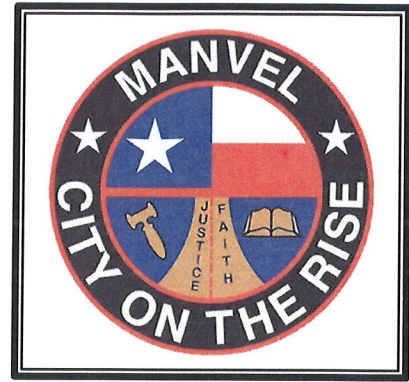


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
April 28, 2025

NOTICE IS HEREBY GIVEN
6:15 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 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent PDZ

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

- A. Approve Meridiana Unit 16 Commercial Reserve Preliminary Plat;
BEING A SUBDIVISION OF 1.93 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, BEING PORTIONS OF LOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council;
AN APPEAL TO THE CITY OF MANVEL CITY ENGINEER'S DECISION ON A DESIGN MODIFICATION REQUEST TO ALLOW A CRUSHED ASPHALT DRIVEWAY FOR NEW HOME CONSTRUCTION AT 7619 SCOTT AVENUE, MANVEL, TEXAS.
- B. Consideration and possible action to approve a 30-day extension for the Meridiana General Development Plan: Amendment #24.
- C. Presentation of Valencia PUD annual update.
- D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND AND INCLUDE SEVERAL REQUIREMENTS AND PROVISIONS PERTAINING TO LANDSCAPING AND TREE PRESERVATION. (Proposed Ordinance No. 2025-O-14)
- E. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND CONDITIONS OF APPROVAL OF SUP FOR MEDICAL AND OTHER PERSONAL CARE SERVICES RELATED USES. (Proposed Ordinance No. 2025-O-15)
- F. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO ADOPT 2022 NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS). (Proposed Ordinance No. 2025-O-16)

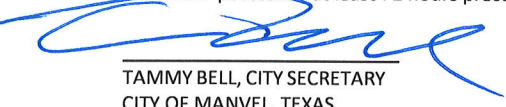
April 28, 2025 PLANNING DEVELOPMENT AND ZONING MEETING

- G. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.
- H. Development Services Staff Update.
- I. 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 04/25/2025 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

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 04/28/2025 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



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: April 28, 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 Unit 16 Commercial Reserve Preliminary Plat, being a subdivision of 1.93 acres, out of the H.T.& B.R.R. CO. Survey, Section 62, A-484, being portions of Lots 134 and 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume, 1 Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

SIGNATURE

03/31/2025

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 Unit 16 Commercial Reserve - Preliminary Plat
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	April 28, 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:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new commercial section 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 at the southwest corner of intersection of Meridiana Parkway and Jordan Road.*
- *The subject site is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed plat includes 1.93 acres and creates 1 Block and 2 Reserves.*
- *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 Unit 16 Commercial Reserve - Preliminary Plat

GENERAL NOTES:

1.

Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2.

The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9996742185.
3.

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 Zone AO.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4.

B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X. indicates change in street name.
5.

The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District No.3.
6.

Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7.

The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
8.

All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
9.

Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10.

No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
11.

