

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 24, 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 is a safe and responsible community, embracing the values of our past, present, and future citizens.

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

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, 77-38 - RESERVED, BY ESTABLISHING SECTION 77-37 - ACCESSORY DWELLING UNIT (ADU); PROVIDING FOR THE ESTABLISHMENT OF SECTION 77-38 – RESERVED; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 20.41 ACRE TRACT OF LAND LOCATED AT 17221 STATE HIGHWAY 6, SUITE 103, MANVEL, TEXAS (DESCRIBED AS RESERVE “B” OF MANVEL TOWN CENTER SECTION ONE), 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 812113, “NAIL SALONS” 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.
- C. 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 AN APPROXIMATELY 1.5491 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS FROM LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT LC-SH6) TO LIGHT COMMERCIAL 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”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

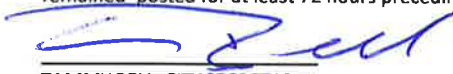
- A. Consideration and possible action to approve Final Plat of Avellino Section 1;
BEING A SUBDIVISION OF 16.957 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2024-O-24;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, 77-38 - RESERVED, BY ESTABLISHING SECTION 77-37 - ACCESSORY DWELLING UNIT (ADU); PROVIDING FOR THE ESTABLISHMENT OF SECTION 77-38 - RESERVED; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2024-O-25;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 20.41 ACRE TRACT OF LAND LOCATED AT 17221 STATE HIGHWAY 6, SUITE 103, MANVEL, TEXAS (DESCRIBED AS RESERVE "B" OF MANVEL TOWN CENTER SECTION ONE), 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 812113, "NAIL SALONS" 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.

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2024-O-26;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1.5491 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS FROM LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT LC-SH6) TO LIGHT COMMERCIAL 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"; 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.
- 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.

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 06/21/2024 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

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 6/10/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:06 p.m.

Those in attendance were:

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

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Elaheh Roohbakhsh, Associate Planner
Ian Knox, BBG
Jordan Cruz, BBG
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

None

Consent PDZ

- A. Approve the Final Plat for Avellino Roadway, Parkland, and Detention Plat;
BEING A SUBDIVISION OF 17.840 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY,
SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF
THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-
82, B.C.P.R.

- B. Approve Meridiana Detention Reserve 'W' Preliminary Plat;
BEING A SUBDIVISION OF 15.93 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, 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.
- C. Approve Meridiana Section 10A Preliminary Plat;
BEING A SUBDIVISION OF 13.90 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, BEING A PARTIAL REPLAT OF LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, AND BEING A PARTIAL REPLAT OF LOT 15, BLOCK 1, OF THE AMENDING PLAT OF LOT 15, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGES 165-166, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 30C;
BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. 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: 6/0

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

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 34A;
BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner -

The City staff recommends approval of the Meridiana Section 34A- Final Plat with one (1) condition. The condition includes:

1. Please fill in the blank spaces for the document numbers on the plat for the utility easements (UEs) adjacent to the southern boundary of the proposed plat (outside of the Manvel City Limit and within the Alvin City Limit) before recordation. The applicant states that the UEs are currently in the process of being recorded (Section 62-41(b)(13)).

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

The motion carried with a vote: 6/0

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

B. Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).

Ian Knox, BBG Consulting, presented the item to PD&Z.

Some items discussed that need to be updated in the upcoming ordinance:

- Gas stove allowed, but not greater than 30"
- Allowance of more than 650sqft if the existing footprint is not expanded (i.e., ADU above garage)
- Add degrees of consanguinity
- Spell out subordinate to mean 20% of the first story/first floor
- Language to prevent RVs being able to be classified as an ADU
- Setting the maximum height to be one level with a max wall height
- Clear up language for "backyard" definition

Robert Gervais, City Attorney - this needs to come back one more time before this goes out for Public Hearing because ordinance still needs to be drafted.

PDZ Member William Richardson made the motion to table. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

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

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn at 6:45 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

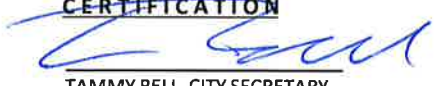
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 05/28/2024 (06/24/2024 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat of Avellino Section 1, being
a subdivision of 16.957 acres out of the H.T. & B. R.R. Co. Survey, Section No. 71, A-291,
in Brazoria County, Texas; and also being out of the Emigration Land Company Subdivision
as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

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

5/28/24
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Avellino Section 1 - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	June 24, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new section within Avellino Master planned Community located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east.*
- *The Master Plan of Avellino (also serves as the Preliminary Plat) was approved by Planning, Development, and Zoning (PD&Z) Commission and City Council in January 2024.*
- *The subject site is located within the City of Manvel ETJ and is part of Brazoria County Municipal Utility District (MUD) No. 47.*
- *The proposed final plat subdivides a 16.957-acre including 2 tracts into 6 blocks, 75 lots, and 3 reserves.*
- *Reserve acreage is used for landscaping, open space, recreation, and utility purposes.*
- *This development will have no on-site sewage facilities and will be served by the Brazoria County MUD No. 29 wastewater treatment plant based on a joint wastewater facilities agreement between BCMUD No. 29 and BCMUD No. 47.*
- *Water capacity for the development is being provided by the City of Manvel based on an Interlocal and Utility Capacity Agreement between the City and MUD 47.*
- *The proposed plat generally conforms to the master plan approved in January 2024 by PD&Z and City Council.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Avellino Section 1 - Final Plat* with two (2) conditions. The condition includes:

1. Please fill in the blank spaces for the document numbers on the plat for Avellino Roadway, Parkland, and Detention Plat Final Plat adjacent to the northern and eastern boundary of the proposed plat before recordation (Section 62-41(b)(11)).
2. Please fill in the blank spaces in general note 17 regarding the 40' ROW on the western boundary of the proposed final plat before recordation(the applicant states that the 40' ROW is currently in the process of abandoning) (Section 62-41(b)(18)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

64197

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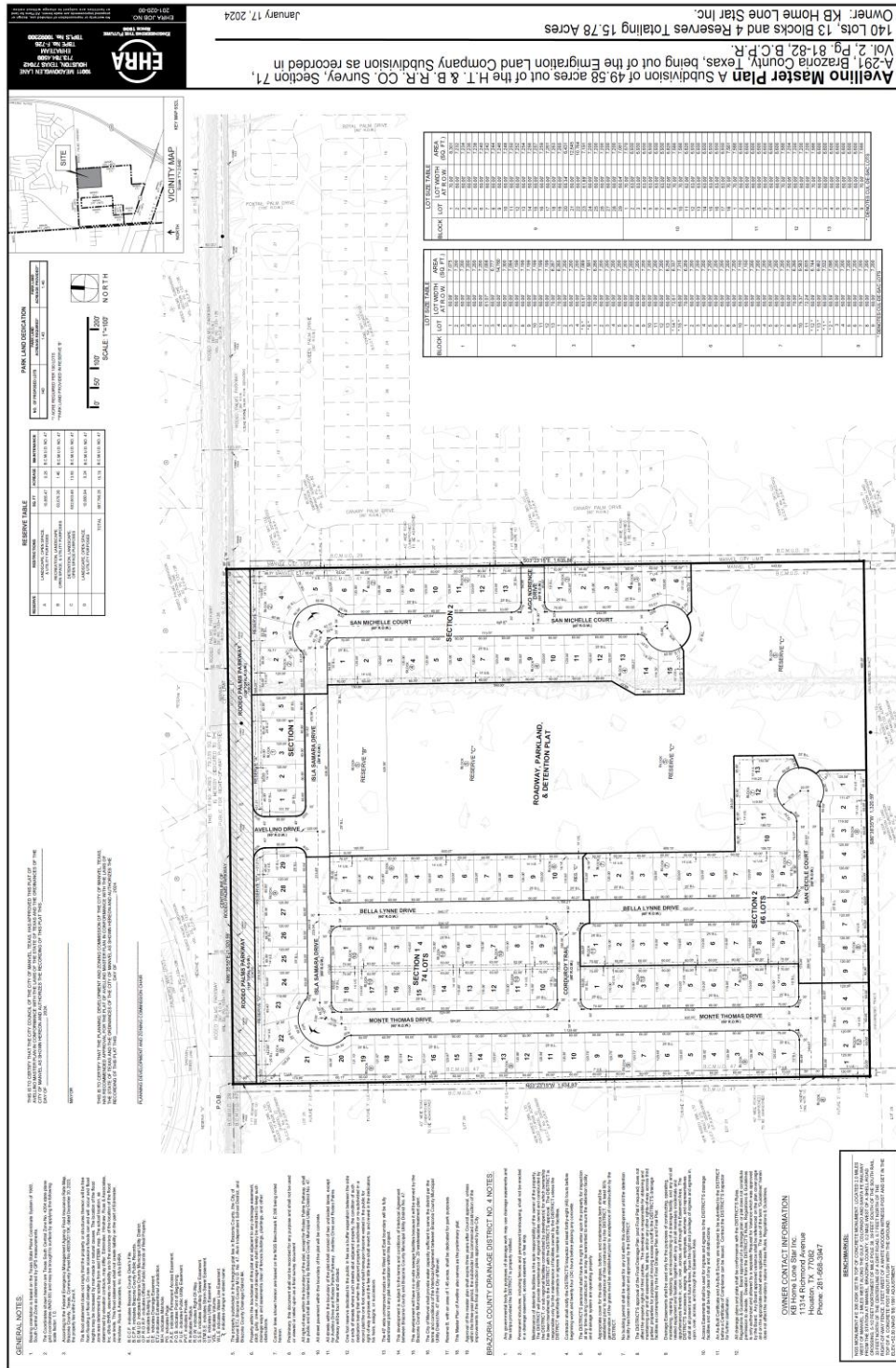
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DEVELOPMENT SERVICES DEPARTMENT

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

Avellino Master Plan



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KB Home Lone Star Inc., a Texas corporation, acting by and through Mark Eubanks, Sr Vice President - Finance of KB Home Lone Star Inc., a Texas corporation owner of the property subdivided in this plat, AVELLINO SECTION 1, do hereby make subdivision of said property for and on behalf of said corporation, 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 assigned to warrant and defend the title to the land so dedicated.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of AVELLINO SECTION 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

In Testimony whereof, KB Home Lone Star Inc., a Texas corporation has caused these presents to be signed by Mark Eubanks, Sr Vice President - Finance of KB Home Lone Star Inc., a Texas corporation, thereunto authorized by this 30th day of May 2024.

OWNER:
KB Home Lone Star Inc.,
a Texas corporation

By [Signature]
Mark Eubanks,
Sr Vice President - Finance

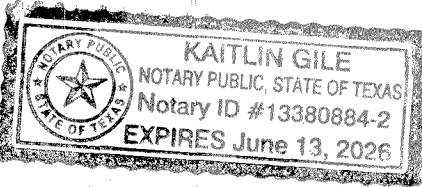
STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Mark Eubanks, Sr Vice President - Finance of KB Home Lone Star Inc., a Texas corporation 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of May, 2024.

[Signature]
Kaitlin Gile

Notary Public in and for the
State of T E X A S
My Notary Commission Expires 6/13/26

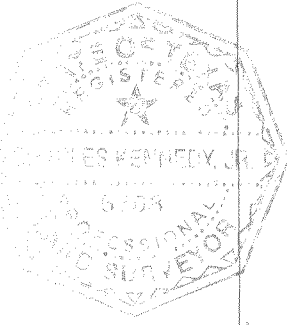


I, Charles Kennedy, Jr., a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of 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 other points of reference were marked on the ground before I signed and sealed this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corner are expected to be set after construction of the public infrastructure and final grading within the subdivision.

[Signature]
Charles Kennedy, Jr.,
Registered Professional Land Surveyor
Texas Registration No. 5708

Date: 5-29-24



APPROVED BY THE BOARD OF COMMISSIONERS ON 05/01/2024

[Signature]
Brazoria Drainage District No. 4

District Engineer

BDD4 Ref. ID# 24-000069

The signatures above are evidence that the District's Board of Commissioners approved this submission on the date provided above based upon the recommendation of the District's Engineer who has reviewed the sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". The approval of the final drainage plan or request for variance will typically expire one year after the date of board approval. The approval of a Drainage Impact Analysis, Master Development Plan, or Final Plat will typically expire two years after the date of approval. See Section 12 in the District's Rules, Regulations, and Guidelines for additional information regarding the expiration of approvals. After expiration, re-approval is required. Please note that the District approval does not necessarily mean that all information in the submittal has been checked and verified. In the event of any conflict or inconsistency between the District's "Rules, Regulations, and Guidelines" and this approved submittal, the District's "Rules, Regulations, and Guidelines" shall prevail. Any board approved deviations from District criteria shall be itemized on the cover page and other appropriate sheets. Any submittal prepared by a Professional Engineer or Professional Land Surveyor has typically been signed and sealed by that licensed professional. That signature and seal conveys responsibility and accountability to that Engineer or Surveyor.

JOB NO. 201-020-01

PATH:R:\2020\201-020-01\DRAWING\PLAT\201-020-01_AVELLINO-SEC 1_FINAL BY:AMK2 DATE:02/18/2020

AVELLINO SECTION 1
16.957 ACRES

FIELD NOTES OF A 16.957 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS; SAID 16.957 ACRE TRACT OF LAND BEING OUT OF AND A PART OF A CALLED 46.31 ACRE TRACT OF LAND AS CONVEYED TO KB HOME LONE STAR INC., AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2020010166 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.O.R.P.); AND BEING OUT OF RECORDED 40 FOOT WIDE ROADWAY OF THE EMIGRATION LAND COMPANY SUBDIVISION AND RECORDED UNDER VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.); SAID 16.957 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: The basis of bearings is referenced to the Texas State Plane Coordinate System of 1983, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distances are actual distances.

TRACT 1
15.995 ACRES

BEGINNING at a point in the centerline of said 40 foot wide Roadway from which a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of said 46.31 acre tract of land bears N 86°38'35" E, a distance of 20.00 feet.

THENCE N 03°23'15" W, a distance of 1,574.83 feet, to a point for corner.

THENCE N 86°35'55" E, at a distance of 20.00 feet pass a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at the northeast corner of said called 46.31 acre tract; continuing a total distance of 574.59 feet, to a point for the beginning of a curve to the right.

THENCE with said curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", a length of 47.12 feet, and a chord bearing and distance of S 48°24'05" E, 42.43 feet, to the end of this curve.

THENCE S 03°24'05" E, a distance of 80.00 feet, to a point for the beginning of a curve to the right.

THENCE with said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", a length of 39.27 feet, and a chord bearing and distance of S 41°35'55" W, 35.36 feet, to the end of this curve.

THENCE S 03°24'05" E, a distance of 60.00 feet, to a point for corner.

THENCE N 86°35'55" E, a distance of 1.49 feet, to a point for corner.

THENCE S 03°21'25" E, a distance of 660.28 feet, to a point for corner.

THENCE N 48°21'25" W, a distance of 14.14 feet, to a point for corner.

THENCE S 86°38'35" W, a distance of 110.00 feet, to a point for corner.

THENCE S 03°21'25" E, a distance of 15.00 feet, to a point for corner.

THENCE S 86°38'35" W, a distance of 60.00 feet, to a point for the beginning of a non-tangent curve to the left.

THENCE with said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a length of 39.27 feet, and a chord bearing and distance of N 48°21'25" W, 35.36 feet, to the end of this curve.

THENCE S 86°38'35" W, a distance of 85.00 feet, to a point for corner.

THENCE S 03°21'25" E, a distance of 560.00 feet, to a point for corner.

THENCE S 86°38'35" W, a distance of 50.39 feet, to a point for corner.

THENCE S 03°21'11" E, a distance of 180.00 feet, to a point for corner.

THENCE S 86°38'35" W, a distance of 239.99 feet, to the PLACE OF BEGINNING, having a calculated area of 15.995 Acres.

TRACT 2
0.962 ACRES

BEGINNING at a point; from which a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Northeast corner of said 46.31 acre tract of land bears N 86°35'55" E, a distance of 303.25 feet.

THENCE S 03°24'05" E, a distance of 135.00 feet, to a point for corner.

THENCE S 86°35'55" W, a distance of 287.75 feet, to a point for the beginning of a curve to the right.

THENCE with said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", a length of 39.27 feet, and a chord bearing and distance of N 48°24'05" W, 35.36 feet, to the end of this curve.

THENCE N 03°24'05" W, a distance of 80.00 feet, to a point for the beginning of a curve to the right.

THENCE with said curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", a length of 47.12 feet, and a chord bearing and distance of N 41°35'55" E, 42.43 feet, to the end of this curve.

THENCE N 86°35'55" E, a distance of 282.75 feet, to the PLACE OF BEGINNING, having a calculated area of 0.962 Acres.

