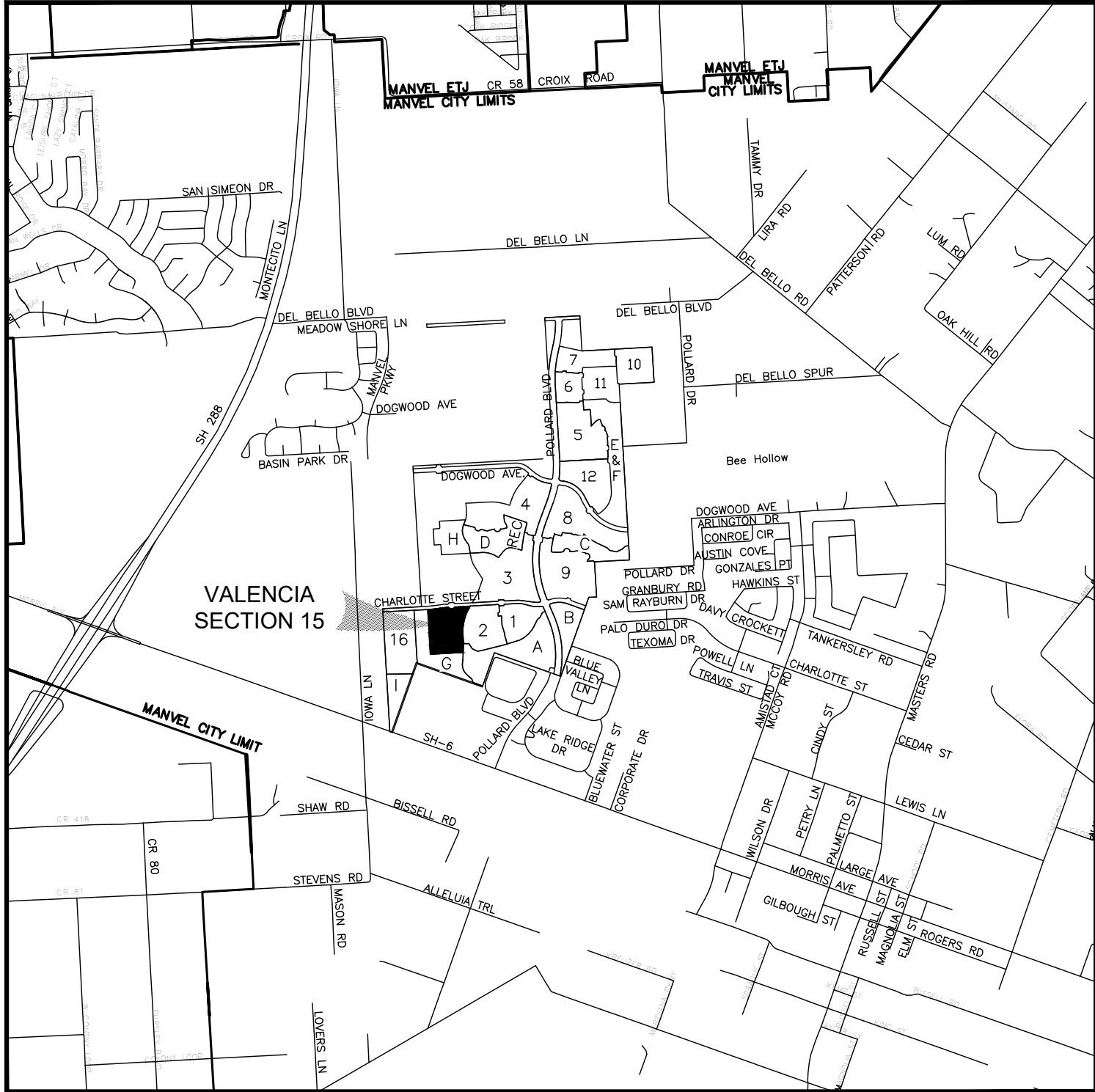


LJA# 2791-09001



PAGE 1 OF 2

02.01.2024



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

LOT AREA TABLE BLOCK 1			LOT AREA TABLE BLOCK 2			LOT AREA TABLE BLOCK 3		
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	6,199	50.00'	1	7,343	59.46'	1	7,809	65.83'
2	6,250	50.00'	2	6,250	50.00'	2	6,000	50.00'
3	6,813	50.02'	3	6,250	50.00'	3	6,000	50.00'
4	8,135	50.97'	4	6,250	50.00'	4	8,268	65.03'
			5	6,250	50.00'	5	6,647	54.61'
			6	6,250	50.00'	6	6,684	55.00'
			7	6,250	50.00'	7	6,684	55.00'
			8	6,313	50.00'	8	6,684	55.00'
			9	6,390	50.00'	9	6,684	55.00'
			10	9,509	50.40'	10	7,796	64.74'
			11	12,607	51.65'	11	7,843	65.13'
			12	7,998	50.50'	12	6,684	55.00'
			13	6,134	50.00'	13	6,684	55.00'
			14	6,200	50.00'	14	6,684	55.00'
			15	6,250	50.00'	15	6,684	55.00'
			16	6,208	50.00'	16	6,665	55.00'
			17	7,944	51.38'			
			18	12,505	50.50'			
			19	9,286	50.42'			
			20	6,113	50.00'			
			21	6,250	50.00'			
			22	6,250	50.00'			
			23	6,250	50.00'			
			24	6,250	50.00'			
			25	6,250	50.00'			
			26	6,250	50.00'			
			27	6,250	50.00'			
			28	6,239	50.00'			
			29	7,720	50.82'			
			30	12,180	50.49'			
			31	9,653	50.50'			
			32	6,120	50.00'			
			33	6,250	50.00'			
			34	6,250	50.00'			
			35	6,199	50.00'			

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 15, 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 Section 15 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 COUNTY C&R DISTRICT NO. 3

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 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:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS USUFRUCTED OR RESTUDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 48038C0130K, 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 #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.95 FEET NAVD83 GEOID 2903 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373256.95 E 3127396.634.
- 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 ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741996.372 E 3122367.896.
- 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 0.99998357.
- 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:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- 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

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 15

A SUBDIVISION OF ±13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 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.)

