

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 28, 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.

Consent PDZ

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

- A. Approve the meeting minutes to date.
- B. Approve the Meridiana Section 32C Preliminary Plat;
BEING A SUBDIVISION OF 9.06 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

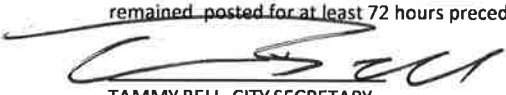
Regular Agenda

- A. 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 10/25/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 10/15/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

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

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Jose Abraham, Development Services Director
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner
Jessica Portie, Associate Planner
Matt De La Rosa, Assistant City Engineer
Percy Ben, Associate Engineer
James McClain, Administrative Captain

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 and postponed to the following PD&Z Meeting at the 9/23/2024 PD&Z Meeting)

David Minsberg, representative for the proposed project, addressed some of the PD&Z and citizen concerns from previous meetings. Drainage, lighting, and test cars driving through the neighborhood were discussed.

PD&Z members discuss the conditions provided by staff if they were to approve it and members discuss adding the following additional conditions:

- 6ft fence to 8ft
- Car carriers must be accommodated on the property and not on the roadway
- Lighting measurements at the perimeter and dimmable lighting
- Additional drainage requirements

Elaheh Roohbakhsh, Associate Planner, provided a presentation.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Associate Planner, provided the presentation. The applicant is seeking reapproval of the same SUP to establish a religious use on the property.

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.

Ryan Miller opened the Public Hearing at 6:46 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

Ryan Miller closed the Public Hearing at 6:47 p.m.

Consent PDZ

- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve 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.).

Jesica Portie, Associate Planner, provided an overview.

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)

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

- 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.).

Jesica Portie, Associate Planner, provided an overview.

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)

PDZ Member Kenneth Haynes 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

- 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)

Recommended staff 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.

Additional conditions by PD&Z:

1. Engineered 8ft masonry wall requirement instead of 6ft
2. Change staff recommendation number 3 to a minimum of 45 feet instead of 25 feet with one tree every 20 feet.
3. Add dimmable to staff recommendation number 6
4. The dealership must accommodate any vehicle transport deliveries on property

PDZ Member Mary Ann Atkinson made the motion to approve with conditions as discussed. PDZ Member Ryan Miller seconded the motion.

The motion FAILED with a vote: 1/5

Yes: Mary Ann Atkinson

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

- 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.

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

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.

PDZ Member Kenneth Haynes made the motion to approve with conditions. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

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

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

Jessica Portie, Associate Planner, provided an overview. Staff recommends approval.

PDZ Member Mary Ann Atkinson made the motion to approve. 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

- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 7:09 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

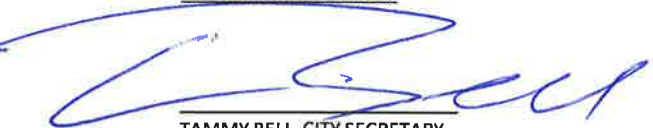
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: October 28, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 32C Preliminary Plat, being a
subdivision of 9.06 acres, out of the Oliver Hall Survey, A-203, and the H.T.& B.R.R.
Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