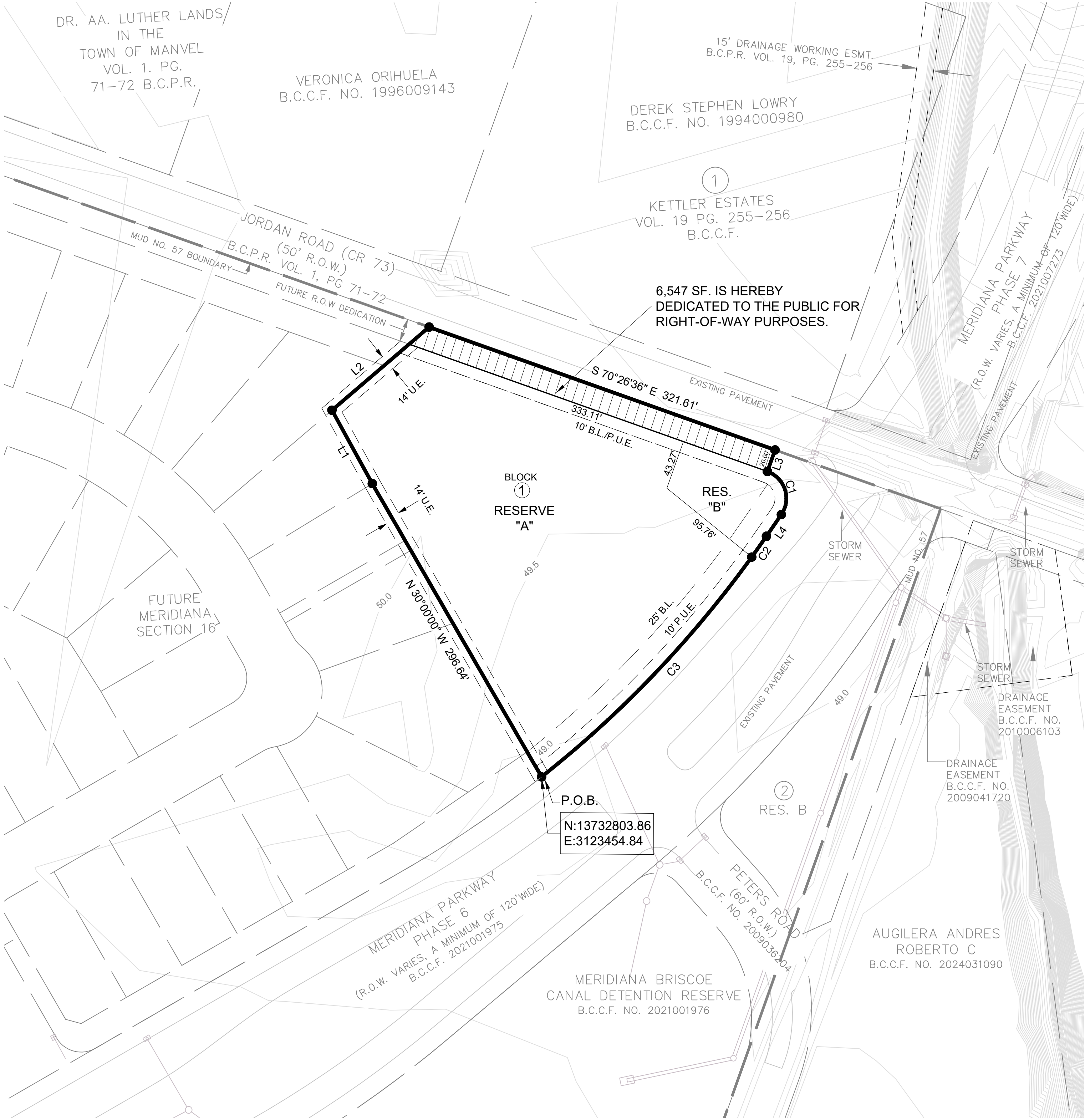
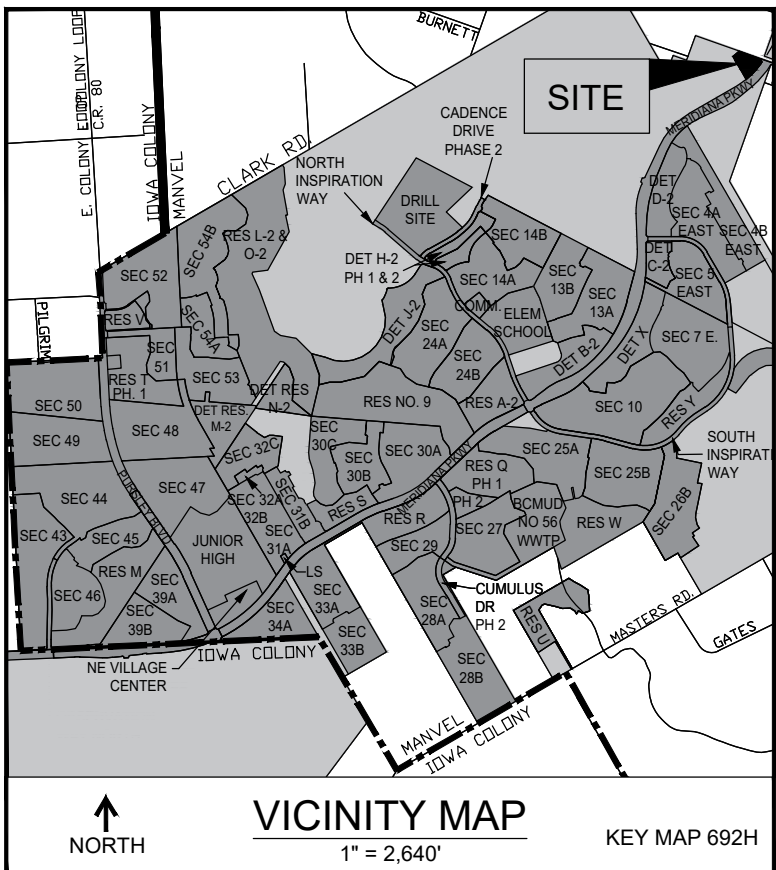
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
12.

Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	UNRESTRICTED	71,735.65	1.65	PROPERTY OWNER
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,883.19	0.14	B.C.M.U.D. NO. 57
TOTAL		77,618.84	1.79	

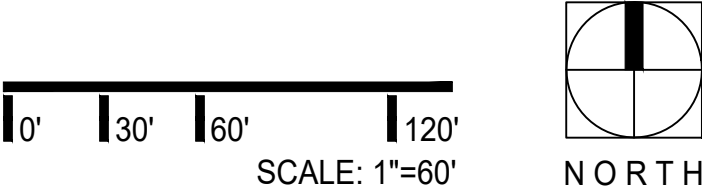
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	45.80'	S 17°57'34" E	39.66'
C2	971.50'	27.31'	S 35°10'57" W	22.31'
C3	971.50'	267.23'	S 43°43'14" W	266.39'

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 28°48'29" W	73.39'
L2	N 49°27'49" E	112.05'
L3	S 19°33'24" W	20.00'
L4	S 34°31'28" W	23.00'



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 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



Meridiana Unit 16 Commercial Reserve Preliminary Plat

A Subdivision of 1.93 acres out of the H.T. & B. R. R. CO. Survey, Section 62, A-484, being portions of Lots 134 and 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume 1, Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves

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

April 17, 2025

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

EHRA JOB NO.
081-011-16-02
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.

P:\081-011-16-02\PLAT\Meridiana Unit 16 Commercial Reserve_Plat Rev.dwg, Apr. 17, 2025-10:37am Edited by: mruzallo

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.

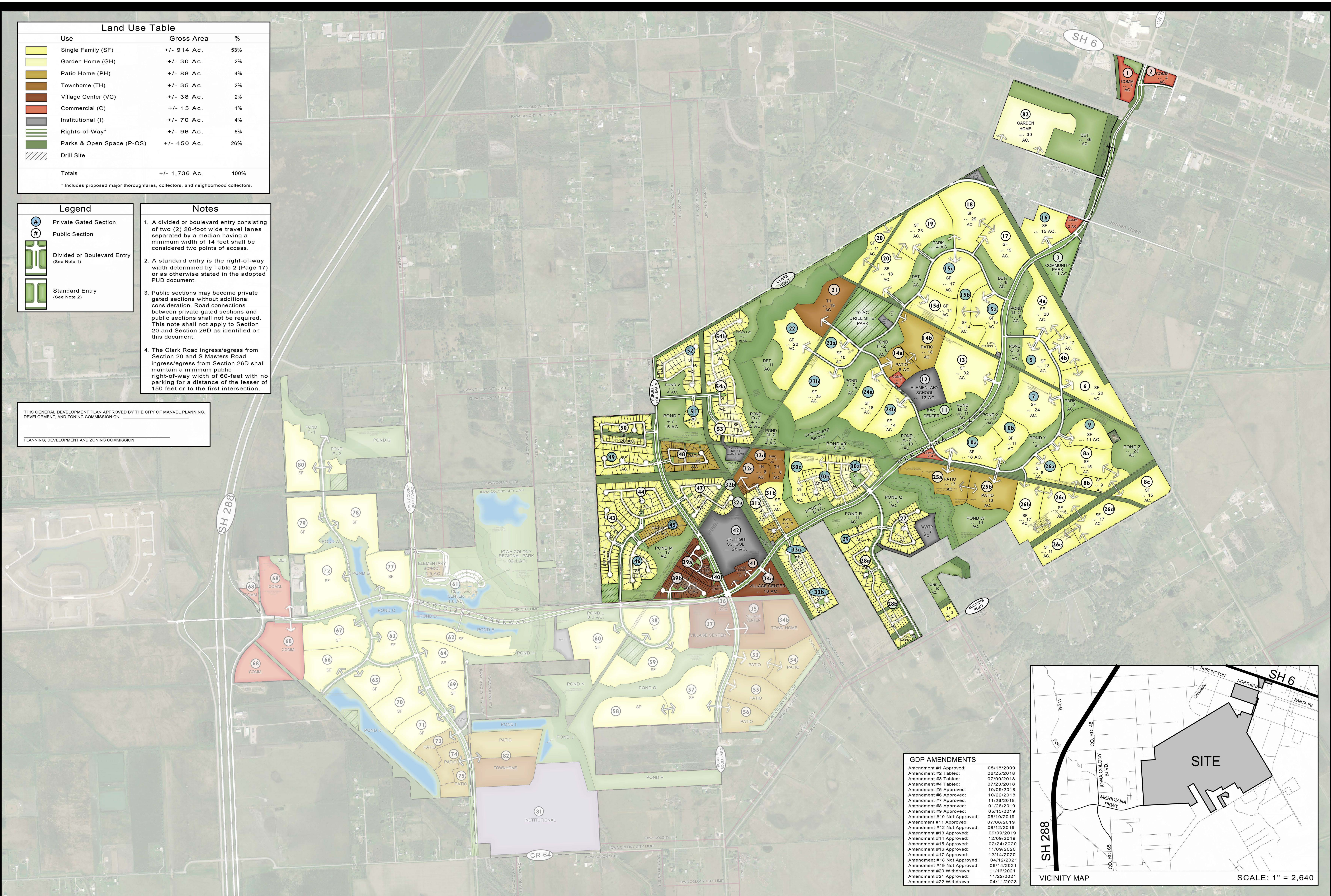
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