55 LOTS (50' x 120' TYP.)
4 RESTRICTED RESERVES IN 3 BLOCKS

OWNER:

VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

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

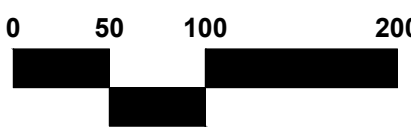
PLANNER:



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

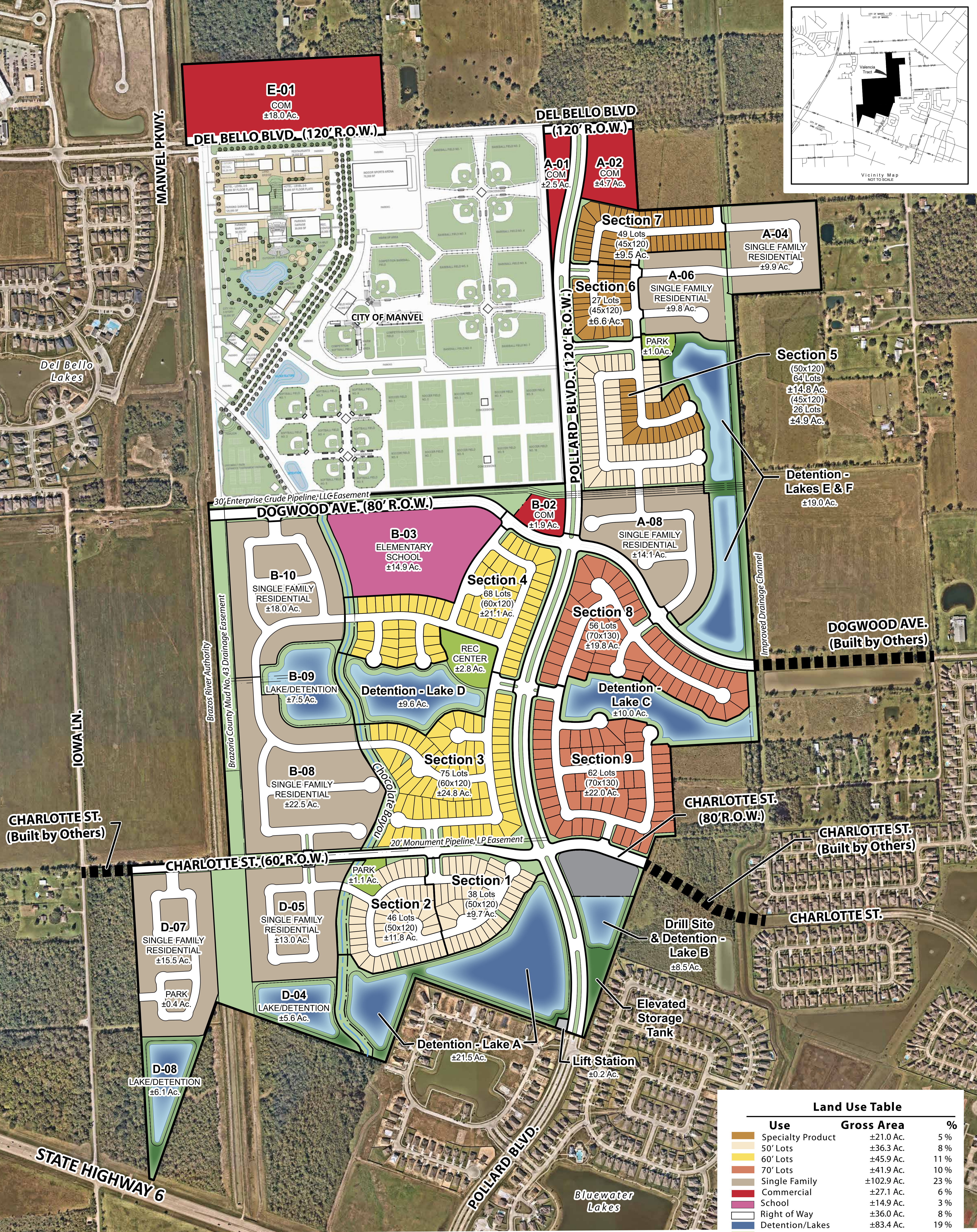


LJA# 2791-09001



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 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

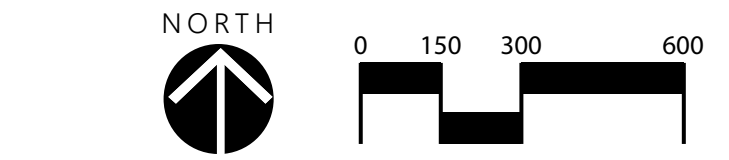
A MASTER PLAN OF

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



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	February 12, 2024	Initiated By:	Evan DuVall SAFEbuilt
Department:	Development Services	Presented By:	Evan DuVall SAFEbuilt

Subject/Proceeding

Specific Use Permit (SUP) request to establish a community college on an approximate 11.665-acre tract of land located at 11800 Magnolia Pkwy, Manvel, TX within the Light Commercial District.

Exhibits

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Plat, Floor Plan, Parking Plan, Site Photos, Application, Letter of Request, Letter of Authorization, Engineer Comments, Traffic Study Determination, and Public Hearing Notice.