PROJECT 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.
NAVD 88 ELEV.=52.00 ADJ. 1991

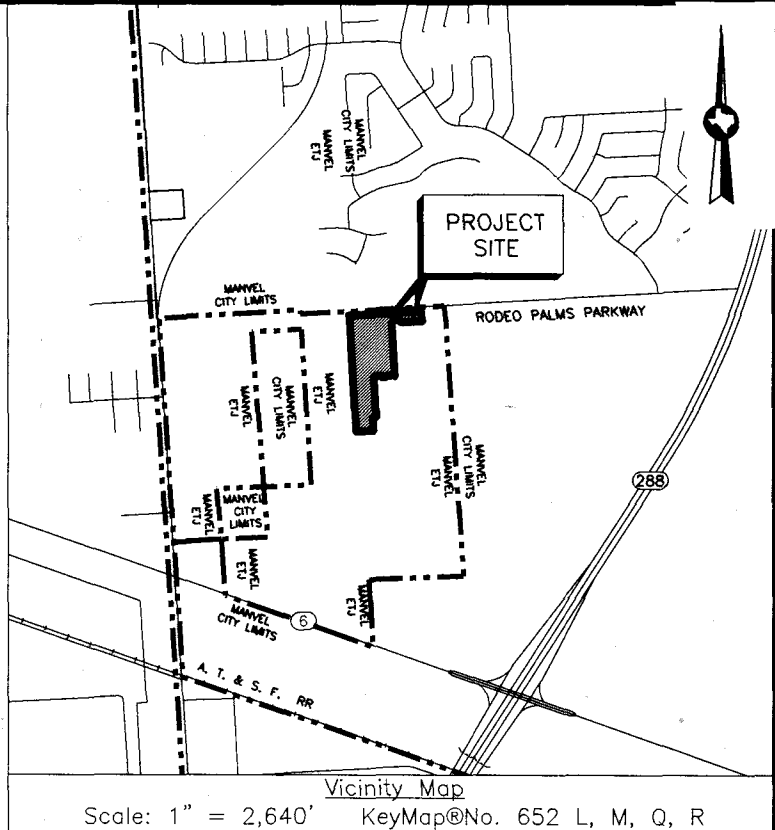
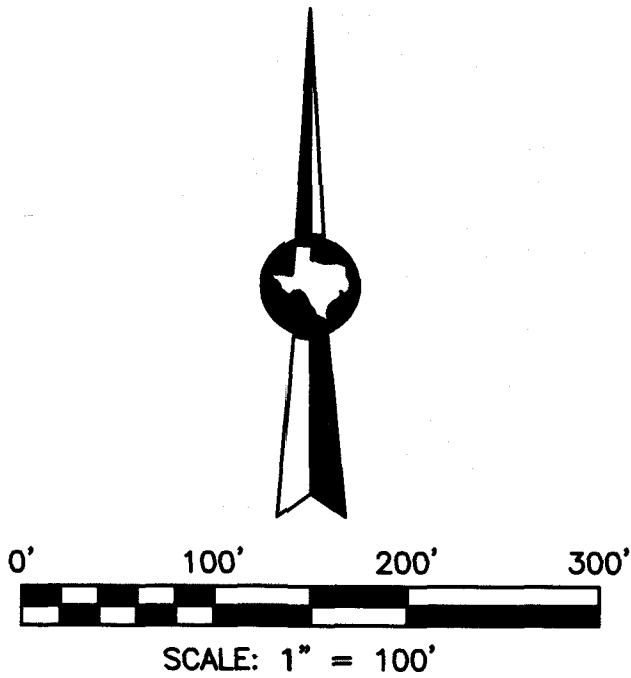
BDD#4 BENCHMARK

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991



FINAL PLAT OF AVELLINO SECTION 1

BEING A SUBDIVISION OF
16.957 ACRES OUT OF THE
H.T. & B. R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING OUT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

2 TRACTS 75 LOTS 6 BLOCKS 3 RESERVES (0.4803 ACRES)

OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TX 77082
281-668-3947

JUNE 14, 2024

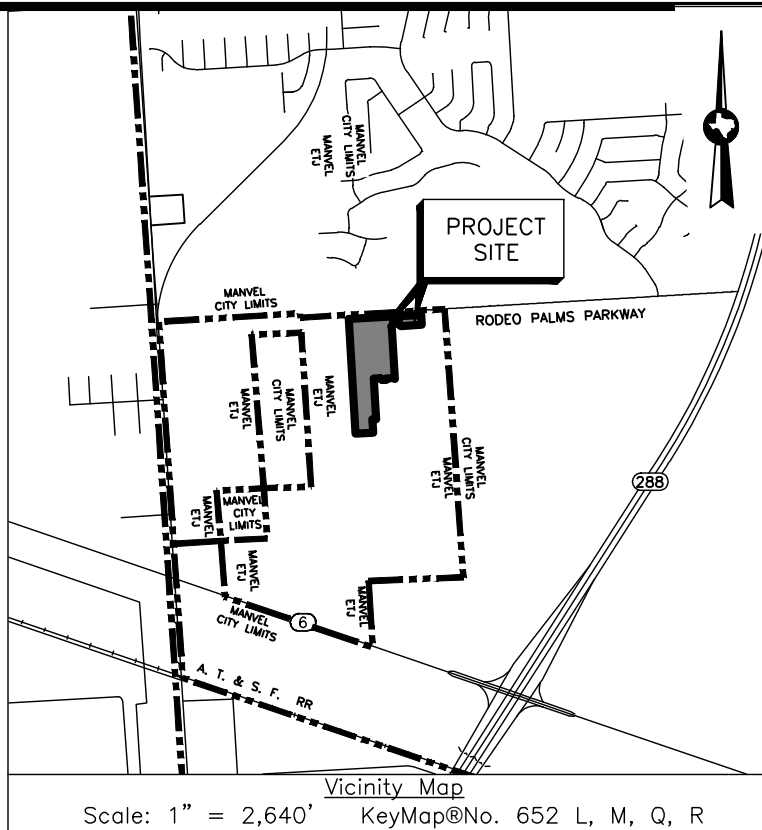
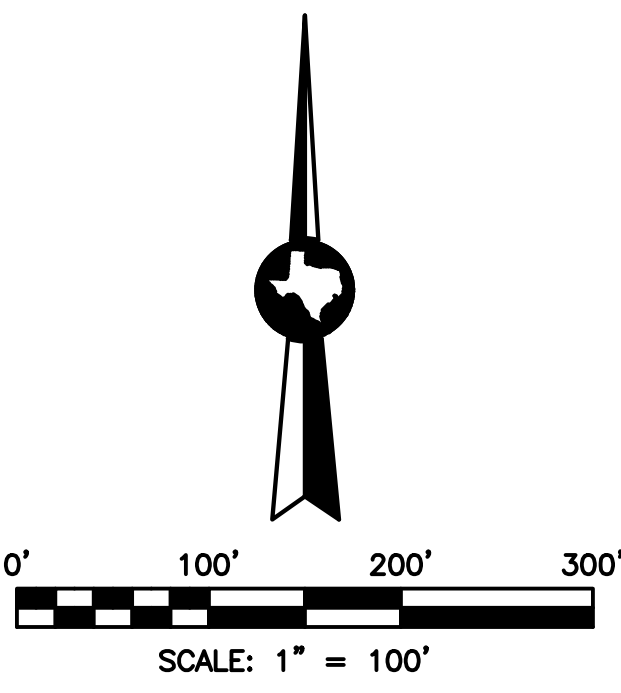
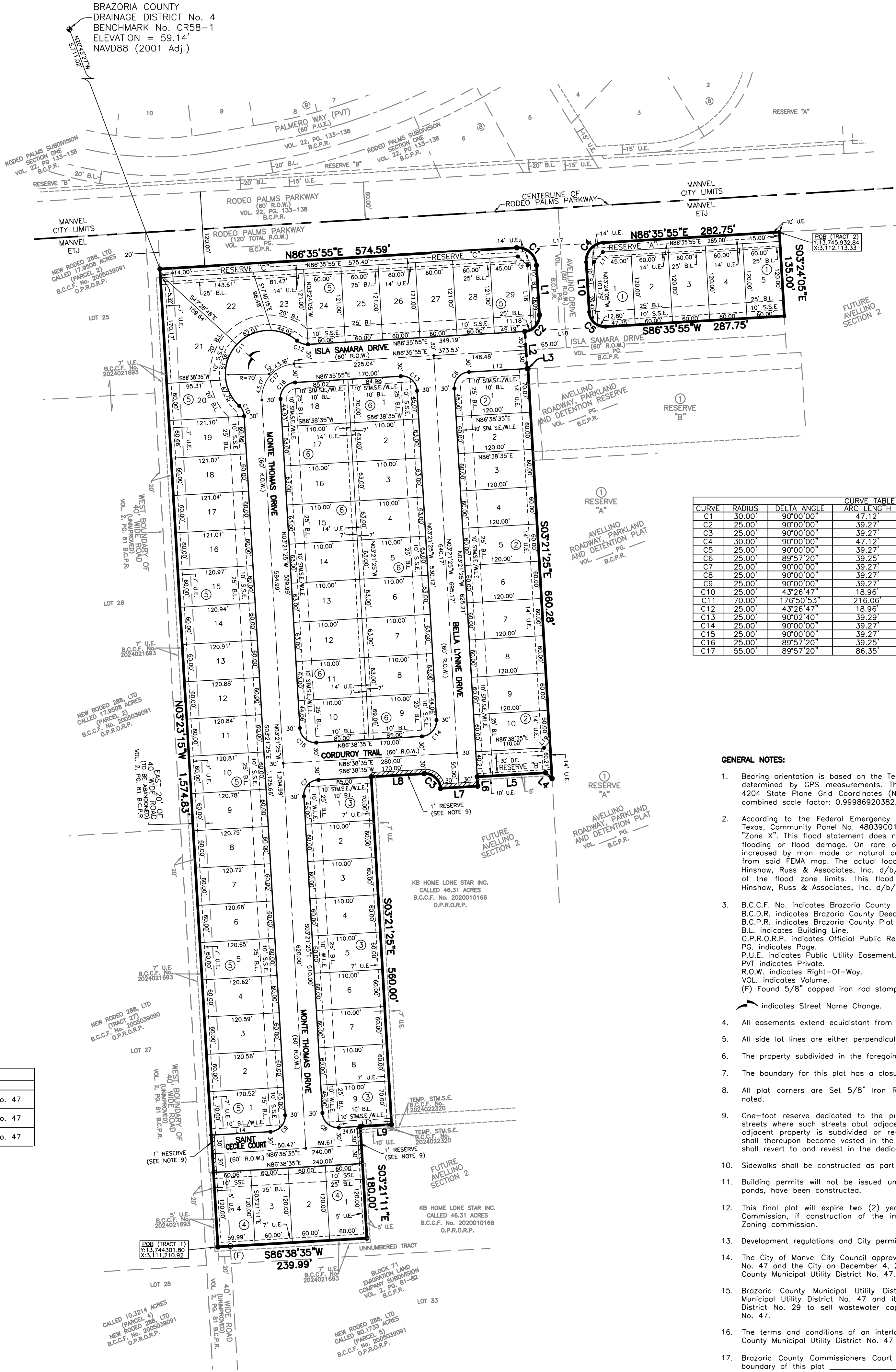


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

SHEET 1 OF 2

BLOCK	LOT	AREA TABLE	
		LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
1	1	60.08'	7,075
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
2	1	70.07'	8,269
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
3	1	70.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
4	1	70.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
5	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
	11	60.00'	7,250
	12	60.00'	7,252
	13	60.00'	7,254
	14	60.00'	7,256
	15	60.00'	7,257
	16	60.00'	7,259
	17	60.00'	7,261
	18	60.00'	7,263
6	19	60.66'	7,345
	20	66.71'	6,404
	21	61.36'	12,593
	22	62.01'	10,908
	23	63.88'	7,288
	24	60.00'	7,260
	25	60.00'	7,260
	26	60.00'	7,260
	27	60.00'	7,260
	28	60.00'	7,260
	29	60.04'	7,139
	1	64.71'	7,570
	2	63.00'	6,930
	3	63.00'	6,930
	4	63.00'	6,930
	5	63.00'	6,930
	6	63.00'	6,930
	7	63.00'	6,930
	8	63.00'	6,930
	9	69.06'	7,462
	10	69.06'	7,462
	11	63.00'	6,930
	12	63.00'	6,930
	13	63.00'	6,930
	14	63.00'	6,930
	15	63.00'	6,930
	16	63.00'	6,930
	17	63.00'	6,930
	18	64.55'	7,561
* DENOTES CUL-DE-SAC LOTS			

RESERVE	RESTRICTED USAGE	RESERVE TABLE	
		AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE AND UTILITIES	6,019 SQ. FT. / 0.1382 ACRES	BRAZORIA COUNTY M.U.D. No. 47
B	RECREATION, LANDSCAPE, OPEN SPACE, AND UTILITIES	4,925 SQ. FT. / 0.1131 ACRES	BRAZORIA COUNTY M.U.D. No. 47
C	LANDSCAPE, OPEN SPACE, AND UTILITIES	9,975 SQ. FT. / 0.2290 ACRES	BRAZORIA COUNTY M.U.D. No. 47
TOTAL		20,919 SQ. FT. / 0.4803 ACRES	



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.12'	S48°24'05"E	42.43'
C2	25.00'	90°00'00"	39.27'	S41°35'55"W	35.36'
C3	25.00'	90°00'00"	39.27'	N48°21'25"W	35.36'
C4	30.00'	90°00'00"	47.12'	N41°35'55"E	42.43'
C5	25.00'	90°00'00"	39.27'	N48°24'05"W	35.36'
C6	25.00'	89°57'20"	39.25'	N41°37'15"E	35.34'
C7	25.00'	90°00'00"	39.27'	N41°38'35"E	35.36'
C8	25.00'	90°00'00"	39.27'	S48°21'25"E	35.36'
C9	25.00'	90°00'00"	39.27'	S41°38'35"W	35.36'
C10	25.00'	43°26'47"	18.96'	N25°04'48"W	18.51'
C11	70.00'	176°50'53"	216.06'	S41°37'15"W	139.95'
C12	25.00'	43°26'47"	18.96'	N71°40'42"W	18.51'
C13	25.00'	90°02'40"	39.29'	S48°22'45"E	35.37'
C14	25.00'	90°00'00"	39.27'	N41°38'35"E	35.36'
C15	25.00'	90°00'00"	39.27'	S48°21'25"E	35.36'
C16	25.00'	89°57'20"	39.25'	S41°37'15"W	35.34'
C17	55.00'	89°57'20"	86.35'	N41°37'15"E	77.75'

LINE	BEARING	DISTANCE
L1	S0°24'05"E	80.00'
L2	S0°24'05"E	80.00'
L3	N86°35'55"E	1.49'
L4	N48°21'25"W	14.14'
L5	S86°38'35"W	110.00'
L6	S0°21'25"E	15.00'
L7	S86°38'35"W	60.00'
L8	S86°38'35"W	85.00'
L9	S86°38'35"W	50.39'
L10	N0°24'05"W	80.00'
L11	N41°35'55"E	21.21'
L12	S86°35'55"W	93.53'
L13	S86°38'35"W	85.00'
L14	S86°38'35"W	95.49'
L15	N48°24'05"W	21.21'
L16	N0°24'05"W	103.54'
L17	N86°35'55"E	140.00'
L18	N86°35'55"E	130.00'
L19	N41°38'35"E	14.14'
L20	N48°22'45"W	3.00'

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986920382.
- 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. 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.
B.L. indicates Building Line.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
(F) Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"
indicates Street Name Change.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4).
- The boundary for this plat has a closure in excess of 1:15,000.
- All plat corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs, assigns, or successors.
- Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- 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 the Planning, Development and Zoning commission.
- Development regulations and City permits are required on all property.
- The City of Manvel City Council approved an agreement between Brazoria County Municipal Utility District No. 47 and the City on December 4, 2023, for Manvel to sell water capacity sufficient to serve Brazoria County Municipal Utility District No. 47.
- Brazoria County Municipal Utility District No. 29 approved an agreement between Brazoria County Municipal Utility District No. 47 and itself on November 17, 2023, for Brazoria County Municipal Utility District No. 29 to sell wastewater capacity sufficient to serve Brazoria County Municipal Utility District No. 47.
- The terms and conditions of an interlocal agreement entered into between Brazoria County and Brazoria County Municipal Utility District No. 47 on January 26, 2022, may affect this plat.
- Brazoria County Commissioners Court abandoned the 40' R.O.W. that previously straddled the Western boundary of this plat, 2024, as evidenced by the Certified Commissioners Court minutes recorded under the Brazoria County Clerk's File No. _____

FINAL PLAT OF
AVELLINO
SECTION 1

BEING A SUBDIVISION OF
16.957 ACRES OUT OF THE
H.T. & B. R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING OUT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

2 TRACTS 75 LOTS 6 BLOCKS 3 RESERVES (0.4803 ACRES)

OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TX 77082
281-668-3947

JUNE 14, 2024



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.T.U. indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
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 ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- All street pavement within the boundary of the plat will be concrete.
- All streets within the boundary of the plat shall consist of two undivided lanes, except for Avellino Drive and Rodeo Palms Parkway. Avellino Drive and Rodeo Palms Parkway will be four lanes and divided.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and re-vest in the dedicators, his heirs, assigns, or successors.
- The 40' wide unimproved roads on the West and East boundary will be fully abandoned prior to any plat recordation within this project.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
- The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
- Reserve B, with an area of 1.46 acres, shall be dedicated for park purposes.
- This Master Plan of Avellino also serves as the preliminary plat.
- Approval of the master plan shall expire three years after Council approval, unless within the three-year period, the subdivisor has commenced construction of the improvements in the final construction plans approved by the City.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in accordance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF AVELLINO MASTER PLAN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2024.

MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE PLAT OF AVELLINO MASTER PLAN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2024.