09/30/2024

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 32 C – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	October 28, 2024
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.*
- *The proposed plat subdivides 9.06 -acre tract into 40 residential lots, 3 blocks, and 8 reserves for drainage, landscaping, open space, utility purposes, and parking.*
- *The proposed section includes Townhome residential lots.*
- *Townhome residential lots are required to have a minimum lot width of 25 feet and a minimum lot area of 2,500 square feet. However, the proposed section provides Front Loaded Townhome residential lots with a minimum lot width of 40 feet and a minimum lot area of 4,600 square feet.*
- *Fourteen (14) off-street guest parking spaces are provided in Reserves C, E, and G to meet the requirement of Section III, Development Regulations, B.14(c)4, of the approved third amendment to the Meridiana O-PUD, which mandates a rate of 0.25 off-street guest parking spaces per dwelling unit for Front Loaded Townhomes.*
- *The proposed plat generally conforms to the most recent approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 32 C Preliminary Plat.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4809C010K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- 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.L. indicates Building Line.
C.O. indicates Company.
D.E. indicates Drainage Easement.
ESMT. indicates Easement.
M.H. indicates Manhole.
NO. indicates Number.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Marvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2024-O-13.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 32C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and re-vest in the dedicators, his heirs, assigns, or successors.
- 6.97 acres of this subdivision are designated as "Townhome" and the remaining 2.09 acres are designated as "Parks, Detention, and Open Space", as defined by the Meridiana PUD ordinance.
- The following lots are permitted to have two-story structures: Lot 2 - Block 3 and Lot 4 - Block 3. All other lots within this section are hereby limited to one-story structures.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	69,915.19	1.61	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,074.30	0.09	B.C.M.U.D. NO. 56
C	PARKING	651.32	0.02	B.C.M.U.D. NO. 56
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,267.67	0.05	B.C.M.U.D. NO. 56
E	PARKING	840.50	0.02	B.C.M.U.D. NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,256.45	0.10	B.C.M.U.D. NO. 56
G	PARKING	1,516.55	0.03	B.C.M.U.D. NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,383.26	0.24	B.C.M.U.D. NO. 56
		93,905.24	2.16	

CURVE TABLE

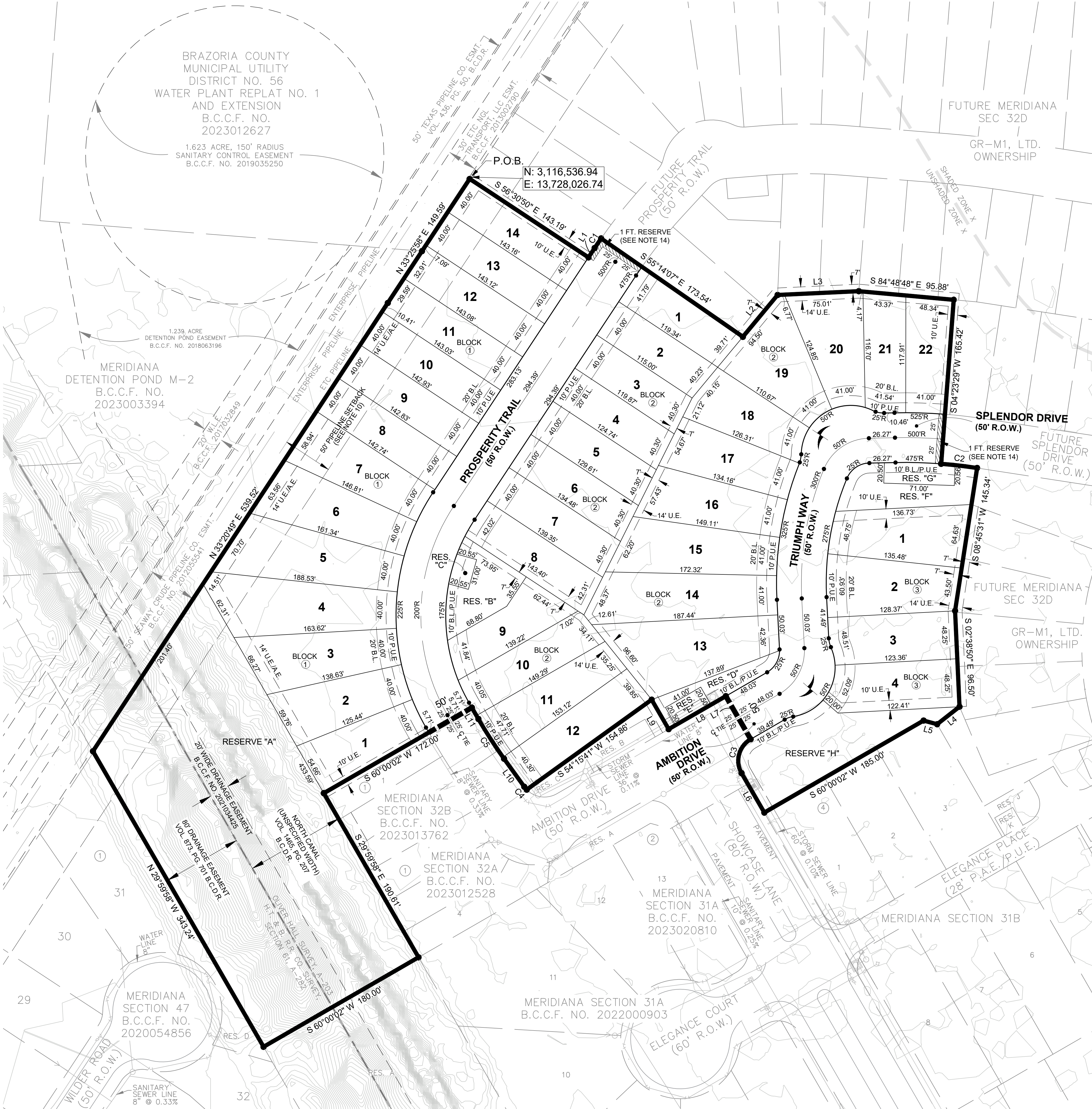
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	11.72'	N 34°07'31" E	11.71'
C2	475.00'	36.42'	S 83°24'44" E	36.41'
C3	25.00'	39.27'	N 15°00'02" E	35.36'
C4	25.00'	3.87'	N 40°10'08" W	3.86'
C5	475.00'	47.80'	N 32°52'09" W	47.56'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 33°29'10" E	11.26'
L2	N 39°40'44" E	54.71'
L3	N 87°20'36" E	81.78'
L4	S 51°55'38" W	28.57'
L5	N 74°59'58" W	14.14'
L6	N 29°59'58" W	45.76'
L7	N 29°59'58" W	50.00'
L8	S 60°00'02" W	66.38'
L9	N 29°59'58" W	34.18'
L10	N 35°44'19" W	34.74'
L11	N 29°59'58" W	13.15'