Recommended Action

To hold a Public Hearing to hear all comments regarding this proposed Specific Use Permit, followed by consideration and action to provide a recommendation to the City Council.

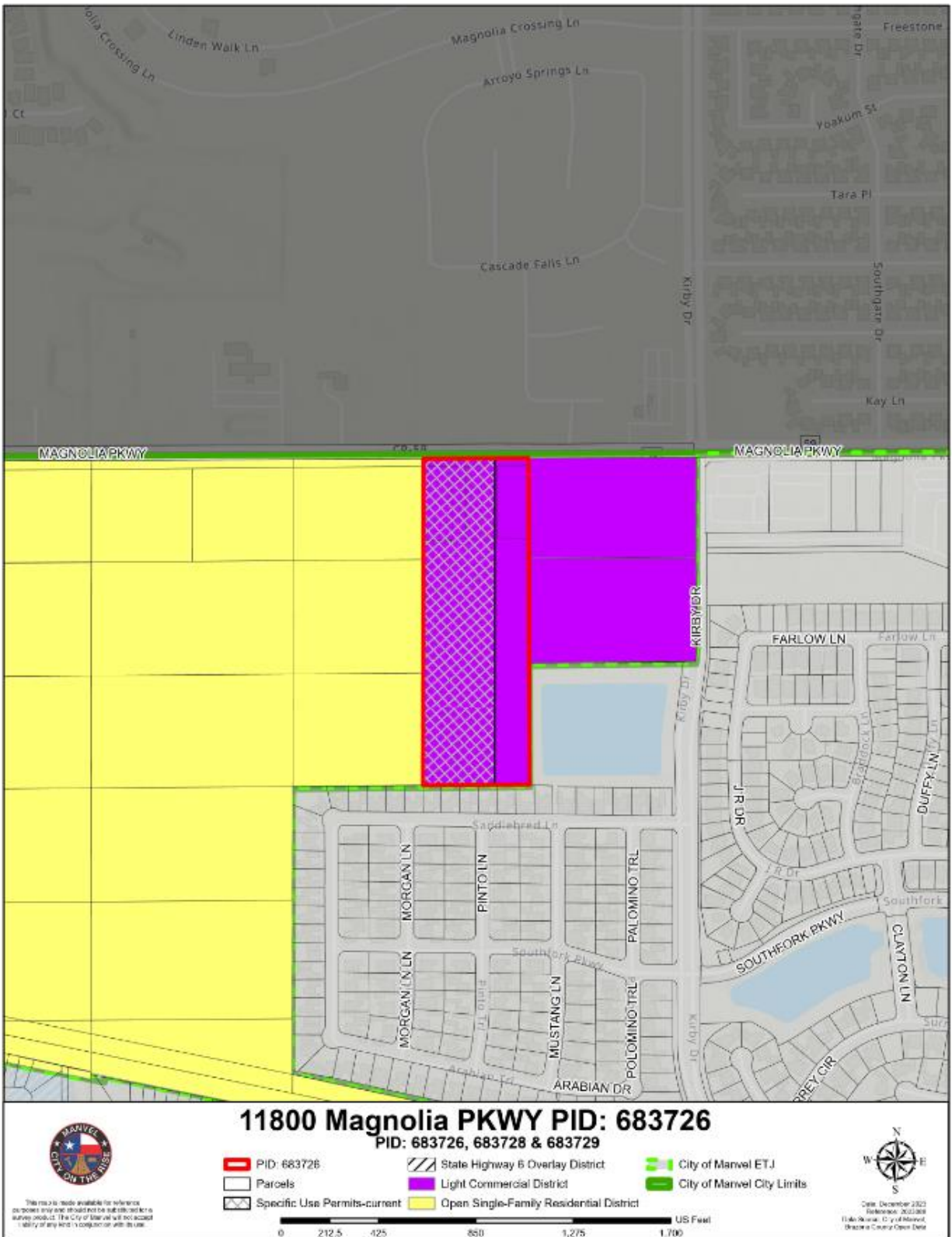
Executive Summary

The subject site is located at 11800 Magnolia Pkwy, along the south side of Magnolia Pkwy, west of Kirby Dr. The subject site, with approximately 11.665 acres, is located within the Light Commercial District (LC). The applicant, Alvin Community College, is requesting a Specific Use Permit (SUP) to open a community college on the second story of the existing building. A community college is classified as NAICS Use No. 611210, "Junior Colleges," which is allowed in LC District upon approval of a SUP.

Aerial Vicinity Map



Zoning Vicinity Map



Major Thoroughfare Plan 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: City of Pearland South: Extraterritorial Jurisdiction East: Light Commercial District (LC) West: Open Single-Family Residential (OSFR)
Surrounding Land Use	North: Residential (Outside City Limits) South: Residential (Southfork) East: Vacant structure West: Vacant/Undeveloped

Overview

The applicant intends to develop an approximately 15,000 square-foot portion of the second story of the existing two-story building for 80 (eighty) students. The first story is intended to remain a Religious Organization and elementary and secondary school as approved by a separate SUP (2018-O-45), daycare and office/retail uses. This existing SUP will not be modified by this application and will remain as it was originally approved. Access is from the existing driveway located on Magnolia Parkway.

The proposed use being a low intensity community college with roughly 80 students daily 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 Magnolia Pkwy, (b) the current existence of the structure and no new proposed structures, and (c) the scale of the building to site ratio with a large buffer from Southfork residential to the south. 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.

Parking Analysis

This location has an existing church, daycare facility, and a combination of offices and personal service on the first floor. This site provides the required 168 parking spaces, which work for this development through a shared parking. In particular, the office and daycare do not operate during the same hours as the existing first floor church that operates nights and weekends. This proposal is to finish up a roughly 15,000 square-foot portion of the second floor and add an extension to Alvin's Community College offerings. The remainder of the second floor is planned for office but is not part of this application.

