

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 26, 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 THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 3 ACRE PORTION OF A 19.99 ACRE TRACT OF LAND GENERALLY LOCATED 40 FEET EAST OF THE SOUTHEAST INTERSECTION OF CR 58 AND RODEO DR (AT 3404 CR 58), MANVEL, TEXAS FROM SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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 the Final Plat of Pomona Section 28; BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-34;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 3 ACRE PORTION OF A 19.99 ACRE TRACT OF LAND GENERALLY LOCATED 40 FEET EAST OF THE SOUTHEAST INTERSECTION OF CR 58 AND RODEO DR (AT 3404 CR 58), MANVEL, TEXAS FROM SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-35;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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 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 08/23/2024 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 8/12/2024

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

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 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
Jose Abraham, Director of Development Services
James McClain, Administrative Captain
Ellie Roohbakhsh, Associate Planner
Jessica Portie, Assistant City Planner
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve Preliminary Plat for Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, 15, AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

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

Regular Agenda

- A. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 80.992 ACRES, LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SEC. 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AND A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO 2023-O-23, BRAZORIA COUNTY, TEXAS.

Staff recommends approval with one condition:

1. The acreage in the provided tax certificates does not match the acreage on this proposed plat. Please provide the tax certificates that cover the entire acreage to ensure accuracy and consistency (Section 62-41 (b) (17)).

PDZ Member Ryan Miller made the motion to approve with the condition. 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

- B. Consideration and possible action to approve the Final Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION

RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Mary Ann Atkinson shares her frustration with how many conditions there are and feels it is wasting staff's time. She recommends denying the item.

Several other PD&Z members share in her frustration.

Staff and PD&Z members discuss the resubmittal process and what it entails.

The idea behind denying it is to set a precedent.

Elaheh Roohbakhsh shares that the plat resubmittal fee

PDZ Member Ryan Miller made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

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

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 Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:23 p.m. PDZ Member William Richardson 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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☒
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Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Plats:

Preliminary ☐
Final ☒

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell
DN: CN=Lacey Bell
Date: 2022.06.09
SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Section 28 - Final Plat
Applicant:	Lacey Bell, LJA Engineering
PD&Z Meeting Date:	August 26, 2024
Submitted By:	Ellie Roohbakhsh, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed site is located on the northeast side of the intersection of County Road 58/ Croix Road and Jerusalem Road.*
- *The proposed plat subdivides a 74.541-acre tract into 240 residential lots, 8 Blocks, and 16 reserves for landscaping, open space, drainage, amenity, lake, park, parking, detention, and utility.*
- *The proposed section includes 116 single-family specialty product lots with front entry and 124 single-family specialty product lots with rear entry.*
- *Front entry lots shall be a minimum of 42 feet in width and rear entry lots shall be a minimum of 40 feet in width.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*
- *This plat has been submitted and approved in May 2023. Applicant has resubmitted this Final Plat due to CenterPoint's requirement to make changes to the utility easement on the previously approved Final Plat.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Pomona Section 28 Final Plat* with two (2) conditions. The condition includes:

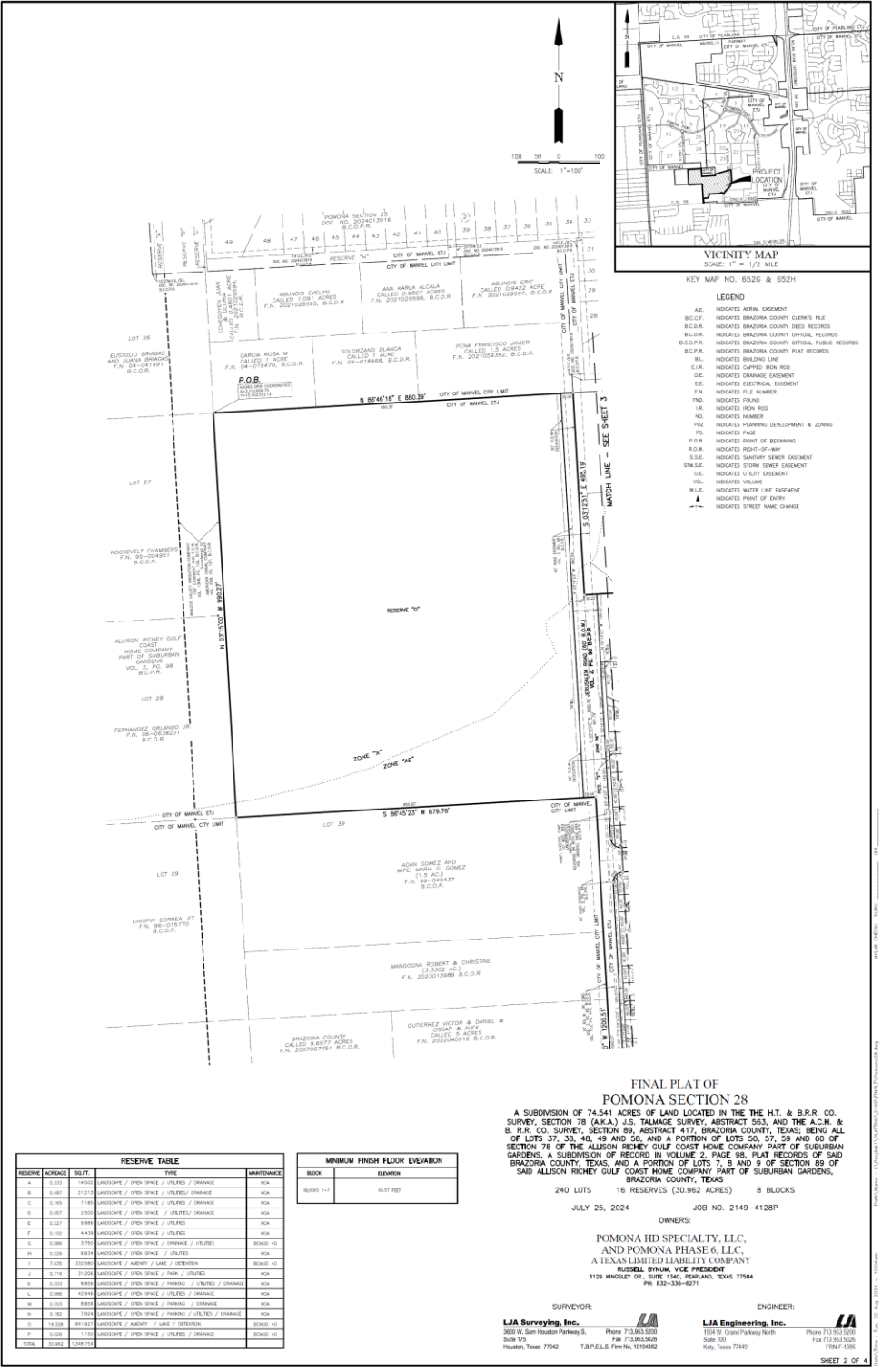
1. Please provide updated letters from utility companies (LONO from Comcast has been provided) (Section 62-41 (b)(20)).
2. Provide As-Built Drawings reflecting all proposed changes to the easements and easement locations Section (62-41 (b)(25) & (b)(26) & (b)(28)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

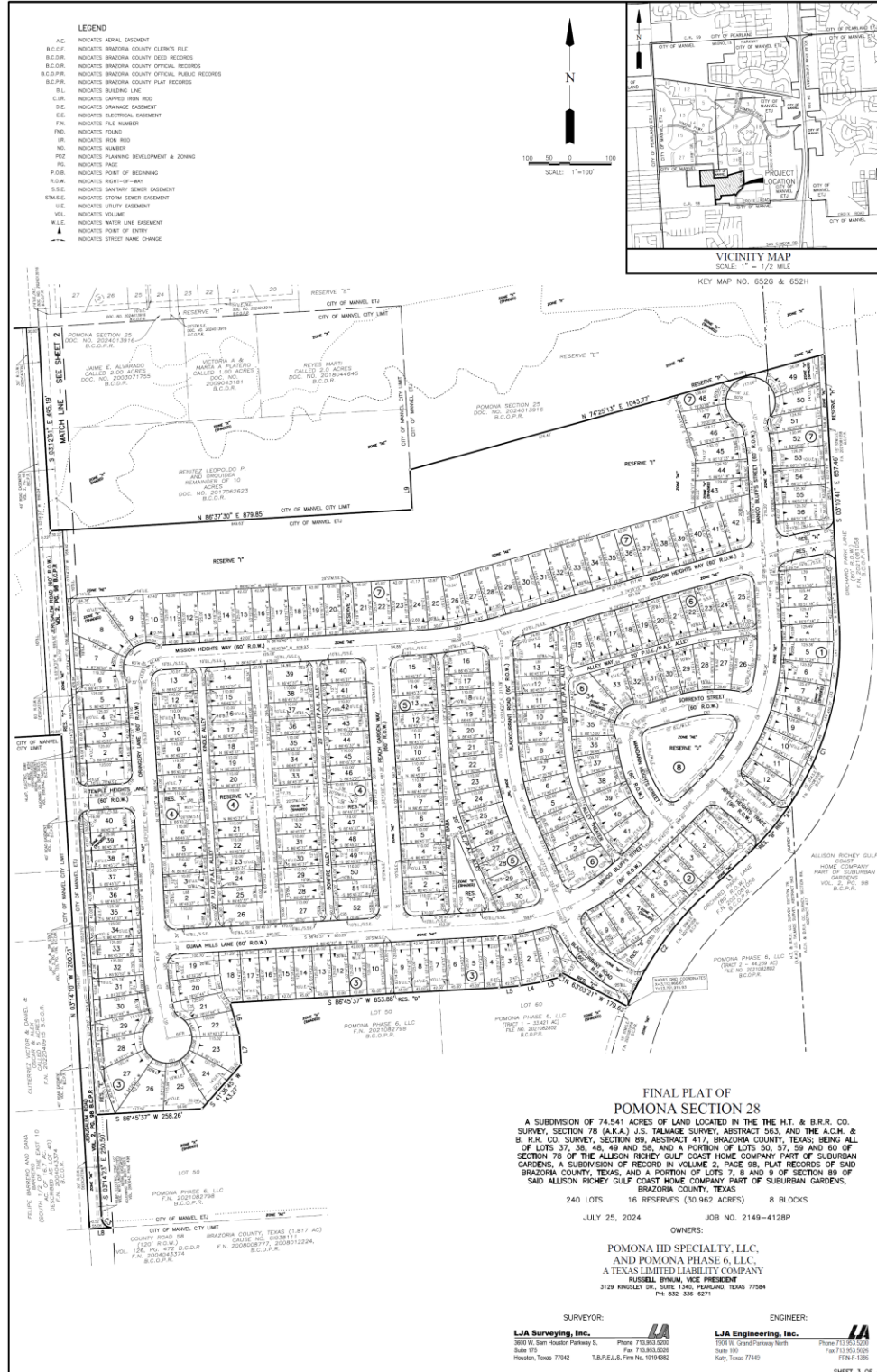




DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 28, BEING 74.541 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, DO HEREBY MAKE SUBDIVISION OF GULF 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 AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR 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 GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 8th DAY OF August, 2024.

BY: POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
AND
POMONA HD SPECIALTY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

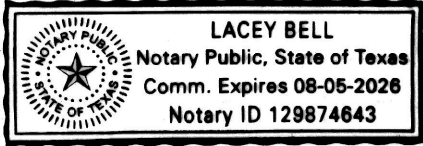
Russell Bynum
RUSSELL BYNUM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF August, 2024.

Lacey Bell
NOTARY PUBLIC AND FOR THE STATE OF TEXAS



I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. (SEE NOTE 5)

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



8-01-2024

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 28, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018766, 2020018766, 2020018797, 2021061700, 2021061695, AND 2021061699 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
NATIONAL ASSOCIATION

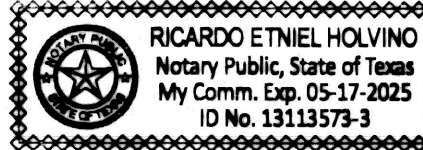
BY: Tom Miller
PRINT NAME: Tom Miller
TITLE: AVP

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tom Miller, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF August, 2024.

Ricardo Etaniel Holvino
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY THE BOARD OF COMMISSIONERS C

D. Z. A.
DISTRICT SUPERINTENDENT

Shaw
DISTRICT ENGINEER

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 A 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 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 APPROVAL 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 ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF. ID #22-000089 AND #24-000120

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 28 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 74.541 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 74.541 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 20.005 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082800, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 34.236 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082798, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 33.421 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082802, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 54.320 ACRE TRACT CONVEYED TO POMONA HD SPECIALTY, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022011802, B.C.O.P.R., SAID 74.541 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG", PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 20.005 ACRES, SAME BEING THE COMMON CORNER OF LOTS 26, 27, 36 AND 37 OF SAID SECTION 78;

THENCE, NORTH 86° 46' 18" EAST, ALONG THE COMMON LINE OF THE NORTH LINE OF SAID 20.005 ACRES, THE SOUTH LINE OF SAID LOT 36, AND THE NORTH LINE OF SAID LOT 37, 880.39 FEET TO THE NORTHEAST CORNER OF SAID 20.005 ACRES, SAME BEING THE COMMON CORNER OF LOTS 36, 37, 46 AND 47, OF SAID SECTION 78, SAME BEING A SOUTHERLY CORNER OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900, B.C.O.P.R.

THENCE, SOUTH 03° 12' 51" EAST, ALONG THE EAST LINE OF SAID 20.005 ACRES, THE EAST LINE OF SAID LOT 37, AND THE WEST LINE OF SAID LOT 47, 495.19 FEET TO A POINT FOR CORNER, SAME BEING THE COMMON CORNER OF LOTS 37, 38, 47 AND 48, OF SAID SECTION 78, AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 54.320 ACRES;

THENCE, NORTH 86° 37' 30" EAST, DEPARTING THE EAST LINE OF SAID 20.005 ACRES, ALONG THE NORTH LINE OF SAID 54.320 ACRES, THE SOUTH LINE OF SAID LOT 47 AND THE NORTH LINE OF SAID LOT 48, 879.85 FEET TO A POINT FOR CORNER, SAME BEING THE COMMON CORNER OF LOT 47, LOT 48, LOT 57 AND 58 OF SAID SECTION 78, SAME BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED 33.421 ACRES;

THENCE, NORTH 03° 11' 46" WEST, ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID 54.320 ACRES, THE EAST LINE OF SAID LOT 47 AND THE WEST LINE OF SAID LOT 57, 96.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 25' 13" EAST, ALONG THE NORTHERLY LINE OF SAID 54.320 ACRES, 1,043.77 FEET TO THE NORTHEAST CORNER OF SAID 54.320 ACRES, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD PARK LANE (80 FEET WIDE), AS SHOWN ON ORCHARD PARK LANE PHASE 2, STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081058, B.C.P.R.;

THENCE, ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID 54.320 ACRES, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 03° 10' 41" EAST, 657.46 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 620.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 50° 03' 07", AND A CHORD WHICH BEARS SOUTH 21° 50' 52" WEST, 800.70 FEET TO A POINT FOR CORNER;

3. SOUTH 46° 52' 26" WEST, 139.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4. 333.61 FEET PARTIALLY WITH THE EASTERLY LINE OF SAID 54.320 ACRES, AND PARTIALLY WITH THE EASTERLY LINE OF THE AFOREMENTIONED 33.421 ACRES ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 50° 24' 11" 45", AND A CHORD WHICH BEARS SOUTH 34° 46' 33" WEST, 331.14 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 03' 21" WEST, DEPARTING THE COMMON LINE OF SAID ORCHARD PARK LANE AND SAID 33.421 ACRES, 179.63 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 54.320 ACRES;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 54.320 ACRES, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 29° 33' 10" WEST, 13.85 FEET TO A POINT FOR CORNER;

2. SOUTH 75° 43' 29" WEST, 43.59 FEET TO A POINT FOR CORNER;

3. SOUTH 80° 24' 50" WEST, 53.59 FEET TO A POINT FOR CORNER;

4. SOUTH 84° 54' 32" WEST, 49.44 FEET TO A POINT FOR CORNER;

5. SOUTH 86° 45' 37" WEST, 653.88 FEET TO A POINT FOR CORNER;

6. SOUTH 16° 19' 25" EAST, 81.29 FEET TO A POINT FOR CORNER;

7. SOUTH 03° 21' 47" EAST, 71.88 FEET TO A POINT FOR CORNER;

8. SOUTH 41° 35' 45" WEST, 143.27 FEET TO A POINT FOR CORNER;

9. SOUTH 86° 45' 37" WEST, 258.26 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID 54.320 ACRES, SOUTH 03° 14' 23" EAST, 250.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

