

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



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

NOTICE IS HEREBY GIVEN
6:00 P.M.

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

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 03/2026
- Position #6 Delores Martin 03/2026
- Position #7 William Richardson 03/2026

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 AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER DEVELOPMENT; 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 a 1-year extension of approval for the Final Plat for Meridiana Inspiration Way Phase 2;

BEING A SUBDIVISION OF 5.456 ACRES BEING OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 THROUGH 15 OF LULLING STONE SECTION ONE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT A SUBDIVISION PER PLAT RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Approve Meridiana Section 7 East Preliminary Plat;

BEING A SUBDIVISION OF 20.32 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-11, BLOCK 1, OF LULLING STONE SECTION 1 A PLAT RECORDED AT VOLUME 21, PAGES 267-270, ALSO BEING OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat;

BEING A SUBDIVISION OF 18.24 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Approve the meeting minutes to date.

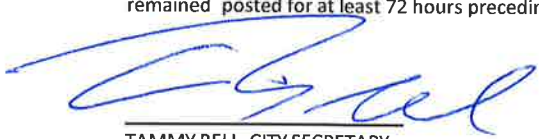
Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-17;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- B. 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.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on April 5, 2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



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: 03/25/2024 (04/08/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve a 1-year extension of approval for the Final Plat for Meridiana Inspiration Way Phase 2, being a subdivision of 5.456 acres being out of the Oliver Hall Survey, A-203; being a partial replat of a portion of Lots 5 through 15 of Lulling Stone Section One, a subdivision per plat recorded in volume 21, pages 267-270 of the Brazoria County plat records; also being a partial replat of a portion of Lot 15 of Lulling Stone Section One Amending Plat a subdivision per plat recorded in vol. 22, pg. 165-166 of the Brazoria County Plat Records City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

03/25/2024
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:	Meridiana Inspiration Way Phase 2 - Final Plat
Applicant:	Kaitlin Gile, EHRA, Inc.
PD&Z Meeting Date:	April 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager / City Engineer
Recommendation:	Approval of a one-year Extension <u>Expiration Date: May 23, 2025</u>

BACKGROUND/ REVIEW NOTES

- *This final plat was heard and approved at the May 23, 2022, PD&Z Commission meeting.*
- *The applicant is requesting a one-year final plat extension per Section 62-41 of the subdivision ordinance.*

STAFF RECOMMENDATION

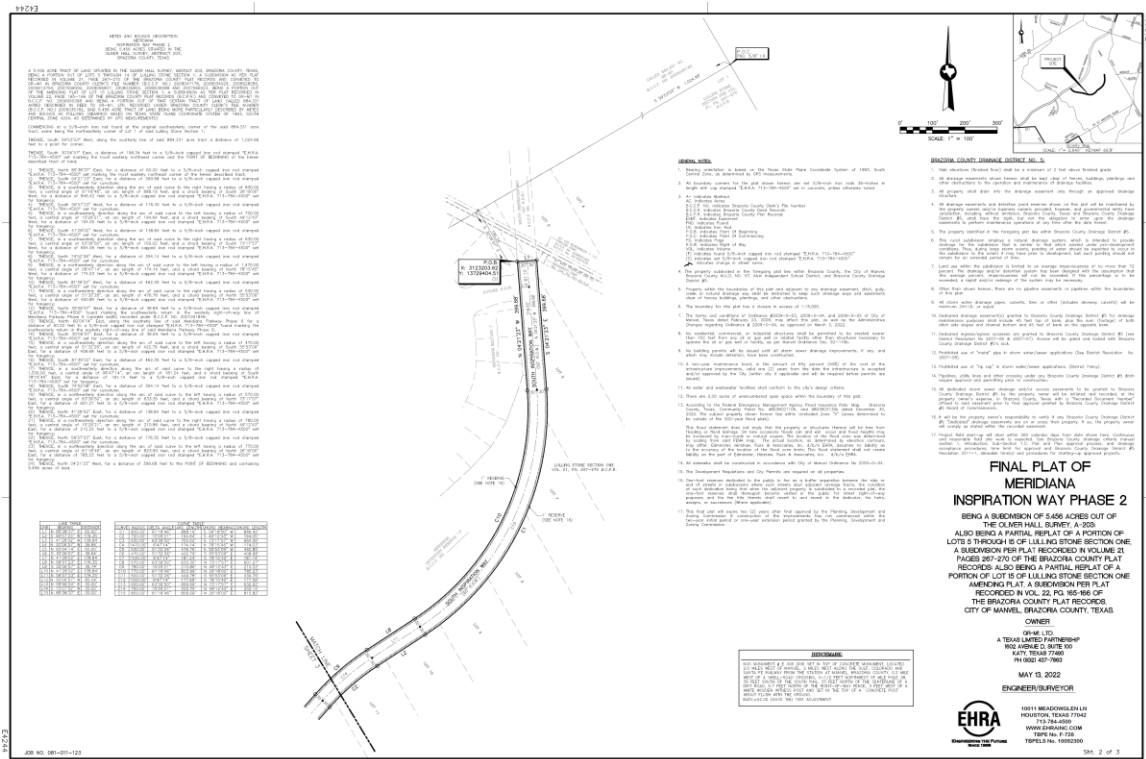
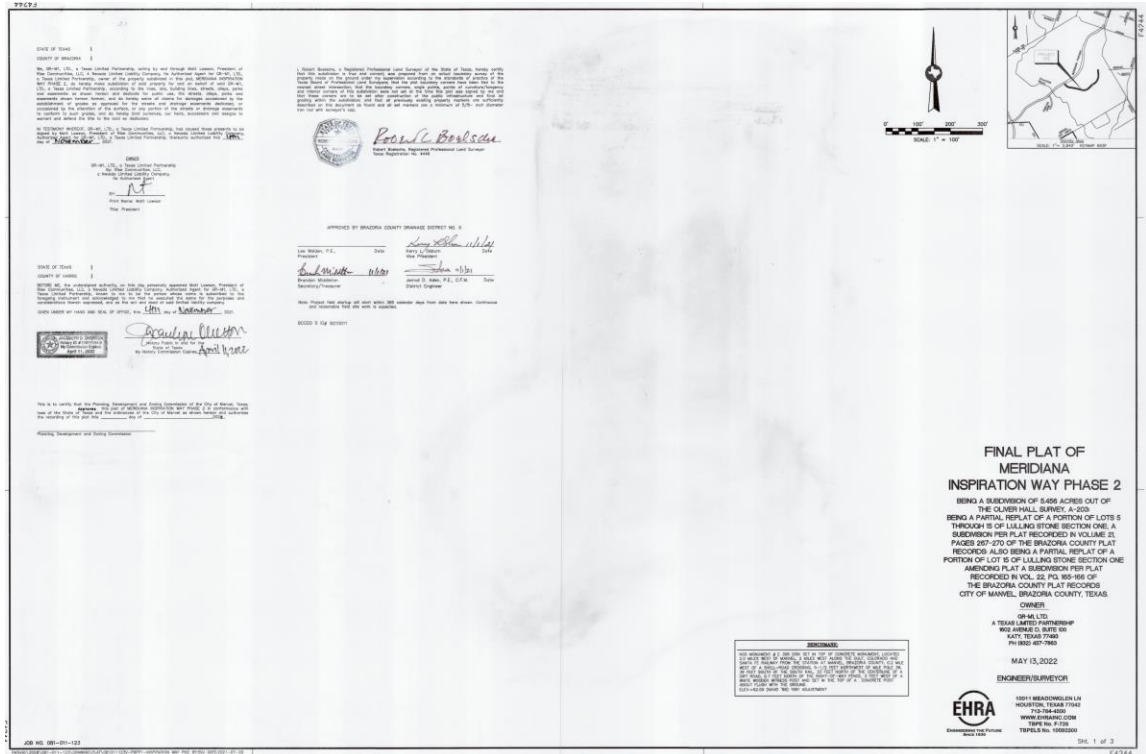
The City staff recommends approval of this one-year final plat extension request for *Meridiana Inspiration Way Phase 2 - Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

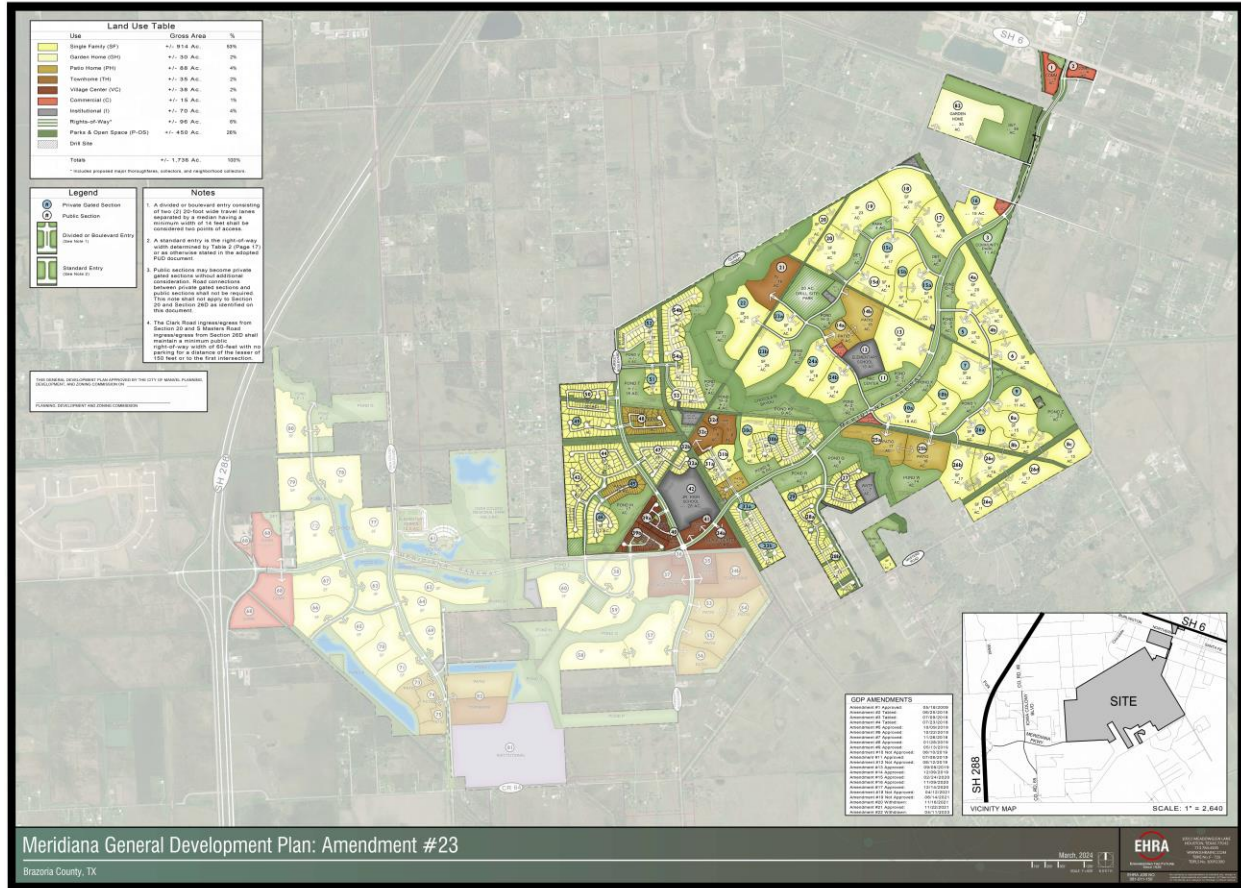




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 23 (dated March 24, 2024)



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA INSPIRATION WAY PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this 11th day of November, 2021.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

By: nt
Print Name: Matt Lawson
Title: President

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Kerry L. Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M.
District Engineer

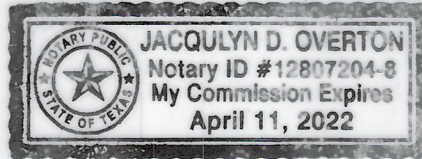
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCDD 5 ID# B210011

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of November, 2021.



Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

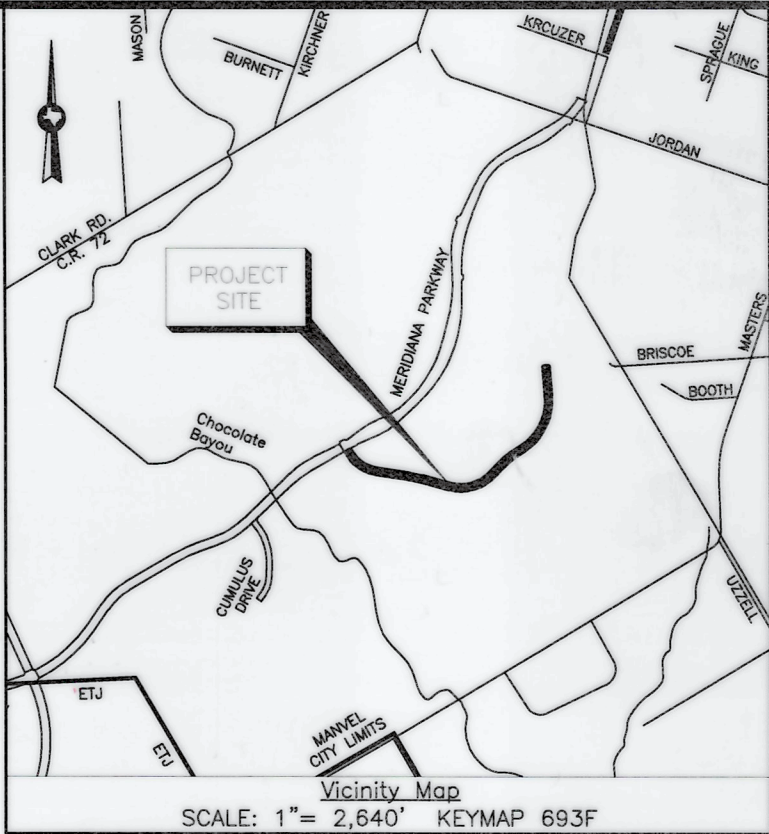
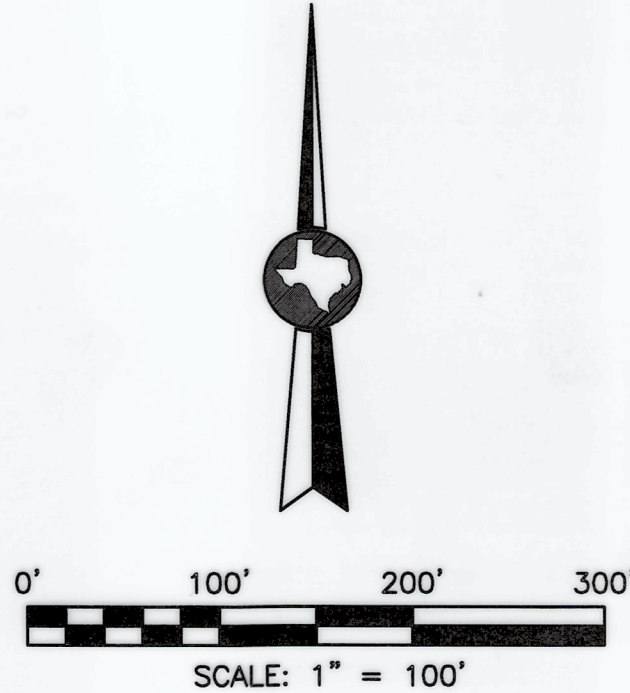
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, **approves** this plat of MERIDIANA INSPIRATION WAY PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 11th day of November, 2021.

