

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 15, 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 and postponed to the following PD&Z Meeting at the 9/23/2024 PD&Z Meeting)

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 "RELIGIOUS ORGANIZATIONS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the Final Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 10; BEING A SUBDIVISION OF 10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 42 AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION SECTION 73, VOL. 2 PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Consideration and possible action to approve the Final Plat of Valencia Section 11; BEING A SUBDIVISION OF 9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PORTION OF LOTS 34, 35, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOL. 2 PAGES 91 & 92 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- 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. (Tabled at the 8/26/2024 PD&Z meeting and postponed to the following PD&Z Meeting at the 9/23/2024 PD&Z Meeting)
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-41;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 "RELIGIOUS ORGANIZATIONS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- E. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 6403 Del Bello Rd.
- F. 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 10/11/2024 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



MANVEL PD&Z

DATA SHEET

MEETING DATE: October 15, 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 twice to include (1) temporary signage allowance for the residential development (Ordinance No. 2020-O-2) and (2) specific signage regulations for the Keating Toyota site. The applicant is requesting a PUD amendment to allow a second Motor Vehicle Dealership use within the 30-acre commercial tract on the south side of Del Bello Road. The PUD allowance for Motor Vehicle Dealership uses is limited to the tract on the north of Del Bello Road, which allowed the existing Toyota dealership.

This request was submitted in August 2024. The applicant has provided with a concept site plan for the that entire 30-acre tract with approximate 16-acre car dealership along the SH 288 frontage and other retail uses on the remaining 14-acre tract. According to this conceptual plan the car dealership includes two roughly 30,000 square-foot buildings, and an associated car wash for the dealership. The site plan also depicts five pad sites for restaurants with drive-throughs along Del Bello Road and other commercial uses, and an interior parcel on the remaining acreage.

The applicant has indicated that the tract is more suited for a car dealership and that they have not received much interest from other commercial businesses such as restaurants and offices. They have also indicated that they have two potential buyers interested in developing a car dealership at this location. They have argued that if the PUD amendment is not approved, the tract shall remain vacant or a long time. 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.

A public hearing for this request was held by the Planning, Development, and Zoning Commission (PD&Z) on August 26, 2024 and one was held by the City Council on September 3, 2024. Following these public hearings, the applicant has reached out the staff and confirmed that the requested allowance for the car dealership only applies to 16 acres out of the 20-acre commercial tract as shown in the proposed concept site plan. The applicant is also proposing certain design features such as landscaping buffer, masonry wall, and outdoor lighting measures to address public comments and

concerns.

POINTS TO CONSIDER:

- Del Bello Lakes Planned Unit Development is predominantly residential with very limited commercial acreage allocation. An approximate 81% of the acreage is allocated for residential lots, associated infrastructure and amenities. The commercial acreage is limited to roughly 19% of the total acreage (approximately 50 acres).
- Out of the total 50 acres allocated for commercial, 16.97 acres used by the existing car dealership, which is an approximate 35.94% of the total commercial allowance (Table 1 below).
- Approval of this proposed amendment to allow a car dealership on 16 acres will result in a total of 33.97 acres (including the existing Toyota dealership) dedicated for motor vehicle sales use. This constitutes approximately 67.94% of the commercial allocation and will result in reduced variety of other retail uses. The PUD was created with an expectation that the only one car dealership will be allowed, and that the remaining commercial acreage would include other retail sales and service uses needed to serve the residents.
- Due to the location of the subject site along a major thoroughfare, the proposed amendment is not anticipated to create any traffic related concerns.
- The detention capacity for the subject site was considered in the overall drainage plan and calculation for Del Bello Lakes development. Therefore, an on-site detention will not be required.



Use	Acres	Percentage
Existing Motor Vehicle Dealership.	17.97	35.94%
Proposed Motor Vehicle Dealership	16	32.00%
Remaining Commercial*	16.03	32.06%

PUBLIC HEARING COMMENTS FROM THE AUGUST 26, 2024, PD&Z MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 14 members of the public spoke regarding this PUD amendment; 12 members were against the requested PUD amendment and two members were not opposed to the request. Following is a summary of 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 for this area.

Comments for those neutral for proposed PUD amendment:

1. "With 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 SEPTEMBER 3, 2024, COUNCIL MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 6 members of the public spoke regarding the requested PUD amendment. Following is a summary of the comments from the members of the public.

1. Noise: Concerns were mentioned regarding the noise of another dealership, especially in the late night.
2. Health: Concerned with the health effects 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.

SEPTEMBER 23, 2024, PD&Z MEETING:

The requested PUD amendment was included on the September 23, 2024 agenda as a workshop item as well as an action item. The applicant, due to an urgent family event, requested to reschedule their item, therefore, no action was taken. However, the item was discussed as a workshop item so that the Commission had an opportunity to refresh their memory and ask questions. However, since the applicant had not provided any update and were not able to attend the meeting, the discussion was limited to the original request.

UPDATES FROM THE APPLICANT: The applicant has had a couple of meetings with staff to address concerns raised at the public hearings. One of staff's concerns was that the request does not specify that the allowance for motor vehicle sales use is limited to 16 acres as shown on the concept plan. The applicant has now revised their PUD Amendment request to limit the land use allowance to 16 acres as shown in the proposed concept site plan for the Motor Vehicle Dealership.

The applicant has provided the following response to address the other key concerns:

Drainage: Mr. Michael Rusk from LJA Engineering confirmed that the detention provided for the Del Bello Lakes Development has sufficient capacity to accommodate the subject site, and no additional detention is needed for the commercial development.

Noise and Lighting:

- The property owner agrees to construct a sound attenuation wall along the boundary of the 16 acres where the residential and commercial properties meet.
- Trees will be planted at 25-foot intervals along this boundary, with a 45-foot landscape setback.
- All lighting will comply with PUD requirements and will meet or exceed the existing lighting mitigation strategies in place at the car dealership north of Del Bello Blvd.

STAFF RECOMMENDATION: Staff does not recommend approval 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 sufficient variation in commercial designated areas within this development.

Recommended Conditions if the PD&Z is considering Approval:

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

1. Motor Vehicle Sales use on the southside of del bello road shall be limited to 16 acres of land as shown in the proposed concept plan.

2. Only motor vehicle sales use which primarily sells new cars shall be permitted.
3. A minimum 25-foot landscaping buffer shall be provided between the car dealership and abutting residential lots with a minimum of one tree planted every twenty feet.
4. A minimum 6-foot-tall masonry fence shall be installed within the landscape buffer.
5. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
6. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.

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
Ellie Roohbakhsh



FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 6/21/2024

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Lake H,

A subdivision of 7.656 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria

County, Texas, being a part of lots 6, 7, 14, and 15 in the Allison Richey Gulf Coast Home Company part of Suburban

Gardens Sec 73, a subdivision recorded in Volume 2, Pages 91 & 92 in Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary _____

Final X

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

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

Lacey Bell
SIGNATURE

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2024.07.15 06:40:51-0500

7/15/24
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:	Valencia Lake H - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	October 15, 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

- *The subject site is a proposed detention facility within the Valencia Master Planned Development, originally established as a Planned Unit Development (PUD) in July 2021.*
- *An amendment to the Valencia PUD, including the Valencia Master Plan, was approved by the City Council on April 15, 2024.*
- *This section is located along the western side of Chocolate Bayou, south of the proposed Section 13 (B-10).*
- *The proposed plat subdivides 7.656 acres of land into one reserve designated for landscaping, a lake, detention, and amenities.*
- *This proposed plat was previously denied by Planning, Development, and Zoning Commission in August 2024.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Valencia Lake H Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

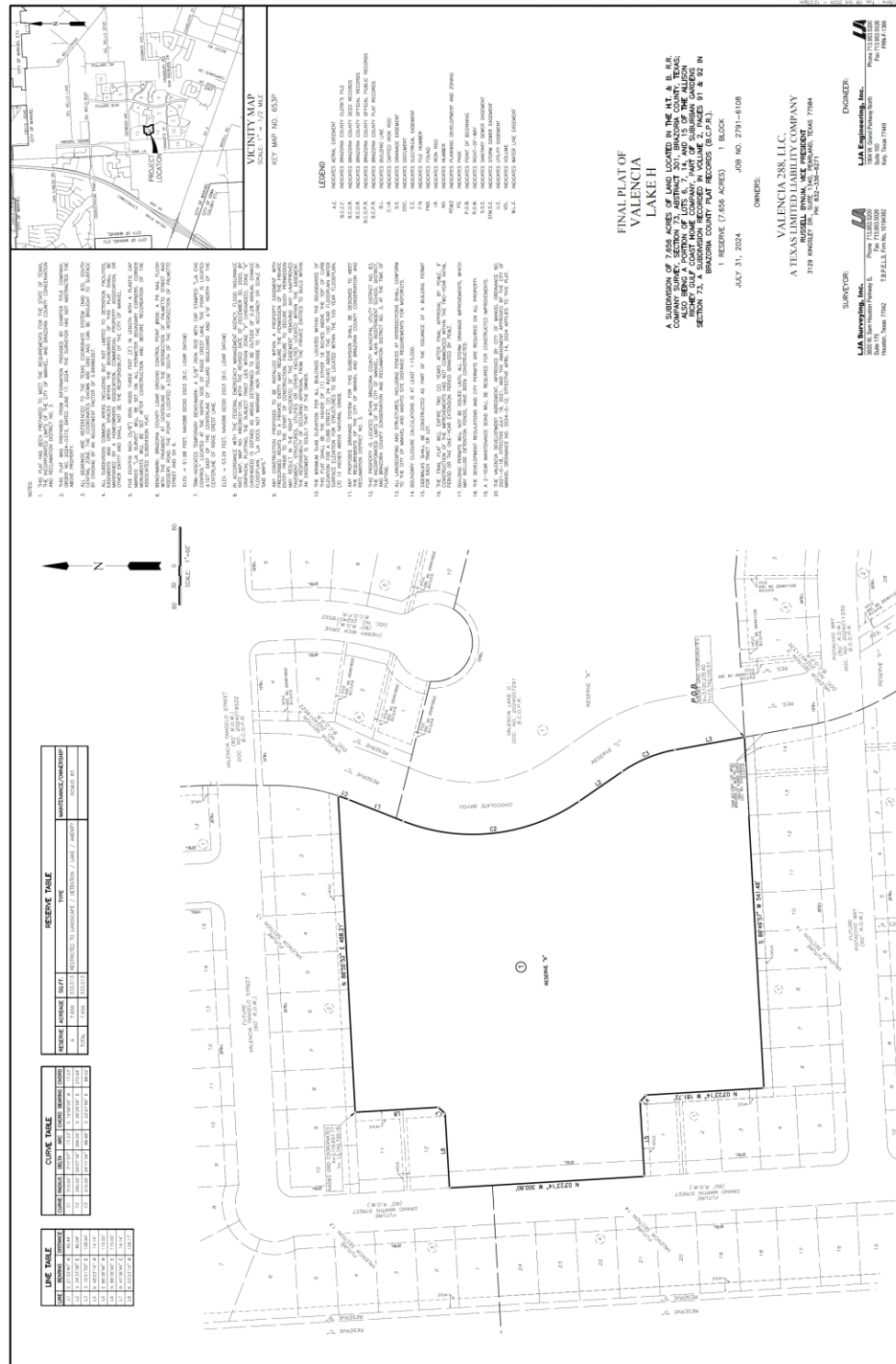
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit

[illegible]

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

Plat Exhibit

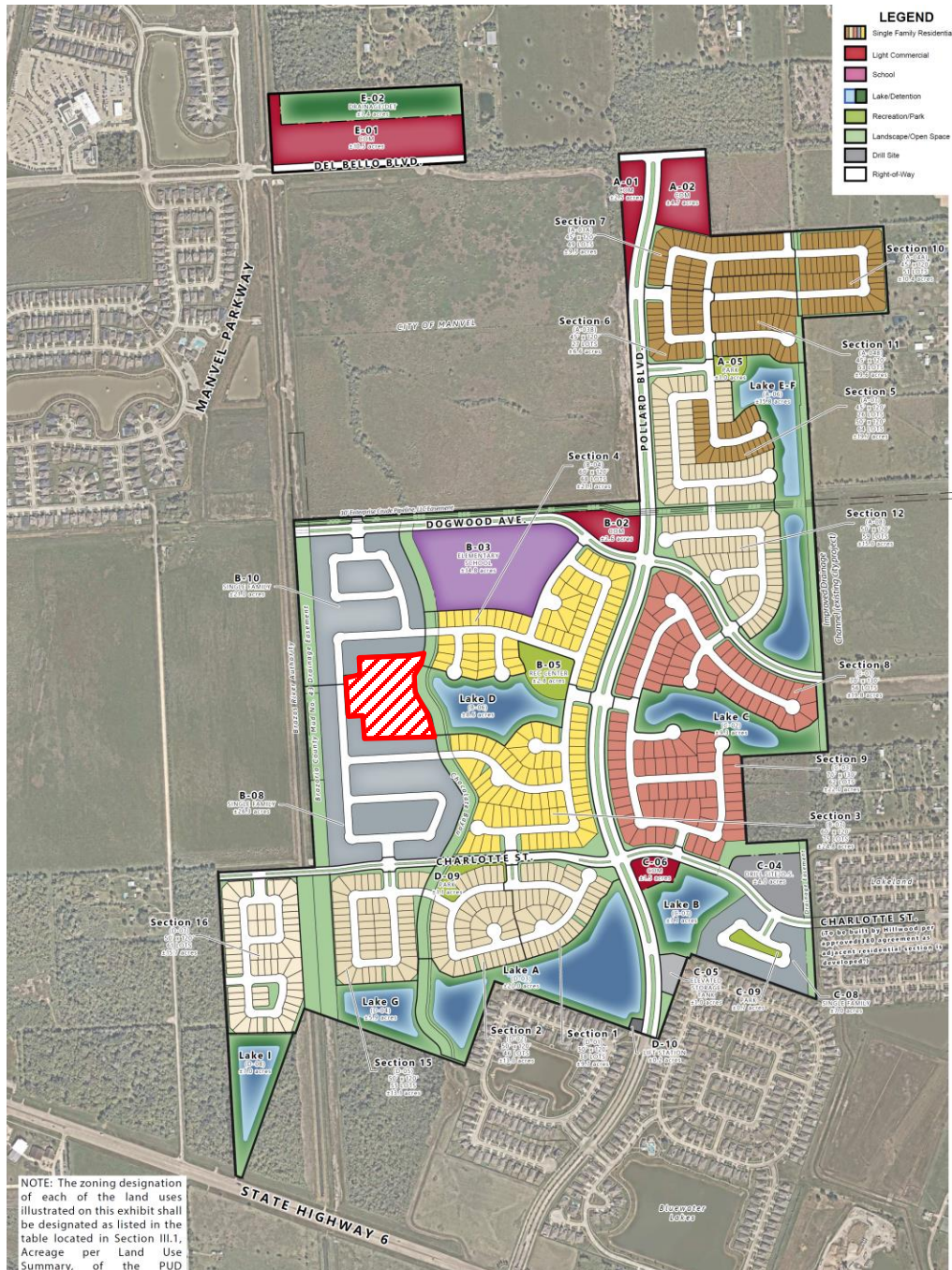




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
RESIDENTIAL**

A preliminary map of the Hillwood Residential development, showing the proposed layout of the development, including the location of the development, the proposed layout of the development, and the proposed layout of the development.