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

RESERVE TABLE

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

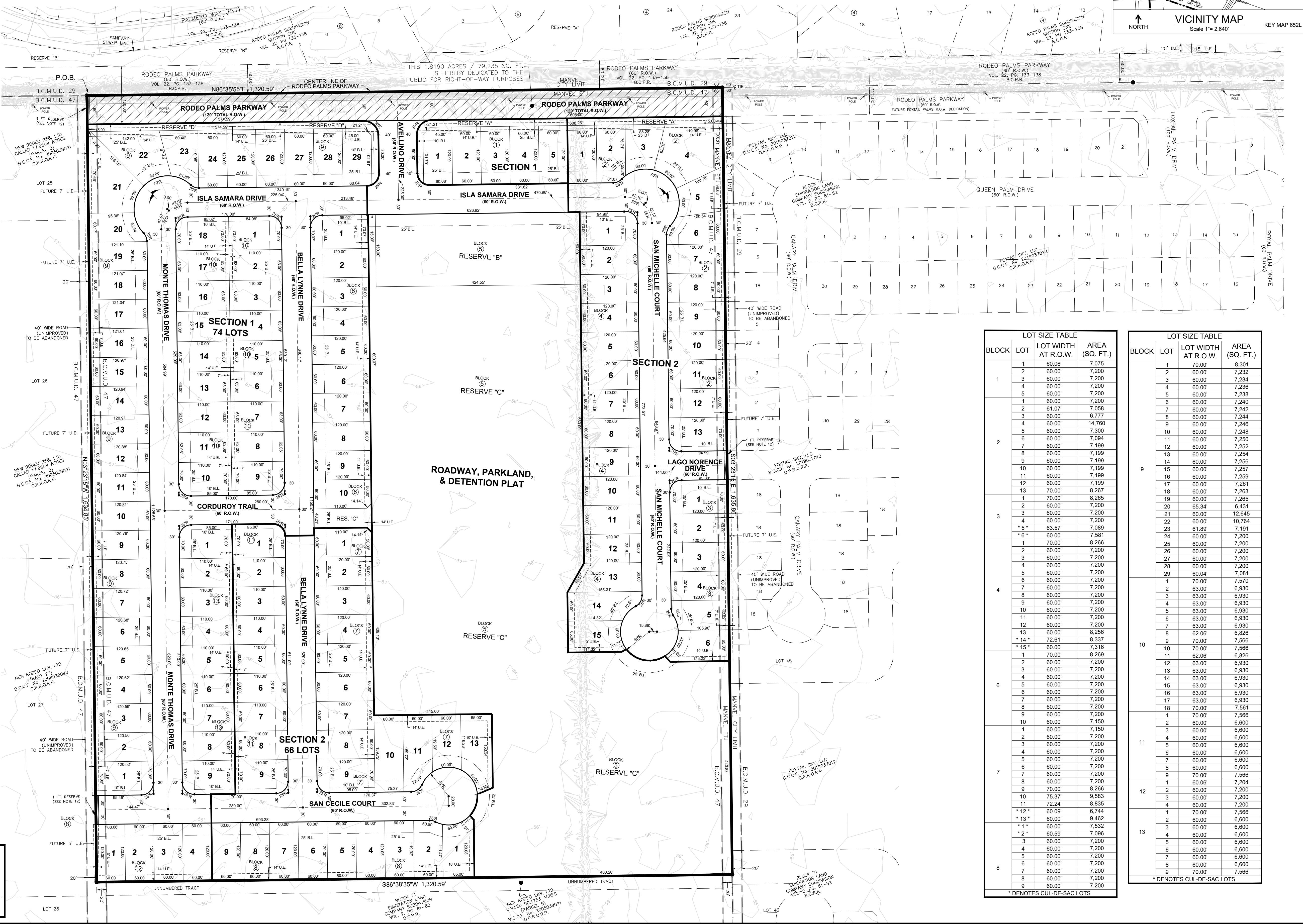
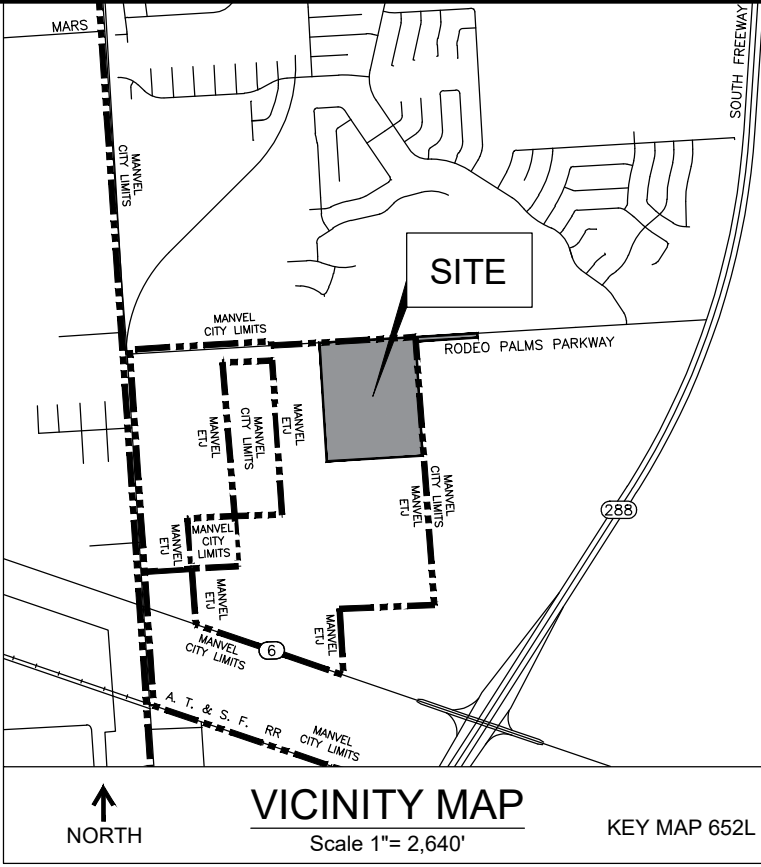
PARK LAND DEDICATION

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

*1 ACRE REQUIRED PER 100 LOTS

**PARK LAND PROVIDED IN RESERVE 'B'

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



LOT SIZE TABLE		
BLOCK	LOT	LOT WIDTH AT R.O.W. AREA (SQ. FT.)
1	1	60.00' 7,075
	2	60.00' 7,200
	3	60.00' 7,200
	4	60.00' 7,200
	5	60.00' 7,200
2	6	60.00' 7,200
	7	60.00' 7,199
	8	60.00' 7,199
	9	60.00' 7,199
	10	60.00' 7,199
3	11	60.00' 7,199
	12	60.00' 7,199
	13	60.00' 7,199
	14	60.00' 7,199
	15	60.00' 7,199
4	16	60.00' 7,199
	17	60.00' 7,199
	18	60.00' 7,199
	19	60.00' 7,199
	20	60.00' 7,199
5	21	60.00' 7,199
	22	60.00' 7,199
	23	60.00' 7,199
	24	60.00' 7,199
	25	60.00' 7,199
6	26	60.00' 7,199
	27	60.00' 7,199
	28	60.00' 7,199
	29	60.00' 7,199
	30	60.00' 7,199
7	31	60.00' 7,199
	32	60.00' 7,199
	33	60.00' 7,199
	34	60.00' 7,199
	35	60.00' 7,199
8	36	60.00' 7,199
	37	60.00' 7,199
	38	60.00' 7,199
	39	60.00' 7,199
	40	60.00' 7,199

LOT SIZE TABLE		
BLOCK	LOT	LOT WIDTH AT R.O.W. AREA (SQ. FT.)
1	1	70.00' 8,301
	2	60.00' 7,232
	3	60.00' 7,234
	4	60.00' 7,236
	5	60.00' 7,238
2	6	60.00' 7,240
	7	60.00' 7,242
	8	60.00' 7,244
	9	60.00' 7,246
	10	60.00' 7,248
3	11	60.00' 7,250
	12	60.00' 7,252
	13	60.00' 7,254
	14	60.00' 7,256
	15	60.00' 7,258
4	16	60.00' 7,260
	17	60.00' 7,262
	18	60.00' 7,264
	19	60.00' 7,266
	20	60.00' 7,268
5	21	60.00' 7,270
	22	60.00' 7,272
	23	60.00' 7,274
	24	60.00' 7,276
	25	60.00' 7,278
6	26	60.00' 7,280
	27	60.00' 7,282
	28	60.00' 7,284
	29	60.00' 7,286
	30	60.00' 7,288
7	31	60.00' 7,290
	32	60.00' 7,292
	33	60.00' 7,294
	34	60.00' 7,296
	35	60.00' 7,298
8	36	60.00' 7,300
	37	60.00' 7,302
	38	60.00' 7,304
	39	60.00' 7,306
	40	60.00' 7,308

Avellino Master Plan A Subdivision of 49.58 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, Brazoria County, Texas, being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

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



EA JOB NO. 201400400

January 17, 2024

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-78
TBPLS No. 10092300

No warranty or representation of interest in any plat or proposed plat is made hereon. All rights to land or facilities are subject to change without notice.



MANVEL PD&Z

DATA SHEET

MEETING DATE: June 24, 2024

TOPIC: Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).

BACKGROUND: The City of Manvel has an existing guest quarters provisions in the City's Zoning Ordinance. Single-family zoning districts can have an attached or detached building secondary living area for guests. These regulations required that no kitchen or cooking facility, be subordinate to the principal residence, and not rented or leased (See guest quarters below).

Guest Quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guests of the **occupants** of the principal residence, and:

- (1) Contains no kitchen or cooking facility;
- (2) Is clearly subordinate and incidental to the principal residence on the same building site; and
- (3) Is not rented or leased, whether compensation be direct or indirect.

The City Council has recommended modifying the City's regulations from the current Guest Quarters regulations to Accessory Dwelling Units (ADU). The main difference is that an Accessory Dwelling will have all the items traditionally associated with a dwelling unit, such as a bathroom, and a kitchen. Accessory Dwelling Units are becoming an issue that Cities must consider due to the growing number of families that are having to care for an elderly member of their family. Additionally, young adults are living with their parents longer than any time in the recent history, which could provide some benefit from an ADU. The goal of this agenda is to discuss the current proposal for amending the Zoning Ordinance to allow for Accessory Dwelling Units within Single-family Districts, including within Planned Unit developments.

STAFF RECOMMENDATION: Staff recommends the PD&Z provide guidance for the adoption of an Accessory Dwelling Unit Ordinance.

ATTACHMENTS Accessory Dwelling Units Presentation, Proposed Redlines of guidelines, and Ordinance No. 2024-O-24.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ian Knox

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



...

Accessory dwelling unit (ADU) means a secondary dwelling unit established in conjunction with, but clearly subordinate to, a single-family dwelling that is the principal structure on the lot. An accessory dwelling unit (ADU) shall be utilized for the *family* that resides in the principal structure. The ADU may be attached to the principal structure, or it may be a separate accessory structure or portion thereof on the same lot. An ADU may also be erected over or in addition to a normally permitted accessory structure. An accessory dwelling unit may include a kitchenette or cooking facilities that do not include a full-size stove (30-inch in width or larger). For the purposes of this definition, mobile homes, manufactured homes, and recreational vehicles shall not be construed as ADU's.

...

Detached Accessory Dwelling Unit means an Accessory Dwelling Unit (ADU) that is clearly subordinate to and detached from the principal structure.

...

Attached Accessory Dwelling Unit means an independently functioning Accessory Dwelling Unit (ADU) that is attached to the principal structure, which includes an exterior point of access, bedroom, bathroom, and kitchenette.

...

Family means two or more persons related by blood (within four degrees of consanguinity), marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility and one accessory dwelling unit (ADU) with a kitchenette per single housekeeping unit with one kitchen.

...

Garage apartment means an accessory dwelling unit containing living facilities for not more than one (1) family, above a garage or carport.

...

Guest means a person or persons that are not related by blood (within four degrees of consanguinity), marriage, adoption, or guardianship, that resides on the premises for a period not to exceed one (1) calendar week.

...

~~Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principle residence, and:~~

~~(1) Contains no kitchen or cooking facility;~~

~~(2) Is clearly subordinate and incidental to the principle residence on the same building site; and~~

~~(3) Is not rented or leased, whether compensation be direct or indirect.~~

...

Kitchenette means a portion of a room intended for basic cooking and food preparation, not to include a full range stove that exceeds thirty (30) inches.

...

Sec. 77-27. - Open-single-family residential (O-SFR) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-28. - Single-family residential (SFR) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-37, ~~77-38~~. - ~~Reserved~~. Accessory Dwelling Unit (ADU)

(a) Accessory Dwelling Units may be permitted within Open Single-family (O-SFR), Single-family (SF) Districts, and single-family districts within Planned Unit Developments unless specifically prohibited, provided all the following conditions are satisfied.

1. Occupancy: It shall be unlawful for the Accessory Dwelling Unit (ADU) to be leased or rented, whether compensation be direct or indirect.
2. Number: One Accessory Dwelling Unit is allowed in addition to an existing single-family home and other accessory structures.
3. Maximum size of an Accessory Dwelling Unit
 - i. Open Single-Family (O-SFR) District and single-family residential lots one acre or greater.

1. A maximum of 650 square feet of conditioned space for any Accessory Dwelling Unit or twenty percent of the square-footage of the first story of the principal structure, the greater thereof.
- ii. Single-family Residential (SFR) and single-family residential lots less than one-acre.
 1. A maximum 650 square feet of conditioned space for any Accessory Dwelling Unit.
 2. A maximum of 50 percent of the backyard area can be covered by buildings (area behind the principal residence to the rear of the property).
- iii. A garage apartment proposed as a second-floor addition to a pre-existing garage which exceeds the square footage specified in this section are permitted to match the square footage of the footprint of the garage.
4. Maximum Height: A maximum of thirty feet in height for an Accessory Dwelling Unit.
5. Setbacks: All Accessory Dwelling Units must satisfy the minimum setbacks for an accessory structure within the zoning district or planned unit development.
6. Utility Connection: An accessory dwelling shall not have separate meter services for gas, electricity or water and shall connect to the utilities of the primary structure.
7. Kitchen Facilities: An Accessory Dwelling Unit can have a kitchenette but shall have a stove/range with a maximum width of 24-inches.
8. Address: The address is the same as the principal residence.
9. Drainage: All Accessory dwelling units shall satisfy the minimum requirements for flood damage prevention (Chapter 32) and all requirements from the Manvel Engineering Design Criteria Manual.

Sec. 77-38. - Reserved.

ORDINANCE NO. 2024-O-24

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, 77-38 - RESERVED, BY ESTABLISHING SECTION 77-37 - ACCESSORY DWELLING UNIT (ADU); PROVIDING FOR THE ESTABLISHMENT OF SECTION 77-38 - RESERVED; AND 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, the City of Manvel, Texas ("City") is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Manvel ("City Council") is empowered under the Texas Local Government Code to adopt ordinances and rules for the orderly and beneficial operation of City government and the welfare of the citizens of Manvel; and

WHEREAS, regulations related to accessory dwelling units are deemed to be necessary for the public health, safety, and welfare of the community as required by the City of Manvel Code of Ordinances; and

WHEREAS, the City Council desires to establish regulations for accessory dwelling units within the City.

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 and incorporated herein for all purposes.

Section 2. The City Council hereby finds it appropriate to amend the Code of Ordinances by amending “Chapter 77 - Zoning” – “Section 77-3. – Definitions” of “Article I – In General” as specified in Exhibit A.

Section 3. The City Council hereby finds it appropriate to amend the Code of Ordinances by amending “Chapter 77 - Zoning” – “Section 77-27. – Open single-family residential (O-SFR) district” of “Article II. – District Regulations” as specified in Exhibit A.

Section 4. The City Council hereby finds it appropriate to amend the Code of Ordinances by amending “Chapter 77 - Zoning” – “Section 77-28. – Single-family residential (SFR) district” of “Article II. – District Regulations” as specified in Exhibit A.

Section 5. The City Council hereby finds it appropriate to amend the Code of Ordinances by amending “Chapter 77 - Zoning” – “Section 77-37, 77-38. – Reserved” of “Article II. – District Regulations” as specified in Exhibit A.

Section 6. The City Council hereby finds it appropriate to amend the Code of Ordinances by establishing “Chapter 77 - Zoning” – “Section 77-38. – Reserved” of “Article II. – District Regulations” as specified in Exhibit A.

Section 7. The City council hereby finds that the Zoning Amendments are consistent with the City’s comprehensive plan.

Section 8. 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 9. Savings/Repealing Provision. All ordinances and parts of ordinances in conflict with this ordinance are repealed to the extent of the conflict only.

Section 10. Severability. If any provision of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 11. Effective Date. This ordinance takes effect immediately upon its passage and adoption on second reading and the publication of the caption, as required by the City Charter and state law.

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

Sec. 77-3. – Definitions.

...

Accessory dwelling unit (ADU) means a secondary dwelling unit established in conjunction with, but clearly subordinate to, a single-family dwelling that is the principal structure on the lot. An accessory dwelling unit (ADU) shall be utilized for the *family* that resides in the principal structure. The ADU may be attached to the principal structure, or it may be a separate accessory structure or portion thereof on the same lot. An ADU may also be erected over or in addition to a normally permitted accessory structure. An accessory dwelling unit may include a kitchenette or cooking facilities that do not include a full-size stove (30-inch in width or larger). For the purposes of this definition, mobile homes, manufactured homes, and recreational vehicles shall not be construed as ADU's.

...

Detached Accessory Dwelling Unit means an Accessory Dwelling Unit (ADU) that is clearly subordinate to and detached from the principal structure.

...