Planning, Development and Zoning Commission

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.



Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446



FINAL PLAT OF MERIDIANA INSPIRATION WAY PHASE 2

BEING A SUBDIVISION OF 5.456 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5
THROUGH 15 OF LULLING STONE SECTION ONE, A
SUBDIVISION PER PLAT RECORDED IN VOLUME 21,
PAGES 267-270 OF THE BRAZORIA COUNTY PLAT
RECORDS; ALSO BEING A PARTIAL REPLAT OF A
PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT A SUBDIVISION PER PLAT
RECORDED IN VOL. 22, PG. 165-166 OF
THE BRAZORIA COUNTY PLAT RECORDS
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MAY 13, 2022

ENGINEER/SURVEYOR



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

BENCHMARK:
NGS MONUMENT # E 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT

METES AND BOUNDS DESCRIPTION
MERIDIANA
INSPIRATION WAY PHASE 2
BEING 5.456 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 5.456 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 5 THROUGH 14 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047178, 2008034029, 2008028085, 2009012754, 2007058092, 2009006907, 2008035803, 2008039588 AND 2007066503, BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2006050398 AND BEING A PORTION OUT OF THAT CERTAIN TRACT OF LAND CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 5.456 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of said Lulling Stone Section 1;

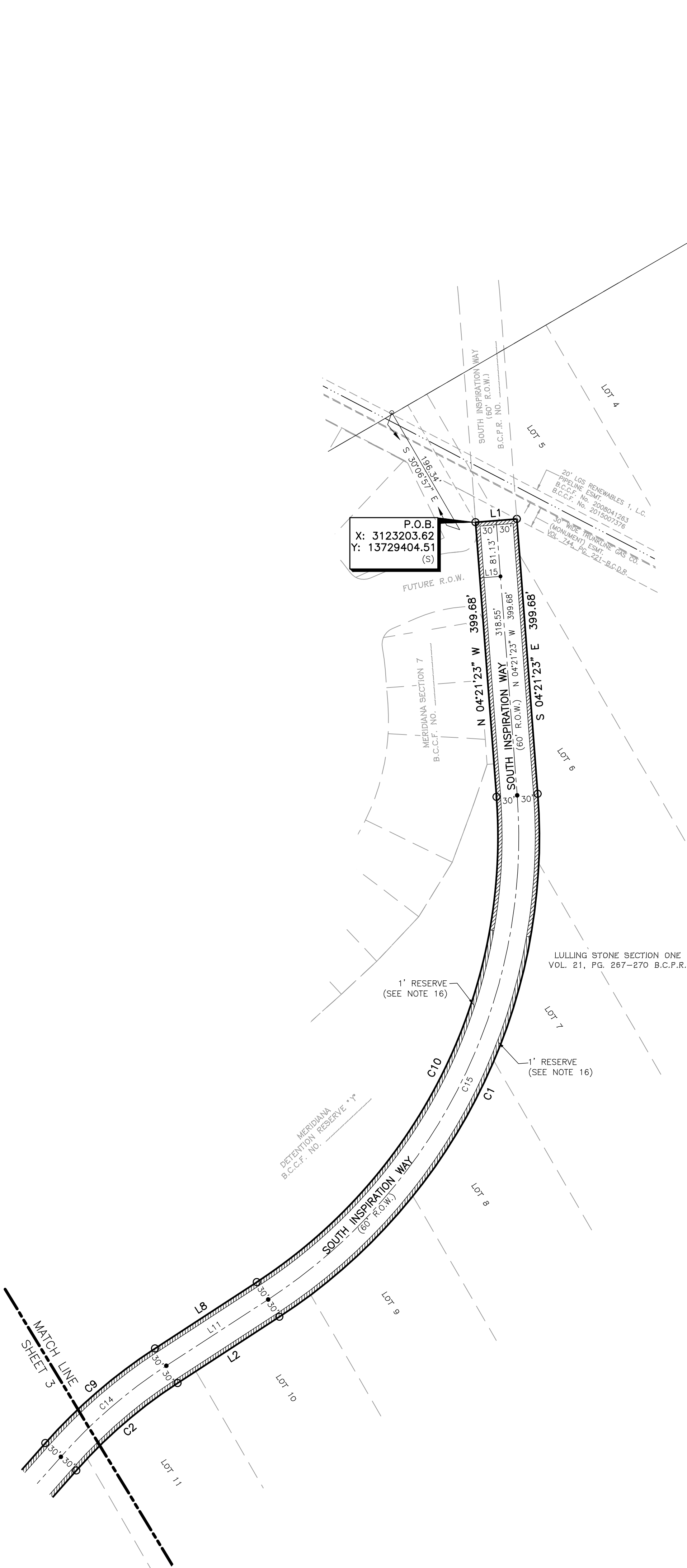
THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract a distance of 1,024.98 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 196.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most easterly northwest corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 85°38'37" East, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most easterly northeast corner of the herein described tract;
- 2) THENCE, South 04°21'23" East, for a distance of 399.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 830.00 feet, a central angle of 61°18'46", an arc length of 888.19 feet, and a chord bearing of South 26°18'00" West, for a distance of 848.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 4) THENCE, South 56°57'23" West, for a distance of 176.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 5) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 720.00 feet, a central angle of 15°29'21", an arc length of 194.64 feet, and a chord bearing of South 49°12'43" West, for a distance of 194.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 6) THENCE, South 41°28'02" West, for a distance of 138.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 7) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 630.00 feet, a central angle of 63°39'50", an arc length of 700.02 feet, and a chord bearing of South 73°17'57" West, for a distance of 664.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 8) THENCE, North 74°52'08" West, for a distance of 394.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 9) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 1,470.00 feet, a central angle of 06°47'14", an arc length of 174.14 feet, and a chord bearing of North 78°15'45" West, for a distance of 174.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 10) THENCE, North 81°39'22" West, for a distance of 462.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 11) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 530.00 feet, a central angle of 51°32'26", an arc length of 476.76 feet, and a chord bearing of North 55°53'09" West, for a distance of 460.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 12) THENCE, North 30°06'57" West, for a distance of 36.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwesterly return in the westerly right-of-way line of Meridiana Parkway Phase 6 (variable width) recorded under B.C.C.F. NO. 2021001846;
- 13) THENCE, North 60°04'14" East, along the southerly line of said Meridiana Parkway Phase 6 for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southeasterly return in the easterly right-of-way line of said Meridiana Parkway Phase 6;
- 14) THENCE, South 30°06'57" East, for a distance of 36.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 15) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 470.00 feet, a central angle of 51°32'26", an arc length of 422.79 feet, and a chord bearing of South 55°53'09" East, for a distance of 408.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 16) THENCE, South 81°39'22" East, for a distance of 462.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 17) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 1,530.00 feet, a central angle of 06°47'14", an arc length of 181.24 feet, and a chord bearing of South 78°15'45" East, for a distance of 181.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 18) THENCE, South 74°52'08" East, for a distance of 394.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 19) THENCE, in a northeasterly direction along the arc of said curve to the left having a radius of 570.00 feet, a central angle of 63°39'50", an arc length of 633.35 feet, and a chord bearing of North 73°17'57" East, for a distance of 601.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 20) THENCE, North 41°28'02" East, for a distance of 138.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 21) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 780.00 feet, a central angle of 15°29'21", an arc length of 210.86 feet, and a chord bearing of North 49°12'43" East, for a distance of 210.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 22) THENCE, North 56°57'23" East, for a distance of 176.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 23) THENCE, in a northeasterly direction along the arc of said curve to the left having a radius of 770.00 feet, a central angle of 61°18'46", an arc length of 823.99 feet, and a chord bearing of North 26°18'00" East, for a distance of 785.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 24) THENCE, North 04°21'23" West, for a distance of 399.68 feet to the POINT OF BEGINNING and containing 5.456 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°38'37" E	60.00'
L2	S 56°57'23" W	176.35'
L3	S 41°28'02" W	138.84'
L4	N 30°06'57" W	36.84'
L5	N 60°04'14" E	60.00'
L6	S 30°06'57" E	36.64'
L7	N 41°28'02" E	138.84'
L8	N 56°57'23" E	176.35'
L9	S 30°06'57" E	36.74'
L10	N 41°28'02" E	138.84'
L11	N 56°57'23" E	176.35'
L12	N 30°06'57" W	85.04'
L13	N 09°04'20" E	30.00'
L14	S 15°07'52" W	30.00'
L15	N 85°38'37" E	30.00'

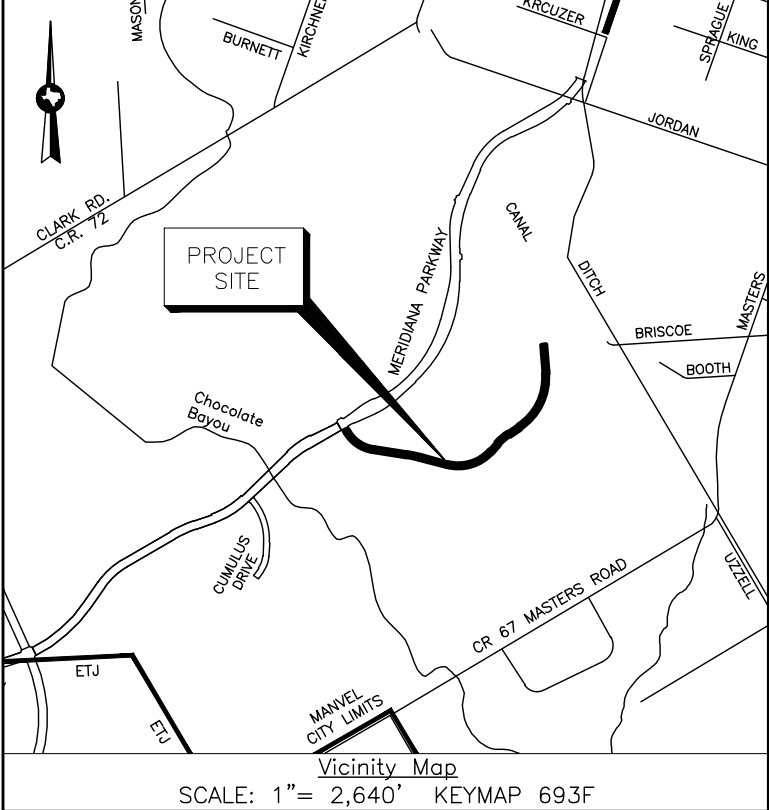
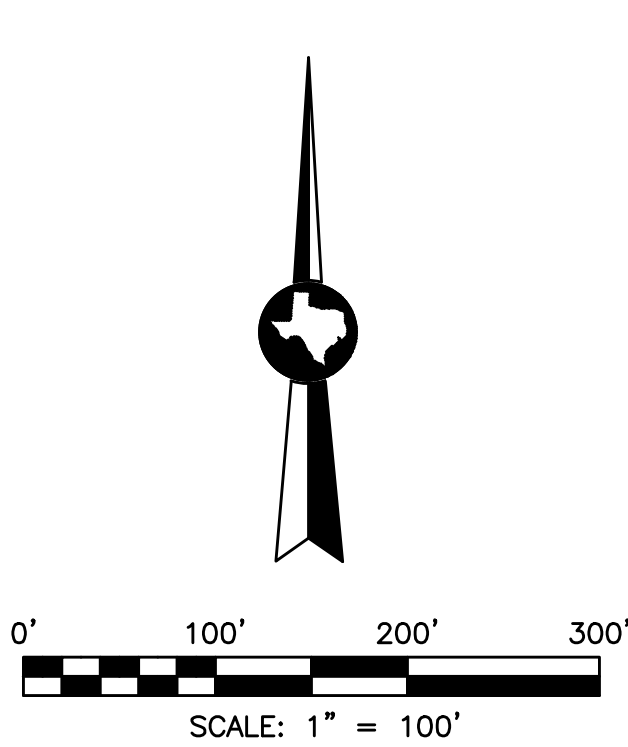
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	830.00'	61°18'46"	888.19'	S 26°18'00" W	846.42'	
C2	720.00'	15°29'21"	194.64'	S 49°12'43" W	194.05'	
C3	630.00'	63°39'50"	700.02'	S 73°17'57" W	664.56'	
C4	1470.00'	6°47'14"	174.14'	N 78°15'45" W	174.03'	
C5	530.00'	51°32'26"	476.76'	N 55°53'09" W	460.85'	
C6	470.00'	51°32'26"	422.79'	S 55°53'09" E	408.68'	
C7	1530.00'	6°47'14"	181.24'	S 78°15'45" E	181.14'	
C8	570.00'	63°39'50"	633.35'	N 73°17'57" E	601.27'	
C9	780.00'	15°29'21"	210.86'	N 49°12'43" E	210.22'	
C10	770.00'	61°18'46"	823.99'	N 26°18'00" E	785.23'	
C11	500.00'	51°32'26"	449.78'	S 55°53'09" E	434.76'	
C12	1500.00'	6°47'14"	177.69'	S 78°15'45" E	177.59'	
C13	600.00'	63°39'50"	686.69'	N 73°17'57" E	632.92'	
C14	750.00'	15°29'21"	202.75'	N 49°12'43" E	202.14'	
C15	800.00'	61°18'46"	856.09'	N 26°18'00" E	815.82'	



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. All boundary corners for the plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
3. A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
ESMT, indicates Easement
FND, indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG, indicates Page
R.O.W. indicates Right of Way
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(C) indicates change in street name.
4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural waterway shall be protected to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. The boundary for this plat has a closure in excess of 1:15,000.
7. The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
8. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
9. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
10. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
11. All water and wastewater facilities shall conform to the city's design criteria.
12. There are 0.00 acres of unencumbered open space within the boundary of this plat.
13. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0130k, dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
14. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2009-0-04.
15. The Development Regulations and City Permits are required on all properties.
16. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs, assigns, or successors (Where applicable).
17. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or one-year extension period granted by the Planning, Development and Zoning Commission.