EXHIBIT E Planned Unit Development Conceptual Land Use Exhibit

VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024

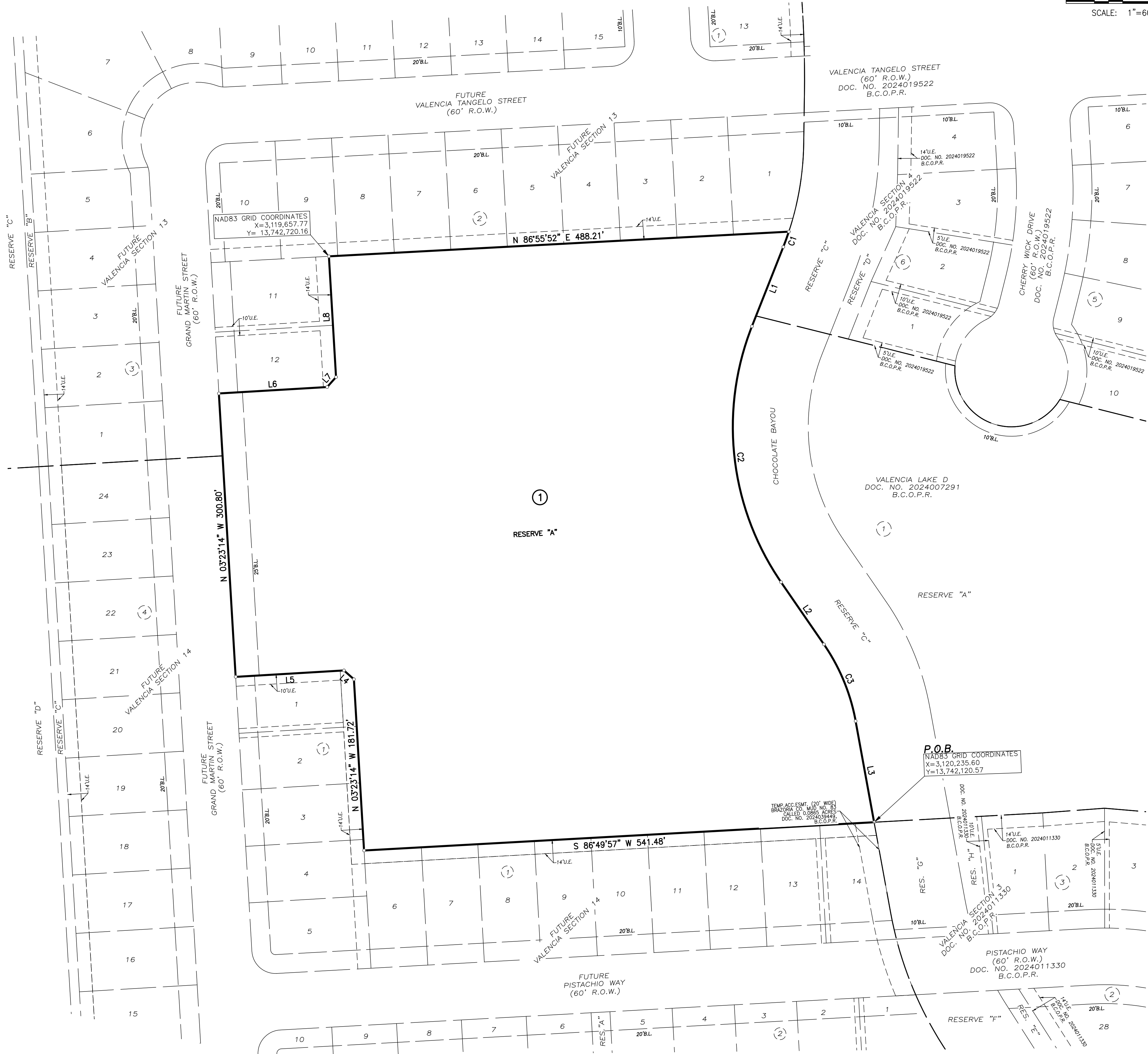
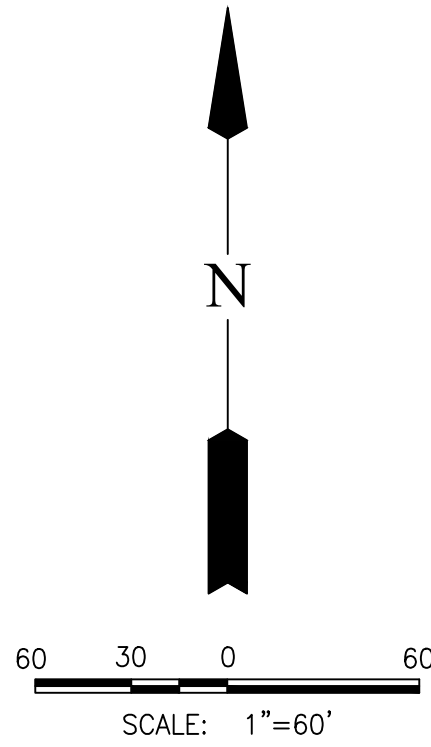


RELATIONSHIPS | PROCESS | DESIGN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 21°33'40" W	90.44'
L2	S 34°33'38" E	80.04'
L3	S 10°21'59" E	108.94'
L4	N 48°23'14" W	14.14'
L5	S 86°36'46" W	115.00'
L6	N 86°36'46" E	115.00'
L7	N 41°36'46" E	14.14'
L8	N 03°23'14" W	128.17'

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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	7.656	333,513	RESTRICTED TO LANDSCAPE / DETENTION / LAKE / AMENITY	BCMUD 83
TOTAL	7.656	333,513		

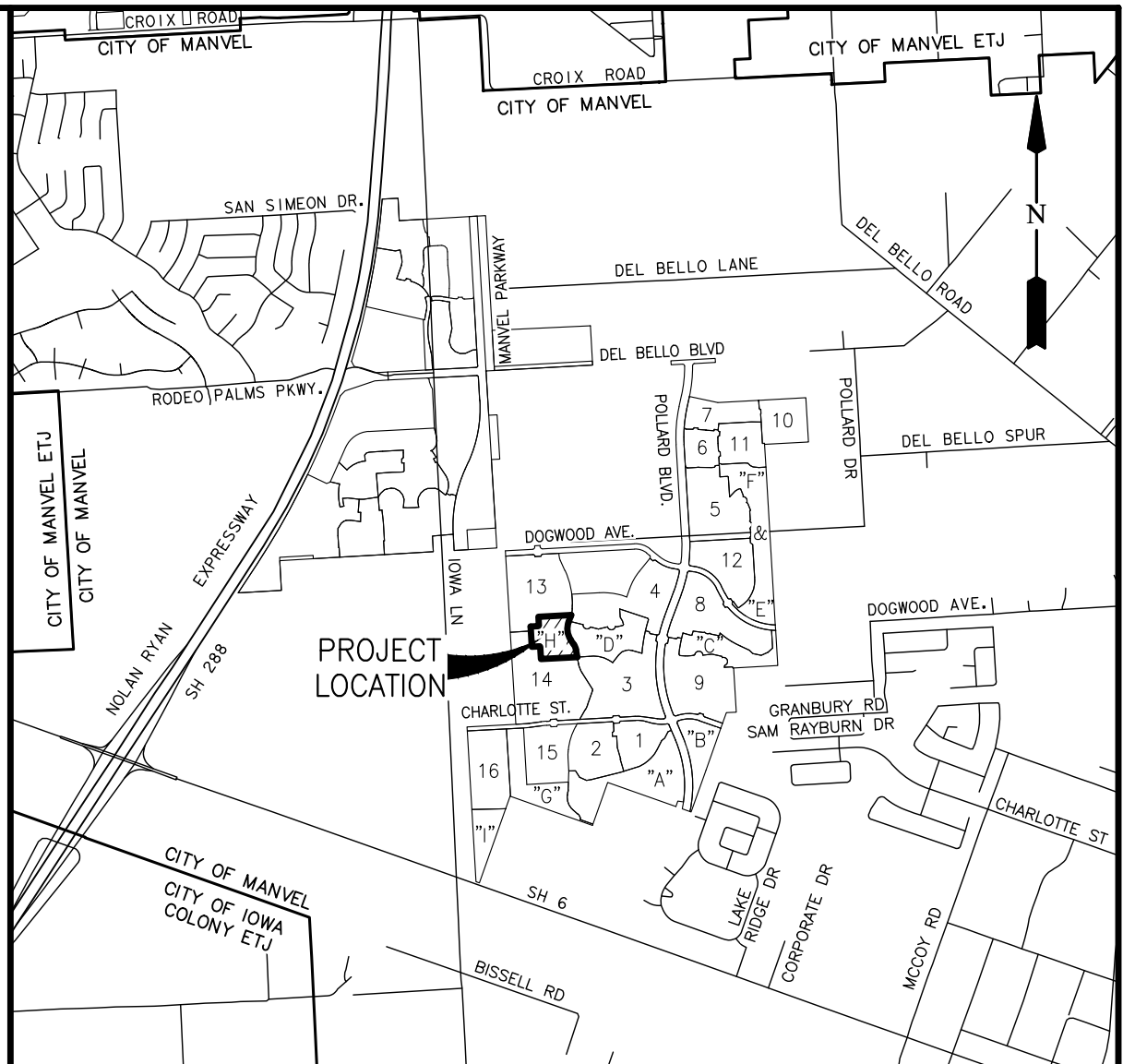


NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0373, DATED JUNE 17, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.

ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.

ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0110K, WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE NATURAL GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 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 ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021, AND THE AMENDMENT APPROVED BY THE CITY OF MANVEL ORDINANCE NO. 2024-0-12, EFFECTIVE APRIL 14, 2024 APPLIES TO THIS PLAT.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

LEGEND

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

FINAL PLAT OF
VALENCIA
LAKE H

A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 6, 7, 14, AND 15 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

1 RESERVE (7.656 ACRES) 1 BLOCK

JULY 31, 2024

JOB NO. 2791-6108

OWNERS:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

SURVEYOR:

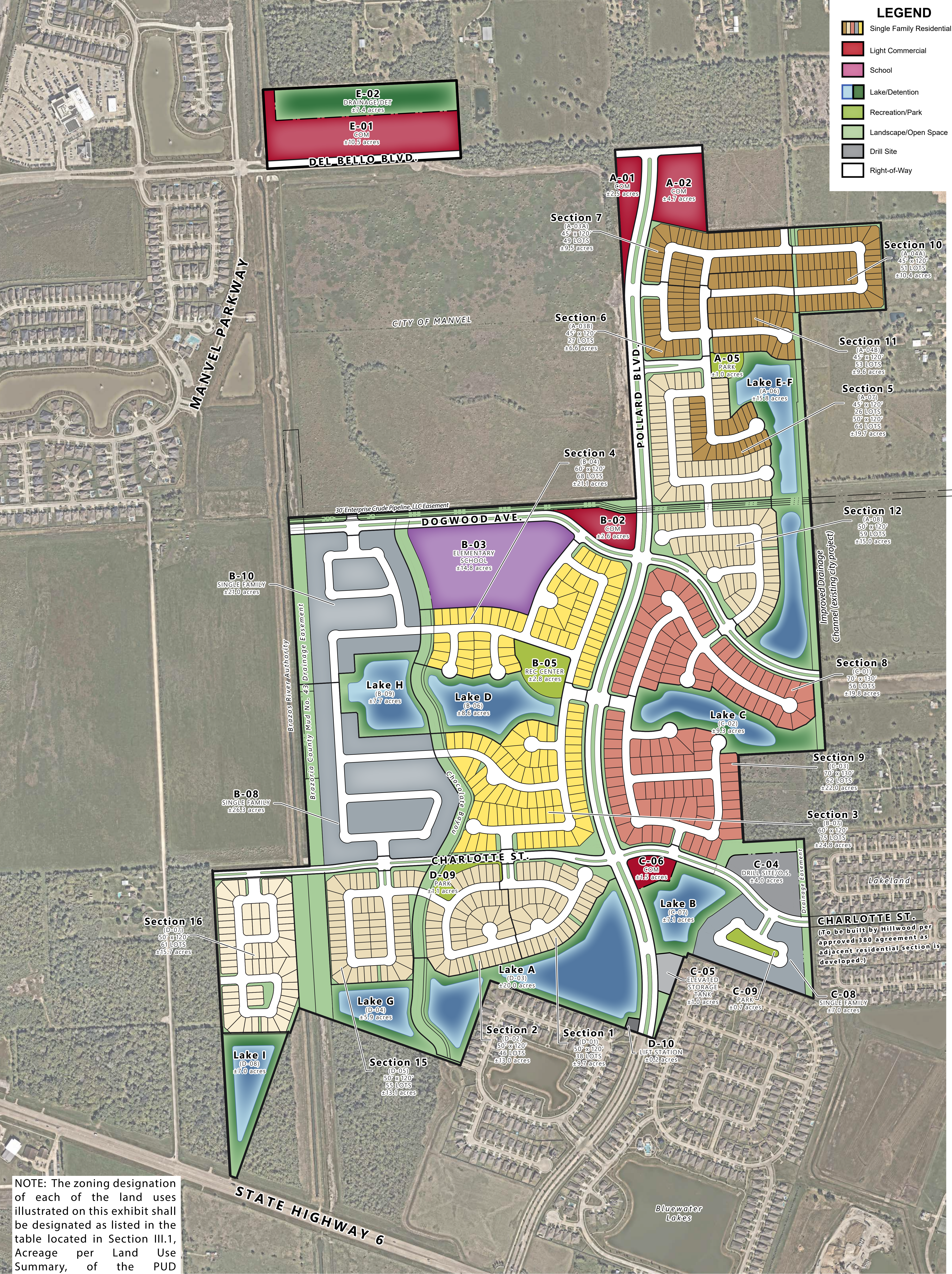
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
6:00 P.M.

MINUTES 9/23/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:04 p.m.

Those in attendance were:

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

Absent: Christy Kennard

Also Present: Bobby Gervais, City Attorney
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Associate Planner
Jessica Portie, Associate Planner
Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

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)

Jose Abraham provided the update. Staff recommends denial. If approved, there will be recommended conditions.

The applicant has asked for this to be pushed to the next meeting, as they were unable to attend the meeting.

Consent PDZ

- 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.

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

The motion carried with a vote: 6/0

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

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.

Jesica Portie provided the update. Staff recommends approval with one condition:

- 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)).

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

The motion carried with a vote: 6/0

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

September 23, 2024 PLANNING DEVELOPMENT AND ZONING MINUTES

Absent: Christy Kennard
Abstained: None

- 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)

PDZ Member Kyle Marasckin made the motion to postpone the item until the next PDZ meeting. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

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

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

The motion carried with a vote: 6/0

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

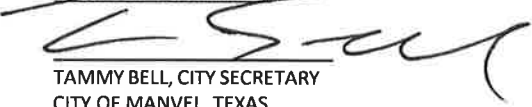
Adjourn

PDZ Member Kenneth Haynes made the motion to adjourn the meeting at 6:30 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 7/5/2024

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section

10, A subdivision of 10.427 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria

County, Texas, being a part of lots 42 and 50 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens

Subdivision Section 73, Vol. 2 Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary _____

Final X

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

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

SIGNATURE

DATE 7/5/2024



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 10 – Final Plat
Applicant:	Adam Clent – LJA Engineering
PD&Z Meeting Date:	October 15, 2024
Submitted By:	Jesica Portie, Assistant 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 residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The amendment to Valencia Planned Unit Development including Valencia Master Plan was approved by the City Council on April 15, 2024.*
- *The proposed site is located along the northeast boundary of the proposed Valencia development (A-04) and abuts proposed Valencia development boundary on the north, east, and south sides.*
- *The proposed plat subdivides a 10.427-acre tract into 51 residential lots, 2 Blocks, and 5 reserves for landscaping, open space, and drainage.*
- *This section includes single-family specialty product residential lots that are typical 45-foot-wide lots.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of the Valencia Section 10 Final Plat with two (2) conditions. The conditions include:

1. Revise to remove 10' S.S.E along Reserves A, B, and D for accuracy (Sec 62-41 (b) (13)).
2. In accordance with the approved first amendment to the Interlocal and Development Agreement between the City of Manvel and Brazoria County MUD No. 83 regarding public improvement, the second deposit for the reservation of an additional 840 ESFCs is required to be paid. Please make a payment to satisfy this requirement. (Section 3.2 (C) Recordation No. 2024022770)



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

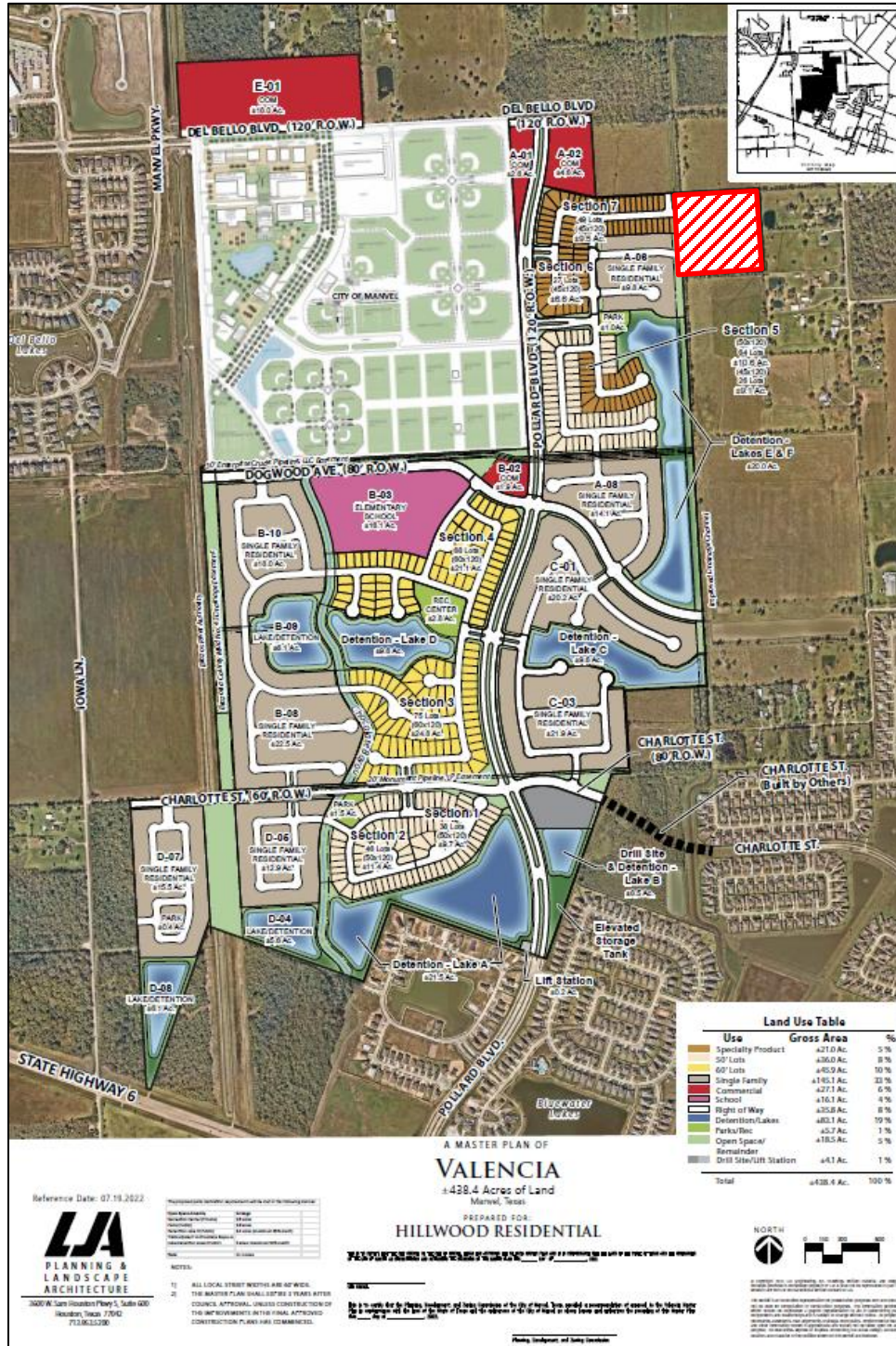
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DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH LEE JONES, SENIOR VICE PRESIDENT, LAND, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 10, BEING 10.427 ACRES OUT OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 42 AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

IN TESTIMONY WHEREOF, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEE JONES, SENIOR VICE PRESIDENT, LAND, OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED,

THIS 08th DAY OF August, 2024.