Parking Analysis for 11800 Magnolia

Use	Area	Parking Required
Daycare Classroom	12 Adults @ 1/adults	12
Daycare Other	100 Students @ 1/20 student	5
Office/Retail (1 st floor) Combination	13,038 SF @ 1 per 200 SF for Office and 1 per 250 SF for Retail	56
Office (2 nd story – Currently Vacant)	10,984 SF @ 1 per 200 SF	55
Community College (2 nd Floor)	15,000 SF @ 1 per 2 students 80 students	40
Total Peak hours		168
Total Parking Provided		168
Shared Parking – Off Peak Hours		
Church – Off Peak hours and weekends	618 Auditorium Occupancy @ 1 per 4 people	155

Staff Recommendation

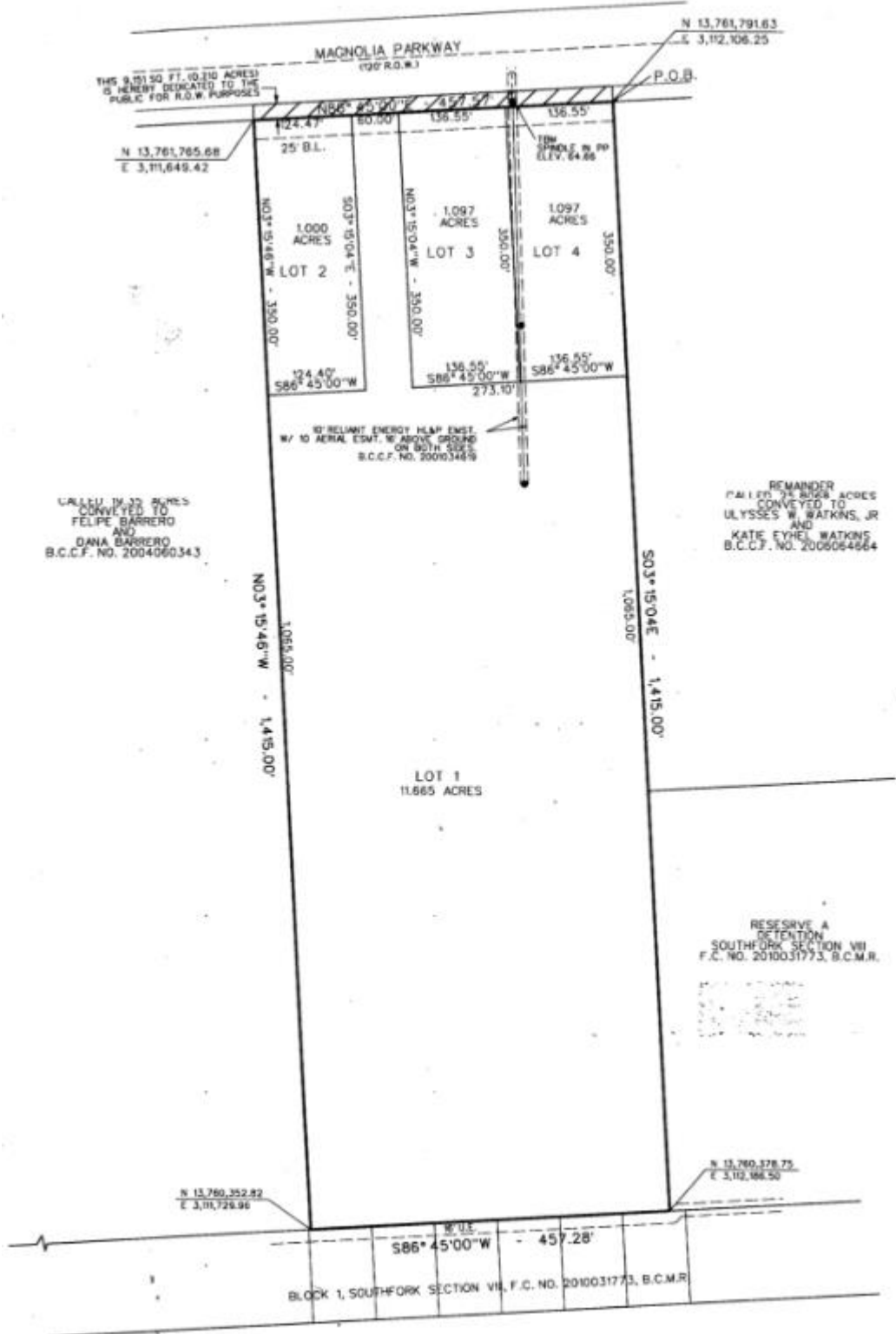
Based on the above discussion, staff recommend conditional approval of this SUP request for the subject site to allow NAICS Use No. 611210, "Junior Colleges," as this application satisfies the minimum approval requirements for a Specific Use Permit and will not negatively impact the area.