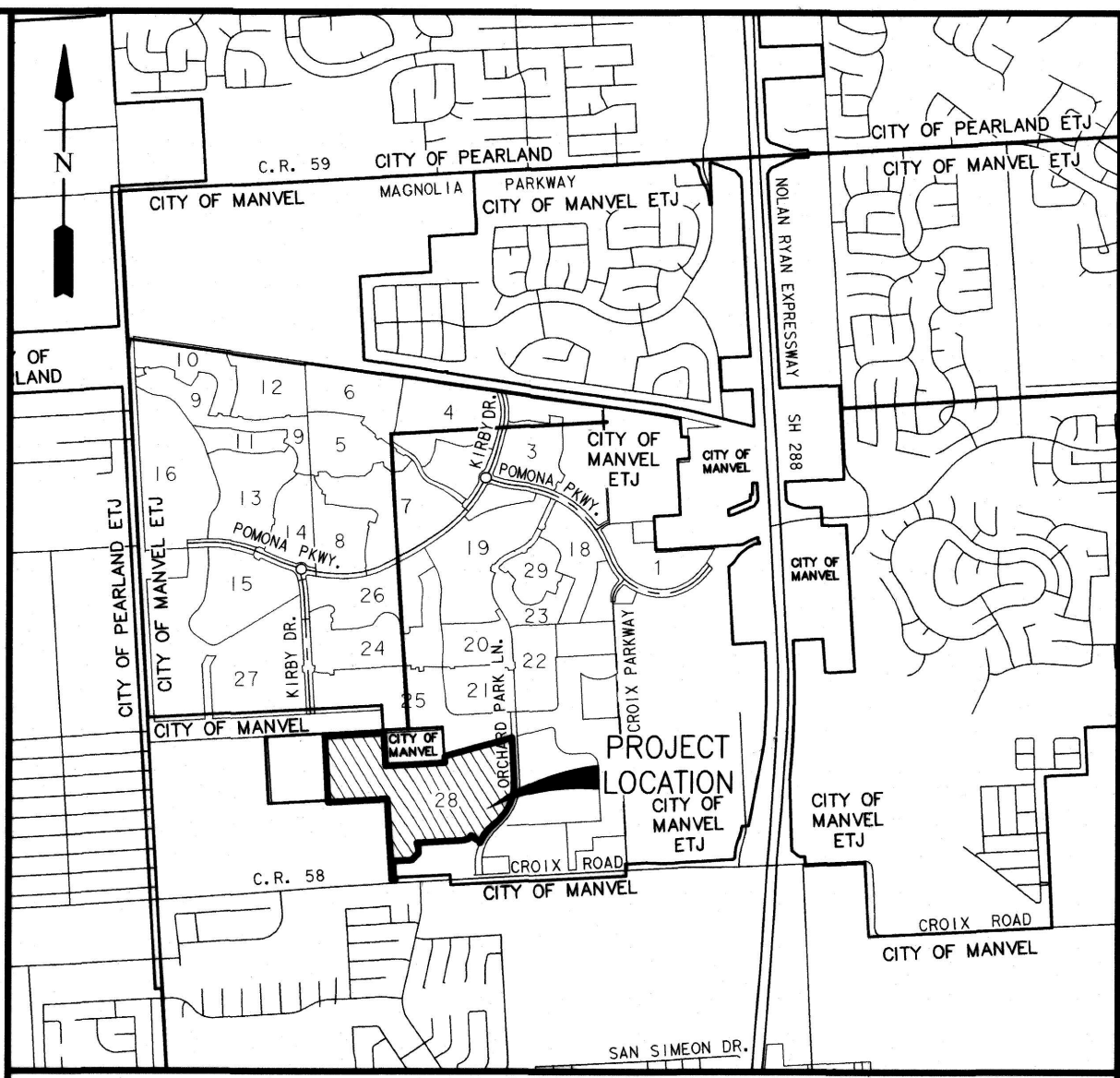
THENCE, 39.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 07' 24", AND A CHORD WHICH BEARS SOUTH 48° 18' 05" EAST, 35.39 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 34.236 ACRES, SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 58;

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID 34.236 ACRES, AND THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, 55.57 FEET TO THE SOUTHWEST CORNER OF SAID 34.236 ACRES, SAME BEING ON THE COMMON LINE OF LOT 40 AND LOT 50 OF AFOREMENTIONED SECTION 78;

THENCE, NORTH 03° 14' 10" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, ALONG THE COMMON LINE OF LOT 40 AND LOT 50, LOT 39 AND LOT 49, OF SAID SECTION 78, AND THE WESTERLY LINE OF SAID 34.236 ACRES, PASSING A 275.62 FEET, THE SOUTHWEST CORNER OF AFOREMENTIONED 54.320 ACRE, AND CONTINUING IN ALL, 1200.51 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 20.005 ACRES, THE COMMON CORNER OF LOTS 38, 39, 48, AND 49, OF SAID SECTION 78;

THENCE, SOUTH 86° 45' 23" WEST, DEPARTING THE WEST LINE OF SAID 54.320 ACRES, ALONG THE SOUTH LINE OF SAID 20.005 ACRES, THE SOUTH LINE OF SAID LOT 38 AND THE NORTH LINE OF SAID LOT 39, 879.76 FEET TO THE SOUTHWEST CORNER OF SAID 20.005 ACRES, AND THE COMMON CORNER OF LOTS 28, 29, 38, AND 39, OF SAID SECTION 78;

THENCE, NORTH 03° 15' 00" WEST, ALONG THE WEST LINE OF SAID 20.005 ACRES, THE COMMON LINE OF SAID LOT 28 AND SAID LOT 38, AND THE COMMON LINE OF LOT 27 AND LOT 37, OF SAID SECTION 78, 990.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.541 ACRES OF LAND.



VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 652G & 652H

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

FINAL PLAT OF POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B. R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

JULY 25, 2024

JOB NO. 2149-4128P

OWNERS:

POMONA HD SPECIALTY, LLC,
AND POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
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PH: 832-336-6271

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ENGINEER:

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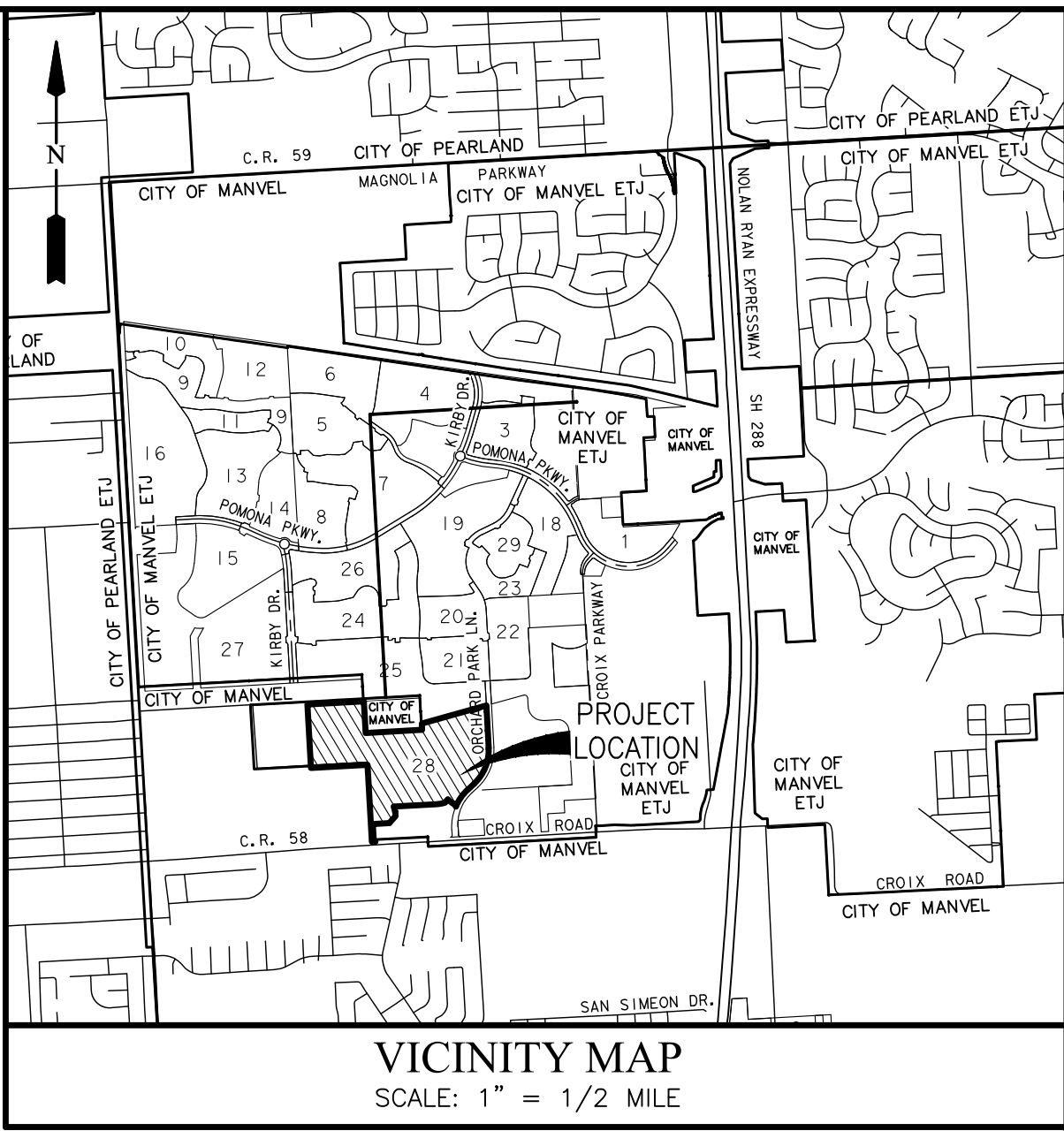
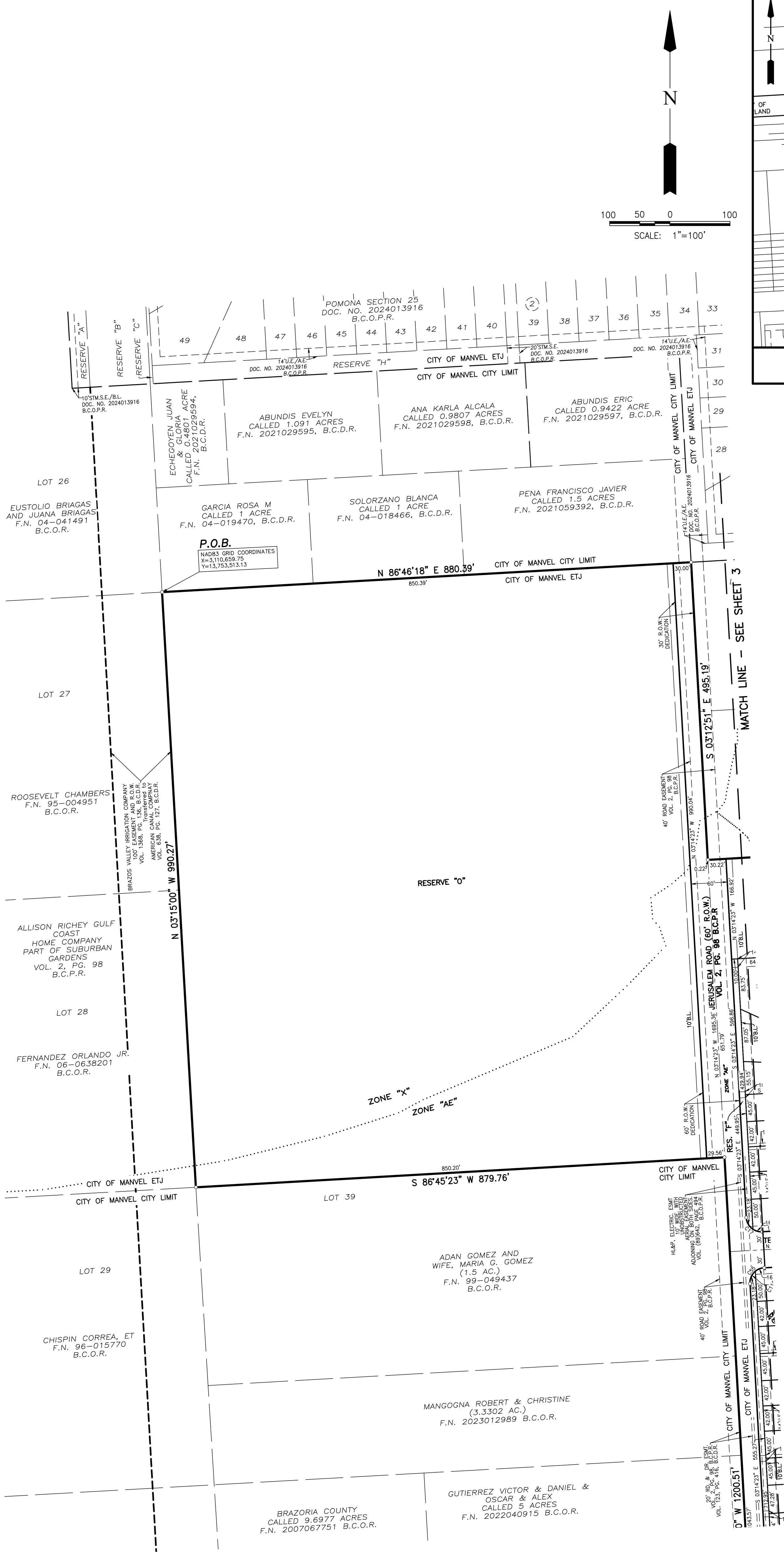
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LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 4



KEY MAP NO. 652G & 652H

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C.I.R. INDICATES CAPPED IRON ROD
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PDZ. INDICATES PLANNING DEVELOPMENT & ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES POINT OF ENTRY
 - INDICATES STREET NAME CHANGE

FINAL PLAT OF
POMONA SECTION 28

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SURVEYOR:

ENGINEER:

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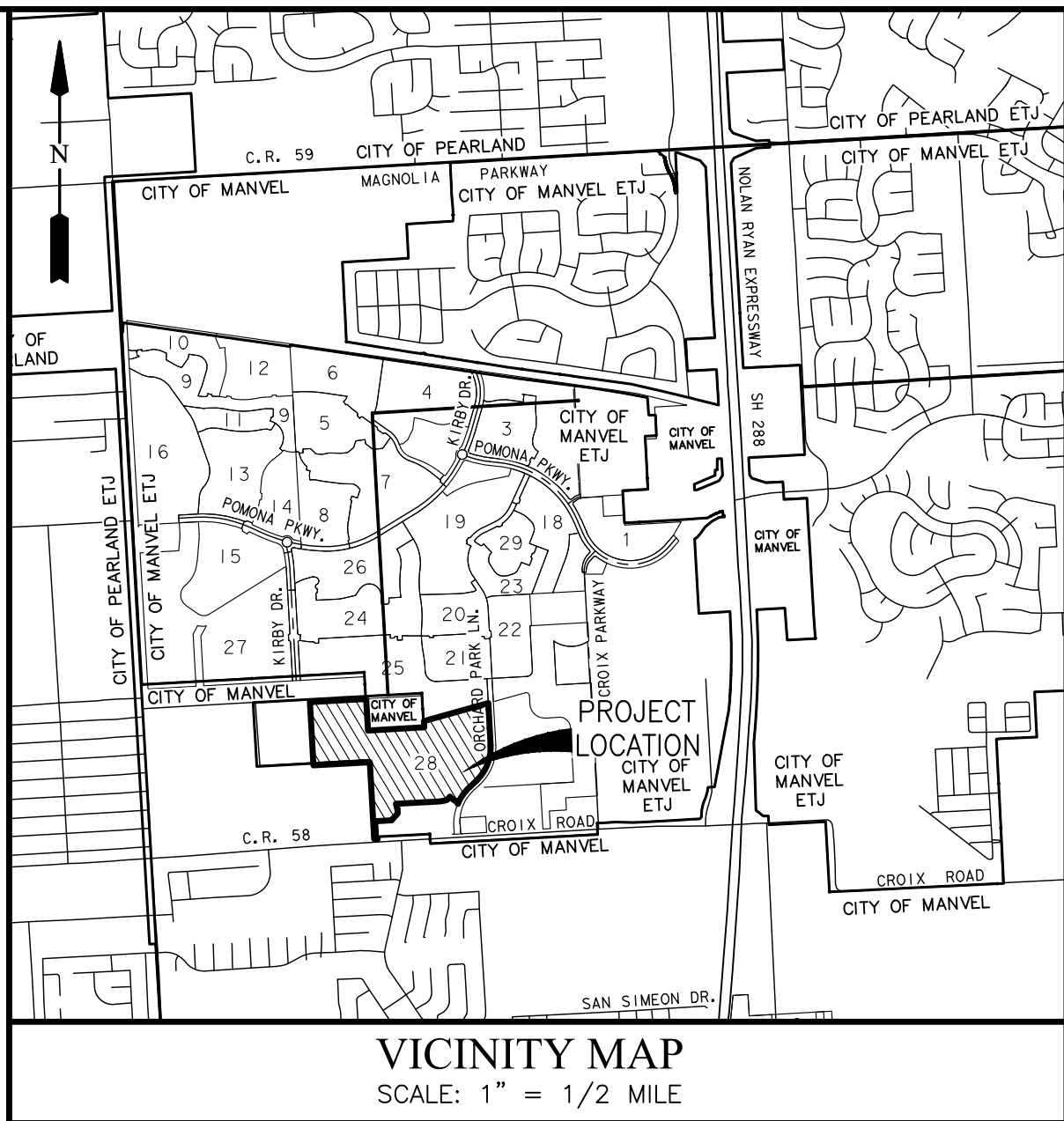
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.333	14,502	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
B	0.487	21,213	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
C	0.165	7,185	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
D	0.057	2,500	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
E	0.227	9,886	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
F	0.102	4,439	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
G	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITIES	BCMUD 40
H	0.226	9,834	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
I	7.635	332,580	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40
J	0.716	31,206	LANDSCAPE / OPEN SPACE / PARK / UTILITIES	HOA
K	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HOA
L	0.986	42,946	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HOA
M	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / DRAINAGE	HOA
N	0.182	7,924	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HOA
O	19.328	841,927	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40
P	0.026	1,150	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	BCMUD 40
TOTAL	30.962	1,348,754		