Attached Accessory Dwelling Unit means an independently functioning Accessory Dwelling Unit (ADU) that is attached to the principal structure, which includes an exterior point of access, bedroom, bathroom, and kitchenette.

...

Family means two or more persons related by blood (within four degrees of consanguinity), marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility and one accessory dwelling unit (ADU) with a kitchenette per single housekeeping unit with one kitchen.

...

Garage apartment means an accessory dwelling unit containing living facilities for not more than one (1) family, above a garage or carport.

...

Guest means a person or persons that are not related by blood (within four degrees of consanguinity), marriage, adoption, or guardianship, that resides on the premises for a period not to exceed one (1) calendar week.

...

~~Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principle residence, and:~~

~~(1) Contains no kitchen or cooking facility;~~

~~(2) Is clearly subordinate and incidental to the principle residence on the same building site; and~~

~~(3) Is not rented or leased, whether compensation be direct or indirect.~~

...

Kitchenette means a portion of a room intended for basic cooking and food preparation, not to include a full range stove that exceeds thirty (30) inches.

...

Sec. 77-27. - Open-single-family residential (O-SFR) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-28. - Single-family residential (SFR) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-37, ~~77-38~~. - Reserved. Accessory Dwelling Unit (ADU)

(a) Accessory Dwelling Units may be permitted within Open Single-family (O-SFR), Single-family (SF) Districts, and single-family districts within Planned Unit Developments unless specifically prohibited, provided all the following conditions are satisfied.

1. Occupancy: It shall be unlawful for the Accessory Dwelling Unit (ADU) to be leased or rented, whether compensation be direct or indirect.
2. Number: One Accessory Dwelling Unit is allowed in addition to an existing single-family home and other accessory structures.
3. Maximum size of an Accessory Dwelling Unit
 - i. Open Single-Family (O-SFR) District and single-family residential lots one acre or greater.
 1. A maximum of 650 square feet of conditioned space for any Accessory Dwelling Unit or twenty percent of the square-footage of the first story of the principal structure, the greater thereof.

- ii. Single-family Residential (SFR) and single-family residential lots less than one-acre.
 - 1. A maximum 650 square feet of conditioned space for any Accessory Dwelling Unit.
 - 2. A maximum of 50 percent of the backyard area can be covered by buildings (area behind the principal residence to the rear of the property).
- iii. A garage apartment proposed as a second-floor addition to a pre-existing garage which exceeds the square footage specified in this section are permitted to match the square footage of the footprint of the garage.
- 4. Maximum Height: A maximum of thirty feet in height for an Accessory Dwelling Unit.
- 5. Setbacks: All Accessory Dwelling Units must satisfy the minimum setbacks for an accessory structure within the zoning district or planned unit development.
- 6. Utility Connection: An accessory dwelling shall not have separate meter services for gas, electricity or water and shall connect to the utilities of the primary structure.
- 7. Kitchen Facilities: An Accessory Dwelling Unit can have a kitchenette but shall have a stove/range with a maximum width of 24-inches.
- 8. Address: The address is the same as the principal residence.
- 9. Drainage: All Accessory dwelling units shall satisfy the minimum requirements for flood damage prevention (Chapter 32) and all requirements from the Manvel Engineering Design Criteria Manual.

Sec. 77-38. - Reserved.



MANVEL PD&Z

DATA SHEET

MEETING DATE: June 24, 2024

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 20.41 acre tract of land located at 17221 State Highway 6, Manvel, TX from Planned Unit Development District and State Highway 6 Overlay District (PUD/SH6) to Planned Unit Development District and State Highway 6 Overlay District with a Specific Use Permit (PUD/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use **812113** "Nail Salons" within the Town Center Planned Unit Development.

BACKGROUND: The subject site is located at 17211 State Highway 6, Suite 103, within the Town Center Planned Unit Development. The subject site, with approximately 20.41 acres, is located within the Planned Unit Development District and State Highway 6 Overlay District (PUD-HW6). The applicant, Tom Tran, is requesting a Specific Use Permit (SUP) to open a Milano Nail Spa. A Nail Salon is classified as NAICS Use No. 812113, "Nail Salons," 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 Nail Salon will have a typical plan for these types of uses with a reception area, two manicure areas, four pedicure areas, facial and wax rooms, eyebrow area, utility areas, and bathrooms. This proposal does not intend to make any exterior improvements to the property. If this Specific Use Permit is approved, Milano Nail Spa can be located within 17221 Highway 6 and tenant improvements can be approved for this use if all building code requirements are satisfied.

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 two (2) conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-25

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ian Knox

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	June 24, 2024	Initiated By:	Ian Knox SAFEbuilt
Department:	Development Services	Presented By:	Ian Knox SAFEbuilt

Subject/Proceeding

Specific Use Permit (SUP) request to establish a 6,050 square-foot Nail Salon within the town center development. This proposed nail salon will be directly east of the grocery store (HEB) and will be part of a 9,106 square-foot retail strip center building. This proposed nail salon is located on a 20.51-acre reserve located at 17221 State Highway 6, Suite 103, Manvel, TX within the Planned Unit Development and State Highway 6 Overlay District. This nail salon will offer a variety of services including, manicures, pedicures, waxing and eye lash services.

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 17221 State Highway 6, Suite 103, within the Town Center Planned Unit Development and the Highway 6 Overlay District. This request is for a nail salon is classified as NAICS Use No. **812113**, "Nail Salons" which is allowed within Planned Unit Development (Town Center) 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)/Exterritorial Jurisdiction South: Light Commercial District (LC), Planned Unit Development (Town Center) & Highway 6 Overlay District East: Highway 288 and Planned Unit Development (Town Center) West: Planned Unit Development (Town Center) & Highway 6 Overlay District
Surrounding Land Use	North: Town Center Commercial Development South: Town Center Commercial Development and Parking East: Highway 288 West: Grocery Store, General Retail and commercial within the Town-Center Planned Unit Development.

Overview

The applicant intends to develop a roughly 6,050 square-foot portion of a 9,106 square-foot commercial strip center that is currently under construction, east of the existing grocery store (HEB). This development will utilize the existing driveways and access established for the Town Center Development.

Staff Recommended Conditions of Approval:

1. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
2. 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 under 9,106 square-foot construction retail commercial building. 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 are 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

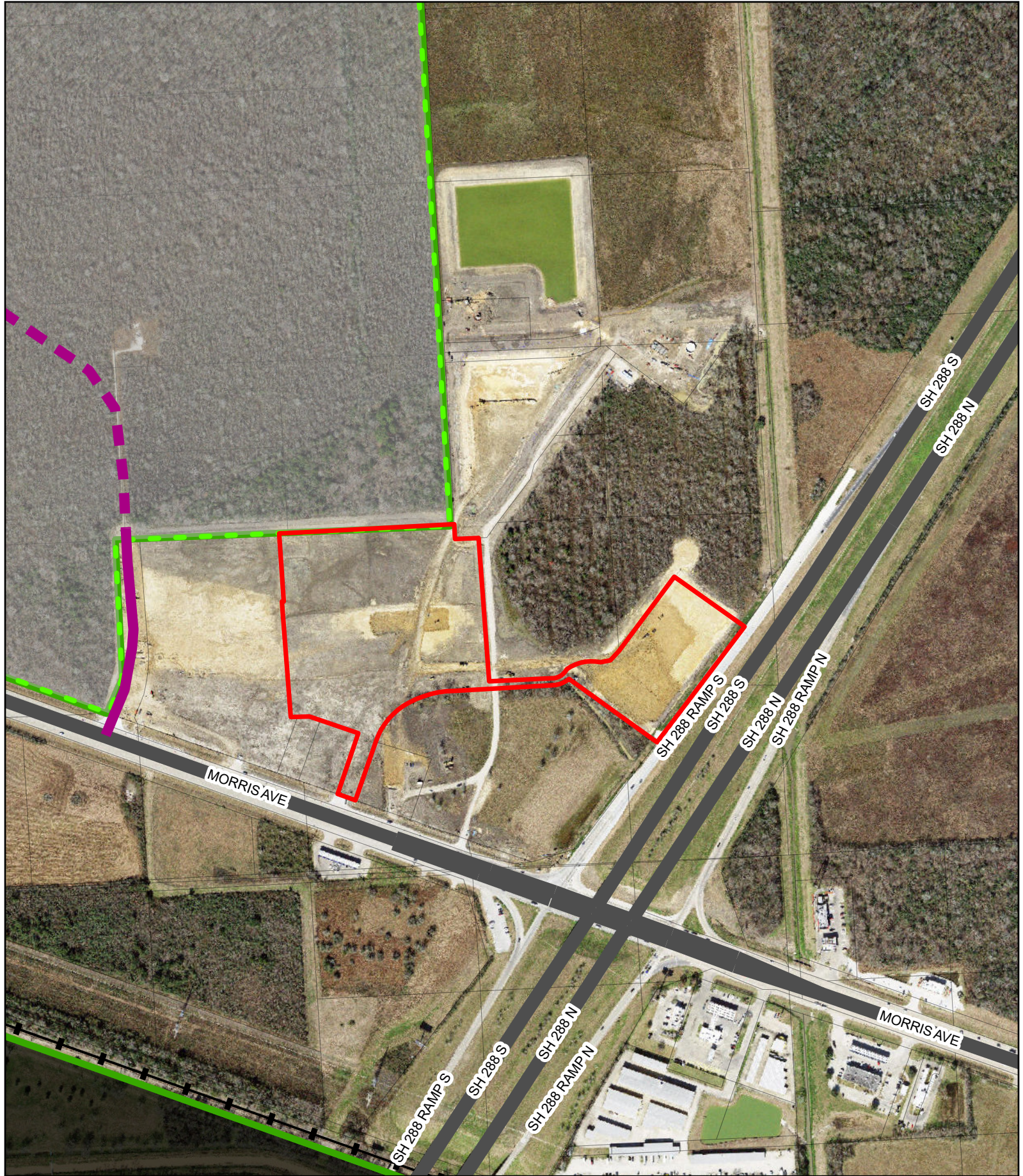
Based on the above discussion, staff recommend conditional approval of this SUP request for the subject site to allow NAICS Use No. 812113, "Nail Salons," as it will not cause any adverse impacts, and will provide necessary services to the City of Manvel. Staff recommends two (2) conditions of approval for the proposed nail salon.

Recommended Conditions.

1. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
2. 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. Site Plan,
6. Proposed Floor Plan.



17221 State Highway 6 Suit C

-  Parkway (120' ROW)
-  Proposed Parkway (120' ROW)
-  Major Thoroughfare (120' ROW)
-  PID:709378
-  City of Manvel ETJ
-  City of Manvel City Limits

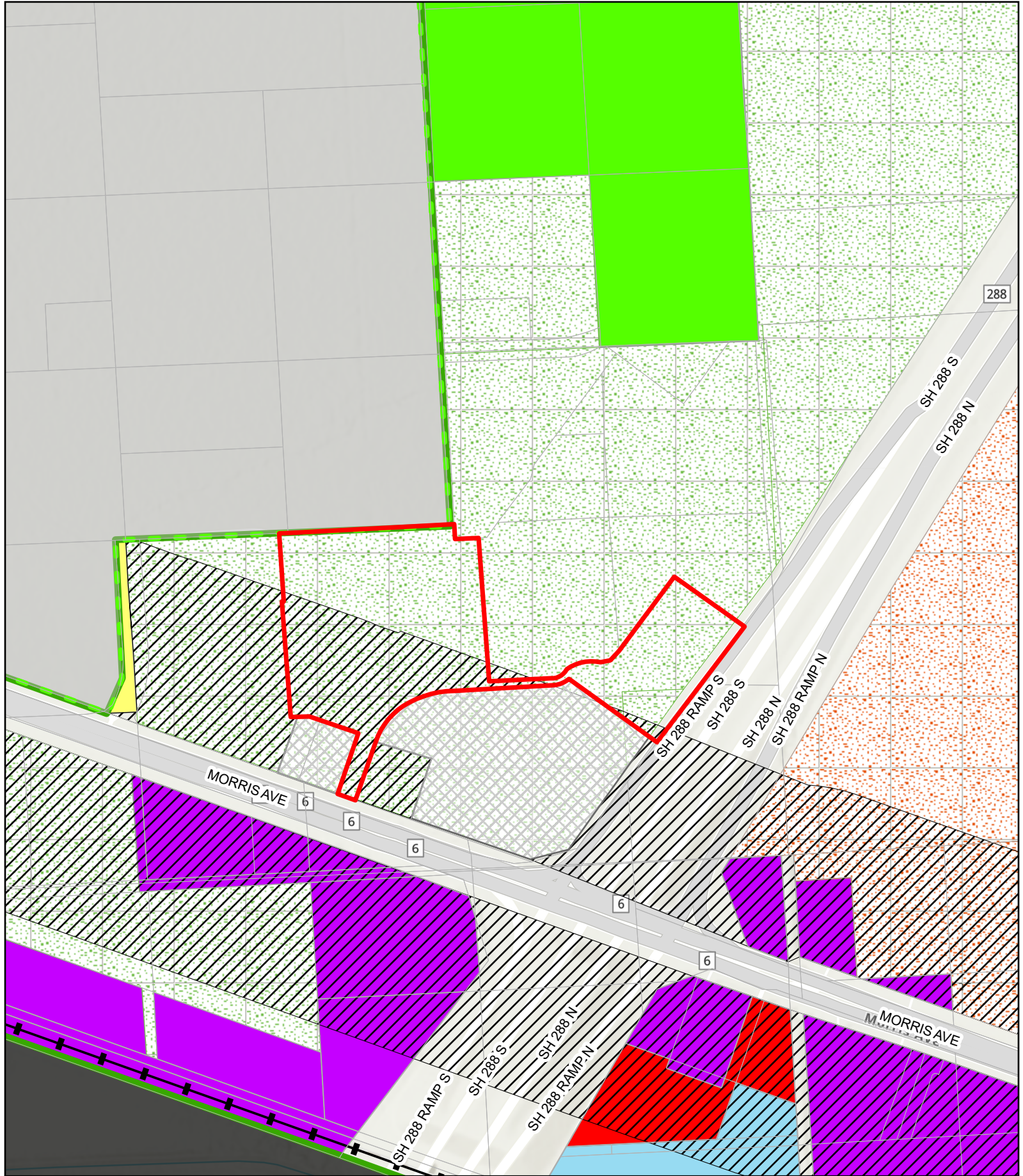
0 225 450 900 1,350 1,800 US Feet



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: May 2024
Reference: 2024048
Data Source: City of Manvel,
Brazoria County Open Data

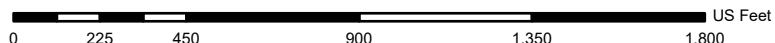


17221 State Highway 6 Suit C

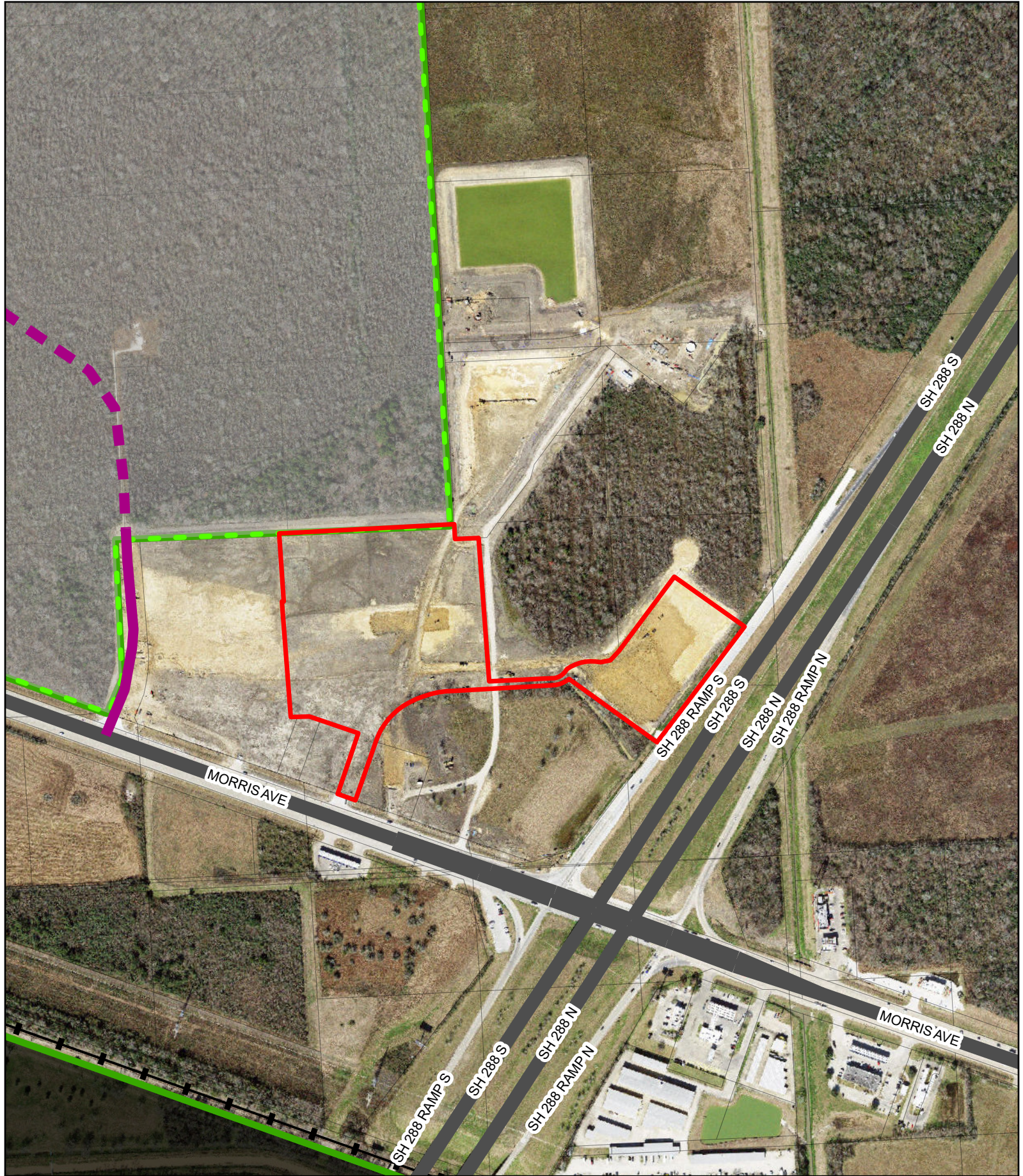


- | | | |
|----------------------------|---|------------------------------------|
| PID:709378 | Light Commercial District | Single-Family Residential District |
| City of Manvel ETJ | Multi-Family District | Open - Planned Unit Development |
| City of Manvel City Limits | Planned Unit Development | |
| Heavy Commercial District | Open Single-Family Residential District | |

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Date: May 2024
Reference: 2024048
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17221 State Highway 6 Suit C

-  Parkway (120' ROW)
-  Proposed Parkway (120' ROW)
-  Major Thoroughfare (120' ROW)
-  PID:709378
-  City of Manvel ETJ
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Date: May 2024
Reference: 2024048
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: MILANO NAIL SPA
Project Location/Address: 17221 STATE HWY 6, STE 103, MANVEL, TX 77578
Legal Description: _____
Current Zoning: _____ Proposed Land Use: _____ NAICS No.: _____
Parcel/Tax ID# (s): _____ Total Acreage: _____

APPLICANT INFORMATION

Applicant Name: TOM TRAN - THUOC LE
Company Name: TEL DESIGNS
Address: 13115 PENTACLE LN City: HOUSTON State: TX Zip: 77085
Phone #: 832 367 3670 Email: lekhanh03@yahoo.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.