Recommended Conditions:

1. All building, fire, and engineering comments must be addressed during the permitting process.

Public Hearing

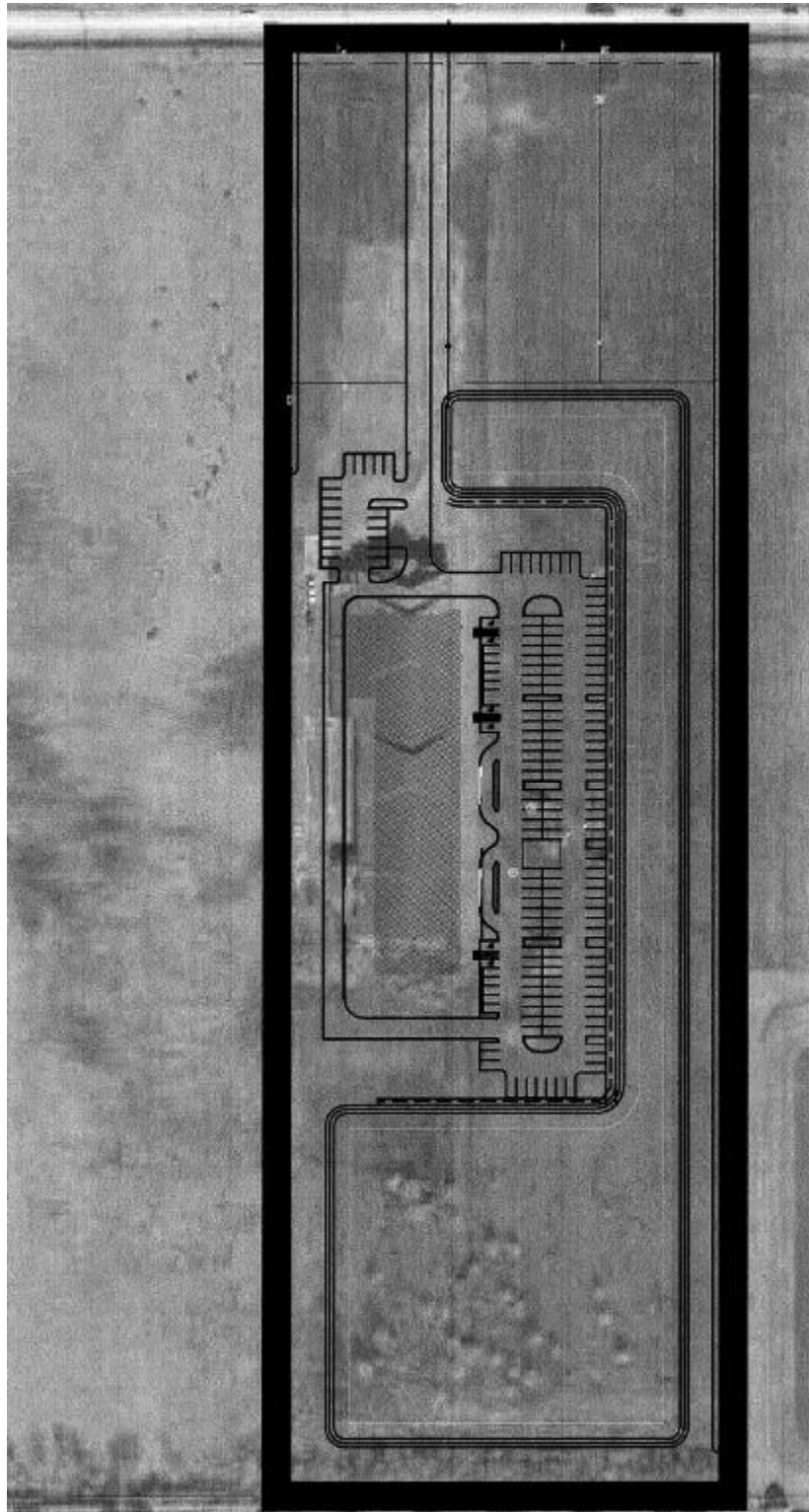
The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received no informational inquiry and is not aware of any opposition to the request.



Floor Plan



Parking Plan



Site Photographs:
11800 Magnolia – Facing South



11800 Magnolia – Facing South – Building Front



11800 Magnolia – Facing Southeast in main parking lot.



11800 Magnolia – Facing South in main parking lot.



11800 Magnolia – Facing Northwest from main parking lot area.



Application



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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Alvin Community College west side expansion
Project Location/Address: Manvel Mansion - 11800 Magnolia Pkwy, Manvel Tx 77578
Legal Description: _____
Current Zoning: LC-SUP Proposed Land Use: S NAICS No.: 611210
Parcel/Tax ID# (s): _____ Total Acreage: 11.665

APPLICANT INFORMATION

Applicant Name: Stacy Ebert
Company Name: Alvin Community College
Address: 3110 Mustang Road City: Alvin State: TX Zip: 77511
Phone #: _____ Email: _____

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

Stacy Ebert

12/7/2023

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Bulldog Funding, LLC
Address: 2700 Cullen Blvd Unit 84803 City: Pearland State: Tx Zip: 77584
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.

James B. Youngblood

10/10/23

Owner's Signature (REQUIRED)

Date

Letter Of Request



Robert J. Exley, Ph. D
President

Your College > Right Now

November 1, 2023

City of Manvel
20031 Hwy 6
Manvel, TX 77578

RE: Applicant Letter of Request for Special Use Permit

To Whom It May Concern:

I am pleased to submit this letter of request on behalf of Alvin Community College for a Special Use Permit for approximately 15,000 square feet of rentable area in the property known as The Mansion located at 11800 Magnolia Parkway, Manvel, Texas 77578.

Alvin Community College intends to use this space to: a) provide instructional services in a variety of industry specific areas, b) meet with business and industry clients to develop customized and specific training to suit their needs, c) house a limited number of college professional personnel, d) provide working space for college instructors who serve the local high schools' dual-enrollment needs, and e) serve as a means for employees and clients to share common space and "hot-desk" remote work for individuals as well as college employees.

The site will utilize advanced Virtual and Augmented Reality applications to provide cutting-edge training in multi-modal settings. By utilizing VR / AR technology creating virtual simulations, the site will utilize simulated chemical reagents, mock vent-hoods, and virtual components like virtual Bunsen burners to simulate heating a substance, combusting substances or to sterilize objects. Thus, this utilization of AI, VR and AR provides the necessary instructional space and learning experience without the life-safety risks of a traditional lab setting. Specific areas of training will include healthcare occupations, law enforcement augmented reality experiences, industry simulators ranging from CDL training to holographic anatomy experiences.