GENERAL NOTES:

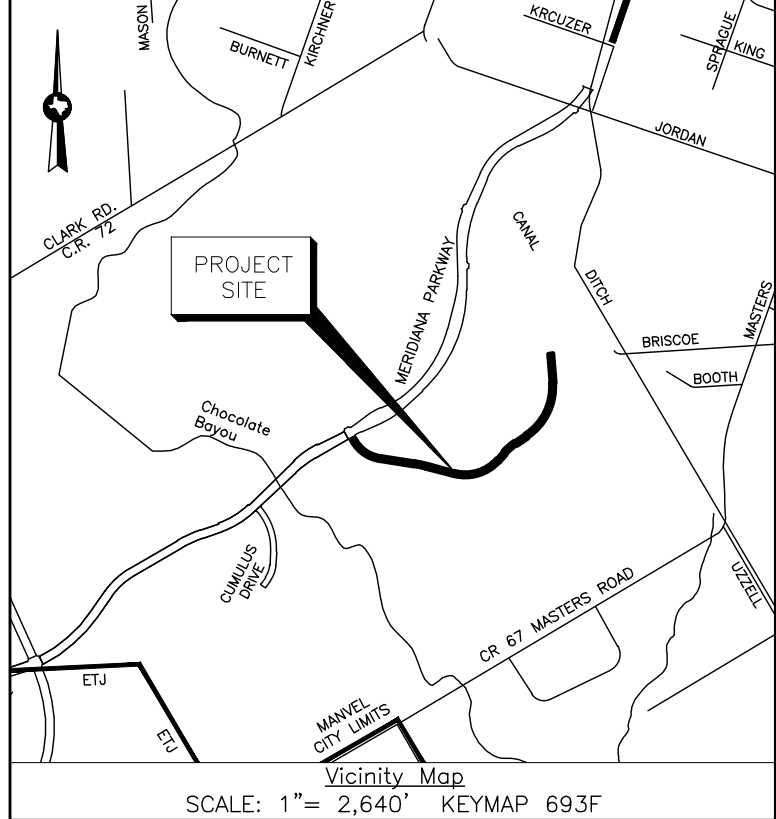
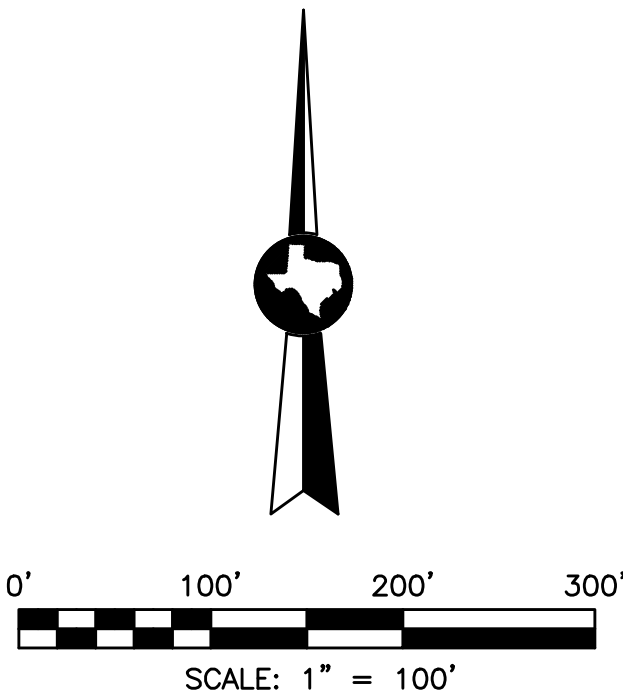
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- The boundary for this plat has a closure in excess of 1:15,000.
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- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All water and wastewater facilities shall conform to the city's design criteria.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
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- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or one-year extension period granted by the Planning, Development and Zoning Commission.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°38'37" E	60.00'
L2	S 56°57'23" W	176.35'
L3	S 41°28'02" W	138.84'
L4	N 30°06'57" W	36.84'
L5	N 60°04'14" E	60.00'
L6	S 30°06'57" E	36.84'
L7	N 41°28'02" E	138.84'
L8	S 56°57'23" E	176.35'
L9	S 30°06'57" E	36.74'
L10	N 41°28'02" E	138.84'
L11	S 56°57'23" E	176.35'
L12	N 30°06'57" W	85.04'
L13	N 09°58'20" E	30.00'
L14	S 15°07'52" W	30.00'
L15	N 85°38'37" E	30.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C14	750.00'	15°29'21"	202.75'	N 48°12'43" E	202.14'
C15	800.00'	61°18'46"	856.09'	N 26°18'00" E	815.82'



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1. Introduction; Sub-Section 1.5. Plat and Plan approval process; drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT OF
MERIDIANA
INSPIRATION WAY PHASE 2

BEING A SUBDIVISION OF 5.456 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 5 THROUGH 15 OF LULLING STONE SECTION ONE,
A SUBDIVISION PER PLAT RECORDED IN VOLUME 21,
PAGES 267-270 OF THE BRAZORIA COUNTY PLAT
RECORDS; ALSO BEING A PARTIAL REPLAT OF A
PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT, A SUBDIVISION PER PLAT
RECORDED IN VOL. 22, PG. 165-166 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

OWNER

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

MAY 13, 2022

ENGINEER/SURVEYOR



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

BENCHMARK:

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

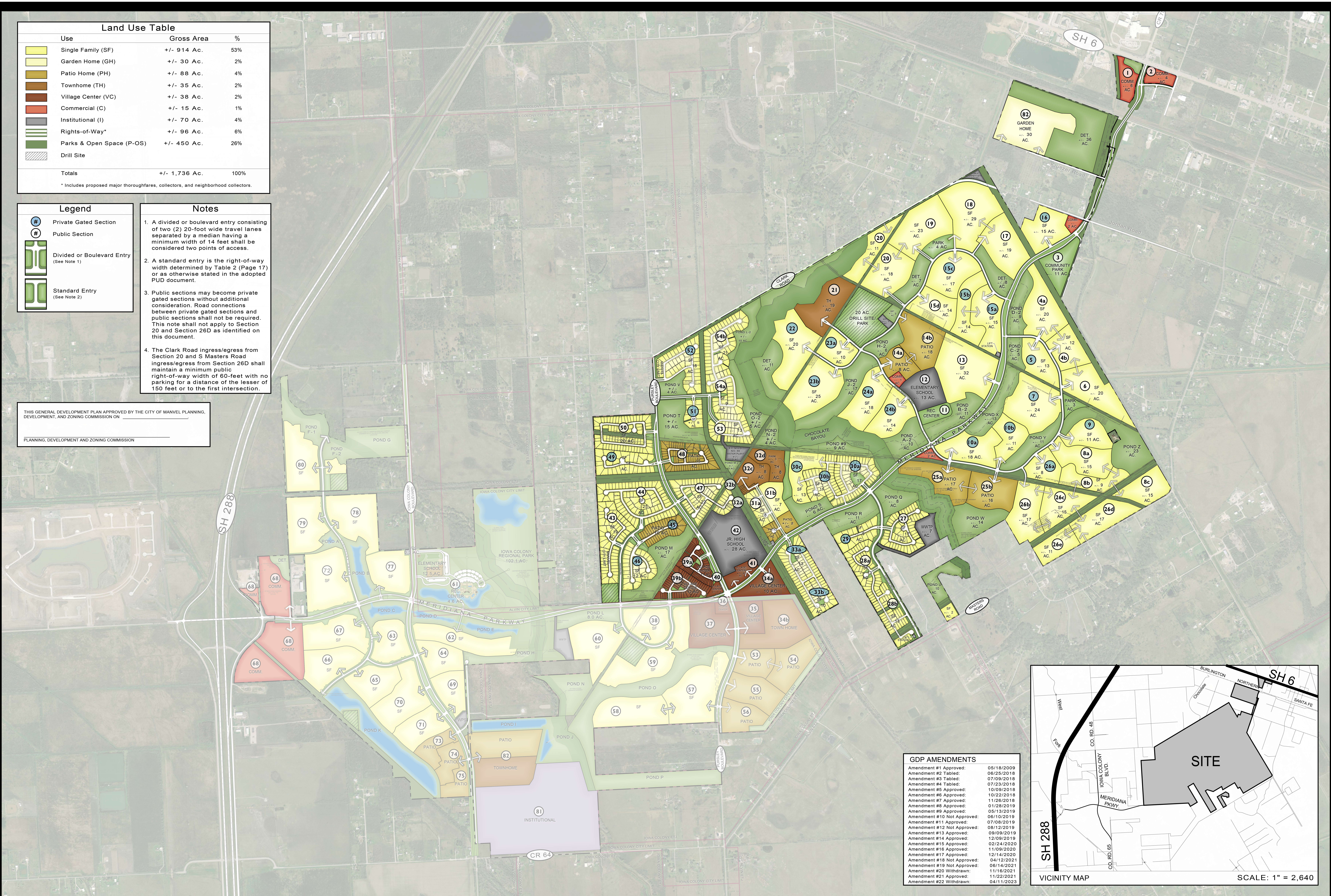
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

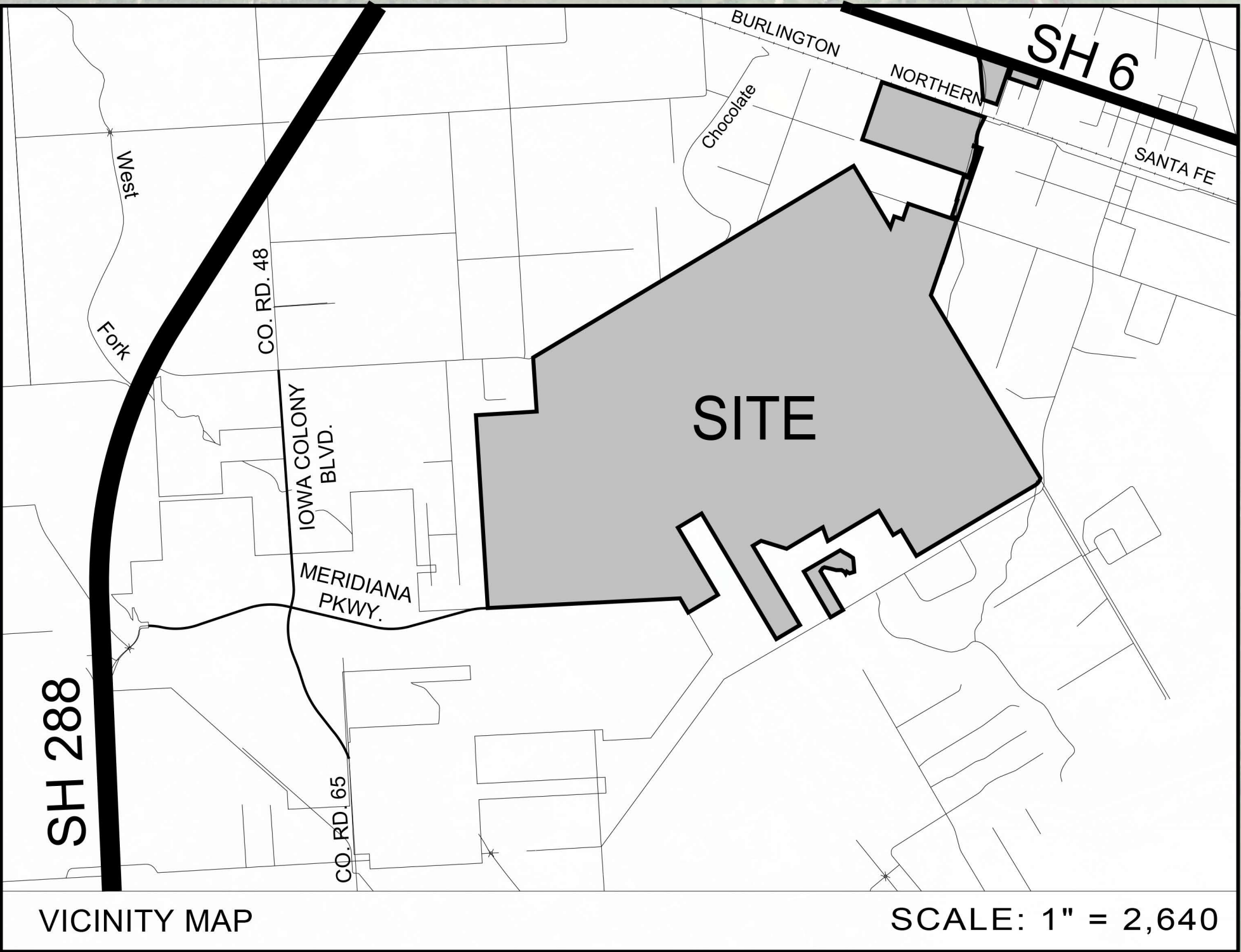
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

ENGINEERING THE FUTURE
SINCE 1958

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: April 8, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 7 East Preliminary Plat, being a
subdivision of 20.32 acres, being a partial replat of Lots 6-11, Block 1, of Lulling Stone Section 1
a plat recorded at Volume 21, Pages 267-270, also being out of the Oliver Hall
Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