BY: PHHOU-SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

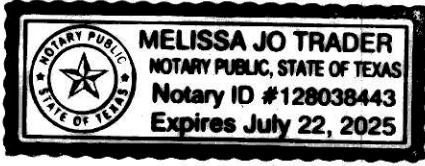
BY: LEE JONES
LEE JONES, SENIOR VICE PRESIDENT, LAND

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEE JONES, SENIOR VICE PRESIDENT, LAND OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 08th DAY OF August, 2024.

Melissa Jo Trader
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



8-01-2024

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF VALENCIA SECTION 10" AS SHOWN HEREON

THIS 10 DAY OF September, 2024.

Ricky Klugezka
RICKY KLUGEZKA
COMMISSIONER

Jody Seaton
JODY SEATON
COMMISSIONER

Alfred Roberg, Jr.
ALFRED ROBERG, JR.
COMMISSIONER

Dong Nguyen, P.E., C.E.M.
DONG NGUYEN, P.E., C.E.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 10 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF VALENCIA SECTION 10

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

51 LOTS 5 RESERVES (1.304 ACRES) 2 BLOCKS

JULY 29, 2024

JOB NO. 2791-4110P

OWNERS:

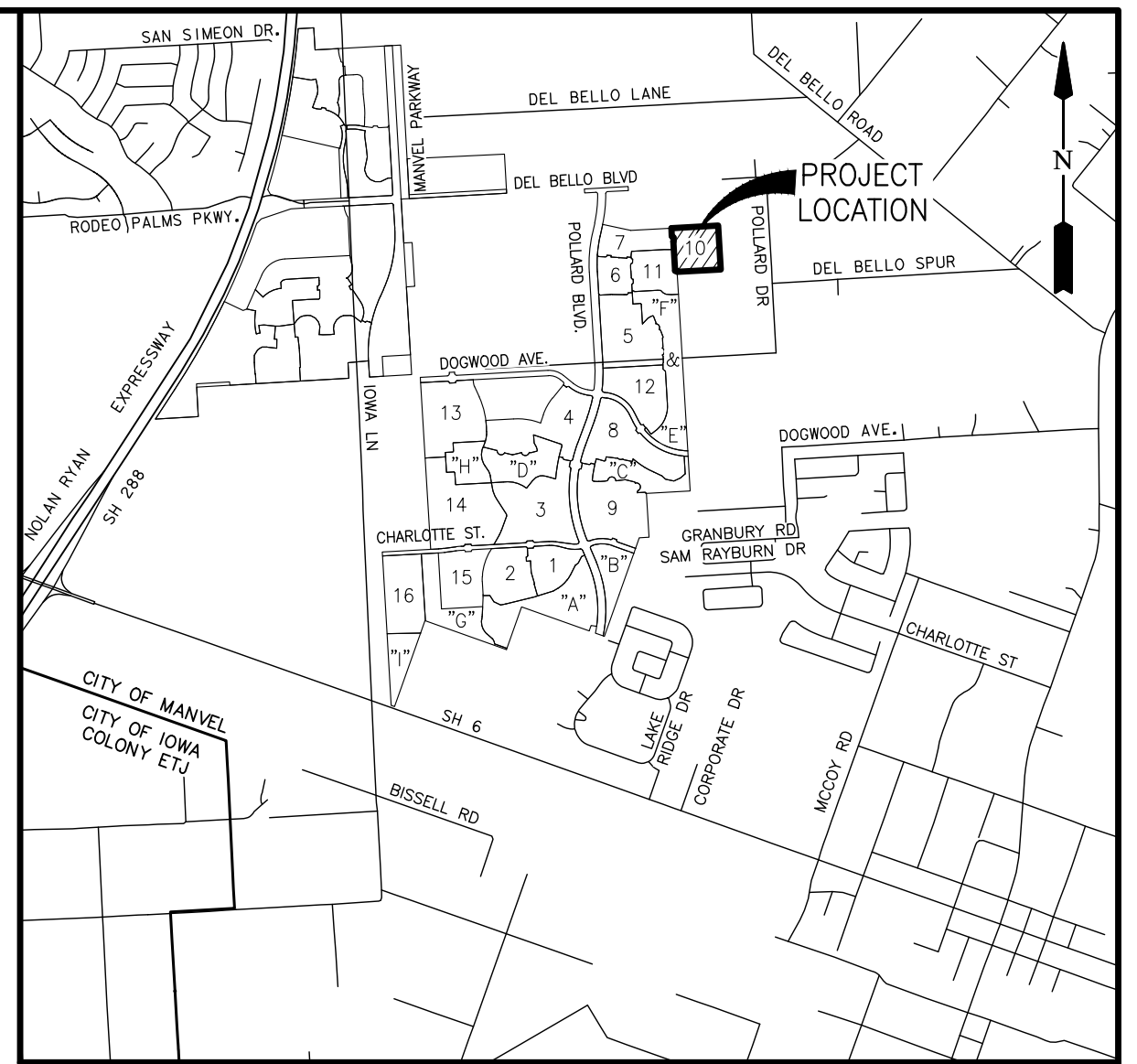
PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
LEE JONES, SENIOR VICE PRESIDENT, LAND
9000 GULF FREEWAY, HOUSTON, TEXAS 77017
PH: 713-948-6631

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



KEY MAP NO. 653P



FINAL PLAT OF
VALENCIA SECTION 10

51 LOTS 5 RESERVES (1.304 ACRES) 2 BLOCKS

JULY 29, 2024 JOB NO. 2791-4110P

OWNERS:

SURVEYOR:

ENGINEER:

SHEET 2 OF 3

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0152, DATED OCTOBER 3, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: BRAZORIA COUNTY LIAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
- ELEVEN. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
7. TBM--INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
- ELEVEN. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
8. THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K, ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
20. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
21. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2024-0-12, EFFECTIVE APRIL 15, 2024 APPLIES TO THIS PLAT.
22. FOR SINGLE FAMILY SPECIALTY PRODUCT DEVELOPMENT (TYPE A FRONT LOADED DETACHED LOTS) THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING. LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
23. PUBLIC ROAD EASEMENT RECORDED IN VOL. 2, PGS. 91-92, ROADWAY AND DRAINAGE EASEMENT AS RECORDED IN VOL. 123, PG. 17, AND ROADWAY AND DRAINAGE EASEMENT AS RECORDED IN VOL. 130, PG. 301, BRAZORIA COUNTY DEED RECORDS HAVE ALL BEEN ABANDONED BY ORDINANCE 2023-0-10 AND RECORDED IN DOC NO. 2023012861, B.C.O.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°24'33" W	16.40'
L2	S 86°35'27" W	30.00'
L3	N 88°49'56" E	3.69'
L4	N 01°10'04" W	60.00'
L5	S 41°49'56" W	14.14'
L6	N 48°17'18" W	28.34'
L7	N 41°42'42" E	28.22'

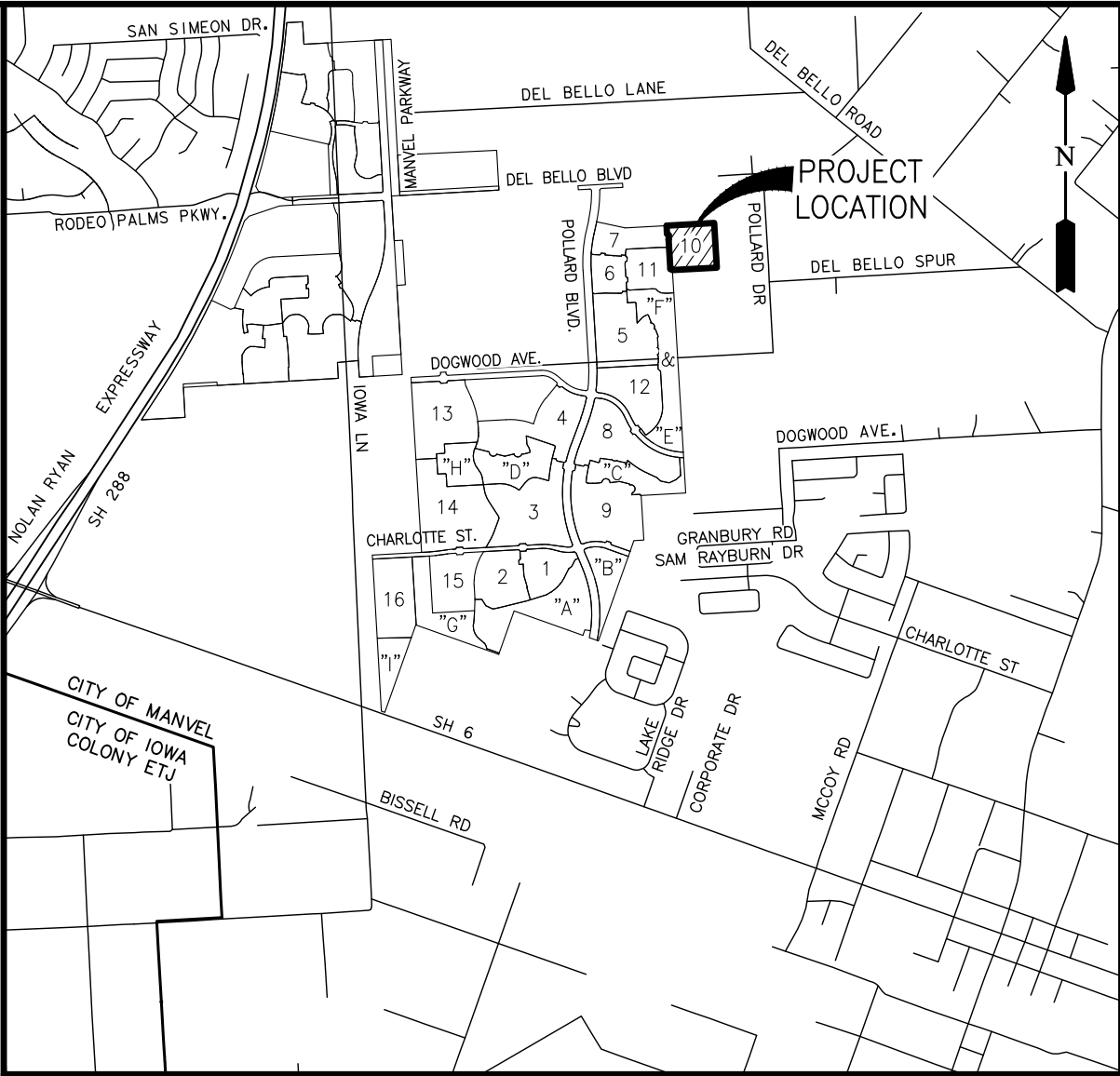
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°00'00"	38.40'	N 47°10'04" W	34.73'
C2	500.00'	2°00'00"	17.45'	N 87°49'56" E	17.45'
C3	55.00'	89°45'31"	86.16'	S 48°17'18" E	77.62'
C4	55.00'	90°14'29"	86.63'	S 41°42'42" W	77.95'
C5	300.00'	1°03'25"	5.53'	S 87°21'39" W	5.53'
C6	470.00'	2°00'00"	16.41'	N 87°49'56" E	16.41'
C7	25.00'	33°19'12"	14.54'	N 70°10'20" E	14.33'
C8	60.00'	156°23'55"	163.78'	S 48°17'18" E	117.46'
C9	25.00'	33°19'12"	14.54'	S 13°15'04" W	14.33'
C10	25.00'	33°07'06"	14.45'	S 19°58'06" E	14.25'
C11	60.00'	156°28'42"	163.86'	S 41°42'42" W	117.48'
C12	25.00'	33°07'06"	14.45'	N 76°36'30" W	14.25'
C13	330.00'	0°56'20"	5.41'	S 87°18'07" W	5.41'
C14	270.00'	1°12'09"	5.66'	N 87°25'59" E	5.66'
C15	25.00'	90°14'29"	39.38'	N 41°42'42" E	35.43'
C16	25.00'	89°45'31"	39.16'	N 48°17'18" W	35.28'
C17	530.00'	2°00'00"	18.50'	S 87°49'56" W	18.50'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.055	2,375	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.097	4,233	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	BCMUD 83
C	0.888	38,685	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	HOA
D	0.089	3,860	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	BCMUD 83
E	0.175	7,614	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	BCMUD 83
TOTAL	1.304	56,767		

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,495	45.00'
2	5,611	45.00'
3	5,625	45.00'
4	5,625	45.00'
5	5,625	45.00'
6	5,625	45.00'
7	5,625	45.00'
8	5,625	45.00'
9	5,625	45.00'
10	5,337	45.10'
11	8,182	45.39'
12	11,582	45.39'
13	7,082	45.22'
14	5,441	45.46'
15	5,625	45.00'
16	5,625	45.00'

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
17	5,625	45.00'
18	5,625	45.00'
19	5,371	45.20'
20	8,234	45.39'
21	11,686	45.44'
22	7,122	45.26'
23	5,406	45.17'
24	5,625	45.00'
25	5,625	45.00'
26	5,625	45.00'
27	5,625	45.00'
28	5,625	45.00'
29	5,625	45.00'
30	5,625	45.00'
31	6,210	49.68'
32	6,233	50.04'

LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,407	50.04'
2	6,258	50.00'
3	6,325	50.60'
4	6,325	50.60'
5	6,325	50.60'
6	6,325	50.60'
7	6,325	50.60'
8	6,485	50.60'
9	6,197	50.31'
10	6,145	50.03'
11	5,625	45.00'
12	5,625	45.00'
13	5,625	45.00'
14	5,625	45.00'
15	5,625	45.00'
16	5,625	45.00'
17	5,625	45.00'
18	5,651	45.00'
19	5,682	45.72'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

BEING 10.427 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 42, AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), ALL OF THAT CERTAIN CALLED 10.300 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013228 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 10.916 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, B.C.O.P.R., SAID 10.300 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 10.300 ACRES, SAME BEING THE COMMON CORNER OF LOTS 49, 50, 55 AND 56, OF SAID SECTION 73;

THENCE, SOUTH 03° 24' 33" EAST, ALONG THE EASTERLY LINE OF SAID 10.300 ACRES, AND THE COMMON LINE OF SAID LOTS 50 AND 56, 660.00 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHEAST CORNER OF SAID 10.300 ACRE TRACT, SAME BEING THE COMMON CORNER OF LOTS 50, 51, 56 AND 57 OF SAID SECTION 73;

THENCE, SOUTH 86° 49' 56" WEST, ALONG THE SOUTH LINE OF SAID 10.300 ACRES AND THE COMMON LINE OF SAID LOTS 50, AND 51, 655.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHWEST CORNER OF SAID 10.300 ACRE TRACT, SAME BEING THE COMMON CORNER OF LOTS 42, 43, 50 AND 51 OF SAID SECTION 73;

THENCE, NORTH 03° 24' 33" WEST, ALONG A WESTERLY LINE OF SAID 10.300 ACRE TRACT, ALONG THE COMMON LINE OF SAID LOT 42 AND 50, 16.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 35' 27" WEST, DEPARTING SAID COMMON LINE, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR A WESTERLY CORNER OF SAID 10.300 ACRE TRACT;

THENCE, NORTH 03° 24' 33" WEST, PARTIALLY ALONG THE WESTERLY LINE OF SAID 10.300 ACRE TRACT, AND CONTINUING IN ALL, 443.04 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 49' 56" EAST, 3.69 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 10' 04" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 00' 00", AND A CHORD WHICH BEARS NORTH 47° 10' 04" WEST, 34.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 10' 04" WEST, 115.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF SAID 10.300 ACRE TRACT, SAME BEING ON THE COMMON LINE OF LOTS 41 AND 42, OF SAID SECTION 73, AND THE NORTHEAST CORNER OF THE AFOREMENTIONED 10.916 ACRE TRACT;

THENCE, NORTH 86° 49' 56" EAST, PARTIALLY ALONG THE NORTH LINE OF SAID 10.916 ACRES, AND ALONG THE NORTH LINE OF SAID 10.300 ACRES, PARTIALLY ALONG THE COMMON LINE OF SAID LOTS 41 AND 42, CONTINUING ALONG THE COMMON LINE OF THE AFOREMENTIONED LOTS 49 AND 50, 703.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.427 ACRES OF LAND.

