

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 23, 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.

Workshop/Presentation

Discussion/Update on 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. (Tabled at the 8/26/2024 PD&Z meeting)

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 Meridiana Section 25A Preliminary Plat;
BEING A SUBDIVISION OF 19.65 ACRES, BEING A PARTIAL REPLAT OF LOTS 15 & 17, BLOCK 1, OF THE LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat for Meridiana Public Detention Reserve Y;
BEING A SUBDIVISION OF 10.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14, OF LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 18.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8, OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. 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. (Tabled at the 8/26/2024 PD&Z meeting)
- 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.

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 09/20/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 23, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 25A Preliminary Plat, being a
subdivision of 19.65 acres, being a Partial Replat of Lots 15 & 17, Block 1, of the Lulling Stone
Section 1, as recorded at Volume 21, pages 267-270, Brazoria County Plat Records, City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

08/26/2024

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 25A – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	September 23, 2024
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The subject site is located on the south side of South Inspiration Way and east side of Meridiana Pkwy.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The proposed section includes patio home lots with minimum 45 feet lot width and 20-foot front setback.*
- *The proposed plat subdivides 19.65-acre tract into 81 residential lots, 3 blocks, and 1 reserve for landscaping, open space, and utility purposes.*
- *The preliminary plat has been resubmitted due to expiration of the plat that was previously approved in January 2022.*
- *The proposed plat generally conforms to the most recent approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 25A – Preliminary Plat

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X, Shaded Zone X, and Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. A.E. Indicates Aerial Easement.
B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Marhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
~ Indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
11. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
13. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 25A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
14. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
15. The following lots are permitted to have two-story structures: Lot 1 - Block 2, Lot 2 - Block 2, Lots 5 and 6 - Block 2, Lot 8 - Block 2, Lot 26 - Block 3, Lot 31 - Block 3, Lot 40 - Block 3, Lots 47-49 - Block 3, and Lot 57 - Block 3. All other lots within this section are hereby limited to one-story structures.
16. Percentage of lots 70 feet wide or greater: 1.23%

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 78°26'35" E	11.80'
L2	S 78°26'35" E	35.43'
L3	S 02°52'27" E	89.91'
L4	S 21°19'21" E	45.00'
L5	S 62°45'29" E	120.45'
L6	S 68°40'42" W	125.67'
L7	N 60°54'16" W	29.98'
L8	S 08°37'08" E	40.69'
L9	S 62°01'48" W	134.36'
L10	N 43°48'24" W	79.51'
L11	N 21°19'09" W	54.77'
L12	S 68°40'42" W	10.00'
L13	S 65°14'41" W	43.93'
L14	N 09°03'10" W	28.53'
L15	N 07°04'34" W	46.32'
L16	N 02°57'14" W	118.09'
L17	N 88°26'24" W	99.73'
L18	N 79°42'48" W	141.42'
L19	N 83°51'08" W	80.84'
L20	N 82°37'24" W	45.26'
L21	N 07°56'11" W	108.26'
L22	N 69°53'03" E	129.93'
L23	N 11°32'31" E	25.00'

PROFESSIONAL LAND SURVEYOR INFORMATION

EHRA ENGINEERING
BOB BOELSCHKE
10011 MEADOWGLEN LANE
HOUSTON, TX 77042
713-784-4500

OWNER CONTACT INFORMATION

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

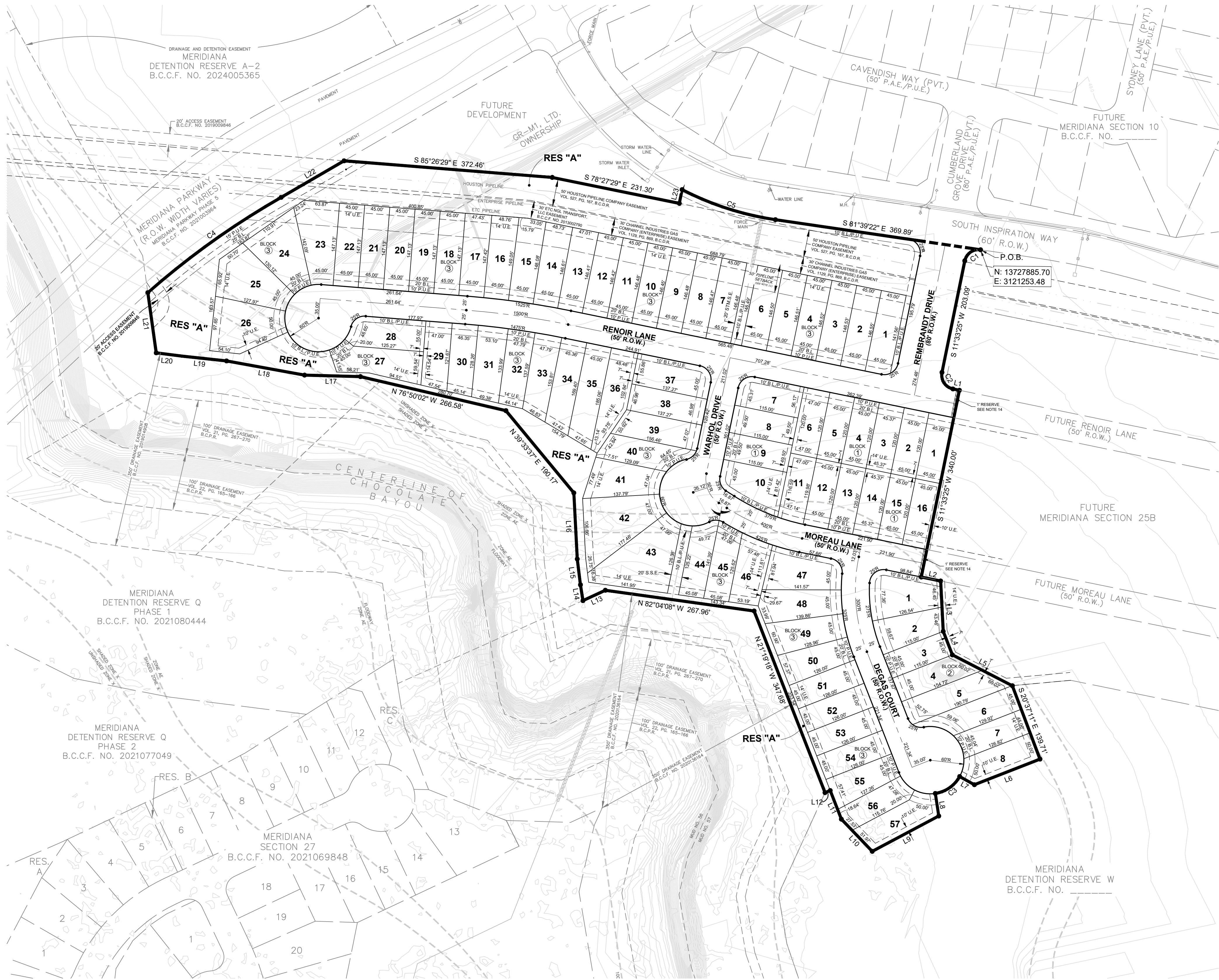
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	151,965.14	3.49	B.C.M.U.D. NO. 57
	TOTAL	151,965.14	3.49	

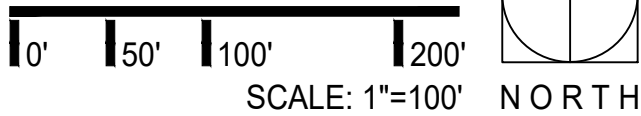
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	37.87'	S 54°57'01" W	34.35'
C2	25.00'	39.27'	S 33°26'35" E	35.36'
C3	60.00'	54.75'	S 55°14'18" W	52.87'
C4	1443.12'	292.80'	N 54°26'09" E	292.30'
C5	530.00'	175.64'	S 72°09'44" E	174.84'



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	5,400.00	45.00'
	2	5,400.00	45.00'
	3	5,443.86	45.37'
	4	5,400.00	45.00'
	5	5,400.00	45.00'
	6	5,640.00	47.00'
	7	6,325.20	45.31'
	8	5,692.50	49.50'
	9	5,692.50	49.50'
	10	7,700.82	45.00'
	11	5,582.75	47.14'
	12	5,399.98	45.00'
2	1	8,974.68	77.36'
	2	6,405.41	59.67'
	3	5,174.98	45.00'
	4	6,068.78	45.00'
	5	7,840.98	52.75'
	6	6,975.70	59.06'
	7	5,543.85	45.04'
	8	6,734.57	50.00'
	1	6,570.97	45.00'
	2	6,594.34	45.00'
	3	6,593.81	45.00'
	4	6,593.27	45.00'
	5	6,592.74	45.00'
	6	6,592.21	45.00'
	7	6,591.44	45.00'
	8	6,590.91	45.00'
3	9	6,590.37	45.00'
	10	6,589.31	45.00'
	11	6,589.31	45.00'
	12	6,589.84	45.00'
	13	6,713.81	45.00'
	14	6,855.32	45.00'
	15	6,946.52	45.00'
	16	6,898.73	45.00'
	17	6,774.27	45.00'
	18	6,620.83	45.00'
	19	6,621.25	45.00'
	20	6,621.67	45.00'
	21	6,622.09	45.00'
	22	6,622.51	45.00'
	23	9,078.12	45.00'
	24	9,343.32	45.00'
	25	9,877.21	45.00'
	26	10,112.89	50.00'
	27	8,157.73	45.00'
	28	7,254.92	46.65'
	29	5,550.92	47.00'
	30	5,710.61	46.35'
	31	6,752.93	53.10'
	32	6,281.76	47.79'
	33	6,716.91	47.79'
	34	7,289.30	45.36'
	35	7,975.54	45.00'
	36	7,594.09	48.48'
	37	7,594.09	45.00'
	38	6,449.39	46.98'
	39	6,911.32	47.07'
	40	6,769.92	84.45'
	41	7,581.19	47.04'
	42	12,216.82	47.00'
	43	13,155.02	47.00'
	44	6,000.88	49.72'
	45	6,016.09	47.06'
	46	6,513.94	57.48'
	47	8,677.31	57.48'
	48	7,508.70	57.48'
	49	6,839.91	57.48'
	50	6,343.69	45.00'
	51	5,670.00	45.00'
	52	5,670.00	45.00'
	53	5,670.00	45.00'
	54	5,670.00	45.00'
	55	6,309.97	45.00'
	56	5,840.72	47.08'
	57	7,499.88	50.00'

* Lot width measured at the front building setback line.



