

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 10, 2025

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.

Staff Presentation on Public Hearing Item

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 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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 a 6-month extension for Preliminary Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS;
BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)
- B. Approve Meridiana Section 13B Preliminary Plat;
BEING A SUBDIVISION OF 12.97 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve Final Plat for Meridiana Section 26B;
BEING A SUBDIVISION OF 18.55 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 12 THROUGH 14 AND LOT 16 OF LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND A PORTION OF LOT 15 OF THE AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 31B;
BEING A SUBDIVISION OF 7.00 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Approve Final Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.93 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 16 THROUGH 18 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

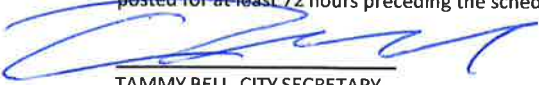
Regular Agenda

- A. Consideration and possible action approve Final Plat for Meridiana Section 82 Detention Reserve;
BEING A SUBDIVISION OF 43.38 ACRES OUT OF OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, H.T. & B.R.R. CO. SURVEY SECTION 64, A-483, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-04;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- C. Consideration and possible action to 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 2/7/25 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 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: 1/27/2025

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 a 6-months extension of approval

for Preliminary Plat of Valencia Section 12, being a subdivision of 14.98 acres of land located in the H.T. & B.R.R. company

survey, sec. , 73, A 301, Brazoira County, Texas; Being a part of lots 37, 38, 45, and 46 in the Allison Richey Gulf Coast

Home Company Part of Suburban Gardens Sec 73, Vol. 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: 2024.12.11 12:43:28 -0600

01/27/2025
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 Section 12 - Preliminary Plat
Applicant:	Lacey Bell - LJA Engineering, Inc.
PD&Z Meeting Date:	February 10, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Approval of a 6-Month Extension <u>Expiration Date: August 12, 2025</u>

BACKGROUND/ REVIEW NOTES

- *This preliminary plat was heard and approved at the February 12, 2024, PD&Z Commission meeting.*
- *The applicant is requesting a 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance. The request has been made to allow additional time to get construction plans approved, so that a final plat can be submitted.*

STAFF RECOMMENDATION

The City staff recommends approval of this six-month preliminary plat extension request for Valencia Section 12 - Preliminary Plat.

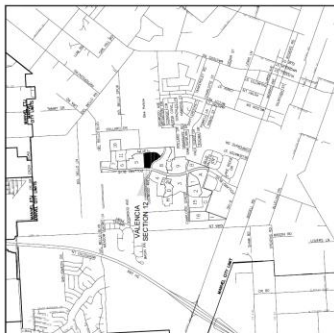
Page 2 of 4



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

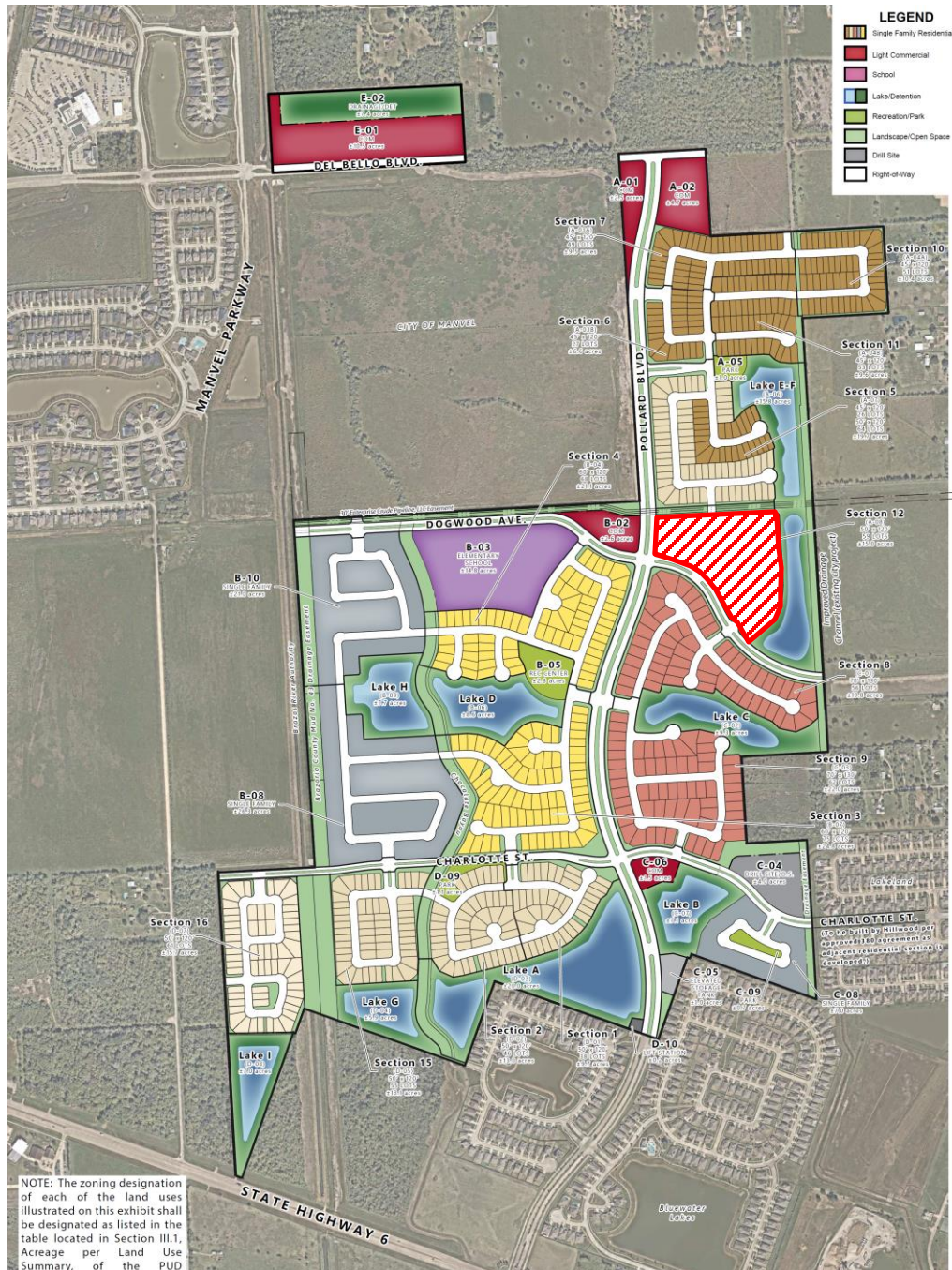
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DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)

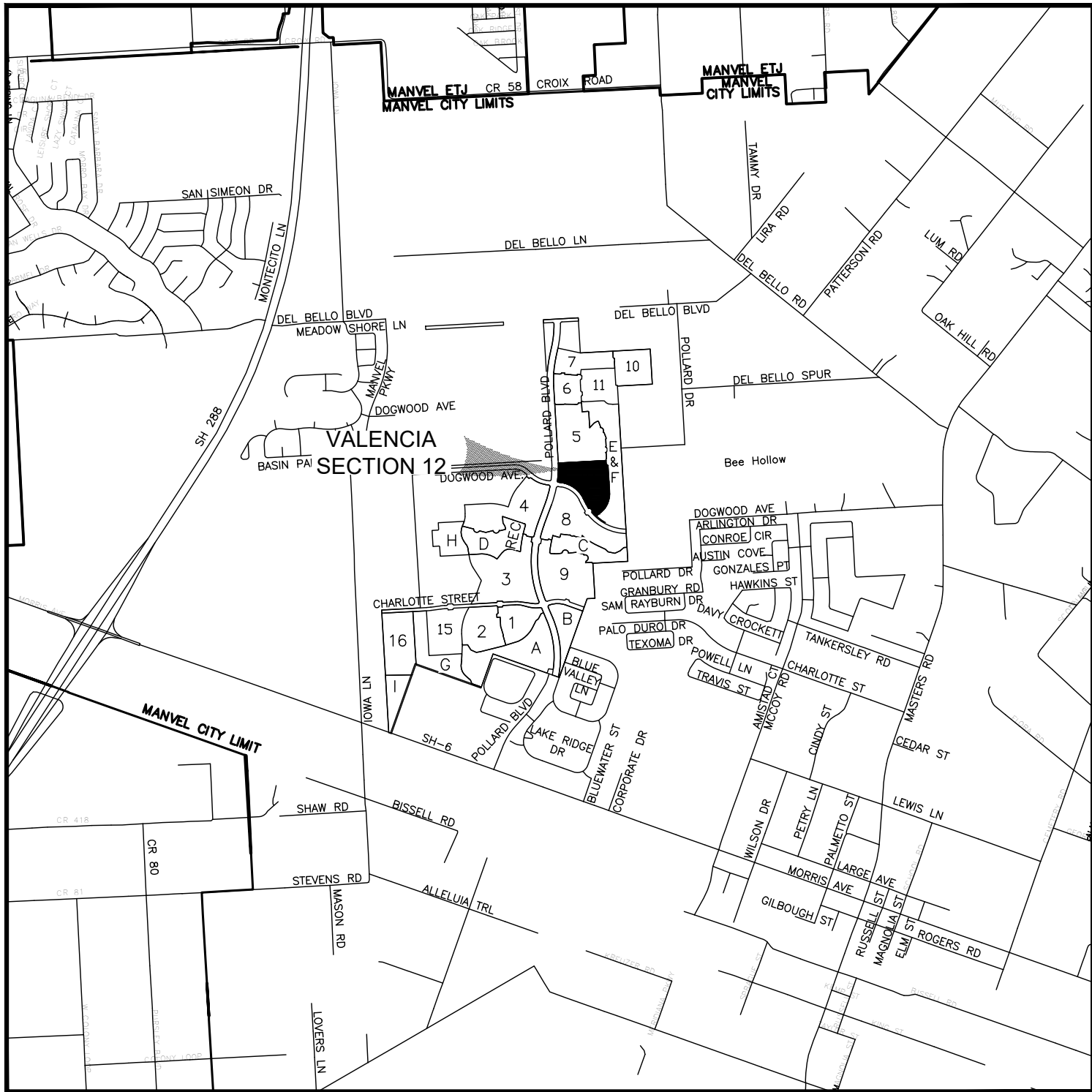


Prepared for
HILLWOOD RESIDENTIAL
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EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024

PLANNING & LANDSCAPE ARCHITECTURE
RELATIONSHIPS | PROCESS | DESIGN



Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°57'11" E	899.98'
L2	S 03°00'00" E	64.47'
L3	S 48°11'45" E	45.41'
L4	S 03°24'33" E	480.96'
L5	S 02°31'41" E	56.28'
L6	S 04°13'58" W	64.57'
L7	S 12°25'29" W	64.57'
L8	S 20°37'01" W	64.57'
L9	S 28°48'33" W	64.57'
L10	S 37°00'04" W	64.57'
L11	S 45°11'36" W	64.57'
L12	S 52°25'25" W	58.09'
L13	S 53°48'42" W	43.00'
L14	S 84°04'05" W	13.89'
L15	N 36°11'18" W	115.00'
L16	S 53°48'42" W	8.20'
L17	N 36°11'18" W	60.00'
L18	N 26°59'14" W	129.68'
L19	N 81°10'38" W	58.32'

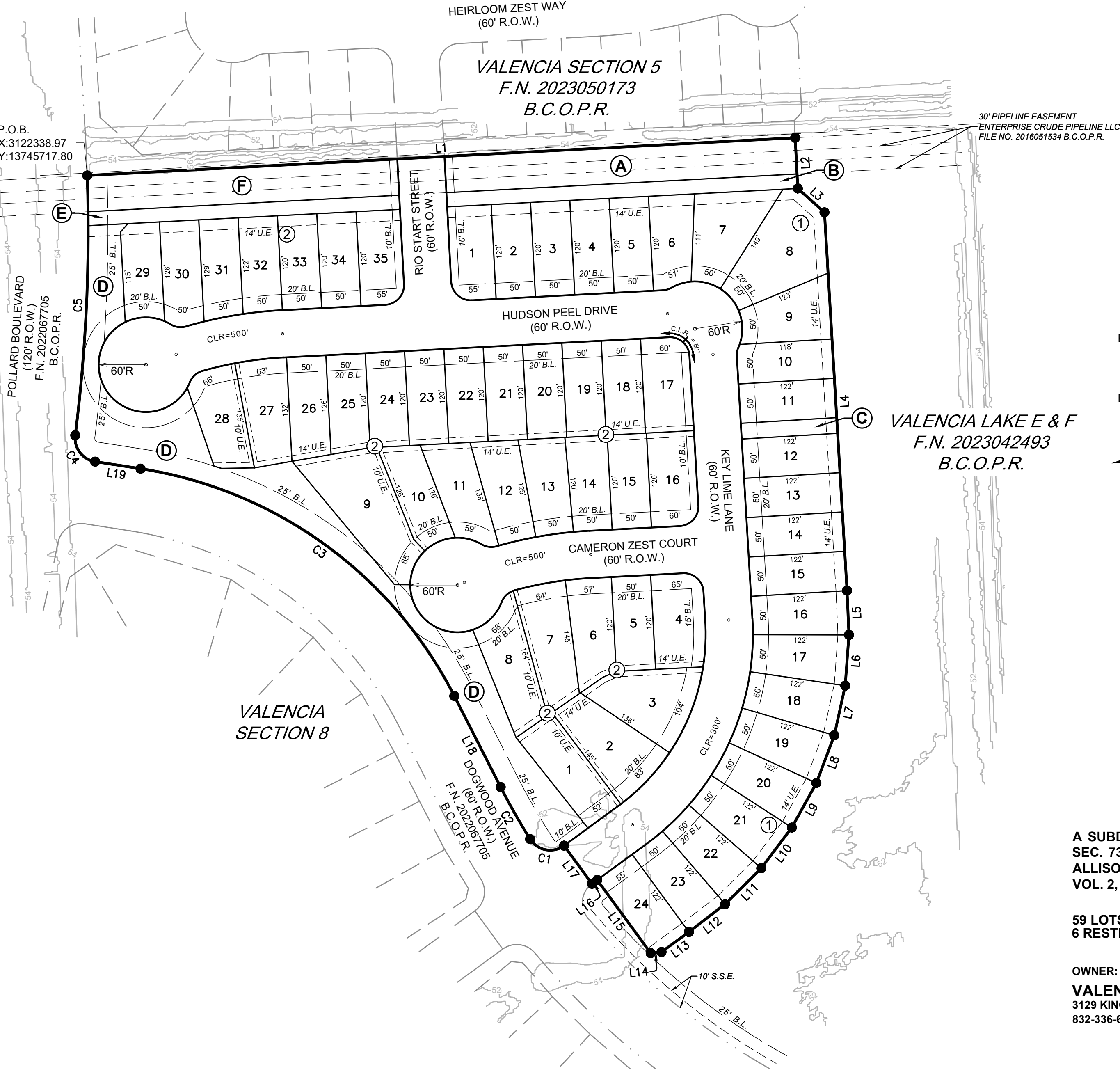
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	30.00'	94°08'44"	49.29'	N 79°06'56" W 43.93'
C2	860.00'	5°03'20"	75.88'	N 29°30'54" W 75.86'
C3	540.00'	54°11'24"	510.73'	N 54°04'56" W 491.91'
C4	30.00'	88°24'48"	46.29'	N 36°58'14" W 41.83'
C5	2060.00'	9°11'27"	330.45'	N 02°38'26" E 330.10'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.471	20,521	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE EASEMENT
B	0.187	8,139	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.056	2,440	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	1.190	51,833	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.163	7,081	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
F	0.417	18,164	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE EASEMENT
TOTAL	2.483	108,178	

CITY OF MANVEL
CALLED 149.639 ACRES
DOC NO. 2018034498
B.C.O.P.R.

40' ROADWAY ESMT.
VOL. 2, PG. 91-92.
B.C.P.R. (TO BE
ABANDON IF WITHIN VALENCIA
BOUNDARY)
30' PIPELINE EASEMENT - BRAZORIA COUNTY MUD #83
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016051534 B.C.O.P.R.
30' PIPELINE EASEMENT
M263 LLC
FILE NO. 2019047823 B.C.O.P.R.

VALENCIA 288, LLC
REMAINDER OF
CALLED 418.432 ACRES
(TRACT 1)
DOC NO. 2021068486
B.C.O.P.R.



- GENERAL NOTES:
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS UNDIVIDED 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 THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT 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.
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 48038C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5358 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373256.985 E 3127396.634.
 - SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1374199.372 E 3122367.896.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99998357.
 - VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE, SHALL BE ERRECTED 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, CITY OF MANVEL CITY ORDINANCES.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

- BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:
- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 - BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
 - DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
 - 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.
 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

- LEGEND
- RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
VALENCIA
SECTION 12

A SUBDIVISION OF ±14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

59 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

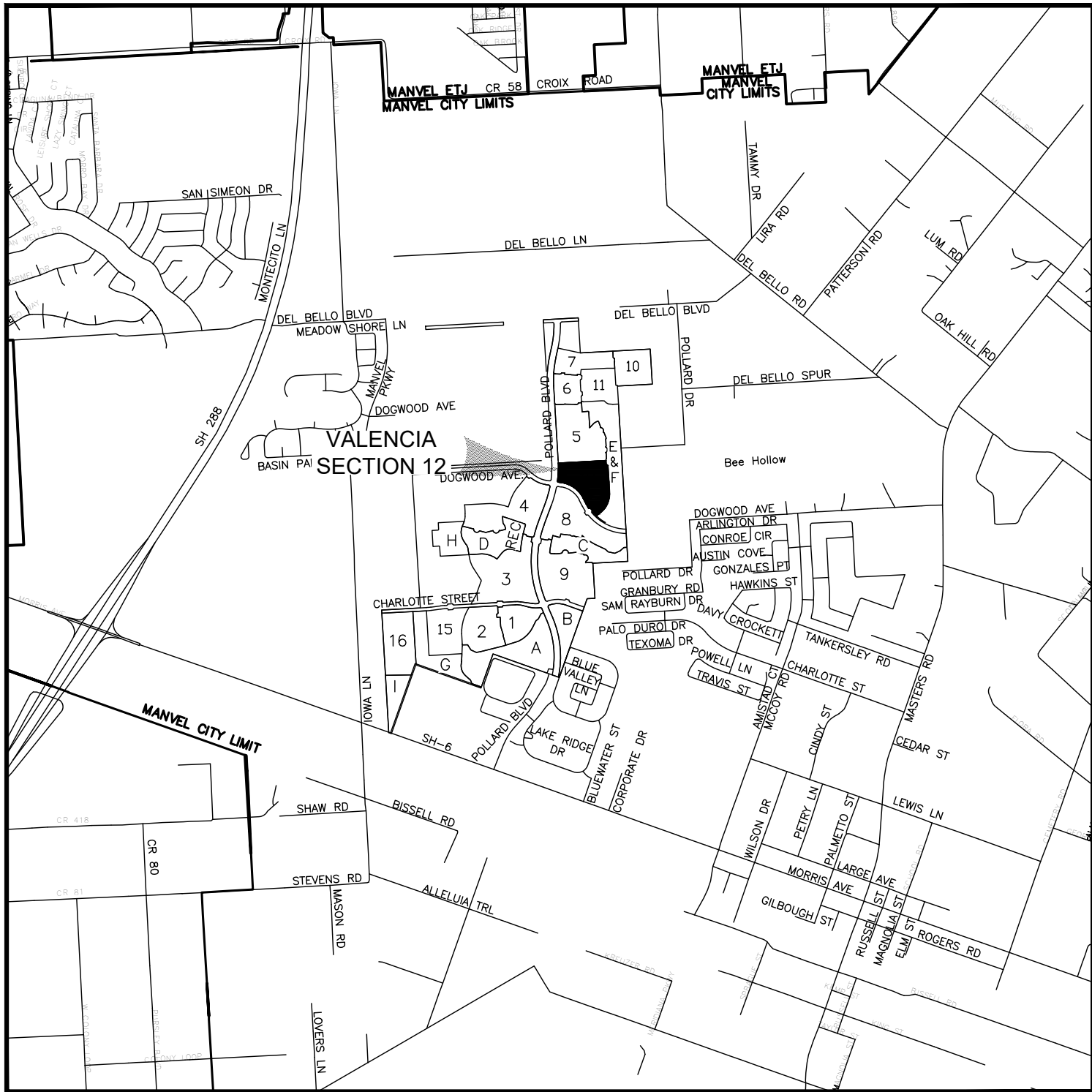
PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ON-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

LOT AREA TABLE BLOCK 1			LOT AREA TABLE BLOCK 2			LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,573	55.35'	1	7,811	52.10'	21	6,000	50.00'
2	6,000	50.00'	2	9,465	84.28'	22	6,000	50.00'
3	6,000	50.00'	3	9,700	111.47'	23	6,000	50.00'
4	6,000	50.00'	4	7,681	65.33'	24	6,000	50.00'
5	6,000	50.00'	5	6,000	50.00'	25	6,152	50.00'
6	6,186	50.20'	6	7,092	57.27'	26	6,455	50.00'
7	8,858	50.39'	7	8,735	64.52'	27	7,677	63.52'
8	12,170	50.49'	8	8,478	60.77'	28	7,391	64.07'
9	7,288	51.03'	9	13,278	55.59'	29	6,040	50.00'
10	6,077	50.00'	10	6,715	50.05'	30	6,599	50.00'
11	6,100	50.00'	11	7,295	52.37'	31	6,267	50.00'
12	6,100	50.00'	12	7,053	50.05'	32	6,036	50.00'
13	6,100	50.00'	13	6,588	50.05'	33	6,000	50.00'
14	6,100	50.00'	14	6,189	50.01'	34	6,000	50.00'
15	6,100	50.00'	15	6,000	50.00'	35	6,565	55.35'
16	6,391	50.01'	16	7,137	60.35'			
17	6,771	50.13'	17	7,201	60.35'			
18	6,771	50.13'	18	6,000	50.00'			
19	6,771	50.13'	19	6,000	50.00'			
20	6,771	50.13'	20	6,000	50.00'			
21	6,771	50.13'						
22	6,771	50.13'						
23	6,478	50.10'						
24	6,668	55.00'						

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 12, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2024.