FINAL PLAT OF VALENCIA SECTION 10

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

51 LOTS 5 RESERVES (1.304 ACRES) 2 BLOCKS

JULY 29, 2024

JOB NO. 2791-4110P

OWNERS:

PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
LEE JONES, SENIOR VICE PRESIDENT, LAND
9000 GULF FREEWAY, HOUSTON, TEXAS 77017
PH: 713-948-6631

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

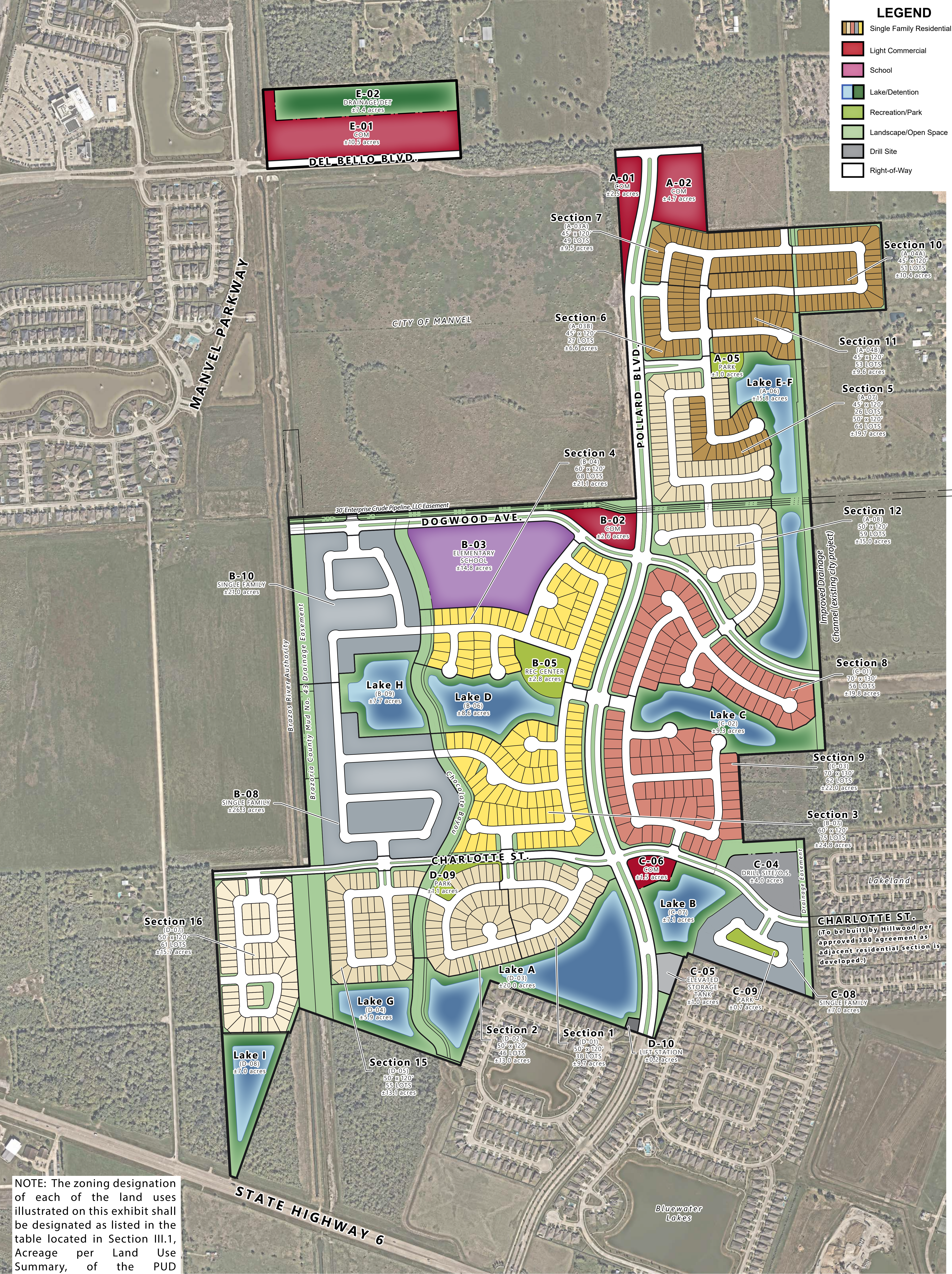


ENGINEER:

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 8/26/2024

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section

11, A subdivision of 9.618 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria

County, Texas, and being a portion of outlot 34, 35, 42 and 43 of the Allison Richey Gulf Coast Home Company part of

Suburban Gardens Subdivision Section 73, Vol. 2 Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary _____

Final X

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

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

SIGNATURE

DATE 08/26/2024



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 11 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	October 15, 2024
Submitted By:	Jesica Portie, Assistant 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 residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The amendment to Valencia Planned Unit Development including Valencia Master Plan was approved by the City Council on April 15, 2024.*
- *The proposed site is located on the north side of proposed Detention Lakes E and F of the proposed Valencia development (A-06) and abuts proposed Valencia development boundary on the east side.*
- *The proposed plat subdivides a 9.618-acre tract into 53 residential lots, 2 Blocks, and 2 reserves for landscaping, open space, and drainage.*
- *The proposed section includes single-family Specialty Product residential lots that are typical 45-foot-wide lots.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

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

1. In accordance with the approved first amendment to the Interlocal and Development Agreement between the City of Manvel and Brazoria County MUD No. 83 regarding public improvement, the second deposit for the reservation of an additional 840 ESFCs is required to be paid. Please make a payment to satisfy this requirement. (Section 3.2 (C) Recordation No. 2024022770)



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

[illegible]

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 11, BEING 9.618 ACRES OUT OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PORTION OF LOTS 34, 35, 42 AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOL. 2, PAGES 91 & 92, OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED.

THIS 19th DAY OF August, 2024.

BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

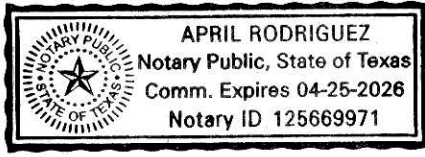
BY: Lindy Oliva
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF August, 2024.

April Rodriguez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



8-01-2024

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 11" AS SHOWN HEREON

THIS 16 DAY OF September, 2024.

Ricky Kubiczka
RICKY KUBICZKA
COMMISSIONER

Alfred Proberg, Jr.
ALFRED PROBERG, JR.
COMMISSIONER

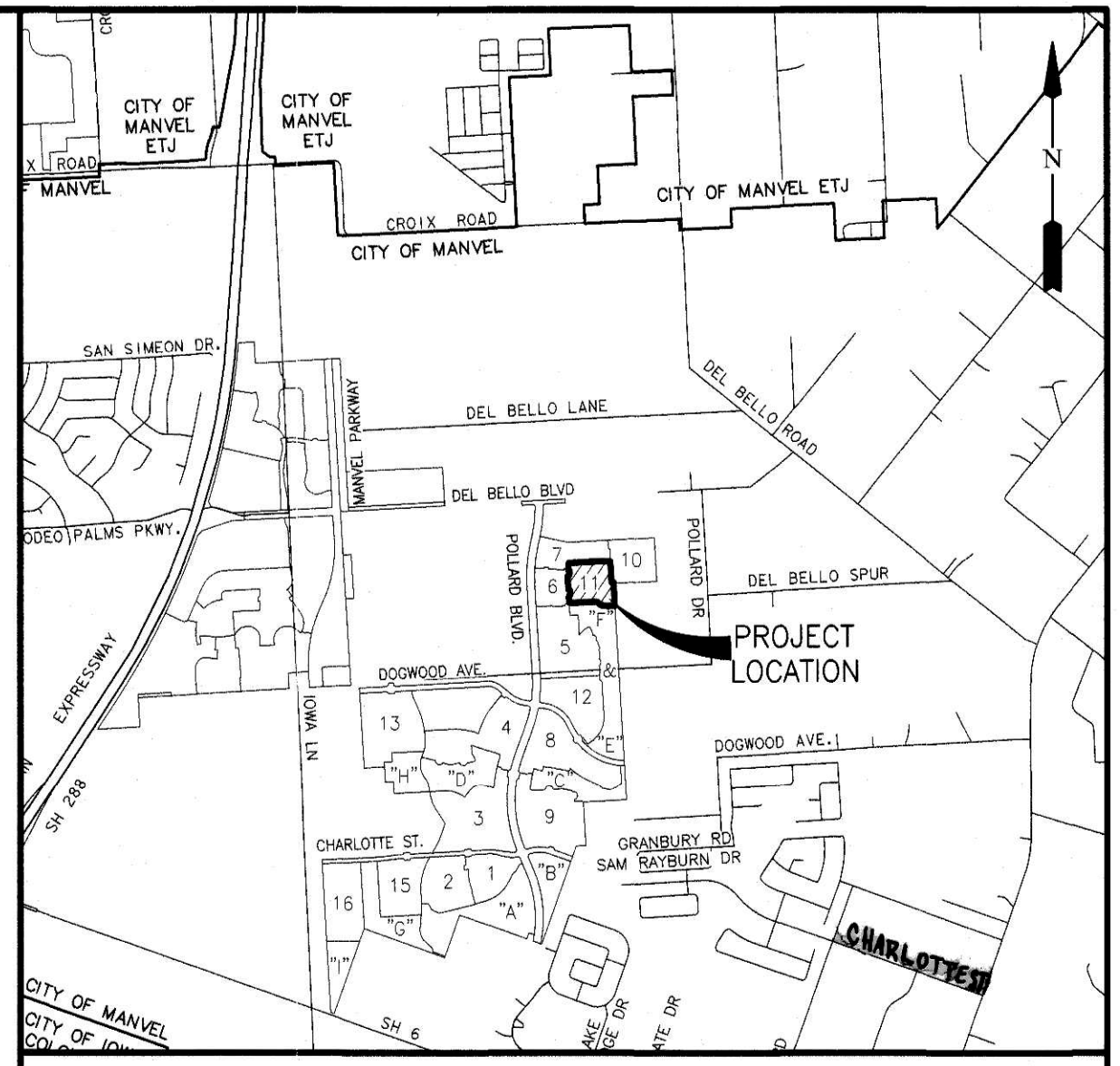
Jody Estel
JODY ESTEL
COMMISSIONER

Dong Nguyen, P.E., C.E.M.
DONG NGUYEN, P.E., C.E.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 11 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

FINAL PLAT OF VALENCIA SECTION 11

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

53 LOTS 2 RESERVES (0.487 ACRES) 2 BLOCKS

JULY 31, 2024

JOB NO. 2791-4111P

OWNERS:

**PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP**

LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BLVD, SUITE 100, HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

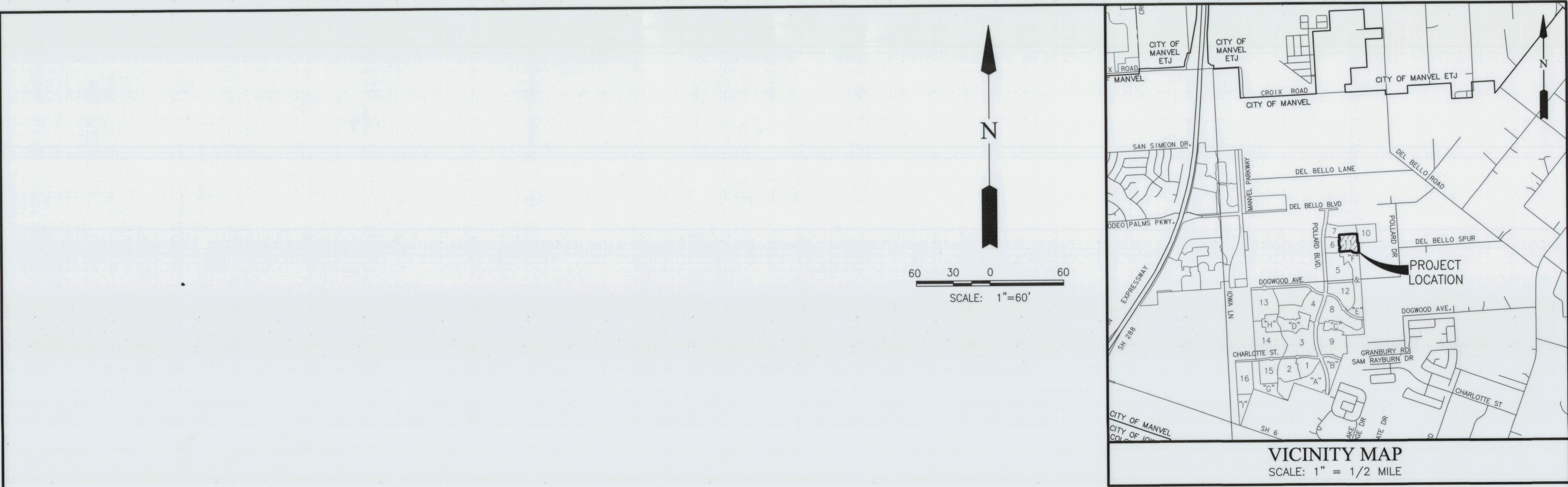
LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C. INDICATES CENTERLINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FOUND
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PD&Z INDICATES PLANNING, DEVELOPMENT AND ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - 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 STREET NAME CHANGE

FINAL PLAT OF VALENCIA SECTION 11

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

53 LOTS 2 RESERVES (0.487 ACRES) 2 BLOCKS

OCTOBER 2, 2024 JOB NO. 2791-4111P

OWNERS:

**PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP**
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BLVD, SUITE 100, HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
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1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

BEING 9.618 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 34, 35, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), A PORTION OF THAT CERTAIN CALLED 8.019 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P., BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013248, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 12.805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P., BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068984, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 10.916 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY INSTRUMENT OR RECORD IN DOCUMENT NUMBER 2021068983, B.C.O.P.R., SAID 9.618 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF SAID 8.019 ACRE TRACT, SAME BEING ON AN ANGLE POINT ON THE SOUTHERLY LINE OF VALENCIA SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024009384, B.C.O.P.R.;

THENCE, NORTH 86° 49' 56" EAST, ALONG THE SOUTHERLY LINE OF SAID VALENCIA SECTION 7, 487.03 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 37' 29" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, 145.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 24' 33" EAST, DEPARTING SAID SOUTHERLY LINE, PASSING AT 0.48 FEET, THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED 8.019 ACRE TRACT, AND A WESTERLY CORNER OF THAT CERTAIN CALLED 10.300 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO PHHOU - SOWELL 112, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013228, B.C.O.P.R., AND CONTINUING ALONG THE COMMON LINE OF SAID 8.019 ACRE TRACT AND SAID 10.300 ACRE TRACT 319.71 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 35' 27" EAST, CONTINUING ALONG SAID COMMON LINE, 30.00 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF LOT 42 AND LOT 50, OF THE AFOREMENTIONED SECTION 73;

THENCE, SOUTH 03° 24' 33" EAST, ALONG THE COMMON LINE OF SAID 8.019 ACRES AND SAID 10.300 ACRES, AND THE COMMON LINE OF SAID LOT 42 AND SAID LOT 50 FEET, PASSING AT 16.40 FEET THE SOUTHWEST CORNER OF SAID 10.300 ACRE TRACT, AND THE COMMON CORNER OF LOT 42, LOT 43, LOT 50 AND LOT 51 OF SAID SECTION 73, AND CONTINUING ALONG THE EASTERLY LINE OF SAID 8.019 ACRE TRACT AND THE COMMON LINE OF SAID LOT 43 AND SAID LOT 51, 354.58 FEET TO THE SOUTHEAST CORNER OF SAID 8.019 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF RESERVE "D" OF VALENCIA LAKES E AND F, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023042493, B.C.O.P.R.;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 8.019 ACRE TRACT, THE NORTHERLY LINE OF SAID RESERVE "D", AND RESERVE "B" OF SAID VALENCIA LAKES E AND F, THE FOLLOWING SIX (6) COURSES;

- 1.SOUTH 86° 35' 27" WEST, 105.00 FEET TO A POINT FOR CORNER;
- 2.NORTH 84° 48' 27" WEST, 84.82 FEET TO A POINT FOR CORNER;
- 3.NORTH 64° 09' 32" WEST, 47.63 FEET TO A POINT FOR CORNER;
- 4.NORTH 44° 30' 55" WEST, 49.89 FEET TO A POINT FOR CORNER;
- 5.NORTH 86° 09' 33" WEST, 45.24 FEET TO A POINT FOR CORNER;
- 6.SOUTH 87° 05' 38" WEST, 45.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 56" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 8.019 ACRES, AND THE NORTHERLY LINE OF SAID RESERVE "B", AND THE NORTHERLY LINE OF RESERVE "A" OF SAID VALENCIA LAKES E AND F, PASSING AT 133.87 FEET THE EASTERLY LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, AND CONTINUING ALONG THE THE NORTHERLY LINE OF SAID RESERVE "A", 305.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 18' 33" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID RESERVE "A", 14.18 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 32' 57" WEST, ALONG THE NORTHERLY LINE OF SAID RESERVE "A", 23.79 FEET TO THE NORTHWEST CORNER OF SAID RESERVE "A", SAME BEING ON THE EASTERLY LINE OF VALENCIA SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023047907, B.C.O.P.R.;

THENCE, ALONG THE EASTERLY LINE OF SAID VALENCIA SECTION 6, THE FOLLOWING EIGHT (8) COURSES;

- 1.NORTH 03° 27' 03" WEST, 89.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 2.39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 32' 57" EAST, 35.36 FEET TO A POINT FOR CORNER;
- 3.NORTH 03° 27' 03" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 4.39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 27' 03" WEST, 35.36 FEET TO A POINT FOR CORNER;
- 5.NORTH 03° 27' 03" WEST, 104.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 6.89.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1430.00 FEET, A CENTRAL ANGLE OF 03° 35' 07", AND A CHORD WHICH BEARS NORTH 01° 39' 29" WEST, 89.47 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 7.39.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 35' 02", AND A CHORD WHICH BEARS NORTH 45° 55' 35" EAST, 35.84 FEET TO A POINT FOR CORNER;
- 8.NORTH 02° 59' 45" EAST, 60.02 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF THE AFOREMENTIONED 8.019 ACRE TRACT AND THE EASTERLY LINE OF SAID 12.805 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, CONTINUING WITH THE EASTERLY LINE OF SAID VALENCIA SECTION 6, PARTIALLY WITH THE COMMON LINE OF SAID 12.805 ACRES AND SAID 8.019 ACRES, AND ALONG THAT CERTAIN CALLED 10.916 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO PHHOU - SOWELL 112, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, 40.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93° 04' 00", AND A CHORD WHICH BEARS NORTH 41° 54' 41" WEST, 36.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE, SAME BEING THE NORTHEAST CORNER OF SAID VALENCIA SECTION 6;

THENCE, WITH THE COMMON LINE OF SAID 8.019 ACRE TRACT AND SAID 10.916 ACRE TRACT, 91.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1430.00 FEET, A CENTRAL ANGLE OF 03° 39' 44", AND A CHORD WHICH BEARS NORTH 06° 27' 11" EAST, 91.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.618 ACRES OF LAND.