Meridiana Section 25A Preliminary Plat

A Subdivision of 19.65 acres, being a partial replat of Lots 15 & 17, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

81 Lots, 3 Blocks, and 1 Reserve

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

August 26, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP#ENG-F-726
TBP#ENG-10092500

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

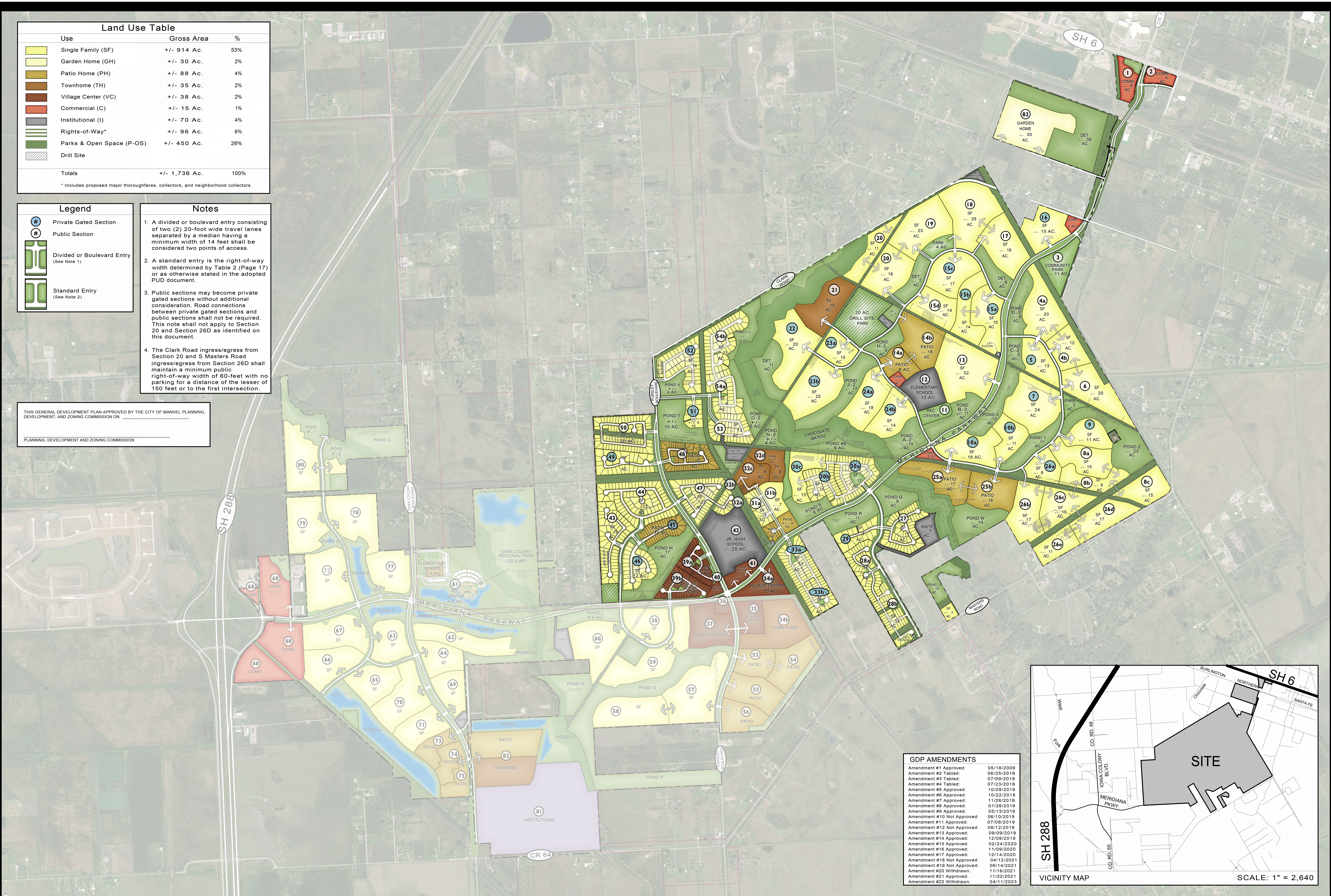
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

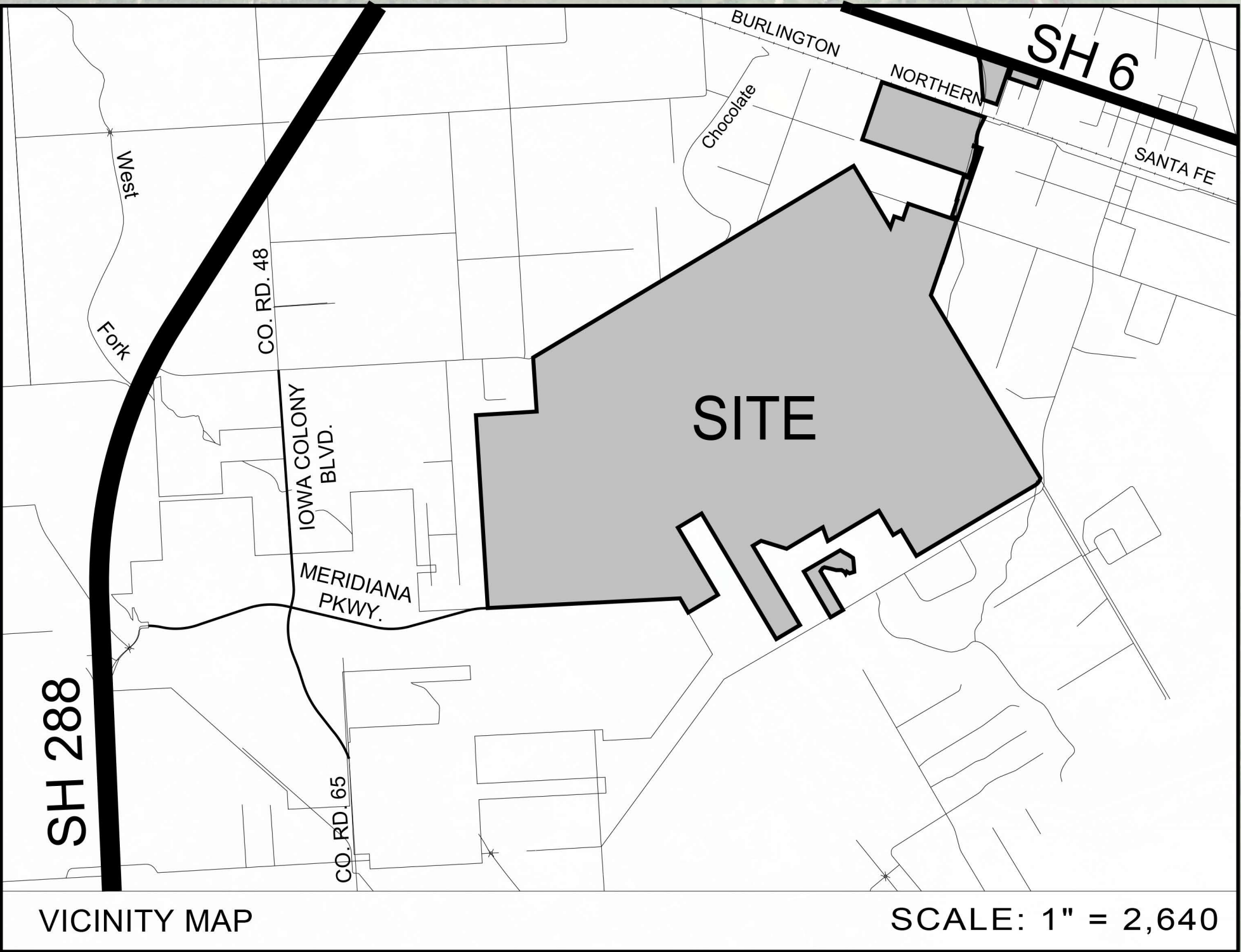
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 8/26/24 (9/23/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Public Detention Reserve Y

Being a subdivision of 10.06 acres out of the Oliver Hall Survey, A-203; being a partial replat of a portion of lots 6 through 14, of

Lulling Stone Section One, as recorded in Volume 21, Pages 267-270 of the Brazoria County Plat Records;

and being a partial replat of a portion of lot 15 of Lulling Stone Section One Amending Plat as recorded in

Volume 22, Pages 165-166 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

08/26/24
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve Y – Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	September 23, 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>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The proposed Site is located along the western side of South Inspiration Way, abutting proposed sections 7 and 10.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed plat includes 10.06 acres tract into 1 block and 1 reserve for detention, landscaping, open space, recreation, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in March 2024.*

STAFF RECOMMENDATION

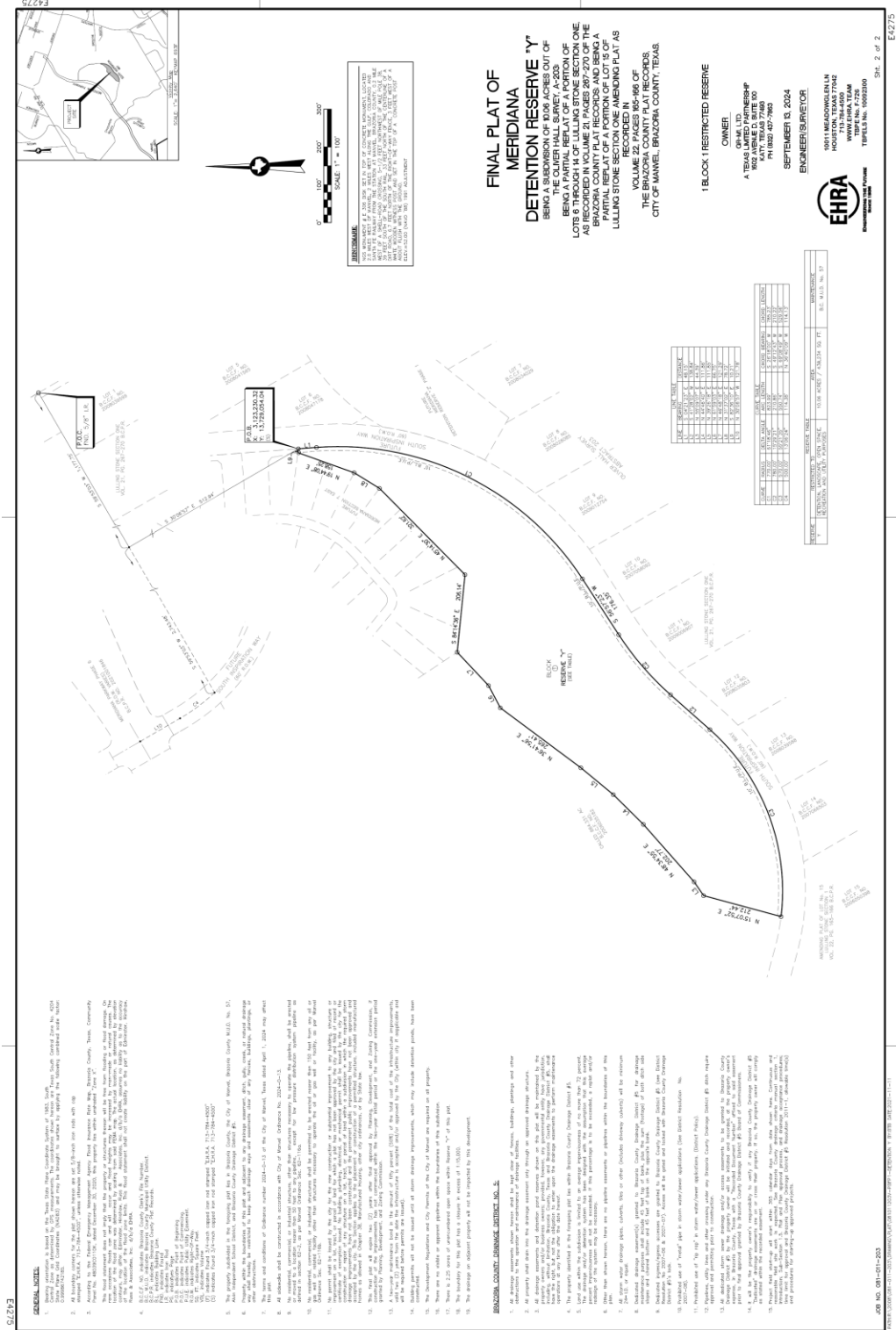
The City staff recommends approval of this proposed plat - Meridiana Detention Reserve Y Final Plat