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 12 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2024.

Planning, Development, and Zoning Commission Chair

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA COUNTY C&R DISTRICT NO. 3

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/ OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID

- GENERAL NOTES:
- 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 USBOVDIED 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 HERS, ASSIONS OR SUCCESSORS.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT 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.
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 46030C0150K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373256.895 E 3127296.624.
 - SITE TBM #1: A 18-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA END CONTROL." LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 4197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1374195.372 E 3122367.696.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9998337.
 - VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE, SHALL BE ERCTED 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, CITY OF MANVEL CITY ORDINANCES.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERCTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERCTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

- RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
◄ | ► INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA
SECTION 12

A SUBDIVISION OF ±14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

59 LOTS (50' x 120' TYP.)
6 RESTRICTED RESERVES IN 2 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 SAM HOUSTON DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

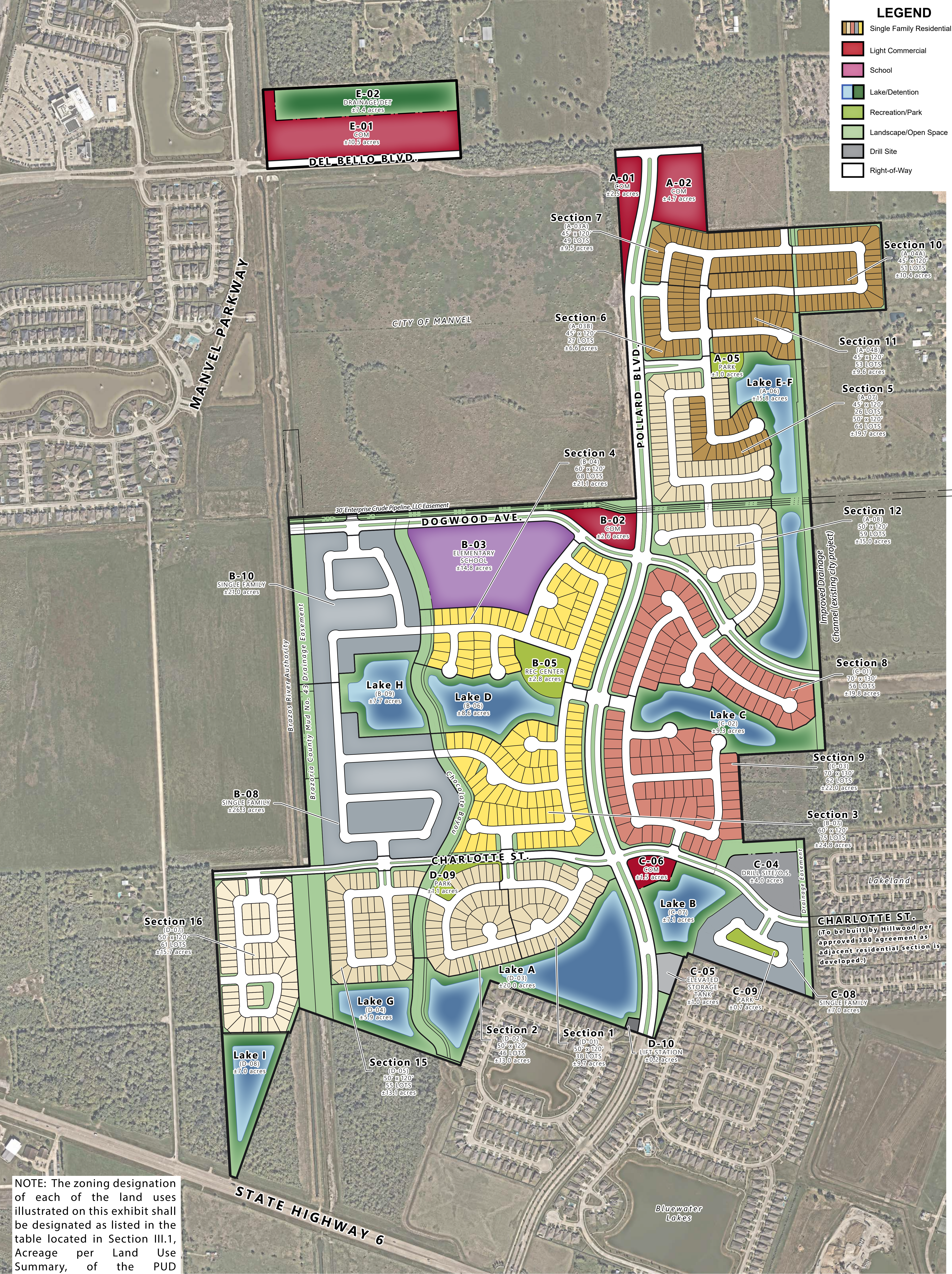
PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: February 10, 2025 (PD&Z)

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: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 13B Preliminary Plat, being a
subdivision of 12.97 acres, out of the Oliver Hall Survey, A-203, 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.

SIGNATURE

01/13/2025

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 13B – Preliminary Plat
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	February 10, 2025
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>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The subject site, located on the south side of the Elementary School, has access from Meridiana Section 13A, which is along the western side of Meridiana Parkway.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The proposed plat subdivides a 12.97-acre tract into 50 residential lots, 3 blocks, and 4 reserves for landscaping, open space, recreation, and utility purposes.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 13B – 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.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-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 Manvel 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 13B 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.

RESERVE TABLE

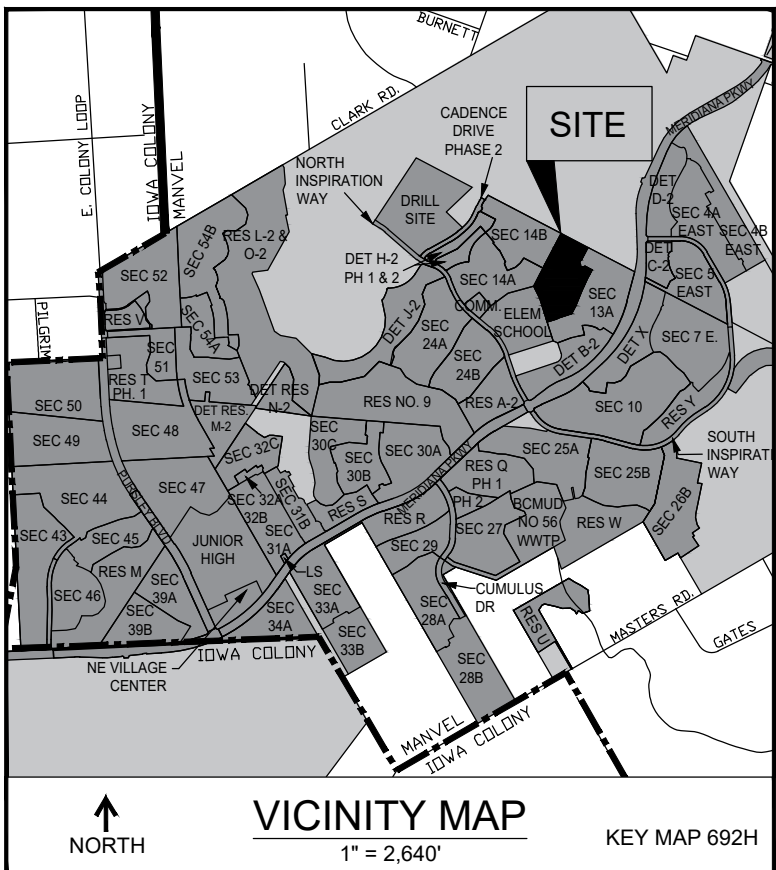
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,660.56	0.38	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	11,634.95	0.27	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,290.49	0.03	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,222.70	0.03	B.C.M.U.D. NO. 57
TOTAL		30,808.70	0.71	B.C.M.U.D. NO. 57

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 17°29'24" W	35.36'
C2	25.00'	39.27'	N 72°30'36" W	35.36'

LINE TABLE

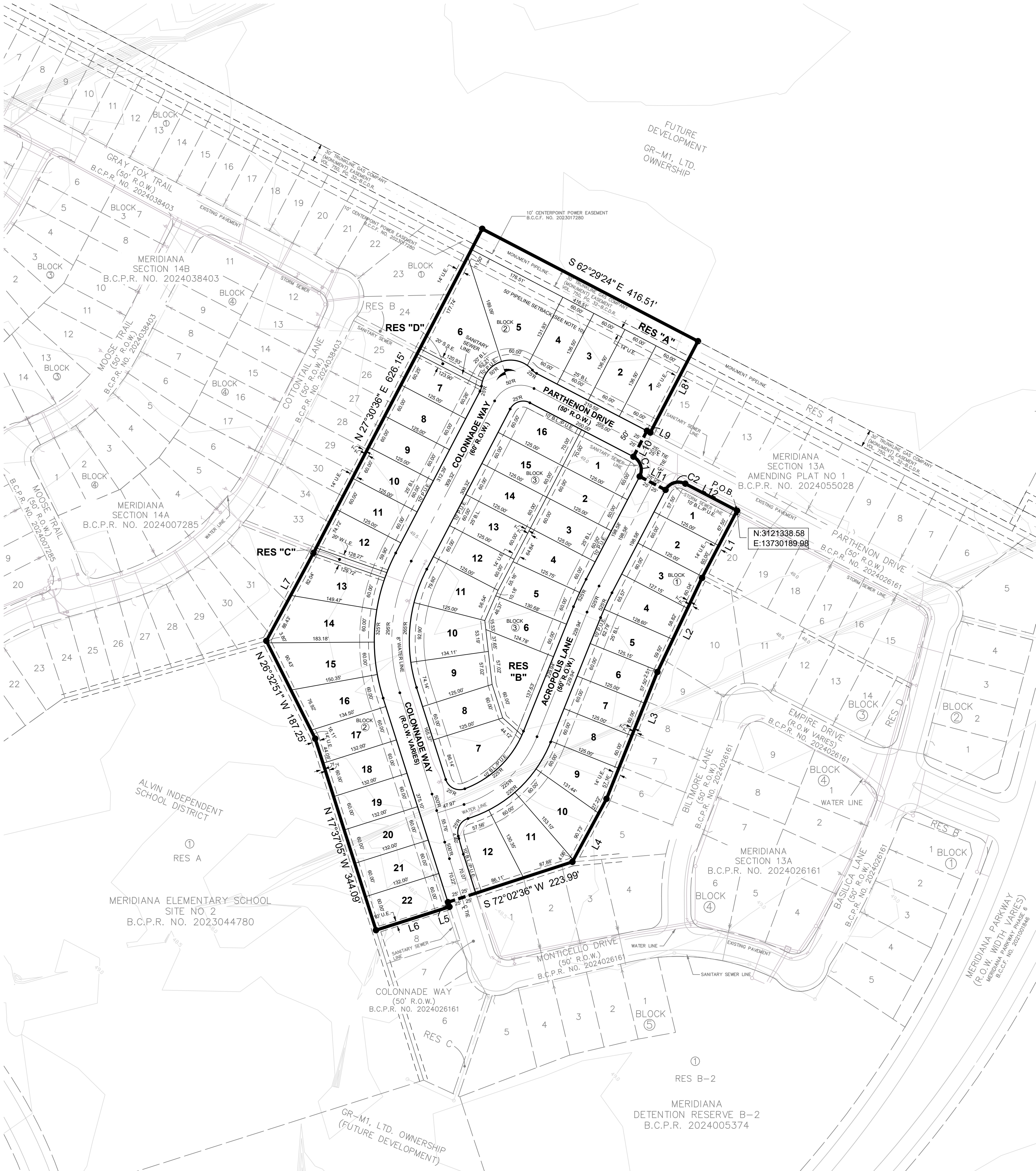
LINE	BEARING	DISTANCE
L1	S 27°30'36" W	130.00'
L2	S 25°22'15" W	178.36'
L3	S 21°52'17" W	233.93'
L4	S 28°24'14" W	122.73'
L5	S 17°37'05" E	8.32'
L6	S 72°22'55" W	132.00'
L7	N 28°11'55" E	170.52'
L8	S 27°30'36" W	176.50'
L9	N 62°29'24" W	6.51'
L10	S 27°30'36" W	50.00'
L11	S 62°29'24" E	50.00'
L12	S 62°29'24" E	100.00'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (SQ. FT.)
1	1	8,303.37	57.50'
	2	7,500.00	60.00'
	3	7,561.74	60.00'
	4	8,076.45	65.57'
	5	7,811.66	65.21'
	6	7,500.19	62.79'
	7	7,500.00	60.00'
	8	7,500.00	60.00'
	9	8,828.05	60.00'
	10	9,965.85	60.00'
	11	10,039.98	60.00'
	12	9,358.90	57.56'
2	1	8,190.00	60.00'
	2	8,190.00	60.00'
	3	8,190.00	60.00'
	4	8,146.85	60.00'
	5	16,434.13	60.00'
	6	14,471.43	62.21'
	7	7,529.59	60.25'
	8	7,500.00	60.00'
	9	7,500.00	60.00'
	10	7,500.00	60.00'
	11	7,500.00	60.00'
	12	8,231.19	59.90'
3	1	9,360.29	60.00'
	2	11,663.70	60.00'
	3	11,564.89	60.00'
	4	9,326.60	60.00'
	5	7,539.89	60.00'
	6	7,520.00	60.00'
	7	7,520.00	60.00'
	8	7,520.00	60.00'
	9	7,520.00	60.00'
	10	7,520.00	60.00'
	11	7,520.00	60.00'
	12	7,520.00	60.00'
4	1	8,615.87	60.00'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,733.92	60.00'
	5	7,546.79	60.00'
	6	7,845.34	60.00'
	7	11,287.73	86.14'
	8	7,500.00	60.00'
	9	8,800.44	74.19'
	10	10,198.53	92.90'
	11	8,961.20	79.60'
	12	7,500.00	60.00'

* Lot width measured at the front building setback line.

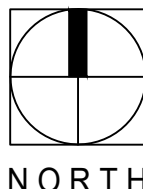


OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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 36, 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

1"=100'



Meridiana Section 13B Preliminary Plat

A Subdivision of 12.97 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

50 Lots, 3 Blocks and 4 Reserves

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

January 31, 2025



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-13-01

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

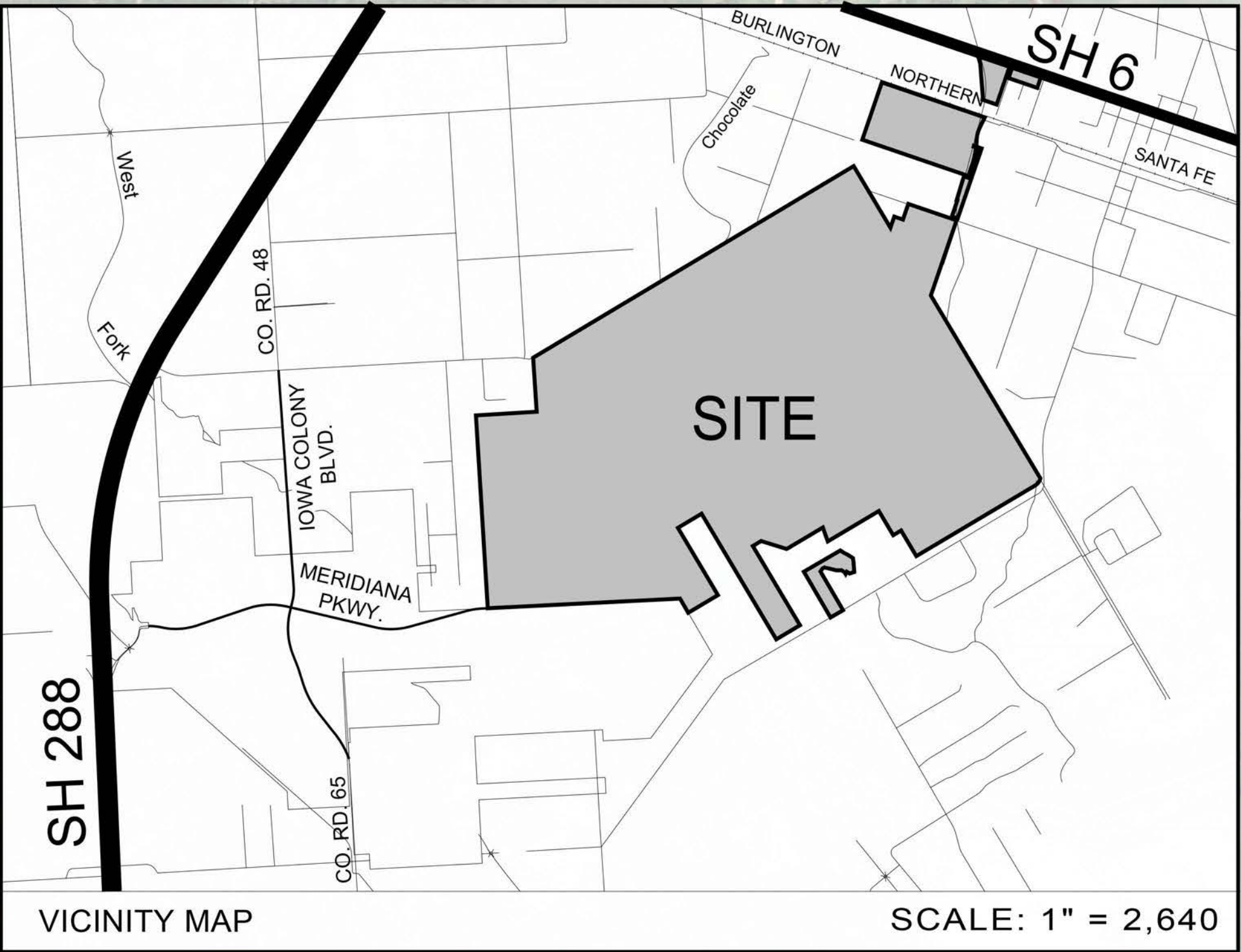
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





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: 01/13/2025 (02/10/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 26B
being a subdivision of 18.55 acres out of the Oliver Hall Survey, A-203; being a partial
replat of a portion of lots 12 through 14 and lot 16 of Lulling Stone Section One, as recorded in

Volume 21, pages 267-270 of the Brazoria County Plat Records; and a portion of lot 15 of the amending plat of Lot 15 of Lulling Stone Section One,

as recorded in volume 22, pages 165-166 of the Brazoria County Plat Records; City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

01/13/2025
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 26B- Final Plat
Applicant:	Kaitlin Gile– EHRA Engineering
PD&Z Meeting Date:	February 10, 2025
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>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The private streets with a R.O.W width of 50 feet provide access to lots.*
- *The proposed plat subdivides 18.55-acre tract into 75 residential lots, 4 blocks, and 4 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat that was approved on July 8, 2024.*
- *Proposed Final Plat for Meridiana Section 26B, must have access to a public street. Since the proposed plat gains access from Future South Inspiration Way which its plat has not been recorded yet, recordation of the Meridiana Section 26B final plat will be contingent on the infrastructure acceptance of the final plat of Inspiration Way Phase 2 providing access (Section 62-108 (a)(8)).*

STAFF RECOMMENDATION

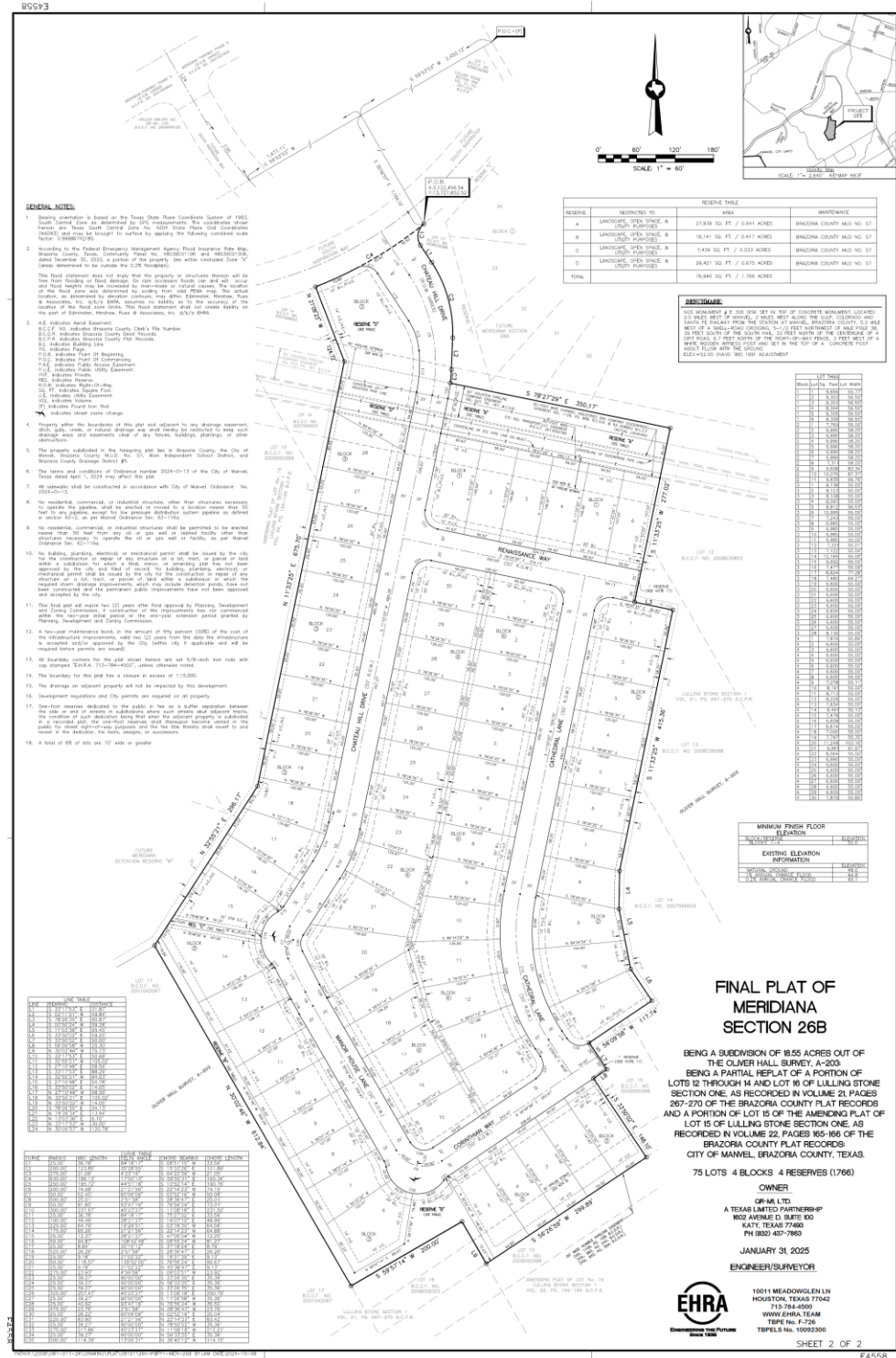
The City staff recommends approval of this proposed plat - Meridiana Section 26B- Final Plat.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 26B, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 26B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 29th day of January, 2025.