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,021	81.54'
2	5,400	45.00'
3	5,400	45.00'
4	5,400	45.00'
5	5,400	45.00'
6	5,400	45.00'
7	5,400	45.00'
8	5,400	45.00'
9	5,400	45.00'
10	5,478	45.00'
11	6,218	46.24'
12	6,026	47.96'
13	7,902	68.70'

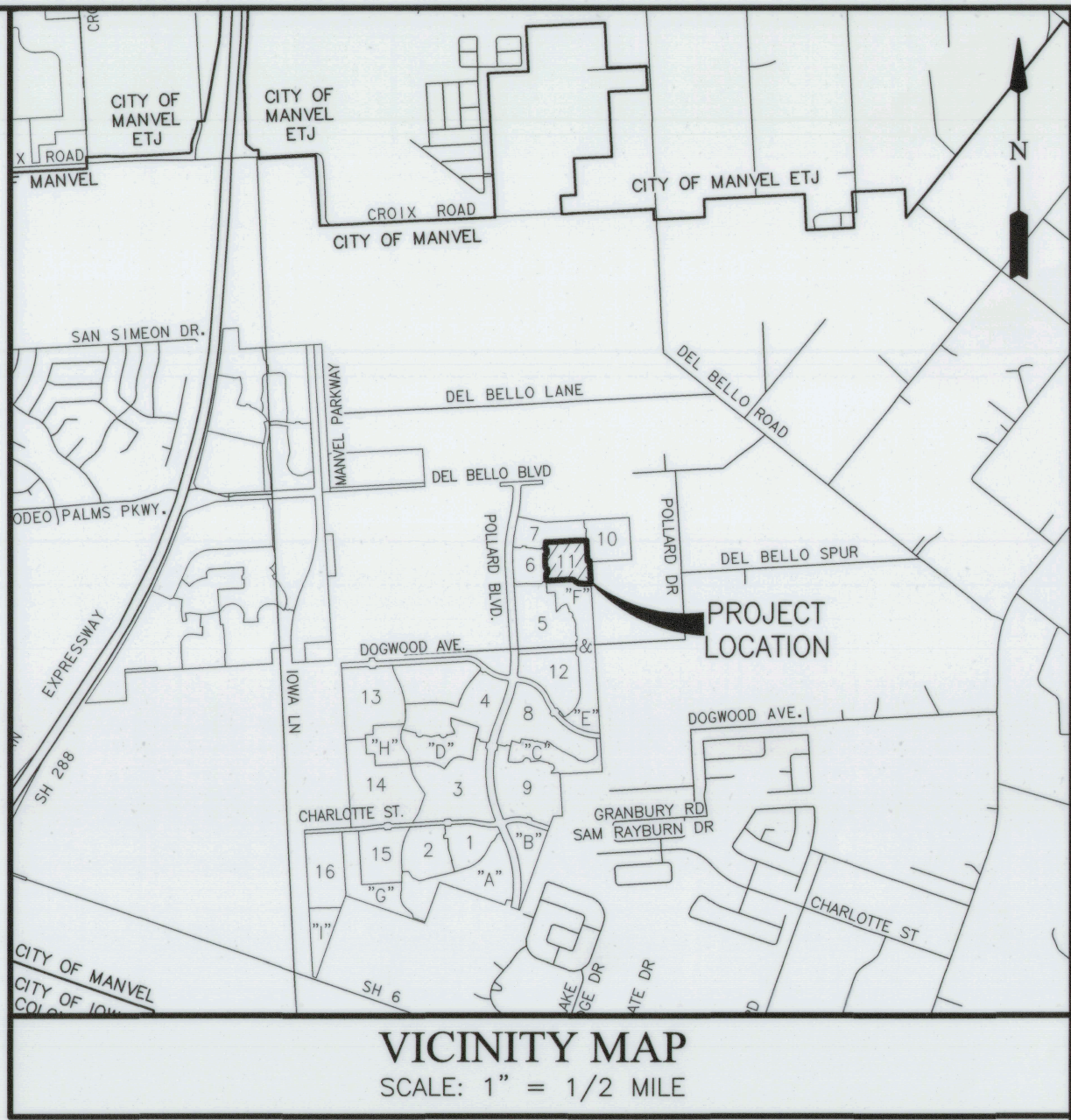
LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,101	48.69'
2	5,814	47.00'
3	6,088	53.40'
4	5,845	51.82'
5	5,400	45.00'
6	5,400	45.00'
7	5,400	45.00'
8	5,400	45.00'
9	5,400	45.00'
10	5,400	45.00'
11	5,400	45.00'
12	5,400	45.00'
13	5,402	45.00'
14	6,730	54.97'
15	6,586	55.33'
16	5,417	45.00'
17	5,412	45.00'
18	5,400	45.00'
19	5,400	45.00'
20	5,400	45.00'

LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
21	5,400	45.00'
22	5,400	45.00'
23	5,879	45.05'
24	6,200	45.06'
25	6,679	45.06'
26	6,990	45.86'
27	9,527	91.60'
28	7,797	55.00'
29	7,404	46.21'
30	5,868	45.00'
31	7,491	61.52'
32	7,120	64.70'
33	5,949	49.31'
34	5,625	45.00'
35	5,625	45.00'
36	5,625	45.00'
37	5,625	45.00'
38	5,625	45.00'
39	5,661	45.52'
40	5,563	45.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°35'27" E	30.00'
L2	S 86°35'27" W	105.00'
L3	N 84°48'27" W	84.82'
L4	N 64°09'32" W	47.63'
L5	N 44°30'55" W	49.89'
L6	N 86°09'33" W	45.24'
L7	S 87°05'38" W	45.00'
L8	N 48°18'33" W	14.18'
L9	S 86°32'57" W	23.79'
L10	N 03°27'03" W	89.62'
L11	N 03°27'03" W	60.00'
L12	N 03°27'03" W	104.52'
L13	N 02°59'45" E	60.02'
L14	N 86°32'57" E	62.99'
L15	S 70°16'09" E	45.65'
L16	N 86°32'57" E	62.99'
L17	S 86°32'57" W	62.99'
L18	N 57°38'09" E	20.00'
L19	S 64°27'14" E	20.00'
L20	S 87°26'16" W	43.91'
L21	S 14°12'57" E	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 41°32'57" E	35.36'
C2	25.00'	90°00'00"	39.27'	N 48°27'03" W	35.36'
C3	1,430.00'	3°35'07"	89.48'	N 01°39'29" W	89.47'
C4	25.00'	91°35'02"	39.96'	N 45°55'35" E	35.84'
C5	25.00'	93°04'00"	40.61'	N 41°54'41" W	36.29'
C6	1,430.00'	3°39'44"	91.40'	N 06°27'11" E	91.39'
C7	500.00'	4°48'34"	41.97'	N 89°14'13" E	41.96'
C8	300.00'	9°06'04"	47.65'	S 88°37'02" E	47.60'
C9	300.00'	8°02'39"	42.12'	S 88°05'59" E	42.08'
C10	5,000.00'	0°16'59"	24.71'	N 86°41'27" E	24.71'
C11	400.00'	22°53'55"	159.86'	S 81°43'06" E	158.80'
C12	470.00'	4°43'22"	38.74'	N 89°11'38" E	38.73'
C13	330.00'	9°06'04"	52.42'	S 88°37'02" E	52.36'
C14	270.00'	7°53'59"	37.23'	S 88°00'59" E	37.20'
C15	330.00'	8°09'44"	47.01'	N 88°08'51" W	46.97'
C16	270.00'	9°06'04"	42.89'	N 88°37'02" W	42.84'
C17	530.00'	4°53'10"	45.20'	S 89°16'31" W	45.18'
C18	5,030.00'	0°16'59"	24.86'	N 86°41'27" E	24.86'
C19	430.00'	20°28'26"	153.41'	S 82°56'50" E	152.59'
C20	25.00'	47°35'27"	20.77'	N 83°28'39" E	20.17'
C21	60.00'	279°16'39"	292.46'	S 19°19'15" W	77.71'
C22	25.00'	52°20'24"	22.84'	N 47°12'37" W	22.05'
C23	370.00'	19°47'14"	127.78'	N 83°16'26" W	127.15'
C24	4,970.00'	0°16'59"	24.56'	S 86°41'27" W	24.56'

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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0153, DATED OCTOBER 3, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
7. TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
8. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0130K, WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
20. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 AND AMENDMENT APPROVED BY CITY OF MANVEL ORDINANCE NUMBER 2024-0-12, EFFECTIVE APRIL 15, 2024 APPLIES TO THIS PLAT.
21. FOR SINGLE FAMILY SPECIALTY PRODUCT DEVELOPMENT (TYPE A FRONT LOADED DETACHED LOTS) THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.

FINAL PLAT OF VALENCIA SECTION 11

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

53 LOTS 2 RESERVES (0.487 ACRES) 2 BLOCKS

OCTOBER 2, 2024 JOB NO. 2791-4111P

OWNERS:

PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BLVD., SUITE 100, HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



LJA Engineering, Inc.

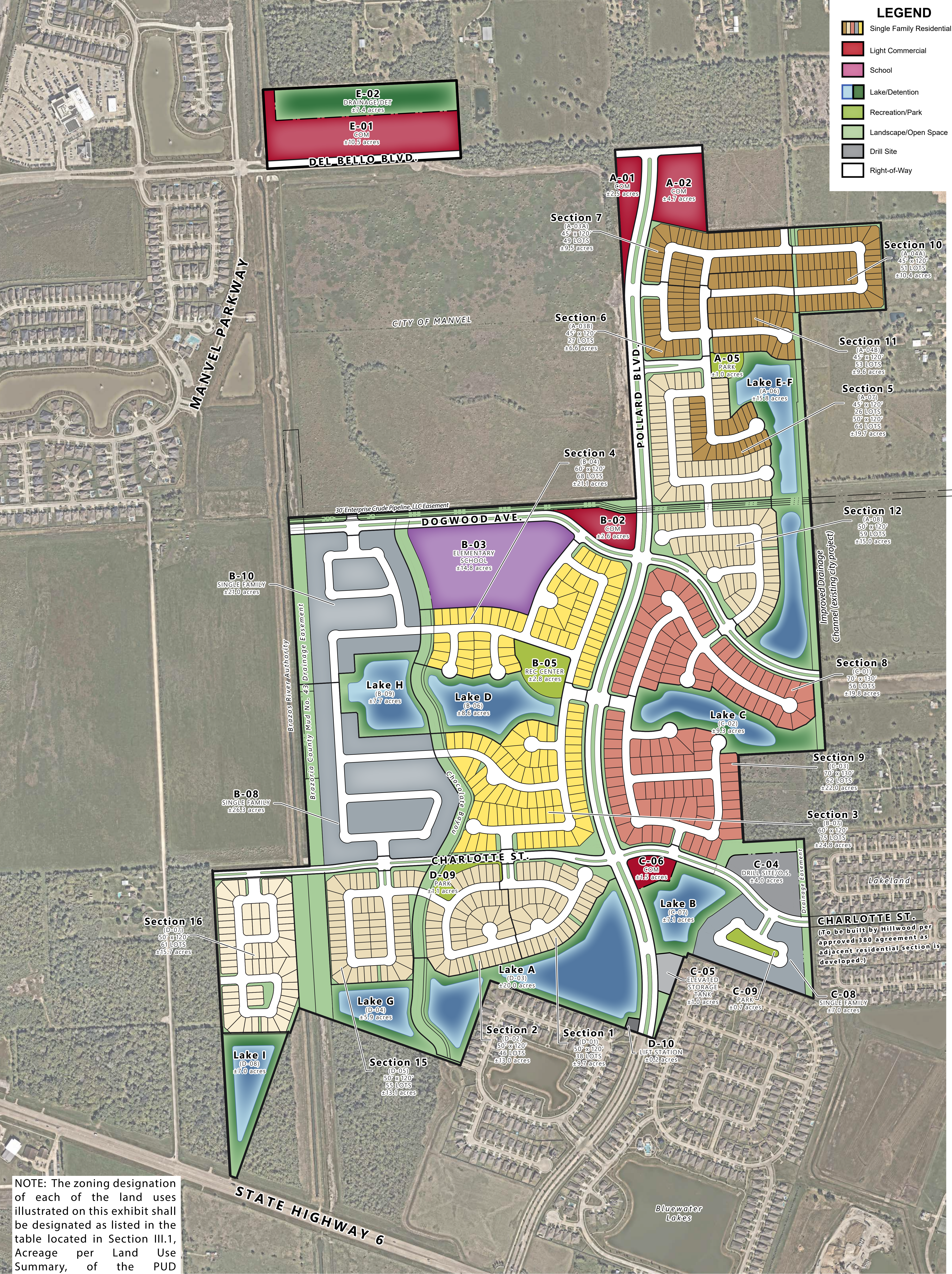
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



SHEET 3 OF 3

Date/Time : 11/08/2024 09:23 AM
Path Name : L:\Projects\2791-4111P\2791-4111P\Plats\Valencia Section 11.dwg

MYLAR CHECK: SURV. _____ DIR. _____



Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



MANVEL PD&Z

DATA SHEET

MEETING DATE: October 15, 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 twice to include (1) temporary signage allowance for the residential development (Ordinance No. 2020-O-2) and (2) specific signage regulations for the Keating Toyota site. The applicant is requesting a PUD amendment to allow a second Motor Vehicle Dealership use within the 30-acre commercial tract on the south side of Del Bello Road. The PUD allowance for Motor Vehicle Dealership uses is limited to the tract on the north of Del Bello Road, which allowed the existing Toyota dealership.

This request was submitted in August 2024. The applicant has provided with a concept site plan for the that entire 30-acre tract with approximate 16-acre car dealership along the SH 288 frontage and other retail uses on the remaining 14-acre tract. According to this conceptual plan the car dealership includes two roughly 30,000 square-foot buildings, and an associated car wash for the dealership. The site plan also depicts five pad sites for restaurants with drive-throughs along Del Bello Road and other commercial uses, and an interior parcel on the remaining acreage.

The applicant has indicated that the tract is more suited for a car dealership and that they have not received much interest from other commercial businesses such as restaurants and offices. They have also indicated that they have two potential buyers interested in developing a car dealership at this location. They have argued that if the PUD amendment is not approved, the tract shall remain vacant or a long time. 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.

A public hearing for this request was held by the Planning, Development, and Zoning Commission (PD&Z) on August 26, 2024 and one was held by the City Council on September 3, 2024. Following these public hearings, the applicant has reached out the staff and confirmed that the requested allowance for the car dealership only applies to 16 acres out of the 20-acre commercial tract as shown in the proposed concept site plan. The applicant is also proposing certain design features such as landscaping buffer, masonry wall, and outdoor lighting measures to address public comments and

concerns.

POINTS TO CONSIDER:

- Del Bello Lakes Planned Unit Development is predominantly residential with very limited commercial acreage allocation. An approximate 81% of the acreage is allocated for residential lots, associated infrastructure and amenities. The commercial acreage is limited to roughly 19% of the total acreage (approximately 50 acres).
- Out of the total 50 acres allocated for commercial, 16.97 acres used by the existing car dealership, which is an approximate 35.94% of the total commercial allowance (Table 1 below).
- Approval of this proposed amendment to allow a car dealership on 16 acres will result in a total of 33.97 acres (including the existing Toyota dealership) dedicated for motor vehicle sales use. This constitutes approximately 67.94% of the commercial allocation and will result in reduced variety of other retail uses. The PUD was created with an expectation that the only one car dealership will be allowed, and that the remaining commercial acreage would include other retail sales and service uses needed to serve the residents.
- Due to the location of the subject site along a major thoroughfare, the proposed amendment is not anticipated to create any traffic related concerns.
- The detention capacity for the subject site was considered in the overall drainage plan and calculation for Del Bello Lakes development. Therefore, an on-site detention will not be required.



Use	Acres	Percentage
Existing Motor Vehicle Dealership.	17.97	35.94%
Proposed Motor Vehicle Dealership	16	32.00%
Remaining Commercial*	16.03	32.06%

PUBLIC HEARING COMMENTS FROM THE AUGUST 26, 2024, PD&Z MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 14 members of the public spoke regarding this PUD amendment; 12 members were against the requested PUD amendment and two members were not opposed to the request. Following is a summary of 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 for this area.