BENCHMARK(S):

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



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	5,641.55	40.00'
	2	6,230.60	40.00'
	3	7,359.78	40.00'
	4	9,341.97	40.00'
	5	8,861.22	40.00'
	6	7,549.63	40.00'
	7	6,893.80	40.00'
	8	5,711.42	40.00'
	9	5,715.30	40.00'
	10	5,719.19	40.00'
	11	5,722.42	40.00'
	12	5,723.99	40.00'
	13	5,725.47	40.00'
	14	5,726.96	40.00'
2	1	4,965.60	41.79'
	2	4,686.81	40.00'
	3	4,697.40	40.00'
	4	4,892.20	40.00'
	5	5,087.01	40.00'
	6	5,281.81	40.00'
	7	5,476.61	40.00'
	8	5,953.31	42.02'
	9	5,304.44	41.84'
	10	5,827.96	40.05'
	11	6,417.42	47.71'
	12	6,178.43	40.30'
	13	9,705.86	42.36'
	14	8,570.45	41.00'
3	15	7,705.72	41.00'
	16	6,632.64	41.00'
	17	6,011.69	41.00'
	18	5,743.22	41.00'
	19	7,359.92	41.00'
	20	5,549.35	41.00'
	21	4,987.57	41.54'
	22	5,106.04	41.00'
	1	7,283.99	46.75'
	2	7,112.94	60.93'
	3	6,109.79	48.51'
	4	6,177.83	52.09'

* Lot width measured at the front building setback line.

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
40	10	14

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



Meridiana Section 32C Preliminary Plat
A Subdivision of 9.06 acres out of the Oliver Hall Survey, A-203, and the H.T. & B. R.R. Co. Survey, Section 61, A-282, City of Marvel, Brazoria County, Texas.