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

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

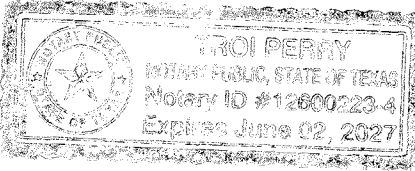
IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this day of August, 2024.

OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent
BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of August, 2024.

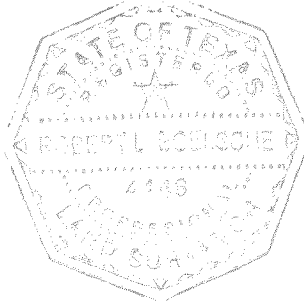


Notary Public in and for the
State of Texas
My Notary Commission Expires 6/2/27

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE "Y" in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2024.

Planning, Development and Zoning Commission

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 8/5/24
Lee Walden, P.E., Date
President

[Signature] 8/5/24
Brandon Middleton Date
Secretary/Treasurer

[Signature] 8/5/24
Kerry A. Osburn Date
Vice President

[Signature] 8/5/24
Dinh V. Ho, P.E. Date
District Engineer

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

BCDD5 ID#24100-02-17

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Y"
BEING 10.06 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 10.06 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047175, 2008034029, 2008028085, 2009012754, 2007058092, 2009006907, 2008035803, 2008039588 AND 2007066503, AND BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.C.F.) AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2006050398, SAID 10.06 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING AT A 5/8-inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;

THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Sec. 1 a distance of 1,177.75 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 512.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 04°21'23" East, for a distance of 48.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

2) THENCE, in "a southwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 823.99 feet, an angle of 61°18'46", and a chord bearing South 26°18'00" West, for a distance of 785.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;

3) THENCE, South 56°57'23" West, for a distance of 176.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

4) THENCE, in "a southwesterly direction along the arc of a curve to the left having a radius of 780.00 feet, an arc length of 210.86 feet, an angle of 15°29'21", and a chord bearing South 49°12'43" West, for a distance of 210.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of tangency;

5) THENCE, South 41°28'02" West, for a distance of 138.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

6) THENCE, in "a southwesterly direction along the arc of said curve to the right having a radius of 570.00 feet, a central angle of 55°21'35", an arc length of 550.74 feet, and a chord bearing of South 69°08'49" West, for a distance of 529.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 15°07'52" East, for a distance of 212.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 55°09'07" East, for a distance of 44.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 48°34'55" East, for a distance of 202.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 44°46'40" East, for a distance of 111.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 39°26'18" East, for a distance of 111.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 36°41'56" East, for a distance of 265.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 61°59'03" East, for a distance of 66.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 46°48'18" East, for a distance of 121.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

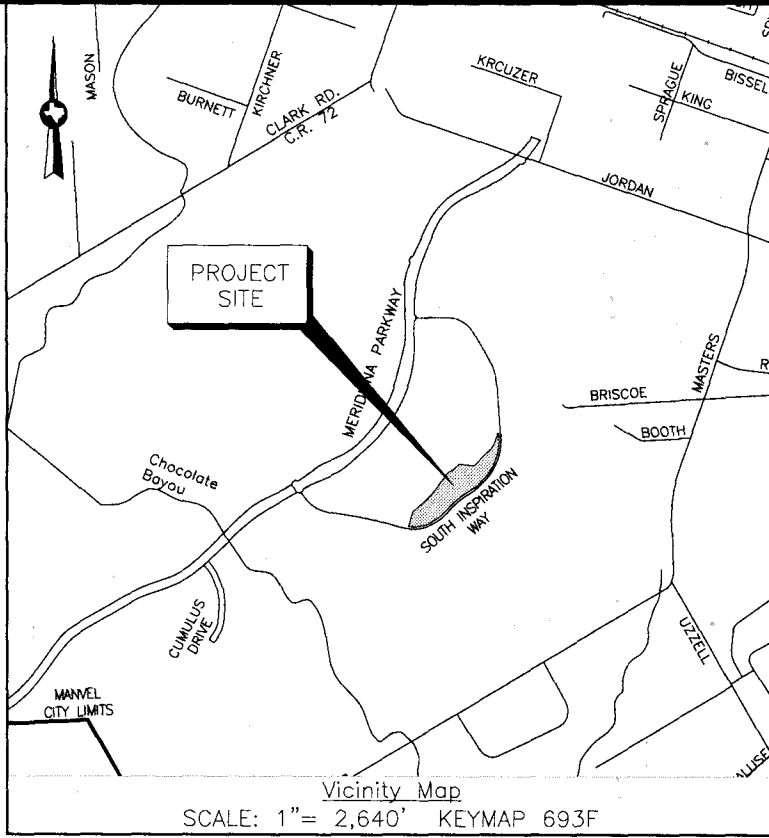
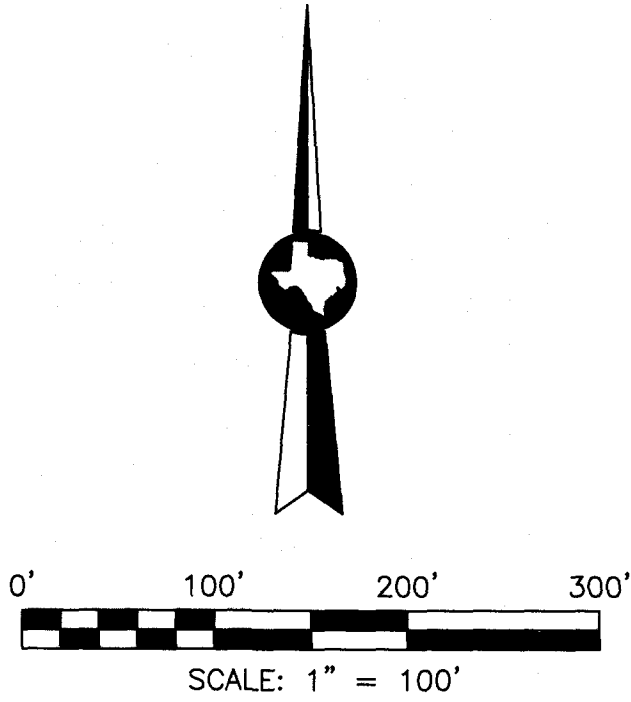
15) THENCE, South 84°14'36" East, for a distance of 206.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 45°14'30" East, for a distance of 321.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 31°37'02" East, for a distance of 78.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 19°44'08" East, for a distance of 158.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 82°36'10" East, for a distance of 10.21 feet to the POINT OF BEGINNING and containing 10.06 acres of land.



FINAL PLAT OF MERIDIANA DETENTION RESERVE "Y" BEING A SUBDIVISION OF 10.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESTRICTED RESERVE

OWNER

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

SEPTEMBER 13, 2024

ENGINEER/SURVEYOR



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

BENCHMARK

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, this property lies within unshaded "Zone X".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C. M.U.D. indicates Brazoria County Municipal Utility District.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
FND. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
VOL. indicates Volume
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning, Development, and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.
- A two-year maintenance bond in the amount of fifty percent (50%) of the total cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- There is 2.25 acres of unencumbered open space within Reserve "Y" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

AMENDING PLAT OF LOT No. 15
LULLING STONE SECTION 1
VOL. 22, PG. 165-166 B.C.P.R.