[Signature]
Applicant Signature (REQUIRED)

05/14/24
Date

PROPERTY OWNER INFORMATION

Owner(s) Name: TOM TRAN
Address: 17221 STATE HWY 6 #103 City: Manvel State: TX Zip: 77578
Phone #: 832 367 3670 Email: lekhanh03@yahoo.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.

[Signature]
Owner's Signature (REQUIRED)

05/14/24
Date

**DEVELOPMENT SERVICES**

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

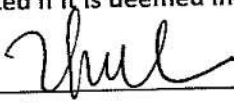
SUBMITTAL CHECKLIST

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)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

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.


Applicant Signature

05/14/24
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.

TOM TRAN

Owner Name

17221 STATE HWY 6 #103

Owner Address

Manvel, TX 77578

Owner City, State

Zip

05/14/24

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

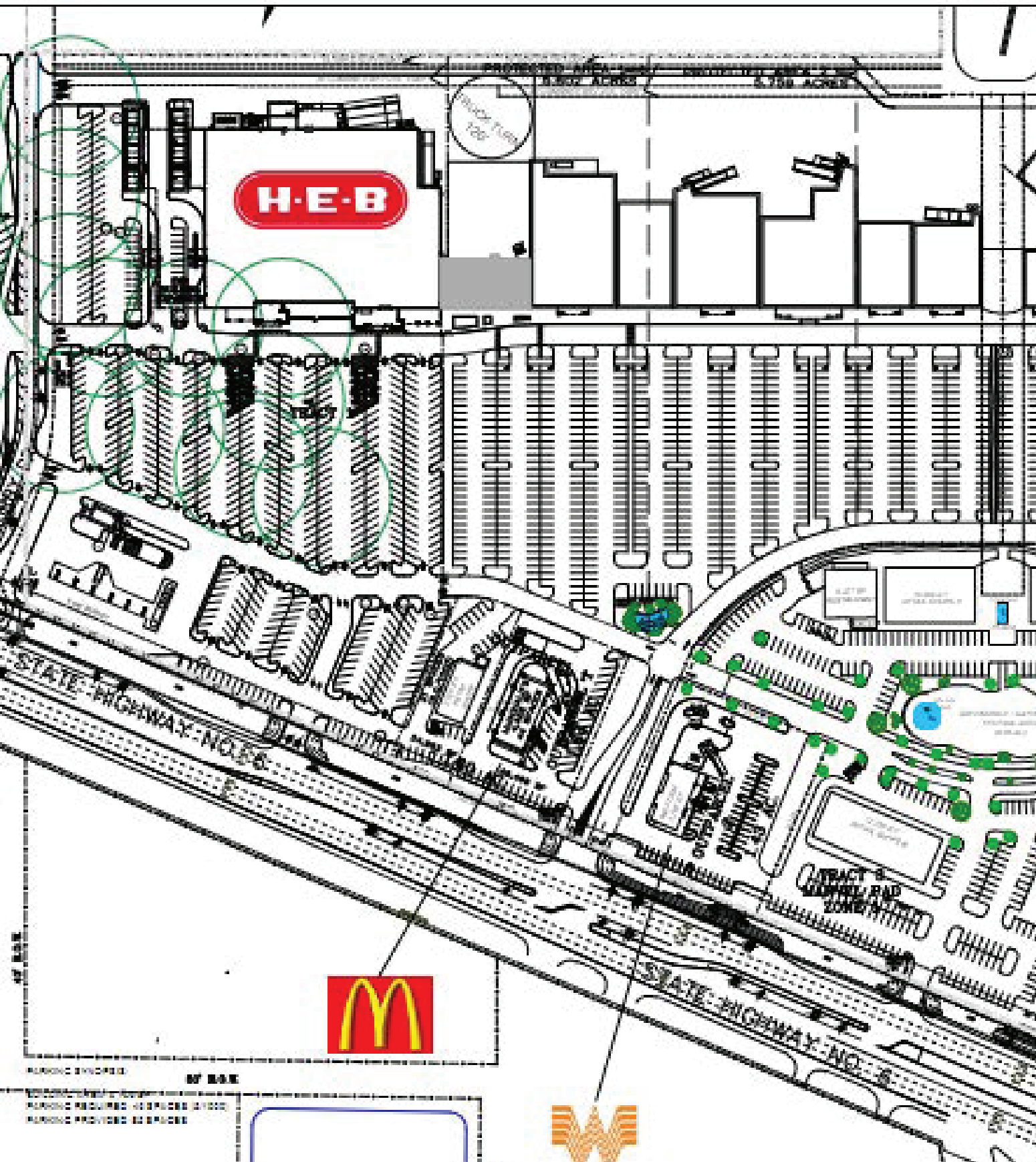
I, TOM TRAN, certify that I am the owner of the project property located at 17221 STATE HWY 6, SUITE 103 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint THUC LE with the company T & L DESIGNS (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 832-367-3670 if you have any questions.
832-726-2292

Sincerely,

Owner Name TOM TRAN

Owner Signature Tom Tran



SHADED AREA INDICATES SCOPE OF
WORK INCLUDED IN THESE DOCUMENTS



PARTIAL ENLARGED VICINITY MAP

PROPOSED FUTURE
DEVELOPMENT
10.0 +/- ACRES

DETENTION AND UTILITY
TRACT DU1
10.0 ACRES

DETENTION
TRACT D1
7.58 ACRES

PROPOSED
MAJOR ANCHOR
147,873 S.F.

LOWE'S
94K DEEP
MODIFIED
173,860 S.F.

GARDEN
CENTER
27,642 S.F.

NOT A PART

MILANO NAILS

TENANT BOOSTER
PUMP LOCATION

TRUCK TURN
120'

PROPOSED
RETAIL SHOPS A

PROPOSED
RETAIL SHOPS B

PROPOSED
RETAIL SHOPS C

PROPOSED
RETAIL SHOPS D

PROPOSED
RETAIL SHOPS E

PROPOSED
RETAIL SHOPS F

PROPOSED
RETAIL SHOPS G

PROPOSED
RETAIL SHOPS H

PROPOSED
RETAIL SHOPS I

PROPOSED
RETAIL SHOPS J

PROPOSED
RETAIL SHOPS K

PROPOSED
RETAIL SHOPS L

PROPOSED
RETAIL SHOPS M

PROPOSED
RETAIL SHOPS N

PROPOSED
RETAIL SHOPS O

PROPOSED
RETAIL SHOPS P

PROPOSED
RETAIL SHOPS Q

PROPOSED
RETAIL SHOPS R

PROPOSED
RETAIL SHOPS S

PROPOSED
RETAIL SHOPS T

PRELIMINARY SITE PLAN

PHASE 1A - DEVELOPMENT SYNOPSIS						
TRACT	LAND AREA	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 1	528,303 S.F. 12.13 AC.	90,000 S.F.	451 SPACES	489 SPACES	5.4 / 1000	17.05 %
TRACT 1	BLDG. EXPANDED	114,000 S.F.	570 SPACES	565 SPACES	5.0 / 1000	21.58 %
TRACT 2	656,988 S.F. 15.08 AC.	111,836 S.F.	559 SPACES	634 SPACES	5.6 / 1000	16.49 %
OUTPAD 1	71,423 S.F. 1.64 AC.	7,785 S.F.	39 SPACES	68 SPACES	8.7 / 1000	11.14 %
OUTPAD 2	63,393 S.F. 1.46 AC.	3,745 S.F.	19 SPACES	50 SPACES	13.3 / 1000	6.01 %
TOTAL	1,320,107 S.F. 30.31 AC.	237,366 S.F.	1187 SPACES	1315 SPACES	5.5 / 1000	N/A

PHASE 1B - DEVELOPMENT SYNOPSIS						
TRACT	LAND AREA	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 3	612,891 S.F. 14.07 AC.	78,377 S.F.	392 SPACES	535 SPACES	6.8 / 1000	12.79 %
TOTAL	612,891 S.F. 14.07 AC.	78,377 S.F.	392 SPACES	535 SPACES	6.8 / 1000	12.79 %

PHASE 1C - DEVELOPMENT SYNOPSIS						
TRACT	LAND AREA	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 4	511,152 S.F. 11.73 AC.	141,502 S.F.	708 SPACES	568 SPACES	4.0 / 1000	27.7 %
TRACT 5A	513,963 S.F. 11.80 AC.	147,873 S.F.	738 SPACES	592 SPACES	4.0 / 1000	28.7 %
TRACT 5B	117,850 S.F. 2.71 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 5	41,019 S.F. 0.94 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 6	98,113 S.F. 2.25 AC.	6,646 S.F.	33 SPACES	167 SPACES	25.0 / 1000	7.2 %
OUTPAD 7	42,885 S.F. 0.98 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 8	49,440 S.F. 1.13 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 9	42,184 S.F. 0.97 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 10	71,928 S.F. 1.61 AC.	8,500 S.F.	43 SPACES	85 SPACES	10.0 / 1000	11.8 %
OUTPAD 11	53,927 S.F. 1.24 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 12	53,953 S.F. 1.24 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 13	53,971 S.F. 1.24 AC.	N/A	N/A	N/A	N/A	N/A
OUTPAD 14	56,567 S.F. 1.30 AC.	N/A	N/A	N/A	N/A	N/A
TOTAL	1,706,952 S.F. 39.14 AC.	304,521 S.F.	1,522 SPACES	1,412 SPACES	N/A	N/A

UTILITY TRACTS - SYNOPSIS	
TRACT / USE	LAND AREA
TRACT DU1 / DETENTION & WASTEWATER	449,892 S.F. 10.31 AC.
TRACT D1 / DETENTION	330,109 S.F. 7.58 AC.
TRACT U1 / WATER	63,015 S.F. 1.45 AC.
TOTAL	843,016 S.F. 19.34 AC.



PRELIMINARY SITE PLAN

SHOPPING CENTER
STATE HWY 6 & STATE HWY 288
MANVEL, TEXAS

SP-52

SHEET NO.

DATE

PROJECT: 13000

SCALE: AS INDICATED

weitzman

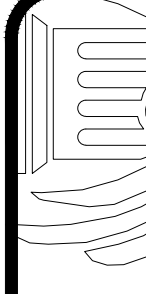
1800 BERLING, SUITE 550
HOUSTON, TEXAS

CDA Architects

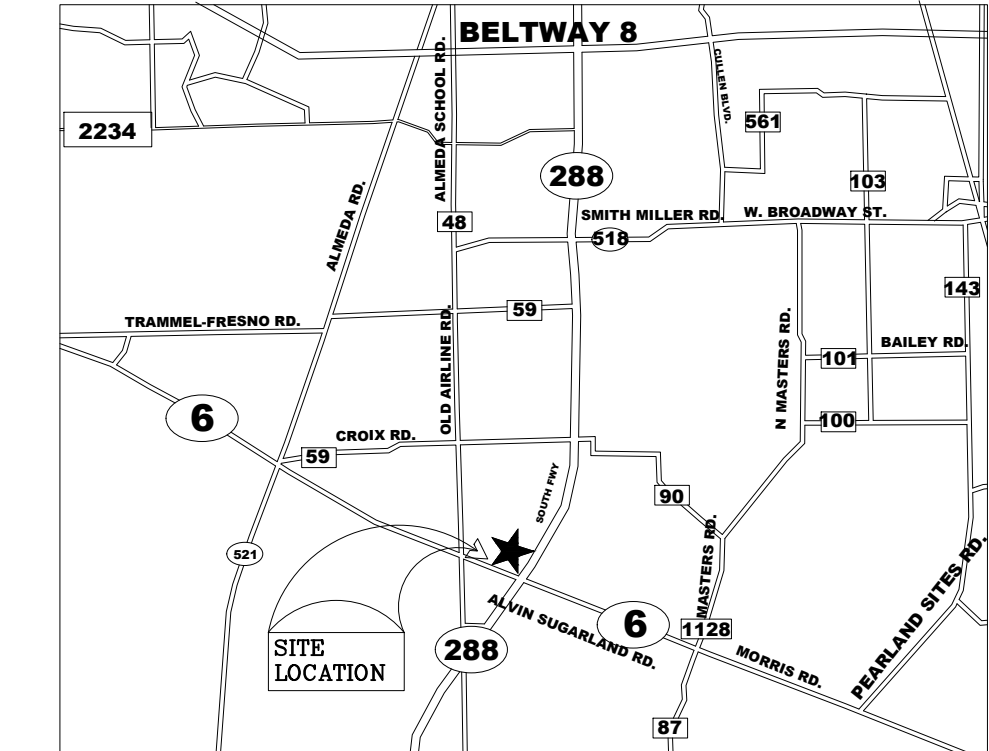
Member American Institute of Architects
20445 State Hwy 249, Suite 200
Houston, Texas 77070
832/978-9434 Fax 832/678-9440

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.

KAT A. DUTKIEK
Date: 04/04/2024



DATE: 04/04/2024



VICINITY MAP
N.T.S.

MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578

Current Tenants

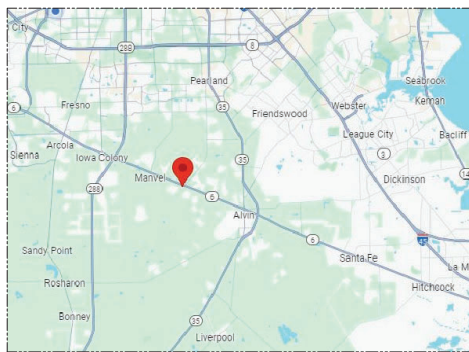
1	H-E-B	108,000 sf
Retail A		
2	Great Clips	1,100 sf
3	Milano Nails	5,000 sf
4	Marble Slab	1,500 sf
5	AT&T*	1,400 sf
Proposed Anchors		
6	Burlington*	25,017 sf
7	Ross*	22,217 sf
8	Five Below*	8,470 sf
9	Marshall's*	22,354 sf
10	Ulta*	10,000 sf
11	Petco*	12,504 sf
12	Lowe's*	113,860 sf
13	Target*	147,873 sf
Restaurant Space		
14	Restaurant	5,850 sf
15	Restaurant	5,850 sf
16	Restaurant	6,300 sf
17	Restaurant	5,227 sf

Retail B		
18	Chipotle	2,430 sf
19	Eye Trends	2,000 sf
20	Available	2,350 sf
21	Jersey Mike's	1,400 sf
22	Aki Steak & Sushi	4,000 sf
Retail C		
23	Dave's Hot Chicken*	2,400 sf
24	MH Go Health	2,600 sf
25	Available	2,000 sf
26	Verizon	3,500 sf
Retail D		
27	Bath & Body Works*	2,400 sf
28	Memorial Hermann	9,000 sf
29	Available	5,000 sf

Retail E		
30	Available	10,400 sf
Retail F		
31	Smoothie King	1,200 sf
32	Ramen Restaurant*	2,000 sf
33	Five Guys*	2,400 sf
Outparcels		
1A	Heartland Dental	3,500 sf
1B	McDonald's	4,456 sf
2	Whataburger	3,745 sf
5	Chase Bank*	0.88 ac
6	Available	2.11 ac
7	Available	0.92 ac
8	Available	1.10 ac
9	Available	0.97 ac
10	Available	1.61 ac
11	Available	1.42 ac
12	Available	1.25 ac
13	Available	1.70 ac
14	Available	1.32 ac



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



1 EXIST. SITE PLAN

DOOR SCHEDULE				
MARK	SIZE	DESCRIPTION	FRAME	HARDWARE & REMARKS
1	3'-0" x 7'-0" x 1 3/4"	EXIST. GLASS STORE FRONT WITH 1/2" SAFETY IMPACT RESISTANT GLASS	ALUM.	EXISTING DOUBLE GLASS STORE FRONT WITH 1/2" SAFETY IMPACT RESISTANT GLASS. THIS DOOR IS TO REMAIN UNOCCUPIED. R/P PANEL HARDWARE
2	3'-0" x 6'-0" x 1 3/4"	WOOD DOOR	WOOD	PASSAGE SET ONLY & LEVER HANDLE.
3	3'-0" x 6'-0" x 1 3/4"	WOOD DOOR	WOOD	PRIVATE LOCK SET WITH DOOR CLOSER & LEVER HANDLE.
4	3'-0" x 7'-0" x 1 3/4"	HOLLOW METAL DOOR	METAL	EXIST. KEY LOCKSET DOOR LEVER METAL. THRESHOLD & WEATHERSTRIPPING: 1/2" MAX. @ 1/2" MAX. THRESHOLD. METAL. WITH THIS DOOR IS TO REMAIN UNOCCUPIED. WITH PANG HARDWARE

NOTES:

- DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 5-POUND FORCE FOR INTERIOR AND A 8.5-POUND FORCE FOR EXTERIOR DOOR FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL FORCE.
- THE LATCH SHALL HAVE THE LEVER AND SHALL BE MOUNTED AT 40 INCHES ABOVE FINISH FLOOR (A.F.F.), EXCEPT AT ACCESSIBLE STALLS WHICH SHALL BE MOUNTED BETWEEN 34" TO 36" A.F.F.
- ELECT. SWITCHES SHALL BE MOUNTED AT 42" A.F.F.
- RECEPTACLES ON WALL SHALL BE MOUNTED A MIN. OF 15" A.F.F.
- ALL EXIT DOOR TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE AND EFFORT.
- ALL LOCKSETS TO BE "SCHLAGE" BRUSHED CHROME, LEVER TYPE (A.D.A.).