The site will also provide information regarding all educational programs available at the Alvin Community College home campus in Alvin, Texas. This access to full information and student services shall be available via remote connections. The intent is to host lecture series in various workforce arenas including Artificial Intelligence utilization, Human-centric Leadership and Organizational design work, and community enrichment lectures and workshops.

www.alvincollege.edu

 rexley@alvincollege.edu

 Tel: 281.756.3588
Fax: 281.756.3858

 370 Mustang Road
Alvin, TX, 77511-4898

Regarding student and client traffic, once the College receives a certificate of occupancy, the plan is to stand up business and industry training programs currently underway with various health care providers and biotechnology manufacturing companies. It is expected to have traffic flow and training experiences regularly scheduled from Monday through Friday with some limited weekend events. The site will provide services, training and consultation a minimum of 40-50 hours per week.

The location is ideal for this expansion of Alvin Community College's services to our community. The facility is easy to access being located approximately one mile west of Hwy 288. The proximity to multiple healthcare partners allows the for the College to provide upskilling of existing employees both at this site and within the employers' facilities. Finally, with the continued advancement and perfection of online education many of these learning experiences will be delivered in a hybrid format whereby content mastery of subject matter is via the online media with the applied lab experience being face-to-face on site via multi-modal AI/VR/AR technology. Finally, the opportunity to serve the Manvel community from a physical site within the City of Manvel significantly enhances the citizens and businesses access to ACC.

In closing, Alvin Community College is poised to provide a "College of the Future" in partnership with the City of Manvel. Thank you and we look forward to long and prosperous partnership.

Respectfully,



Robert J. Exley, Ph.D.
President, Alvin Community College

Letter Of Authorization



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Bulldog Funding, LLC
Owner Name

11800 Magnolia Parkway #210
Owner Address

Manvel, TX 77578
Owner City, State Zip

10/10/23
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, James Youngblood, certify that I am the owner of the project property located at 11800 Magnolia Parkway #210 and that the foregoing 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 myself with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and/or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at [REDACTED] if you have any questions.

Sincerely,

Owner Name James Youngblood

Owner Signature James Youngblood

Engineering Comments



CITY OF MANVEL

<http://www.cityofmanvel.com>

Engineering Department

engineering@cityofmanvel.com

Percy Ben

Associate Engineer

percy.ben@cityofmanvel.com

20031 Highway 6
Manvel, Texas 77578

Main: (281) 489-0630

Direct: (832) 295-1321

Fax: (281) 489-0634

SUP Submittal for Alvin Community College

Engineering Comments as of 12/22/2023

1. Provide source for rainfall intensity values used. The values used does not match City of Manvel values in the DCM
2. Provide 25 yr calculations also since draining less than 100 acres
3. Note that the property is in Floodzone X (Unshaded) in Floodplain Statement.
4. Provide detention calculations
5. Provide dimensions of the proposed detention with required maintenance berm found in the DCM
6. Provide parking stalls dimensions. City of Manvel requires 10x20 parking stalls
7. Provide drive aisle width of 25 ft

Fire Marshal Review Comments



CITY OF MANVEL
FIRE MARSHAL'S OFFICE
INSPECTIONS*INVESTIGATIONS
20025 Hwy 6 Manvel, TX 77578
(281) 489-0630 Fax (281)-498-0634



Fire Marshal's Review Comments

Date: 01/12/2023

Project Name: Alvin Community College West Expansion

Address: 11800 Magnolia Pkwy, Mavel, Texas 77578

Type of Plans/Application: SUP

Project Description: ACC intends to use vacant space to provide instructional services for education programs.

Submittal Company: Alvin Community College

Applicant Name: Stacy Ebert

Submittal Company Address: 3110 Mustang Road,
Alvin, TX 77511

Applicant Email: sebert@alvincollege.edu

☐ Approved ☐ Approved with conditions ☐ Disapproved ☒ No Objections ☐ Additional Information Required

Comments: *Parking Requirements*

- The number of designated parking spots were not conveyed on the submitted drawing. Does the current parking lot meet the parking space requirements for all occupancies within the building?

***DETAILS TO BE CONSIDERD:**

*The provided parking spaces are shared between several other mixed-use occupancies. Parking requirements must be met for all occupancies.

* Fire Lanes are not identified on the submitted drawings. An inadequate number of parking spaces could result in the enforcement of Fire Lane violations at the property owner and/or vehicle owner's expense.

* The current fire protection water supply tank and fire pump may not be sufficient in supporting the demands of the proposed occupancy use.

The Fire Marshal's Office has no objections to SUP. FMO comments are consideration only, no action required at this time.

Thank you,
Shonna



Shonna Bellow, Asst. Fire Marshal

City of Manvel

P.O. Box 187 Manvel, TX. 77578 | 20025 Highway 6 Manvel, TX 77578

P: 281.489.0630 | shonna.bellow@cityofmanvel.com

Traffic Study Determination

Traffic Study Memorandum
Alvin Community College
Manvel Branch Campus
Trip Distribution



The expected distribution of trips generated by the development was forecast based on the existing gravity of the intersection of Magnolia Parkway (CR 59) and Kirby Drive. **Figure 2** shows the trip distribution percentages used in the analysis for trips to and from the proposed site. **Attachment B** contains a more detailed breakdown of existing volumes, future background volumes, net new site trips, and future total volumes between the proposed development and the signalized intersection at Magnolia Parkway (CR 59) and Kirby Dr.