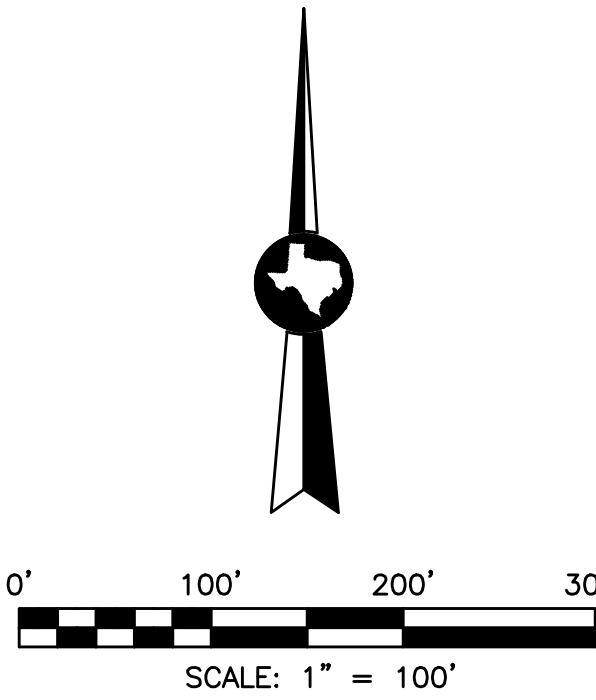
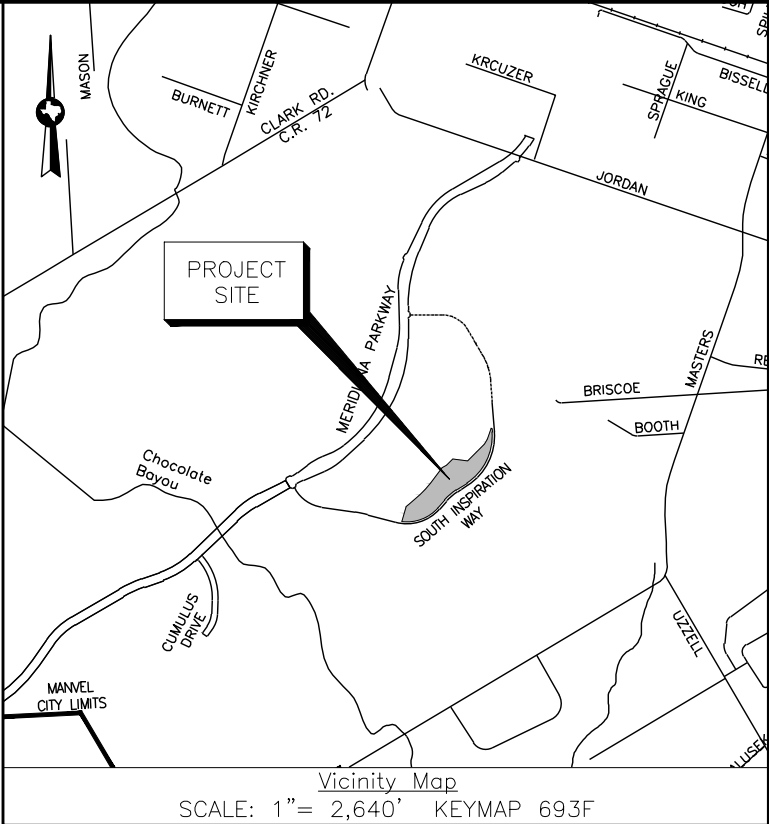
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°21'23" E	48.15'
L2	S 41°28'02" W	138.84'
L3	N 55°09'07" E	44.39'
L4	N 44°46'40" E	111.86'
L5	N 39°26'18" E	111.85'
L6	N 61°59'03" E	66.75'
L7	N 46°48'18" E	121.29'
L8	N 31°37'02" E	78.72'
L9	S 82°36'10" E	10.21'
L10	N 30°06'57" W	121.78'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	770.00'	61°18'46"	823.99'	S 26°18'00" W	785.23'
C2	780.00'	15°29'21"	210.86'	S 49°12'43" W	210.22'
C3	570.00'	55°21'35"	550.74'	S 69°08'49" W	529.56'
C4	500.00'	13°06'24"	114.38'	N 36°40'09" W	114.13'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
Y	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	10.06 ACRES / 438,234 SQ. FT.	B.C. M.U.D. No. 57



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



BENCHMARK:
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 59 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**FINAL PLAT OF
MERIDIANA
DETENTION RESERVE "Y"**
BEING A SUBDIVISION OF 10.06 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE,
AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE
BRAZORIA COUNTY PLAT RECORDS; AND BEING A
PARTIAL REPLAT OF A PORTION OF LOT 15 OF
LULLING STONE SECTION ONE AMENDING PLAT AS
RECORDED IN
VOLUME 22, PAGES 165-166 OF
THE BRAZORIA COUNTY PLAT RECORDS.
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESTRICTED RESERVE

OWNER

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

SEPTEMBER 13, 2024

ENGINEER/SURVEYOR

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

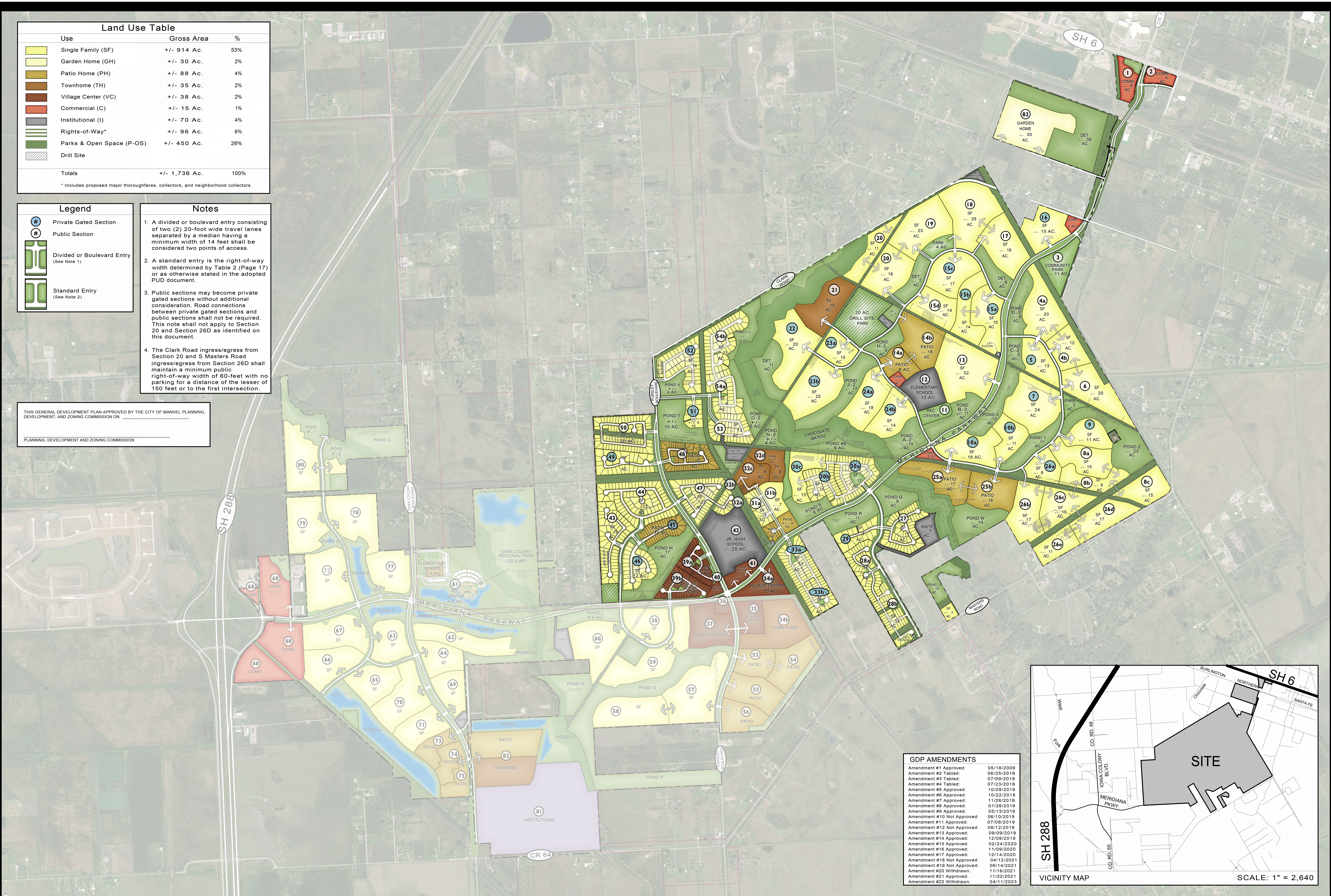
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

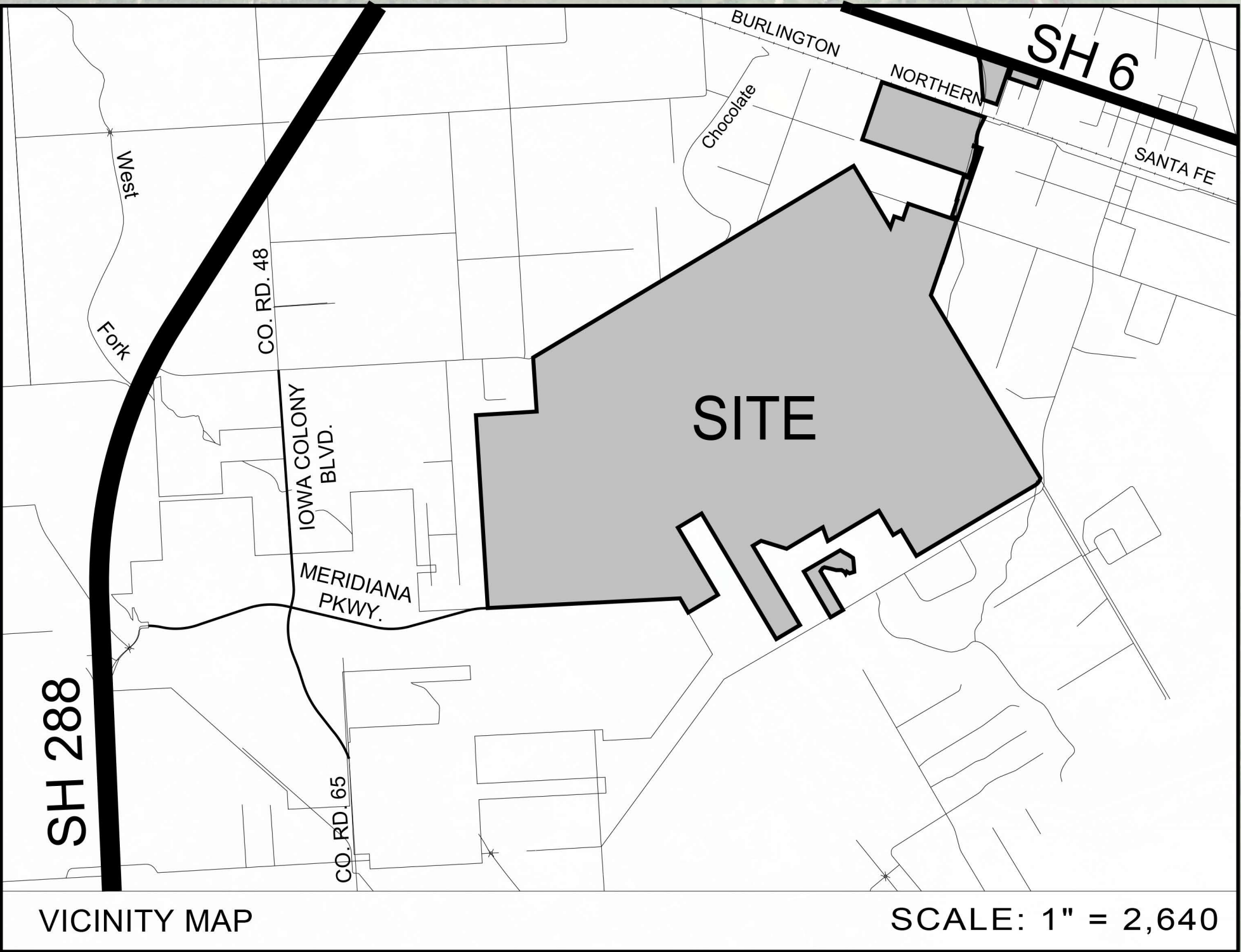
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

EHRA JOB NO. 081-011-150

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 8/26/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PD&Z to order at 6:01 p.m.