MINIMUM FINISH FLOOR EVEAVTION	
BLOCK	ELEVATION
BLOCKS 1-7	65.57 FEET

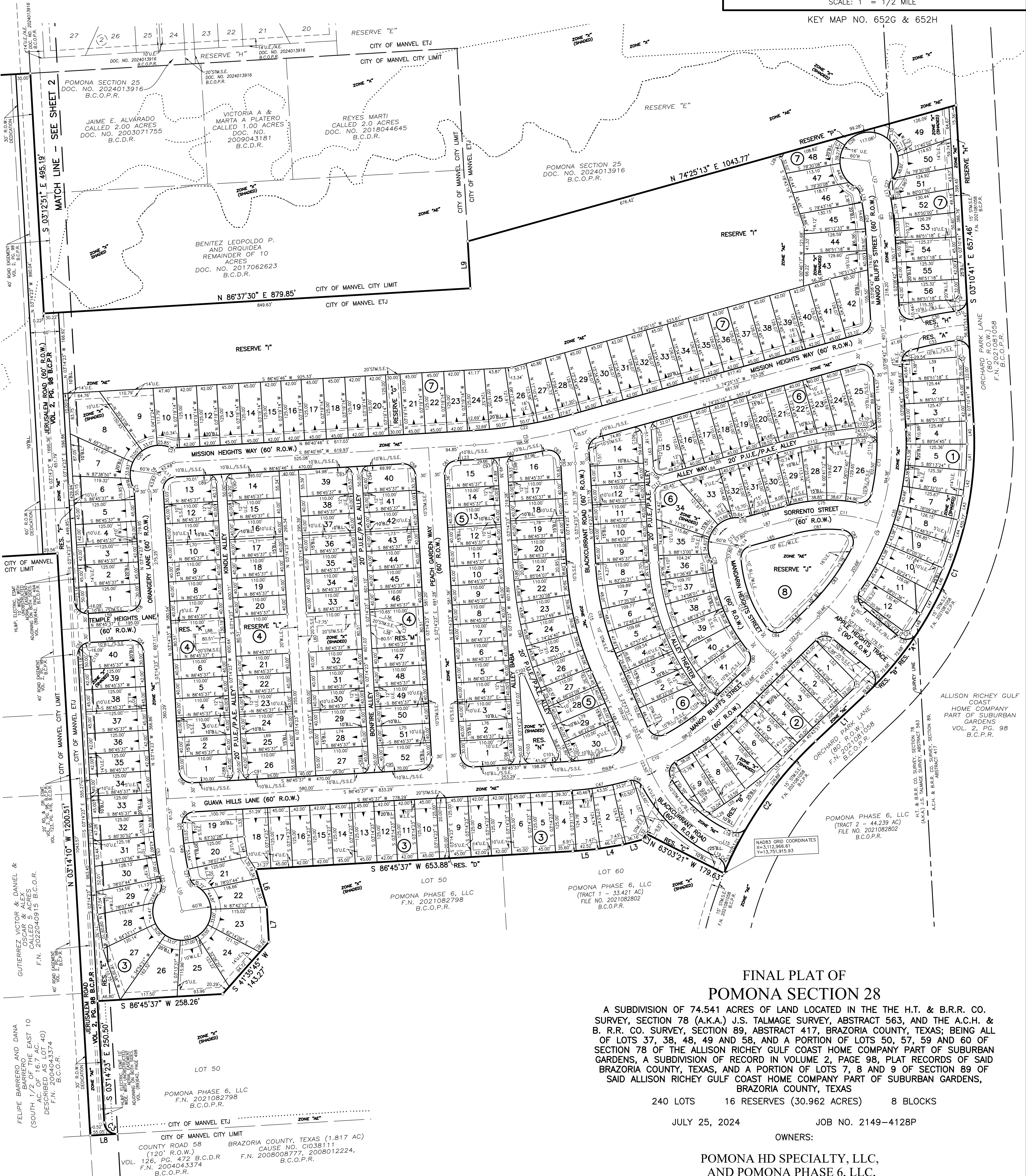
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 W.L.E. INDICATES WATER LINE EASEMENT
 ▲ INDICATES POINT OF ENTRY
 — INDICATES STREET NAME CHANGE

100 50 0 100
 SCALE: 1"=100'



KEY MAP NO. 652G & 652H



FINAL PLAT OF
 POMONA SECTION 28

A SUBDIVISION OF 74,541 ACRES OF LAND LOCATED IN THE THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B. R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

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JULY 25, 2024 JOB NO. 2149-4128P

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 Katy, Texas 77449

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 FRN-F-1386

BLOCK 1			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	5,594	45.00'	
2	5,645	45.00'	
3	5,270	42.00'	
4	4,559	42.04'	
5	6,062	45.04'	
6	6,070	45.04'	
7	5,687	42.04'	
8	5,716	42.04'	
9	6,168	45.04'	
10	6,227	45.04'	
11	5,878	42.04'	
12	5,876	42.04'	

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,200	42.00'
2	5,250	42.00'
3	5,625	45.00'
4	5,625	45.00'
5	5,250	42.00'
6	5,526	42.02'
7	6,042	45.04'
8	6,042	45.04'
9	5,259	42.03'

BLOCK 3			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	5,881	45.01'	
2	6,038	45.01'	
3	5,639	42.01'	
4	5,275	42.00'	
5	5,625	45.00'	
6	5,625	45.00'	
7	5,250	42.00'	
8	5,250	42.00'	
9	5,625	45.00'	
10	5,625	45.00'	
11	5,250	42.00'	
12	5,250	42.00'	
13	5,625	45.00'	
14	5,625	45.00'	
15	5,250	42.00'	
16	5,250	42.00'	
17	5,625	45.00'	
18	5,996	51.29'	
19	7,411	61.96'	
20	6,006	51.93'	
21	6,181	52.95'	
22	5,862	48.25'	
23	7,872	44.53'	
24	7,381	43.07'	
25	8,888	50.96'	
26	9,277	45.39'	
27	8,974	42.34'	
28	6,556	49.52'	
29	6,164	53.40'	
30	6,253	45.04'	
31	6,062	45.01'	
32	5,741	45.00'	
33	5,625	45.00'	
34	5,625	45.00'	
35	5,250	42.00'	
36	5,250	42.00'	
37	5,625	45.00'	
38	5,625	45.00'	
39	5,250	42.00'	
40	6,717	54.49'	

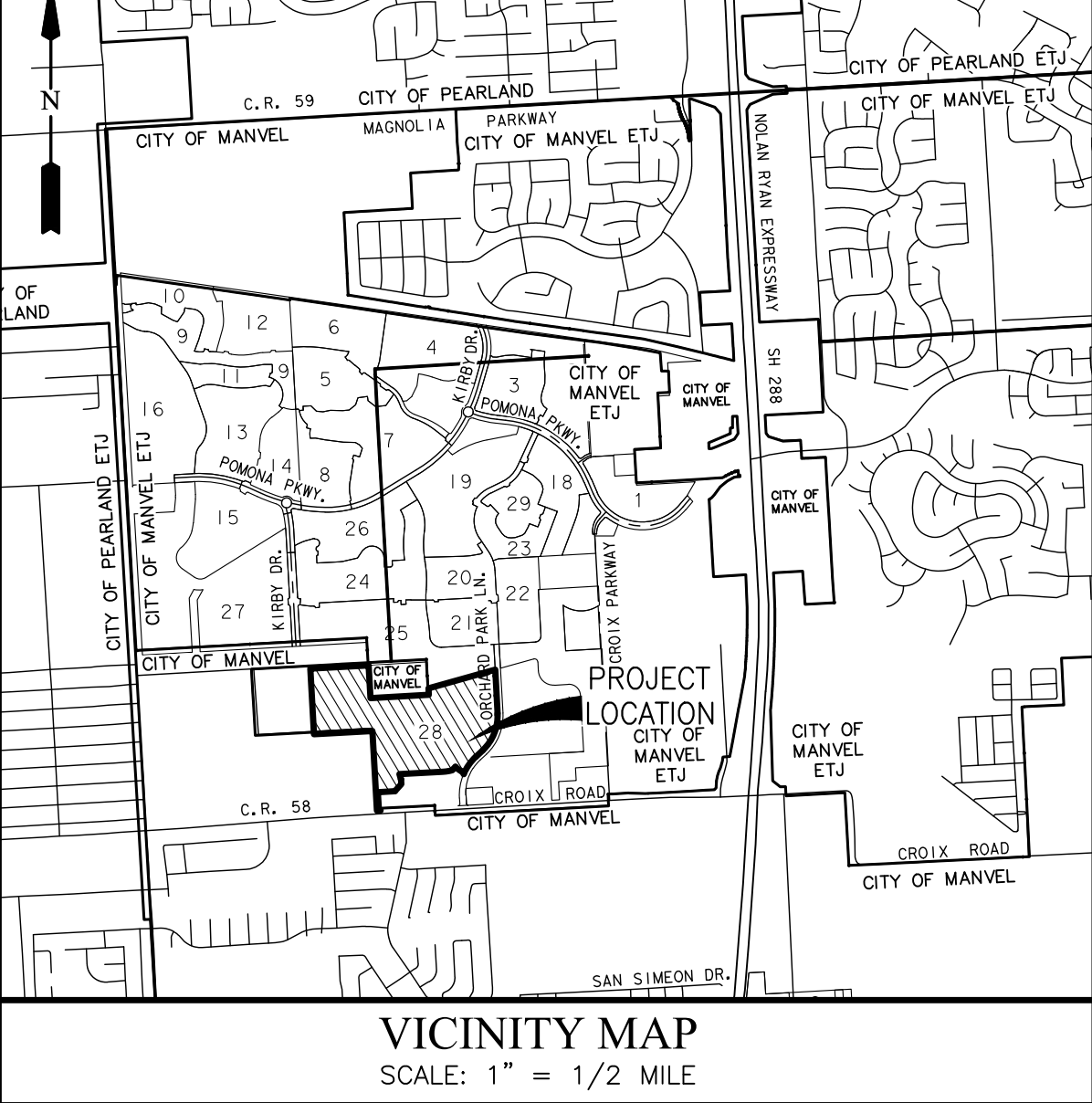
BLOCK 4			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	5,868	54.14'	
2	4,400	40.00'	
3	4,400	40.00'	
4	4,400	40.00'	
5	4,400	40.00'	
6	4,400	40.00'	
7	4,400	40.00'	
8	4,400	40.00'	
9	4,400	40.00'	
10	4,400	40.00'	
11	4,400	40.00'	
12	4,400	40.00'	
13	5,876	54.27'	
14	6,030	54.34'	
15	4,400	40.00'	
16	4,400	40.00'	
17	4,400	40.00'	
18	4,400	40.00'	
19	4,400	40.00'	
20	4,400	40.00'	
21	4,400	40.00'	
22	4,400	40.00'	
23	4,400	40.00'	
24	4,400	40.00'	
25	4,400	40.00'	
26	6,002	54.14'	
27	6,002	54.14'	
28	4,400	40.00'	
29	4,400	40.00'	
30	4,400	40.00'	
31	4,400	40.00'	
32	4,400	40.00'	
33	4,400	40.00'	
34	4,400	40.00'	
35	4,400	40.00'	
36	4,400	40.00'	
37	4,400	40.00'	
38	4,400	40.00'	
39	6,053	54.67'	
40	5,939	54.74'	
41	4,400	40.00'	
42	4,400	40.00'	
43	4,400	40.00'	
44	4,400	40.00'	
45	4,400	40.00'	
46	4,400	40.00'	
47	4,400	40.00'	
48	4,400	40.00'	
49	4,400	40.00'	
50	4,400	40.00'	
51	4,400	40.00'	
52	5,868	54.14'	

BLOCK 5			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	5,868	54.14'	
2	4,400	40.00'	
3	4,400	40.00'	
4	4,400	40.00'	
5	4,400	40.00'	
6	4,400	40.00'	
7	4,400	40.00'	
8	4,400	40.00'	
9	4,400	40.00'	
10	4,400	40.00'	
11	4,400	40.00'	
12	4,400	40.00'	
13	4,400	40.00'	
14	4,400	40.00'	
15	6,033	54.27'	
16	6,130	59.26'	
17	4,400	40.00'	
18	4,400	40.00'	
19	4,400	40.00'	
20	4,400	40.00'	
21	4,529	40.00'	
22	4,672	40.00'	
23	4,672	40.00'	
24	4,672	40.00'	
25	4,672	40.00'	
26	4,672	40.00'	
27	4,472	40.00'	
28	4,400	40.00'	
29	4,400	40.00'	
30	6,095	61.77'	

BLOCK 6			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	8,147	69.08'	
2	4,705	40.00'	
3	4,475	40.00'	
4	4,494	42.08'	
5	4,742	46.59'	
6	4,760	46.73'	
7	4,765	46.73'	
8	4,754	46.25'	
9	4,400	40.00'	
10	4,400	40.00'	
11	4,400	40.00'	
12	4,400	40.00'	
13	4,400	40.00'	
14	7,158	57.19'	
15	6,072	47.42'	
16	4,400	40.00'	
17	4,400	40.00'	
18	4,400	40.00'	
19	4,400	40.00'	
20	4,400	40.00'	
21	4,422	40.00'	
22	4,504	40.00'	
23	4,650	40.00'	
24	4,860	40.00'	
25	6,936	62.00'	
26	7,026	49.49'	
27	5,714	40.48'	
28	5,303	40.66'	
29	5,055	40.66'	
30	4,522	40.12'	
31	4,400	40.00'	
32	4,334	40.39'	
33	6,354	41.12'	
34	8,757	40.36'	
35	5,731	40.55'	
36	4,810	40.46'	
37	4,906	40.07'	
38	4,924	40.07'	
39	4,941	40.07'	
40	4,958	40.07'	
41	6,170	49.61'	

BLOCK 7			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	6,717	54.49'	
2	5,625	45.00'	
3	5,250	42.00'	
4	5,250	42.00'	
5	5,625	45.00'	
6	6,042	46.09'	
7	7,393	42.31'	
8	12,302	42.34'	
9	8,852	45.39'	
10	5,656	46.79'	
11	5,250	42.00'	
12	5,250	42.00'	
13	5,625	45.00'	
14	5,625	45.00'	
15	5,250	42.00'	
16	5,250	42.00'	
17	5,625	45.00'	
18	5,625	45.00'	
19	5,250	42.00'	
20	5,250	42.00'	
21	5,625	45.00'	
22	5,625	45.00'	
23	5,250	42.00'	
24	5,404	44.70'	
25	5,798	49.13'	
26	5,734	49.13'	
27	5,469	45.86'	
28	5,440	44.39'	

BLOCK 7			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
29	5,673	45.00'	
30	5,673	45.00'	
31	5,295	42.00'	
32	5,295	42.00'	
33	5,673	45.00'	
34	5,673	45.00'	
35	5,295	42.00'	
36	5,295	42.00'	
37	5,673	45.00'	
38	5,673	45.00'	
39	5,295	42.00'	
40	5,295	42.00'	
41	5,673	45.00'	
42	8,240	57.60'	
43	6,867	43.52'	
44	5,515	44.30'	
45	6,166	52.66'	
46	5,836	50.35'	
47	4,738	43.45'	
48	5,667	56.73'	
49	8,233	70.04'	
50	5,672	51.91'	
51	5,590	45.31'	
52	5,746	42.02'	
53	5,934	45.05'	
54	5,638	45.00'	
55	5,263	42.00'	
56	5,214	42.00'	



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652G & 652H

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0264, DATED AUGUST 20, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE REDEVELOPMENT OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.

ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
- TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES PARTIALLY IN ZONE "AE", PARTIALLY IN ZONE "X" (SHADED), AND PARTIALLY IN UNSHADED ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48036C0020K AND BY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.

LOTS HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO OBTAIN SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE:
 - FOR STRUCTURES WITHIN FEMA ZONE AE, 24 INCHES ABOVE THE 100 YEAR WATER SURFACE ELEVATION.
 - FOR STRUCTURES WITHIN FEMA ZONE X (SHADED), 24 INCHES ABOVE ADJACENT NATURAL GRADE.
 - FOR STRUCTURES WITHIN FEMA ZONE X (UNSHADED) WITH CURB AND GUTTER STREETS, THE HIGHER OF (1) 18 INCHES ABOVE THE TOP OF CURB OR (2) 12 INCHES ABOVE THE ADJACENT NATURAL GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE INCORPORATED LIMITS OF THE CITY OF MANVEL ETU, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4. AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHITO SITE DESIGN REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- FOR SINGLE FAMILY SPECIALTY PRODUCT REAR ENTRY LOTS MINIMUM FRONT YARD SETBACK OF 15 FEET FOR BUILDING LINE IF GARAGE IS LOCATED IN REAR ALLEY. SINGLE FAMILY SPECIALTY PRODUCT FRONT ENTRY LOTS SHALL BE A MINIMUM OF 42 FEET IN WIDTH, HAVE A MINIMUM FRONT YARD SETBACK OF 20 FEET FOR BUILDING LINE, 25 FEET GARAGE BUILDING LINE, 5 FOOT SIDE YARD BUILDING SETBACK AND AN AGGREGATE OF 10 FEET BETWEEN BUILDINGS.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
 - DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
 - 1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
 - 2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
 - 3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
 - 4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
 - 5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
 - 6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
 - 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
 - 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THERE ARE A TOTAL OF 240 LOTS WITHIN THIS SECTION OF POMONA DEVELOPMENT, 240 UNITS/43,579 NET AC=5.5 UNITS PER ACRE. THERE ARE NO MORE THAN 6 UNITS PER ACRE IN THIS PLAT AND NO MORE THAN 50K FRONT ENTRY LOTS.
- THIS PLAT HAS 117 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE FRONT OF LOT AND 123 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE REAR OF LOT.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) THE ELEVATION SHOWN IN THE MINIMUM FINISH FLOOR ELEVATION TABLE, (2) 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (3) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (4) 1

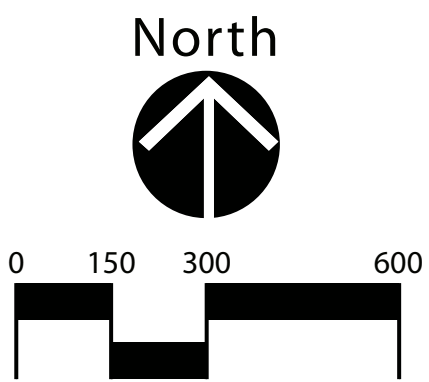


Project Lot Allocation		
LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 08.10.2021
LJA
PLANNING & LANDSCAPE ARCHITECTURE
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
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NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.