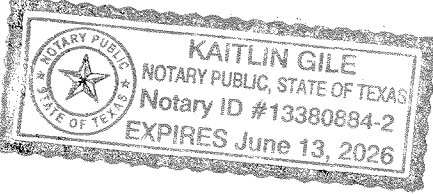
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of January, 2025.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approved this plat of MERIDIANA SECTION 26B in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2025.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 26B
BEING 18.55 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 18.55 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 12 THROUGH 14 AND LOT 16 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-MI IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035983, 2006035988, 2006035993 AND 2006035993 AND BEING A PORTION OUT OF LOT 15 OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-MI IN B.C.C.F. NO. 2006035988, SAID 18.55 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod called for and found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;

THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Section 1 for a distance of 2,450.12 feet to a point for corner;

THENCE, South 30°06'57" East, for a distance of 1,164.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 36.78 feet, an angle of 84°18'17", and a chord bearing South 08°51'15" West, for a distance of 33.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

2) THENCE, South 33°17'53" East, for a distance of 31.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

3) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 200.00 feet, an arc length of 123.85 feet, an angle of 35°28'55", and a chord bearing South 15°33'28" East, for a distance of 121.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

4) THENCE, South 02°11'01" West, for a distance of 49.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

5) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 21.06 feet, an angle of 04°23'16", and a chord bearing South 04°22'39" West, for a distance of 21.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

6) THENCE, South 78°27'29" East, for a distance of 350.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 11°33'25" West, for a distance of 277.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 78°26'35" East, for a distance of 60.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 11°33'25" West, for a distance of 415.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 00°50'24" West, for a distance of 59.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 11°03'36" East, for a distance of 95.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 33°50'02" East, for a distance of 59.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 56°09'58" West, for a distance of 117.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 33°50'02" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 56°09'58" West, for a distance of 25.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 33°50'02" East, for a distance of 148.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 56°26'59" West, for a distance of 299.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 30°02'46" West, for a distance of 75.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 59°57'14" West, for a distance of 200.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 30°02'46" West, for a distance of 612.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

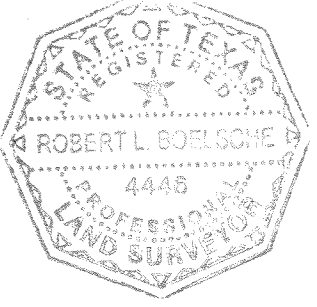
21) THENCE, North 32°55'21" East, for a distance of 296.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, North 11°33'25" East, for a distance of 675.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

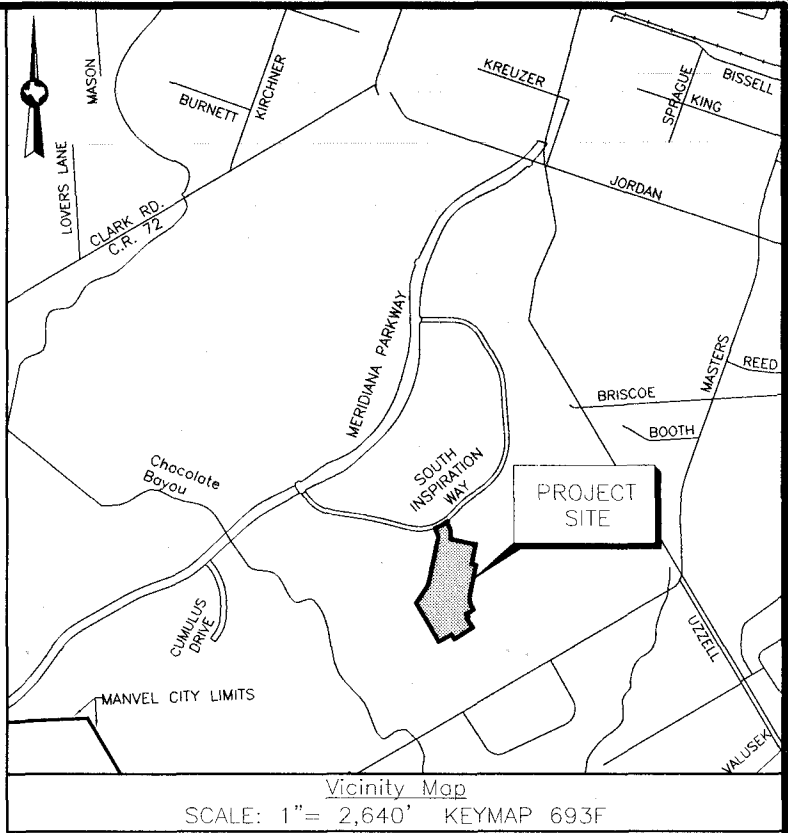
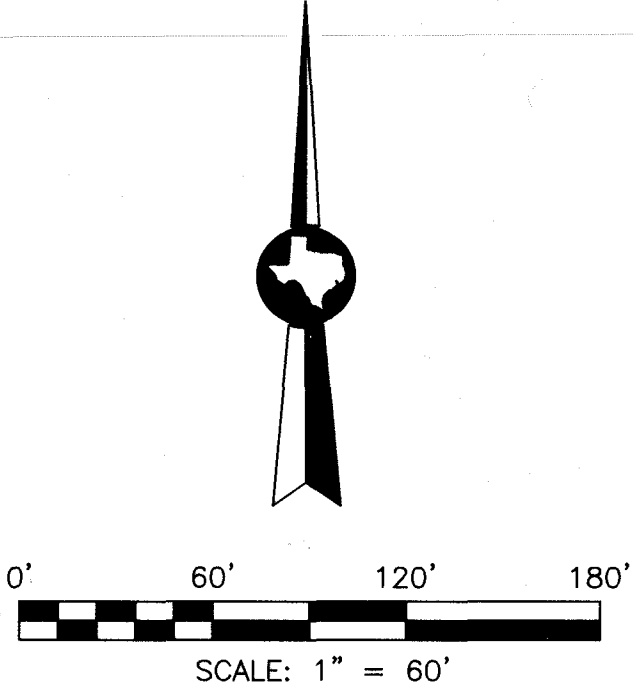
23) THENCE, North 21°09'23" West, for a distance of 124.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve to the left;

24) THENCE, in a northeasterly direction along the said arc of a curve to the left having a radius of 630.00 feet, an arc length of 196.13 feet, an angle of 17°50'13", and a chord bearing North 59°53'31" East, for a distance of 195.34 feet to the POINT OF BEGINNING and containing 18.55 acres of land.

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



[Signature]
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446



FINAL PLAT OF MERIDIANA SECTION 26B

BEING A SUBDIVISION OF 18.55 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 12 THROUGH 14 AND LOT 16 OF LULLING STONE
SECTION ONE, AS RECORDED IN VOLUME 21, PAGES
267-270 OF THE BRAZORIA COUNTY PLAT RECORDS
AND A PORTION OF LOT 15 OF THE AMENDING PLAT OF
LOT 15 OF LULLING STONE SECTION ONE, AS
RECORDED IN VOLUME 22, PAGES 165-166 OF THE
BRAZORIA COUNTY PLAT RECORDS;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

75 LOTS 4 BLOCKS 4 RESERVES (1.766)

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



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

SHEET 1 OF 2

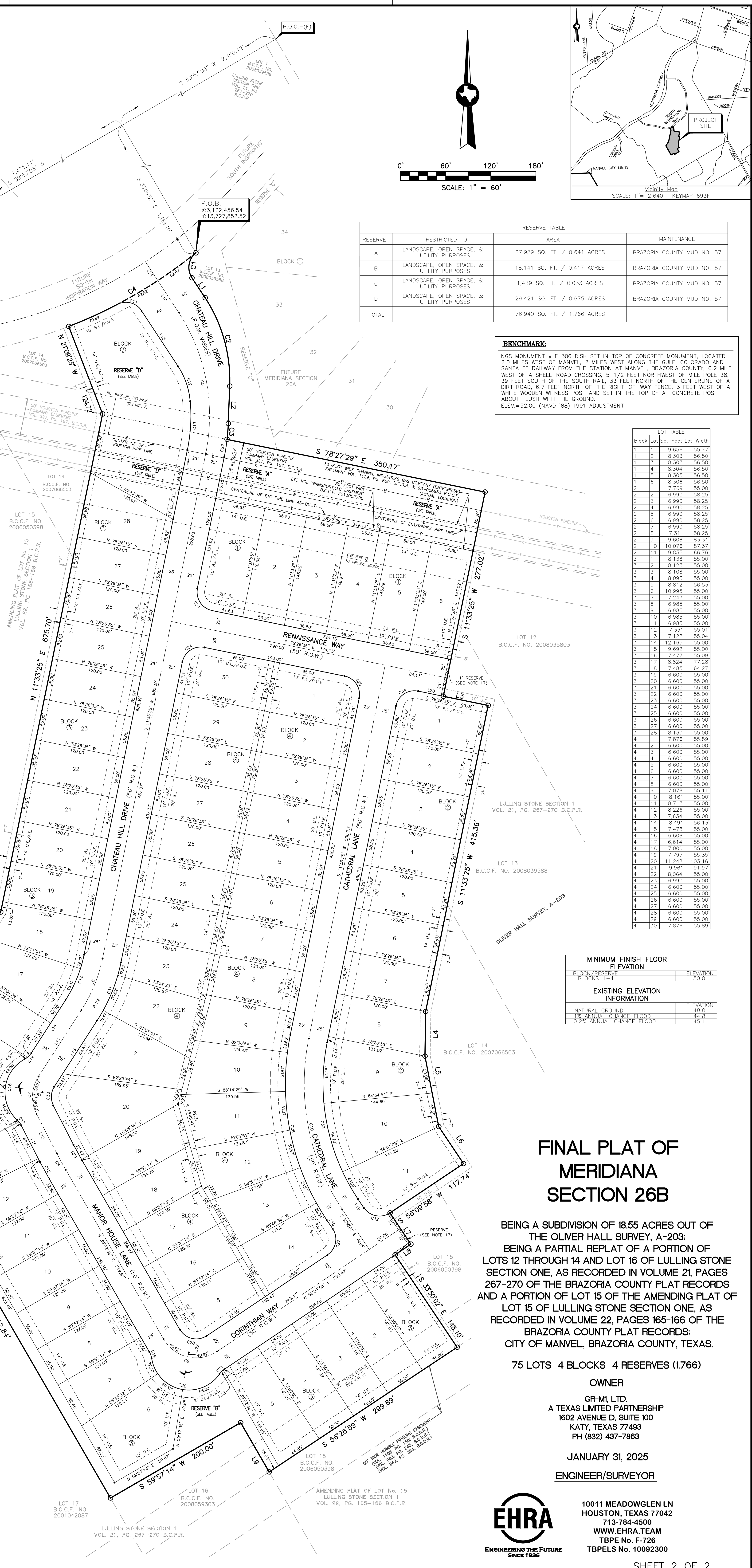
JOB NO. 081-011-26B

PATH: R:\2008\081-011-26\DRAWING\PLAT\08101126V-PBFP1-MER-26B.BY: BTB
DATE: 2022-09-30

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0130K, dated December 30, 2020, a portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 0.2% floodplain).
 - 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. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
P.G. indicates Page.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.A.E. indicates Public Access Easement.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
RES. indicates Reserve.
R.O.W. indicates Right-of-Way.
S.Q. FT. indicates Square Foot.
U.E. indicates Utility Easement.
VOL. indicates Volume.
(F) indicates Found Iron Rod
indicates street name change.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
 - The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
 - No residential, commercial, or industrial structures shall be permitted to be erected nearer than 50 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116a.
 - No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision if the subdivision has required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
 - This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
 - A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The drainage on adjacent property will not be impacted by this development.
 - Development regulations and City permits are required on all property.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns, or successors.
 - A total of 8% of lots are 70' wide or greater

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°17'53" E	511.87
L2	S 02°11'01" W	49.84
L3	S 78°26'35" E	60.87
L4	S 00°50'24" W	59.28
L5	S 11°03'56" E	95.45
L6	S 33°50'02" E	59.25
L7	S 33°50'02" E	50.00
L8	S 56°09'58" W	25.30
L9	N 30°02'46" W	75.73
L10	S 33°17'53" E	50.68
L11	S 32°55'21" W	105.02
L12	S 27°10'48" W	47.56
L13	S 33°17'53" E	88.29
L14	S 32°55'21" W	84.03
L15	S 27°10'48" W	58.56
L16	S 33°50'02" E	14.05
L17	N 27°10'48" W	58.56
L18	N 32°55'21" E	105.02
L19	N 33°50'02" E	14.05
L20	S 78°26'35" E	34.13
L21	N 74°39'54" E	13.94
L22	N 13°03'56" E	6.10
L23	N 33°17'53" E	30.00
L24	N 30°06'57" W	120.78

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	25.00	36.78	84°18'17"	S 08°51'15" W
C2	25.00	36.78	84°18'17"	S 08°51'15" W
C3	275.00	21.06	4°23'16"	S 04°22'39" W
C4	630.00	196.13	17°50'13"	N 59°55'31" E
C5	250.00	195.72	44°51'18"	S 10°52'14" E
C6	200.00	74.58	21°21'56"	S 22°14'23" W
C7	50.00	52.45	60°06'09"	S 02°52'16" W
C8	500.00	25.01	2°51'58"	S 28°36'47" E
C9	50.00	81.85	93°42'16"	S 76°56'24" W
C10	300.00	237.67	45°23'27"	S 11°08'18" E
C11	25.00	36.78	84°18'17"	S 75°27'02" E
C12	100.00	49.49	28°21'27"	S 19°07'10" E
C13	225.00	64.79	16°29'51"	S 03°18'30" W
C14	175.00	65.26	21°21'56"	S 22°14'23" W
C15	25.00	23.77	28°21'27"	S 47°06'04" W
C16	50.00	94.87	108°42'48"	S 06°55'24" W
C17	25.00	8.84	20°15'12"	S 37°18'24" E
C18	525.00	26.26	2°51'58"	S 28°36'47" E
C19	275.00	9.18	21°02'22"	S 19°51'35" E
C20	50.00	118.57	135°52'00"	S 76°56'24" E
C21	25.00	9.18	21°02'22"	N 45°38'47" E
C22	275.00	23.93	45°59'08"	S 09°03'51" W
C23	25.00	39.27	90°00'00"	S 33°26'35" E
C24	25.00	39.27	90°00'00"	N 56°33'25" E
C25	25.00	39.27	90°00'00"	S 33°26'35" E
C26	25.00	39.27	45°23'27"	S 11°08'18" E
C27	25.00	39.27	90°00'00"	S 11°09'58" W
C28	25.00	40.92	93°47'16"	N 76°56'24" W
C29	475.00	23.76	2°51'58"	N 28°36'47" E
C30	75.00	75.00	60°06'09"	S 02°52'16" W
C31	225.00	83.90	21°21'56"	N 22°14'23" E
C32	25.00	39.27	90°00'00"	N 78°50'02" W
C33	275.00	217.86	45°23'27"	N 11°08'18" W
C34	25.00	39.27	90°00'00"	N 56°33'25" E
C35	500.00	114.39	13°06'31"	N 36°40'12" W



FINAL PLAT OF MERIDIANA SECTION 26B

BEING A SUBDIVISION OF 18.55 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 12 THROUGH 14 AND LOT 16 OF LULLING STONE
SECTION ONE, AS RECORDED IN VOLUME 21, PAGES
267-270 OF THE BRAZORIA COUNTY PLAT RECORDS
AND A PORTION OF LOT 15 OF THE AMENDING PLAT OF
LOT 15 OF LULLING STONE SECTION ONE, AS
RECORDED IN VOLUME 22, PAGES 165-166 OF THE
BRAZORIA COUNTY PLAT RECORDS;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

75 LOTS 4 BLOCKS 4 RESERVES (1.766)

OWNER

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



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

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.		

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.

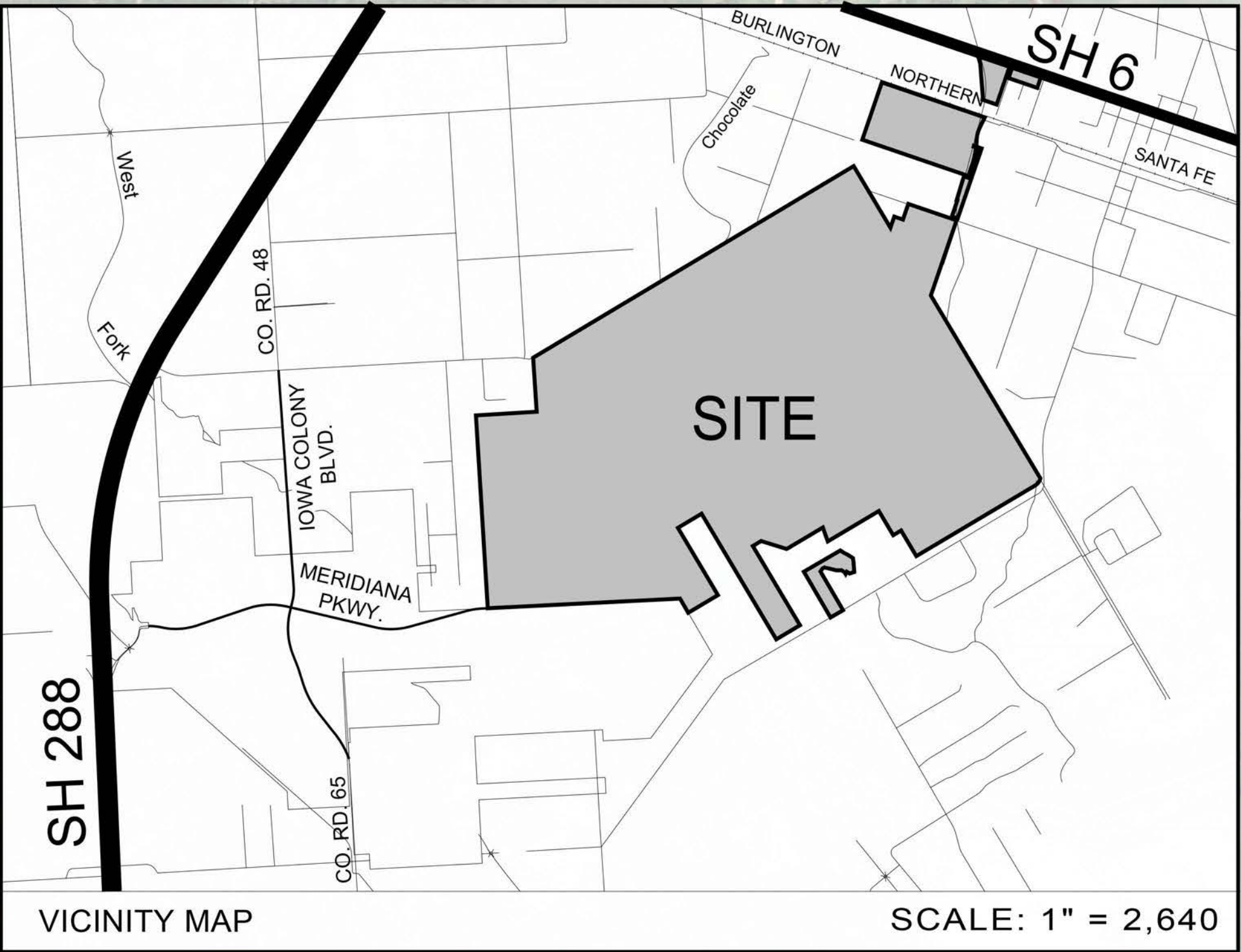
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





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: 01/13/2025 (02/10/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 31B
Being a subdivision of 7.00 acres out of the Oliver Hall Survey, A-203;
City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

01/13/2025
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 31B- Final Plat
Applicant:	Kaitlin Gile– EHRA Engineering
PD&Z Meeting Date:	February 10, 2025
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>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 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 7-acre tract into 23 residential lots, 4 blocks, and 11 reserves for landscaping, open space, utility purposes, and temporary parking.*
- *The proposed section includes 10 Patio Homes and 13 single-family lots.*
- *Patio Home lots with a minimum of 45 feet width are located on the southern portion of the proposed plat, adjacent to Meridiana Pkwy. Two (2) Patio Homes have been limited to one-story structures.*
- *Single-family residential lots have a minimum width of 55 feet.*
- *The proposed plat includes Model Homes with temporary parking reserves, which will be reverted to Landscape reserves upon completion of the project.*
- *This section includes a Local Street and private streets, Type 1 and Type 2, with type “L” Turn-Around.*
- *The proposed plat generally conforms to the preliminary plat that was approved on July 8, 2024. The acreage on the approved preliminary plat and this proposed final plat is 2.07 acres less than the GDP area as a function of lot and street layout. Specifically, 1.4 acres has been given to the adjacent future parks and open space, while the remaining 0.67 acres has been added to future sections 32D and 32C. The new townhome acreage of 38.5 acres is consistent with what is allowed in the PUD. Attached is the conceptual Master Plan showing adjacent future park area and sections.*