Those in attendance were:

Present: Ryan Miller:
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Tammy Bell, City Secretary
James McClain, Police Captain
Elaheh Roohbakhsh, Associate Planner
Jessica Portie, City Planner

Pledge

Public Comments: "Comment Card" Required

Amy King, 5 Santa Clarita Cir - opposed to gas station
Tony Jaracz, 22 Carmel Chase Ct - opposed to gas station
Melissa Rodriguez, Rodeo Palms resident - opposed to gas station
Karla Hernandez, 98 San Simeon - opposed to gas station
Gabriela Hernandez Copado, Rodeo Palms resident - opposed to gas station
Latonia, Rodeo Palms resident - opposed to gas station
Tanisha Buckner, Rodeo Palms resident - opposed to gas station
Gustavo Copado, Rodeo Palms resident - opposed to gas station
Reshma, Rodeo Palms resident - opposed to gas station
Reba, Rodeo Palms resident - opposed to gas station
Kelly Schumann, Rodeo Palms resident - opposed to gas station

Thomas Moore, Rodeo Palms resident - opposed to gas station
Chuck Shumann, Rodeo Palms resident - opposed to gas station
Vicky Pendleton, Rodeo Palms resident - opposed to gas station
Andrew Willard, Rodeo Palms resident - opposed to gas station
Stephanie Baird, 49 Garden Grove Dr - Opposed to gas station / rezone of commercial property.
Derek Hehn - 37 Terra Bela - Opposed to the gas station - Concerns with access to the proposed commercial lot. Require the access to be off of CR 58.

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.

Public Hearing Canceled - Comments regarding this topic addressed during Public Comments.

- 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.

The Public Hearing opened at 6:14 p.m.

Email comment - Tawanna Stephens, Del Bello Lakes resident - opposed to car lot

1st call for comments -

Abraham Robles, 4306 Millers Creek Ln - Opposed to the dealership due to light pollution, noise pollution. Test drivers speed through the subdivision.

Monica Britton, 4415 Meadow Shore Deal - No opposed to dealership. Would prefer to have a dealership instead of a strip center. Would like to ask the dealership be mindful of lighting times, and discourage test drivers from using the subdivision for their test driving.

Janie Pena, 4222 Millers Creek Ln - Opposed to the dealership. Concerns with lighting and traffic.

Jeffrey Pazmino, 6015 Gladewater Ridge - Opposed to the dealership Denise Russell, Marsh Creek Lane - Opposed to the dealership Donald Atkinson - In favor of the dealership

Pamela Hardy Shephard - When they moved in they knew the current dealership was already there, however not in favor of another dealership going in. Moved here to live in a small community.

Carlos, 6203 Camden Shore - Not for or against. With a dealership, the community knows what they are getting, with a plaza it will be random. The test driving should decrease once 288 is completed. Put lighting restrictions in place for the dealership.

Alicia Carrier, 4107 Martin Ridge Dr - Would like to keep the integrity of the neighborhood. Not in favor of the dealership.

Kenzie Stewart Judy, 4403 Millstone Drive - Opposed to the dealership.
Donna Barber, 4422 Meadowshore Lane - Opposed to the dealership.
Cherelle Bryant, 6014 Lake Ridge Ln - Neutral regarding the dealership but has lighting concerns.
Samantha Matthew, 4338 Whitney Crest Ct - In agreement with the comments already stated.
Opposed to the dealership, it does not help anyone who lives in Del Bello Lakes.
Jamal Cheeks, 4331 Martin Ridge Drive - Along with his wife, they are opposed to the dealership.
2nd call for comments - None
3rd call for comments - None
The Public Hearing closed at 6:34 pm

Consent PDZ

- A. 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: 7/0

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

No: None

Absent: None

Abstained: None

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.

Jesica Portie provided the presentation to PD&Z. Staff recommends approval with the following conditions:

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)).

PD&Z Member Mary Ann Atkinson made the motion to approve with conditions. PD&Z Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.

Withdrawn by applicant. No action taken.

- 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.

Evan Duvall, BBG, provided the presentation to PD&Z. Staff recommends denial. If PD&Z were to approve, staff would recommend limiting them to the 16 acres shown in the site plan and to provide a 15ft buffer.

David Minceburg, Managing Partner for the land. Based on previous conversations with PD&Z and listening to feedback, Keating Toyota wants to put a dealership and reserve 5 acres for other commercial use. Landscape buffering and lighting are to be addressed as well.

Chris Wall with Keating Toyota addressed the PD&Zs concerns about lighting.

Christy Kennard asks how the delivery trucks and test driving will be addressed. Chris Wall shares that those are not Keating's trucks.

Kyle Marasckin asks about drainage and how that will be addressed. David Minceburg says they will comply with the city's requirements.

Kyle and Ryan express concern that the diversity that is proposed commercial would be eaten up by detention requirements.

PD&Z feel like this needs more discussion. A joint workshop meeting with Council is proposed.

Delores Martin made the motion to table. William Richardson seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.

PD&Z Member Kyle Marasckin made the motion to approve. Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Adjourn

Christy Kennard made the motion to adjourn the meeting at 7:17 p.m. Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 8/26/24 (9/23/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Detention Reserve Z Phase 1

Being a subdivision of 18.23 acres out of the Oliver Hall Survey, A-203; also being a partial replat of a portion of lots 1 through 8, of

Lulling Stone Section One, a subdivision recorded in Volume 21, Pages 267-270 of the Brazoria County Plat Records,

City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

08/26/24
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve Z Phase 1 – Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	September 23, 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 detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The proposed site is located along the eastern side of South Inspiration Way, abutting proposed sections 6 and 9.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed plat includes 18.23 acres tract into 1 block and 4 reserves for landscaping, open space, drainage, detention, recreation, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in April 2024.*

Note: There are two applicable drainage districts (DDs) to the subject site (Drainage District No. 5 and Conservation & Reclamation District No. 3) and both DDs approved and signed the drainage plan. Since the applicant intends to include DDs signatures on the face of the plat, subject plat has been submitted to DDs for approval which will take some time.

STAFF RECOMMENDATION

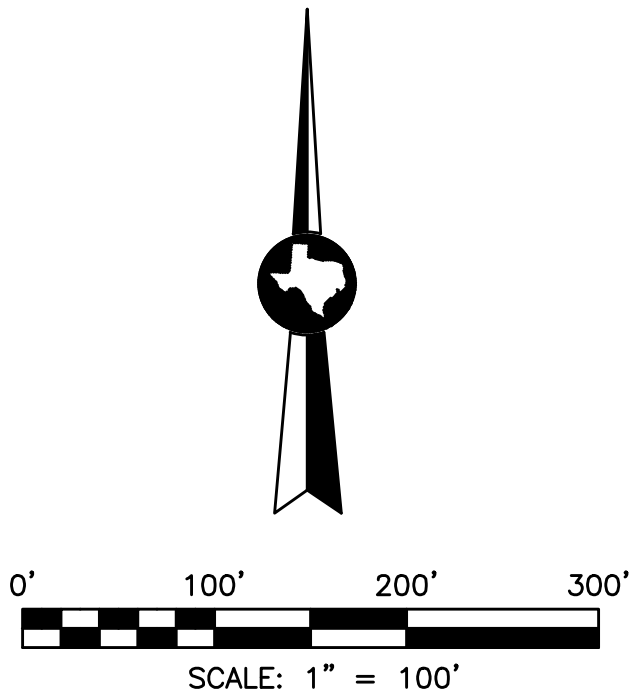
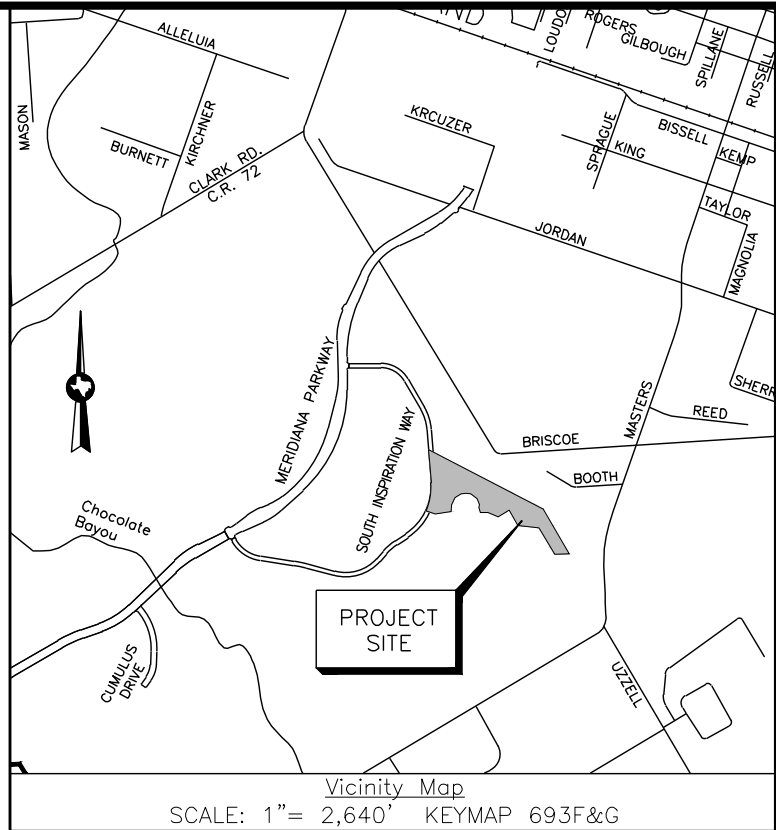
The City staff recommends approval of the Meridiana Detention Reserve Z Phase 1 Final Plat with one (1) condition. The condition includes:

1. Please provide the Registered Professional Land Surveyor's signature, the property owner's and notary's signatures on the face of the plat. Additionally, since the City does not require the signature for approval of the drainage district on the face of the plat, either remove it or provide signatures of both appropriate drainage districts on the plat (Section 62-41 (b)(4) & (b)(6) & (b)(19)).