Figure 2: Proposed Traffic Distribution

Conclusion

Standard municipal state of the practice protocols recommends a minimum of 100 trips during peak hours or 1000 daily trips to warrant a traffic impact analysis (TIA) study. Neither the AM nor the PM trips exceed 100 trips, and only 496 trips are generated daily. Due to these low volumes of traffic, no further study is warranted to examine the traffic impact of the proposed branch campus development at 11800 Magnolia Parkway.

Sincerely,

Jared Edwards, P.E.

Cobb, Fendley & Associates Inc.



Public Hearing Notice

Public Hearing Notice to run on Sunday 1/28/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, FEBRUARY 12, 2024 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M., ON TUESDAY, FEBRUARY 20, 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 11.665 ACRE TRACT OF LAND, LOCATED AT 11800 MAGNOLIA PARKWAY, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC/SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 611210 "JUNIOR COLLEGE"; 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.



MANVEL PD&Z

DATA SHEET

MEETING DATE: February 12, 2024

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 11.665-acre tract of land located at 11800 Magnolia Parkway Ave, Manvel, TX in the Light Commercial District (LC) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permits (LC-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use 611210 "Junior Colleges".

BACKGROUND: The subject site is located at 11800 Magnolia Pkwy, along the south side of Magnolia Pkwy, west of Kirby Dr. The subject site, with approximately 11.665 acres, is located within the Light Commercial District (LC). The applicant, Alvin Community College, is requesting a Specific Use Permit (SUP) to open a community college on the second story of the existing building. A community college is classified as NAICS Use No. 611210, "Junior Colleges," which is allowed in LC District upon approval of a SUP.

The SUP application with a proposed site plan was submitted and staff reviewed the site plans and provided comments to the applicant. This proposal is for a maximum of eighty (80) students in approximately 15,000 square feet of the second story. 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 subject site has driveway access from Magnolia Parkway for the existing two-story building and parking areas. This proposal does not intend to make any exterior improvements to the property. If this Specific Use Permit is approved, Alvin Community College would be able obtain a permit for Tenant Improvements for the second story.

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 one (1) condition as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-08

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Evan DuVall
SafeBuilt

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



ORDINANCE NO. 2024-O-08

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 611210 “JUNIOR COLLEGES”; 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, James Youngblood, Bulldog Funding, LLC., is the owner (the “Owner”) of a certain 11.665-acre tract of land located at 11800 Magnolia Pkwy, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 298, Brazoria County, Texas, being a replat of a portion of the Allison Richey Gulf Coast Home Company Suburban Gardens Subdivision Records in Volume 2, Page 98 of the Plat Records of Brazoria County Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 11.665-acre tract is currently zoned Light Commercial District (LC) District; and

WHEREAS, the owner has filed an application to change the zoning classification of the 11.665-acre tract to Light Commercial District, with a Specific Use Permit (LC-SUP) allowing the proposed use of the property for NAICS use 611210 “Junior Colleges”; 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 11.665-acre tract of land located at located at 11800 Magnolia Pkwy, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract 298, Brazoria County, Texas, being a replat of a portion of the Allison Richey Gulf Coast Home Company Suburban Gardens Subdivision Records in Volume 2, Page 98 of the Plat Records of Brazoria County Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District (LC) to Light Commercial District, with two Specific Use Permits (LC-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Junior Colleges– (NAICS 611210)
2. Religious Organizations – (NAICS 813110) - Ordinance 2018-O-45
3. Elementary and Secondary Schools (NAICS 6111) - Ordinance 2018-O-45

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. This proposed use of a “Junior College” and site may not be changed or expanded except by amendment of this Specific Use Permit. The existing Specific Use Permit approved by Ordinance 2018-O-45 will remain unchanged by 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

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Table of Area Calculations:

Section	Area (Acres)	Area (Square Feet)
1	1.0000	130,680
2	1.0000	130,680
3	1.0000	130,680
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MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION - BY LAWS (AMENDED _____, 2024)

WHEREAS, the Planning Commission of the City of Manvel (the "commission" or a.k.a. the “Manvel Planning, Development, and Zoning Commission” and “PD&Z”) was created pursuant to the authority provided in V.T.C.A., Local Government Code § 211.007; and

WHEREAS, these bylaws are cumulative of state law, the City Charter, and The City Code; and

WHEREAS, specifically, the Planning Commission of the City of Manvel is affected by, and specifically references:

(1) The City Charter, section 3.11 - Code of Ethics and Conduct, and City Code, Chapter 2, Article IV. Ethics.

(2) The City Charter, section 4.02 - Appointment of members of boards and commissions.

(2) City Code, Chapter 2, Sec. 2-170. - Appointments of planning, development and zoning and MEDC board members.

(3) City Code, Chapter 77, Sec. 77-72. - Planning commission.

(4) Texas Local Gov’t Code, chapter 211 and chapter 212, especially § 211.007. Zoning Commission, et seq.;

NOW THEREFORE, the Planning Commission of the City of Manvel hereby adopts these bylaws as follows:

ARTICLE 1 – MEMBERSHIP AND TERM OF OFFICE

(a) The commission shall be composed of seven members. Each member of the commission shall be a resident of the city and shall have no outstanding debts owed to the city.

(b) New PD&Z members will be required to attend two consecutive PD&Z meetings with documentation of attendance, have no felonies, be a registered voter, and have been a resident of Manvel for at least twelve (12) months prior to applying, submit an application to the city secretary, and allow for a background check.

(c) Each member of the commission shall serve for a period of two consecutive years. A member of the PD&Z commission may serve more than one term, provided that the member is nominated/appointed in the same manner set forth in this subsection. After expiration of a member’s term, that commissioner shall holdover in the position until their successor is appointed and duly sworn.