STAFF RECOMMENDATION

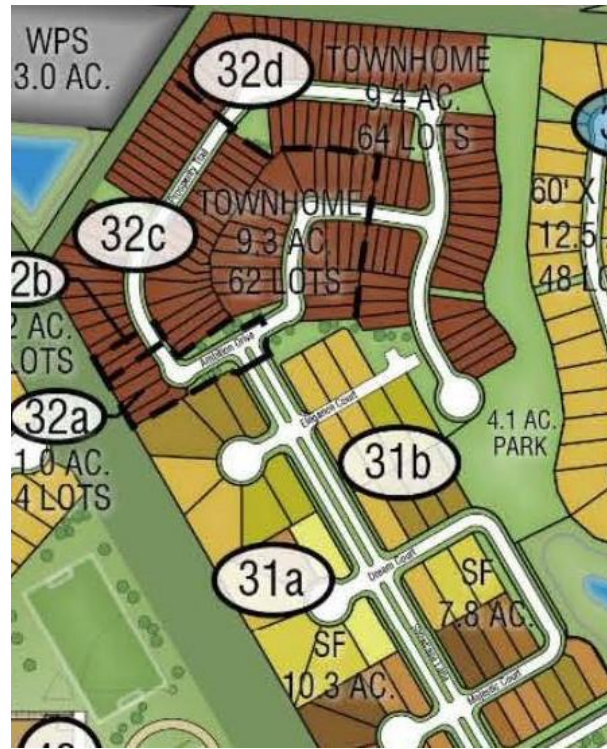
The City staff recommends approval of this proposed plat - Meridiana Section 31B- Final Plat



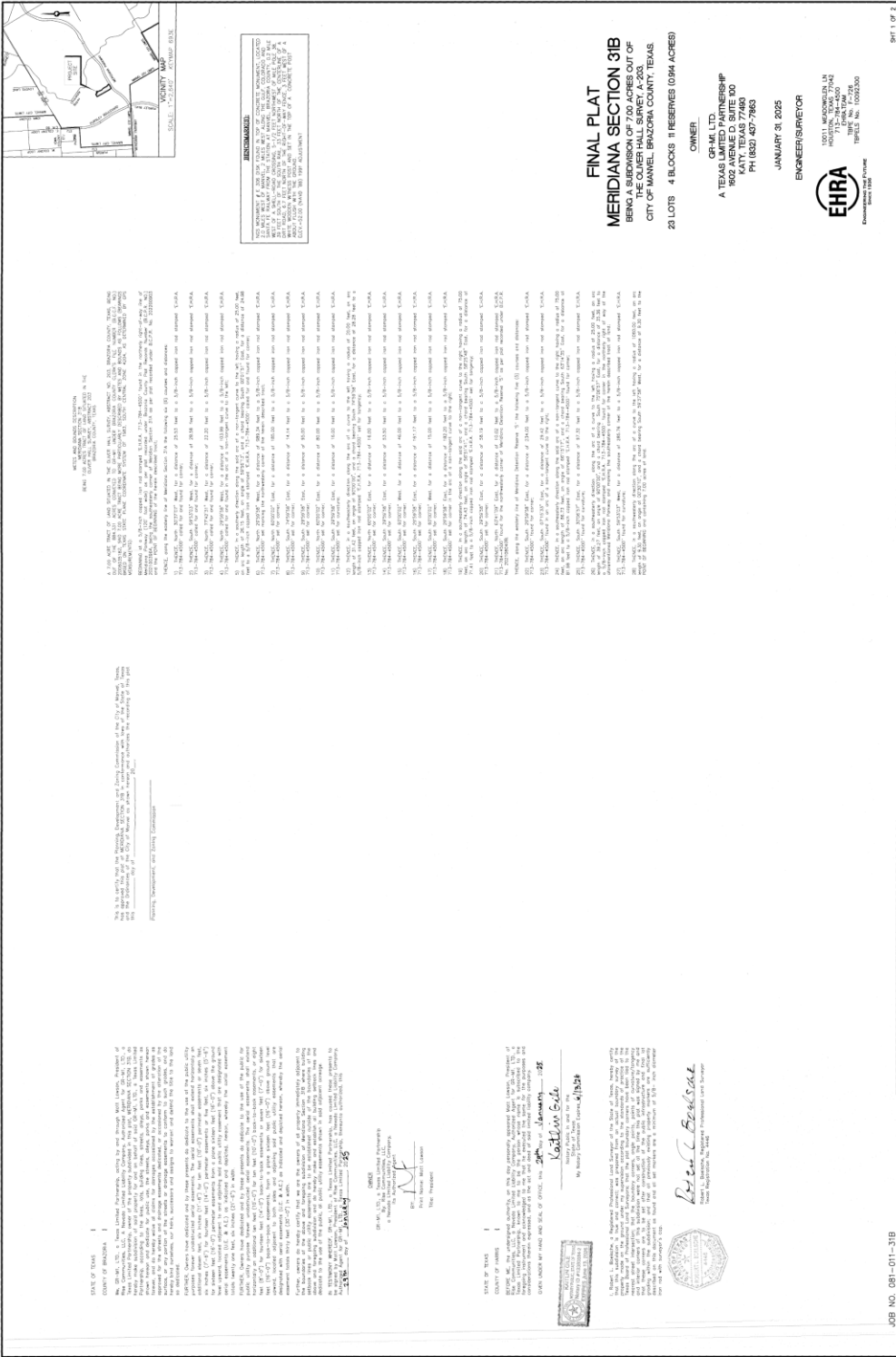
DEVELOPMENT SERVICES DEPARTMENT

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

Conceptual Master Plan shows adjacent future park area and sections



Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 31B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 31B where building setback lines or public utility easements are to be established outside of 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.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 29th day of January, 2025

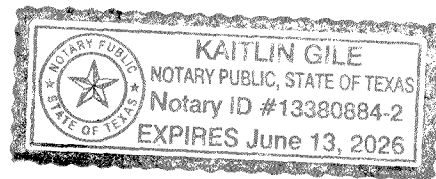
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of January, 2025



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 31B in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 20th day of January, 2025

Planning, Development, and Zoning Commission

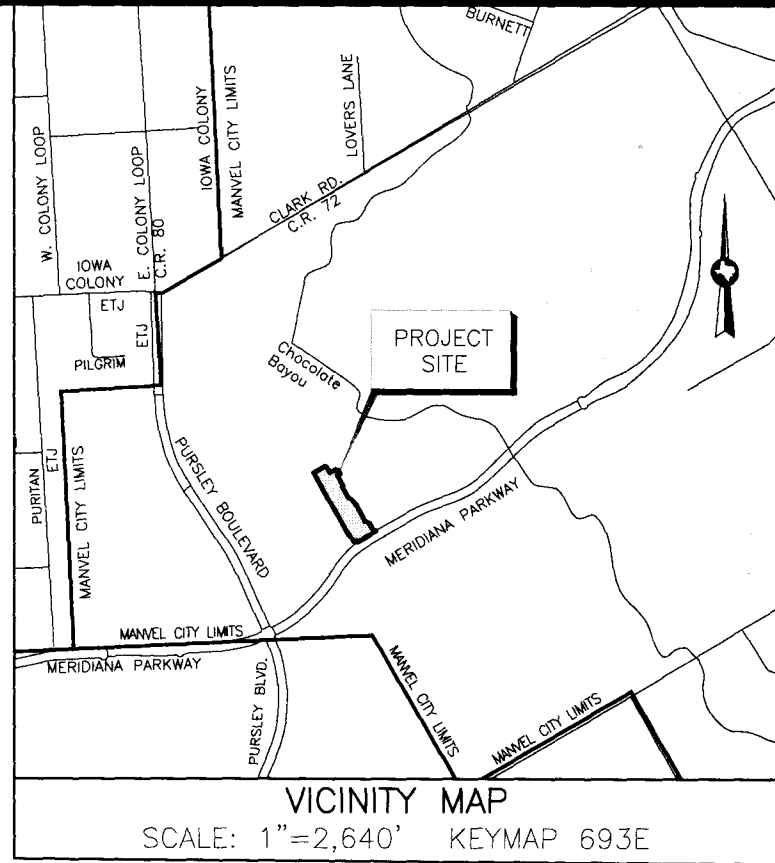
METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 31B
BEING 7.00 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A 7.00 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006025182, SAID 7.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the northerly right-of-way line of Meridiana Parkway (120' foot wide) as per plat recorded under Brazoria County Plat Records Number (B.C.P.R. NO.) 2021003964, being the southeasterly corner of Meridiana Section 31A as per plat recorded under B.C.P.R. No. 202200903 and the POINT OF BEGINNING of the herein described tract;

THENCE, along the easterly line of Meridiana Section 31A the following six (6) courses and distances:

- 1) THENCE, North 30°37'07" West, for a distance of 25.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;
- 2) THENCE, South 59°53'03" West, for a distance of 28.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;
- 3) THENCE, North 77°42'31" West, for a distance of 22.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;
- 4) THENCE, North 29°59'58" West, for a distance of 103.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found in the arc of a non-tangent curve to the left;
- 5) THENCE, in a southerly direction along the said arc of a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 26.15 feet, an angle of 89°56'13", and a chord bearing South 00°01'51" East, for a distance of 24.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;
- 6) THENCE, North 29°59'58" West, for a distance of 989.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract;
- 7) THENCE, North 60°00'02" East, for a distance of 185.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, South 74°59'58" East, for a distance of 14.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, South 29°59'58" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 60°00'02" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, South 29°59'58" East, for a distance of 16.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 12) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet, an angle of 90°00'00", and a chord bearing South 74°59'58" East, for a distance of 28.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 13) THENCE, North 60°00'02" East, for a distance of 16.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 14) THENCE, South 29°59'58" East, for a distance of 53.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 15) THENCE, South 60°00'02" West, for a distance of 46.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 16) THENCE, South 29°59'58" East, for a distance of 161.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 17) THENCE, South 60°00'02" West, for a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 18) THENCE, South 29°59'58" East, for a distance of 182.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve to the right;
- 19) THENCE, in a southeasterly direction along the said arc of a non-tangent curve to the right having a radius of 75.00 feet, an arc length of 74.43 feet, an angle of 56°51'41", and a chord bearing South 58°25'48" East, for a distance of 71.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- 20) THENCE, South 29°59'58" East, for a distance of 58.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 21) THENCE, North 63°41'09" East, for a distance of 10.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwesterly corner of Meridiana Detention Reserve "S" as per plat recorded under B.C.P.R. No. 2021080468;
- THENCE, along the westerly line of Meridiana Detention Reserve "S" the following five (5) courses and distances:
 - 22) THENCE, South 29°59'58" East, for a distance of 234.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
 - 23) THENCE, South 07°15'33" East, for a distance of 29.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve to the right;
 - 24) THENCE, in a southeasterly direction along the said arc of a non-tangent curve to the right having a radius of 75.00 feet, an arc length of 86.73 feet, an angle of 66°15'12", and a chord bearing South 63°14'35" East, for a distance of 81.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
 - 25) THENCE, South 30°06'57" East, for a distance of 97.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
 - 26) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 75°06'57" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the northerly right of way of the aforementioned Meridiana Parkway and marking the southeasterly corner of the herein described tract of land;
 - 27) THENCE, South 59°53'03" West, for a distance of 285.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
 - 28) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 1060.00 feet, an arc length of 9.30 feet, an angle of 00°30'10", and a chord bearing South 59°37'58" West, for a distance of 9.30 feet to the POINT OF BEGINNING and containing 7.00 acres of land.



BENCHMARK(S):

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

FINAL PLAT MERIDIANA SECTION 31B BEING A SUBDIVISION OF 7.00 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

23 LOTS 4 BLOCKS 11 RESERVES (0.914 ACRES)

OWNER

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE
SINCE 1936

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

GENERAL NOTES:

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

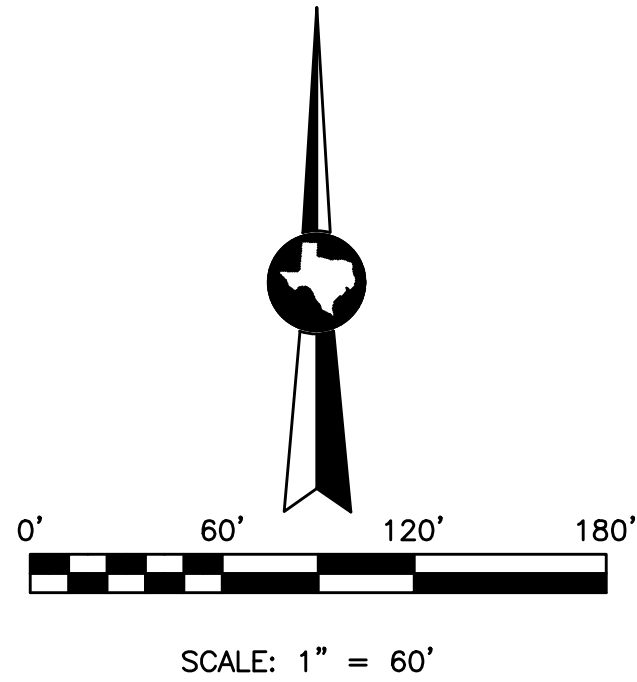
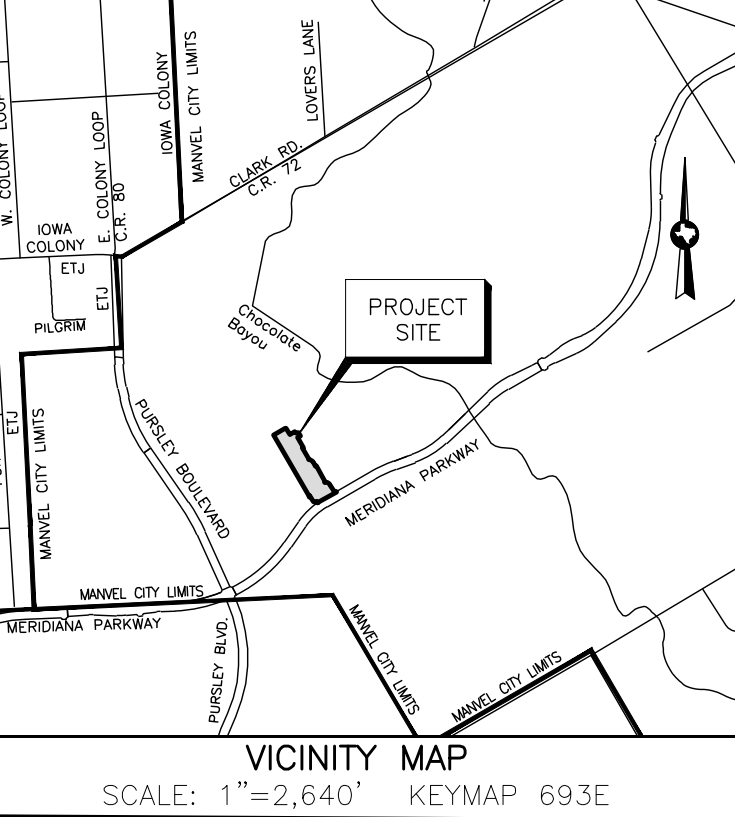
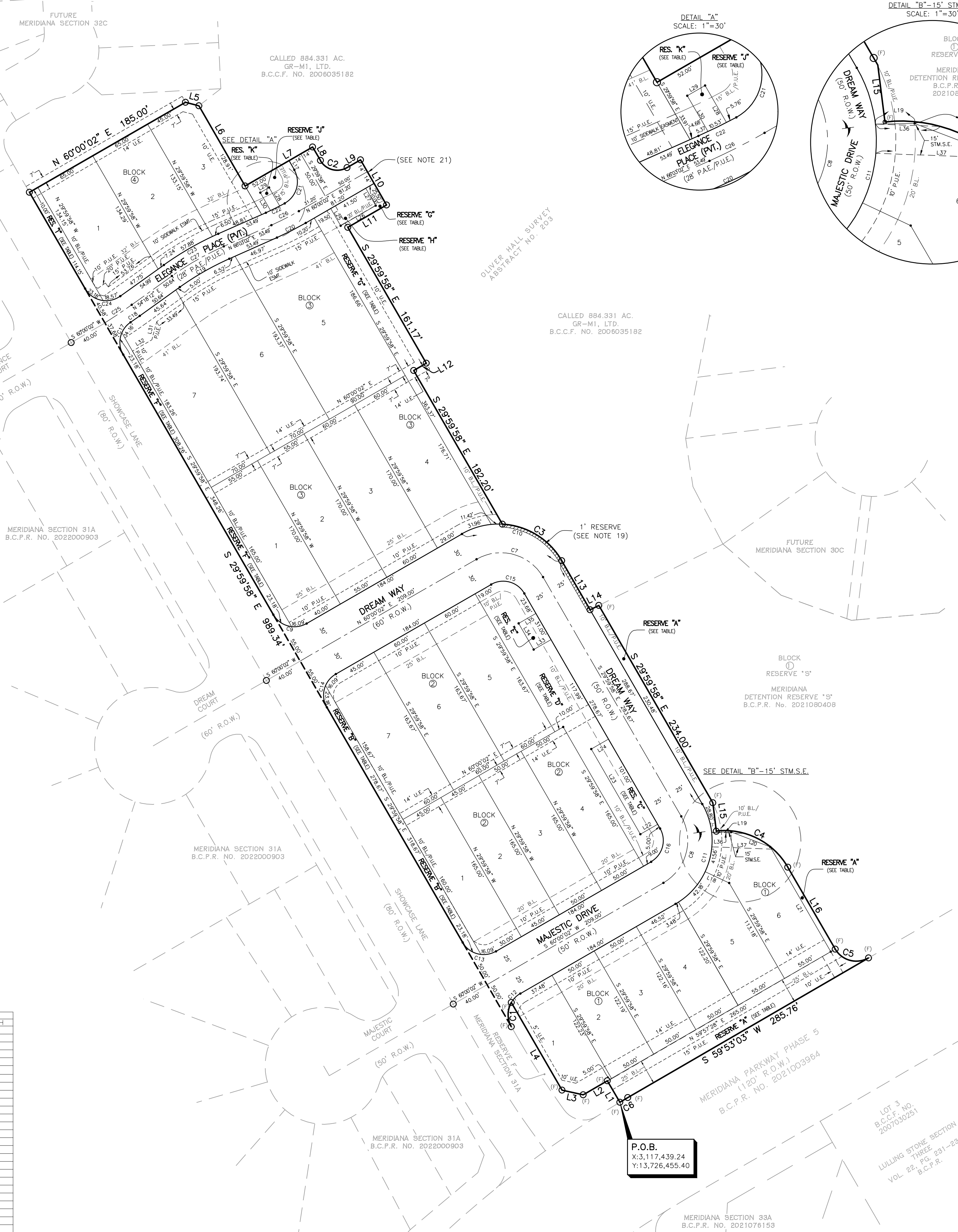
- AC. indicates Acres.
AE. indicates Aerial Easement.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.C. M.U.D. 56 indicates Brazoria County Municipal Utility District Number 56.
B.L. indicates Building Line.
ESMT. indicates Easement.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
I.R. indicates Iron Rod.
P.A.E. indicates Permanent Access Easement.
P.G. indicates Page.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private.
R.O.W. indicates Right-Of-Way.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates Change of Street Name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, 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 any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning and Zoning, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
- A two-year maintenance bond in the amount of 50 percent of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond S of Meridiana (Meridiana Detention Reserve S).
- The drainage on adjacent property will not be impacted by this development.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- Lots 1 & 2 of Block 2 are hereby limited to one-story structures. All other lots within this section are permitted to have two-story structures.
- Access is denied to abutting acreage until such time as adjacent property is subdivided or re-subdivided in a recorded subdivision plat.

LOT TABLE		
Block	Lot	Sq. Feet/Lot Width
1 PATIO HOME	1	5,977 50.00
	2	6,111 50.00
	3	6,109 50.00
	4	6,107 50.00
	5	6,936 53.61
2 PATIO HOME	6	8,577 50.00
	7	7,401 45.00
	8	7,425 45.00
	9	8,250 50.00
	10	8,250 50.00
3 SINGLE FAMILY	11	9,820 60.00
	12	9,820 60.00
	13	9,796 60.00
	14	9,326 55.00
	15	9,350 55.00
4 SINGLE FAMILY	16	10,200 60.00
	17	10,268 60.20
	18	17,017 90.23
	19	13,645 70.00
	20	13,305 70.35
5 SINGLE FAMILY	21	8,903 65.32
	22	8,621 65.01
	23	7,430 55.29
	24	7,430 55.29
	25	7,430 55.29

LINE	BEARING	DISTANCE
L1	N 30°37'03" W	25.53'
L2	S 59°53'03" W	28.58'
L3	N 77°43'13" W	22.20'
L4	N 29°59'58" W	103.99'
L5	S 74°59'58" E	14.14'
L6	S 29°59'58" E	95.00'
L7	N 60°00'02" E	80.00'
L8	S 29°59'58" E	16.00'
L9	N 60°00'02" E	16.00'
L10	S 29°59'58" E	53.50'
L11	N 60°00'02" W	46.00'
L12	S 60°00'02" W	15.00'
L13	S 29°59'58" E	58.19'
L14	N 63°41'09" E	10.02'
L15	S 07°15'33" E	29.42'
L16	S 30°06'57" E	97.32'
L17	N 29°59'58" W	10.88'
L18	S 64°59'33" E	27.21'
L19	N 89°13'34" E	20.08'
L20	S 69°07'43" E	42.95'
L21	S 29°59'58" E	20.50'
L22	N 60°00'02" W	20.50'
L23	N 29°59'58" W	101.00'
L24	S 60°00'02" W	20.50'
L25	S 29°59'58" E	20.50'
L26	S 60°00'02" W	41.50'
L27	S 29°59'58" E	20.50'
L28	N 29°59'58" W	21.91'
L29	S 60°00'02" W	10.50'
L30	N 29°59'58" W	21.19'
L31	S 15°00'02" W	19.33'
L32	S 60°00'02" W	23.00'
L33	S 60°00'02" W	20.50'
L34	N 29°59'58" W	31.00'
L35	S 60°00'02" W	20.50'
L36	S 8°51'35" E	33.47'
L37	S 8°51'35" E	62.81'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	26.15'	S 59°56'13" E	24.98'
C2	20.00'	31.42'	S 74°59'58" E	28.28'
C3	75.00'	74.43'	S 58°29'48" E	71.41'
C4	75.00'	86.73'	S 63°14'35" E	81.98'
C5	25.00'	39.27'	S 75°08'57" E	35.36'
C6	1,060.00'	9.30'	S 59°37'58" W	9.30'
C7	50.00'	78.54'	S 74°59'58" E	70.71'
C8	50.00'	78.54'	S 15°00'02" W	70.71'
C9	25.00'	39.27'	S 74°59'58" E	35.36'
C10	75.00'	117.81'	S 74°59'58" E	106.07'
C11	75.00'	117.81'	S 15°00'02" W	106.07'
C12	25.00'	13.12'	S 00°01'51" E	12.97'
C13	25.00'	39.27'	N 74°59'58" W	35.36'
C14	14.14'	39.27'	N 15°00'02" E	35.36'
C15	25.00'	39.27'	S 74°59'58" E	35.36'
C16	25.00'	39.27'	S 15°00'02" W	35.36'
C17	25.00'	37.35'	S 12°47'45" E	33.97'
C18	118.00'	113.55'	N 04°56'50" E	113.55'
C19	286.00'	58.64'	N 60°10'37" E	58.54'
C20	314.00'	33.16'	S 63°01'32" E	33.14'
C21	25.00'	40.02'	S 15°51'24" W	35.88'
C22	286.00'	21.65'	S 63°59'54" W	21.65'
C23	314.00'	64.38'	S 60°10'37" W	64.27'
C24	25.00'	41.76'	N 77°50'53" W	37.07'
C25	500.00'	33.28'	N 56°12'36" E	33.27'
C26	300.00'	31.68'	S 63°01'32" E	31.66'
C27	300.00'	61.51'	N 60°10'37" E	61.40'



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, 38 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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1-4	50.0
EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	48.0
1% ANNUAL CHANCE FLOOD	46.5
0.2% ANNUAL CHANCE FLOOD	46.0

FINAL PLAT MERIDIANA SECTION 31B

BEING A SUBDIVISION OF 7.00 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

23 LOTS 4 BLOCKS 11 RESERVES (0.914 ACRES)

OWNER

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



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

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.