03/11/2024

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:	Meridiana Section 7 East – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	April 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to Merididna Open-Planned Unit Development was approved by the City Council on April 1, 2024.*
- *The 23rd amendment to Meridiana Master Plan was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed site is located along the western side of South Inspiration Way, adjoining the southern boundary of recorded section 5.*
- *This plat was previously submitted and approved in 2022.*
- *The applicant requested a 6-month extension for the preliminary plat to obtain approval for construction plans necessary for the final plat. The request was approved, extending the expiration time until July 9, 2023.*
- *This proposed preliminary plat has been resubmitted due to the expiration of the previously approved plat.*
- *Since the previous approval, the applicant has made changes to lot sizes, boundaries, and the internal street pattern in this subdivision.*
- *The proposed section includes single-family residential lots with a minimum 60 feet lot width.*
- *This section includes 50-foot-wide right-of-ways. Please note that Meridiana PUD document allows 50-foot-wide right-of-way for residential streets providing access to lots that are less than 70 feet wide.*
- *The proposed plat subdivides a 20.32-acre tract into 72 residential lots, 2 Blocks, and 4 reserves for landscaping, open space, and utility purposes.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 7 East – Preliminary Plat

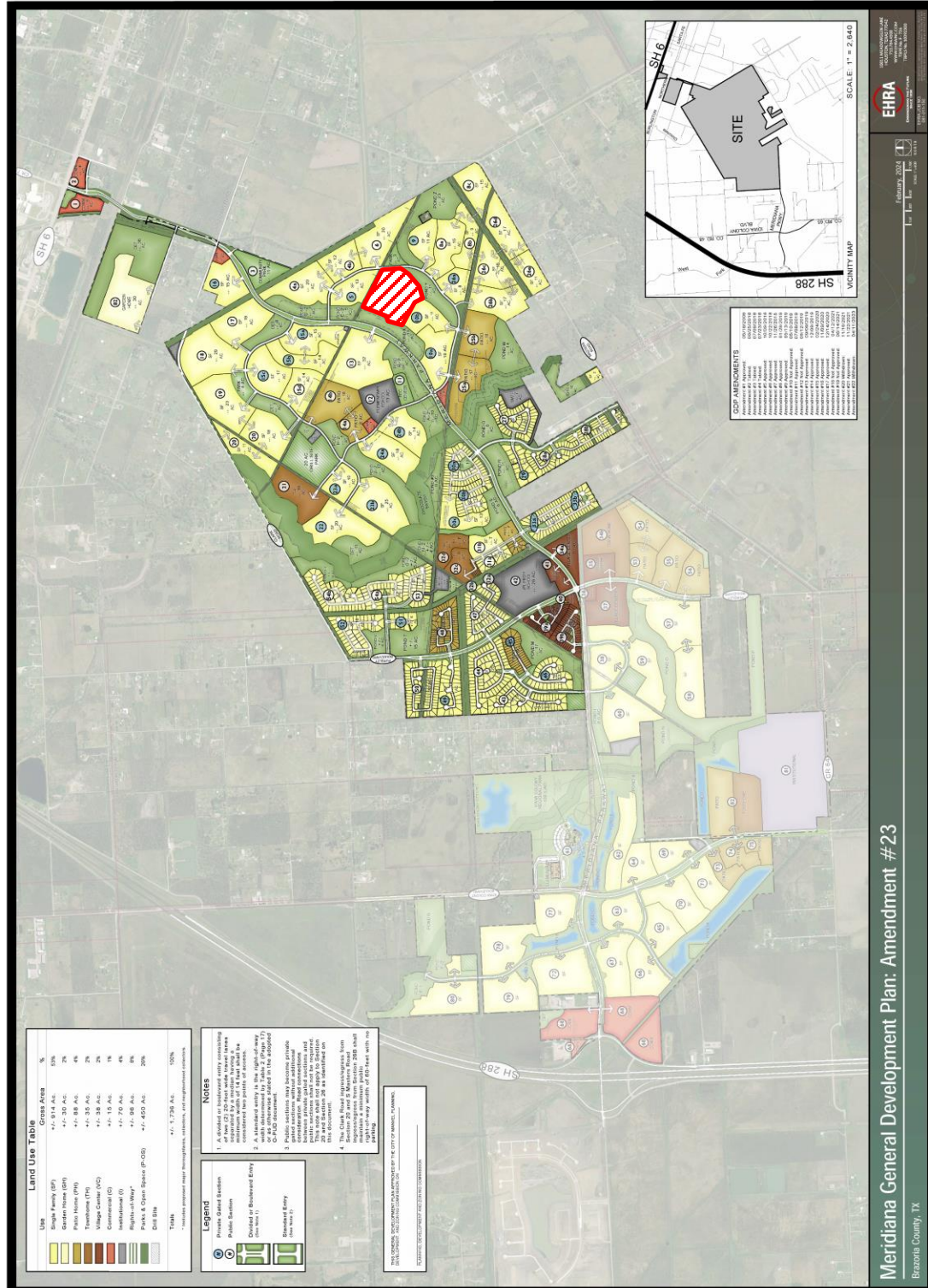




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742165.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within **Unshaded Zone X**.

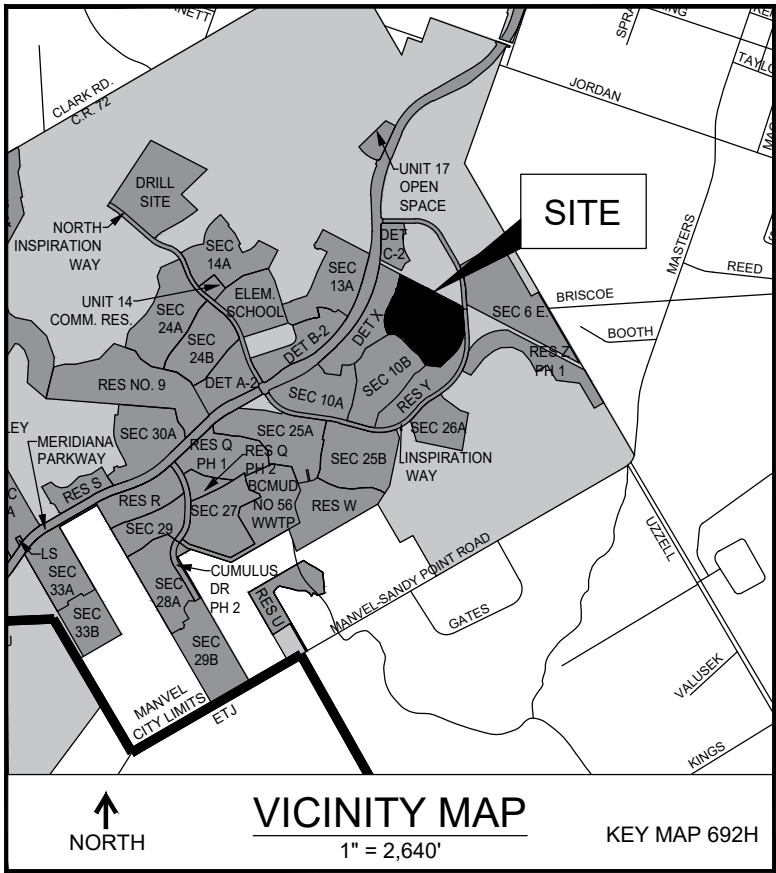
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
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P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted herein.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 7 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 82°36'10" W	10.21'
L2	S 19°44'08" W	158.25'
L3	S 31°37'02" W	78.72'
L4	S 45°14'30" W	321.62'
L5	N 84°14'36" W	206.14'
L6	N 33°34'24" W	168.80'
L7	N 50°47'36" W	128.32'
L8	N 43°10'16" W	196.93'
L9	N 54°57'42" W	111.81'
L10	S 86°14'45" W	93.85'
L11	N 27°30'36" E	95.46'
L12	N 26°01'49" E	73.49'
L13	N 21°05'18" E	20.00'
L14	N 13°45'41" E	169.85'

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77429
832-916-2162

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,731.76	0.11	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,806.64	0.11	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,280.48	0.03	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,892.83	0.27	B.C.M.U.D. NO. 57
TOTAL		22,711.71	0.52	

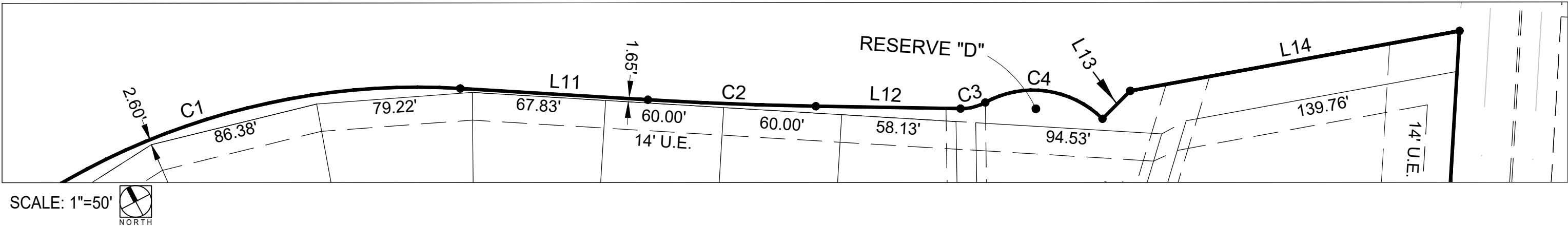
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	360.00'	370.67'	N 01°59'14" W	354.52'
C2	1970.00'	85.26'	N 28°16'12" E	85.25'
C3	25.00'	13.06'	N 10°04'01" E	12.91'
C4	50.00'	64.41'	N 32°00'28" E	60.05'



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,758.06	60.00'
	2	9,099.90	60.00'
	3	8,908.75	60.00'
	4	8,940.82	60.00'
	5	8,758.33	60.00'
	6	7,968.10	60.00'
	7	8,015.08	60.00'
	8	9,836.80	60.00'
	9	14,772.83	60.00'
	10	12,152.50	60.00'
	11	9,173.64	60.00'
	12	8,057.88	60.00'
	13	7,500.00	60.00'
	14	8,019.52	60.00'
	15	7,915.82	60.00'
	16	7,715.65	60.00'
	17	7,771.89	60.00'
	18	8,785.34	69.05'
	19	9,663.13	76.88'
	20	17,499.07	61.40'
	21	10,751.76	60.00'
	22	9,499.92	60.00'
	23	9,164.92	60.00'
	24	8,519.12	60.00'
	25	8,100.00	60.00'
	26	8,100.00	60.00'
	27	8,535.42	66.44'
	28	9,809.13	60.00'
	29	25,209.06	60.00'
	30	10,933.29	60.09'
	31	8,700.00	60.00'
	32	8,700.00	60.00'
	33	8,700.00	60.00'
	34	8,700.00	60.00'
	35	8,700.00	60.00'
	36	8,700.00	60.00'
	37	8,700.00	60.00'
	38	8,700.00	60.00'
	39	8,700.00	60.00'
	40	10,674.63	60.06'
	41	13,198.47	60.00'
	42	8,171.43	65.00'
2	1	9,390.04	60.00'
	2	7,500.00	60.00'
	3	9,078.63	76.37'
	4	10,132.74	90.91'
	5	9,861.84	86.93'
	6	7,910.12	62.00'
	7	12,419.58	60.60'
	8	8,511.04	61.25'
	9	7,656.25	61.25'
	10	7,656.25	61.25'
	11	7,656.25	61.25'
	12	9,581.01	61.25'
	13	12,668.92	61.25'
	14	10,360.19	62.00'
	15	8,421.10	58.44'
	16	7,500.00	60.00'
	17	8,943.42	60.00'
	18	11,226.61	62.00'
	19	10,387.68	65.00'
	20	9,703.73	65.00'
	21	14,342.63	66.95'
	22	8,668.70	55.26'
	23	8,853.58	67.81'
	24	11,395.30	60.00'
	25	15,673.89	60.00'
	26	13,459.03	60.00'
	27	12,997.02	60.00'
	28	10,593.40	60.00'
	29	9,051.00	68.23'
	30	10,998.51	66.07'

* Lot width measured at the front building setback line.