MANVEL PD&Z

DATA SHEET

MEETING DATE: August 26, 2024

TOPIC: Public Hearing regarding amending the zoning ordinance by changing the zoning classification of a 3-acre tract of land located at 3404 CR 58, from Single-Family Residential District (SFR) to Light Commercial District (LC).

BACKGROUND: The applicant Saijad Dhuka has requested to rezone a total of three acres of property from Single-Family Residential District (SFR) to Light Commercial District (LC). The subject three-acres of land is out of a larger 10-acre tract of land located at 3404 CR 58. The applicant has requested to rezone the property to the LC zoning district to facilitate the development of the property for retail and commercial uses. In this case, the applicant is planning a project that includes a gas station, convenience store, and retail at the subject three-acre property.

Specifically, the applicant proposed development would include a gasoline filling station, convenience store, and spaces reserved for retail. The portion of the site reserved for retail will be located at the northwest corner of the property, specifically at the corner of CR 58 and Rodeo Drive. The proposed uses are classified as NAICS use numbers 447 “Gasoline Stations”, 445120 “Convenience Stores”, and 452 “General Merchandise Stores”. Gasoline stations and Convenience Stores uses require an approved Specific Use Permit (SUP) to locate in the LC zoning district, but also require a Variance to the two (2) mile distance separation from other gas station and convenience stores. If the proposed rezoning to Light Commercial is approved, the applicant would have to apply for a Variance through the Zoning Board of Adjustment to authorize the gas station/convenience store within two miles of another pre-existing gas station, prior to a Specific Use Permit application. This application is only for the required rezoning to apply for additional applications.

Based on general planning principles and existing development character of the area, the subject site is an appropriate location for the proposed LC zoning district designation. The Manvel 2015 Comprehensive Plan focuses on maintaining 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 LC zoning district corresponds to the recommendations made in the Comprehensive Plan.

STAFF RECOMMENDATION: Staff recommends the PD&Z recommend approval of Ordinance No. 2024-O-34 as the proposed rezoning complies with the comprehensive plan. If this rezoning is approved, it does not have any merit on the applicant future Variance and Specific use Permit applications. This means that this application is only for the uses prescribed in the Light Commercial Zoning District.

ATTACHMENTS Staff Report, Application packet, Ordinance No. 2024-O-34,

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Evan DuVall
Safebuilt

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Rezoning Request

Agenda of:	August 26, 2024	Initiated By:	Evan DuVall Safebuilt
Department:	Development Services	Presented By:	Staff

Subject/Proceeding

A rezoning from Single Family Residential District (SFR) to Light Commercial District (LC) for three acres located at 3404 CR 58.

Recommended Action

A Public Hearing following by Consideration and action from the Commission to provide recommend to the City Council

Exhibits

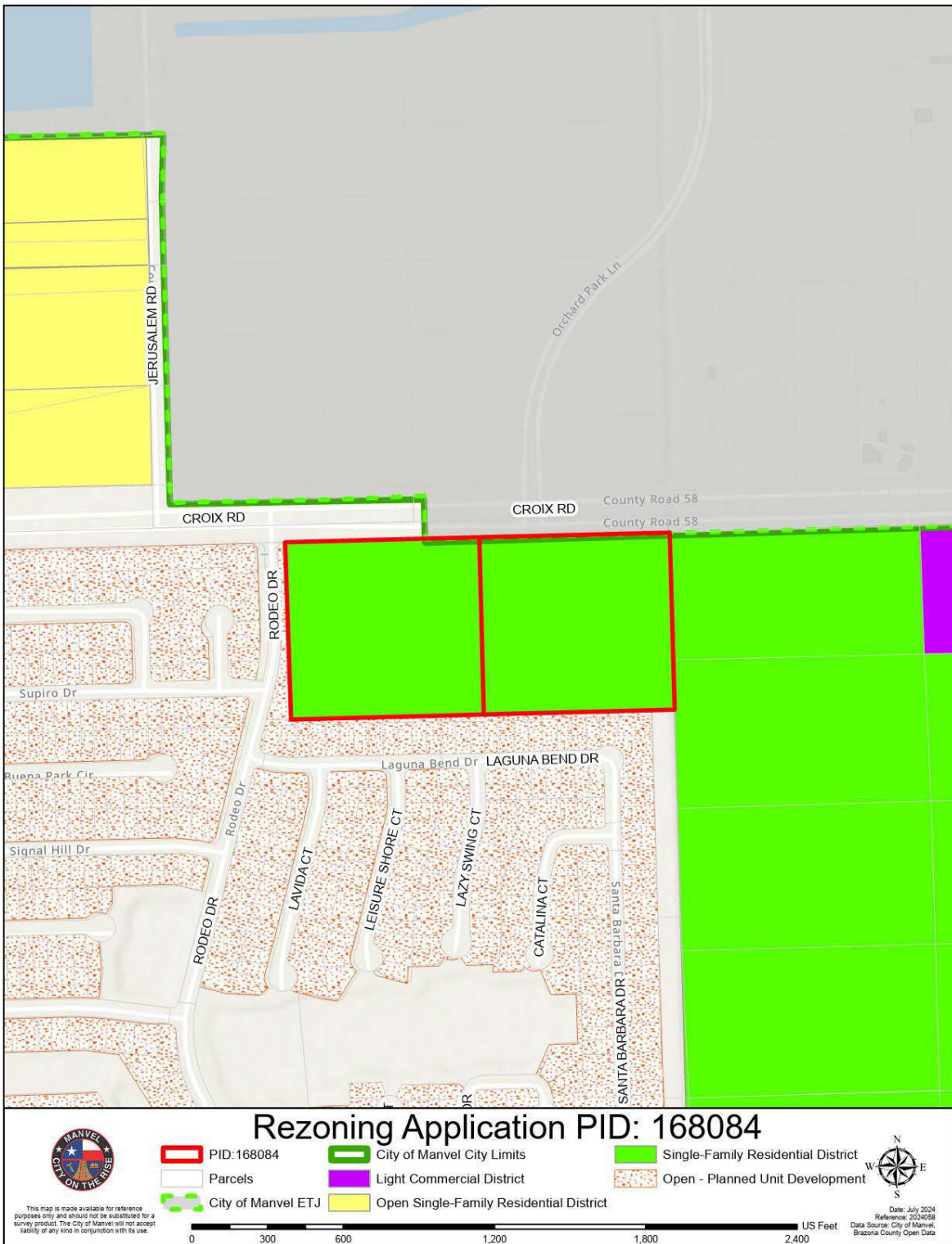
1. Zoning Vicinity Map
2. Staff Report, Conceptual Site Plan
3. Site Photographs
4. Notification Map
5. Aerial Vicinity Map
6. Major Thoroughfare Plan Map
7. Land Description, Applicant Letter
8. Application
9. Applicant Drainage Letter
10. Public Hearing Notice

Executive Summary

The property owner has requested to rezone a portion of the subject property from Single Family Residential District (SFR) to Light Commercial District (LC). The applicant has requested to rezone an approximate 3.0-acres of the 19.99-acre tract of land to the LC zoning district to facilitate the development of the property for retail and commercial uses. Specifically, the applicant proposes development would include a gasoline filling station, convenience store, and space reserved for retail. The portion of the site reserved for retail will be located at the northwest corner of the property, specifically at the corner of CR 58 and Rodeo Drive. The proposed uses are classified as NAICS use numbers 447 "Gasoline Stations", 445120 "Convenience Stores", and 452 "General Merchandise Stores". Gasoline stations and convenience store uses require an approved Specific Use Permit (SUP) to locate in the LC zoning district. This proposal also requires approval of a Variance to authorize the gas station within two miles of another pre-existing gas station, prior to any Specific Use Permit applications. This rezoning, if approved, would be the first step in the process. Approval of this Rezoning does not impact future decisions on the Variance or Specific Use Permits, but would allow

the property to develop to the standards of the Light Commercial Zoning District in the future.

Zoning Vicinity Map



Overview

The subject site is generally located roughly east of the intersection of County Road 58 and Rodeo Drive. The abutting properties to the west and south are zoned as Open – Planned Unit Development (O-PUD) and have already been developed for residential uses. The abutting property to the east is zoned for Single-Family Residential (SFR) and has not yet been developed. The abutting property to the north across CR 58 is extra territorial jurisdiction (ETJ). Based on general planning principles and existing development character of the area, the subject site is an appropriate location for the proposed LC zoning district designation. The Manvel 2015 Comprehensive Plan focuses on maintaining 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 LC zoning district corresponds to the recommendations made in the Comprehensive Plan.

Rezoning the property to LC zoning district would also allow uses included in Section 77-26:

1. Retail bakeries;
2. Printing and related support activities;
3. Furniture and home furnishing stores;
4. Electronics and appliance stores;
5. Building material, garden equipment and supplies dealers;
6. Food and beverage stores;
7. Health and personal care stores;
8. Clothing and clothing accessory stores;
9. Sporting goods, hobby, book and music stores;
10. Miscellaneous store retailers;
11. Postal service;
12. Finance and insurance;
13. Real estate;
14. Consumer good rental;
15. Professional, scientific, and technical services;
16. Accounting, tax preparation, bookkeeping and payroll;
17. Veterinary services;
18. Management of companies and enterprises;
19. Administrative and support services;
20. Educational support services;
21. Social assistance;
22. Child day care services;
23. Arts, entertainment, and recreation;
24. Fitness and sports centers;
25. Food services and drinking places;
26. Automotive glass replacement shop;
27. Electronic and precision equipment repair and maintenance;
28. Personal and laundry services; and
29. Public administration.

General Site Information

Surrounding Property Zoning	North: Extra Territorial Jurisdiction (ETJ) – Pomona Development South: Open – Planned Unit Development (O-PUD) East: Single-Family Residential (SFR) West: Open – Planned Unit Development (O-PUD)
Surrounding Land Use	North: Undeveloped South: Single Family Residential East: Undeveloped West: Single Family Residential

Staff Recommendation

City Staff recommends reclassifying the subject property from Single Family Residential (SFR) to Light Commercial (LC). The proposed rezoning is compatible with the *Manvel 2015 Comprehensive Plan*.

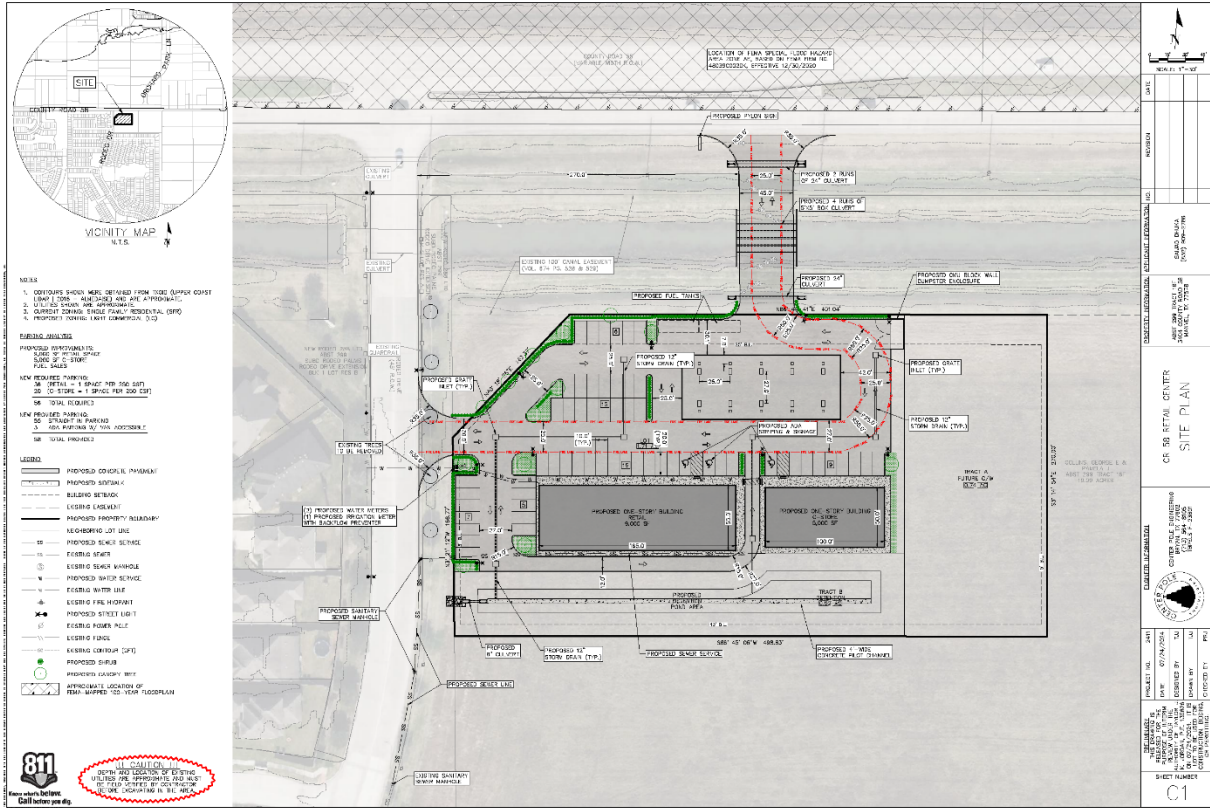
Public Hearing

The Notice of Public Hearing was published in the newspaper for general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has not received any informational inquiries and is not aware of support or opposition to this request.

Points for Consideration

- The *Manvel 2015 Comprehensive Plan* focuses on maintaining 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 LC zoning district corresponds to the recommendations made in the Comprehensive Plan.
 - Gasoline stations and Convenience stores require an approved SUP to locate in the LC district. The applicant intends to apply for these Specific Use Permits after the Rezoning, and Variance are considered.
 - The applicant intends to request a Variance to authorize a gasoline station in proximity (within 2 miles) of another pre-existing gas station.
 - Existing residential areas in the vicinity are planned single-family residential neighborhoods and not large-acreage rural residential lots. Therefore, the proposed rezoning is not anticipated to present a stark contrast to the existing development pattern in the general area or encroach upon any existing rural residential area.
 - Based on the nature of existing development in close vicinity to the subject site, and the range of uses allowed within the proposed LC zoning district designation, the proposed rezoning is not anticipated to cause detrimental impact in terms of public health, safety, or quality of life.
-

Conceptual Site Plan



Site Photographs



View of Subject site from the intersection of CR 58 and Orchard Park Lane (Above)

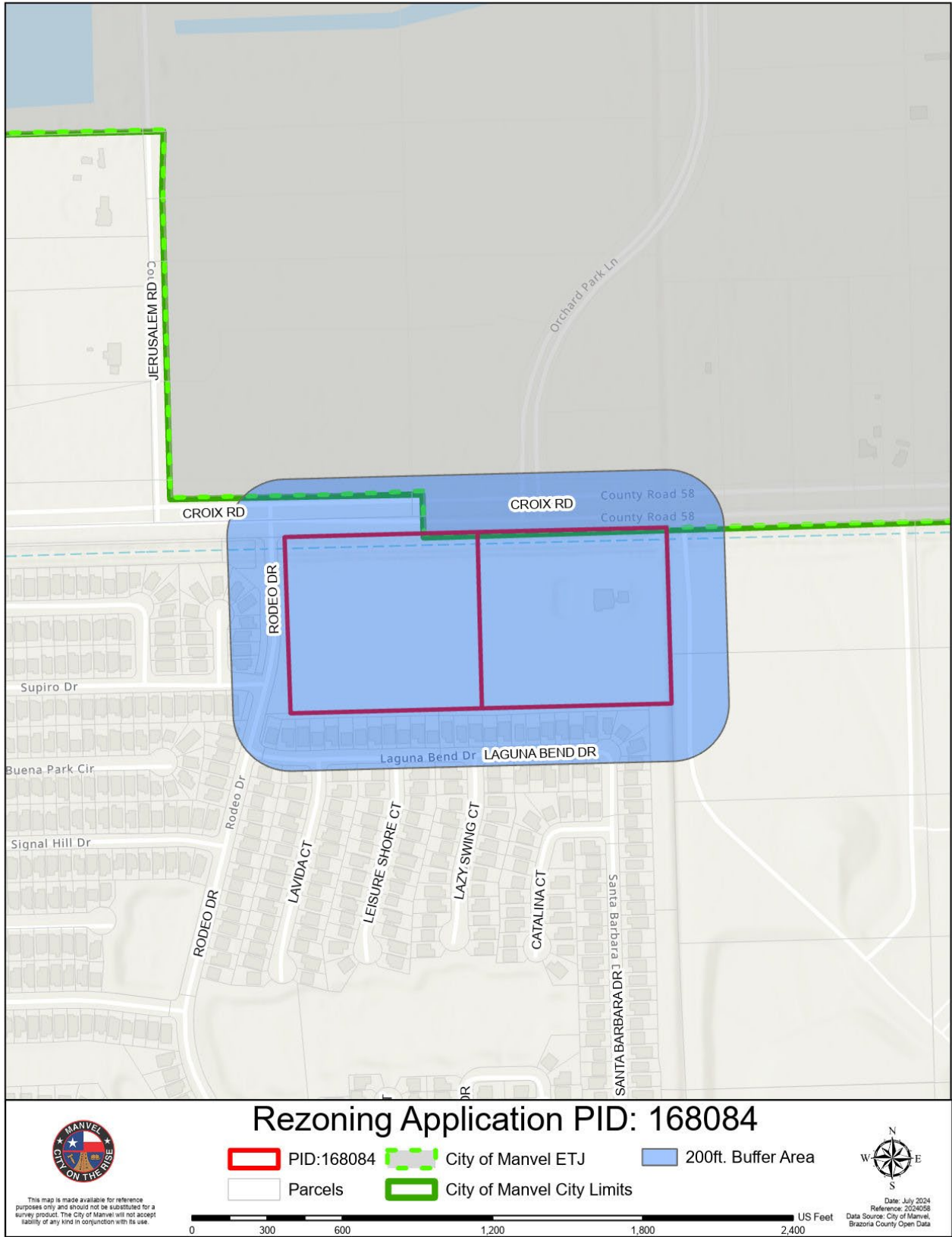


View of Subject site from the intersection of CR 58 and Rodeo Drive (Above)