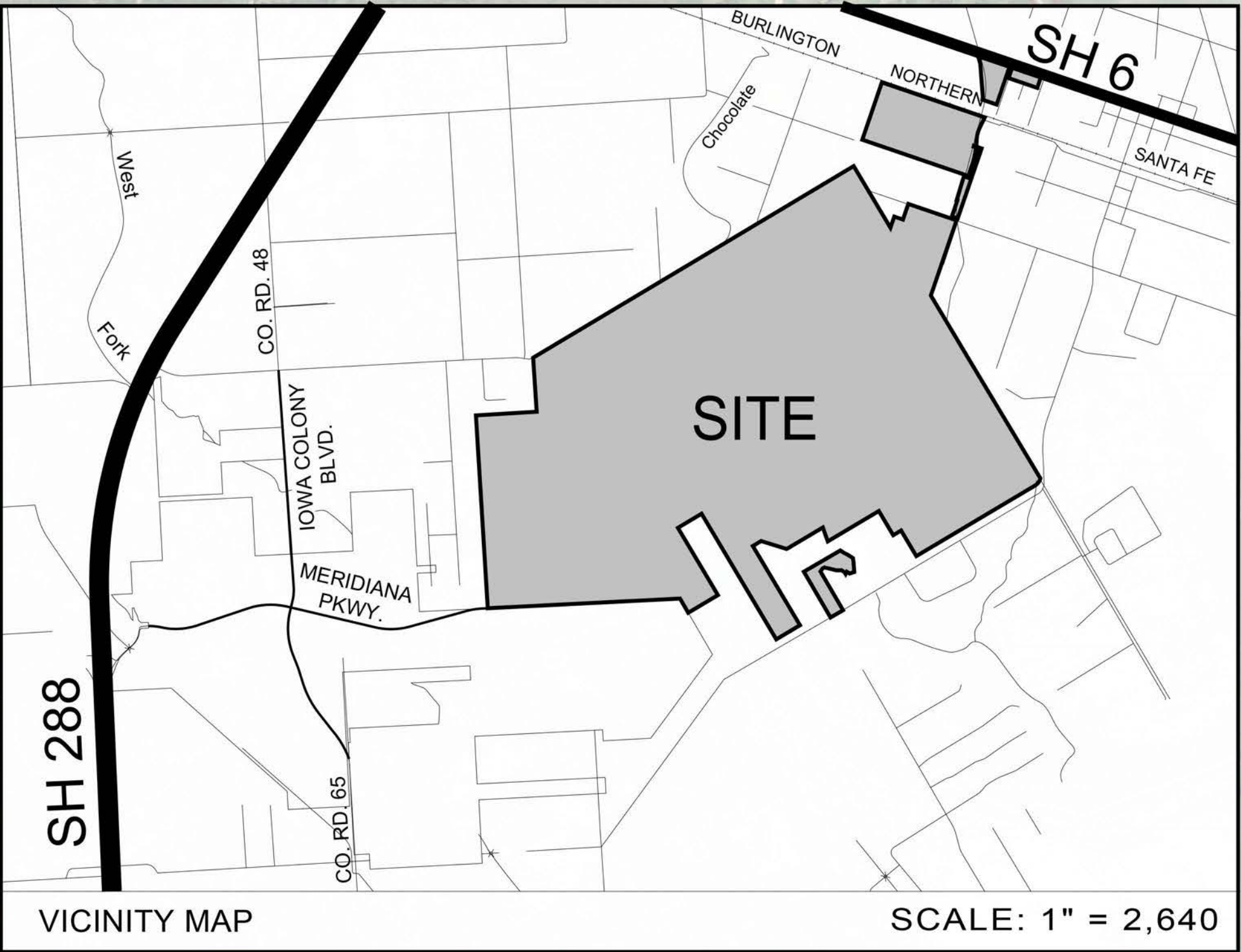
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





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	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 01/13/2025 (02/10/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

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

Being a subdivision of 15.93 acres out of the Oliver Hall Survey, A-203; also being a partial replat of a portion of lots 16 through 18

of Lulling Stone Section One, as recorded in Vol. 21, pg. 267-270; also being a partial replat of a portion of

lot 15 of Lulling Stone Section One Amending Plat as recorded in Vol. 22, pg. 165-166 of the Brazoria County Plat

Records, City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

01/13/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve W - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	February 10, 2025
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>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its west side and is located along the eastern side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP.*
- *The proposed plat includes a 15.93-acre tract divided into 1 block and 3 reserves for landscaping, open space, drainage, detention, recreation, and utility purposes.*
- *The recorded temporary access easement has been dedicated to the proposed Detention Reserve W. According to the recorded document, “the easement is temporary and shall automatically terminate and be of no further force and effect on the date on which a plat is recorded that encompasses the Easement Tract and dedicates the same for use as public right-of-way.”*
- *The proposed plat generally conforms to the preliminary plat that was approved on June 10, 2024.*

STAFF RECOMMENDATION

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

Plat Exhibit

[illegible]

STATE OF TEXAS
COUNTY OF BRAZORIA

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA DETENTION RESERVE "W" where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this 4th day of September, 2024.

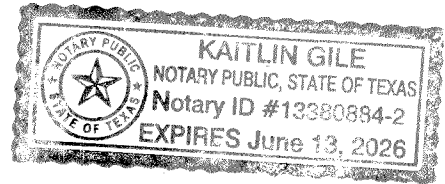
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

BY: nt
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of September, 2024.

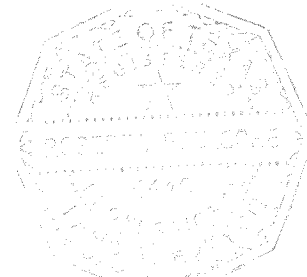


Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

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

Planning, Development and Zoning Commission

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



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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wolden, P.E., Date
President

Brandon Middleton
Secretary/Treasurer

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

BCDD5 ID#24100-02-21

Kerry L Osburn 9/9/24
Kerry L. Osburn Date
Vice President

Dim H. Ho, P.E. 9/9/24
Dim H. Ho, P.E. Date
District Engineer

METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE "W"
BEING 15.93 ACRES SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 15.93 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 16 THROUGH 18 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008059303, 2008051454, AND 2008035801 AND BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2006050398, SAID 15.93 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1, same being the original southeasterly corner of that certain tract called 884.331 acres recorded in B.C.C.F. NO. 2006035182;

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract a distance of 4,200.08 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 1,229.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 68°40'42" East, for a distance of 10.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 21°19'18" East, for a distance of 54.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 43°48'15" East, for a distance of 79.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 62°01'48" East, for a distance of 134.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 08°37'08" West, for a distance of 40.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve;

6) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 60.00 feet, an arc length of 54.75 feet, an angle of 52°17'08", and a chord bearing North 55°14'18" East, for a distance of 52.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 60°54'16" East, for a distance of 29.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 68°40'41" East, for a distance of 125.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 20°37'11" West, for a distance of 140.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°47'41" East, for a distance of 104.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 78°26'35" East, for a distance of 505.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 70°55'48" East, for a distance of 271.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 32°55'21" West, for a distance of 238.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

14) THENCE, South 59°57'12" West, for a distance of 1,293.09 feet to a point in the centerline of Chocolate Bayou, being the westerly line of aforementioned Lot 18 of said Lulling Stone Section 1 and the easterly line of Lot 9 of Block 1 of Lulling Stone Section Three, as per plat recorded under Vol. 22, Pg. 231-234 of the Brazoria County Plat Records;

15) THENCE, North 19°17'03" West, along the centerline of said Chocolate Bayou for a distance of 95.75 feet to an angle point;

16) THENCE, North 18°46'45" West, continuing along the centerline of said Chocolate for a distance of 225.19 feet to a point for corner;

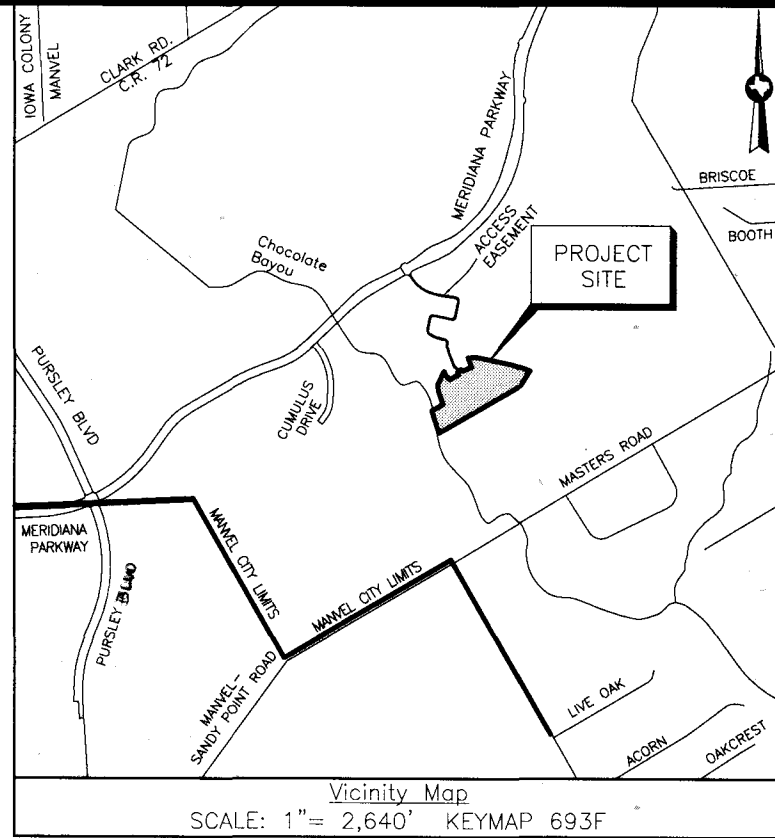
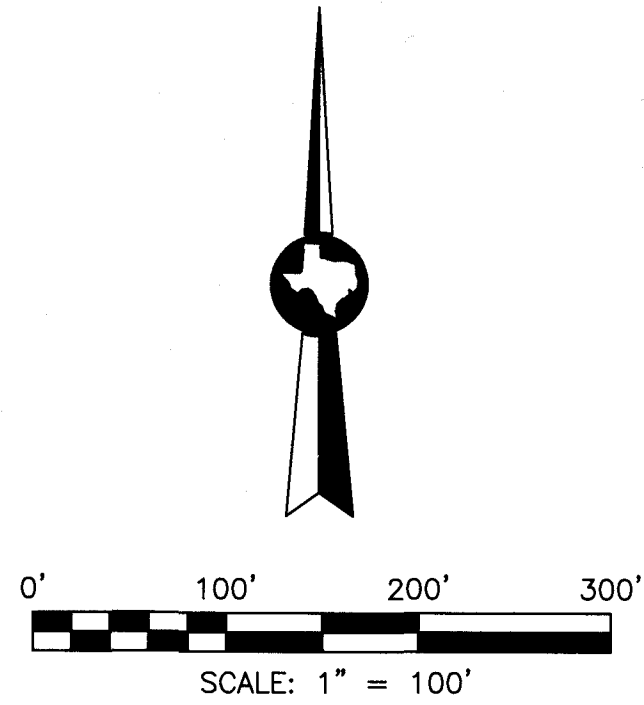
17) THENCE, North 59°57'12" East, for a distance of 178.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 18°46'45" West, for a distance of 184.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, North 09°39'04" West, for a distance of 83.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 12°59'29" East, for a distance of 16.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, North 24°34'56" East, for a distance of 188.30 feet to the POINT OF BEGINNING and containing 15.93 acres of land.



BENCHMARK:

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

FINAL PLAT OF MERIDIANA DETENTION RESERVE "W"

BEING A SUBDIVISION OF 15.93 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 16 THROUGH 18 OF LULLING STONE SECTION ONE,
AS RECORDED IN VOL. 21, PG. 267-270;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF
LOT 15 OF LULLING STONE SECTION ONE AMENDING
PLAT AS RECORDED IN VOL. 22, PG. 165-166 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



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

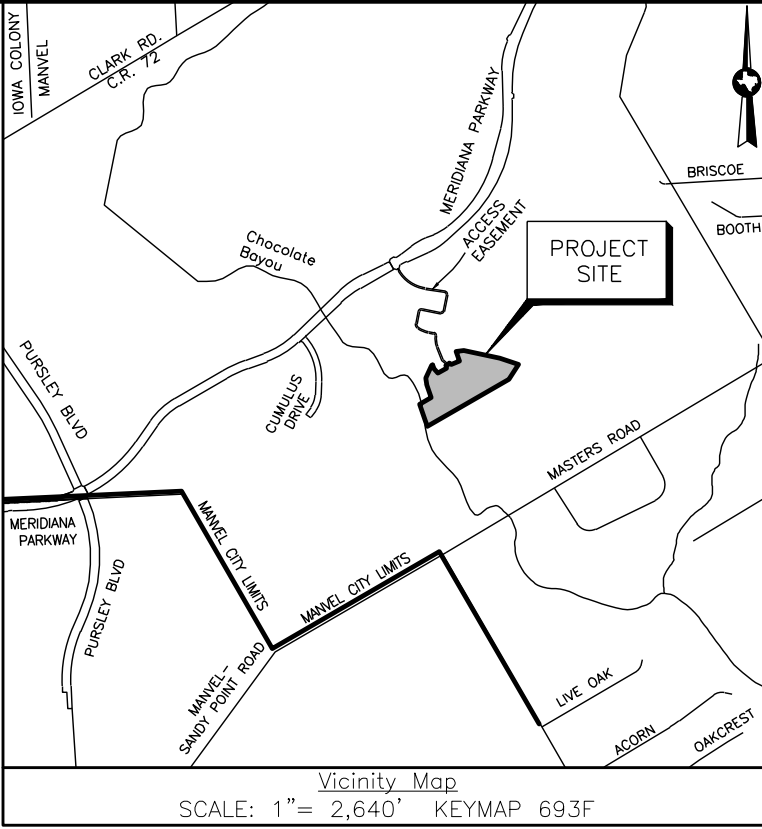
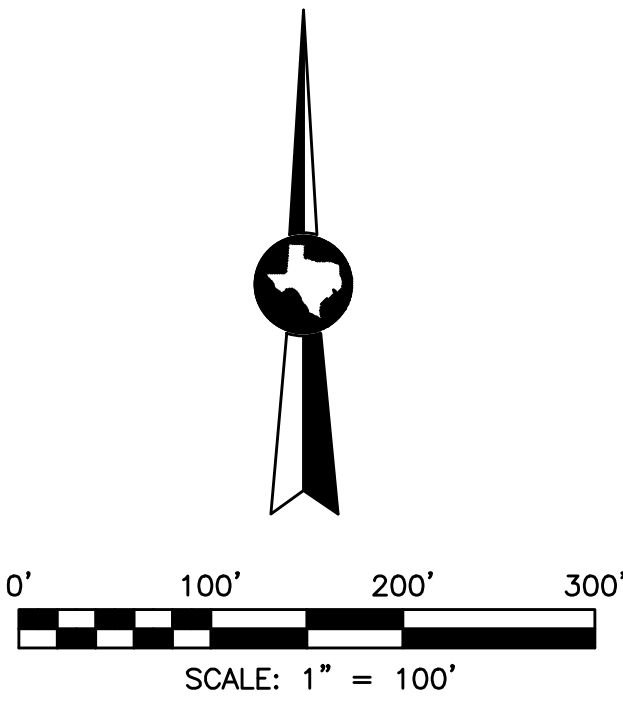
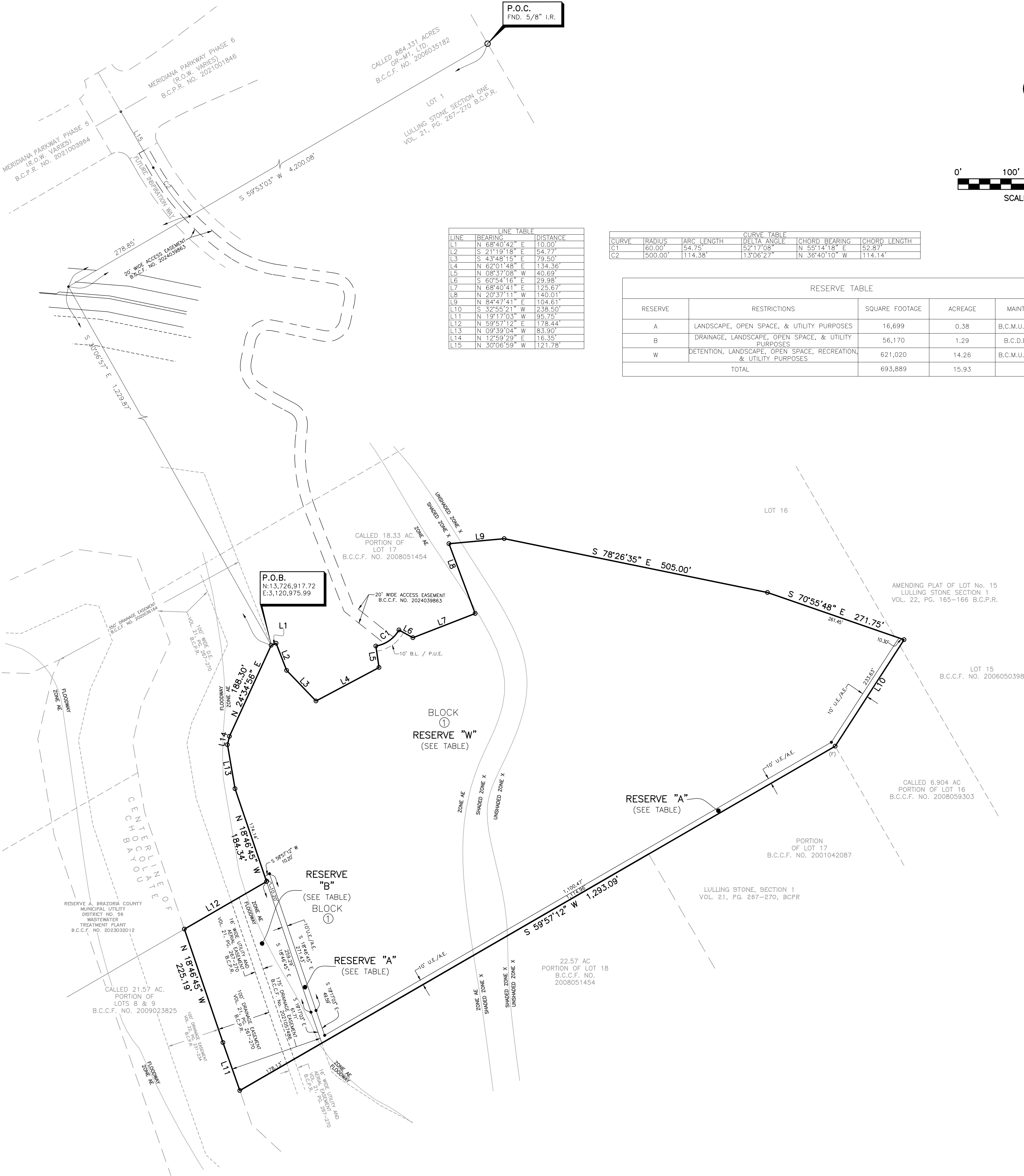
Sht. 1 of 2

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 3/8-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- AC. indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
E.T.J. indicates Extraterritorial Jurisdiction
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning, Development, and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All water and wastewater facilities shall conform to the city's design criteria.
- All Public Utility Easements (P.U.E.'s) on this plat are for wet utilities including water, sanitary and drainage pipes, structures and appurtenances.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, portion of the property lies within the Floodway Area in Zone AE, "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside the 500- year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Public Utility Easements are reserved for any non-electrical utility.
- Development regulations and City permits are required on all property.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	54.75'	52°17'08"	N 55°14'18" E	52.87'
C2	500.00'	114.38'	13°06'27"	N 36°40'10" W	114.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 68°40'42" E	10.00'
L2	S 2°11'19" E	54.77'
L3	S 43°48'15" E	79.50'
L4	N 62°01'48" E	134.36'
L5	N 08°37'08" W	40.69'
L6	S 60°54'16" E	29.96'
L7	N 68°40'41" E	125.67'
L8	N 20°37'11" W	140.01'
L9	N 64°47'41" E	104.61'
L10	S 32°55'21" W	238.50'
L11	N 19°17'03" W	95.75'
L12	N 59°57'12" E	178.44'
L13	N 09°59'04" W	83.90'
L14	N 12°59'29" E	16.35'
L15	N 30°06'59" W	121.78'

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,699	0.38	B.C.M.U.D. NO. 57
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	56,170	1.29	B.C.D.D. NO. 5
W	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	621,020	14.26	B.C.M.U.D. NO. 57
TOTAL		693,889	15.93	

BENCHMARK:
NOS 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.
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BEING A SUBDIVISION OF 15.93 ACRES OUT OF
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1 BLOCK 3 RESERVES

OWNER

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

JANUARY 31, 2025

ENGINEER/SURVEYOR



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

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.