DETAIL 'A'



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

Meridiana Section 7 East Preliminary Plat A Subdivision of 20.32 acres, being a partial replat of Lots 6-11, Block 1, of Luling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, also being out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

72 Lots, 2 Blocks and 4 Reserves

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

March 28, 2024

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBR# NG-F-726
TBR#J# NO.10072000

EHRA

ENGINEERING THE FUTURE
SINCE 1956

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.
EHRA JOB NO. 081-011-07



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: April 8, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve 'Z' Phase 1
Preliminary Plat, being a subdivision of 18.24 acres, being a partial replat of Lots 1-8, Block 1 of
Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat
Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

03/11/2024

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:	Meridiana Detention Reserve Z Phase 1– Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	April 8, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to Merididna Open-Planned Unit Development was approved by the City Council on April 1, 2024.*
- *The 23rd amendment to Meridiana Master Plan was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The proposed plat includes 18.24 acres tract into 1 block and 4 reserves for landscaping, open space, drainage, detention, recreation, and utility purposes.*
- *The proposed Site is located along the eastern side of South Inspiration Way, abutting proposed sections 6 and 9.*
- *Preliminary and final plats for the proposed section were previously submitted and approved in 2021 and 2022.*
- *The applicant resubmitted the preliminary plat for the subject section in 2023 to include additional acreage, which was conditionally approved by the Planning, Development, and Zoning Commission.*
- *Since previous approval, the applicant has made changes to boundary of this subdivision and therefore, has submitted this revised plat.*

STAFF RECOMMENDATION

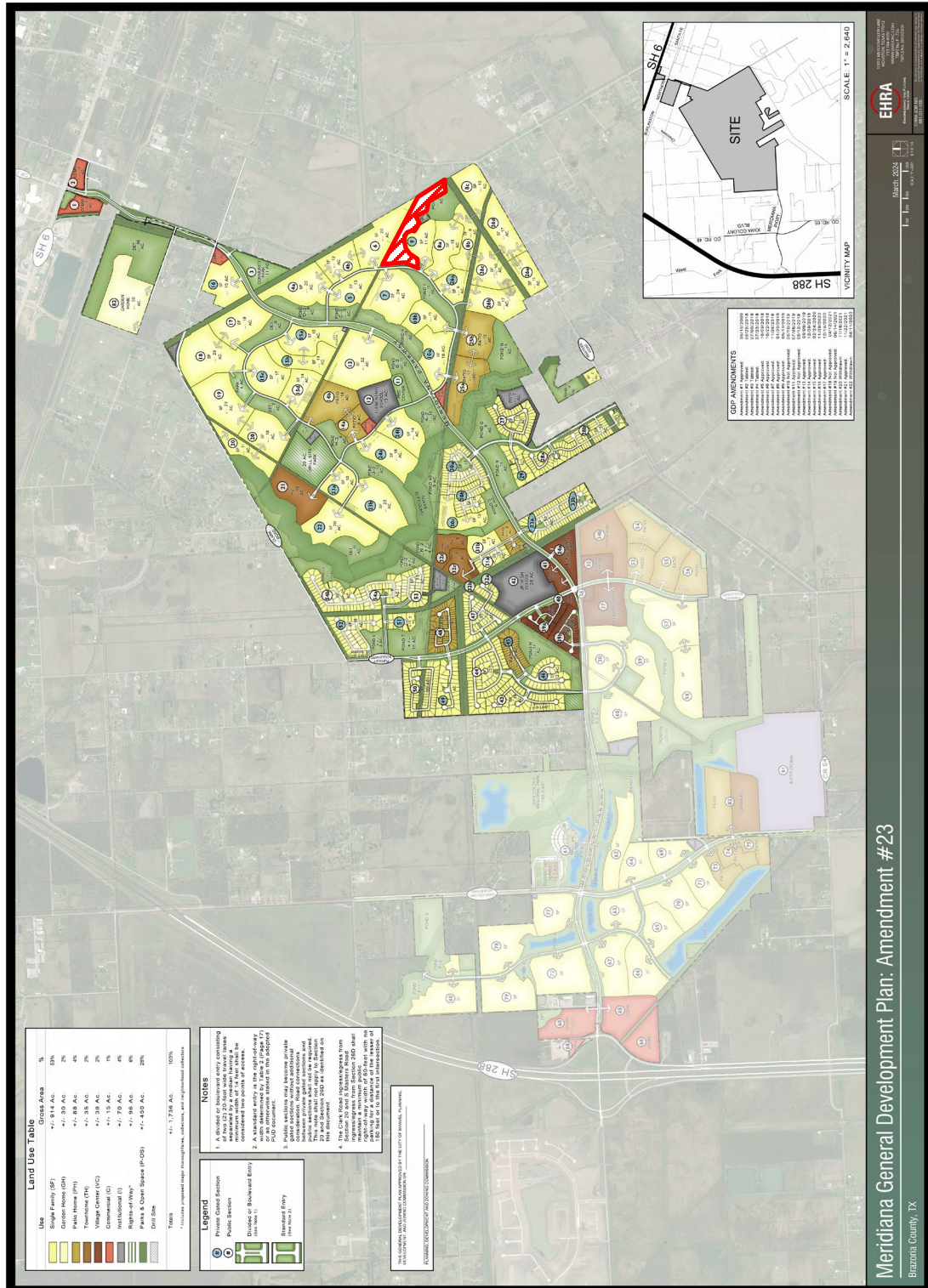
The City staff recommends approval of this proposed plat - *Meridiana Detention Reserve Z Phase 1– Preliminary Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742165
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
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PG. indicates Page.
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P.U.E. indicates Public Utility Easement.
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S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Detention Reserve "Z" Phase 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- All Public Utility Easements (P.U.E.'s) on this plat are for wet utilities including water, sanitary, and drainage pipes, structures, and appurtenances.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

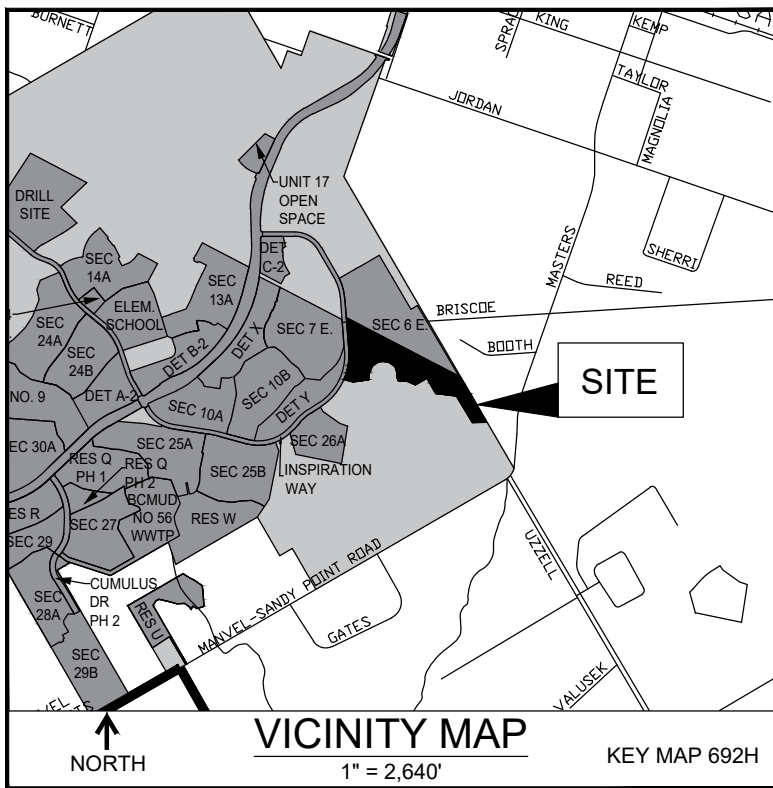
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	117,864.54	2.71	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	97,548.80	2.24	B.C.M.U.D. NO. 57
C	DRAINAGE	10,839.91	0.25	B.C.C. & R.D. NO. 3
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	567,993.15	13.04	B.C.M.U.D. NO. 57
		794,256.40	18.24	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.00'	398.65'	N 09°24'12" E	394.83'



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 04°21'23" W	399.68'
L2	N 04°21'34" W	60.40'
L3	S 88°24'07" E	201.33'
L4	N 67°03'19" W	148.87'
L5	N 89°55'51" W	101.62'
L6	N 19°37'20" W	66.79'
L7	N 05°56'23" E	44.64'
L8	N 18°29'02" W	87.49'
L9	N 53°34'28" W	109.29'
L10	N 83°25'15" W	69.05'
L11	S 84°13'21" W	66.30'
L12	S 56°57'17" W	101.34'
L13	S 23°37'18" W	106.32'
L14	S 05°35'50" W	91.84'
L15	S 81°28'07" W	218.97'
L16	N 73°05'49" W	126.61'

OWNER CONTACT INFORMATION

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

Meridiana Detention Reserve "Z" Phase 1 Preliminary Plat

A Subdivision of 18.24 acres, being a partial replat of Lots 1-8, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

March 28, 2024



ENGINEERING FIRM FUTURE SINCE 1986

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# E-KG, F-726
TBP# L5 No. 10072000

No warranty or representation of intended use, design or construction is made by EHRA. The use of this plat for any purpose other than that for which it was prepared or for facilities are subject to change without notice.

EHRA JOB NO. 081-011-203

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

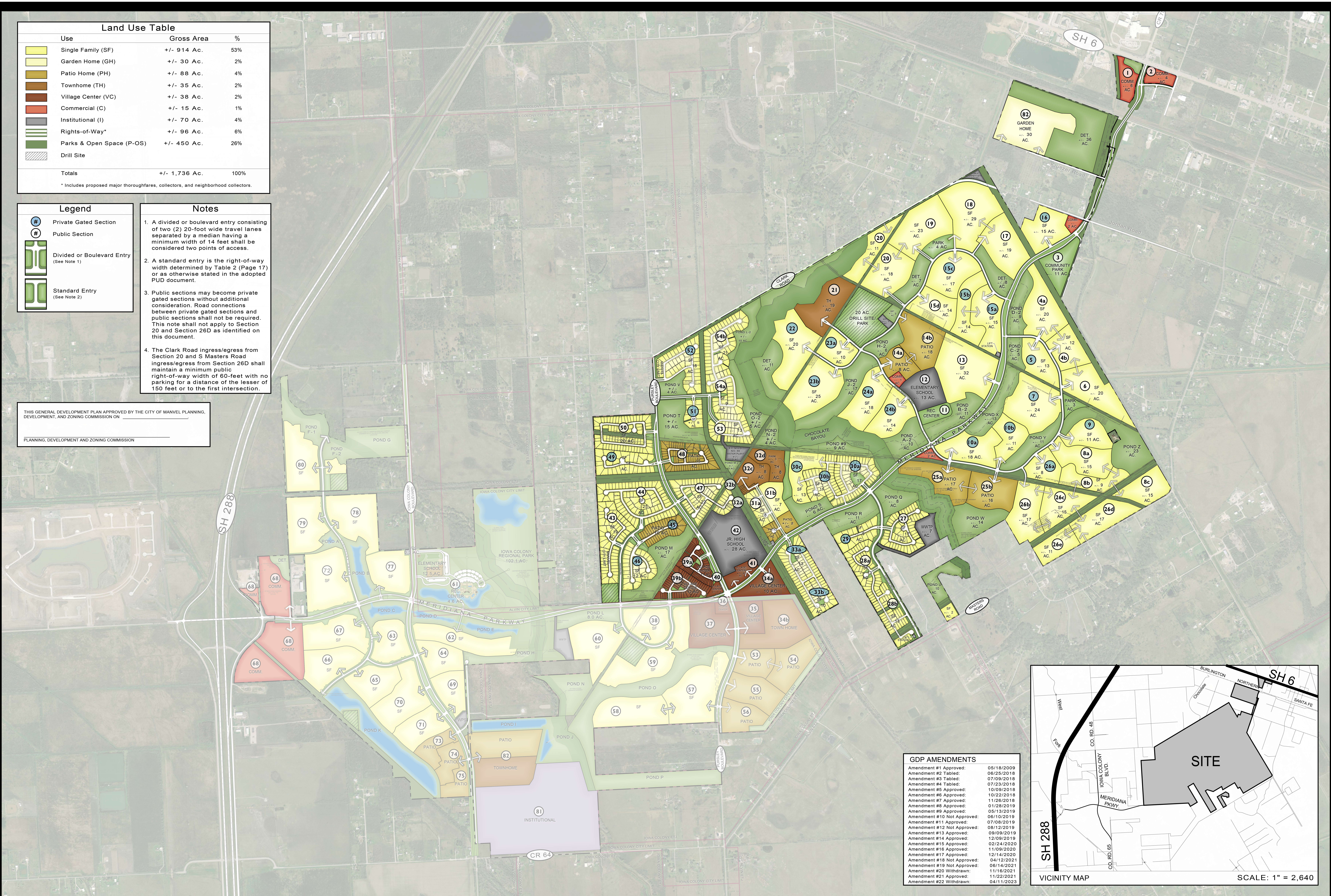
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

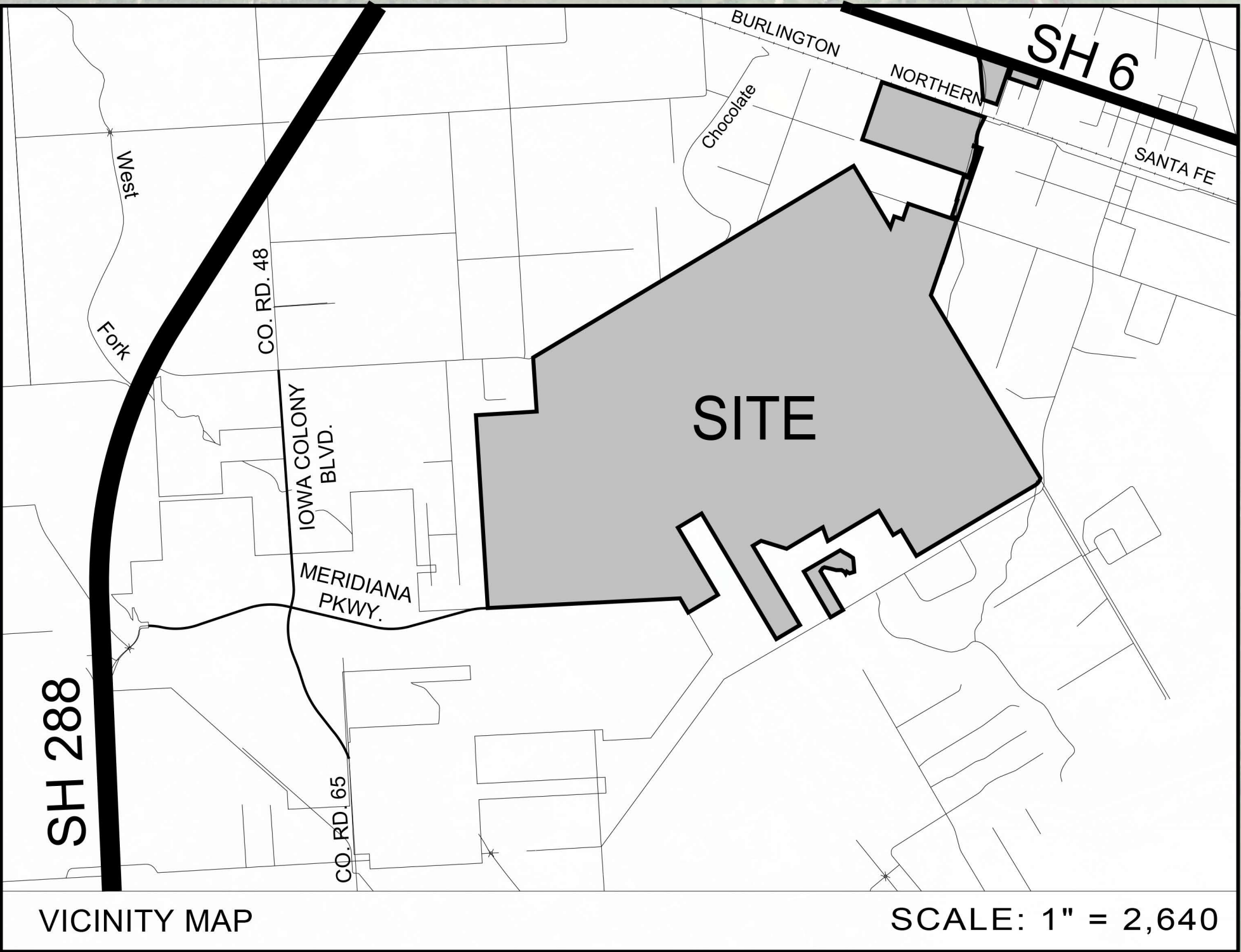
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024
SCALE: 1"=600'

EHRA
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EHRA JOB NO.
081-011-150

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

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



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

MINUTES 3/25/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:02 p.m.