DOOR DETAILS

SCALE: 1/4" = 1'-0"

WALL LEGEND:

- EXISTING WALL
- EXISTING ONE HOUR WALL
- INTERIOR WALLS SEE DETAILS
- EXIST. GLASS STORE FRONT IN ALUMINUM FRAME

ADOPTED CODE

- 2021 IBC : INTERNATIONAL BUILDING CODE
- 2021 IMC : INTERNATIONAL MECHANICAL CODE
- 2021 IPC : INTERNATIONAL PLUMBING CODE
- 2020 NEC : NATIONAL ELECTRICAL CODE
- 2021 IECC : INTERNATIONAL ENERGY CONSERVATION CODE OR ASHRAE 90.1-2013
- 2021 IFC : INTERNATIONAL FIRE CODE

CODE ANALYSIS - IBC - 2021

- CONSTRUCTION TYPE : 2B
- OCCUPANCY CLASSIFICATION : GROUP B
- FIRE RESISTANCE RATING OF THE WALLS SHALL BE 1 HOUR. (U465)
- THE MINIMUM MATERIAL CLASSIFICATION REQUIRED CLASS A FOR THE AREA WHERE THE MATERIALS ARE PROPOSED PER SECTION 803.5 AND TABLE 803.5
- THE LICENSED SPRINKLER COMPANY SHALL PROVIDE FIRE SPRINKLER DRAWINGS AND SPECIFICATIONS FOR REVIEW AND APPROVED PRIOR TO SYSTEM INSTALLATION/ALTERATIONS
- THE LICENSED FIRE ALARM COMPANY SHALL PROVIDE FIRE ALARM DRAWINGS AND SPECIFICATIONS FOR REVIEW AND APPROVED PRIOR TO SYSTEM INSTALLATION/ALTERATIONS
- OCCUPANT LOAD ANALYSIS :

1. OCCUPANT LOAD	
1ST FLOOR	= 4900 SF. / 100 = 49 O.L.
MEZZANINE FLOOR	= 1190 SF. / 200 = 6 O.L.
TOTAL	= 6090 SF. = 55 OCCUPANT LOAD

SECTION 2509- USE OF GYPSUM IN SHOWERS AND WATER CLOSETS:

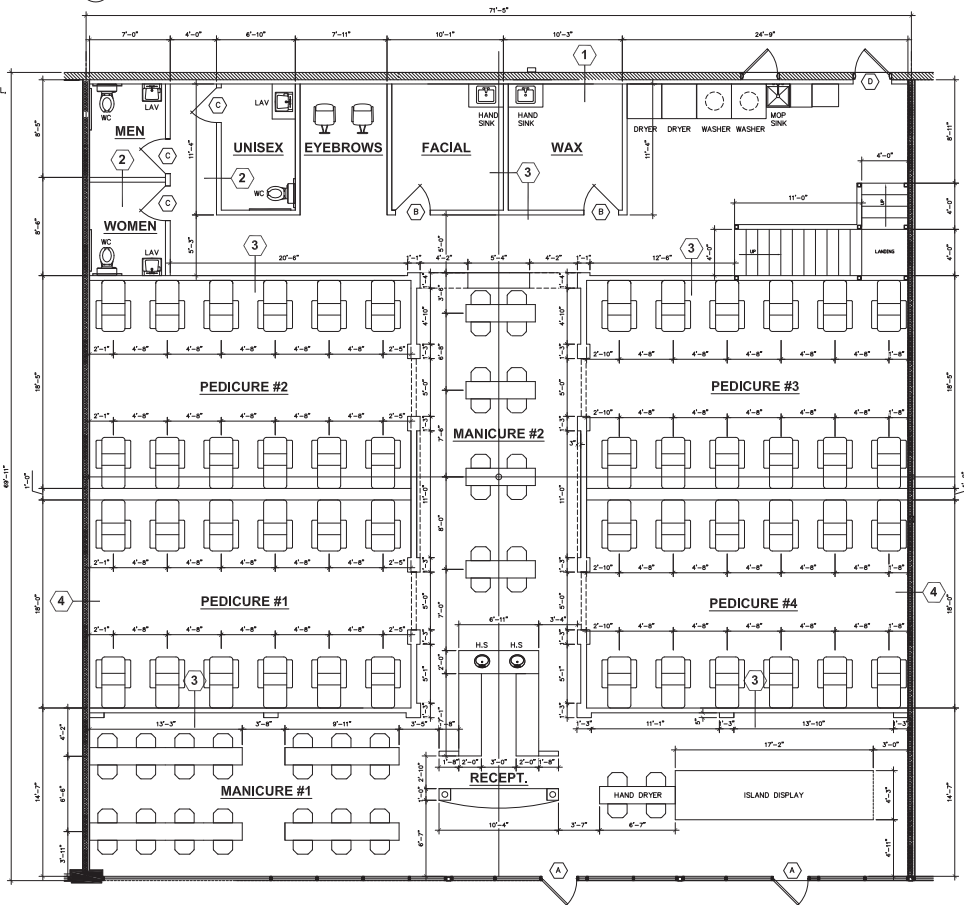
- WHEN GYPSUM IS USED AS A BASED FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS (SEE SECTION 1210.2) WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH TABLE 2509.2. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS.
- OVER A VAPOR RETARDER.
- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOM.
- ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES (305mm) ON CENTER

GENERAL NOTES:

- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL, ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES, FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- CONTRACTOR SHALL OBTAIN AND SUBMIT ALL REQUIRED CERTIFICATES OF INSURANCE TO THE OWNER'S AND LANDLORD'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
- THE REQUIREMENTS OF THE TENANT'S CRITERIA FOR DESIGN AND CONSTRUCTION FOR THIS BUILDING SHALL BE MADE PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY AGUANT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMEN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYURETHANE.
- NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL ROOF OPENINGS REQUIRED WATER TIGHT TEMPORARY COVER UNTIL THE UNIT IS COMPLETED.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- ALL DEMISING WALLS SHALL BE FIRE CODE RATED TYPE "X" SHEET ROCK, TAPED, FLOATED AND SEALED AIR TIGHT TO ROOF DECK ABOVE. ANY PENETRATIONS IN FIRE WALLS TO BE PROPERLY SEALED.
- THE CONTRACTOR SHALL CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWINGS. BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALLED AND REPAIR USING 3000 PSI CONCRETE TO MATCH WITH EXISTING SLAB.
- COUNTER, SHELVES AND CABINETS BY G.C.
- ANY ALTERATIONS TO THE ROOF MEMBRANE OF THE PREMISES SHALL BE MADE BY THE LANDLORD'S ROOFING CONTRACTOR AT THE TENANT'S EXPENSE. CONTACT LANDLORD FOR HIS ROOFING CONTRACTOR.

3 MEZZANINE PLAN

SCALE: 3/16" = 1'-0"



2 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

T & L DESIGNS

13115 PENTACLE LN.
HOUSTON, TEXAS 77065
(832) 367-3670 TEL

CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE DISCLOSED, DUPLICATED, OR RETAINED EXCEPT AS PERMITTED BY T & L DESIGNS

MILANO NAIL SPA

17221 STATE HWY. 6, #C
MANVEL, TX 77678

REVISIONS

DATE	ISSUED FOR
04-30-24	PERMITS



Paul W. Lin
04/30/2024

PAUL W. LIN
Engineering Services.

13115 PENTACLE LN.
HOUSTON, TX 77065
CL : (832) 367 - 3670

TYPE REGISTRATION # 7-22284

DRAWN BY: T.L. CHECKED BY: P.L.

DRAWN: TL CHECKED:

PROJ. NO.:

SHEET: A1

ORDINANCE NO. 2024-O-25

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 20.41 ACRE TRACT OF LAND LOCATED AT 17221 STATE HIGHWAY 6, SUITE 103, MANVEL, TEXAS (DESCRIBED AS RESERVE “B” OF MANVEL TOWN CENTER SECTION ONE), 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 812113, “NAIL SALONS” 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 Reserve B of Manvel Town Center Section One, a 20.41-acre reserve located at 17221 State Highway 6, Manvel, Suite 103, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, also being a partial replat of lots 31, 36, 37, 42, 49, 50, 57, 58, all of lot 41 of the emigration land company subdivision, Section 71 Recorded in Volume 2, PG. 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 20.41-acre tract is currently zoned Planned Unit Development District and Highway 6 Overlay District (PUD-SH6; and

WHEREAS, the applicant, Tom Tran, has filed an application to change the zoning classification of the 20.41-acre tract to Planned Unit Development District and

Highway 6 Overlay District (PUD-SH6) allowing the proposed use of the property for NAICS use **812113, “NAIL SALONS”**; 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 20.41-acre tract of land located at 17221 State Highway 6, Suite 103, Manvel, Texas, Reserve B of Town Center Section One, a 20.41-acre reserve, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, also being a partial replat of lots 31, 36, 37, 42, 49, 50, 57, 58, all of lot 41 of the emigration land company subdivision, Section 71 Recorded in Volume 2, PG. 81-82, of the Plat Records of Brazoria County Texas, a map and description of which is attached hereto as Exhibit “A”; 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 with a Specific Use Permit

District (PUD-SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. NAIL SALONS– (NAICS 812113)

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 “Nail Salons” 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

Reserve B of Town Center Section One, a 20.41-acre reserve, such tract situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract 291, Brazoria County, Texas, also being a partial replat of lots 31, 36, 37, 42, 49, 50, 57, 58, all of lot 41 of the emigration land company subdivision, Section 71 Recorded in Volume 2, PG. 81-82, of the Plat Records of Brazoria County Texas

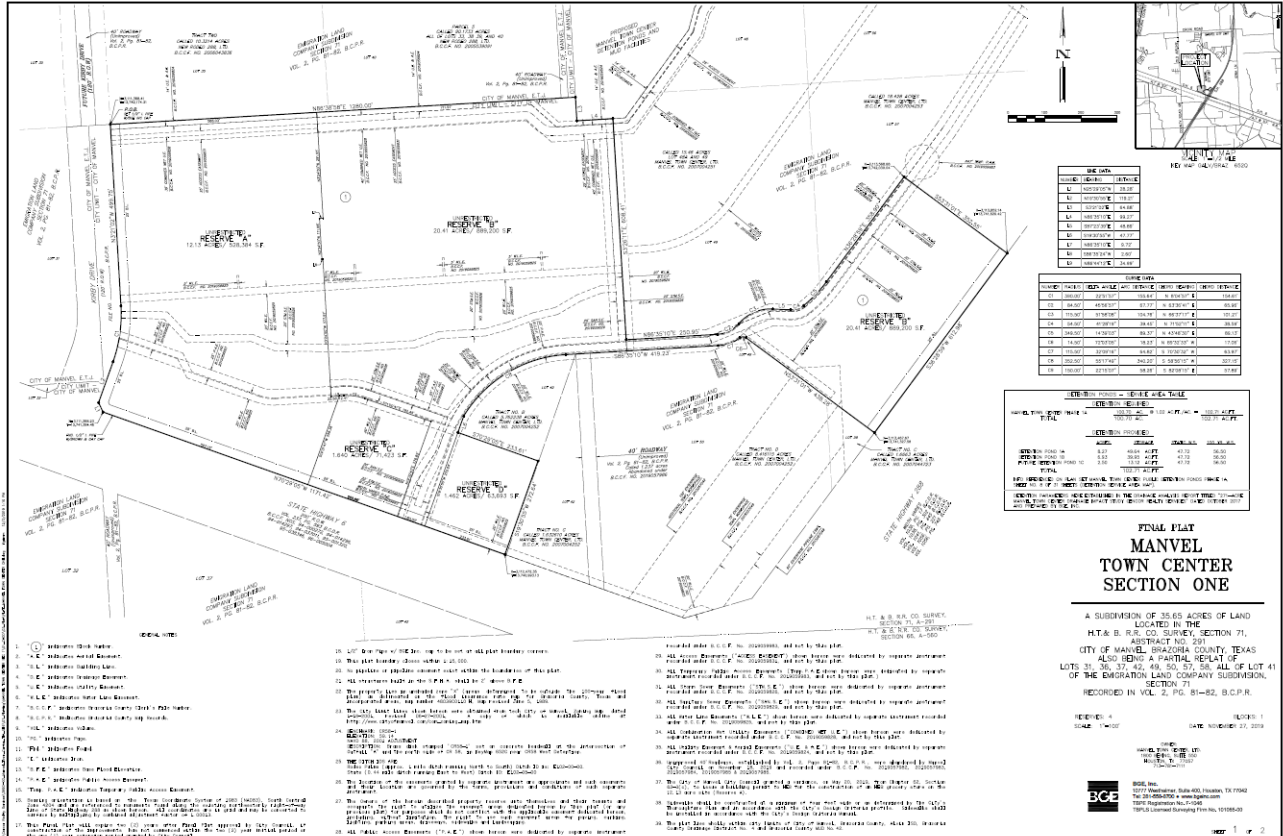


Exhibit B

Recommended Conditions:

1. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
2. All doors shall remain unlocked and accessible during normal business hours.



MANVEL PD&Z

DATA SHEET

MEETING DATE: June 24, 2024

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.5491-acre tract of generally located east of 17518 Highway 6, or roughly 1,300 feet southeast of the southeast corner of Morris Avenue (State Highway 6) and Highway 288 from Light Commercial District and State Highway 6 Overlay District to Light Commercial District and State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use 621493 "Ambulatory Health Care Services."

BACKGROUND: The subject site is generally located east of 17518 Morris Avenue (State Highway 6), Property ID #167427, within the Light Commercial and State Highway 6 Overlay District. The applicant, BB+W Architects is requested a Specific Use Permit (SUP) to open a 24-hour emergency center. An emergency center is classified with the NAICS No. 621493, "Ambulatory Health Care Services," which is allowed in the Light Commercial District 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 Emergency Center will have a typical floor plan for these types of uses with a waiting lobby, nurses station, front desk area and six (6) treatment rooms, two (2) exam rooms, and X-ray and CT scan services. The second floor is mainly offices, and administrative areas. If this Specific Use Permit is approved, Manvel Emergency Center can be located at this location and a plat, civil and building plans can be submitted for approval through the permitting process.

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 (2) conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-26

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ian Knox

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	June 24, 2024	Initiated By:	Ian Knox SAFEbuilt
Department:	Development Services	Presented By:	Ian Knox SAFEbuilt

Subject/Proceeding

Specific Use Permit (SUP) request to establish a 24-hour Emergency Center a build a new 7,963 square-foot two-story building on a 1.5-acre tract of land. This tract of land is located within the Light Commercial District 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 generally located east of 17518 Highway 6, Property ID #167427, within the Light Commercial and the Highway 6 Overlay Districts. This request is for a new emergency service center that will provide 24-hour service for seven days a week. The plans show two exam rooms, six (6) treatment rooms, and an imaging department with both X-Ray and CT scan services. The second floor is mainly shared offices, conference rooms and administrative areas for staff. An Emergency Center is classified as NAICS Use No. 621493, "Ambulatory Health Care Services" which is allowed in Light Commercial District and Highway 6 Overlay District with the approval of a Specific Use Permit.