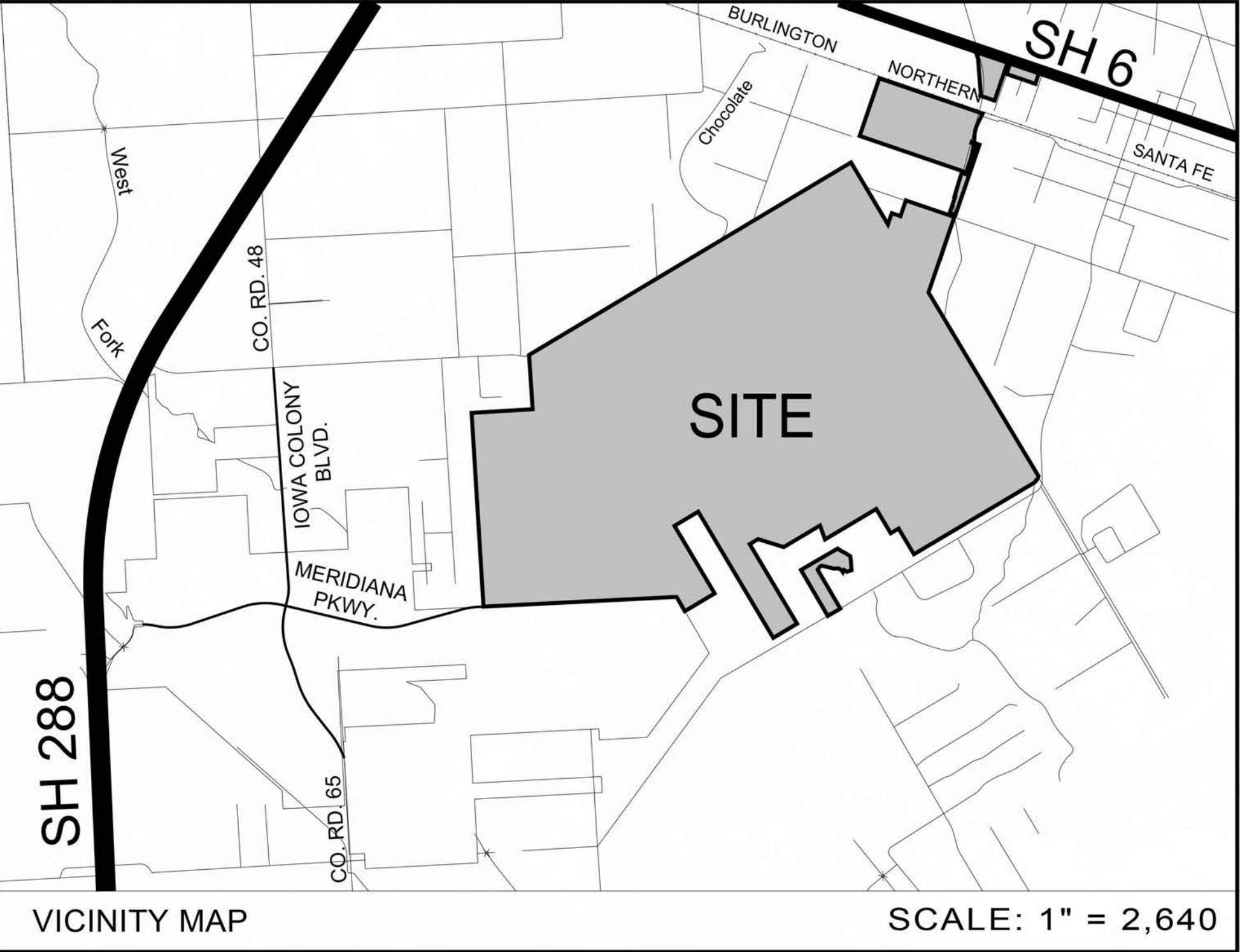
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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



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 1/27/2025

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
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
Absent: Mary Ann Atkinson
Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services

Applicants for PD&Z present: Larry Akery

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin 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, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Mary Ann Atkinson

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. *(Tabled at the 1/13/2025 PD&Z meeting)*

PDZ Member Ryan Miller made the motion to postpone for up to 90 days. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Sunset Gardens Amending Plat No. 1; BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL SURVEY, ABSTRACT 470; BEING AN AMENDING PLAT OF LOTS 9, 10, 11, AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Sunset Gardens Amending Plat No. 1 with two (2) conditions.

The conditions include:

1. Please provide the MUD Tax Certificate for Lot 10 of Sunset Gardens. As per the signed agreement for retail water and wastewater services executed in 2022 between the City and Brazoria County MUD No. 57, Lot 10 is included within the service area outlined in the agreement (Section (62-41 (b) (18)).
2. Please revise note 17 to read as follows: "Drainage for this site can be potentially provided for within "Meridiana Retail Detention Reserve No. 1". Post development drainage plan shall be provided for by the City. Drainage capacity within "Meridiana Retail Detention Reserve No. 1" shall be provided based on availability at the time of development of this site. Drainage for "Meridiana Highway 6 Commercial Reserve No. 1" and "Meridiana Highway 6 Commercial Reserve No. 2" shall be fully accounted for prior to calculating availability to serve this plat." (Section 62-41 (b) (19)).

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

The motion carried with a vote: 6/0

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

No: None

Absent: Mary Ann Atkinson

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 Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Mary Ann Atkinson

Abstained: None

- D. Development Services staff update.

Jose Abraham, Director of Development Services, provided the update.

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:14 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Mary Ann Atkinson

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: 1/13/25 (2/10/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 82 Detention Reserve

Being a subdivision of 43.38 acres out of Outlots 137, 138 and 162 of the Dr. A.A. Luther Lands in the

town of Manvel located in the H.T. & B.R.R. Co. Survey, Section 62, A-484, H.T. & B.R.R. Co. Survey Section 64,

A-483, City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

01/13/2025
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 82 Detention - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	February 10, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed plat subdivides a 43.38-acre tract into 1 block and 4 reserves for detention, drainage, landscaping, recreation, open space, and utility purposes.*
- *The proposed site, at the northwest corner of Meridiana Pkwy and Kreuzer Road, includes a portion of Bissell Road to the north, which was abandoned in 2024.*
- *The proposed plat generally conforms to the preliminary plat conditionally approved in November 2023, with deficiencies addressed in August 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 82 Detention - Final Plat with three (3) conditions. The conditions include:

1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-41 (b) (18)).
2. Please provide an approved construction plan for Kreuzer Road, as required by City ordinance (Sections 62-41 (b)(25) & (b)(26) & (b)(28)).
3. Please revise the Flood Zones to accurately reflect the Firm Panel, changing "Flood Plain Zone AO" to "Flood Plain Zone X-Unshaded." Also, include "Flood Plain Zone X-Shaded" on the west side of "Flood Plain Zone AE" and relocate the "Flood Plain Zone AO" label correctly (Section 32-52).

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 82 DETENTION RESERVE, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this ____ 23rd day of April, 2024.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

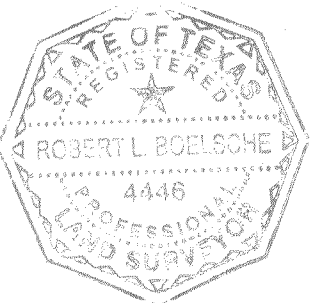
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of April, 2024.



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 82 DETENTION RESERVE, in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2025.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 82 DETENTION RESERVE
BEING 43.38 ACRES
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484,
AND THE H.T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT NO. 483
BRAZORIA COUNTY, TEXAS

A 43.38 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, AND THE H.T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD AND PORTIONS OF OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), OWNED BY GR-M1 BY DEEDS RECORDED UNDER (CALLED GROSS 1.238 ACRES) BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2007040131, (CALLED 2.883 ACRES) B.C.C.F. NO. 2009015073, (CALLED 53.50 ACRES) B.C.C.F. NO. 2009019609 AND (CALLED 15.61 ACRES) B.C.C.F. NO. 2011009257, SAID 43.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking the intersection of the southerly right-of-way line of B.N. & S.F. R.R. (100-foot right-of-way) with the westerly right-of-way line of Meridiana Parkway (variable right-of-way) as per the plat of Meridiana Parkway Phase 7 Replat recorded under 2021007273 (B.C.P.R.);

- 1) THENCE, South 26°58'03" West, with the said westerly right-of-way line Meridiana Parkway for a distance of 228.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of curvature;
- 2) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 780.00 feet, an arc length of 301.70 feet, an angle of 22°09'41", and a chord bearing South 15°53'13" West, for a distance of 299.82 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of reverse curvature;
- 3) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 1,490.00 feet, an arc length of 121.28 feet, an angle of 04°39'49", and a chord bearing South 07°08'16" West, for a distance of 121.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of tangency;
- 4) THENCE, South 09°28'11" West, for a distance of 66.76 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of curvature;
- 5) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 2,000.00 feet, an arc length of 97.06 feet, an angle of 02°46'50", and a chord bearing South 10°51'36" West, for a distance of 97.05 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of tangency;
- 6) THENCE, South 12°15'01" West, for a distance of 158.04 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of curvature;
- 7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 3,000.00 feet, an arc length of 15.11 feet, an angle of 00°17'19", and a chord bearing South 12°23'41" West, for a distance of 15.11 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of tangency;
- 8) THENCE, South 12°32'20" West, for a distance of 39.92 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of curvature;
- 9) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 2,000.00 feet, an arc length of 244.87 feet, an angle of 07°01'04", and a chord bearing South 16°02'52" West, for a distance of 244.81 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of tangency;
- 10) THENCE, South 19°33'24" West, for a distance of 24.68 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of curvature;
- 11) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 64°33'24" West, for a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a point of tangency in the northerly right-of-way line of Kreuzer road (variable right-of-way) in the aforementioned Dr. A.A. Luther Lands;
- 12) THENCE, North 70°26'36" West, with the said northerly right-of-way of Kreuzer road for a distance of 1,215.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 13) THENCE, North 19°33'24" East, departing the said northerly right-of-way of Kreuzer road for a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 14) THENCE, North 70°26'36" West, for a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 15) THENCE, North 19°33'24" East, for a distance of 535.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 16) THENCE, North 81°45'59" East, for a distance of 104.47 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 17) THENCE, South 71°29'57" East, for a distance of 241.18 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 18) THENCE, North 46°57'03" East, for a distance of 200.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 19) THENCE, North 02°34'49" West, for a distance of 168.92 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 20) THENCE, North 47°05'23" West, for a distance of 150.19 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 21) THENCE, North 88°00'10" West, for a distance of 217.06 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 22) THENCE, North 77°28'25" West, for a distance of 196.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 23) THENCE, North 70°26'36" West, for a distance of 982.57 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner;
- 24) THENCE, North 19°33'24" East, for a distance of 366.69 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" set for corner in the southerly right-of-way line of the aforementioned B.N. & S.F. Railroad;
- 25) THENCE, South 70°29'03" East, with said southerly right-of-way of B.N. & S.F. Railroad for a distance of 2,367.15 feet to the POINT OF BEGINNING and containing 43.38 acres of land.

BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

1. Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
2. All drainage easements shown hereon shall be kept clear of fences, building, 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.
3. 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 the 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.
4. The sides of drainage channels and detention facilities shall be hydromulch seeded.
5. Outfall structures and culverts shall comply with 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 criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
6. 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.
7. 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.
8. 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.

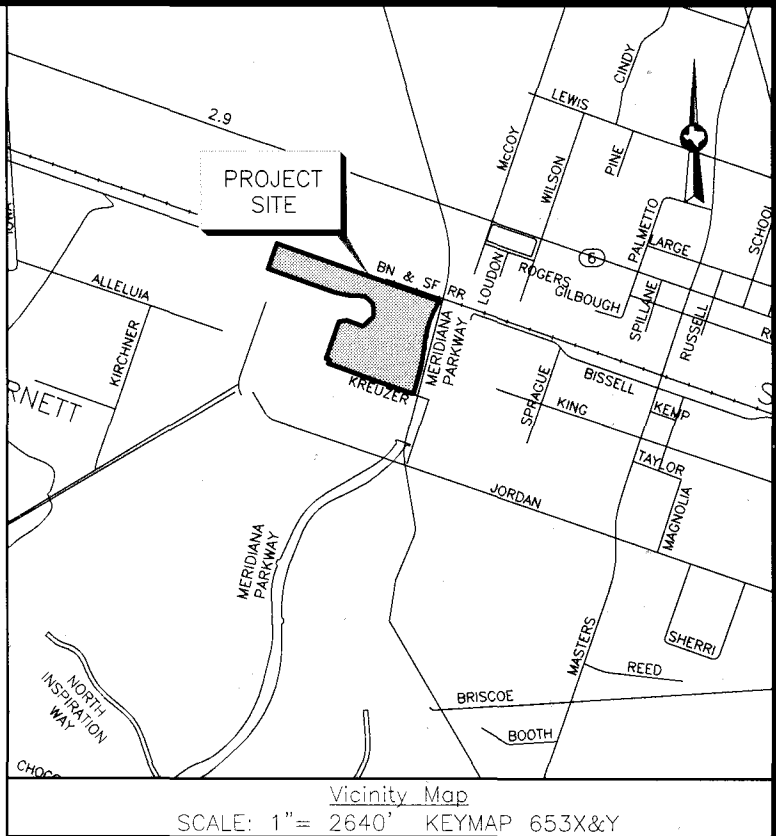
THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA SECTION 82 DETENTION RESERVE AS SHOWN HEREON ON THE ____ DAY OF May, 2024.

[Signature]
RICKY KIBBEKA
COMMISSIONER

[Signature]
ALFRED PROBERT, JR.
COMMISSIONER

[Signature]
JOE SCHMIDT
COMMISSIONER

[Signature]
DONG GUYEN, P.E., C.E.M.
DISTRICT ENGINEER



BENCHMARK:

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

**FINAL PLAT
MERIDIANA SECTION 82
DETENTION RESERVE**

BEING A SUBDIVISION OF 43.38 ACRES OUT OF
OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE
TOWN OF MANVEL LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484,
H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES (43.38 ACRES)

OWNER

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

JANUARY 31, 2025



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

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE, & UTILITY PURPOSES	1,581,620 SQ.FT. / 36.31 ACRES	B.C.M.U.D. NO. 57
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	53,494 SQ.FT. / 1.23 ACRES	B.C.M.U.D. NO. 57
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	197,400 SQ.FT. / 4.53 ACRES	B.C.M.U.D. NO. 57 & B.C.C.R. 3
D	LANDSCAPE, RECREATION, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	57,157 SQ.FT / 1.31 ACRES	B.C.M.U.D. NO. 57
TOTAL		1,889,671 SQ.FT. / 43.38 ACRES	

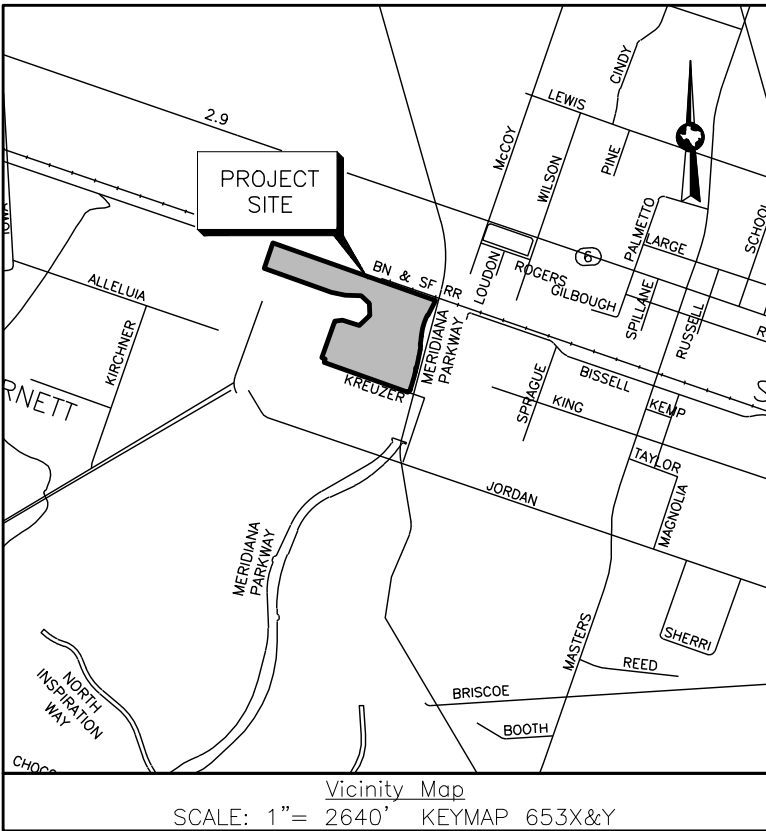
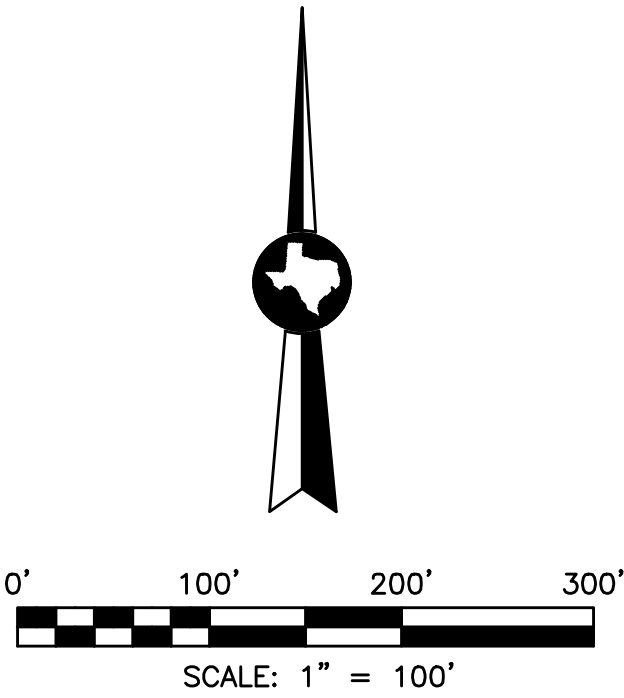
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within Special Flood Hazard Zone "A0" (areas determined to be inside the 100-year floodplain with a depth of 3 feet).

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 from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.C.R. 3 indicates Brazoria County Conservation and Reclamation District 3
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
PG. indicates Page
R.O.W. indicates Right-Of-Way.
RES. indicates Reserve.
SQ. FT. Square Feet.
VOL. indicates Volume
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plot.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer to a location nearer to a location nearer to a low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending permit has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plot has a closure in excess of 1:15,000.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- Public Utility Easements are reserved for any non-electrical utility.
- Bissell Road right-of-way has been released and quitclaimed to GR-M1 Ltd. by the Correction Deed recorded under B.C.C.F. No. 2024016981.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	22°09'41"	301.70'	S 15°53'13" W	299.82'
C2	1490.00'	4°39'49"	121.28'	S 07°08'16" W	121.25'
C3	2000.00'	2°46'50"	97.06'	S 10°51'36" W	97.05'
C4	3000.00'	0°17'19"	15.11'	S 12°23'41" W	15.11'
C5	2000.00'	7°01'04"	244.97'	S 16°02'52" W	244.81'
C6	25.00'	90°00'00"	39.27'	S 64°33'24" W	35.36'

LINE	BEARING	DISTANCE
L1	S 09°28'11" W	66.76'
L2	S 12°15'01" W	158.04'
L3	S 12°32'20" W	39.92'
L4	S 19°33'24" W	24.68'
L5	N 19°33'24" E	50.00'
L6	N 70°26'36" W	50.00'
L7	N 81°45'59" E	104.47'
L8	N 02°34'49" E	168.92'
L9	N 47°05'23" W	150.19'



BENCHMARK:

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

FINAL PLAT
MERIDIANA SECTION 82
DETENTION RESERVE

BEING A SUBDIVISION OF 43.38 ACRES OUT OF
OUTLOTS 137, 138 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE
TOWN OF MANVEL LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484,
H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

1 BLOCK 4 RESERVES (43.38 ACRES)

OWNER

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

JANUARY 31, 2025



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

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.