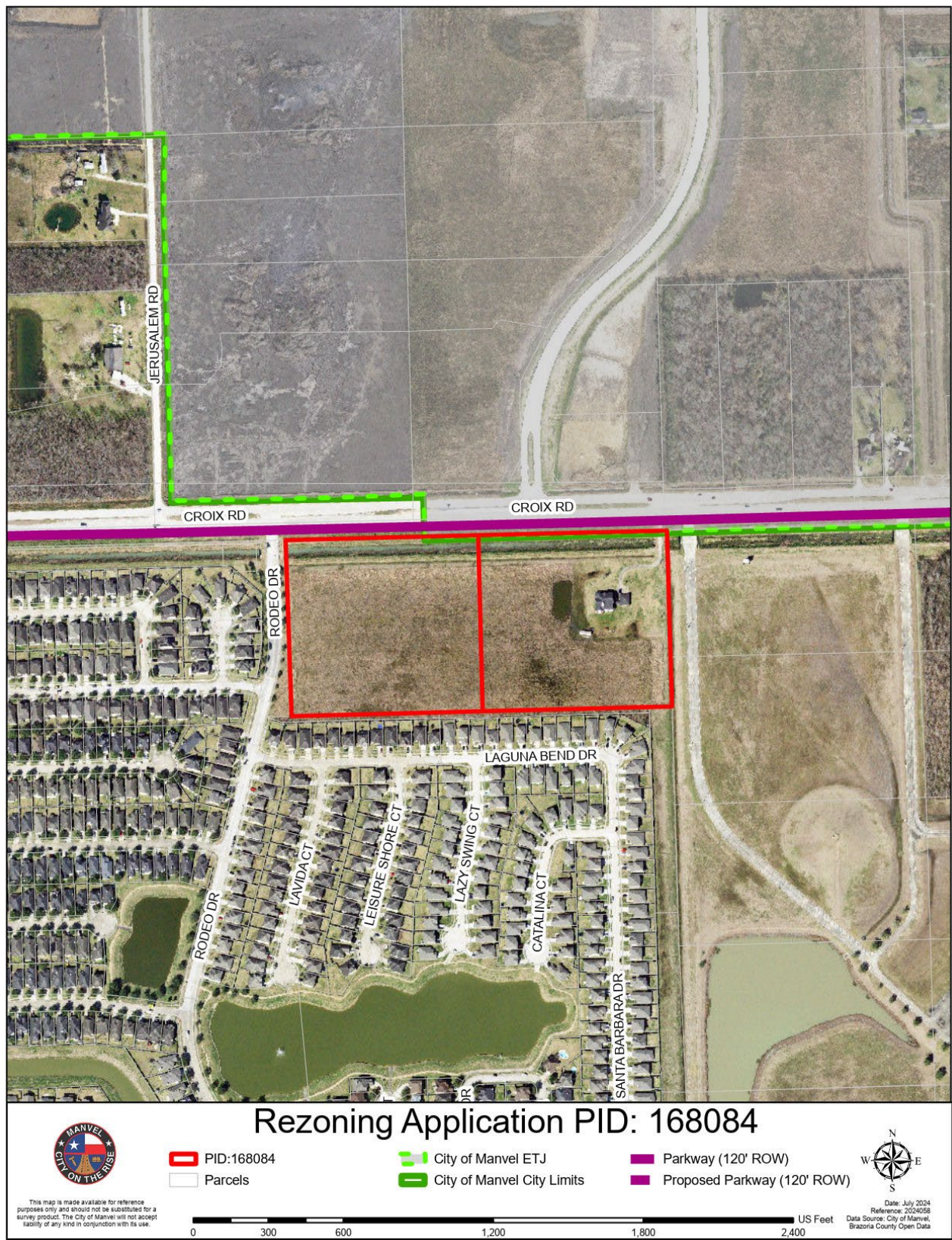


View of Subject Site from CR 58 with adjacent O-PUD residential in distance. (Above)

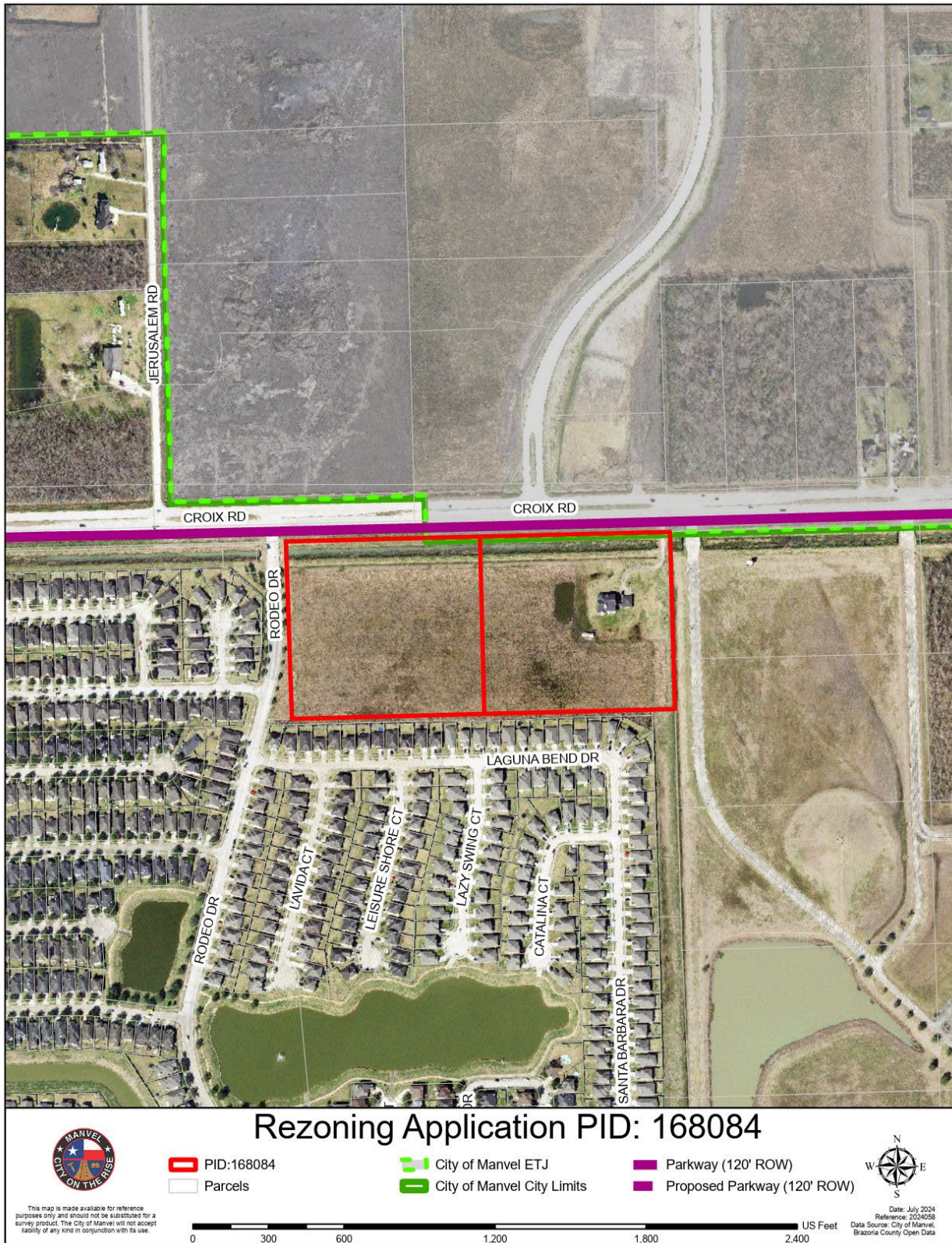
Notification Map (200 ft)



Aerial Map



Master Thoroughfare Plan Map



Land Description

**FIELD NOTES DESCRIPTION
OF A
3.000 ACRE TRACT
HT & B RR CO SURVEY, ABSTRACT 299
MANVEL, BRAZORIA COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 3.000 ACRES IN THE HT & B RR CO SURVEY, ABSTRACT 299, IN BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 19.99 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGE E. COLLINS AND WIFE, PAMELA J. COLLINS, RECORDED IN DOCUMENT NO. 1996039927 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (ORBCT); SAID 3.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point for corner being the southwest corner of said 19.99 acre tract, being in the east line of a Restricted Reserve 'A' tract, filed in Document No. Rodeo Drive 2007009504 (ORBCT);

THENCE, with the west line of said 19.99 acre tract, same being the east line of said Reserve 'A' tract, N 03° 21' 12" W, a distance of 260.23 feet to a point for corner, being the southwest corner and POINT OF BEGINNING of said 3.000 acre tract;

THENCE, continuing with the west line of said 19.99 acre tract, same being the east line of said Reserve 'A' tract, N 03° 21' 12" W, a distance of 166.77 feet to a point for corner in said line, being the northwest corner of the herein described tract;

THENCE, severing said 19.99 acre tract for the following four (4) courses and distances:

- 1) N 40° 18' 25" E, a distance of 142.37 feet to a point for corner;
- 2) N 86° 44' 41" E, a distance of 401.04 feet to a point for corner, being the northeast corner of the herein described tract;
- 3) S 03° 14' 54" E, a distance of 270.00 feet to a point for corner, being the southeast corner of the herein described tract;
- 4) S 86° 45' 06" W, a distance of 498.83 feet to the POINT OF BEGINNING hereof and containing 3.000 acres of land, more or less.

**PRELIMINARY METES AND BOUNDS DESCRIPTION. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Applicant Letter (1/6)



July 24, 2024

City of Manvel Planning Department
20025 Highway 6
Manvel, TX 77578

Re: CR 58 Retail Center
Rezoning Supplemental Letter

To The City of Manvel,

We respectfully request your consideration to rezone a 3-acre tract of land from Single Family (SF) to Light Commercial (LC) to permit the development of a gasoline station, convenience store, and retail space at the corner of County Road 58 and Rodeo Drive ("CR 58 Retail Center"). In addition to our rezoning request, we seek approval of a Specific Use Permit and a Zoning Variance to allow the proposed gasoline station to be located within two miles of an existing gasoline station. The reasons for this proposed change are as follows and are further discussed in this letter:

- Hurricane and Power Outages
- Residential Growth in the City of Manvel

Background

According to the City of Manvel's 2021 Major Thoroughfare Map, County Road 58 is classified as a parkway, providing an essential east-west connection to SH 288 from Fresno. Given the substantial residential developments connected to County Road 58, it stands to reason that parcels directly adjacent to the road should be rezoned to commercial use in order to provide convenient services to local residents and act as a buffer between the major roadway and subdivisions.

In terms of gasoline station spacing, there is an existing station ("Manvel Express") with four dual-sided gasoline pumps and a second station currently under construction ("Pomona Gas Station") with five dual-sided gasoline pumps. Both stations are located on the north side of County Road 58, approximately 0.36 miles from each other, which does not meet the city's two-mile spacing requirement.

The two existing gasoline stations are also difficult to access for eastbound traffic, as illustrated in Exhibit A. Eastbound travelers must cross multiple lanes of traffic to reach these stations, increasing the risk of accidents. Furthermore, there is no designated left turn-lane to provide safety for eastbound traffic turning north into the Manvel Express station. A median blocks access for eastbound traffic wishing to access the Pomona station, encouraging U-turns and further increasing the risk of accidents. Although the proposed CR 58 Retail Center does not meet the two-mile spacing requirement, it will be on the opposite (south) side of County Road 58, offering safer access for eastbound traffic. Our development will also partially fund the installation of a traffic signal at the intersection of County Road 58 and Rodeo Drive,

Applicant Letter (2/6)



which will help with existing and future traffic conditions. Without such funding, it is unlikely that the traffic signal will be constructed in the near future.

In terms of amenities, both existing gasoline stations include convenience stores but lack additional services. The proposed CR 58 Retail Center will not only include ten dual-sided gasoline pumps and a convenience store, but it will also offer retail space for various businesses, including restaurants. This will provide unique, diverse, and convenient services to local residents.

Hurricanes and Power Outages

One of the most significant needs for a gasoline station and convenience store, as demonstrated in recent years, arises during natural disasters such as hurricanes, freezes, or severe thunderstorms, which often lead to power outages and water boil notices.

With several new subdivisions in the immediate vicinity (e.g., Rodeo Palms, Pomona), and only two gasoline stations serving them, there is a critical need for additional access to gasoline and essential convenience store items, especially during severe weather events. Currently, the two-mile radius rule limits residents in the County Road 58 area to smaller stations on the north side of County Road 58 or to stations further away on Highway 6 or in the ETJ, creating a significant burden on those stations and severe traffic congestion on Highway 6 during evacuations and in emergencies.

A gasoline station on the south side of County Road 58 would alleviate some of this strain and reduce traffic congestion. The proposed development includes partially funding a traffic signal at the intersection of County Road 58 and Rodeo Drive, which will further improve traffic conditions. Additionally, residents of Rodeo Palms, located south of County Road 58, currently must cross multiple lanes of traffic to access the existing gasoline stations on the north side. The proposed gasoline station would provide safer access for these residents via the proposed driveway onto Rodeo Drive, in addition to benefiting those traveling eastbound.

In situations such as power outages or freezes, this station would be walkable for nearby residents and a short drive for those unable to travel long distances. Given Houston's susceptibility to hurricanes, thunderstorms, and freezes, which lead to evacuations and power outages, a gasoline station and convenience store on the south side of County Road 58 is essential to serve the community during emergencies by providing necessities such as water, milk, food, and gasoline.

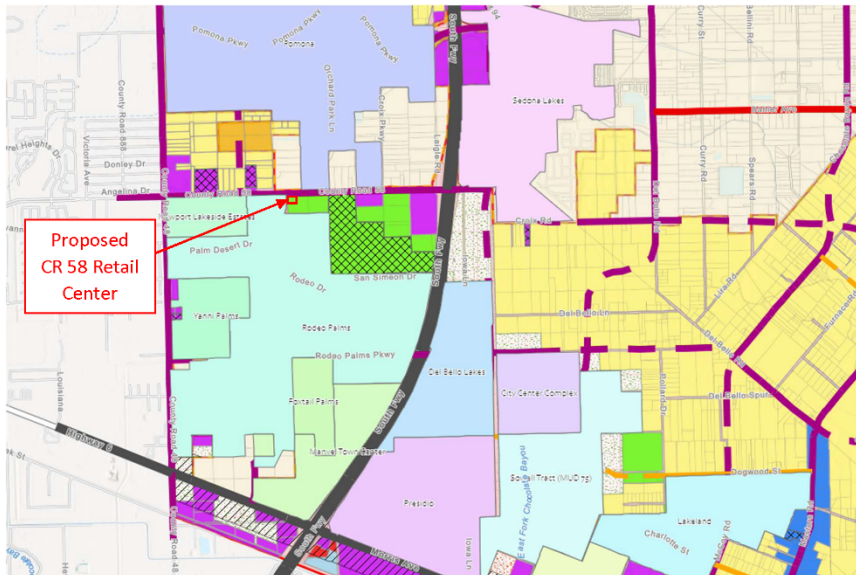
Residential Growth in the City of Manvel

The City of Manvel is experiencing significant growth with new developments such as Del Bello Lakes, Rodeo Palms, Sedona Lakes, and Pomona. Specifically, for the parcel at County Road 58 and Rodeo Drive, the nearby developments of Rodeo Palms and Pomona justify the need for an additional neighborhood gasoline station. Rodeo Palms and Pomona will have approximately 1,000 and 2,200 homes at build-out, respectively, totaling 3,200 homes within a 1.5-mile radius of the proposed gasoline station. With 3,200 homes at build-out, there is a clear need for an additional convenience store and gasoline station to serve the residents and construction workers along County Road 58. Additionally, this gasoline station development will feature a 9,000 sq. ft. retail space, offering storefronts for various businesses, including restaurants, providing added convenience to nearby residents.