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: O-PUD & State Highway 6 Overlay District. South: Light Commercial District (LC) & Highway 6 Overlay District East: Light Commercial District (LC) & Highway 6 Overlay District West: Light Commercial District (LC) & Highway 6 Overlay District
Surrounding Land Use	North: Vacant South: Vacant East: Vacant West: Sonic

Overview

The applicant intends to develop a roughly 7,963 square-foot new two-story building for a 24-hour emergency center. This development will develop a new parking lot that will have thirty (30) parking spaces. This emergency center is planned to be open from 24 hours Monday through Sunday, and these hours will have to be approved by this Specific Use Permit, as normally medical facilities are conditioned to be opened from 8:00 AM to 10:00 PM.

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 proposed location is a vacant 1.5-acre triangle parcel of land. This new two-story building will be 7,963 square and must be provide at least 27 parking spaces (1/300 SF for medical uses). The proposed site plan shows 30 parking spaces and provides adequate parking spaces for the proposed use.

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 twenty-four-hour medical services to the City of Manvel. The closest emergency rooms are currently located in Alvin (approximately 8 miles from city center) and the City of Pearland (approximately 6 miles from city center), which this facility could significantly cut the time for emergency services in the city.

Recommended Conditions of Approval.

1. The facility is permitted to be open for twenty-four (24) hours.
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.
4. All dry detention ponds shall have minimum 15 feet maintenance berm around all sides of the pond.
 - a) Unless an Engineering Criteria Manual Deviation is approved for less than 15 feet for dry detention (shows 10 feet). This has been discussed with the City Engineer.
5. All development requirements must be satisfied during the permitting process.

Attached Exhibits

1. Aerial Vicinity Map,
2. Zoning Vicinity Map,
3. Major Thoroughfare Plan Map,
4. Site Plan
5. Concept Plans.
6. Application Package.



Manvel Medical Emergency Room



Manvel ER Room

Parcels



City of Manvel ETJ

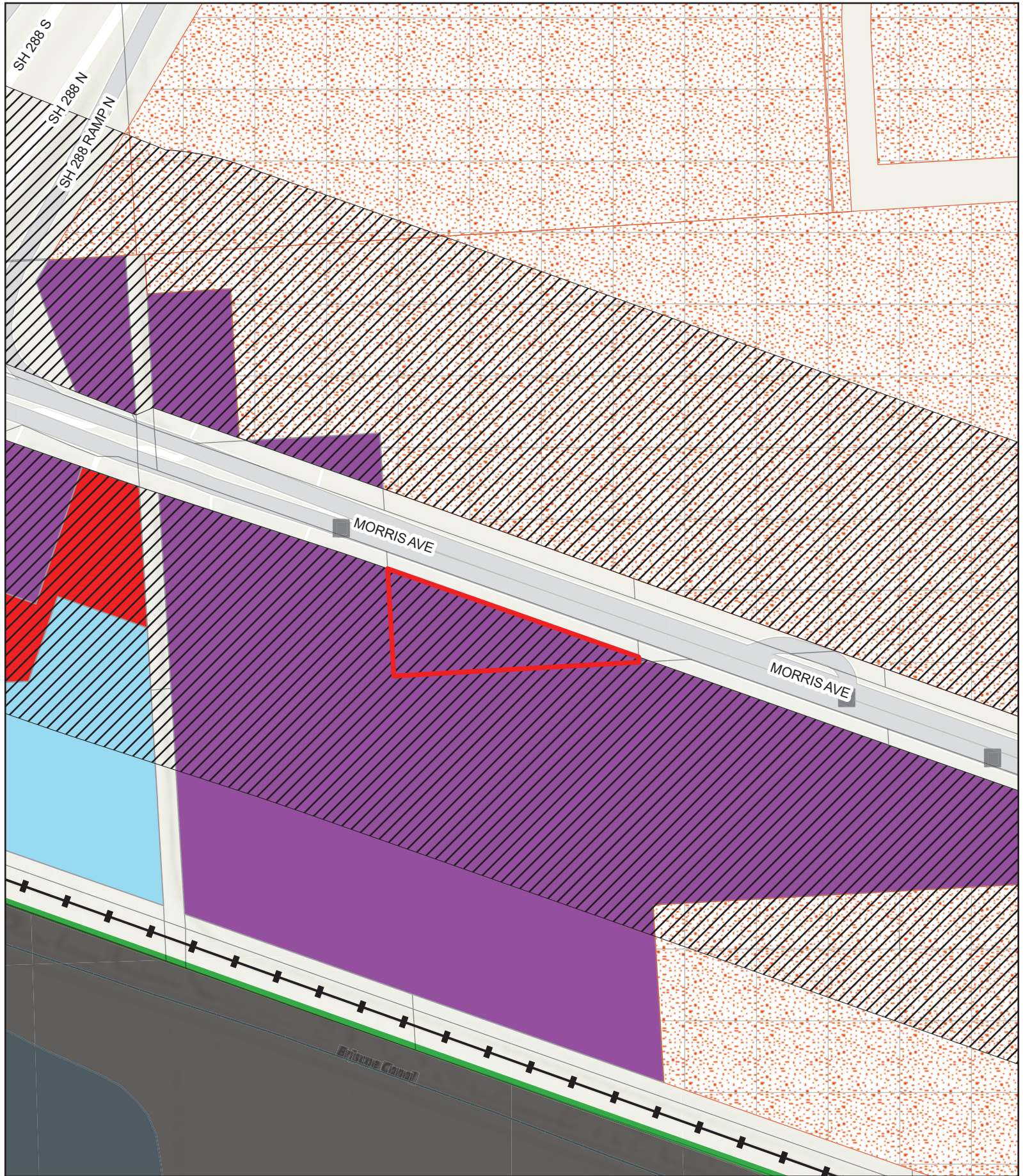
City of Manvel City Limits

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.

0 150 300 600 900 1,200 US Feet



Date: May 2024
Reference: 2024043
Data Source: City of Manvel,
Brazoria County Open Data



Manvel Medical Emergency Room



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.

Railroad

Heavy Commercial District

Light Commercial District

Multi-Family District

Planned Unit Development

Open - Planned Unit Development

Specific Use Permits-current

State Highway 6 Overlay District

Parcels

City of Manvel ETJ

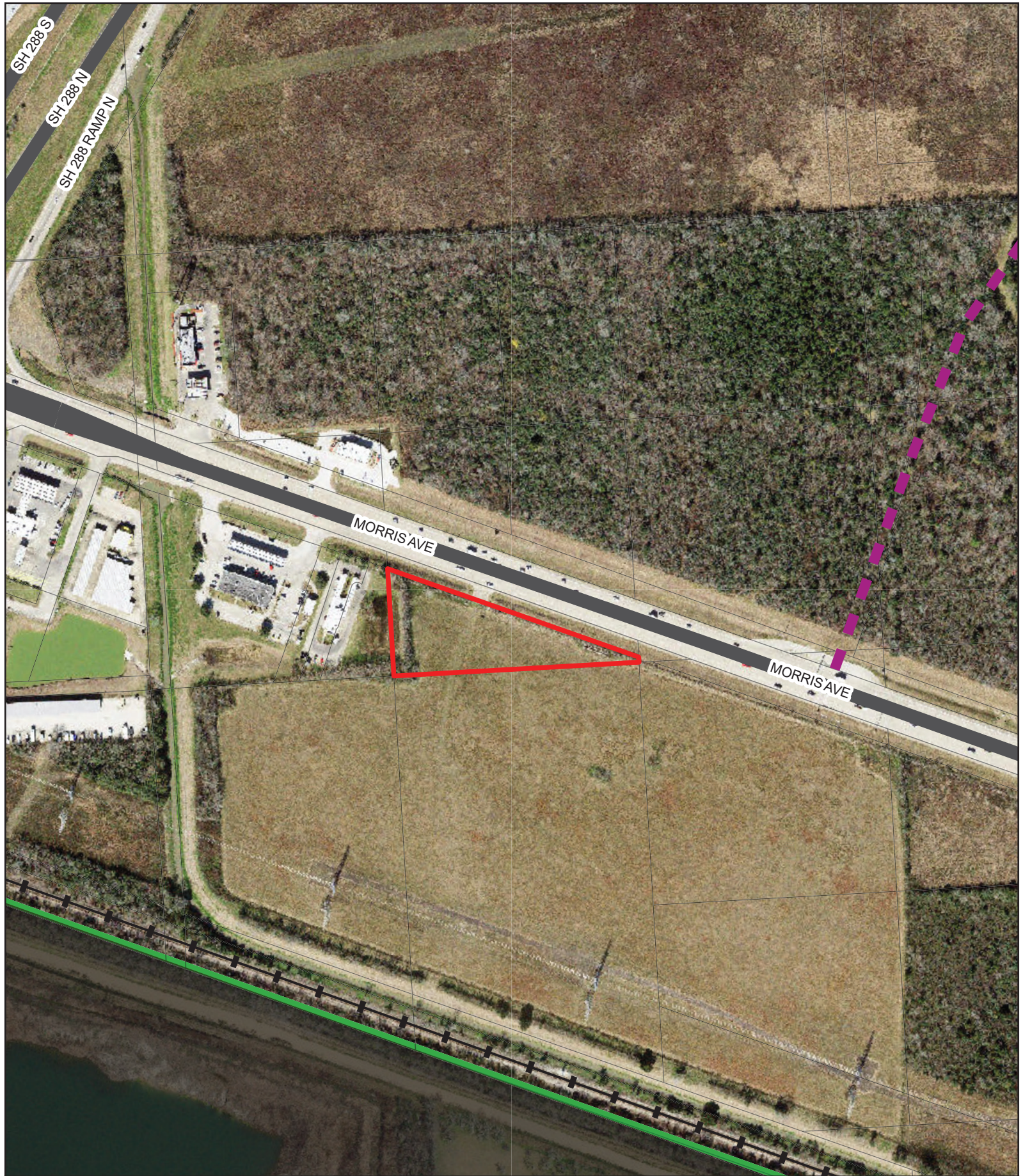
City of Manvel City Limits

Manvel ER Room



Date: May 2024
Reference: 2024043
Data Source: City of Manvel,
Brazoria County Open Data

0 150 300 600 900 1,200 US Feet



Manvel Medical Emergency Room



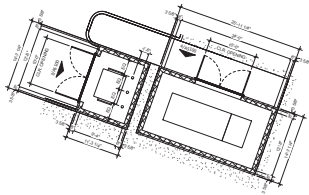
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- | | | |
|-------------------------------|----------------|----------------------------|
| Parkway (120' ROW) | Railroad | City of Manvel ETJ |
| Proposed Parkway (120' ROW) | Manvel ER Room | City of Manvel City Limits |
| Major Thoroughfare (120' ROW) | Parcels | |

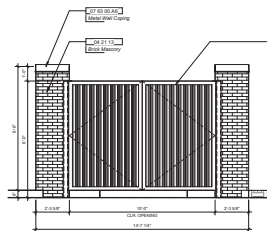
0 150 300 600 900 1,200 US Feet



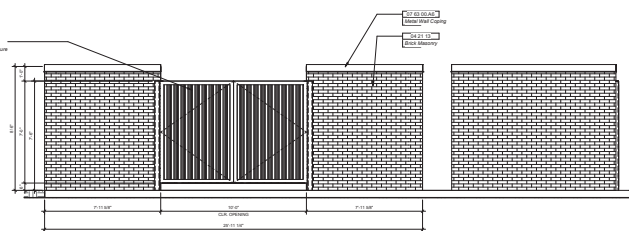
Date: May 2024
Reference: 2024043
Data Source: City of Manvel,
Brazoria County Open Data



2 DUMPSTER AND GENERATOR ENCLOSURE
SCALE: 1/8" = 1'-0" (1/4" AS SHOWN)



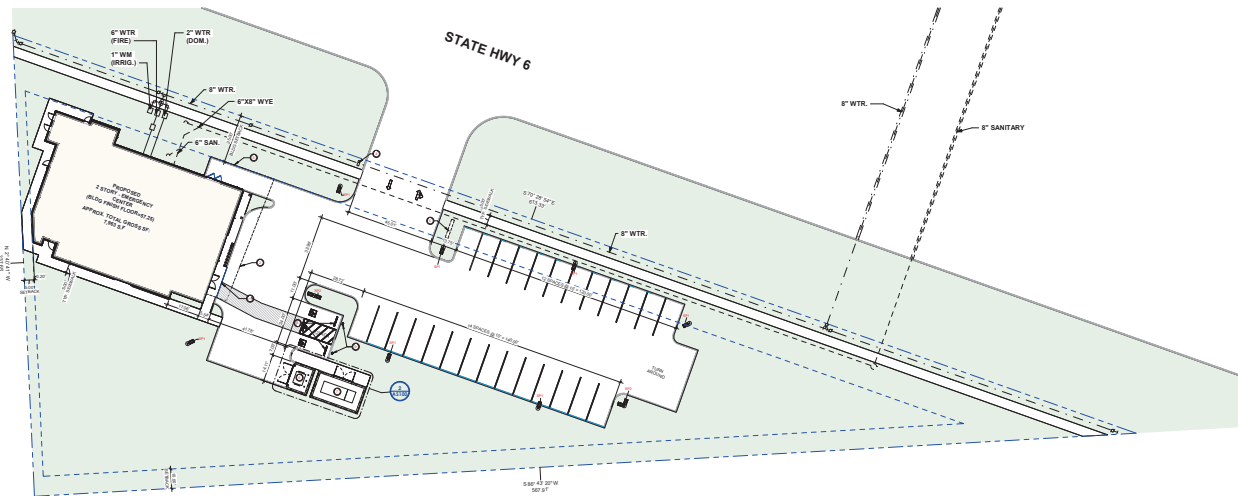
3 DUMPSTER FRONT ELEVATION
SCALE: 3/8" = 1'-0" (3/4" AS SHOWN)



4 GENERATOR FRONT ELEVATION AND DUMPSTER SIDE ELEVATION
SCALE: 3/8" = 1'-0" (3/4" AS SHOWN)

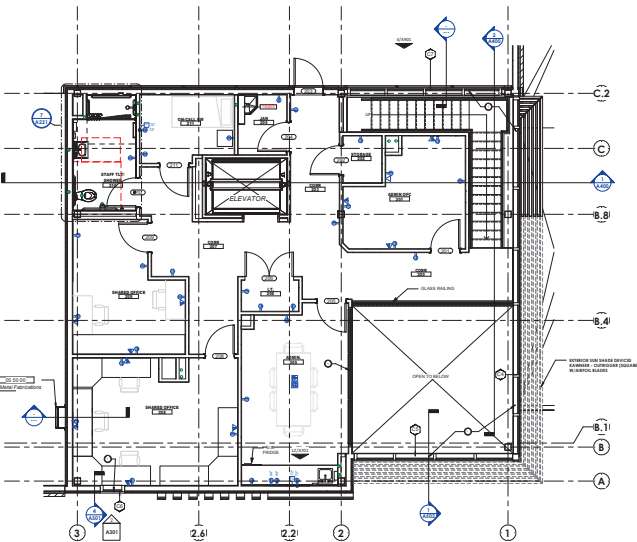
SITE PLAN KEYED NOTES	
1	EXIST. CURB, SEE CIVIL DRAWINGS
2	EXIST. ENTRANCE DUMP OFF CANOPY
3	EXIST. ENTRANCE DUMP OFF CANOPY
4	EXIST. ENTRANCE DUMP OFF CANOPY
5	EXIST. ENTRANCE DUMP OFF CANOPY
6	EXIST. ENTRANCE DUMP OFF CANOPY
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13	EXIST. ENTRANCE DUMP OFF CANOPY
14	EXIST. ENTRANCE DUMP OFF CANOPY
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16	EXIST. ENTRANCE DUMP OFF CANOPY
17	EXIST. ENTRANCE DUMP OFF CANOPY
18	EXIST. ENTRANCE DUMP OFF CANOPY
19	EXIST. ENTRANCE DUMP OFF CANOPY
20	EXIST. ENTRANCE DUMP OFF CANOPY

FABRIC SYNOPSIS		
TYPE	QTY	COMMENTS
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20	1	



1 SITE PLAN
SCALE: 1" = 20'-0" (2" AS SHOWN)

FLOOR PLAN KEYED NOTES	
1	SEE TO PROVIDE MANUAL WEICH SHIELDS AT ALL WINDOW/DOOR/SCREEN/COURT/TERMINALS, THE
2	REFER TO VENDOR BUILDING EQUIP. DRAWINGS, COORDINATE & LOCATING ROADS, DIMENSIONING AND MEP SYSTEM RIGHTS, LEAD LINES IN THIS ROOM PER PHYSICIST'S REPORT (1/18) TO 2'0" X 7'7" UNITS ARE
3	NOTES TO MATCH DRAWINGS FOR BELOW AND/OR FLOOR FLOOR, SURFACE, AND/OR ABOVE CEILING CONDUIT/POUT REQUIREMENTS, GO TO ENSURE THERE ARE NO CONFLICTS WITH OTHER TRADES/WORK, CONDUITS AND
4	DUCT ABOVE CEILING AND/OR ON FLOOR FLOOR MUST BE INSTALLED AS NEAR AS POSSIBLE TO CEILING OR FLOOR TO REDUCE RISK LEVELS.
5	PROVIDE FACILITY REPORTS & DRAWINGS, REFER TO MEP DRAWINGS FOR MORE INFORMATION.
6	OWNER PROVIDES, AND/OR COUNTER REFRIGERATION.