Comments for those neutral for proposed PUD amendment:

1. "With 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 SEPTEMBER 3, 2024, COUNCIL MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 6 members of the public spoke regarding the requested PUD amendment. Following is a summary of the comments from the members of the public.

1. Noise: Concerns were mentioned regarding the noise of another dealership, especially in the late night.
2. Health: Concerned with the health effects 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.

SEPTEMBER 23, 2024, PD&Z MEETING:

The requested PUD amendment was included on the September 23, 2024 agenda as a workshop item as well as an action item. The applicant, due to an urgent family event, requested to reschedule their item, therefore, no action was taken. However, the item was discussed as a workshop item so that the Commission had an opportunity to refresh their memory and ask questions. However, since the applicant had not provided any update and were not able to attend the meeting, the discussion was limited to the original request.

UPDATES FROM THE APPLICANT: The applicant has had a couple of meetings with staff to address concerns raised at the public hearings. One of staff's concerns was that the request does not specify that the allowance for motor vehicle sales use is limited to 16 acres as shown on the concept plan. The applicant has now revised their PUD Amendment request to limit the land use allowance to 16 acres as shown in the proposed concept site plan for the Motor Vehicle Dealership.

The applicant has provided the following response to address the other key concerns:

Drainage: Mr. Michael Rusk from LJA Engineering confirmed that the detention provided for the Del Bello Lakes Development has sufficient capacity to accommodate the subject site, and no additional detention is needed for the commercial development.

Noise and Lighting:

- The property owner agrees to construct a sound attenuation wall along the boundary of the 16 acres where the residential and commercial properties meet.
- Trees will be planted at 25-foot intervals along this boundary, with a 45-foot landscape setback.
- All lighting will comply with PUD requirements and will meet or exceed the existing lighting mitigation strategies in place at the car dealership north of Del Bello Blvd.

STAFF RECOMMENDATION: Staff does not recommend approval 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 sufficient variation in commercial designated areas within this development.

Recommended Conditions if the PD&Z is considering Approval:

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

1. Motor Vehicle Sales use on the southside of del bello road shall be limited to 16 acres of land as shown in the proposed concept plan.

2. Only motor vehicle sales use which primarily sells new cars shall be permitted.
3. A minimum 25-foot landscaping buffer shall be provided between the car dealership and abutting residential lots with a minimum of one tree planted every twenty feet.
4. A minimum 6-foot-tall masonry fence shall be installed within the landscape buffer.
5. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
6. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.

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
Ellie Roohbakhsh



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 than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

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

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

**DEVELOPMENT SERVICES DEPARTMENT**

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

REZONING APPLICATION**PROJECT INFORMATION**

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

APPLICANT INFORMATION

Applicant Name: Garrett Nandorf
Company Name: 288 Associates LP
Address: One Greenway Plaza, Ste 750 City: Houston State: TX Zip: 77046
Phone #: 713-623-6000 Email: G.Nandorf@FlagshipCo.com

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

[Signature] 6/14/2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: 288 Associates, LP
Address: One Greenway Plaza, Ste 750 City: Houston TX State: TX Zip: 77046
Phone #: 713-623-6000 Email: D.Manchberg@Flagshipco.com

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

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

[Signature] 6/14/2024
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

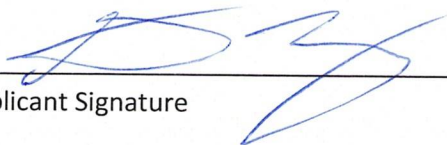
SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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


Applicant Signature

6/14/2024
Date



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

288 Associates, LP
Owner Name

One Greenway Plaza, Ste 750
Owner Address

Houston, TX 77046
Owner City, State Zip

6/14/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

David Minberg on behalf of
Owner Name 288 Associates, LP

Owner Signature [Signature] Managing Partner

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

Dear Mr. Duval,

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

Please find attached a letter addressing three items:

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

Respectfully,

Garrett Nondorf, Owner's Representative

Letter to Manvel PD&Z

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

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

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

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

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

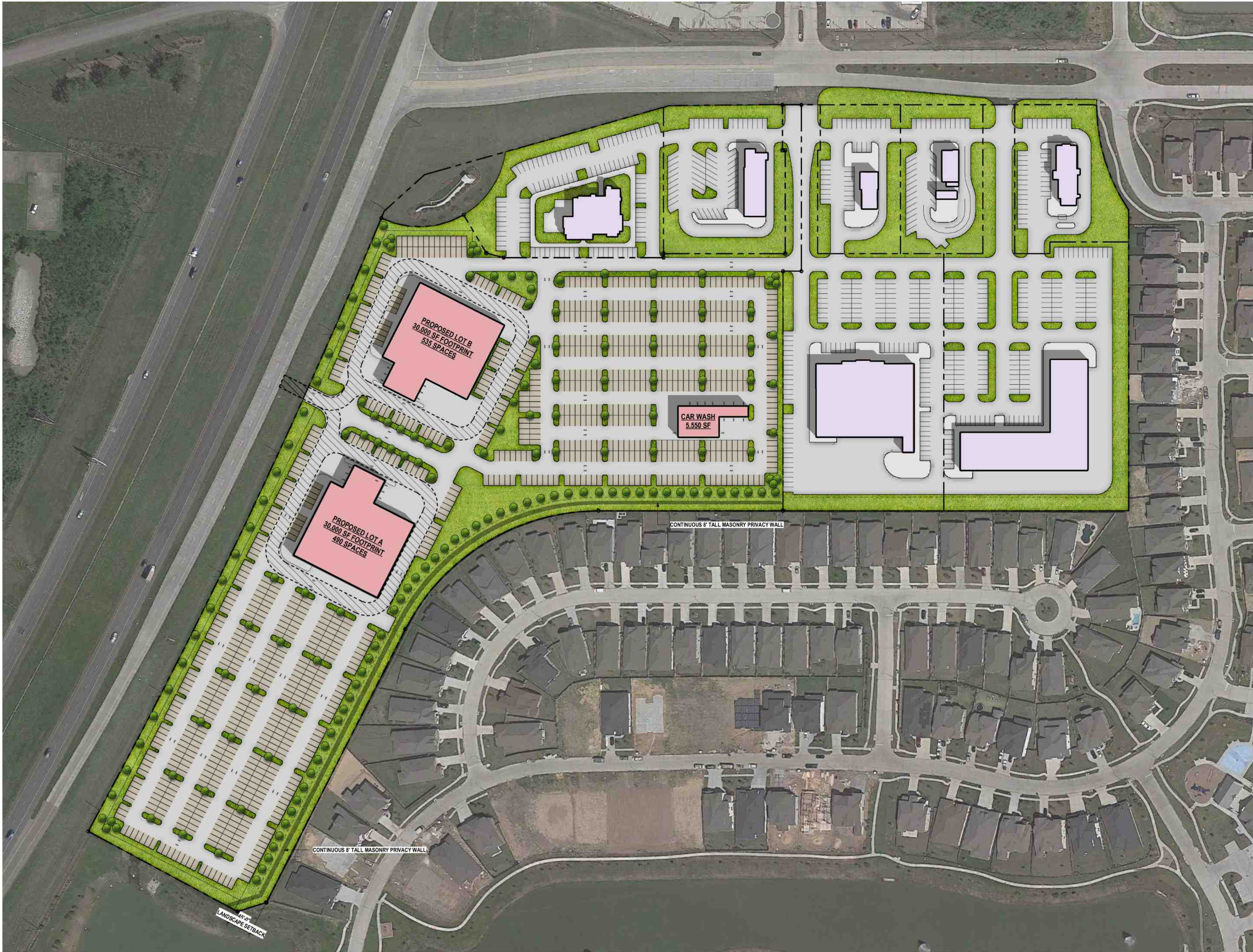
I respectfully request that the City of Manvel Planning, Development, and Zoning Department consider this proposal and undertake the necessary steps to amend the PUD Agreement accordingly. I am available to discuss this matter further and provide any additional information or support as needed.

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



MANVEL PD&Z DATA SHEET

MEETING DATE: October 15, 2024

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 6.910-acre tract of land bounded by Old Massey Ranch Road (north), the Briscoe Canal (east) and residentially developed properties (south and west), in the HUD-Code Manufactured Home District (HCMH) to HUD-Code Manufactured Home District with a Specific Use Permit (HCMH-SUP) to authorize NAICS use 813110 "Religious Organizations."

BACKGROUND: The subject property, with approximately 6.910 acres, identified by Property ID #171785, is located along the southern side of Old Massey Ranch Road, abutting Briscoe Canal, on the east side. In 2020, the subject site was rezoned from HUD-Code Manufactured Home District (HCMH) District to HUD-Code Manufactured Home District (HCMH) District with a Specific Use Permit (SUP) allowing NAICS use 813110 – Religious Organizations (Ordinance No. 2020-O-28). However, the SUP expired in September 2021 due to the inactivity or substantial progress in initiating the authorized use within the required one-year period.

The applicant, Bob N. Stewart, on behalf of International Victory Christian Church, indicated that the owner experienced financial difficulties during that time, leading to the abandonment of the development process and allowing the SUP and associated variance to lapse. The applicant has indicated that they are now in a better financial position and wishes to restart the project, beginning with reapplying for the same SUP to establish International Victory Christian Church on this vacant land.

The proposed site plan (attached as exhibits) shows the 6,336 square-foot church building, including a driveway access on Old Massey Ranch Road, a parking lot, and a drainage pond to support the development. The site plan also outlines future phases of development, which include additional driveways, parking spaces, and buildings, contingent on securing further financing.

Please note that a detailed review of site and building construction plans will occur during the platting and permitting process. Surrounding land uses remain largely unchanged since the previous SUP approval, except for the development of the Massey Oaks Subdivision to the east, located in the City of Pearland. Since Old Massey Ranch Road is a County Road, the requirements for sidewalks and road improvements will align with Brazoria County's minimum standards.

The proposed use is not expected to have any negative impact on nearby properties, given the following:

1. The proximity to nearby residential lots is mitigated by the larger lot sizes on the



west and south, and the Briscoe Canal on the east side adds distance from the Massey Oaks Subdivision.

2. The proposed use may slightly change traffic patterns on Old Massey Ranch Road, but given its status as a major thoroughfare, these changes are not expected to be significant.
3. Surrounding properties to the west and south are zoned HCMH or are outside the City of Manvel and are not restricted to residential use, allowing for potential commercial development.

The proposed use meets all approval criteria provided in Section 77-50(e) of the code of ordinances, ensuring the use is in harmony with adjacent properties and will not negatively impact the general area. The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

RECOMMENDATION: City staff recommends approval of the requested SUP with five (5) conditions as listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2024-O-041

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	October 15, 2024	Initiated By:	Ellie Roohbakhsh Assistant Planner
Department:	Development Services	Presented By:	Ellie Roohbakhsh Assistant Planner

Subject/Proceeding

Specific Use Permit (SUP) to allow a religious use on an undeveloped 6.910-acre tract of land bounded by Old Massey Ranch Road (north), the Briscoe Canal (east) and residentially developed properties (south and west), in the HUD-Code Manufactured Home District (HCMH).

Exhibits

Zoning Vicinity Map, Aerial Vicinity Map, Major Thoroughfare Plan Map, Metes and Bounds description, Proposed Site Plan (Conceptual Plan), Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

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

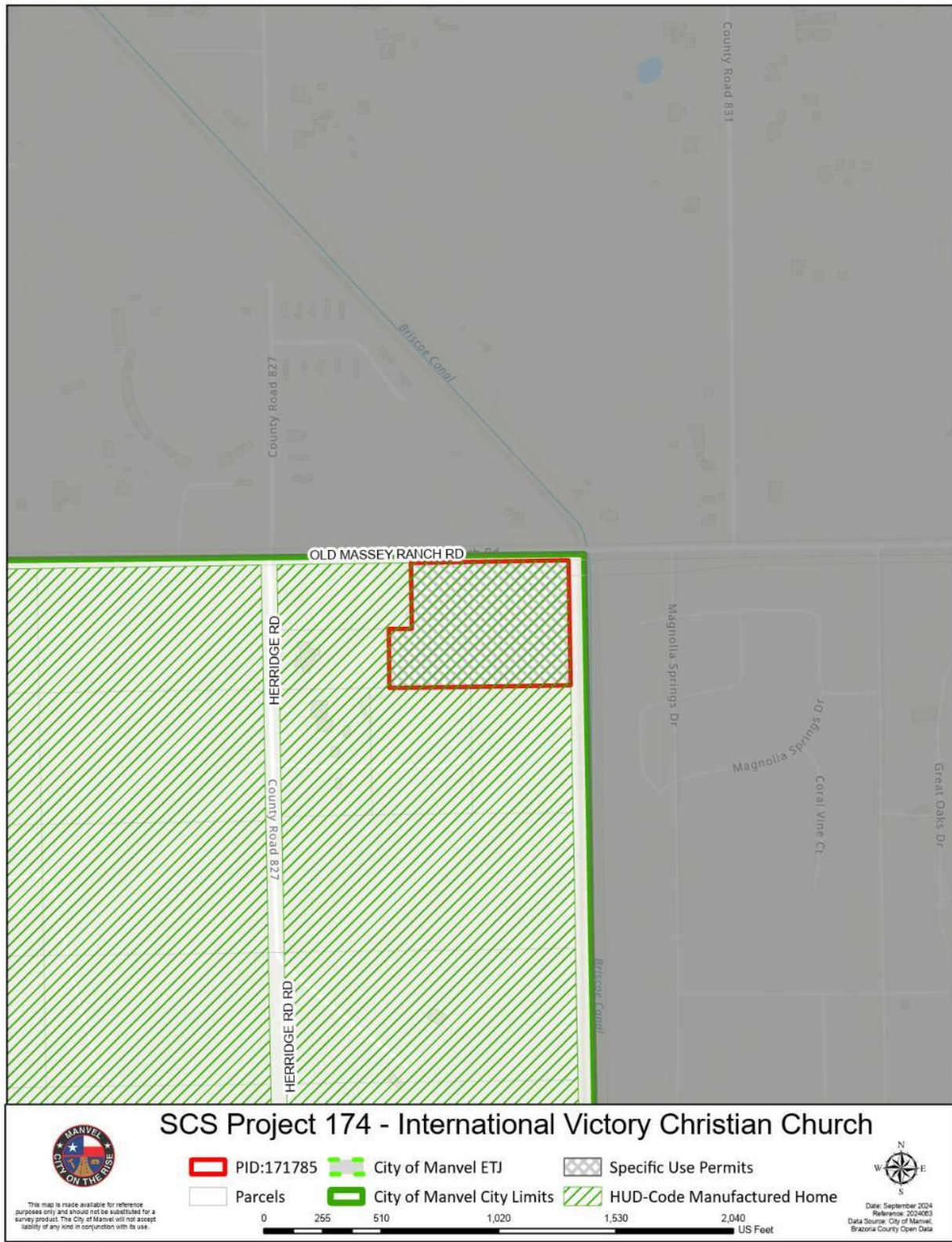
Executive Summary

The subject property, with approximately 6.910 acres, identified by Property ID #171785, is located along the southern side of Old Massey Ranch Road, abutting Briscoe Canal, on the east side. In 2020, the subject site was rezoned from HUD-Code Manufactured Home District (HCMH) District to HUD-Code Manufactured Home District (HCMH) District with a Specific Use Permit (SUP) allowing NAICS use 813110 – Religious Organizations (Ordinance No. 2020-O-28). However, the SUP expired in September 2021 due to inactivity in terms of construction or substantial progress in initiating the authorized use within the required one-year period. Therefore, the same applicant, Bob N. Stewart on behalf of International Victory Christian Church, with the permission of property owner, Pastor Michael Liga, is seeking approval of the same SUP to establish a Church use on this vacant and undeveloped land. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Aerial Vicinity Map



Zoning Vicinity Map



Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: City of Pearland South: HUD-Code Manufactured Home District (HCMH) East: City of Pearland West: HUD-Code Manufactured Home District (HCMH)
Surrounding Land Use	North: Single-Family Residential and Vacant/Undeveloped South: Single-Family Residential East: The Briscoe Canal and Massey Oaks Subdivision (City of Pearland) West: Single-Family Residential and Utility Site

Overview

The subject property is an approximately 6.910-acre tract located on Old Massey Ranch Road, identified by Property ID #171785. Old Massey Ranch Road is classified as a proposed Major Thoroughfare with a minimum right-of-way width of 100 feet. The site is currently undeveloped and bordered by the Briscoe Canal to the east, Old Massey Ranch Road to the north, and utility and residential properties to the west and south. The property is zoned HUD-Code Manufactured Home District (HCMH), a designation it has held since the City Council adopted zoning regulations.

Although the Specific Use Permit (SUP) for NAICS use 813110 – “Religious Organizations” was originally approved on September 8, 2020, with 14 conditions, it expired per Section 77-50(h) of the

City's Zoning Ordinance. This section states that an SUP expires one year from the date of issuance if substantial construction or authorized use has not commenced. The applicant, Bob N. Stewart, on behalf of International Victory Christian Church, indicated that the owner experienced financial difficulties during that time, leading to the abandonment of the development process and allowing the SUP and associated variance to lapse.

The owner has indicated that they are now in a better financial position and wishes to restart the project, and hence this application. The proposed site plan (attached as exhibits) shows the 6,336 square-foot church building, including a driveway access on Old Massey Ranch Road, a parking lot, and a drainage pond to support the development. The site plan also outlines future phases of development, which include additional driveways, parking spaces, and buildings, contingent on securing further financing.