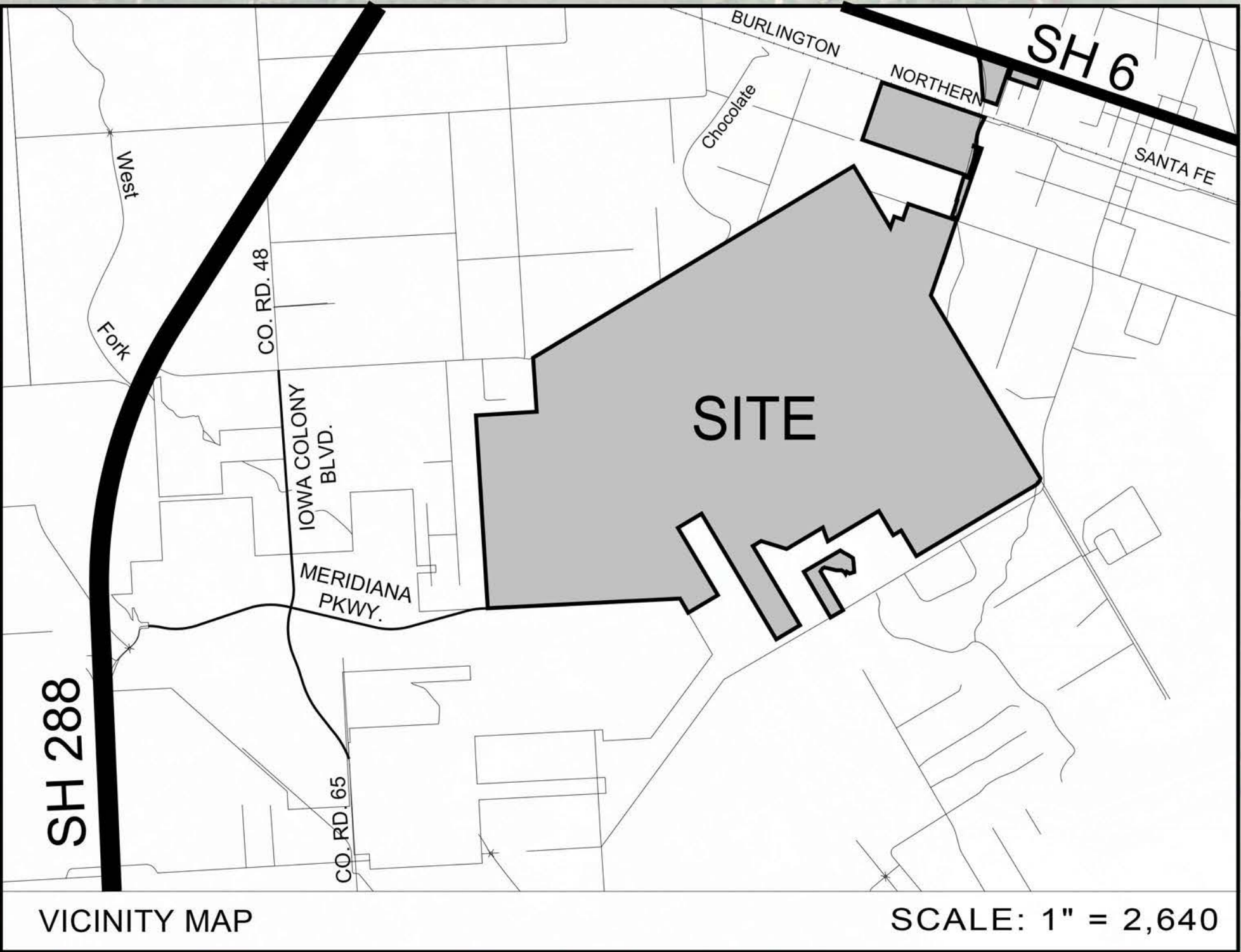
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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 4/14/2025