1 SECOND FLOOR PLAN - 1/4"
Scale: 1/4" = 1'-0" (1/4" = 1'-0")

BB+W
ARCHITECTS

4000 Hwy 29 North, Ste. 101 Phone: 281-991-1234
Houston, TX 77059 Email: info@bbwarchitects.com

SEAL:

ARCHITECT: **BB+W**
NOT FOR RECONSTRUCTION
APPROVAL, PERMITTING, OR
CONSTRUCTION

DATE:

CONSULTANT:

**MANVEL
EMERGENCY
CENTER**

17518 Hwy 6, Manvel, TX
77578

Construction Documents Package

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Contractor shall verify all existing conditions prior
to proceeding with construction. BB+W
Architects, LLC disclaims all responsibility for
any errors or omissions. All dimensions to face of finish, UNLESS
NOTED.

Date	No.	Description
05/28/2021	01	Final A, Printing

PROJECT NO.: 25004

ISSUE DATE: Issue Date

PRINT DATE:

CLIENT: Brause Real Property

CLIENT: Holdings, LLC

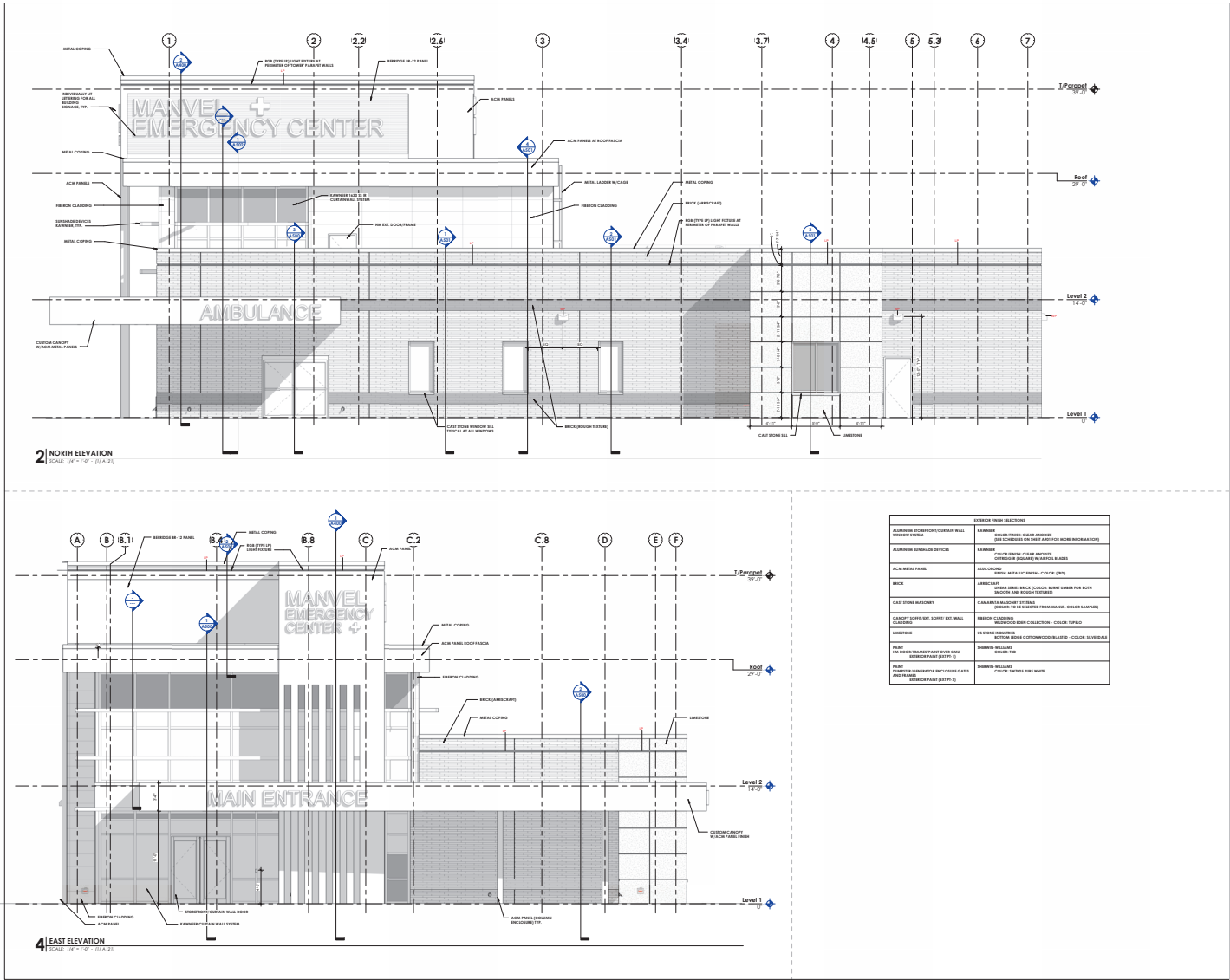
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LLC.

SHEET TITLE:

SECOND FLOOR PLAN

A122



BB+W
ARCHITECTS

april@bbw.com | 281.455.1111 | 281.455.1112
Houston, TX 77057 | www.bbwwarchitects.com

ARCHITECT: **BB+W ARCHITECTS**

NOT FOR CONSTRUCTION

DATE: _____

CONSULTANT: _____

MANVEL EMERGENCY CENTER

17518 Hwy 6, Manvel, TX 77578

Construction Documents Package

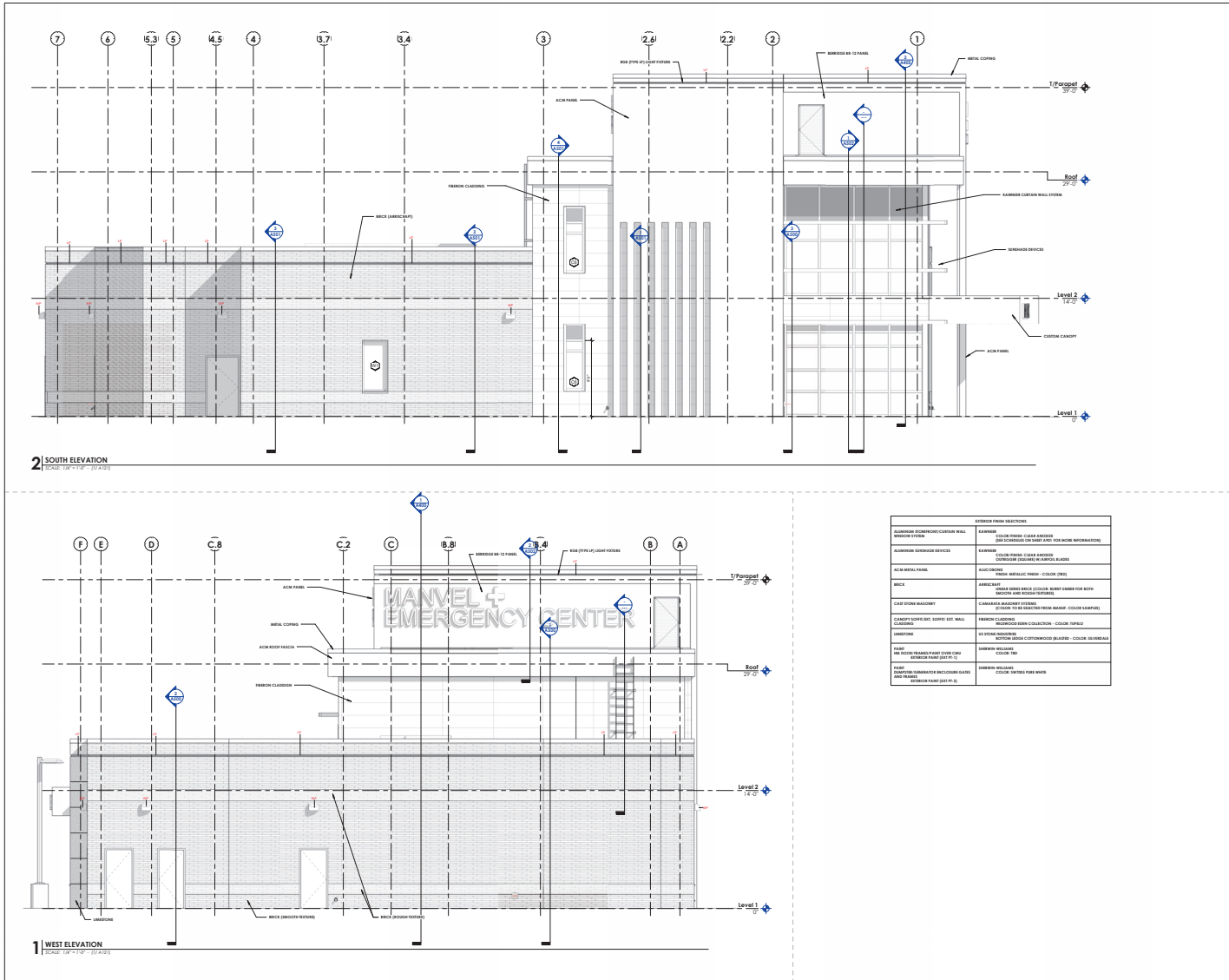
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Contractor shall verify all existing conditions prior to proceeding with construction. BB+W Architects, LLC disclaims all responsibility for any discrepancies or conflicts in all dimensions to base of finish, L.T.O.O.
Date: 10/24/2021 No. 1 Description: Final A: Pricing

PROJECT NO.: 2500
ISSUE DATE: 10/24/2021
PRINT DATE: _____
CLIENT: Brause Real Property Holdings, LLC

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SHEET TITLE:
EXTERIOR ELEVATIONS

A300



BB+W
ARCHITECTS

april@bbw.com | 281.451.1234 | Phone: 281.451.1234
Houston, TX 77059 | www.bbwwarchitects.com

SEALS:

ARCHITECT: **BB+W ARCHITECTS, LLC**
NOT FOR CONSTRUCTION
APPROVAL, EXEMPTION, OR
CONSTRUCTION

DATE:

CUSTOMER:

**MANVEL
EMERGENCY
CENTER**

17518 Hwy 6, Manvel, TX
77578

Construction Documents Package

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Date	No.	Description
10/24/2021	1	Initial A. Pricing

PROJECT NO.: 25024
ISSUE DATE: Issue Date
PRINT DATE:
CLIENT: Brause Road Property Holdings, LLC

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SHEET TITLE:
EXTERIOR ELEVATIONS

A301



**DEVELOPMENT SERVICES**

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION**PROJECT INFORMATION**Project Name: Manvel Medical Emergency RoomProject Location/Address: Parcel SE of 17518 Hwy 6, Manvel, TX 77578Legal Description: 1.5491 Ac. being portion of Lot 233, Emigration Land Company SubdivisionCurrent Zoning: light commercial Proposed Land Use: medical NAICS No.: _____Parcel/Tax ID# (s): 167427 Total Acreage: 1.5491**APPLICANT INFORMATION**Applicant Name: Stephen WangCompany Name: BB+W Architects, LLCAddress: 24080 Hwy 59 N, Suite 150 City: Kingwood State: TX Zip: 77339Phone #: 281-213-5650 Email: swang@bbwarchitects.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.

Jean M. Joseph 05/07/24
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATIONOwner(s) Name: Jean JosephAddress: 1006 W 22nd st City: Houston State: TX Zip: 77008Phone #: 5617185509 Email: JeanJoseph.md@gmail.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.

Jean M. Joseph 05/07/24
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)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	✓
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	✓

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.


Applicant Signature

5/12/24

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.

Jean Joseph
Owner Name

1006 W 22nd st
Owner Address

Houston, TX 77008
Owner City, State Zip

04/19/24
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Jean Joseph, certify that I am the owner of the project property located at Manvel, TX 77578 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 Stephen Wang with the company BB+W Architects, LLC (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 5617185509 if you have any questions.

Sincerely,

Owner Name Jean Joseph

Owner Signature Jean Joseph 05/07/24

EXHIBIT "A"

1.5491 ACRES OF LAND LOCATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF LOT 233, EMIGRATION LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 81, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, LIEING SOUTHERLY OF STATE HIGHWAY 6 RIGHT-OF-WAY, AND BEING THE RESIDUE OF A CALLED 2.323 ACRE TRACT CONVEYED IN DEED FROM LOWELL E. ROBERTS AND WIFE, JANIE L. ROBERTS TO TWO THIRTY-THREE ASSOCIATES, LTD., DATED DECEMBER 30, 1982, AS RECORDED IN VOLUME 1686, PAGE 947, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 0.769 ACRE TAKEN FOR THE WIDENING OF SAID STATE HIGHWAY 6 AS SHOWN ON RIGHT-OF-WAY SKETCH CSJ0192-02 DATED MARCH 1990 (THIS TAKING IS AS YET UNRECORDED), SAID 1.5491 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 40.00 FOOT ROAD, DEDICATED PER ABOVE SAID PLAT (ROAD NOT IN) FOR THE SOUTHWEST CORNER OF SAID LOT 233, THE SOUTHWEST CORNER OF SAID 2.323 ACRE TRACT, AND THE SOUTHEAST CORNER OF A CALLED 6.48587 ACRE TRACT (LOT 234) CONVEYED IN DEED FROM WILLIAM M. MATHEWS, ET UX, TO JAMES W. GUSTAFSON, TRUSTEE, DATED JULY 10, 1974, AS RECORDED IN VOLUME 1211, PAGE 560, DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 02° 40' 44" WEST, WITH THE WESTERLY LINE OF SAID LOT 233 AND SAID 2.323 ACRE TRACT, SAME BEING THE EASTERLY LINE OF SAID LOT 234 AND SAID 6.48587 ACRE TRACT, A DISTANCE OF 237.65 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6 (200 FEET WIDE);

THENCE SOUTH 70° 28' 54" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 613.33 (CALLED NORTH 70° 28' 57" WEST, 614.83 PER ABOVE SAID RIGHT-OF-WAY SKETCH) TO A HIGHWAY MONUMENT DISK IN CONCRETE FOR CORNER;

THENCE SOUTH 86° 43' 20" WEST, WITH THE SOUTHERLY LINE OF SAID LOT 233, SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 40.00 FOOT DEDICATED ROAD A DISTANCE OF 567.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5491 ACRES OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

**Brazos Real Property
Holdings, LLC.**

1006 West 22nd Street
Houston, TX 77008
(561)718-5509

May 7, 2024

City of Manvel
20031 Hwy 6
Manvel, TX 77578

RE: Applicant Letter of Request for Special Use Permit

To Whom It May Concern:

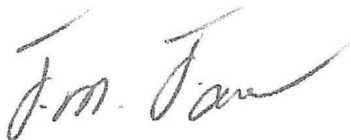
I am pleased to submit this letter of request on behalf of Brazos Real Property Holdings, LLC for a Special Use Permit for approximately 1.5 acre property located SE of 17518 Hwy 6, Manvel, TX 77578.

Brazos Real Property Holdings, LLC intends to construct a ground-up one-story building with a partial 2nd floor to introduce a freestanding emergency center of approximately 7,963 SF in the Manvel area. The new emergency center will provide service 24-hours a day, 7 days a week. The project is composed of 2 exam rooms, 6 treatment rooms, and an imaging department with both X-Ray and CT Scan services.

The shell building construction will be a Type II-B with no requirement for fireproofing since the entire building will be sprinklered. The emergency center will comply with Manvel's adopted 2021 codes (IBC, IFB, IMC, IPC, IECC), 2020 National Electrical Code, 2012 Texas Accessibility Standards, and Chapter 131 Freestanding Emergency Medical Care Facilities Licensing Rules.

Brazos Real Property Holdings, LLC hereby appreciates in advance your consideration for our application as we intend to provide quality and prompt medical services to the residents of the Manvel area. We look forward to hearing from you soon.

Best regards,



Jean M. Joseph M.D.

(561)718-5509

ORDINANCE NO. 2024-O-26

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1.5491 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS FROM LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT LC-SH6) TO LIGHT COMMERCIAL 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”; 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, Jean Josephth, is the owner (the “Owner”) of a certain 1.5491-acre tract of land generally located east of 17518 Morris Avenue (State Highway 6), Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk’s file 2007-045744 a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.5491-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, BB+W Architects, has filed an application to change the zoning classification of the 1.5491-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-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 1.5491-acre tract of land located generally located east of 17518 Morris Avenue (State Highway 6), Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk’s file 2007-045744, a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-SH6-

SUP)), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. 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 1.5491-acre tract of land generally located east of 17518, Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk's file 2007-045744.

SURVEYOR:
ADAMS SURVEYING CO.

STEVE D. ADAMS
STEPHEN D. ADAMS, JR.
P.O. BOX 114
281, TEXAS 77512
281/331-3523

FIELD BOOK 168 & LB 39
PAGE 20 & 15
DATE MARCH 6, 2008
DRAWN BY SDA, JR.

CF - BHAKTAS

PREPARED FROM A SURVEY MADE ON THE GROUND IN MARCH, 2005

STEVE D. ADAMS RPLS# 3666

ELEVATIONS BASED ON USGS "Z 1277", PUBLISHED ELEVATION 55.42', NAVD '88.
THIS PROPERTY LIES PARTLY IN ZONE "X" AND PARTLY IN ZONE "AO", DEPTH 2',
PER FEMA PANEL 480076 0110 H, DATED JUNE 5, 1989.

PUL PROPERTIES, INC.
1.5459 AC.
CF 2005-030326

Exhibit B

Conditions of Approval:

1. The facility is permitted to be open for twenty-four (24) hours.
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.
4. All dry detention ponds shall have minimum 15 feet maintenance berm around all sides of the pond.
 - a) Unless an Engineering Criteria Manual Deviation is approved for less than 15 feet for dry detention (shows 10 feet).
5. All development requirements must be satisfied during the permitting process.