40 Lots, 3 Blocks and 8 Reserves

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

October 21, 2024



No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.
EHRA JOB NO. 081-011-32403

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

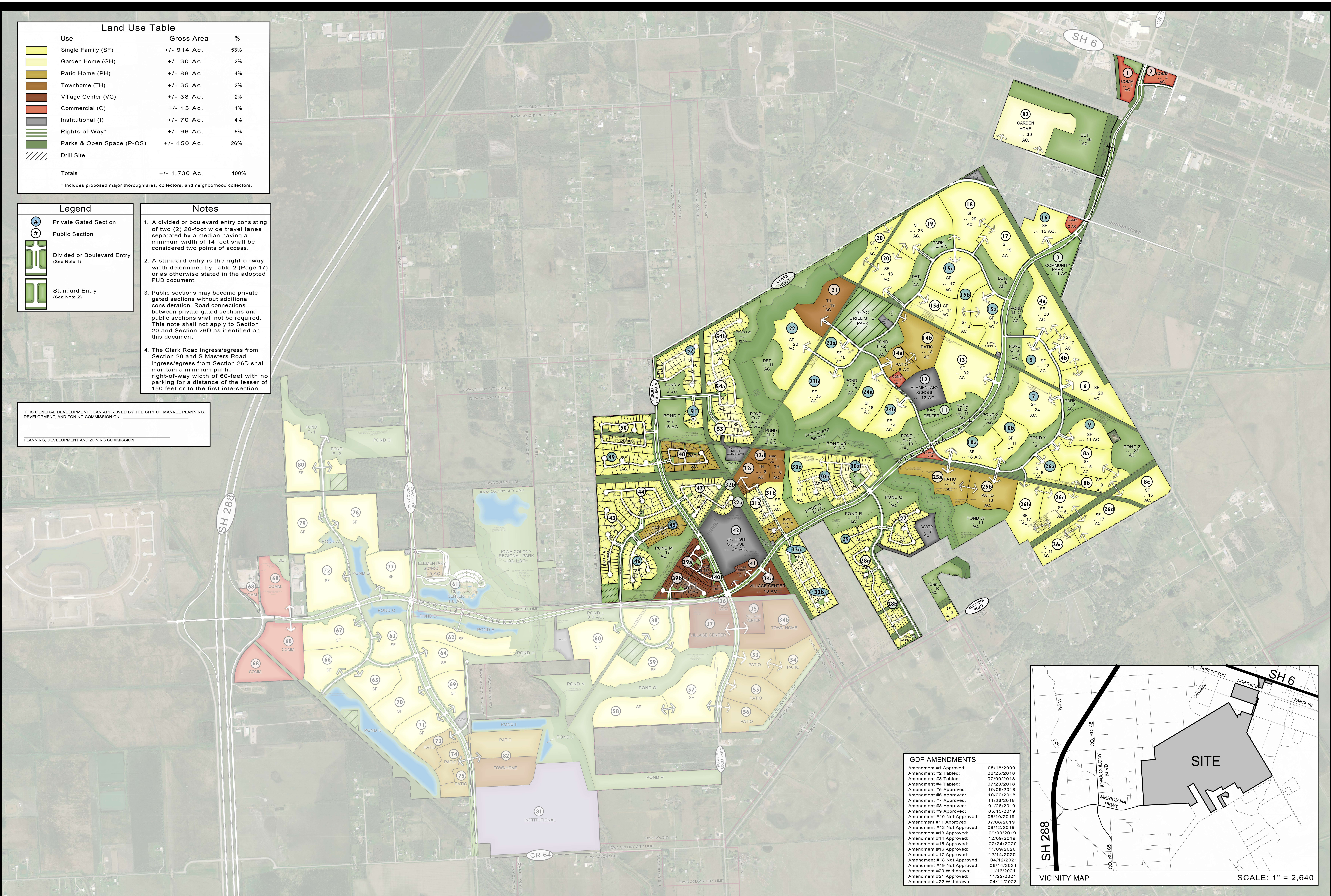
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