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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



BENCHMARK

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

FINAL PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1

BEING A SUBDIVISION OF 18.23 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE,
A SUBDIVISION RECORDED IN
VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 4 RESERVES (18.23 ACRES)

OWNER

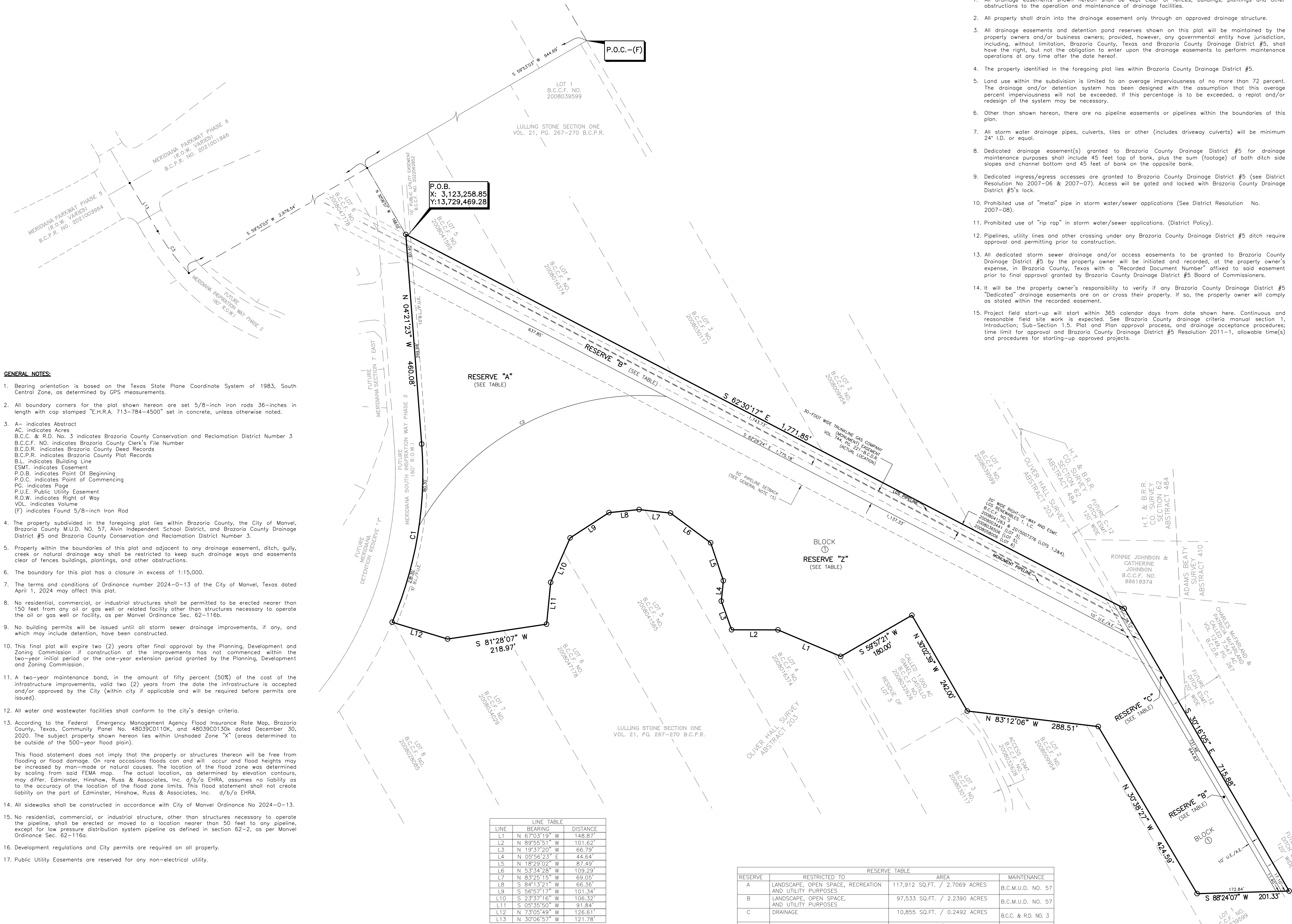
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

SEPTEMBER 13, 2024

ENGINEER/SURVEYOR



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



- GENERAL NOTES:**
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 3. A- indicates Abstract
AC. indicates Acres
B.C.C. & R.D. No. 3 indicates Brazoria County Conservation and Reclamation District Number 3
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Dead Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT. indicates Easement
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
VOL. indicates Volume
(F) indicates Found 5/8-inch Iron Rod
 4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5 and Brazoria County Conservation and Reclamation District Number 3.
 5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 6. The boundary for this plat has a closure in excess of 1:15,000.
 7. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
 8. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
 9. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 10. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
 11. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
 12. All water and wastewater facilities shall conform to the city's design criteria.
 13. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
14. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2024-0-13.
 15. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
 16. Development regulations and City permits are required on all property.
 17. Public Utility Easements are reserved for any non-electrical utility.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°03'19" W	148.87'
L2	N 89°55'51" W	101.62'
L3	N 19°37'20" W	66.79'
L4	N 05°56'23" E	44.64'
L5	N 18°29'02" W	87.49'
L6	N 53°34'28" W	109.29'
L7	N 83°25'15" W	69.05'
L8	S 84°13'21" W	66.36'
L9	S 56°57'17" W	101.34'
L10	S 23°37'16" W	106.32'
L11	S 05°35'50" W	91.84'
L12	N 73°05'49" W	126.61'
L13	N 30°06'57" W	121.78'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	830.00'	27°31'10"	398.65'	N 09°24'12" E 394.83'
C2	560.00'	66°08'07"	646.40'	N 62°19'59" E 611.10'
C3	500.00'	13°06'24"	114.36'	N 36°40'09" W 114.13'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	117,912 SQ.FT. / 2.7069 ACRES	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	97,533 SQ.FT. / 2.2390 ACRES	B.C.M.U.D. NO. 57
C	DRAINAGE	10,855 SQ.FT. / 0.2492 ACRES	B.C.C. & R.D. NO. 3
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	567,961 SQ.FT. / 13.0386 ACRES	B.C.M.U.D. NO. 57
TOTAL		794,261 SQ.FT. / 18,2337 ACRES	

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

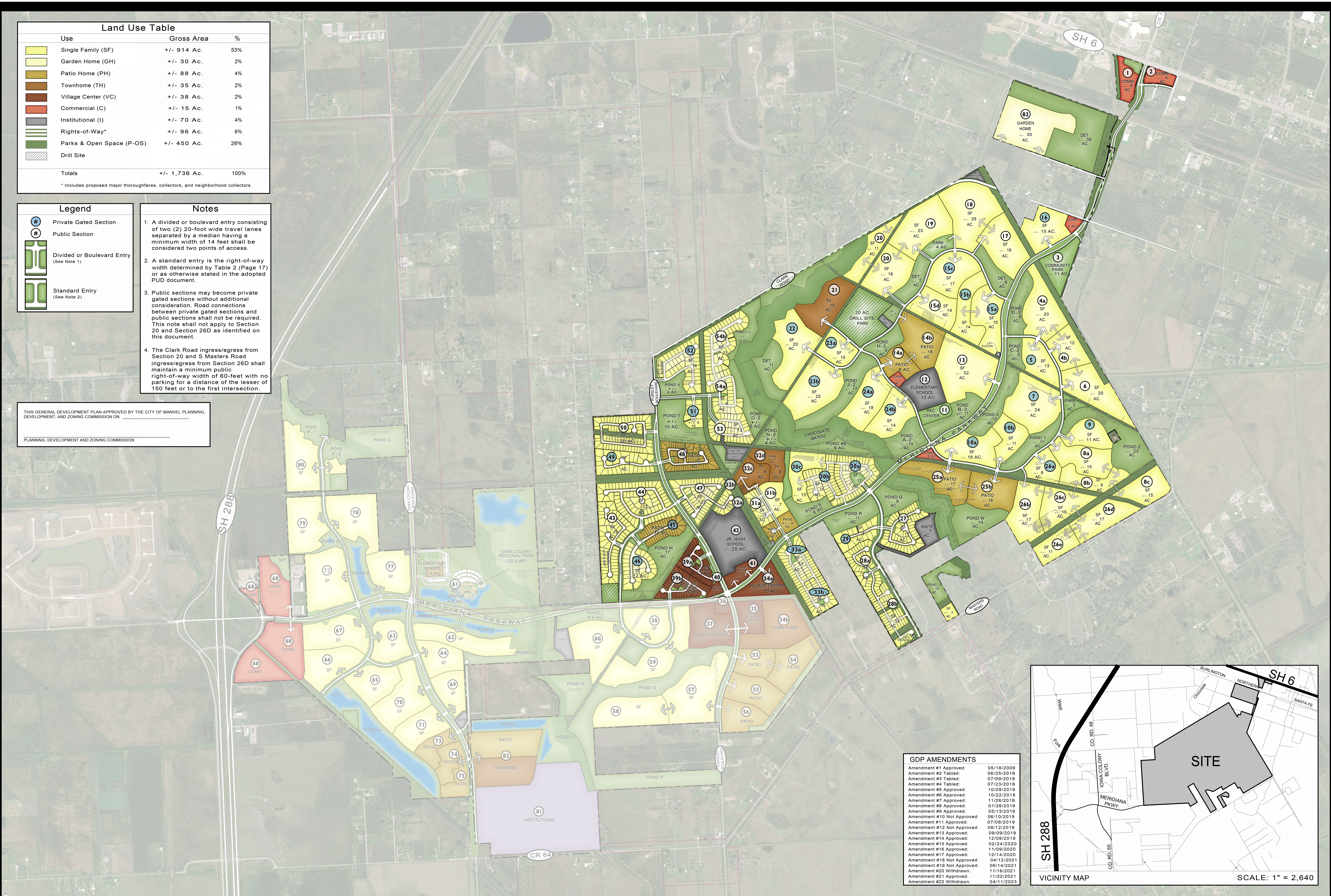
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