Please note that a detailed review of site and building construction plans will occur during the platting and permitting process. Surrounding land uses remain largely unchanged since the previous SUP approval, except for the development of the Massey Oaks Subdivision to the east, located in the City of Pearland. Since Old Massey Ranch Road is a County Road, the requirements for sidewalks and road improvements will align with Brazoria County's minimum standards.

The proposed use is not expected to have any negative impact on nearby properties, given the following:

1. The proximity to nearby residential lots is mitigated by the larger lot sizes on the west and south, and the Briscoe Canal on the east side adds distance from the Massey Oaks Subdivision.
2. The proposed use may slightly change traffic patterns on Old Massey Ranch Road, but given its status as a major thoroughfare, these changes are not expected to be significant.
3. Surrounding properties to the west and south are zoned HCMH or are outside the City of Manvel and are not restricted to residential use, allowing for potential commercial development.

The proposed use meets all approval criteria provided in Section 77-50(e) of the code of ordinances, ensuring the use is in harmony with adjacent properties and will not negatively impact the general area.

Comprehensive Plan

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following conditions:

Recommended Conditions of Approval.

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed AutoZone;
2. The site development shall generally conform to the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

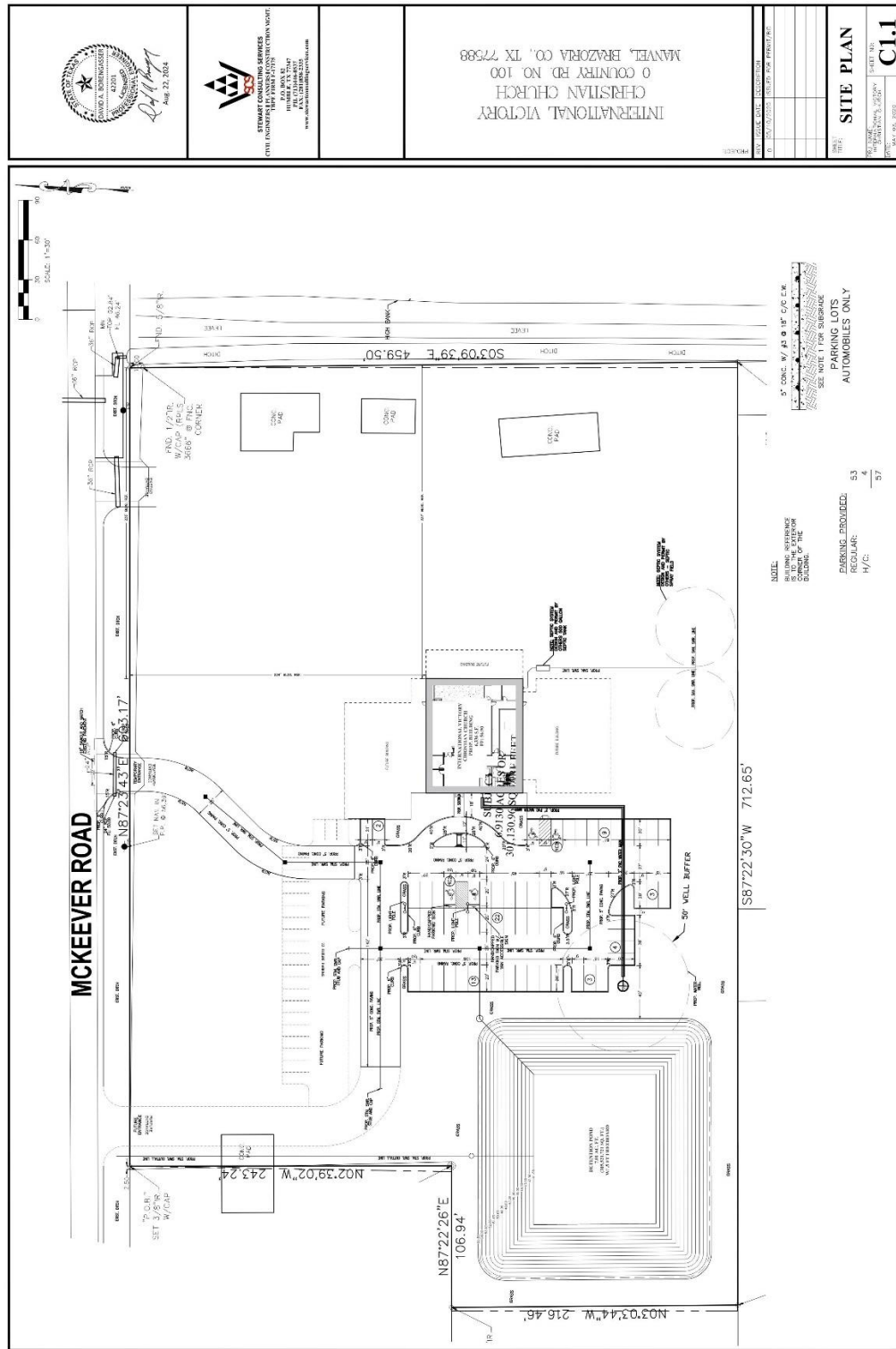
Attached Exhibits

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

Major Thoroughfare Plan Map



Site Plan



Site Photographs



Looking south from Old Massey Ranch Road at the drainage canal.



Looking north from Old Massey Ranch Road at single-family residential development.

Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: INTERNATIONAL VICTORY CHRISTIAN CHURCH
Project Location/Address: 0 COUNTRY ROAD NO. 100, MANVEL, TX 77584
Legal Description: 6.910 ACRES BEING A PART OF LOT 37 OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PG 89
Current Zoning: HUD - CODE MANUFACTURED HOME Proposed Land Use: HOUSE OF WORSHIP NAICS No.: 813110
Parcel/Tax ID# (s): 171785 Total Acreage: 6.910

APPLICANT INFORMATION

Applicant Name: BOB N. STEWART
Company Name: STEWART CONSULTING SERVICES
Address: P.O. BOX 82 City: HUMBLE State: TX Zip: 77347-0082
Phone #: 713-446-8537 Email: B.STEWART@STEWARTCONSULTINGSERVICES.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.

Bob N. Stewart

AUGUST 22, 2024

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: PASTOR MICHAEL LIGA- INTERNATIONAL VICTORY CHRISTIAN CHURCH
Address: 2216 CALYPSO BAY DRIVE City: PEARLAND State: TX Zip: 77584
Phone #: 832-623-5007 Email: MLIGA444@SBCGLOBAL.NET

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]

AUGUST 22, 2024

Owner's Signature (REQUIRED)

Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Bob W. Stewart

AUGUST 22, 2024

Applicant Signature

Date

Letter of Authorization



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

PASTOR MICHAEL LIGA - INTERNATIONAL VICTORY CHRISTIAN CHURCH

Owner Name

2216 CALYPSO BAY DRIVE

Owner Address

PEARLAND, TX.

77584

Owner City, State

Zip

AUGUST 22, 2024

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, PASTOR MICHAEL LIGA - INTERNATIONAL VICTORY CHRISTIAN CHURCH, certify that I am the owner of the project property located at 0 COUNTRY ROAD 100, MANVEL, TX 77584 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 BOB N. STEWART with the company STEWART CONSULTING SERVICES (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 832-623-5007 if you have any questions.

Sincerely,

Owner Name PASTOR MICHAEL LIGA - INTERNATIONAL VICTORY CHRISTIAN CHURCH

Owner Signature

Metes and Bounds description

METES AND BOUNDS DESCRIPTION 6.910 ACRE

All that certain tract or parcel containing 6.910 acre of land in the **A. C. H. & B. Railroad Company Survey, A-402, Brazoria County, Texas**, being the residue of tract which was called 9.523 acres conveyed to International Victory Christian Church, by an instrument of record in Clerks File #2015007219, Brazoria County Official Public Record, (BCOPR), said 6.910 acre being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas South Central 4204, NAD83, GRID)

BEGINNING at a 3/8" iron rod (1184) for northeast corner, being the northeast corner of said Residue Tract, lying in the west line of a tract which was called 128.86 acres conveyed to Marguerite Massey Smith Charitable Remainder Trust, by an instrument of record in Clerks File #2017051881, BCOPR and lying in the south right of way (R-O-W) line of County Road 100 (width varies) also known as Old Massey Ranch Road;

THENCE S03°07'56"E, along the common line of said Residue Tract and said 128.86 acre tract at 9.84 feet pass a 1/2" iron rod found and continuing for a distance in all of **459.56 feet** to a 5/8" iron rod found for southeast corner, being the southeast corner of said Residue Tract and northeast corner of a tract which was called 12.90 acres conveyed to Peter Ferdin, et al, by an instrument of record in Clerks File #2022048104, BCOPR;

THENCE S87°24'13"W, 712.74 feet along the common line of said Residue Tract and said 12.90 acre tract to a 3/8" iron rod set for southwest corner, being the southwest corner of said Residue Tract and southeast corner of a tract which was called 2.00 acres conveyed to Ronaldo Xavier Hernandez, by an instrument of record in Clerks File #2018019305, BCOPR;

THENCE N02°57'07"W, 216.48 feet along the common line of said Residue Tract and said 2.00 acre tract to a 3/8" iron rod set for a northwest corner, being a northwest corner of said Residue Tract and northeast corner of said 2.00 acre tract, lying in the south line of a tract which was called 3.00 acres conveyed to Smart Buyers, by an instrument of record in Clerks File #2017023044, BCOPR;

THENCE N87°37'51"E, 106.95 feet along the common line of said Residue Tract and said 3.00 acre tract to a 3/8" iron rod (1184) found for an interior corner, being an interior corner of said Residue Tract and southeast corner of said 3.00 acre tract;

THENCE N02°41'37"W, 243.27 feet along the common line of said Residue Tract and said 3.00 acre tract to a 3/8" iron rod set for northwest corner, being the northwest corner of said Residue Tract and northeast corner of said 3.00 acre tract, lying in the south R-O-W line of said CR 100;

THENCE N87°23'19"E, 603.25 feet along the common line of said Residue Tract and said CR 100 to the **PLACE OF BEGINNING**, containing **6.910 acre** of land, more or less.

Letter of Request

From: Bob Stewart <b.stewart@stewartconsultingservices.com>
Sent: Wednesday, July 24, 2024 9:15 AM
To: Planning & Development
Subject: FW: SCS Project 174 - International Victory Christian Church - Special Use Permit Application
Attachments: receipt-TX-SUP-200717-01237.pdf; IVCC - Specific Use Permit Application Signed.pdf; International Victory Christian Church variance agreement 11.16.20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am Bob Stewart w/ Stewart Consulting Services. My client, International Victory Christian Church owns a tract of land on McKeever that they are wanting to construct a house of Worship on. However, the property is not properly zoned for a house of worship. Back in 2020, our offices worked with Jessica Rodriguez of your offices and was able to get a SUP approved. There was also approval of a variance with regards to construction of McKeever Road.

Unfortunately, my client experienced financial difficulties during this period of time and had to abandon the development process, allowing the approved SUP and variance to lapse.

The client is now in a better financial position and would like to restart the process, beginning with the SUP. To your knowledge, would the SUP route still be the most appropriate for us to now pursue, and has there been updates or changes to the process?

Thanks for your help, and I look forward to working with you again.

Bob N. Stewart, Principal
STEWART CONSULTING SERVICES(SCS)
Civil Engineers|Planners|Construction Mgmt.
TBPE Firm F-17175
Humble, TX 77396
713.446.8537 (Direct)
281.858.2335 (Fax)
www.stewartconsultingservices.com

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 Please consider the environment before printing this email

Join the campaign at <http://thinkBeforePrinting.org>

Letter of Request

Public Hearing Notice to run on Sunday 09/29/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON TUESDAY, OCTOBER 15, 2024, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 21, 2024, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2024-O-41

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS”; 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, International Victory Christian Church (the “Owner”), represented by Pasto Michael Liga, is the owner of a certain 6.910-acre tract of land bounded by Old Massey Ranch Road (north), the Briscoe Canal (east) and residentially developed properties (south and west), Manvel, Texas, such tract situated in the A. C.H. & B. Railroad Company Survey, A-402, Brazoria County, Texas, being the residue of tract which was called 9.523 acres conveyed to International Victory Christian Church, by an instrument of record in Clerks File #2015007219, Brazoria County Official Public Record, (BCOPR), a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, in 2020, the owner, represented by Bob Stewart, filed an application to change the zoning classification of the 6.910-acre tract to HUD-Code Manufactured Home District, with a Specific Use Permit (HCMH-SUP) allowing use of the Property for NAICS Use 813110 “Religious Organizations”; and

WHEREAS, the SUP granted in 2020 allowing use of the Property for NAICS Use 813110 “Religious Organizations” expired after one year due to inactivity and failure to establish the allowed use; and

WHEREAS, the 6.910-acre tract is currently zoned HUD-Code Manufactured Home District (HCMH) District; and

WHEREAS, the owner, represented by Bob Stewart has filed an application to change the zoning classification of the 6.910-acre tract to HUD-Code Manufactured Home District with Specific Use Permit (HCMH-SUP) allowing the existing use of the property for NAICS use 813110 – “Religious Organizations”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 6.910-acre tract of land bounded by Old Massey Ranch Road (north), the Briscoe Canal (east) and residentially developed properties (south and west), Manvel, Texas, such tract situated in the A. C.H.

& B. Railroad Company Survey, A-402, Brazoria County, Texas, being the residue of tract which was called 9.523 acres conveyed to International Victory Christian Church, by an instrument of record in Clerks File #2015007219, Brazoria County Official Public Record, (BCOPR), as more particularly described in Exhibit “A” attached hereto, shall be changed from HUD-Code Manufactured Home District (HCMH) to HUD-Code Manufactured Home District with Specific Use Permit (HCMH-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Religious Organizations - (NAICS 813118)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the

expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

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

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

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

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

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

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

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

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

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Being a certain 6.910-acre tract of land bounded by Old Massey Ranch Road (north), the Briscoe Canal (east), and residentially developed properties (south and west), Manvel, Texas, such tract situated in the A. C.H. & B. Railroad Company Survey, A-402, Brazoria County, Texas, being the residue of tract which was called 9.523 acres conveyed to International Victory Christian Church, by an instrument of record in Clerks File #2015007219, Brazoria County Official Public Record, (BCOPR).

METES AND BOUNDS DESCRIPTION 6.910 ACRE

All that certain tract or parcel containing 6.910 acre of land in the **A. C. H. & B. Railroad Company Survey, A-402, Brazoria County, Texas**, being the residue of tract which was called 9.523 acres conveyed to International Victory Christian Church, by an instrument of record in Clerks File #2015007219, Brazoria County Official Public Record, (BCOPR), said 6.910 acre being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas South Central 4204, NAD83, GRID)

BEGINNING at a 3/8" iron rod (1184) for northeast corner, being the northeast corner of said Residue Tract, lying in the west line of a tract which was called 128.86 acres conveyed to Marguerite Massey Smith Charitable Remainder Trust, by an instrument of record in Clerks File #2017051881, BCOPR and lying in the south right of way (R-O-W) line of County Road 100 (width varies) also known as Old Massey Ranch Road;

THENCE S03°07'56"E, along the common line of said Residue Tract and said 128.86 acre tract at 9.84 feet pass a 1/2" iron rod found and continuing for a distance in all of **459.56 feet** to a 5/8" iron rod found for southeast corner, being the southeast corner of said Residue Tract and northeast corner of a tract which was called 12.90 acres conveyed to Peter Ferdin, et al, by an instrument of record in Clerks File #2022048104, BCOPR;

THENCE S87°24'13"W, **712.74 feet** along the common line of said Residue Tract and said 12.90 acre tract to a 3/8" iron rod set for southwest corner, being the southwest corner of said Residue Tract and southeast corner of a tract which was called 2.00 acres conveyed to Ronaldo Xavier Hernandez, by an instrument of record in Clerks File #2018019305, BCOPR;

THENCE N02°57'07"W, **216.48 feet** along the common line of said Residue Tract and said 2.00 acre tract to a 3/8" iron rod set for a northwest corner, being a northwest corner of said Residue Tract and northeast corner of said 2.00 acre tract, lying in the south line of a tract which was called 3.00 acres conveyed to Smart Buyers, by an instrument of record in Clerks File #2017023044, BCOPR;

THENCE N87°37'51"E, **106.95 feet** along the common line of said Residue Tract and said 3.00 acre tract to a 3/8" iron rod (1184) found for an interior corner, being an interior corner of said Residue Tract and southeast corner of said 3.00 acre tract;

THENCE N02°41'37"W, **243.27 feet** along the common line of said Residue Tract and said 3.00 acre tract to a 3/8" iron rod set for northwest corner, being the northwest corner of said Residue Tract and northeast corner of said 3.00 acre tract, lying in the south R-O-W line of said CR 100;

THENCE N87°23'19"E, **603.25 feet** along the common line of said Residue Tract and said CR 100 to the **PLACE OF BEGINNING**, containing **6.910 acre** of land, more or less.

Exhibit B

CONDITIONS FOR INTERNATIONAL VICTORY CHRISTIAN CHURCH

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed AutoZone;
2. The site development shall generally conform to the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

INTERNATIONAL VICTORY CHRISTIAN CHURCH SITE PLAN





MANVEL PD&Z

DATA SHEET

MEETING DATE: October 15, 2024

TOPIC: Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 6403 Del Bello Rd.