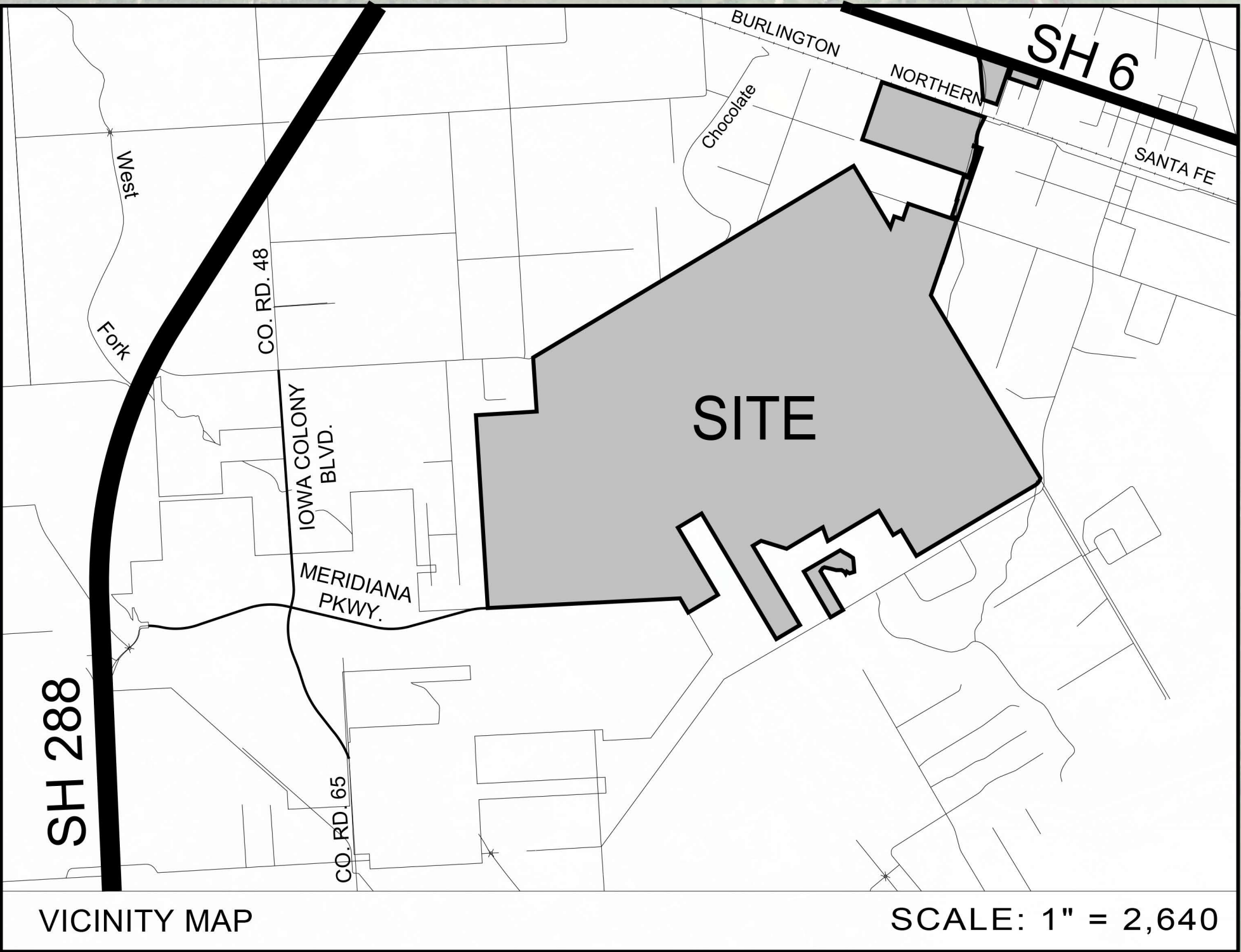
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

EHRA JOB NO.
081-011-150

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