Those in attendance were:

Present: Delores Martin
William Richardson
Mary Ann Atkinson
Kyle Marasckin
Ryan Miller

Absent: Christy Kennard
Kenneth Haynes

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner
Evan Duvall, Zoning Official

Pledge

Public Comments: "Comment Card" Required – None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO THE VALENCIA PLANNED UNIT DEVELOPMENT; 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.

Ryan Miller opened the Public Hearing at 6:04 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Ryan Miller closed the Public Hearing at 6:04 p.m.

Consent PDZ

- A. Approve the Preliminary Plat for Valencia, Section 13;
BEING A SUBDIVISION OF 20.95 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 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Meridiana General Development Plan (GDP) Amendment No. 23 (dated February 28, 2024).

Evan Duvall, Zoning Official, provided a summary of substantial changes.

City staff recommends approval with one condition for the Meridiana General Development Plan Amendment No. 23 (dated February 28, 2024).

1. Revise the GDP to reflect the modification from an O-PUD to a Planned Unit Development as modified in the amended Meridiana Development.

PDZ Member Delores Martin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/1

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson
No: Mary Ann Atkinson
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

PDZ Member Delores Martin made the motion to amend the motion to include the condition and the language that this is approving the March 2024 edition of the GDP amendment. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/1

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson
No: Mary Ann Atkinson

Absent: Christy Kennard, Kenneth Haynes
Abstained: None

- B. Consideration and possible action to approve Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 9.34 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13 BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided an overview.

The City staff recommends approval of the Meridiana Section 26A East – Preliminary Plat with one (1) condition. The condition includes:

1. Provide drainage district approval of a preliminary drainage plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

PDZ Member Delores Martin made the motion to approve with condition. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

- C. Consideration and possible action to approve Meridiana Detention Reserve 'Y' Preliminary Plat;
BEING A SUBDIVISION OF 10.06 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE, SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided an overview.

The City staff recommends approval of the Meridiana Detention Reserve Y – Preliminary Plat with one (1) condition. The condition includes:

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

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-12;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF

HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO THE VALENCIA PLANNED UNIT DEVELOPMENT; 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.

Evan Duvall, Zoning Official, provided an overview. City Staff recommends approval.

Russ Bynum, with Valencia Development, present for questions.

PDZ Member Delores Martin made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

- E. 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 Mary Ann Atkinson made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:35 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Delores Martin, William Richardson
No: None
Absent: Christy Kennard, Kenneth Haynes
Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z

DATA SHEET

MEETING DATE: April 8, 2024

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 13.08 acre tract of land located at 21708 Highway 288, Manvel, TX from Planned Unit Development District and State Highway 288 Overlay District (PUD/SH6) to Planned Unit Development District and State Highway 288 Overlay District (PUD/SH6-SUP) to Planned Unit Development District and Highway 6 Overlay 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 621493 "Ambulatory Health Care Services" within the Town Center Planned Unit Development.

BACKGROUND: The subject site is located at 21708 Highway 288, within the Town Center Planned Unit Development. The subject site, with approximately 13.08 acres, is located within the Planned Unit Development District and State Highway 288 Overlay District (PUD-HW6). The applicant, Permit Advisors, is requesting a Specific Use Permit (SUP) to open a Memorial Hermann Go Health Urgent Care facility. An Urgent Care Facility is classified as NAICS Use No. 621493, "Ambulatory Health Care Services," which is allowed in the Town Center Planned Unit Development with approval of a Specific Use Permit.

The SUP application with a proposed floor plan and site plan was submitted with the application for this Specific Use Permit. This Urgent Care Facility will have a typical plan for these types of uses with a waiting lobby, front desk area and four (4) exam rooms. The subject site has access from Highway 288 and Highway 6 for an under construction commercial strip center. This proposal does not intend to make any exterior improvements to the property. If this Specific Use Permit is approved, Memorial Hermann Go Health Urgent Care can be located within 21708 Highway 288 Suite 103 and tenant improvements can be approved for this use.

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 conditional approval with four (4) conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-17

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Evan DuVall

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	April 8, 2024	Initiated By:	Evan DuVall SAFEbuilt
Department:	Development Services	Presented By:	Evan DuVall SAFEbuilt

Subject/Proceeding

Specific Use Permit (SUP) request to establish an Urgent Care Center within an under construction 10,667 square-foot commercial strip center on an approximate 13.08-acre tract of land located at 21708 Highway 288, Manvel, TX within the Planned Unit Development and State Highway 6 Overlay District.

Recommended Action

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

Executive Summary

The subject site is located at 21708 Highway 288 suite #103, within the Town Center Planned Unit Development and the Highway 6 Overlay District. This request is for an urgent care service for most non-life-threatening illnesses and injuries, as well as x-ray and diagnostic tests. This urgent care center will be part of the Memorial Hermann Go Health system. An urgent care is classified as NAICS Use No. 621493, "Ambulatory Health Care Services" which is allowed in Planned Unit Development and Highway 6 Overlay District with the approval of a Specific Use Permit.

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: Planned Unit Development (Town Center) South: Light Commercial District (LC) & Highway 6 Overlay District East: Highway 288 West: Planned Unit Development (Town Center) & Highway 6 Overlay District
Surrounding Land Use	North: Town Center Commercial Development South: Vacant East: Highway 288 West: General Retail and commercial within the Town-Center Planned Unit Development.

Overview

The applicant intends to develop a roughly 2,601 square-foot portion of a commercial strip center that is currently under construction and close to being finalized. This development will utilize the existing driveways established for the town center development. This urgent care center is planned to be open from 8:00 AM to 8:00 PM Monday through Friday, and 9:00 AM to 5:00 PM Saturday and Sunday.

Recommended Conditions:

1. Specific Use Permit is only for 21708 Highway 288, Suite 103, for a total of approximately 2,650 square feet.
2. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved Specific Use Permit (SUP).
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
4. All doors shall remain unlocked and accessible during normal business hours.

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 is part of an existing commercial strip center of approximately two buildings. This proposal is to locate in the larger building of approximately 10,667 square feet, and this property will share parking with another 5,732 square feet. The Town Center development shares parking between multiple parcels and development at a minimum parking standard of five (5) per 1,000 square feet. There will be plenty of parking spaces for the proposed use and other uses proposed in this commercial development.

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

Staff Recommendation

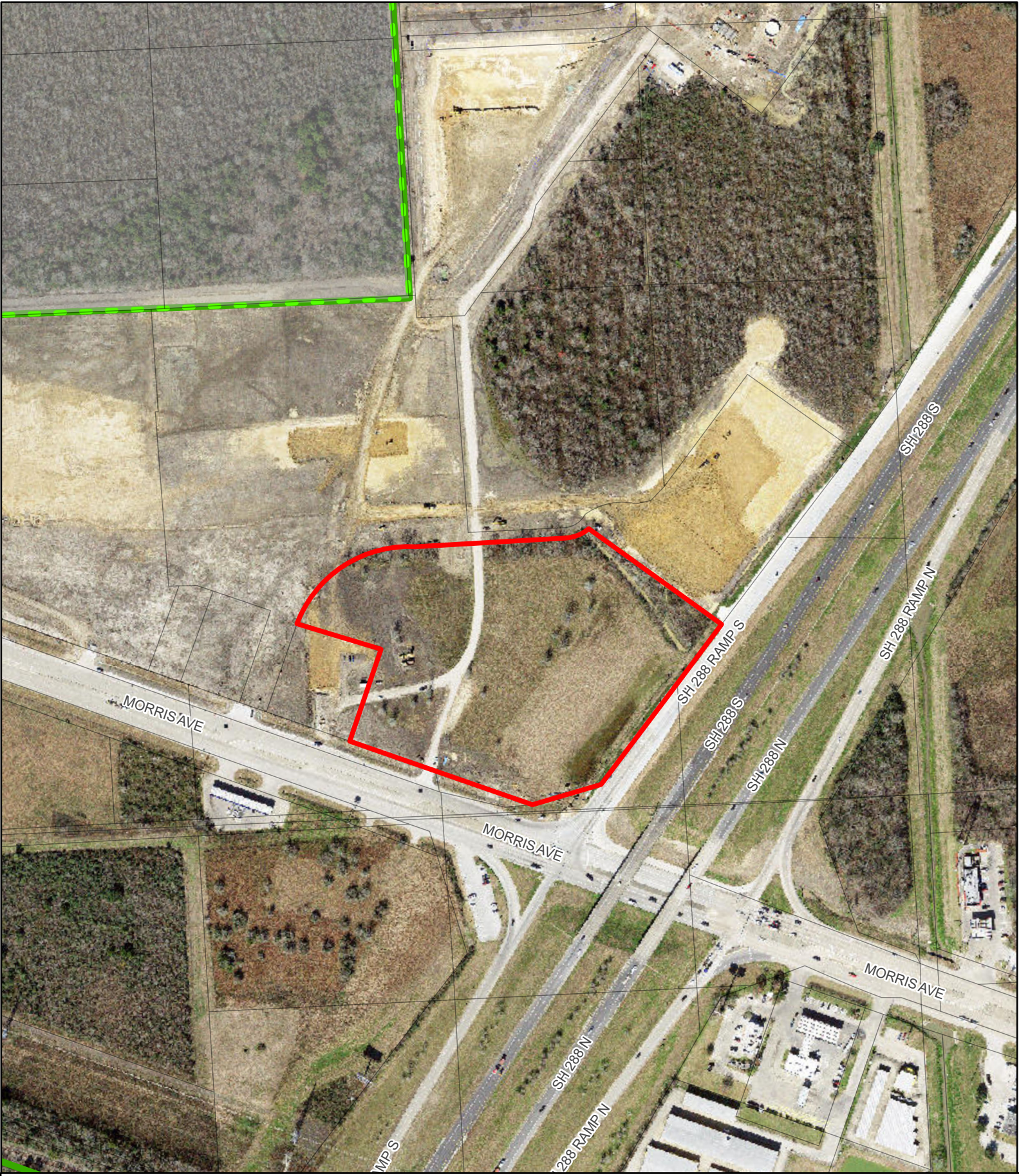
Based on the above discussion, staff recommend conditional approval of this SUP request for the subject site to allow NAICS Use No. 621493, " Ambulatory Health Care Services," as it will not cause any adverse impacts, and will provide necessary services to the City of Manvel. Staff recommends four (4) conditions of approval for the proposed urgent care facility. The first recommended condition is to limit this approval for this proposed urgent care facility, and the other three conditions are found under Sec. 77-50(g)(4) for NAICS codes 621.

Recommended Conditions.

1. Specific Use Permit is only for 21708 Highway 288, Suite 103, for a total of approximately 2,650 square feet.
2. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved Specific Use Permit (SUP).
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
4. All doors shall remain unlocked and accessible during normal business hours.

Attached Exhibits

1. Aerial Vicinity Map,
2. Zoning Vicinity Map,
3. Major Thoroughfare Plan Map,
4. Application
5. Letter of Request
6. Site Photos
7. Applicate Presentation
8. Site Plan
9. Proposed Floor Plan.

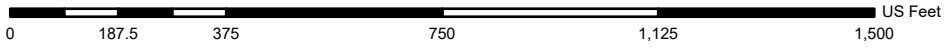


Manvel Town Center Phase 1B

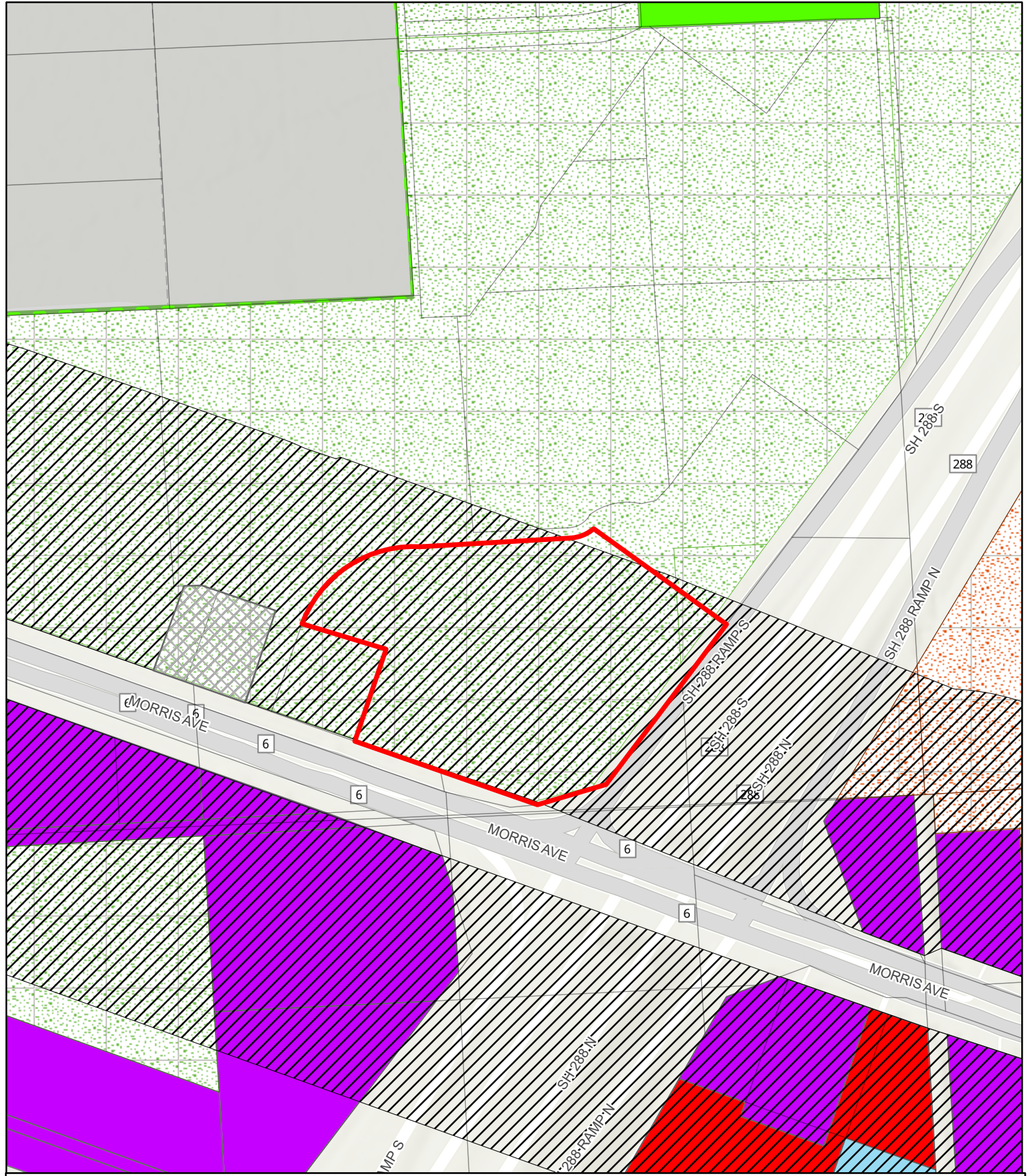


- Manvel Town Center Ph 1B
- City of Manvel ETJ
- City of Manvel City Limits

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



Date: March 2024
Reference: 2024018
Data Source: City of Manvel,
Brazoria County Open Data