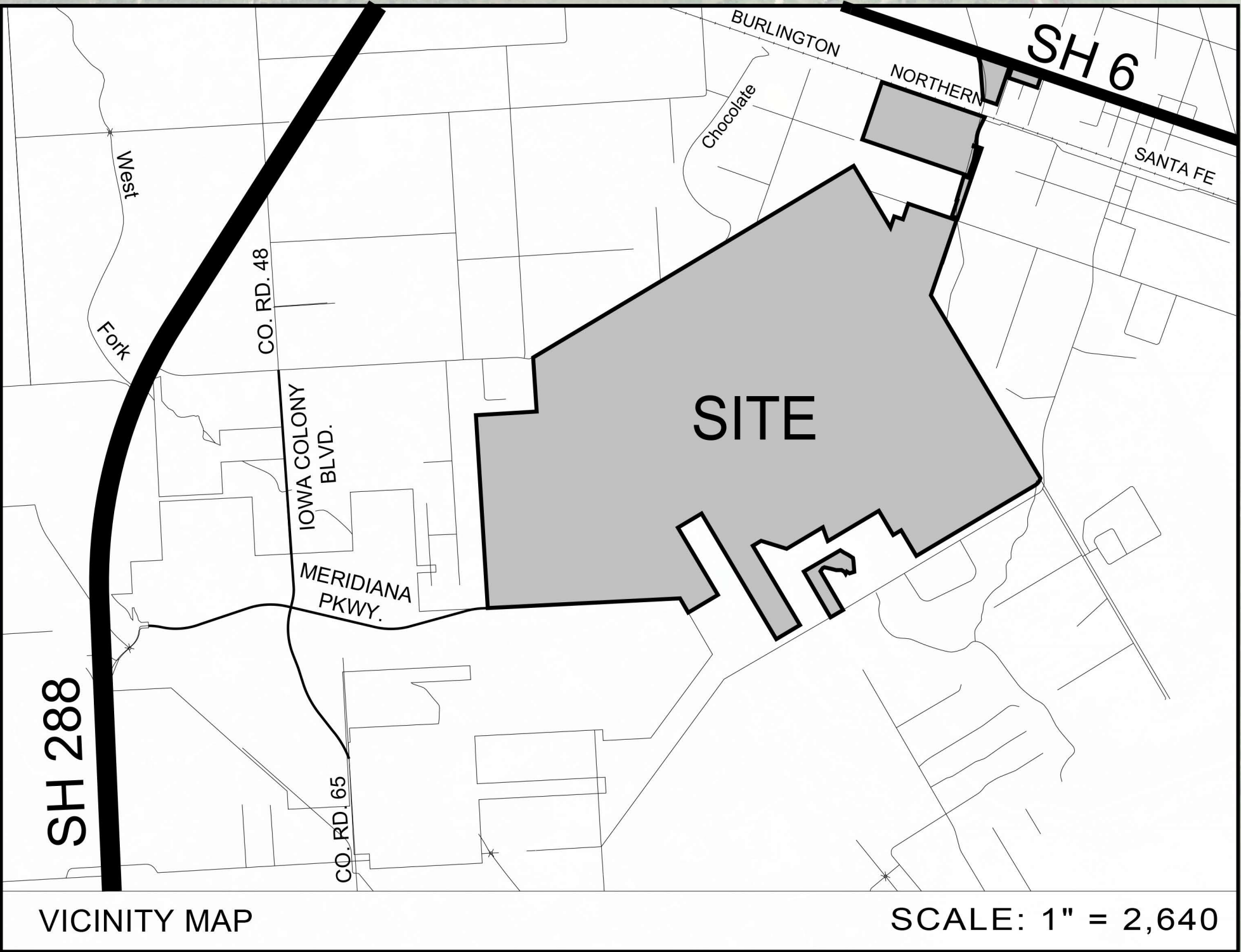
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

EHRA JOB NO.
081-011-150

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



MANVEL PD&Z

DATA SHEET

MEETING DATE: September 23, 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).

The detention calculation on the Detention and Drainage Facilities Plan for the Del Bello Lakes Development indicates that the provided detention has sufficient capacity to accommodate the subject site, which is planned for future commercial development.

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:

Per the request of the applicant, staff recommends enabling of this request to allow the applicant to address concerns, including the following previous conditions:

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.

Public Hearing Comments from the August 26, 2024 PD&Z Meeting:

Planning, Development, and Zoning Meeting on the August 26, 2024, the following comments were received during the public hearing comments. A total of three members of the public spoke during this public hearing. During the public hearing 14 members of the public spoke regarding this PUD amendment; 12 members were against this proposal and two members were not opposed to this request. A brief summary has been included regarding the comments from the members of the public.

Concerns mentioned during the PD&Z public hearing:

1. **Lighting:** The members of the public were concerned with the lighting at the proposed dealership. Several suggestions included a lower color temperature to be less bright for the existing dealership. Another suggestion was stating the hours for dealership lighting and after-hours lighting.

2. **Traffic:** There were several concerns regarding test drives within the adjacent neighborhoods, and car haulers driving down roads causing damage (Iowa Lane for example). Some members spoke about not wanting more traffic on Del Bello Boulevard and other roads. There was also a concern of safety of those on speeding test drives or not paying attention through neighborhoods where children and pets are located.

3. **Drainage:** There were concerns regarding the required detention for this proposed development, and that development of this could cause drainage/flooding issues.

Note: Based on the detention calculation in the Detention and Drainage Facilities Plan for the Del Bello Lakes Development, the provided detention has sufficient capacity to accommodate the subject site.

4. **Noise:** There was a complaint regarding the noise that the dealership produces, including using the alarms to find vehicles on the lot.

5. **Property values:** There were concerns that having another dealership could reduce the values for homes in the area.

6. **Community benefit:** There were suggestions that any development should benefit the community, such as commercial uses including restaurants or family friendly businesses such as a YMCA. Several members spoke that the dealership would provide less benefit for the new car dealership being added to this area.



Comments for those neutral for proposed PUD amendment:

1. The car dealership at least we know what we are getting, and that they will be closed on Sunday. A strip center could have later hours and they believe that traffic will be reduced when 288 construction is complete. They suggested having a lower color temperature for lighting.

2. Prefer to have one owner instead of a strip center with restaurants, dry cleaners, could be much worse. They were for the dealership, but recommended having hours tied to the lighting, and some concern with traffic on Del Bello.

3. Neutral, they feel something could be done with the lighting plans to address concerns.

Public Hearing Comments from the September 3, 2024, City Council Meeting six members of the public spoke regarding their concerns regarding the proposed PUD amendment:

1. **Noise:** Concerns were mentioned regarding the noise of another dealership, especially in the late night.

2. **Health:** Concerned with the health affects of operations of a new dealership and required tanks.

3. **Traffic:** Concerns with more traffic in neighborhoods and stop signs being ran,

worried about children and pets' safety.

4. **Clarification question:** Provide more information to residents to get a meeting consensus prior to meeting. Clarification on NAICS Code 4410 and uses for the property.
5. **Landscape buffer:** Recommend including a landscape buffer with trees to buffer residents, if approved.

Please note: Due to the applicant only provided the revised letter of request since the previous meeting, staff did not change/update the recommendations or add any new conditions.

STAFF RECOMMENDATION: Staff 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: DManchberg@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

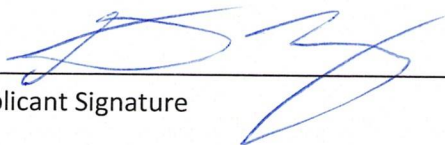
SUBMITTAL CHECKLIST

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 trunk water and sewer are already in place to the boundary of the commercial site and ready for connection. Additionally, outfall drainage and detention are already in place so there is no additional detention needed to develop the commercial sites. Any interior drainage would comply with city regulations.

Safety and security is the primary concern in regard to lighting at the property. However, we recognize the importance of not disturbing neighboring homes with light pollution. To that end, the dealership user would comply with all city restrictions. Additionally, the use of House Side Shields and appropriate pole heights would be part of this plan.

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 (Permitted on commercial property located north of Del Bello Blvd and on the specified 16 acre tract south of Del Bello Blvd ONLY)
441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

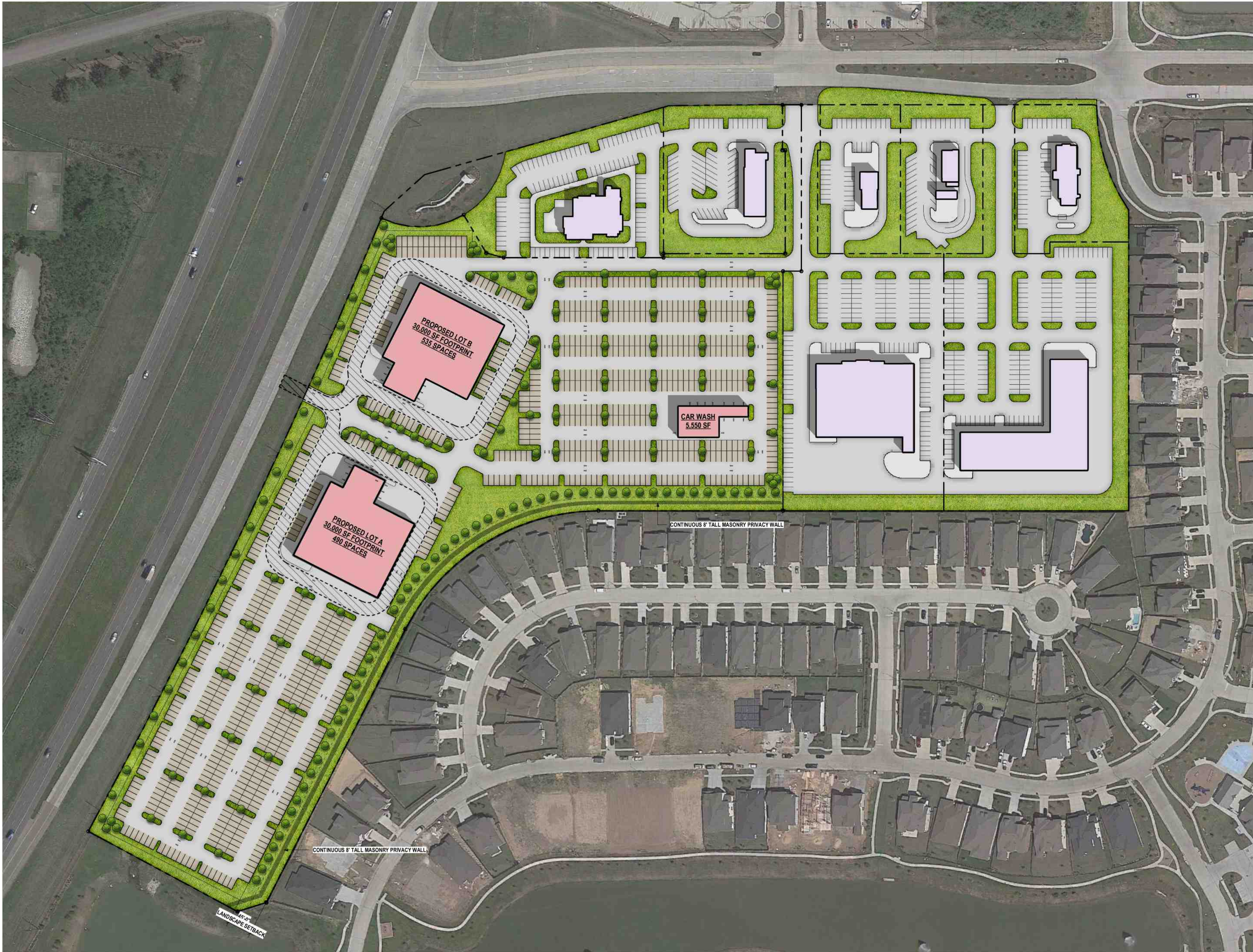
I respectfully request that the City of Manvel Planning, Development, and Zoning Department consider this proposal and undertake the necessary steps to amend the PUD Agreement accordingly. I am available to discuss this matter further and provide any additional information or support as needed.