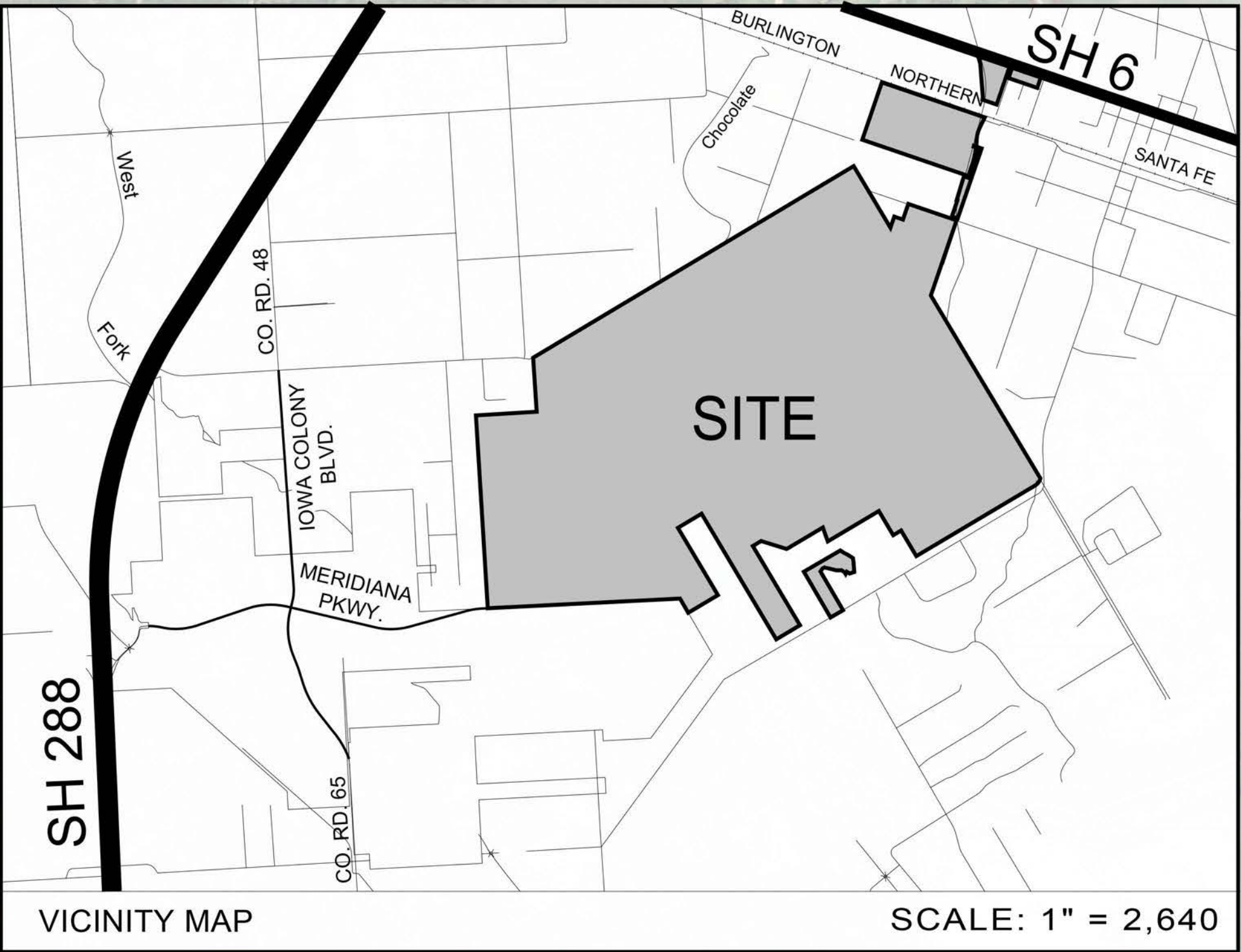
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: February 10, 2025

TOPIC: Public Hearing followed by consideration of a request to rezone an approximate 12.6-acre tract located at the southwest corner of Croix Road and Del Bello Road, from Open Single-Family Residential district (OSFR) to Light Commercial district with Specific Use Permit (LC-SUP); to allow permitted use within Light Commercial district and to authorize the use of a 1.27-acre portion for NAICS use 447110 "Gasoline Stations with Convenience Stores".

BACKGROUND:

- The subject site is currently vacant and is located at the intersection of two designated Major Thoroughfares (Parkway with 120' wide right-of-way). Both streets are not currently built to the standards required by the Major Thoroughfare Plan.
- The applicant, Desiree Waraksa, representing the property owner, Natural Walkways LLC, is proposing to subdivide the subject site and develop multiple retail buildings including an approximate 1.27-acre tract gas station and convenience store. The Zoning ordinance requires approval of a SUP to allow gas stations with convenience store.
- The subject site is located at the edge of Manvel City Limit line along Croix Rd with properties along the north side of Croix Rd being in the City of Manvel Extra Territorial Jurisdiction and properties to the south, east, and west zoned OSFR. Properties to the north of the subject site (ETJ north of Croix Rd) include a single-family home and uses designated as Residential/ Duplex by Brazoria County appraisal district. The subject site abuts vacant land on the south side and includes residential homes on east and west side. The proposed rezoning will introduce commercial use in a predominantly residential area.
- The Notice of Public Hearing was published in the newspaper of general circulation and 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.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: The site's location at the intersection of two major thoroughfares supports its transition to a commercial designation. However, since the street and other infrastructure improvements have not been made to the area, rezoning to allow commercial use must be carefully considered.

Due to the absence of a Traffic Impact Analysis, preliminary drainage analysis, and other site plan details discussed above, **STAFF IS NOT ABLE TO PROVIDE A RECOMMENDATION** for this requested rezoning of the subject site from O-SFR to LC/SUP to allow NAICS code 447110, "Gasoline Stations with Convenience Stores."

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-04

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 __NA__

CITY MANAGER APPROVAL __YES__





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Rezoning - Specific Use Permit

Agenda of:	February 10, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, O-SFR to LC-SUP	Presented By:	Jesica Portie Assistant Planner, Development Services
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The proposed rezoning involves an approximate 12.6 acres of land at the southwest corner of Croix Road and Del Bello Road (Property ID: 169412), currently zoned Open-Single Family Residential District (O-SFR). The applicant, Desiree Waraksa, representing the property owner, Natural Walkways LLC, is proposing to subdivide the subject site and develop multiple retail buildings including an approximate 1.27-acre tract gas station and convenience store. This would require rezoning the subject site to Light Commercial district with a Specific Use Permit (LC-SUP) on the portion proposed for NAICS code 447110, "Gasoline Stations with Convenience Stores." The site is currently vacant and surrounded by vacant land on the south side and existing residential properties to the east and west. Properties across from Croix Rd (and a portion on the east side) are in City of Manvel Extra Territorial Jurisdiction and include a single-family home and uses identified as Residential/ Duplex by Brazoria County appraisal district. The proposed rezoning will introduce commercial use in a predominantly residential area.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Gas Station 2 Miles Buffer Map, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

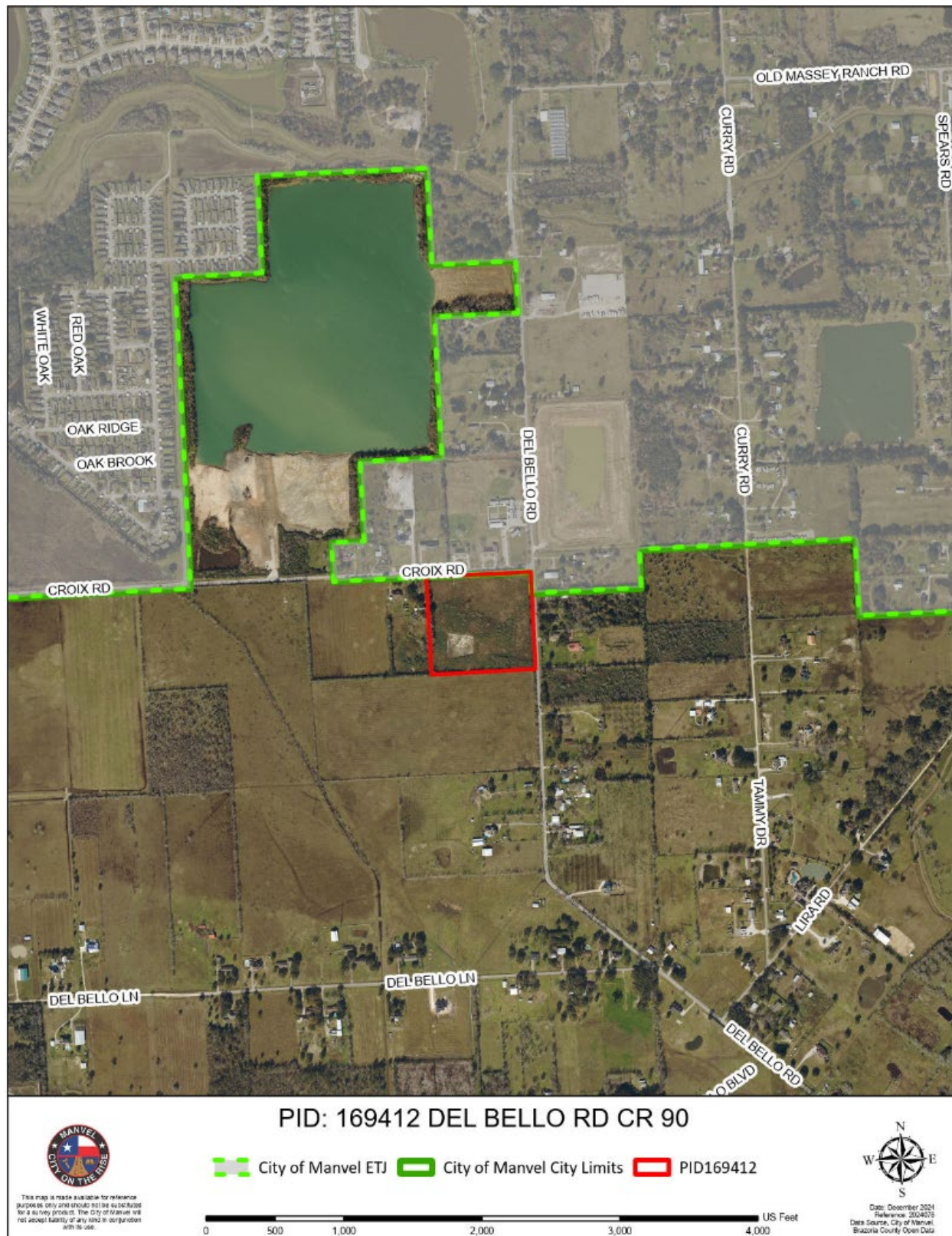
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Extra Territorial Jurisdiction (ETJ) South: Open Single Family Residential (O-SFR) East: Extra Territorial Jurisdiction (ETJ) / Open Single Family Residential (O-SFR) West: Open Single Family Residential (O-SFR)
Surrounding Land Use	North: Duplexes/Residential/Possible Commercial (Behavior Training Research) South: Vacant/Undeveloped land East: Residential home West: Residential home

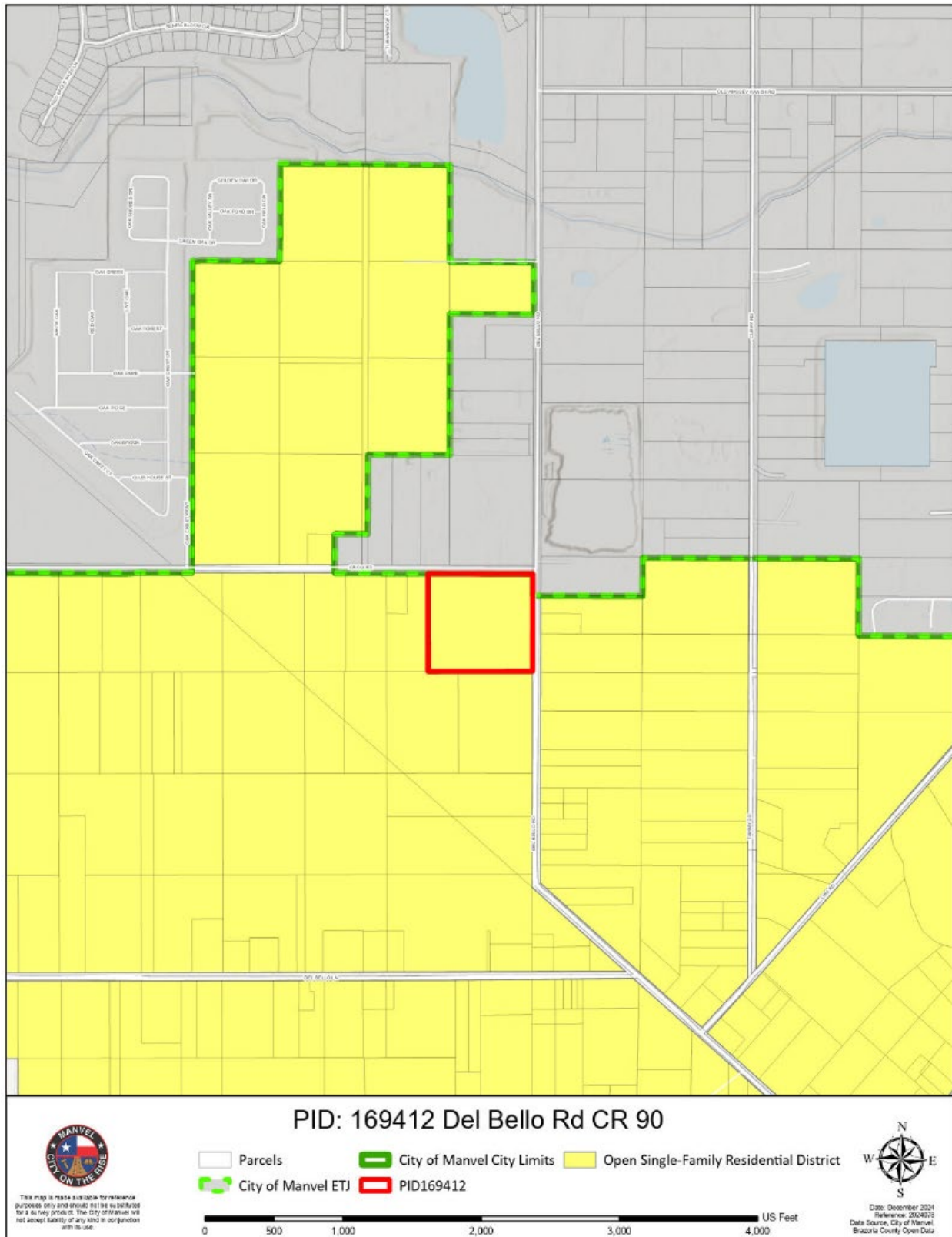


AERIAL VICINITY MAP





ZONING VICINITY MAP





PURPOSE AND INTENT OF THE PROPOSED ZONING DISTRICT

LC zoning district is intended for low intensity retail sales and service type land uses. Rezoning the property to LC zoning district would also allow uses included in Section 77-26., *Permitted Uses*, and listed below:

1. retail bakeries;
2. printing and related support activities;
3. furniture and home furnishing stores;
4. electronics and appliance stores;
5. building material, garden equipment and supplies dealers;
6. food and beverage stores;
7. health and personal care stores;
8. clothing and clothing accessory stores;
9. sporting goods, hobby, book and music stores;
10. General merchandise stores
11. miscellaneous store retailers;
12. postal service;
13. finance and insurance;
14. real estate;
15. lessors of nonresidential buildings (except mini warehouses)
16. consumer good rental;
17. professional, scientific, and technical services;
18. accounting, tax preparation, bookkeeping and payroll;
19. veterinary services;
20. management of companies and enterprises;
21. administrative and support services;
22. educational support services;
23. social assistance;
24. child day care services;
25. arts, entertainment, and recreation;
26. fitness and sports centers;
27. food services and drinking places;
28. automotive glass replacement shop;
29. electronic and precision equipment repair and maintenance;
30. personal and laundry services; and
31. public administration.

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.”*

PROJECT DETAILS

The subject site, currently vacant, consists of approximately 12.6 acres located at the southwest corner of Croix Road and Del Bello Road, a key intersection identified in the city's Major Thoroughfare Plan with both the streets designated as 120-foot-wide Parkway. The property is presently zoned Open-Single Family Residential (O-SFR), limiting its potential for commercial development despite its strategic location along two major roadways.

The applicant is proposing a commercial development subdivided into five individual tracts for retail development with a 3.8-acre portion reserved for detention and septic spraying field (concept Plan attached). The proposed development will also include a gas station and convenience store on an approximate 1.27 acre portion at the intersection. There are no gas stations within the city limits in a 2-mile radius, and the few located within the ETJ sit at the very edge of that radius, highlighting a gap in convenient access for nearby residents and a potential demand for the proposed use. Because of the current O-SFR designation, rezoning to LC district and a SUP approval to allow gas station and convenience store on the 1.27-acre portion is required.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50.(g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. A gasoline station and/or convenience store shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.

Please note that the proposed use meets the predetermined condition for gasoline station use. Please see attached Gas Station 2-Mile Buffer Map below.

CRITERIA TO BE CONSIDERED FOR SUP APPROVAL AND STAFF ANALYSIS FOR REZONING

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria can also apply to staff analysis for rezoning requests from residential districts to non-residential districts.

1. Conformance to Comprehensive Plan:

- a. The comprehensive plan land use goals encourage commercial development along major thoroughfares. There are no gas stations within the city limits in a 2-mile radius, and the few located within the ETJ sit at the very edge of that radius. This seem to suggest a gap in convenient access for nearby residents and a potential demand for the proposed use.



- b. If developed appropriately, the proposed development would conform to the goal of encouraging well-planned, quality retail and commercial development that enhances the community's character.
 - c. The requested rezoning is a significant change in terms of land use character and intensity. The applicant has not provided sufficient details for staff to evaluate its impact on traffic, drainage, and land use character.
2. Compatibility with the character of the neighborhood:
 - a. The subject property is currently zoned Open Single-Family Residential (OSFR) and is surrounded by duplexes to the north, residential home to the east and west, and undeveloped land to the south.
 - b. The proposed gas station and other retail uses introduce commercial use in a predominantly residential area.
 - c. The site's location at the intersection of two major thoroughfares supports its transition to a commercial designation.
 - d. Compatibility concerns with surrounding residential areas can be mitigated through enhanced landscaping, fencing, and thoughtful site design to minimize noise, lighting, and traffic impacts. However, the proposed site plan also doesn't show strategic landscaping and other measures, such as fences, needed to provide buffering for the overall development.
3. The suitability of the property for the uses permitted by right:
 - a. OSFR zoning designation permits low-density residential development. The area is minimally developed and is predominantly residential in nature. This allows a residential use to be in harmony with the surrounding uses and therefore, making residential use suitable for the property.
 - b. Additionally, the location of the subject site at the intersection of two major thoroughfares make it suitable for Light commercial uses as well. However, since the street and other infrastructure improvements have not been made to the area, rezoning to allow commercial use must be carefully considered.
4. Detrimental impact on nearby property:
 - a. The introduction of a gas station in a predominantly residential area may result in concerns related to noise, lighting, and increased traffic.
 - b. However, the site's location at the corner of two major thoroughfares and the use of mitigation measures, such as buffering, landscaping, and limiting operating hours, is expected to minimize these impacts. Noise from vehicle fueling and deliveries could be managed by site setbacks and screening, while conforming to City's requirements could prevent glare on adjacent properties.
5. Traffic and Parking issues:
 - a. A Traffic Impact Analysis (TIA) is required to assess the impact of development on Del Bello Road and Croix Road. A Traffic Impact Analysis (TIA) or trip generation related data and preliminary drainage calculations have not been provided.
 - b. Even though Del Bello Road and Croix Road are designated as major thoroughfares, they are not currently improved to meet the standards of a parkway. Therefore, the location provides both opportunities and challenges regarding access and circulation.



- c. The proposed site plan is conceptual and does not yet include detailed ingress and egress designs or turning lanes. Additionally, approvals from Brazoria County are required for driveways access from Croix Road and a portion of Del Bello Road.
 - d. If approved, adequate parking will be required based on the City's Zoning Ordinance.
 - e. As part of the development process, street dedication and street improvement will be required for Del Bello Road and Croix Road.
 - f. It is not clear if the driveway access shown on the site plan are based on input from Brazoria County.
6. *Harm to the value of nearby properties:*
- a. The proposed gas station may impact the value of nearby residential properties, particularly homes directly adjacent to the site. However, the inclusion of enhanced landscaping, fencing, and noise mitigation measures may help minimize adverse effects. The proposed site plan also doesn't show strategic landscaping and other measures needed to provide buffering.
 - b. Please note that the character of the area is expected to change in the future, considering the location being at the intersection of two major thoroughfares and considering ETJ areas in proximity with no land use controls.
 - c. Additionally, the site's location on two major thoroughfares and its potential to serve the broader community could provide long-term economic benefits to the area.
7. *Impedance to orderly development surrounding vacant property:*
- a. The proposed gas station is not expected to impede the development of surrounding vacant land. However, note that currently this rezoning will introduce commercial use within a predominantly residential area.
 - b. The site's design and operational standards can potentially minimize impedance to orderly development of surrounding vacant properties.
8. *Utility Provisions:*
- a. Water and sewer services are currently unavailable in the area.
 - b. The proposed development is not expected to create additional strain on existing utility provisions.
 - c. The applicant is proposing water well and septic system for entire development.
 - d. Drainage related impact in the area cannot be fully understood without a study, considering the large acreage of the subject site and proposed intensity of the development.
9. *Safe site development and layout:*
- a. If approved, the proposed development will be subject to city's site development standards and Design Criteria Manual.
 - b. Right-of-way dedication and street improvements will be required for this proposed development and is not clearly presented in the proposed site plan.
 - c. It is not clear if the driveway access shown on the site plan are based on input from Brazoria County or a Traffic Impact Analysis.
10. *Lighting:* If approved, the proposed development will be subject to City Lighting related standards that focus on preventing light pollution and glare on adjacent properties. The proposed site plan does not provide any details on proposed lighting.



11. Landscaping and screening:

- a. If approved, the proposed development must comply with all landscaping requirements outlined in Section 77-44 of the city's zoning ordinance.
- b. The proposed site plan doesn't show strategic landscaping and other measures, such as fences, needed to provide buffering for the overall development.

12. Other appropriate conditions and safeguards in the interest of health, safety or welfare:

- a. If approved, the gas station must comply with all applicable federal, and state regulations to ensure public health, safety, and welfare. General measures such as spill prevention systems, noise controls, and restricted operational hours based on applicable regulations will apply.
- b. If approved, the development will be subject to all adopted technical codes to ensure health, safety, and welfare, including Building and Fire Codes.
- c. City utility services are not available at the subject site and the proposed development will rely on well and septic. Dependence on well and septic to meet fire safety requirements for a development of this scale and intensity may be challenging and a detailed plan has not been provided.

STAFF RECOMMENDATION

The site's location at the intersection of two major thoroughfares supports its transition to a commercial designation. However, since the street and other infrastructure improvements have not been made to the area, rezoning to allow commercial use must be carefully considered.

Due to the absence of a Traffic Impact Analysis, preliminary drainage analysis, and other site plan details discussed above, **STAFF IS NOT ABLE TO PROVIDE A RECOMMENDATION** for this requested rezoning of the subject site from O-SFR to LC/SUP to allow NAICS code 447110, "Gasoline Stations with Convenience Stores."