BACKGROUND: On August 21, 2024, Code Enforcement Officer Catherine Gray inspected 6403 Del Bello Road and issued a violation for using an RV as a permanent residence based on Section 47-36 (e) of the Code of Ordinance. She observed a separate driveway and utility hookups for the RV. The property owner, Elizabeth Palacios, then contacted Officer Gray to explain that her son, Brandon, lives in the RV. Ms. Palacios, a Manvel resident for over 27 years, thought the ordinance had been updated to allow RVs as permanent residence.

Ms. Palacios recently indicated that she had multiple surgeries and is currently on medical leave, unable to drive. Her husband, a 100% disabled veteran, is also preparing for surgery, which will further limit his mobility. Their son, Brandon, who also has medical conditions, helps with essential tasks such as yard maintenance, grocery shopping, and driving them to medical appointments. Due to his medical conditions, Brandon cannot live with them in the small house, and the RV offers him the independence and stability he needs.

The Palacios family is requesting a six-month extension, until April 2025, to allow her son Brandon to remain in the RV while they seek alternative housing solutions.

- 1.The RV is used as a single-family dwelling for more than six months within the city limits of Manvel.
- 2.The RV is used as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Under the current O-SFR zoning, RVs are not permitted as single-family residences and are only allowed in RV parks. RVs can be used as residences outside RV parks for only up to six months based on the provisions of Section 47-36 (e) of the Code of Ordinance. However, Planning, Development, and Zoning Commission may authorize an extended stay permit in extenuating circumstances. The applicant has indicated that the RV will be moved within the requested six-month extension period.

RECOMMENDATION: City staff recommends approval of the extended stay request as the application meets permit criteria.

ATTACHMENTS: Staff Report and Application form.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jesica Portie, Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





EXTENDED STAY PERMIT

<u>Address:</u> 6403 Del Bello Road	Executive Summary The property owner is requesting an extended stay permit approval from the Planning, Development and Zoning Commission to allow the use of a RV as a dwelling unit. The property is zoned Open-Single Family Residential (O-SFR) District.
<u>Applicant/Representative:</u> Brandon Forsyth	
<u>Property Owner:</u> Elizabeth Palacios	
<u>Current Zoning:</u> Single Family Residential (SFR)	
<u>Request:</u> An extended stay permit to allow the location and use of RV as a single-family dwelling in excess of six months.	
<u>Applicable Regulation:</u> Section 47-36, Recreation Vehicle Parks; and Section 47-38, <i>Criteria for Extended Stay Permits.</i>	Site Exhibit Map
<u>Exhibits:</u> Site Photographs, Notice of Violation, Zoning Site Map, Aerial Site Map, and Application	
<u>Submitting Staff:</u> Jessica Portie Assistant Planner jessica.portie@cityofmanvel.com	
	6403 Del Bello Road PID:492827 ■ PID492827 ■ City of Manvel ETJ Parcels City of Manvel City Limits This map is made available for reference purposes only and should not be substituted for a survey or other professional engineering or architectural drawing. The City of Manvel is not responsible for any errors or omissions in this map. Scale: 1 inch = 100 feet Date: November 2024 Data Source: City of Manvel, Manvel County Open Data



Staff Report

Ordinance Criteria

Manvel Code of Ordinances, Chapter 47, *Recreational Vehicle Parks*, Section 47-36. (e), *Parking Prohibitions*, states “It shall be unlawful for any person to occupy a recreational vehicle with the intent of making it a permanent residence for over 180 days in any place within the city limits of Manvel, Texas, other than in a licensed RV park, except when specifically authorized by the Manvel Planning and Development Commission for just cause or under extenuating circumstances. The extended-stay permit fee, as stated in section 47-37, fees, issued by the Manvel Planning and Development Commission authorizing the recreational vehicle to be located outside a licensed RV park shall specify the location to be used and the length of time said vehicle shall be allowed to be occupied at said location. Written documentation for extenuating circumstances is required before the extended stay permit will be issued. If an RV is found not to be in compliance with this article and/or is determined to be uninhabitable, the RV shall be in violation of this article and not be allowed to remain within the city limits of the City of Manvel.”

Overview

On August 21, 2024, City Code Enforcement Officer Catherine Gray conducted an inspection at 6403 Del Bello Road regarding the use of a recreational vehicle (RV) as a permanent residence. During the inspection, Officer Gray observed a separate driveway leading to the RV, which was connected to utilities. Based on these findings, a notice of violation was issued for the improper use of the RV as a dwelling.

Following the notice, property owner Elizabeth O. Palacios contacted Officer Gray, explaining that her son, Brandon, was living in the RV. Ms. Palacios, a resident of Manvel for over 27 years, believed that the ordinance had been amended to allow RVs as permanent residences.

Officer Gray informed Ms. Palacios that the ordinance prohibiting RVs as residential dwellings remains in effect. In light of this, Ms. Palacios is requesting a six-month extension to allow Brandon to continue living in the RV due to their family's personal and medical circumstances.

Ms. Palacios recently underwent multiple surgeries, which have placed her on medical leave and rendered her unable to drive. Her husband, a 100% disabled veteran, is also scheduled for an upcoming surgery that will further limit his mobility. Their son, Brandon, plays an essential role in supporting his parents by assisting with daily tasks, including yard maintenance, grocery shopping, and driving them to medical appointments.

However, due to Brandon's own medical conditions and personal circumstances, he cannot comfortably live in the main house, which has limited space and only one bathroom. The RV provides Brandon with a degree of independence and stability that is essential for his well-being.

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 15, 2024



Given these circumstances, the Palacios family is requesting a six-month extension, until April 2025, to allow her son Brandon to continue residing in the RV while they work to secure alternative housing for him.

The listed permit criteria from Section 47-38 for the extended stay permit includes:

1. The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season ("sunbirds" and "snowbirds").
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individual who frequently relocate for employment purposes.
5. Individual who has selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

The applicant has indicated that the request is based on the following two criteria: 1)

Individual who has selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. 2) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Under the O-SFR zoning, the City's land use table does not permit a RV as a single-family residence. The use of a RV is only permitted in a RV Park. RV Parks are permitted as a SUP in the LC, HC, MF, and HMU zoning districts. RVs can be used as residences outside RV parks for only up to six months based on the provisions of Section 47-36 (e) of the Code of Ordinance. However, Planning, Development, and Zoning Commission may authorize an extended stay permit in extenuating circumstances.

Recommendation

City staff recommends approval of the extended stay request as the application meets permit criteria.



Site Photographs



The RV located at 6403 Del Bello Road (August 21, 2024).



Road access to RV located at 6403 Del Bello Road (August 21, 2024).

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 15, 2024



Car parked outside of RV located at 7716 Bissell Road (August 21, 2024).

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 15, 2024



Notice of Violation



CITY OF MANVEL DEPARTMENT OF PUBLIC SAFETY Code Enforcement

P.O. Box 187
Manvel, Texas 77578

<http://www.cityofmanvel.com>

Phone: (281)489-0630
Fax: (281)668-5061



Notice of Violation

August 21, 2024

Keith Traylor
Director of
Public Safety/
Chief of Police
281.489.1212

Shonna Bellow
Fire Marshal
281.489.0630
Elizabeth Ochoa Palacios
6403 Del Bello Road
MANVEL, TEXAS 77578

ID# 22-000114

Daniel Franklin
Code Enforcement
281.489.0630

Re: Property located at 6403 Del Bello Road, Manvel, Brazoria County, Texas (the "Property")
A0320 ERASTUS LITTLE TRACT 7A2 ACRES 1.14

Elizabeth Ochoa Palacios:

John Sherman
Animal Control
281.489.1212

I have personally witnessed and determined that a violation as defined by Section 38-39 of the Code of Ordinances of the City of Manvel exists on the Property listed above. The Property contains a recreational vehicle that appears to be used or occupied as a permanent dwelling. Specifically, the violation consists of: **Sec. 38-39. - Prohibited uses. (a) A recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector. (b) Under the terms of the Manufactured Home Standards Housing Act, V.T.C.A., Occupations Code § 1201.001 et seq., the installation of single-wide or aluminum roofed dwellings will not be allowed if they fail to meet the standards specified by the United States Department of Housing and Urban Development. (Ord. No. 99-10, § 39, 12-22-1999; Ord. of 6-29-2000, § 2).**

Pursuant to Section 38-42 "Penalty and enforcement clause," of the City's Code of Ordinances, **this notice requires that you abate the above-described condition within fourteen (14) days of your receipt of this letter.** Failure to comply with this letter will result in you being subject to the filing of criminal charges in the Municipal Court. Any person who knowingly, intentionally, recklessly or with criminal negligence violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$200.00. Each day of violation of any such provision shall constitute a separate offense.

According to the real property records of Brazoria County, Texas, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

If you commit another violation of the same kind or nature on or before the first anniversary of the date of this notice, the City without further notice may correct the violation at your expense and assess the expense against the property. If a violation covered by a notice under this subsection occurs within the one-year period and the city has not been informed in writing by you of an ownership change then the city, without notice, may take any action permitted, and assess the expenses therefore, as provided by this City's Code of Ordinances.

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 15, 2024



We understand that you may not be aware of these ordinances, and we ask for your assistance in maintaining this property. Your cooperation with these ordinances contributes to the positive appearance of your neighborhood and of our community. Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at 346-223-5947.

Sincerely,

Catharine Gray

Code Enforcement Officer

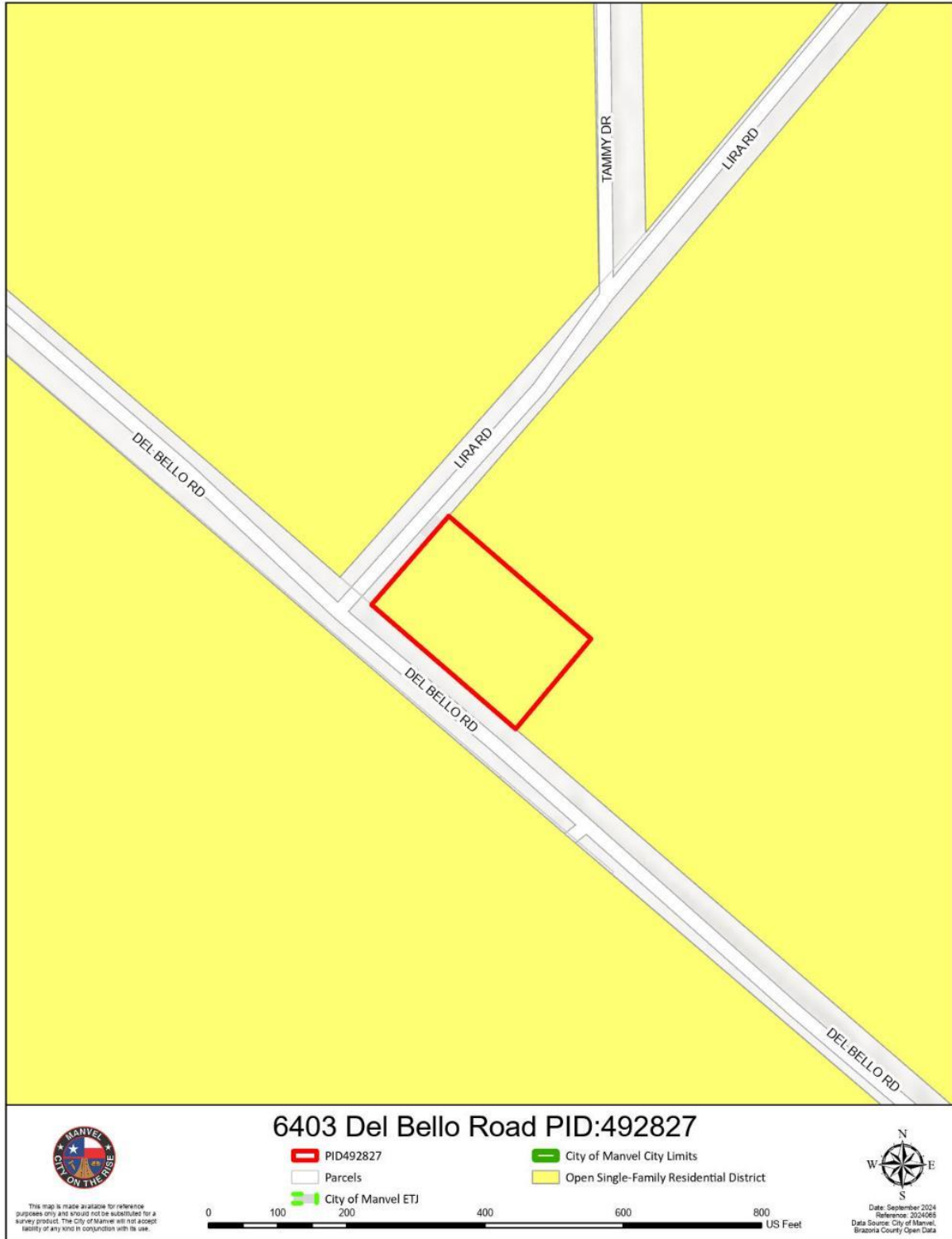
City of Manvel Code Enforcement

346-223-5947

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

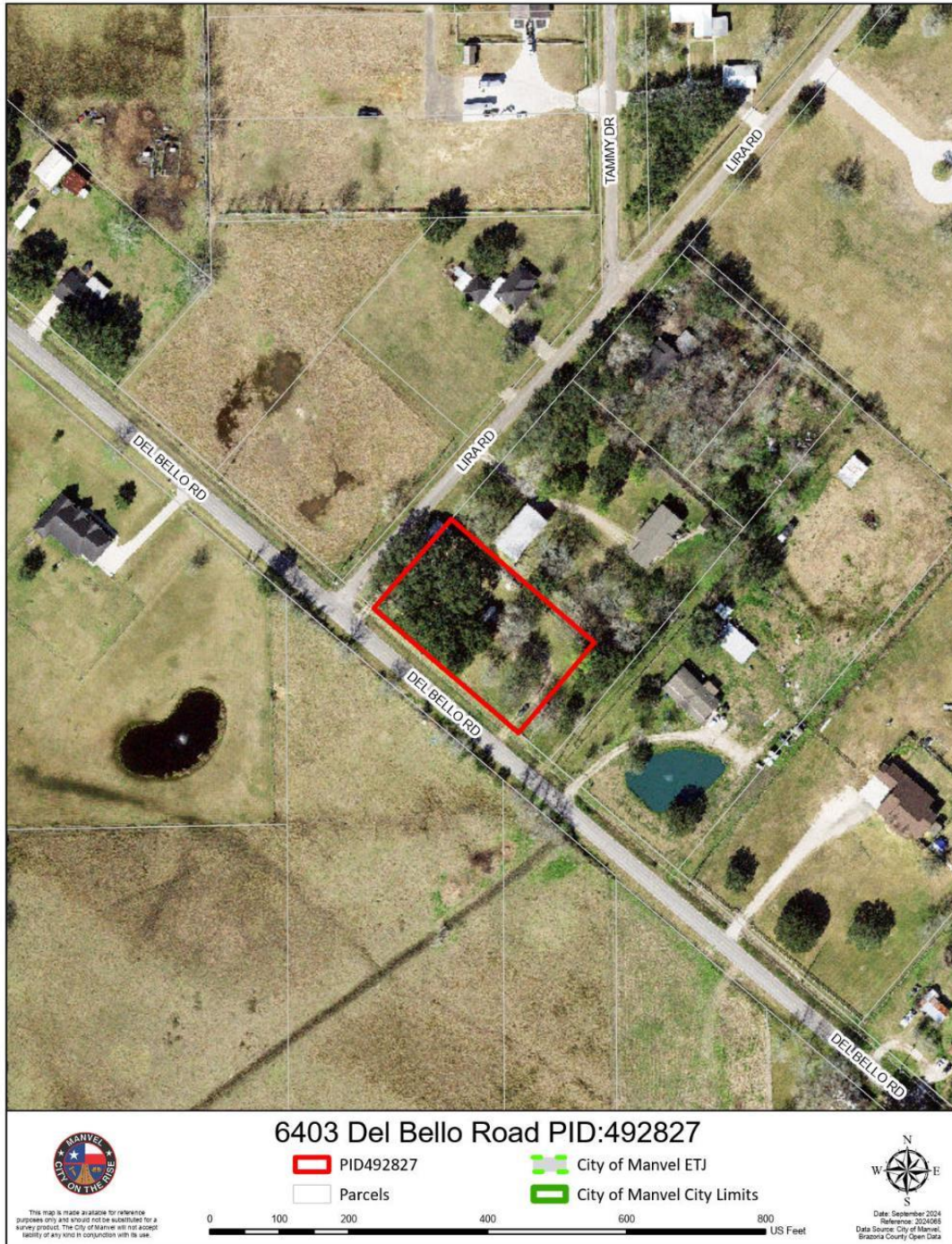


Zoning Vicinity Map





Aerial Site Map





Application



DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

EXTENDED STAY PERMIT

Name of Person Applying for Permit: Brandon Forsyth
Name of Person who owns the land: Elizabeth Palacios
(Where RV will be sitting)
Address: 6403 Del Bella Rd.
City: Manvel State: TX Zip: 77578
Phone Number: 832-994-0817

FEE FOR PERMIT IS \$50.00

MUST BE APPROVED BY P D & Z PRIOR TO ISSUANCE OF PERMIT

PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED STAY PERMITS

1. The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the city limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season.
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individuals who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Date of Permit: _____

Date of Expiration: _____

Anticipated Length of Stay: 5 months

APPROVED: _____

DENIED: _____