Applicant Letter (3/6)



According to the City of Manvel's 2021 Major Thoroughfare Map, County Road 58 is designated as a parkway with a 120-ft right-of-way. Given that County Road 58 will serve as the primary route for residents traveling east to SH 288, a gasoline station and convenience store on the south side of County Road 58 is necessary to support traffic flow. With gasoline stations located only on the north side of County Road 58, the proposed gasoline station would offer a more convenient and safer option for accessing gasoline, essentials, and other retail services for eastbound traffic.



Applicant Letter (4/6)



Design and Community Considerations

We recognize the importance of creating a building that enhances the community. Therefore, our concept includes brick, high-quality masonry, and metal paneling, as well as abundant landscaping to ensure the development looks modern and elegant. Please see the below images for the proposed 3D rendering.



Applicant Letter (5/6)



Conclusion

To summarize, we are proposing a rezoning, specific use permit, and zoning variance for the property at the corner of County Road 58 and Rodeo Drive to allow for a convenience store, gasoline station, and retail center. This development is necessary to provide easier and safer access to gasoline and other essentials and to meet the future demand driven by the growth and thoroughfare plans for County Road 58. This station will become a vital hub for residents for both daily and emergency use.

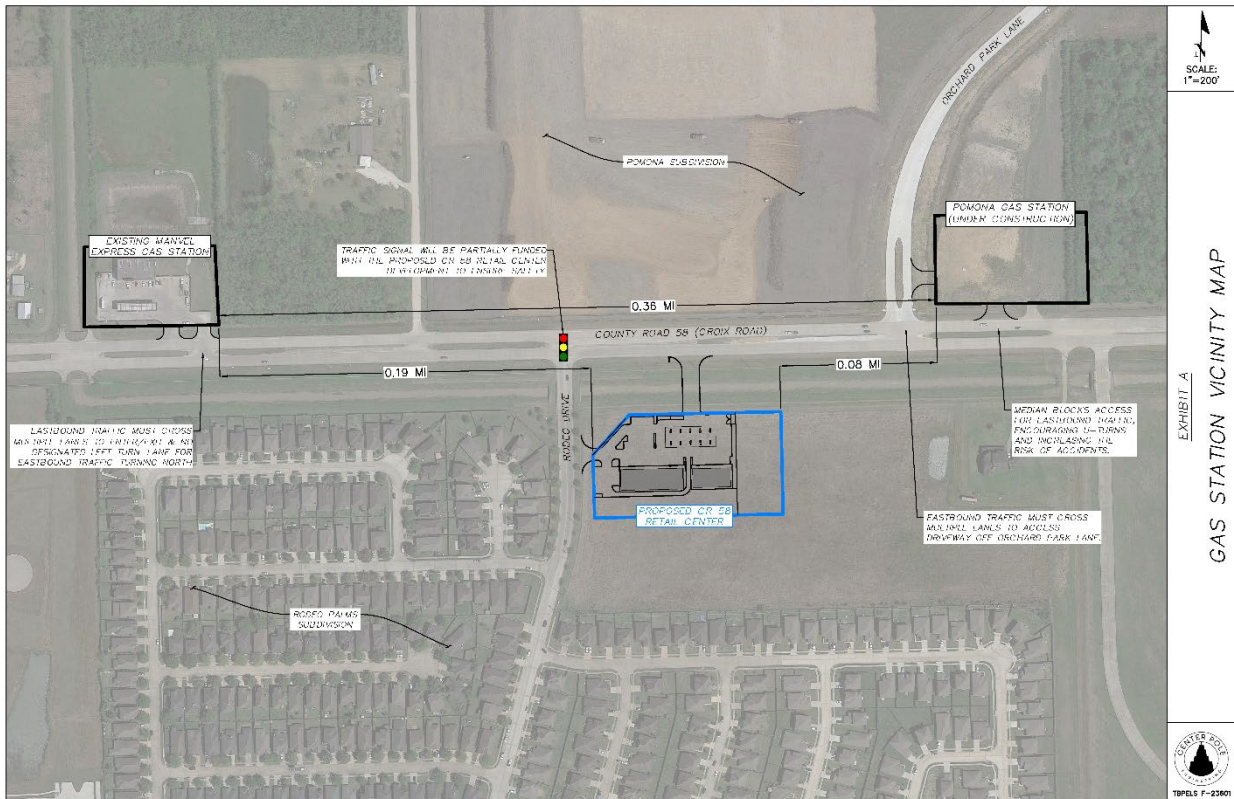
If there are any further questions or if any additional information is needed, please do not hesitate to contact me at taylor@centerpoleengineering.com.

Sincerely,

A handwritten signature in dark ink that reads "Taylor Jordan". The signature is written in a cursive, flowing style.

Taylor Jordan, P.E.
Owner

Applicant Letter (6/6)



Application (1/3)



DEVELOPMENT SERVICES DEPARTMENT

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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: CR 58 Retail Center
Project Location/Address: 3404 CR 58, Manvel, TX 77578
Legal Description: ABST - 299 Tract - 16F
Current Zoning: Single Family (SF) Proposed Zoning: Light Commercial (LC)
Parcel/Tax ID# (s): 168084 Total Acreage: 3 acres Proposed Land Use: Gas station, c-store,
and retail

APPLICANT INFORMATION

Applicant Name: Saijad Dhuka
Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone #: 832-909-2786 Email: saijaddhuka07@gmail.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.

Saijad 07/24/2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: George E. Collins / Pamela J. Collins
Address: 3404 County Road 58 City: Manvel State: TX Zip: 77578
Phone #: 281.433.1606 / 346.306.7226 Email: george000@msn.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.

George E. Collins / Pamela J. Collins 7.24.2024
Owner's Signature (REQUIRED) Date

Application (2/3)



DEVELOPMENT SERVICES DEPARTMENT

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

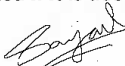
SUBMITTAL CHECKLIST

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 rezoning 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.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	X
One (1) Legal Description of Property (metes & bounds description if not platted)	X
One (1) Copy of Recorded Plat (if platted)	
One (1) Applicant Letter of Request	X
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

07/24/2024

Date

Application (3/3)



DEVELOPMENT SERVICES DEPARTMENT

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.

George E. Collins / Pamela J. Collins
Owner Name

3404 County Road 58
Owner Address

Manvel, TX 77578
Owner City, State Zip

7/24/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, George E. Collins + Pamela J. Collins, certify that I am the owner of the project property located at 3404 County Road 58, 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 _____ with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at _____ if you have any questions.

Sincerely,

Owner Name George E. Collins / Pamela J. Collins

Owner Signature George E. Collins / Pamela J. Collins

Applicant Drainage Letter (1/14)



July 24, 2024

City of Manvel Engineering Department
20025 Highway 6
Manvel, TX 77578

Re: CR 58 Retail Center
Preliminary Drainage Letter

Center Pole Engineering, LLC (CPE) conducted a preliminary drainage analysis for the above referenced project. The project is located at the southeast corner of County Road 58 and Rodeo Drive in Manvel, TX. The proposed development is approximately 2.2 acres, and will consist of a 9,000 SF retail space, a 5,000 SF convenience store, and 10 dual-sided fuel stations. The City of Manvel Design Criteria Manual was used as a basis for all drainage design.

Hydrologic Analysis

The site is relatively flat but generally drains towards the southwest. Therefore, pre- and post-development peak flowrates were analyzed at the outfall point near the southwest corner of the site. Appendix A includes pre- and post-development drainage area maps.

The Modified Rational Method was used to determine the required detention storage volume, which is permitted for developments that are 5 acres or smaller. Because the proposed detention pond will outfall to the existing drainage ditch along Rodeo Dr, the outfall structure was sized to match the 5-year undeveloped peak flowrate in accordance with City requirements.

Pre- and post-development flowrates were calculated in Hydraflow Hydrographs Extension for Autodesk Civil 3D v2023. The time of concentration (t_c) was determined using the equation below from the City of Manvel Design Criteria Manual, where D is the flow distance (ft) and V is the flow velocity (ft/s). The flow velocity was assumed to be 0.5 ft/s for pre-development conditions and 3.0 ft/s for post-development conditions.

$$t_c = \frac{D}{60V} + 10$$

An Intensity-Duration-Frequency (IDF) curve was created in Hydraflow using values from the City of Manvel Design Criteria Manual, which are listed in Table 1 below.

Table 1: Rainfall intensity graph values
(Source: City of Manvel Design Criteria Manual 2024)

Rainfall Frequency	b	d	e
5-year	58.019	9.236	0.712

Applicant Drainage Letter (2/14)



Runoff coefficients (C-values) were also obtained from the City of Manvel Design Criteria Manual, as shown in Table 2 below. Pre-development conditions consist of raw undeveloped land ($C = 0.20$), while post-development conditions will consist of improved undeveloped land, commercial, and pond. A composite C-value of 0.77 was calculated for post-development conditions.

Table 2: Runoff coefficient
(Source: City of Manvel Design Criteria Manual 2024)

Land Use Type	Runoff Coefficient (C-value)
Raw Undeveloped	0.20
Improved Undeveloped	0.30
Commercial	0.90
Pond (Detention)	1.00

Detention Pond Design

The pond's outfall structure was designed in Hydraflow using the orifice equation and will consist of an 8-inch concrete culvert. The pond is proposed to have a bottom elevation of 58.7-ft and a top elevation of 61.0-ft. As shown in the Hydraflow report (Appendix B), the pond's maximum elevation during the 5-year storm event is 60.68-ft, providing approximately 4-inches of freeboard, meeting the City's requirements for detention ponds less than one acre.

A detailed Hydraflow report is included in Appendix B, which includes pre- and post-development flowrate calculations and results. Tables 3 and 4 below summarize the change in the 5-year peak flowrate for the development at the outfall point. A negative or zero value in Table 4 represents a reduction or no change in flowrate from pre- to post-development conditions. These results indicate that runoff from the development will not cause an increase in peak flowrates downstream.

Table 3: Pre- vs. post-development flowrate summary for 5-year storm event (cfs)

	Pre	Post
A1	2.297	12.03
Pond	-	2.273
Outfall	2.297	2.273

Table 4: Pre- vs. post-development flowrate change (cfs)

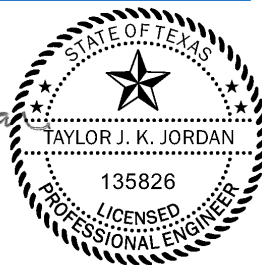
	5-year
Change at Outfall	-0.024

If there are any further questions or if any additional information is needed, please do not hesitate to contact me at taylor@centerpoleengineering.com.

Sincerely,

Taylor Jordan

Taylor Jordan, P.E.
Owner

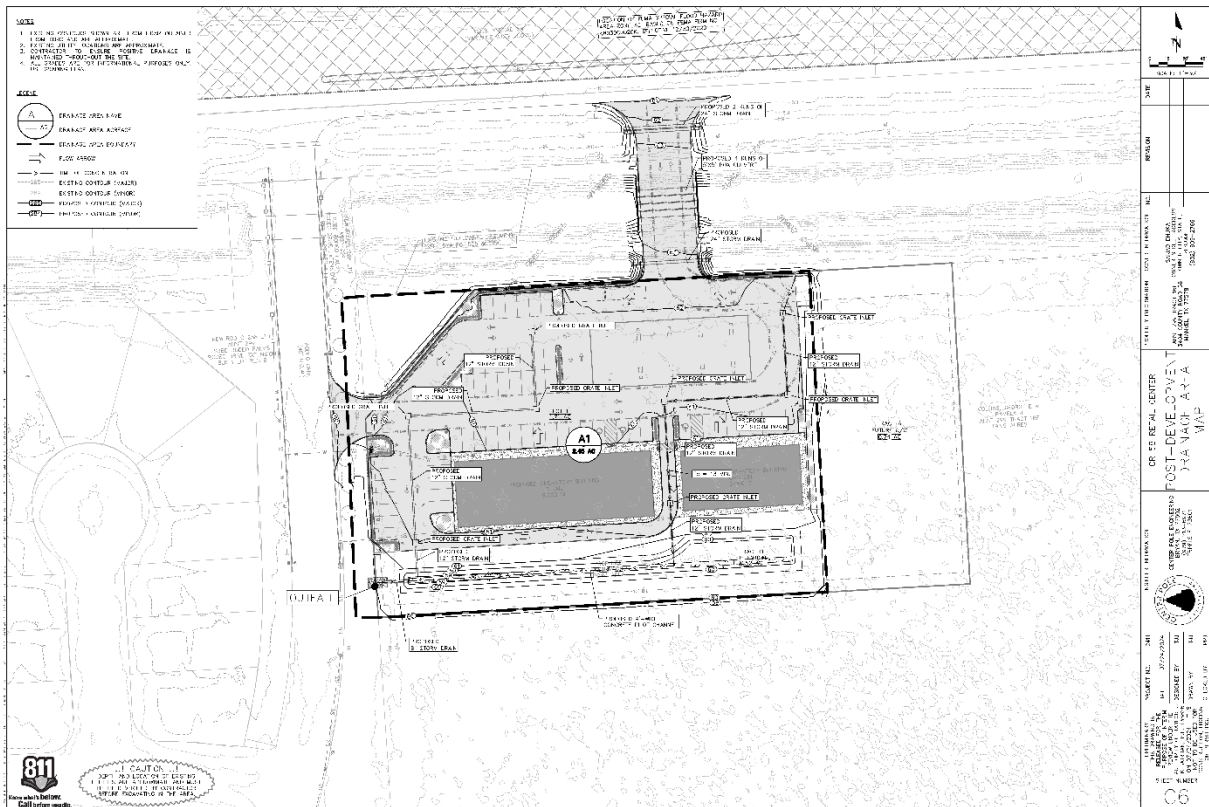


07/24/2024

APPENDIX A

Drainage Area Maps

Applicant Drainage Letter (5/14)



Applicant Drainage Letter (6/14)

APPENDIX B

Hydraflow Report

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	----	-----	-----	-----	2.297	-----	-----	-----	-----	A1 (PRE)
2	Mod. Rational	----	-----	-----	-----	12.03	-----	-----	-----	-----	A1 (POST)
3	Reservoir	2	-----	-----	-----	2.273	-----	-----	-----	-----	POND
Proj. file: 2411_Hydraflow.gpw										Tuesday, 07 / 23 / 2024	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Mod. Rational	2.297	1	25	3,446	-----	-----	-----	A1 (PRE)
2	Mod. Rational	12.03	1	13	9,380	-----	-----	-----	A1 (POST)
3	Reservoir	2.273	1	24	9,376	2	60.68	7,206	POND
2411_Hydraflow.gpw					Return Period: 5 Year			Tuesday, 07 / 23 / 2024	

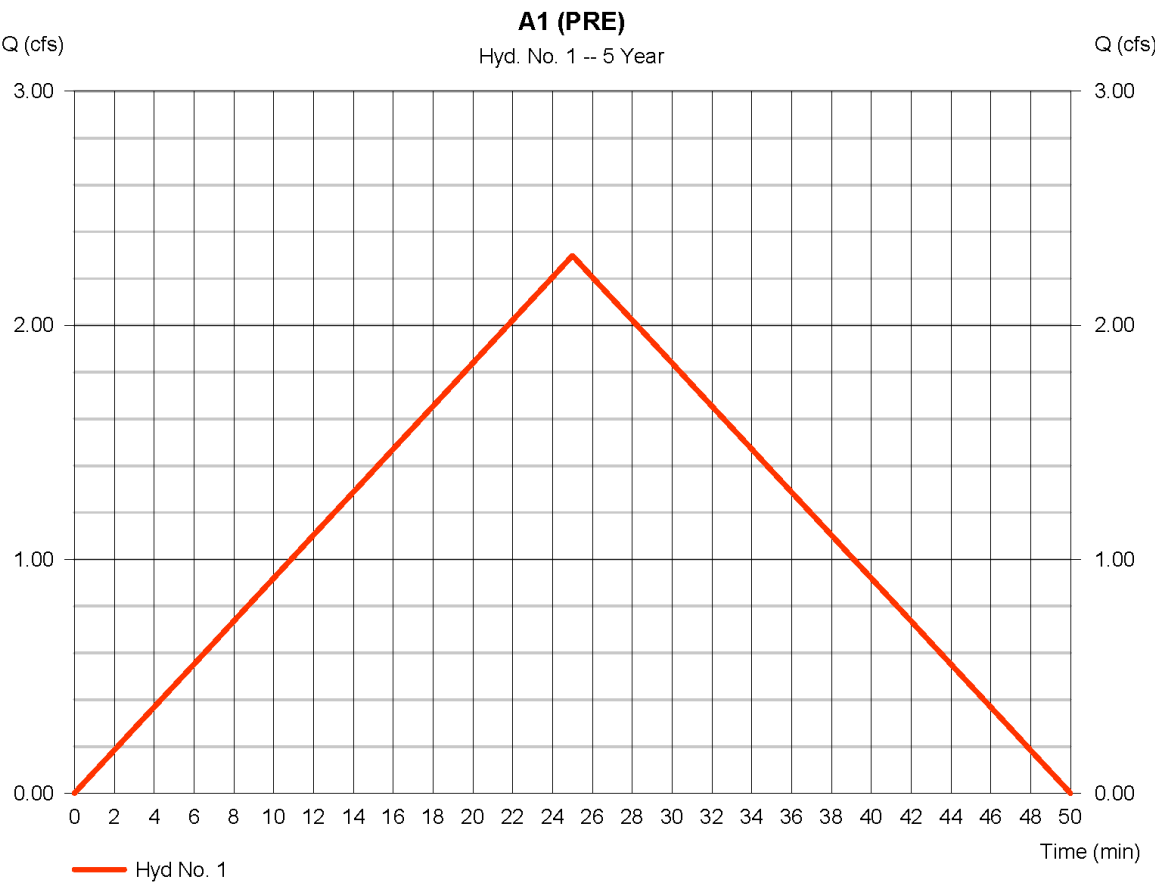
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 07 / 23 / 2024