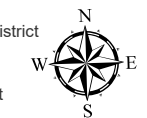
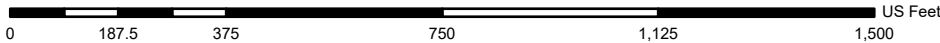


Manvel Town Center Phase 1B

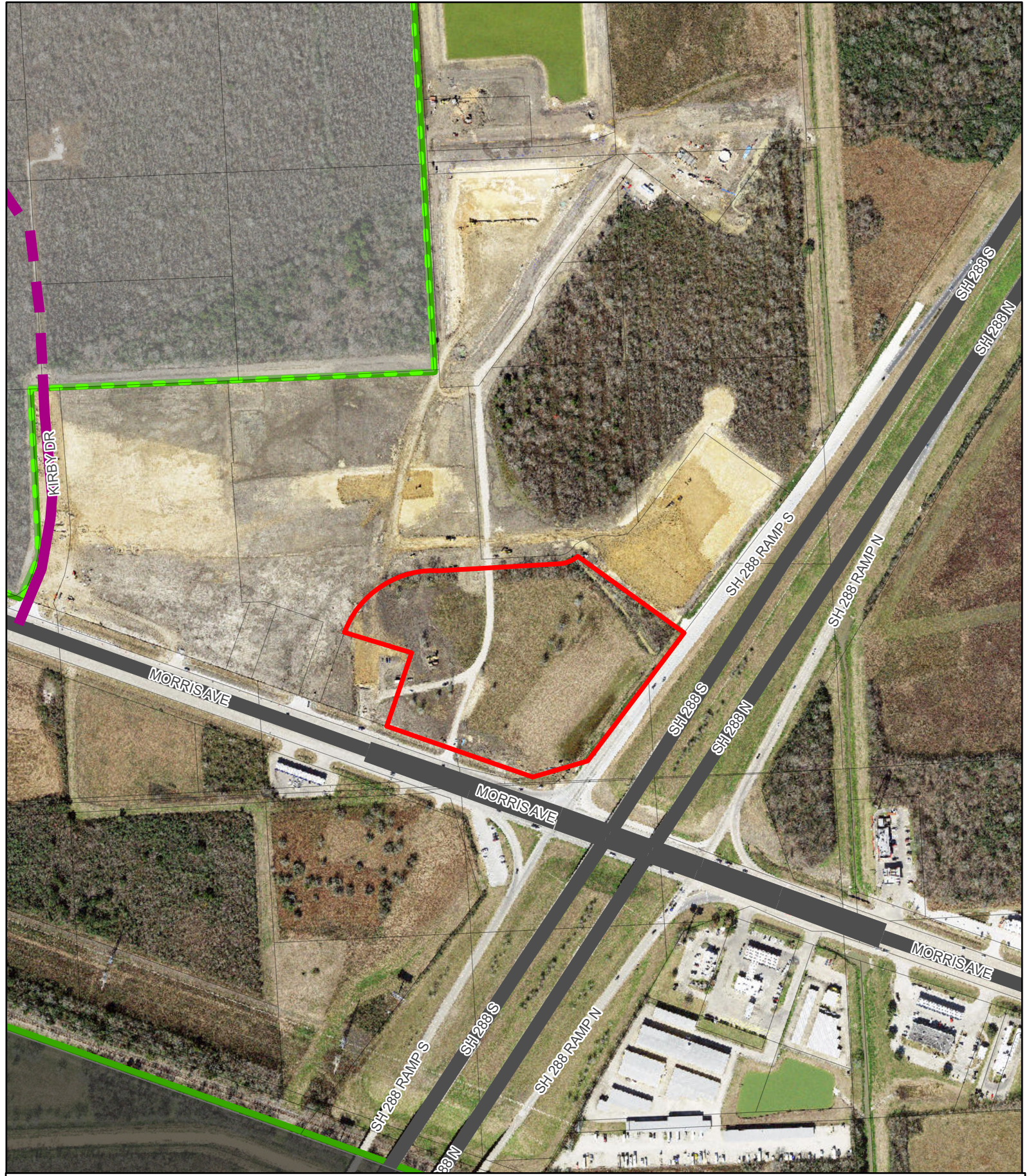


- | | | | |
|----------------------------|----------------------------------|---------------------------|---|
| Manvel Town Center Ph 1B | Specific Use Permits-current | Light Commercial District | Open Single-Family Residential District |
| City of Manvel ETJ | State Highway 6 Overlay District | Multi-Family District | Single-Family Residential District |
| City of Manvel City Limits | Heavy Commercial District | Planned Unit Development | Open - Planned Unit Development |

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



Date: March 2024
Reference: 2024018
Data Source: City of Manvel,
Brazoria County Open Data



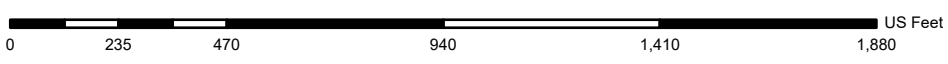
Manvel Town Center Phase 1B



- Manvel Town Center Ph 1B
- City of Manvel City Limits
- Proposed Parkway (120' ROW)
- City of Manvel ETJ
- Parkway (120' ROW)
- Major Thoroughfare (120' ROW)



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



Date: March 2024
Reference: 2024018
Data Source: City of Manvel,
Brazoria County Open Data



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Memorial Herman Go Health
Project Location/Address: 21708 Highway 288, Suite 103
Legal Description: Manvel Town Center, LTD. ABST-291 SUBD-Emigration Land Co S/D, A-291 Lot 50
Current Zoning: Planned Unit Development Proposed Land Use: Commercial Retail NAICS No.:
Parcel/Tax ID# (s): 167683 Total Acreage: 13.08

APPLICANT INFORMATION

Applicant Name: Rosie Felix
Company Name: Permit Advisors
Address: City: State: Zip:
Phone #: 424-437-6231 Email: rosie@permitadvisors.com

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

Rosie Felix 1-24-2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center, LTD.
Address: 1800 Bering, Suite 550 City: Houston State: TX Zip: 77057
Phone #: 713-781-7111 Email: bbloomfield@weitzmangroup.com

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

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

APM 1/24/2024
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Rosie Felix

1-24-24

Applicant Signature

Date



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.

Manvel Town Center, LTD.

Owner Name

1800 Bering Drive, Suite 550

Owner Address

Houston, TX 77057

Owner City, State

Zip

1/24/2024

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at 21708 Highway 288 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Rosie Felix with the company Permit Advisors (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 713-781-7111 if you have any questions.

Sincerely,

Owner Name Steve Chandler

Owner Signature



Architecture Engineering Planning Interiors

235 Montgomery Street, Suite 350
San Francisco, CA 94104

03/14/2024

City of Manvel

Byron Belle, on Behalf of DLR Group

GoHealth Urgent Care Tenant Improvement – Manvel
21708 Highway 288, Suite 103
Manvel, TX 77578

To Whom It May Concern:

GoHealth is a joint venture with Memorial Hermann and Access Clinical Partners, LLC. GoHealth's centers offer (and the proposed center will offer) urgent care services for most non-life-threatening illnesses and injuries, as well as x-ray and rapid diagnostic test.

GoHealth's centers are open 365 days a year (8AM – 8PM Monday – Friday & 9AM – 5PM Saturday, Sunday & Holidays), providing convenient same-day, evening, weekend and holiday care. GoHealth's centers provide care for allergies, asthma, cold & flu, and offer Covid 19 testing, ear infections, flu shots, comprehensive care for every illness (such as sore throat), sinus infections, injuries, on-site testing services, sports and camp physicals, skin rashes urinary tract infections, telemedicine and imaging.

GoHealth will be a great addition to the community to provide immediate care for their families, children and aging members of the population, and it is one well suited to their mission and corporate values.

If there are any questions/concerns, please do not hesitate to reach out to us.

Best Regards,

Maribel Pasillas, Jeffrey Milla

Site Photos: West



Site Photos: Northwest





MEMORIAL
HERMANN |  GoHealth.
URGENT CARE

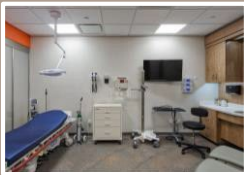
Award winning, patient-centric clinic design

**GoHealth centers won
2015 ICSC U.S. Design &
Development Award**

for outstanding achievement
in retail store design – the
premier design award for the
retail industry



**U.S. DESIGN &
DEVELOPMENT
AWARDS**



**MEMORIAL
HERMANN** |  **GoHealth**
URGENT CARE

GoHealth: The Basics

Who you'll find staffing our centers:

- 1 -2 EM/FP Physicians or ED Experience PAs/NPs
- 1 Rad Tech
- 1 Medical Assistant

Ancillary services we offer:

- X-rays for joint and bone injuries
- Point of care testing for rapid Covid - 19, strep, flu, mono, glucometry and urinalysis
- Work area for blood testing and cultures and phlebotomy services.

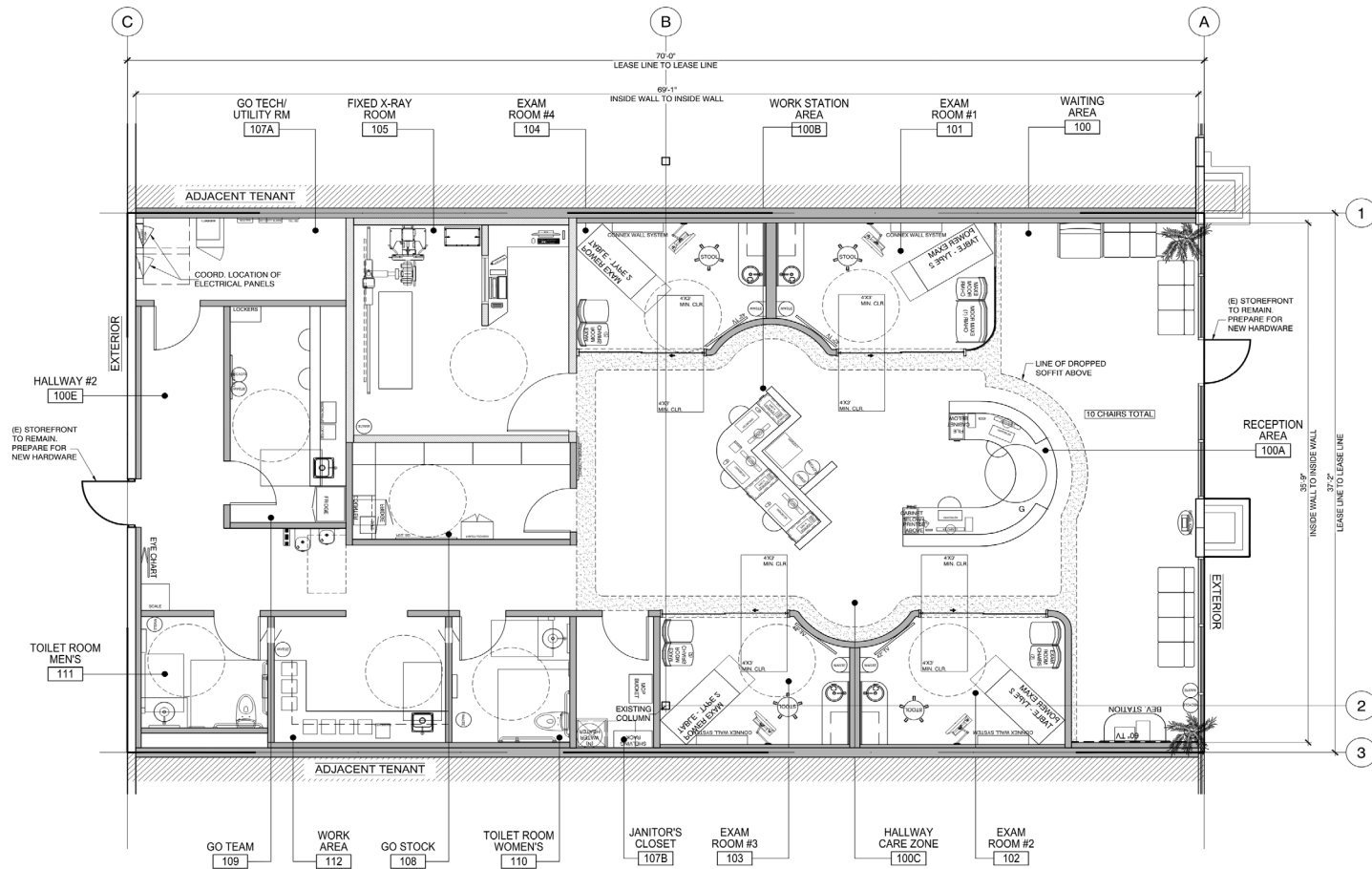
Hours that we operate our centers:

- 8 AM to 8 PM (Monday – Friday)
- 8 AM to 8 PM (Saturday, Sunday and Holidays)

Volume we typically see our centers:

- We expect to see anywhere from 3 to 5 patients an hour at our centers

Manvel Floor Plan and Design



GoHealth: The Basics

Design Elements:

- 4 exam rooms
- 5 work-stations
- 2 bathrooms
- Work Area, break room & medical storage
- Mobile x-ray
- Medical waste is secured within our center and carted by private contracted service
- No Narcotics on-site

Clockwise Queuing:

- Regulates the flow of patients by offering appointments and visibility to neighboring centers wait times
- Allows people who walk-in to be given notifications on when to come back to be seen
- Ability to manage our wait times and door to door times

Patients now have a convenient way to check in online and avoid the wait

[Services](#)[Find a Center](#)[Virtual Visit](#)[Bill Pay](#)[Health Library](#)[Log in](#)[Save my spot](#)**Location** ▾

Choose a location near you

**Reason for visit** ▾

How can we help you?