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
------	-------	-------------

PROJECT NUMBER: LA2382

ISSUE DATE: 9.13.2023

SHEET NAME:

CONCEPT SITE PLAN

SHEET:

PT001

DETENTION CALCULATIONS:

EXAMPLE:

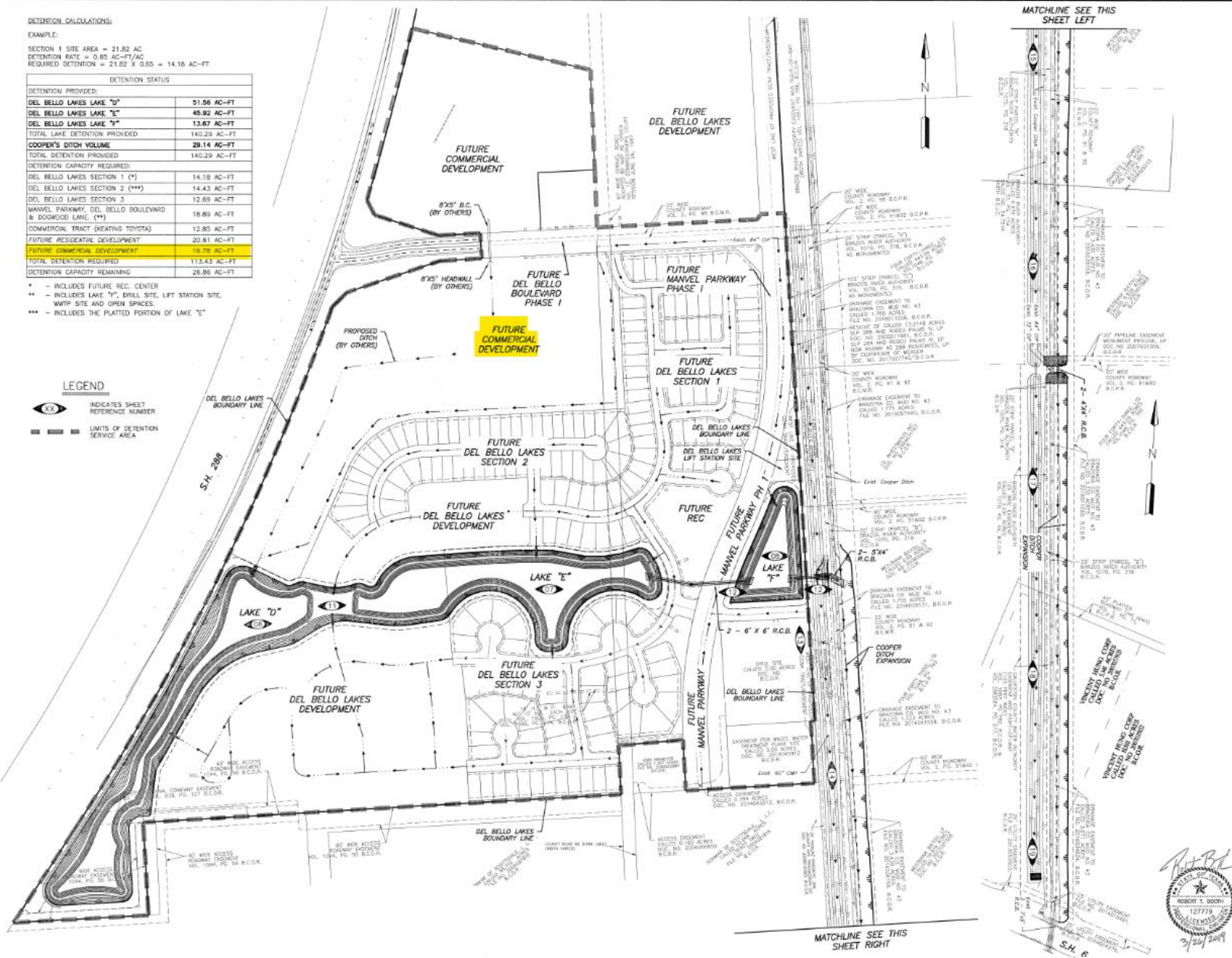
SECTION 1 SITE AREA = 21.82 AC
 DETENTION RATE = 0.05 AC-FT/AC
 REQUIRED DETENTION = 21.82 X 0.05 = 14.18 AC-FT

DETENTION STATUS	
DETENTION PROVIDED:	
DEL BELLO LAKES LAKE "D"	51.56 AC-FT
DEL BELLO LAKES LAKE "E"	45.92 AC-FT
DEL BELLO LAKES LAKE "F"	13.67 AC-FT
TOTAL LAKE DETENTION PROVIDED	140.29 AC-FT
COOPER'S DITCH VOLUME	29.14 AC-FT
TOTAL DETENTION PROVIDED	140.29 AC-FT
DETENTION CAPACITY REQUIRED:	
DEL BELLO LAKES SECTION 1 (**)	14.18 AC-FT
DEL BELLO LAKES SECTION 2 (***)	14.43 AC-FT
DEL BELLO LAKES SECTION 3	12.69 AC-FT
MANUEL PARKWAY, DEL BELLO BOULEVARD & DOGWOOD LANE (**)	18.89 AC-FT
COMMERCIAL TRACT (HEATING TOYOTA)	12.85 AC-FT
FUTURE RESIDENTIAL DEVELOPMENT	20.61 AC-FT
FUTURE COMMERCIAL DEVELOPMENT	19.79 AC-FT
TOTAL DETENTION REQUIRED	113.43 AC-FT
DETENTION CAPACITY REMAINING	26.86 AC-FT

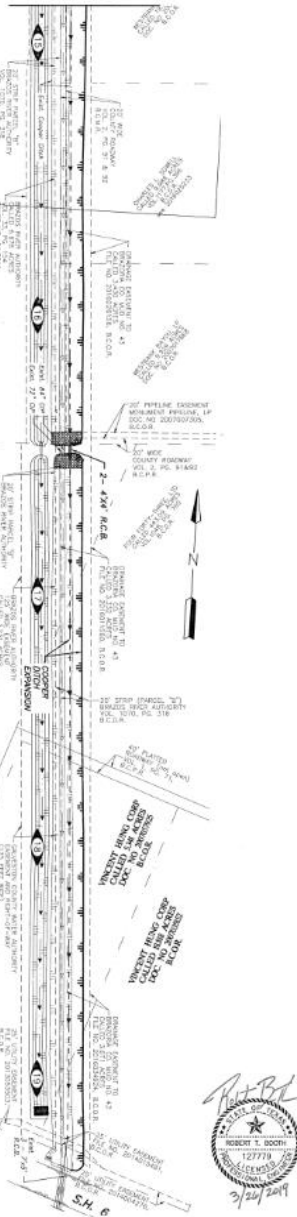
- * - INCLUDES FUTURE REC. CENTER
- ** - INCLUDES LAKE "F", DRILL SITE, LIFT STATION SITE, WATP SITE AND OPEN SPACES.
- *** - INCLUDES THE PLATTED PORTION OF LAKE "E"

LEGEND

- INDICATES SHEET REFERENCE NUMBER
- LIMITS OF DETENTION SERVICE AREA



MATCHLINE SEE THIS SHEET LEFT



BOOK DESCRIPTION:

A BRICK DISK STAMPED "CORN-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF CULVERT "2" AND THE NORTH SIDE OF CR. 56. A KEY MAP SHOWS NEAR CROSS WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD-83 (2001 ADJ.) (CR 1.85 FEET FOR NAVD-83 (1988 ADJ.))

PROJECT INFO:

A 5/8" HIGH ROD WITH AN ALUMINUM THOFT DISC LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF A DRAINAGE ACCESS ROAD AND SH 6. THE POINT IS LOCATED 4'-7" - 315 FEET WEST OF THE INTERSECTION OF DRAINAGE CRANE AND SH 6.

ELEVATION = 52.08 FEET, NAVD83 (2003) (B.C. LEAD DATING)

SURFACE COORDINATES: N 13739263.393 E 3122641.288

FLOODPLAIN INFO:

BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "2" (UNDESIGNED, ON THE FIRM MAP). ZONE 2 (UNDESIGNED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN" AS SHOWN ON THE FEDERAL FLOODPLAIN MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4805030101N, EFFECTIVE DATE: JUNE 5, 1989.

THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODPLAIN AND THE 100-YEAR FLOODPLAIN.

NOTES:

1. THE PROPOSED SWALES SHOWN ARE TEMPORARY SWALES TO DRAIN UNDEVELOPED AREAS UNTIL THEY ARE DEVELOPED AS A LATER DATE.
2. PROPOSED TEMPORARY SWALES SHALL HAVE A MAXIMUM 5:1 SIDE SLOPE.

DRAINAGE RECORD DRAWING

I, ROBERT T. BOOTH, hereby certify that this drawing reflects the improvements constructed and the location and space and that the construction was in substantial compliance with the contract documents.

CONTRACT NO. 114-11
 DATE: 3/24/2019

BRAZORIA COUNTY M.U.D. NO. 43

PHASE I DETENTION AND DRAINAGE FACILITIES TO SERVE DEL BELLO LAKES

DETENTION SERVICE AREA

LJA Engineering, Inc.

2020 Shapers Drive
 Suite 400
 Houston, Texas 77042
 Phone: 713.853.5330
 Fax: 713.853.5200
 PRR-1-1380

LJA PROJECT NO.: 2197-1812

SUBMITTED: 12/7/19

DESIGNED BY: GLE

DATE: APR 2019

SHEET NO. 05 OF 22 SHEETS

LJA CITY DWG NO.

F & NO.