Hyd. No. 1

A1 (PRE)

Hydrograph type	= Mod. Rational	Peak discharge	= 2.297 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 3,446 cuft
Drainage area	= 2.450 ac	Runoff coeff.	= 0.2
Intensity	= 4.688 in/hr	Tc by User	= 25.00 min
IDF Curve	= 2411_IDF_Curve_Manvel.IDF	Storm duration	= 1.0 x Tc
Target Q	=n/a	Est. Req'd Storage	=n/a



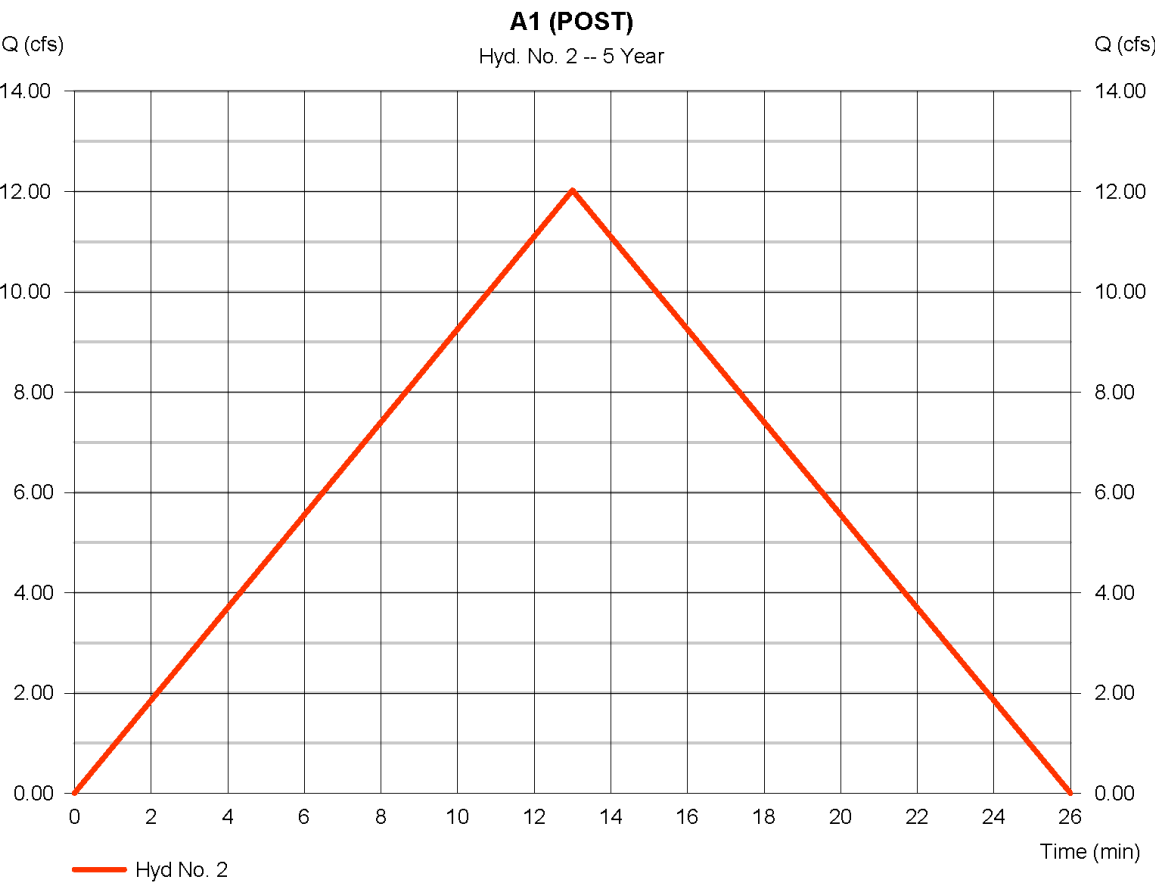
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 07 / 23 / 2024

Hyd. No. 2

A1 (POST)

Hydrograph type	= Mod. Rational	Peak discharge	= 12.03 cfs
Storm frequency	= 5 yrs	Time to peak	= 13 min
Time interval	= 1 min	Hyd. volume	= 9,380 cuft
Drainage area	= 2.450 ac	Runoff coeff.	= 0.77
Intensity	= 6.375 in/hr	Tc by User	= 13.00 min
IDF Curve	= 2411_IDF_Curve_Manvel.IDF	Storm duration	= 1.0 x Tc
Target Q	=n/a	Est. Req'd Storage	=n/a



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Tuesday, 07 / 23 / 2024

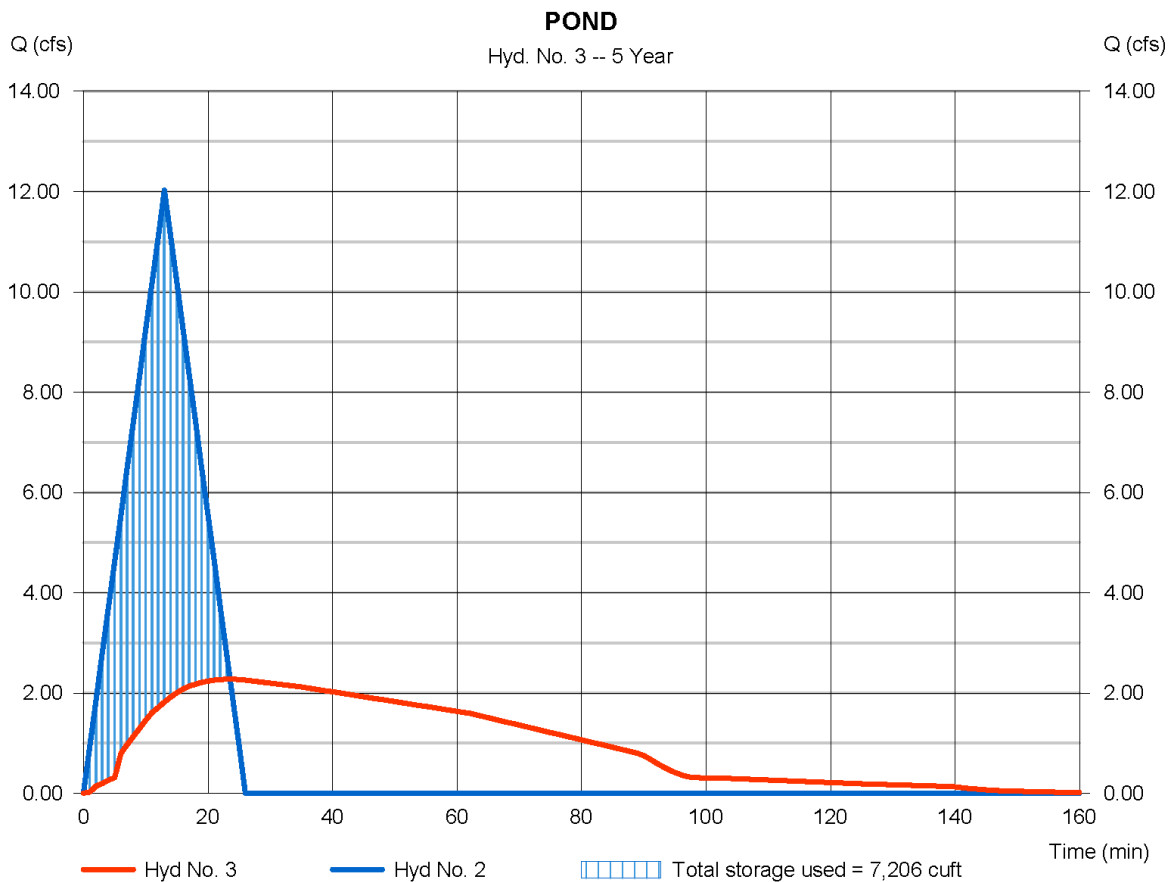
Hyd. No. 3

POND

Hydrograph type = Reservoir
Storm frequency = 5 yrs
Time interval = 1 min
Inflow hyd. No. = 2 - A1 (POST)
Reservoir name = POND

Peak discharge = 2.273 cfs
Time to peak = 24 min
Hyd. volume = 9,376 cuft
Max. Elevation = 60.68 ft
Max. Storage = 7,206 cuft

Storage Indication method used.



Applicant Drainage Letter (12/14)

Pond Report

6

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Tuesday, 07 / 23 / 2024

Pond No. 1 - POND

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begning Elevation = 58.70 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	58.70	50	0	0
0.30	59.00	531	87	87
0.80	59.50	2,696	807	894
1.30	60.00	5,174	1,967	2,861
1.80	60.50	6,761	2,984	5,845
2.30	61.00	8,403	3,791	9,636

Culvert / Orifice Structures

[A]	
Rise (in)	= 8.00
Span (in)	= 8.00
No. Barrels	= 1
Invert El. (ft)	= 58.70
Length (ft)	= 10.00
Slope (%)	= 0.25
N-Value	= .013
Orifice Coeff.	= 0.80
Multi-Stage	= n/a

Weir Structures							
[B]	[C]	[Pr/Rsr]		[A]	[B]	[C]	[D]
Inactive	Inactive	Inactive	Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
0.00	0.00	0.00	Crest El. (ft)	= 0.00	0.00	0.00	0.00
0.00	0.00	0.00	Weir Coeff.	= 3.33	3.33	3.33	3.33
0.00	0.00	0.00	Weir Type	= —	—	—	—
0.00	0.00	0.00	Multi-Stage	= No	No	No	No
0.00	0.00	n/a					
.013	.013	n/a					
0.60	0.60	0.60	Exfil. (in/hr)	= 0.000 (by Contour)			
No	No	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	Pr/Rsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	58.70	0.00	---	---	---	---	---	---	---	---	---	0.000
0.03	9	58.73	0.00 oc	---	---	---	---	---	---	---	---	---	0.002
0.06	17	58.76	0.01 oc	---	---	---	---	---	---	---	---	---	0.009
0.09	26	58.79	0.02 oc	---	---	---	---	---	---	---	---	---	0.019
0.12	35	58.82	0.03 oc	---	---	---	---	---	---	---	---	---	0.031
0.15	44	58.85	0.05 oc	---	---	---	---	---	---	---	---	---	0.045
0.18	52	58.88	0.06 oc	---	---	---	---	---	---	---	---	---	0.061
0.21	61	58.91	0.08 oc	---	---	---	---	---	---	---	---	---	0.078
0.24	70	58.94	0.10 oc	---	---	---	---	---	---	---	---	---	0.096
0.27	78	58.97	0.12 oc	---	---	---	---	---	---	---	---	---	0.115
0.30	87	59.00	0.13 oc	---	---	---	---	---	---	---	---	---	0.134
0.35	168	59.05	0.17 oc	---	---	---	---	---	---	---	---	---	0.166
0.40	248	59.10	0.20 oc	---	---	---	---	---	---	---	---	---	0.198
0.45	329	59.15	0.23 oc	---	---	---	---	---	---	---	---	---	0.229
0.50	410	59.20	0.26 oc	---	---	---	---	---	---	---	---	---	0.258
0.55	491	59.25	0.28 oc	---	---	---	---	---	---	---	---	---	0.283
0.60	571	59.30	0.30 oc	---	---	---	---	---	---	---	---	---	0.303
0.65	652	59.35	0.31 oc	---	---	---	---	---	---	---	---	---	0.314
0.70	733	59.40	0.47 oc	---	---	---	---	---	---	---	---	---	0.475
0.75	813	59.45	0.65 oc	---	---	---	---	---	---	---	---	---	0.647
0.80	894	59.50	0.78 oc	---	---	---	---	---	---	---	---	---	0.782
0.85	1,091	59.55	0.90 oc	---	---	---	---	---	---	---	---	---	0.897
0.90	1,287	59.60	1.00 oc	---	---	---	---	---	---	---	---	---	0.999
0.95	1,484	59.65	1.09 oc	---	---	---	---	---	---	---	---	---	1.091
1.00	1,681	59.70	1.18 oc	---	---	---	---	---	---	---	---	---	1.176
1.05	1,878	59.75	1.26 oc	---	---	---	---	---	---	---	---	---	1.256
1.10	2,074	59.80	1.33 oc	---	---	---	---	---	---	---	---	---	1.330
1.15	2,271	59.85	1.40 oc	---	---	---	---	---	---	---	---	---	1.401
1.20	2,468	59.90	1.47 oc	---	---	---	---	---	---	---	---	---	1.468
1.25	2,665	59.95	1.53 oc	---	---	---	---	---	---	---	---	---	1.533
1.30	2,861	60.00	1.59 oc	---	---	---	---	---	---	---	---	---	1.595
1.35	3,160	60.05	1.65 oc	---	---	---	---	---	---	---	---	---	1.654
1.40	3,458	60.10	1.71 oc	---	---	---	---	---	---	---	---	---	1.711
1.45	3,757	60.15	1.77 oc	---	---	---	---	---	---	---	---	---	1.767
1.50	4,055	60.20	1.82 oc	---	---	---	---	---	---	---	---	---	1.821
1.55	4,353	60.25	1.87 oc	---	---	---	---	---	---	---	---	---	1.873
1.60	4,652	60.30	1.92 oc	---	---	---	---	---	---	---	---	---	1.924

Continues on next page...

POND

Stage / Storage / Discharge Table

[illegible]

Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Tuesday, 07 / 23 / 2024

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	0.0000	0.0000	0.0000	-----
3	0.0000	0.0000	0.0000	-----
5	58.0190	9.2360	0.7120	-----
10	0.0000	0.0000	0.0000	-----
25	0.0000	0.0000	0.0000	-----
50	0.0000	0.0000	0.0000	-----
100	0.0000	0.0000	0.0000	-----

File name: 2411_IDF_Curve_Manvel.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	8.76	7.07	6.00	5.25	4.69	4.25	3.91	3.62	3.38	3.17	3.00	2.84
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

T_c = time in minutes. Values may exceed 60.

Public Hearing Notice

Public Hearing Notice was run on Sunday 08/11/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, AUGUST 26, 2024, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, SEPTEMBER 3, 2024, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 3 ACRE PORTION OF A 19.99 ACRE TRACT OF LAND GENERALLY LOCATED 40 FEET EAST OF THE SOUTHEAST INTERSECTION OF CR 58 AND RODEO DR (AT 3404 CR 58), MANVEL, TEXAS FROM SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT 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.

ORDINANCE NO. 2024-O-34

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF THREE-ACRES LOCATED AT 3404 CR 58, MANVEL, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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, Saijad Dhuka, is the applicant (the “Applicant”) is requesting three-acres be rezoned out of a 19.99-acre tract of land, owned by George Collins and Pamela J. Collins (the “Owner”) located at 3404 CR 58, Manvel, Texas, being three-acres (3.000) out of a called 19.99 acres in document No. 1996-039927 ORBCT H.T. & B.R.R. CO. Survey, Abstract 299, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, this 19.99-acre tract is currently zoned Single-family Residential (SFR) District; and

WHEREAS, the applicant has filed an application to change the zoning classification of three-acres (3.0) of the 19.99 acre tract from Single-Family Residential (SFR) to Light Commercial District; 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; 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 three-acre (3.0) portion 19.99-acre tract of land located at located at 3304 CR 58, Manvel, Texas, a field notes description of 3.000 acres in the HT & BRR Co Survey, abstract 299, in Brazoria County, Texas, being out of a called 19.99 acre tract of land described in a deed to George E. Collins and wife, Pamela J. Collins, recorded in document no. 1996039927 of the official records of Brazoria County, Texas (ORBCT); said 3.000 acres being more particularly described by map and metes and bounds description attached hereto as Exhibit “A”, shall be changed from the Single-family Residential District (SFR) to Light Commercial District (LC) to for uses as permitted within such zoning classification; and

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, 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 4. 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 5. 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 6. 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 7. 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.