**Date & time** ▾

Choose timeslot



Virtual Visits offer face-to-face exams from home

Virtual Visits are a convenient and increasingly popular alternative for patients and their providers today. In fact, our virtual platform can be used to diagnose and treat a wide range of conditions, from allergies and rashes to sprains and bug bites, UTIs, pink eye, coughs, colds, flu and much more. Booking a virtual visit is fast, easy and can be done where and when you need it.

[Learn more](#) →

We measure our patient experience through Net Promoter Score that is delivered via text message

Net Promoter Score: 82

Reporting period: **2021 YTD**

10! Beautiful state of the art facility and everyone was professional & courteous. I was taken care of right away.

Definitely a 10! I have already suggested GoHealth to a friend. I really appreciated the follow up call. Other experiences elsewhere did not do that, they just suggest you to follow up with your PCP.

10!!!! Thank you for referring me because you probably helped save my life!

The staff were very warm, friendly and inviting. There was no wait and the center was very clean. The front desk was professional. I will be coming back in the future!



MEMORIAL®
HERMANN |  GoHealth.
URGENT CARE

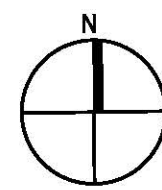


<u>DETENTION PONDS - SERVICE AREA TABLE</u>				
<u>DETENTION REQUIRED</u>				
	100 YR. A.C.	@ 0.03 ADJUST./AC.	102 YR. A.C.F.	
MAMUEL TOWN CENTER PHASE 1A				
TOTAL	100.70 AC.			102.71 AC.F.T.
<u>DETENTION PROVIDED</u>				
	AGRED.	STORAGE	STATE A.S.	100 YR. V.S.
DETENTION POND 1A	8.87	46.69 AC.F.T.	47.72	56.50
DETENTION POND 1B	8.93	38.17 AC.F.T.	47.72	56.50
PULASKI DETENTION POND 1C	2.50	17.89 AC.F.T.	47.72	56.50
TOTAL		102.71 AC.F.T.		

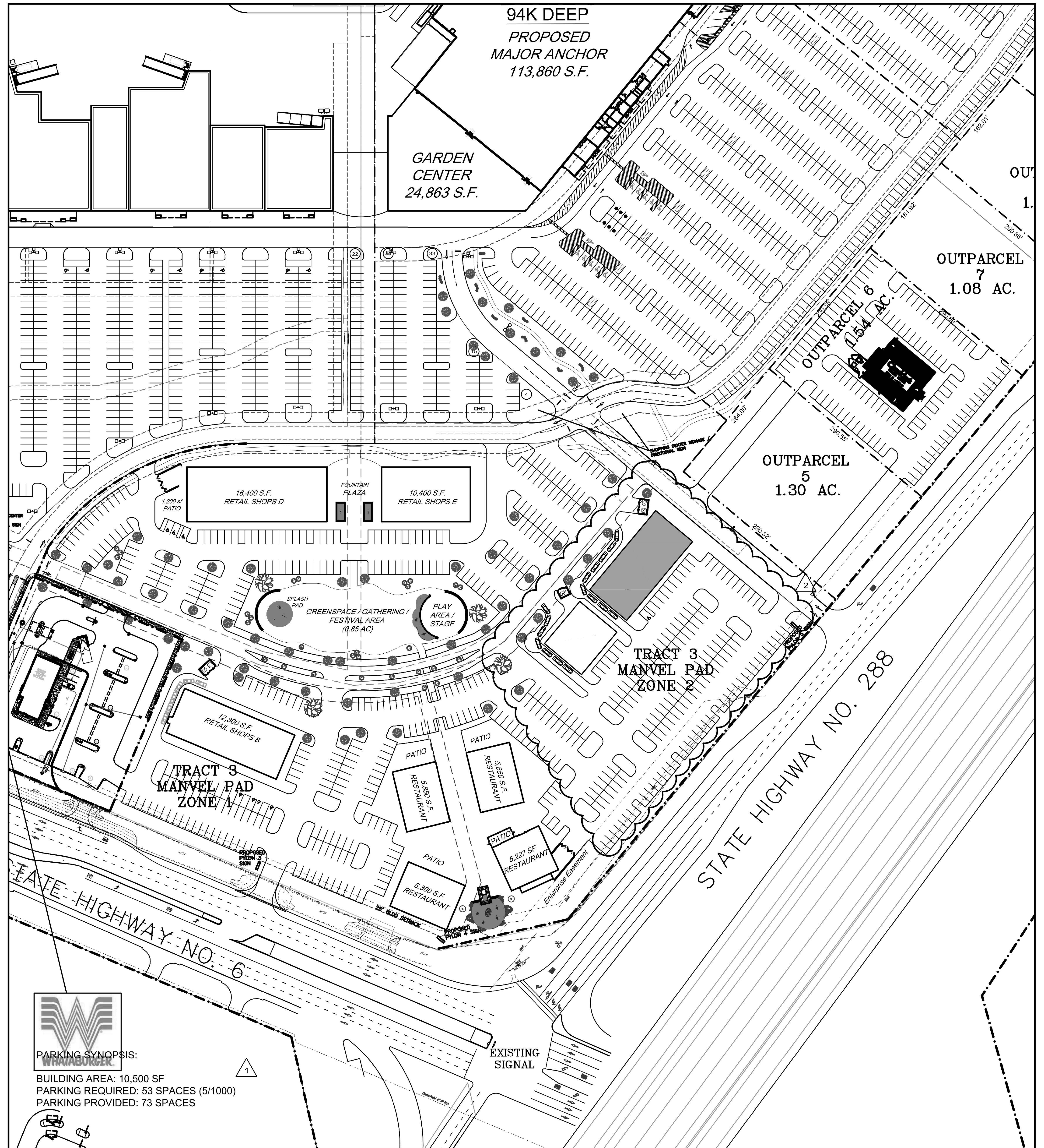
SHEET 1 of 2

- [illegible]

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SITE PLAN (FOR REFERENCE ONLY)
SCALE: N.T.S.

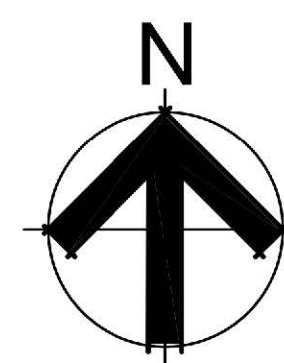


PARKING SYNOPSIS:

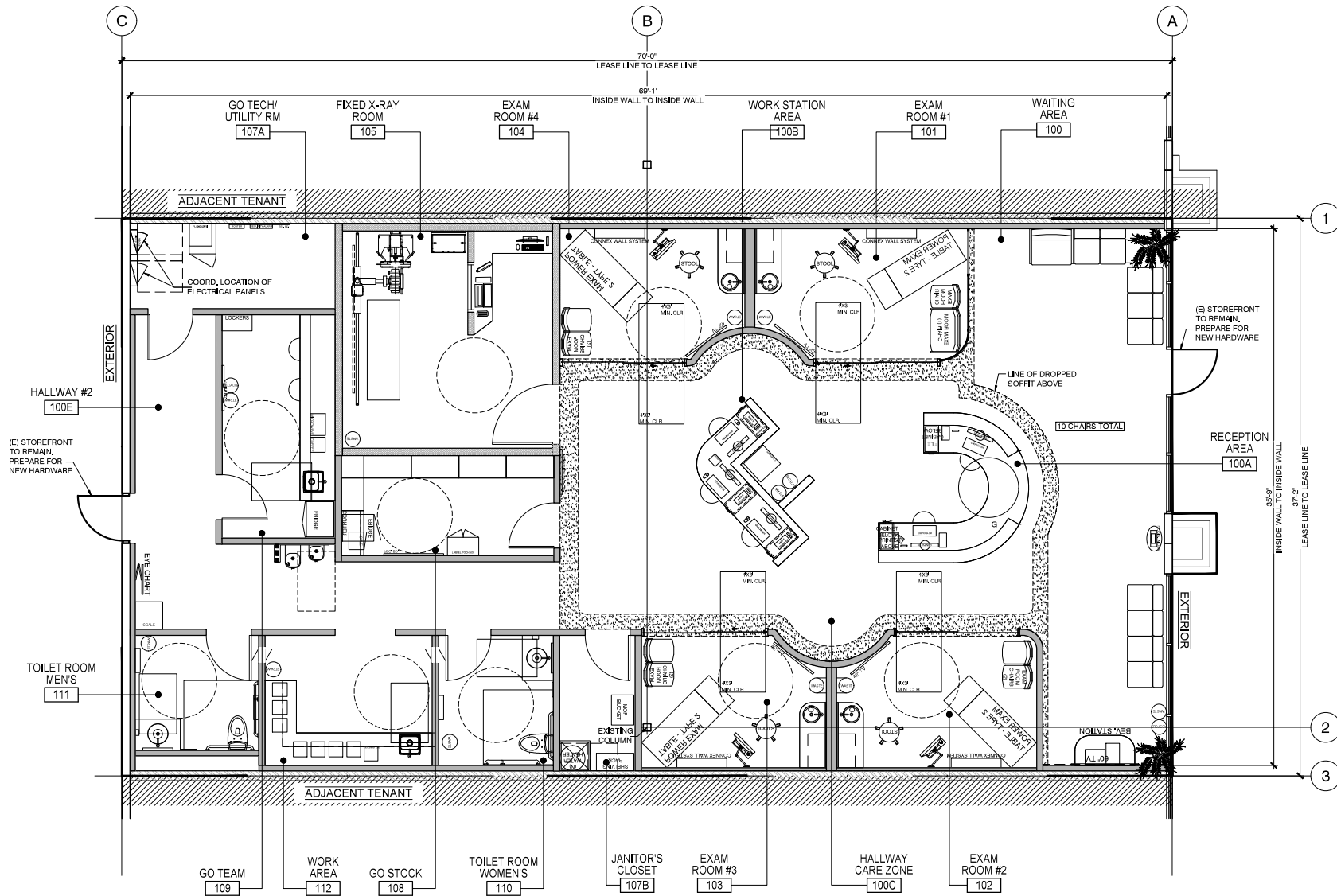
BUILDING AREA: 10,500 SF
PARKING REQUIRED: 53 SPACES (5/1000)
PARKING PROVIDED: 73 SPACES



SHADED AREA INDICATES SCOPE OF
WORK INCLUDED IN THESE DOCUMENTS



PARTIAL ENLARGED VICINITY MAP



GoHealth Floor Plan
SCALE 1/4"=1'-0"

URGENT CARE CENTER - MANVEL

PRELIM FLOOR PLAN

TOTAL SQ.FT. $\pm$ 2,612 SF

NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT, AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

NOT FOR CONSTRUCTION

12/18/2023

PROJECT NO.: 39-24122-00



SK-1

ORDINANCE NO. 2024-O-17

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE “A” OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 “AMBULATORY HEALTH CARE SERVICES” TO BE LOCATED WITHIN THE TOWN CENTER DEVELOPMENT; 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, Manvel Town Center, LTD., is the owner (the “Owner”) of a certain 13.08-acre tract of land located at 21708 Highway 288, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, being a partial replat of lots 42, 49, 50, 58 an abandoned 40-foot road of the emigration land company subdivision, section 71 recorded in Volume 2, Page 81-82 of the Plat Records of Brazoria County Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 13.08-acre tract is currently zoned Planned Unit Development District and Highway 6 Overlay District (PUD-SH6); and

WHEREAS, the applicant, Permit Advisors, has filed an application to change the zoning classification of the 13.08-acre tract to Planned Unit Development District and Highway 6 Overlay District with a Specific Use Permit (PUD-SH6-SUP) allowing the proposed use of the property for NAICS use 621493 “Ambulatory health Care Services”; 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 13.08-acre tract of land located at 21708 Highway 288, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, being a partial replat of lots 42, 49, 50, 58 an abandoned 40-foot road of the emigration land company subdivision, section 71 recorded in Volume 2, Page 81-82 of the Plat Records of Brazoria County

Texas, a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Planned Unit Development and State Highway 6 Overlay District (PUD-SH6) to Planned Unit Development and State Highway 6 Overlay District (PUD-SH6), with one Specific Use Permit (PUD-SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Ambulatory Health Care Services– (NAICS 621493)

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 NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. This proposed use of a “Ambulatory Health Care Services” and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

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

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

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

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 13.08-acre tract of land located at 21708 Highway 288, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, being a partial replat of lots 42, 49, 50, 58 an abandoned 40-foot road of the emigration land company subdivision, section 71 recorded in Volume 2, Page 81-82 of the Plat Records of Brazoria County Texas.



Exhibit B

Recommended Conditions:

1. Specific Use Permit is only for 21708 Highway 288, Suite 103, for a total of approximately 2,650 square feet.
2. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved Specific Use Permit (SUP).
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
4. All doors shall remain unlocked and accessible during normal business hours.