(d) Initially, upon the effective date of this section, the members of the commission shall remain in effect as they are prior to the approval of this section and subject to the staggering of terms as required.

(e) Removal; compensation.

(i) Each member of the commission may be removed by a majority vote of the Council; each such removed member shall be notified in writing of council's action.

(ii) Upon a member missing three consecutive PD&Z meetings, workshops, or joint workshops with City Council, it shall trigger an automatic removal from PD&Z. The removal shall be automatic unless a majority of PD&Z votes to not trigger this provision at the next regularly scheduled meeting, with a majority of City Council concurring at the Council's next scheduled City Council meeting. In the scenario that City Council does not concur with the removal, the member in question shall continue to serve in their current capacity.

(f) Members of the commission shall serve without compensation.

(g) Vacancies (including filling of removed commission members). Vacancies on the commission, and filling the positions of removed members, shall be filled subject to provisions established under subsection (b). Any member of the commission appointed in the manner prescribed in this paragraph shall serve until the end of the term of the PD&Z member to whom the replacement position is made.

ARTICLE 2 – OFFICERS AND COMMITTEES OF THE COMMISSION

(a) The Chairman shall be the executive officer and presiding officer of the Planning, Development, and Zoning Commission and shall conduct all meetings.

(b) The Vice Chairman shall act in place of the Chairman at all times in the absence of the Chairman.

(c) The Secretary shall act in place of the Chairman and/or Vice Chairman at all times in the absence of the Chairman and/or Vice Chairman.

(d) The officers of the Commission shall be the Chairman, Vice Chairman and Secretary. The officers shall be elected at, and serve from, the first regular meeting of March.

(e) Planning, Development and Zoning officers (Chairman, Vice Chairman and Secretary) shall have a one-year term of office.

(f) Committee and Subcommittee chairpersons of standing committees and subcommittees, if any, shall be appointed by the Chairman of the Planning Development and Zoning Commission at the first meeting of March each year.

(g) The City of Manvel City Secretary, or their designee, shall be responsible for recording minutes at all meetings and maintaining all records and papers pertaining thereto.

ARTICLE 3 – MEETINGS

(a) The meetings of the Commission shall be held on the Second and Fourth Monday of each month. If the regular meeting date should fall on a city holiday, then the meeting shall be held on the next available business day, or such other date as may be set by the Commission.

(b) Special called meetings shall be by the Mayor, the Chairman, three Commission members, or by request of the City Manager, with the concurrence of the Chairman.

(c) Joint Workshops may be called by the Mayor at any time.

ARTICLE 4 – ORDER OF BUSINESS; MOTIONS

(a) The order of business for each regular meeting shall be as follows:

1. Opening
2. Roll Call
3. Pledge
4. Public Comments
5. Public Hearings
6. Consent Agenda
7. Regular Agenda
8. Adjournment

(b) All regular meetings shall be conducted under these Rules of Procedure and Roberts Rules of Order. The Chairman and all other officers are entitled to vote.

(c) Positive motions are preferred. Any member who makes a motion, or seconds a motion, to enable the item to come before the Commission for a vote, does not have to vote for that motion.

ARTICLE 5 – RECOMMENDATIONS

Recommendations to the Mayor and the City Council for action to be taken on agenda items shall be made by a vote of a majority of the PD&Z Commission and transmitted to the Mayor and the City Council, except where other law requires a supermajority.

ARTICLE 6 – SUSPENSION, ALTERATION, AND AMENDMENT OF THE BY-LAWS

(a) These bylaws may not be suspended, altered or amended unless approved by a majority of the PD&Z Commission at a regular or special meeting with proper notice.

(b) Any such action shall not become effective until and unless approved by the City Council.

ARTICLE 7 – REPORTS TO CITY COUNCIL

(a) The Planning, Development and Zoning Commission may provide written, quarterly progress reports to the City Council submitted on the first business day of the quarter.

(b) These quarterly reports may also be posted on the City’s website for the public to access.

ARTICLE 8 – STANDARDS OF PROFESSIONALISM

(a) PD&Z Commission members shall adhere to the highest ethical standards. They shall act with honesty, integrity, and transparency in all their dealings related to board responsibilities. Commission members shall avoid conflicts of interest and disclose any potential conflicts promptly.

(b) Respect and Civility:

PD&Z Commission members shall treat fellow board members, staff, applicants, and the public with respect and courtesy at all times. Disagreements and debates shall be conducted in a civil and respectful manner, focusing on the issues rather than personal attacks.

(c) Confidentiality:

Commission members shall maintain the confidentiality of sensitive information and discussions that occur during closed sessions or executive meetings. They shall not disclose confidential information to unauthorized individuals or entities.

(d) Preparedness and Engagement:

PD&Z Commission members are expected to come to meetings well-prepared, having reviewed all relevant materials and information. They should actively participate in discussions, ask questions, and contribute constructively to the decision-making process.

(e) Professional Development:

Commission members are encouraged to pursue professional development opportunities that enhance their knowledge of planning, zoning, and development issues. This may include attending training sessions, workshops, or relevant conferences.

(f) Compliance with Laws and Regulations:

PD&Z Commission members shall comply with all applicable federal, state, and local laws and regulations governing their role and responsibilities. They should stay informed about changes in land use regulations and planning policies.

(g) Community Engagement:

PD&Z Commission members should actively engage with the community to understand the concerns and perspectives of residents and stakeholders. They should attend public meetings and events related to planning and development when possible.

Voted unanimously by the Planning Commission of the City of Manvel on _____, 2024.

Passed and approved by Manvel City Council on the _____ day of _____, 2024.

Chair, Planning Commission of the City of Manvel

Mayor

City Secretary