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



**FIELD NOTES DESCRIPTION
OF A
3.000 ACRE TRACT
HT & B RR CO SURVEY, ABSTRACT 299
MANVEL, BRAZORIA COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 3.000 ACRES IN THE HT & B RR CO SURVEY, ABSTRACT 299, IN BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 19.99 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGE E. COLLINS AND WIFE, PAMELA J. COLLINS, RECORDED IN DOCUMENT NO. 1996039927 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (ORBCT); SAID 3.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1 inch iron pipe found at the southeast corner of said 19.99 acre tract, same being the northeast corner of the Rodeo Palms Palm Shore, Section 3 Subdivision, filed in Document No. 2016-061371 (ORBCT);

THENCE, with the south line of said 19.99 acre tract, same being the north lines of said Rodeo Palms Palm Shore, Section 3 Subdivision and Rodeo Palms Palm Shore, Section 2 Subdivision, filed in Document No. 2013-013168 (ORBCT), **S 86° 42' 28" W**, a distance of **1,318.12 feet** to a point falling within a 3 inch PVC pipe, being the southwest corner of said 19.99 acre tract, in the north line of said Rodeo Palms Palm Shore, Section 2 Subdivision, same being in the east line of a called 0.5705 acre Reserve Tract 'A' in Document No. 2007-005904 (ORBCT);

THENCE, with the common line of said 19.99 acre tract and said 0.5705 acre reserve tract, **N 02° 24' 48" W**, a distance of **259.71 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said common line, being the **POINT OF BEGINNING** and southwest corner of the herein described tract;

THENCE, continuing with the common line of said 19.99 acre tract and said 0.5705 acre reserve tract, **N 02° 24' 48" W**, a distance of **136.87 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said common line, being a western corner of the herein described tract;

THENCE, severing said 19.99 acre tract for the following four (4) courses and distances:

- 1) **N 26° 49' 03" E**, a distance of **154.61 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **N 86° 43' 20" E**, a distance of **426.10 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING'; set for the northeast corner of the herein described tract;
- 3) **S 02° 24' 48" E**, a distance of **270.65 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING'; set for the southeast corner of the herein described tract;

- 4) **S 86° 43' 20" W**, a distance of **501.60 feet** to the **POINT OF BEGINNING** and containing **3.000 acres of land**, more or less.

Surveyed on the ground July 2024 under my supervision. See plat prepared July 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), South Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00013068816721 (calculated using GEOID12B). Reference drawing: 24-797-TITLE.


David Powell Brister

7/30/24

Registered Professional Land Surveyor No. 6537



KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



MANVEL PD&Z

DATA SHEET

MEETING DATE: August 26, 2024

TOPIC: A request by Garrett Nondorf, with permission from the Del Bello Lakes Subdivision owner/developer, to amend Ordinance No. 2020-O-14 which pertains to zoning and development related provisions and requirements for Del Bello Lakes Planned Unit Development (PUD) to authorize NAICS use code 4411 "Motor Vehicle Dealer" for the commercial property generally located at the southeast corner of Highway 288 and Del Bello Boulevard.

BACKGROUND: Ordinance No. 2017-O-45 created the Del Bello Lakes Planned Unit Development District (PUD). This Planned Unit Development was previously amended two times to (1) allow temporary signage for the residential development (Ordinance No. 2020-O-2) and (2) to add specific signage regulations for the Keating Toyota site. The applicant has submitted a request for amendment to allow a Motor Vehicle Dealership use within the commercial areas. Previously, Motor Vehicle Dealerships were only allowed north of Del Bello Road, which allowed for the current dealership located north of Del Bello Road.

The applicant has provided a site plan that shows the development of a roughly 16-acre car dealership on the SH 288 frontages. This conceptual plan shows two roughly 30,000 square-foot buildings, and an associated car wash for the dealership. This site plan also depicts five pad sites that appear to be several restaurants with drive-throughs or other commercial uses, and an interior parcel that may have some office/retail uses. These land uses would share access within the development and would limit the amount of driveways on the frontage road and Del Bello Boulevard. This site plan is not reflected in the proposed code modification in the Planned Unit Development (PUD), as the modification allows for Motor Vehicle Dealerships in any commercial area. Staff recommends that if this amendment is approved that it be limited to the acreage shown on the site plan.

The applicant has submitted this application to amend the Planned Unit Development for Motor Vehicle Sales, as they have stated that this area will remain vacant, and that this area will be developed faster and provide needed services to the City of Manvel and surrounding region. The applicant has also stated that the amount of sales tax provided to the City of Manvel would be limited as the state of Texas dictates the portions of sales tax that go to cities. In general, sales tax is provided for part sales and services at the dealerships.

When considering this item and the overall development of Del Bello Lakes, this Planned

Unit Development is largely residential (44%) with a supporting amount of acreage dedicated to recreation and open space (25%), and infrastructure such as roadways and water/sewer infrastructure (12%). The proposed commercial land use takes advantage of its unique position on Highway 288 and Del Bello Boulevard. The commercial acreage provided is roughly 50 acres or 19% of the total project's acreage.

This proposal as written would allow the entirety of the remaining commercial areas to be dedicated to Motor Vehicle Sales. If this proposed amendment is approved, staff recommends that additional condition be provided to limit the extent of Motor Vehicles Sales within the commercial areas, to just a portion of the remaining acreage shown by the applicant with a conceptual site plan. If this amendment were to be approved, an expected minimum of 67.94% of the commercial areas would be motor vehicle sales. This amendment would allow the other areas to also be motor vehicle sales, thereby creating a situation where there would be limited areas to provide neighborhood commercial amenities such as restaurants, medical office, and other uses (See Exhibit 1).

Exhibit 1: Del Bello Planned Unit Development - Analysis of Commercial Acreage		
Use	Acres	Percentage
Existing Motor Vehicle Dealership.	17.97	35.94%
Proposed Motor Vehicle Dealership	16	32.00%
Remaining Commercial*	16.03	32.06%
*Note language provided has stated that all areas would permit to be dealerships		

Recommended Conditions if Approved:

Although staff recommends denial for this proposed amendment to allow car dealerships within the Del Bello Boulevard Development; (1) to limit the total additional acreage motor vehicle dealerships in the remaining commercial acreage, and (2) to provide a landscape buffer adjacent to residential areas.

1. Motor Vehicle Dealerships on the southside of del bello road are limited to 16 acres of land.
2. A landscaping buffer be provided between the car dealership with a minimum of a fifteen-foot-wide buffer with a minimum of one tree every twenty feet.

STAFF RECOMMENDATION: Staff recommends the PD&Z recommends denial of Ordinance No. 2024-O-35 as the proposed amendments to the Del Bello Planned Unit Development (PUD) as the proposed land uses do not provide for enough variation in commercial designated areas within this development.

ATTACHMENTS Ordinance No. 2024-O-35, Application packet.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Evan DuVall
Safebuilt

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



ORDINANCE NO. 2024-O-35

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 “MOTOR VEHICLE DEALER” FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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, 288 Associates, L.P. is the owner (the “Owner”) of land in the general area of the northwest corner of the intersection of Hwy 288 and west of SH 6 comprising approximately 267.726 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 43; and

WHEREAS, the development is named the Del Bello Lakes development; and

WHEREAS, in 2017 the 267.726 acres was re-zoned from Open Planned Unit Development (O-PUD) District to the Planned Unit Development (PUD) District and a PUD Document was approved regarding development regulations; and,

WHEREAS, the owner has made an application for amendment of the Planned Unit Development District to amend the PUD document provisions relating to the NACIS code 4411 for “Motor Vehicle Dealers” within the commercial district;

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 said development plan amendment; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval/denial of such request, and the City Council deems it appropriate to approve said rezoning and development plan amendments; 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 Planned Unit Development (PUD) District for Del Bello Lakes, which was approved by Ordinance 2020-O-14, is hereby amended by allowing NAICS code 4411 “Motor Vehicle Dealer” within the commercial district within the Del Bello Lakes Planned Unit Development (PUD) is hereby attached as Exhibit “A”.

Section 3. The City Council has reviewed the amended development plan attached hereto as Exhibit “A” (the “Development Plan”) and complies with the findings in accordance with following Section 77-29(o)(5) of the City’s Zoning Ordinance.

Section 4: The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, 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 5. Development of the Property shall strictly comply with the **Del Bello Lakes Planned Unit Development (PUD)**, attached hereto as Exhibit “A” and made a part of hereof for all purposes.

Section 6. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said 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 tracts as described above.

Section 7. 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 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.

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

**DEVELOPMENT SERVICES DEPARTMENT**

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

REZONING APPLICATION**PROJECT INFORMATION**

Project Name: PID 173460
Project Location/Address: SE Corner of Hwy 288 + Del Bello Blvd
Legal Description: _____
Current Zoning: Light Commercial Proposed Zoning: Light Comm. w/ Car Dealership Allowed
Parcel/Tax ID# (s): 173460 Total Acreage: 30.36 Proposed Land Use: Car Dealership

APPLICANT INFORMATION

Applicant Name: Garrett Nandorf
Company Name: 288 Associates LP
Address: One Greenway Plaza, Ste 750 City: Houston State: TX Zip: 77046
Phone #: 713-623-6000 Email: G.Nandorf@FlagshipCo.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] 6/14/2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: 288 Associates, LP
Address: One Greenway Plaza, Ste 750 City: Houston TX State: TX Zip: 77046
Phone #: 713-623-6000 Email: D.Manchberg@Flagshipco.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] 6/14/2024
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

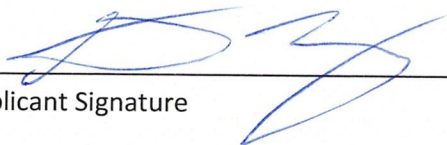
SUBMITTAL CHECKLIST

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 rezoning 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.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	✓
One (1) Copy of Recorded Plat (if platted)	N/A
One (1) Applicant Letter 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

6/14/2024
Date



DEVELOPMENT SERVICES DEPARTMENT

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.

288 Associates, LP
Owner Name

One Greenway Plaza, Ste 750
Owner Address

Houston, TX 77046
Owner City, State Zip

6/14/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, 288 Associates, LP, certify that I am the owner of the project property located at SE Corner of Hwy 288 + Del Bello Blvd 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 Garrett Nondorf with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at DMinberg@Flagshipco.com if you have any questions.

Sincerely,

David Minberg on behalf of
Owner Name 288 Associates, LP

Owner Signature [Signature] Managing Partner

PUD Amendment Request for Ordinance No. 2017-O-45

Dear Mr. Duval,

I am writing to propose an amendment to the Public Utility District (PUD) Agreement (Ordinance No. 2017-O-45) to allow for the specific zoning use of car dealerships within the PUD south of Del Bello Blvd.

Please find attached a letter addressing three items:

1. Reasoning for why the PUD amendment is being requested,
2. Support for why the applicant/property owner is petitioning to amend the PUD, and
3. Suggested changes to language in the adopted PUD document.

Respectfully,

Garrett Nondorf, Owner's Representative

Letter to Manvel PD&Z

As an owner of property in Manvel for more than twenty years, we have observed the incredible growth the City has experienced in the past decade. This encouraging trend has and will continue to lead to greater opportunities both culturally and financially, and we look forward to being a small part of that.

In our section of the City, at Hwy 288 & Del Bello Blvd, we have begun to see the symptoms of growth pop up around us with the development of the Del Bello Lakes community and a Toyota car dealership. As we look forward to what is next in the area and choose viable users for our 30-acre land tract, we must assess how long it will take for the surrounding growth to mature and be able to sustain businesses that will thrive.

In performing this assessment, it has become clear to us that there are significantly more households required to support many services beyond more than just convenience stores and gas stations. Citizens want a vibrant city, not one where buildings sit vacant and land sits empty. It is our goal to move this portion of the city towards that vibrant and thriving end. Towards that purpose, we have identified car dealerships as both a viable use for this specific land and an accretive business interest for the City. Ordinance 2017-O-45 currently does not allow for the use of car dealerships south of Del Bello Blvd and that is why we are applying to amend the PUD agreement.

By amending the PUD Agreement to include car dealerships as an allowable land use, we can foster a diverse and dynamic mix of commercial enterprises that cater to the needs and preferences of Manvel residents. This amendment would align with the long-term vision and goals outlined in the city's 2015 comprehensive plan, promoting sustainable growth and prosperity while preserving the unique character and identity of Manvel. Without allowing for car dealerships in the PUD, the site's viable options for development will be extremely limited and it will continue to sit vacant for the foreseeable future.

As Manvel has strived to build and maintain City systems and infrastructure during the recent extended period of population growth, water and sewer availability has become a closely watched resource. Car dealerships have very low water & sewer requirements on a per square foot basis and placing a dealership here would limit the impact on the City's water & sewer capacity.

The existing car dealership has been a good neighbor in the community. Their employees volunteer at local charities and events and the business donates to multiple Manvel charitable causes. That includes the donation of cars to Manvel PD for use in sting operations and the Shop with a Cop charity event during Christmas. The dealership also employs Manvel PD to prevent crime, having them on duty every day from 10 in the evening to 6 in the morning. We believe they will continue to be a good neighbor and be amenable to requests from the City in order to create another location at this site should they wish to be the user at our site.

The car dealership has generated economic value for Manvel in the form of new jobs, new residents, and increased tax revenue. Of the more than 150 employees at the existing dealership, nearly half of them now have homes in Manvel. While the direct sales tax paid by car dealerships is generally low relative to their total sales, the economic growth and indirect sales tax dollars

received can surpass that of another commercial use on the site paying standard sales tax rates to the City.

The dealership currently operating at the northeast corner has said over 70% of their business comes from out-of-town customers, pulling consumers in from Sugar Land, Gulf Freeway, Clear Lake, League City, and the Med Center. This ability to attract consumers from other towns also generates ancillary businesses nearby to take advantage of the larger customer base. With the success that this dealership has had at their location north of Del Bello, there is demonstrable demand for more automobile sales in this area, which will lead to more jobs, more local businesses, and higher income for the City.

For the reasons stated above, we propose that the language currently listed under "Automobile Sales" in the PUD Agreement be amended from:

Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY)
441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

To:

Automobile Sales 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

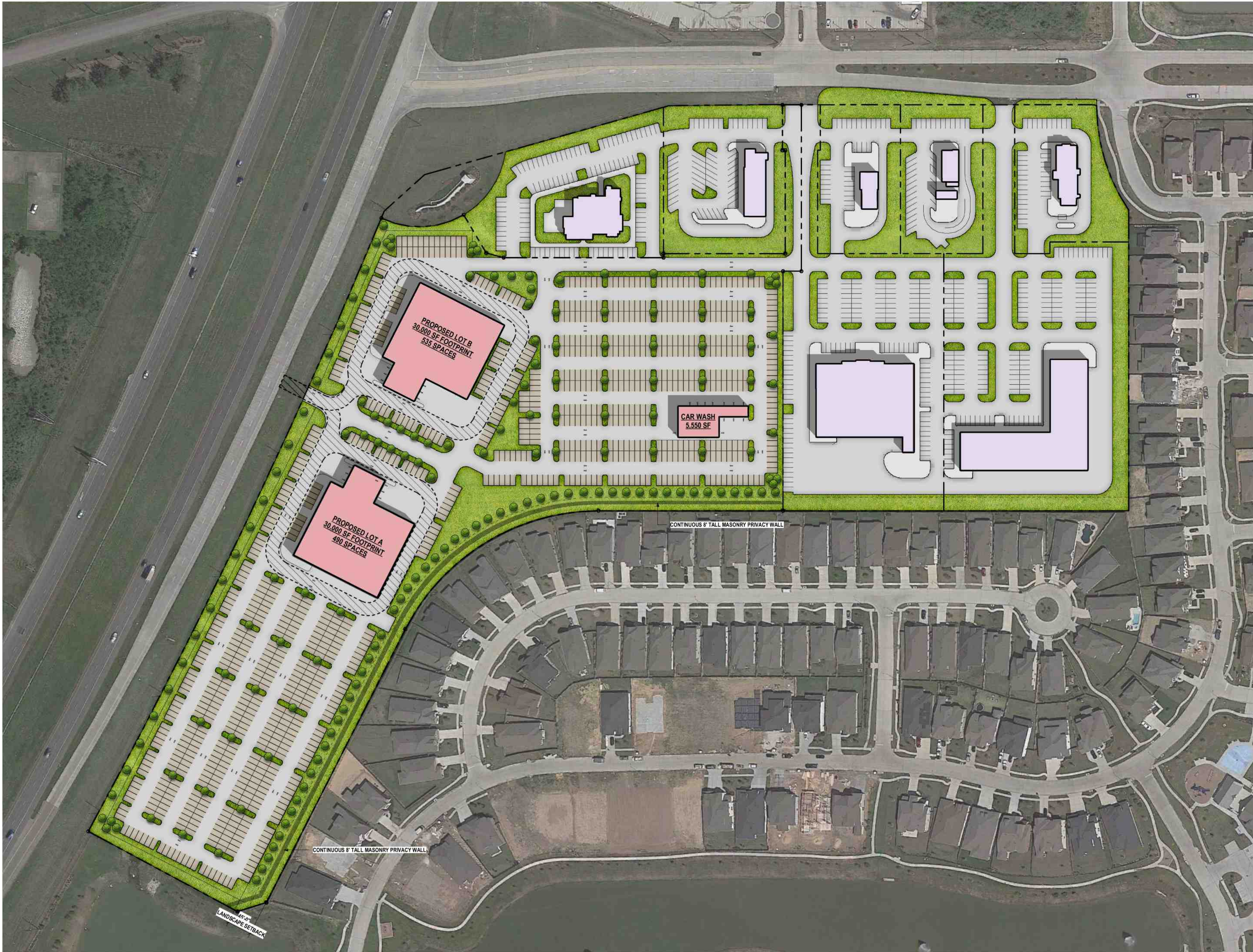
I respectfully request that the City of Manvel Planning, Development, and Zoning Department consider this proposal and undertake the necessary steps to amend the PUD Agreement accordingly. I am available to discuss this matter further and provide any additional information or support as needed.

Thank you for your attention to this matter and we look forward to a favorable outcome that will benefit our community as a whole.

Respectfully,

Garrett Nondorf, Owner's Representative

MANVEL SITE PLAN



PROJECT:
MANVEL SITE PLAN

PROJECT ADDRESS:

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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PROJECT NUMBER: LA2382

ISSUE DATE: 9.13.2023

SHEET NAME:

CONCEPT SITE PLAN

SHEET:

PT001