If the commission considers approval of this request, the following conditions would be beneficial:

1. The SUP allows only one gasoline station and convenience store use located at the intersection of Del Bello Rd and Croix Rd. The total area of the gasoline station and convenience store use shall not exceed 1.3 acres with frontage on both streets.
2. A revised site plan shall be provided prior to the second reading of the proposed ordinance reflecting following in addition to the details already provided:
 - Right-of-way dedication based on the Major Thoroughfare Plan,
 - Driveway access based on Brazoria County and City of Manvel standards,
 - Landscaping in conformance with Section 77-44 of the City of Manvel Zoning Ordinance,
 - Minimum 6-foot-tall masonry fence to be maintained by the developer and 25-foot landscaping buffer with trees planted 30 feet on center along property lines abutting residentially zoning properties,
3. A Traffic Impact Analysis (TIA) for the proposed overall development shall be submitted for approval by the city Engineer.
4. All mitigation measures necessary to address traffic related impact shall be made part of project construction. Any phasing must be approved by the City Engineer.



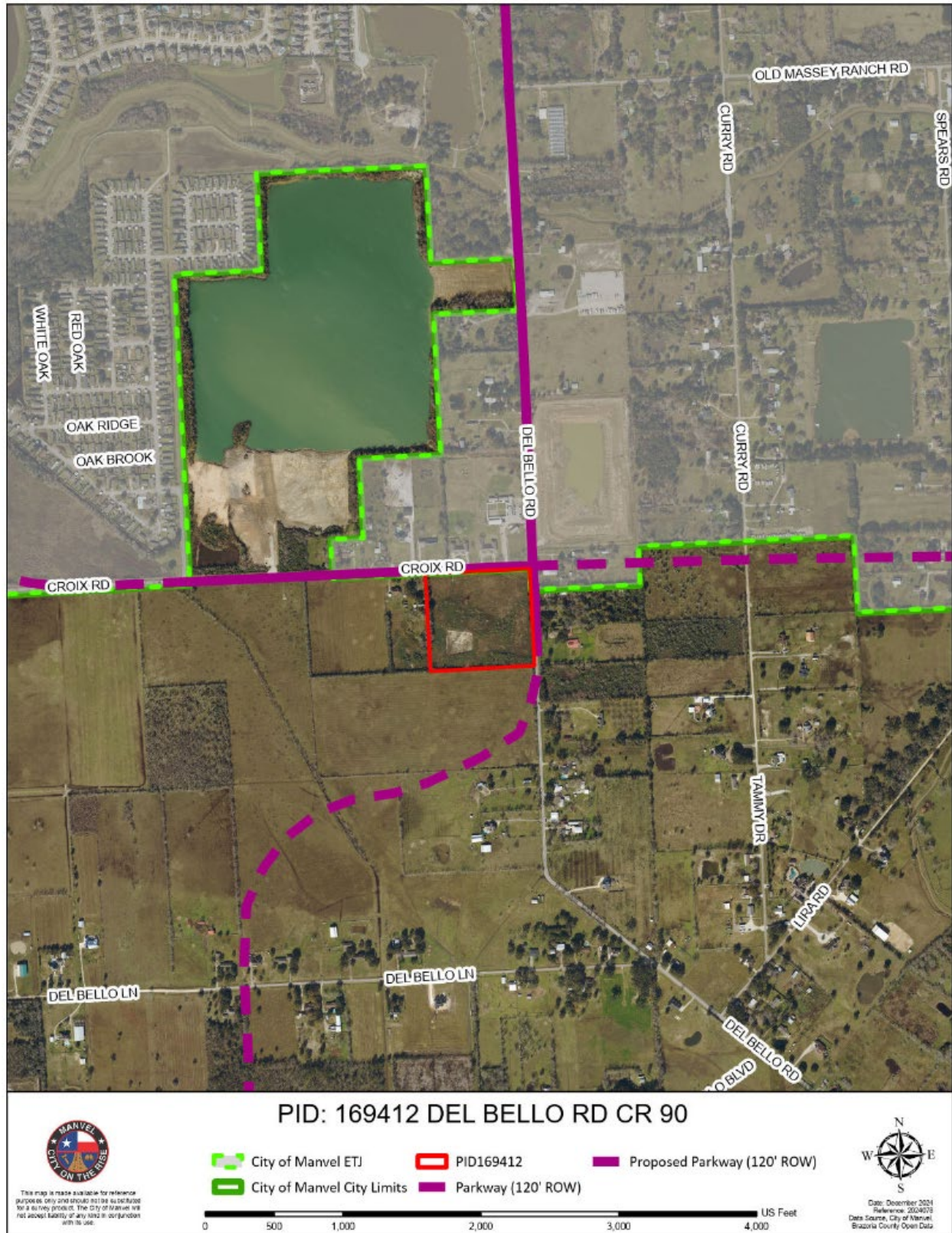
5. A master preliminary plat for the entire subject site with a preliminary drainage plan shall be approved in accordance with the City of Manvel's subdivision ordinance.
6. Funds shall be escrowed with the City of Manvel and Brazoria County, as applicable, for the construction of one-half of Del bello Rd and Croix Rd (portion that abuts the subject site) to current standards.
7. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
8. 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;
9. 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;
10. Proposed development must comply with all the development standards and requirements as amended at the time of plat and plan submittal.

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. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

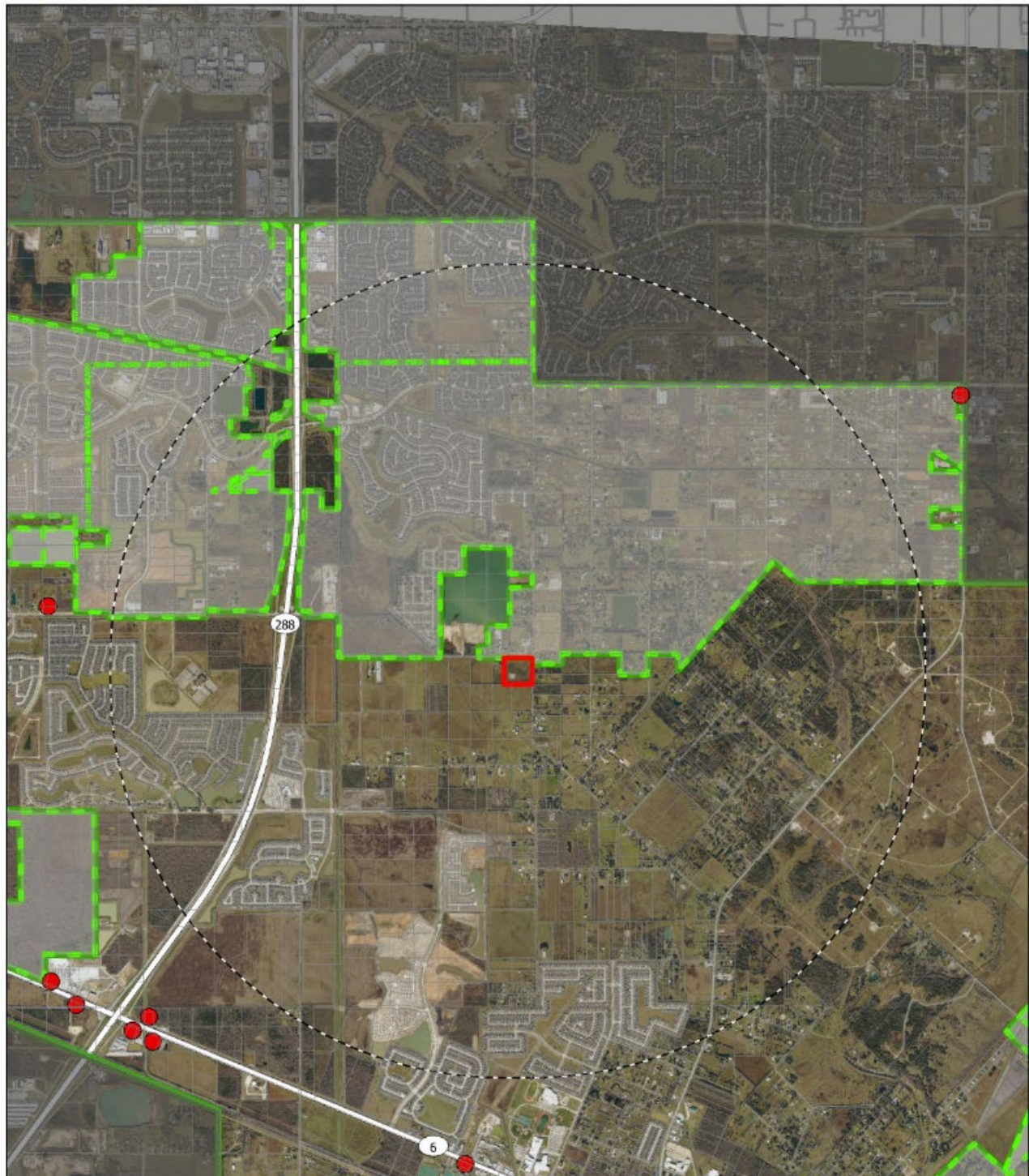


MAJOR THOROUGHFARE PLAN MAP





GAS STATION 2 MILES BUFFER MAP



PID:169412 With 2 Miles Buffer



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

- Gas Stations
- PID169412
- City of Manvel City Limits
- Parcels
- 2 Miles Buffer
- City of Manvel ETJ



Date: January 2025
Reference: 2025002
Data Source: City of Manvel,
Brazoria County Open Data



APPLICATION



DEVELOPMENT SERVICES DEPARTMENT

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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Del Bello & Croix Rd Development
Project Location/Address: Del Bello Rd #CR90, Manvel, TX 77578, Brazoria County
Legal Description: A0320 ERASTUS LITTLE TRACT 4
1 (DIV O) ACRES 12.6 (MANVEL)
Current Zoning: ~~farm~~ Open Single-Family Residential District Proposed Zoning: light commercial
Parcel/Tax ID# (s): 169412 Total Acreage: 12.6 Proposed Land Use: mixed use commercial

APPLICANT INFORMATION

Applicant Name: Desiree Waraksa
Company Name: Sway Real Estate LLC
Address: One Riverway Suite 1700 City: Houston State: TX Zip: 77062
Phone #: 281-910-2661 Email: desiree@movewithsway.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.

Desiree Waraksa 12/06/2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Natural Walkways LLC
Address: 13117 Centerbrook Ln City: Pearland State: TX Zip: 77584
Phone #: 832-677-4400 Email: qqq@usa.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.

Adam 12/02/2024
Owner's Signature (REQUIRED) Date



APPLICATION



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)	☒
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.

Desiree Wanaksa

Applicant Signature

12/06/2024

Date



LETTER OF AUTHORIZATION



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.

Natural Walkways LLC

Owner Name

13117 Centerbrook Ln

Owner Address

Pearland, TX 77584

Owner City, State Zip

12/02/2024

Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, **Adam Omran**, certify that I am the owner of the project property located at **Del Bello Rd #CR90, Manvel, TX 77578, Brazoria County** 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 **Desiree Waraksa** with the company **Sway Real Estate LLC** (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at **qqq@usa.com** if you have any questions.

Sincerely,

Owner Name **Natural Walkways LLC**

Owner Signature **Adam**



REQUEST LETTER

PRIME SPOT

To the City of Manvel,

We are excited to propose the rezoning of a 12-acre property at the southwest corner of Del Bello Road and Croix Road from Open Single Commercial to Light Commercial. With this intersection identified as a key part of the city's future major thoroughfare plan, our vision is to create a high-quality commercial development that brings meaningful value to the area.

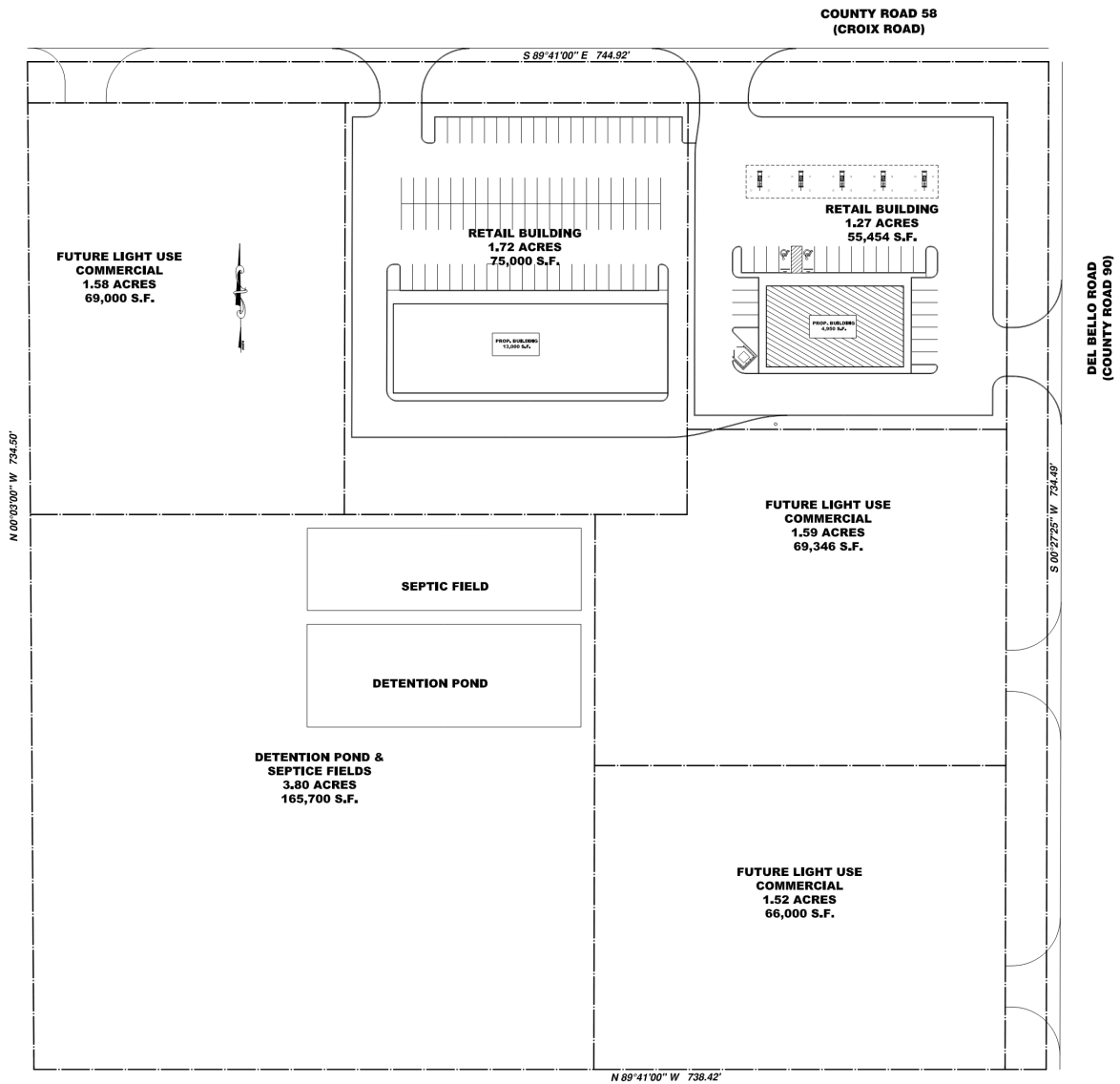
Our plan includes thoughtfully designed spaces for retail, office condos, and essential services, such as a gas station, to meet the needs of this growing residential community. We aim to provide a convenient, attractive destination where people can eat, shop, and grab their essential needs.

We look forward to partnering with the city to align this project with community goals, incorporating preferred commercial uses that support sustainable growth and long-term success for the neighborhood.

Owner Direct Contact
Information:
13117 Centerbrook Ln.
Pearland, TX 77584
832-677-4400
qqq@usa.com



Concept Site Plan





Public Hearing Notice

PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 01/27/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, FEBRUARY 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, FEBRUARY 18, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 12.6 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS FROM OPEN SINGLE-FAMILY RESIDENTIAL (OSFR) DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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.



SITE PICTURES



View of Subject site from Croix Road



View of Subject site from Del Bello Road



Staff Report to Planning, Development, and Zoning Commission
Rezoning - Specific Use Permit



View of Residential Duplex property across from Croix Road to the North.



View of Subject site from Northeast corner of Del Bello Road and Croix Road



Staff Report to Planning, Development, and Zoning Commission
Rezoning - Specific Use Permit



View of Residential property across from Del Bello Road to the East.



View of Residential property to the west of subject property from Croix Road

ORDINANCE NO. 2025-O-04

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES”; 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, Desiree Waraksa, is the applicant (the “Applicant”) is requesting 12.5056- acre tract of land be rezoned, owned by Natural Walkways LLC (the “Owner”) located at the southwest corner of the intersection of Croix Road and Del bello Road, being 12.5056 acres, (544,745 square feet), being out of and a part of lot 41, Allison-Richey Gulf Coast Home Company Subdivision, Division “O”, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in volume 2, page 91, of the plat records of Brazoria County, Texas, said 12.5056 acre tract of land being that certain called 12.465 acre tract of land as conveyed to Natural Walkways, LLC by instrument recorded in document No. 2021031101 of the official public records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows: (bearing basis: document No. 2021031101 of the official public records of Brazoria County, Texas) , a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 11.665-acre tract is currently zoned Open-Single Family Residential District (O-SFR) District; and

WHEREAS, the owner has filed an application to change the zoning classification of the 12.5056-acre tract to Light Commercial District with a Specific Use Permit (LC-SUP) allowing the proposed use of the property for NAICS use 447110 “Gasoline Stations with Convenience Stores”; 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 12.5056-acre tract of land (544,745 square feet vacant parcel of Property ID: 169412) generally located on the southwest corner of the intersection of Croix Road and Del bello Road, a map of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Open-Single-Family Residential District (OSFR) to Light Commercial District with a

Specific Use Permit (LC-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Gasoline Stations with Convenience Stores (NAICS 447110)

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. This proposed use of a “Gasoline Station with Convenience Store” 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. Expiration of the Specific Use Permit will have no effect on the zoning reclassification from Open-Single-Family Residential District (O-SFR) to Light Commercial District granted by this Ordinance.

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

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

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

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

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

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

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

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 12.506-acre tract being out of and a part of lot 41, Allison-Richey Gulf Coast Home Company Subdivision, Division "O", a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in volume 2, page 91, of the plat records of Brazoria County, Texas

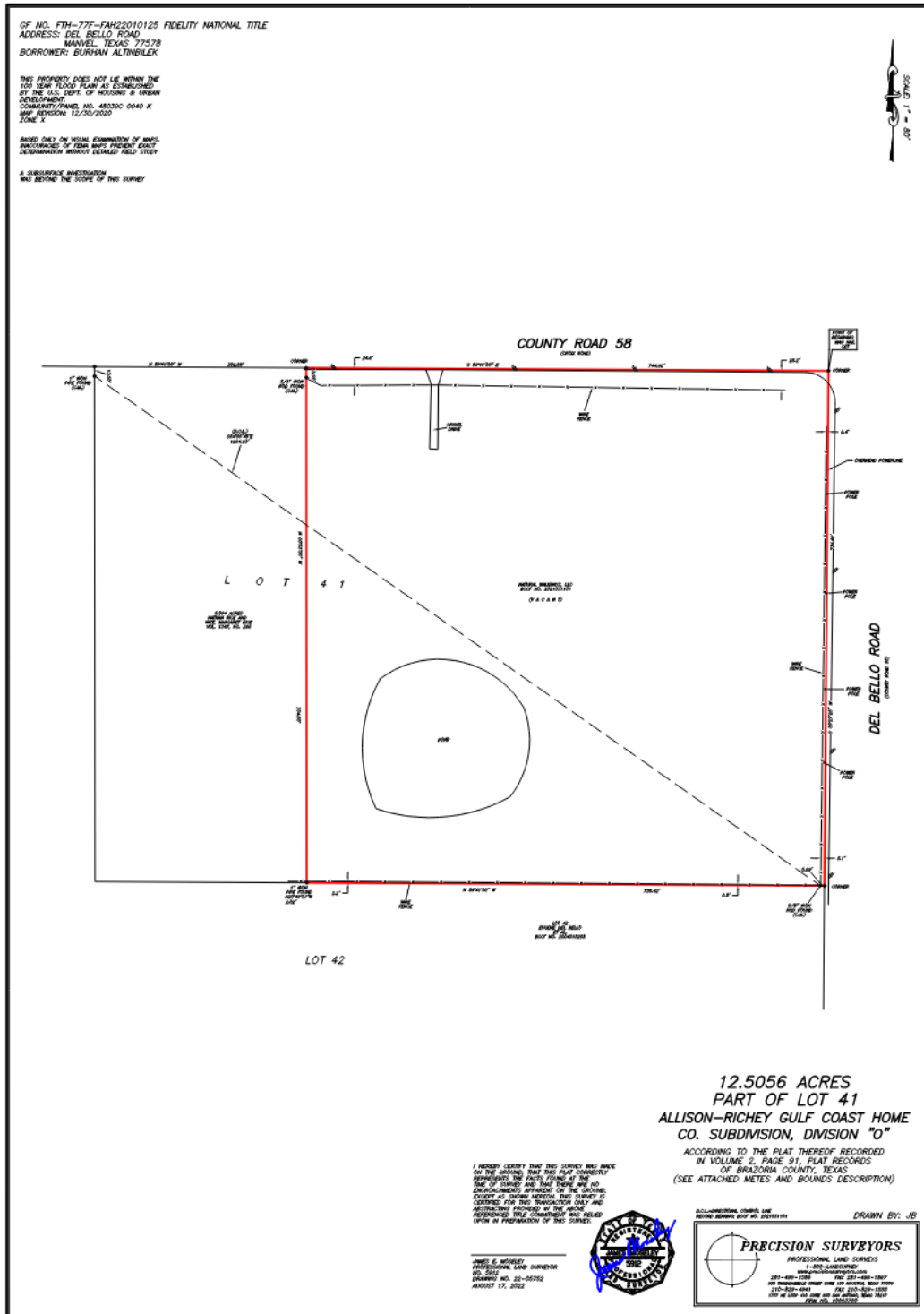


Exhibit B

(List of conditions – to be updated based on PD&Z Commission Recommendation)