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: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: Ryan Miller

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 0.4073 ACRE TRACT OF LAND IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF RUSSELL STREET LOCATED BETWEEN SH 6 AND LARGE AVENUE; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

PDZ Member Kyle Marasckin opened the Public Hearing at 6:03 p.m.

First call for comments - none

Second call for comments - none

Third call for comments - none

PDZ Member Kyle Marasckin closed the Public Hearing at 6:04 p.m.

Consent PDZ

- A. Approve Final Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDEN SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).
- B. Approve the meeting minutes to date.

PDZ Member Mary Ann Atkinson made the motion to approve the Consent Agenda. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Ryan Miller

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2025-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 0.4073 ACRE TRACT OF LAND IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF RUSSELL STREET LOCATED BETWEEN SH 6 AND LARGE AVENUE; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Ryan Miller

Abstained: None

B. Discussion regarding an amendment to the Subdivision Ordinance.

Jose Abraham provided the update.

Staff is preparing to present amendments to the subdivision ordinance to address the Original Manvel Townsite area. Currently, the Original Manvel Townsite (OMT) area is bounded by Cemetery Road on the east, Large Drive on the north, McCoy Road on the west, and the railroad tracks. Staff is proposing to expand the north and south boundaries to Lewis Lane and Jordan Road, respectively. This would include properties that are zoned for residential use as well.

Staff is also reviewing the ordinance to identify any provisions or requirements that may need to be revised to facilitate an efficient development process, ensure clarity, and avoid confusion.

C. Discussion regarding an amendment to the Zoning Ordinance.

Jose Abraham provided the overview.

Staff is preparing to present amendments to the Manvel Code of Ordinances, Chapter 77, Zoning (The Zoning Ordinance) to amend and include several requirements and provisions pertaining to landscaping and tree preservation; conditions of SUP approval for medical and other personal care service uses; North American Industry Classification system (NAICS) code version update; process for rezoning; and possible correction of typographic errors.

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

PDZ Member Delores Martin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:38 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Ryan Miller

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: April 28, 2025

TOPIC: An appeal to the City of Manvel City Engineer decision on a design modification request to allow gravel/ crushed asphalt driveway for a new home construction at 7619 Scott Avenue, Manvel, Texas.

BACKGROUND:

- The applicant and homeowner, Mr. Oscar Carranza, submitted a design modification request for the allowance of a gravel/crushed asphalt driveway beginning at the ROW line and continuing within the owner's property.
- The property is located at 7619 Scott Avenue.
- A New Home permit is currently in the system with a few final inspections remaining.
- Residential Driveways are required to be either concrete or asphalt based on the City's Design Criteria Manual.
- The applicant has indicated that the gravel/ crushed asphalt driveway will be temporary and that he plans to construct a concrete drive within a year.
- On April 15, 2025, a design modification request was denied by the City Engineer.

- Driveway Criteria is laid out in Chapter 6 of the City's Engineering Design Criteria Manual under Site Development.
- The following guidelines are specifically laid out in Chapter 6 Section A Item 7 r&s of the Manual and are in relation to residential driveways.
 1. On concrete streets, Residential Driveways shall be concrete, installed according to the City of Manvel Construction Details.
 2. On asphalt streets, Residential Driveways shall be concrete or asphalt, installed according to the City of Manvel Construction Details.
- The applicant has proposed the following in lieu of a complete concrete or hot mix asphalt driveway;
 1. The driveway approach beginning at the connection to the street up to the property line will be constructed of concrete.
 2. From the property line and within the owner's private property, the concrete will then be constructed of gravel/crushed asphalt material.

STAFF RECOMMENDATION: Not Applicable. This is an appeal to a request denied by the City Engineer.

ATTACHMENTS: Vicinity Map, Design Criteria Manual Variance Form, Approved Driveway Plan, Propose Driveway Variance Plan, Proposed Crushed Asphalt Examples.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

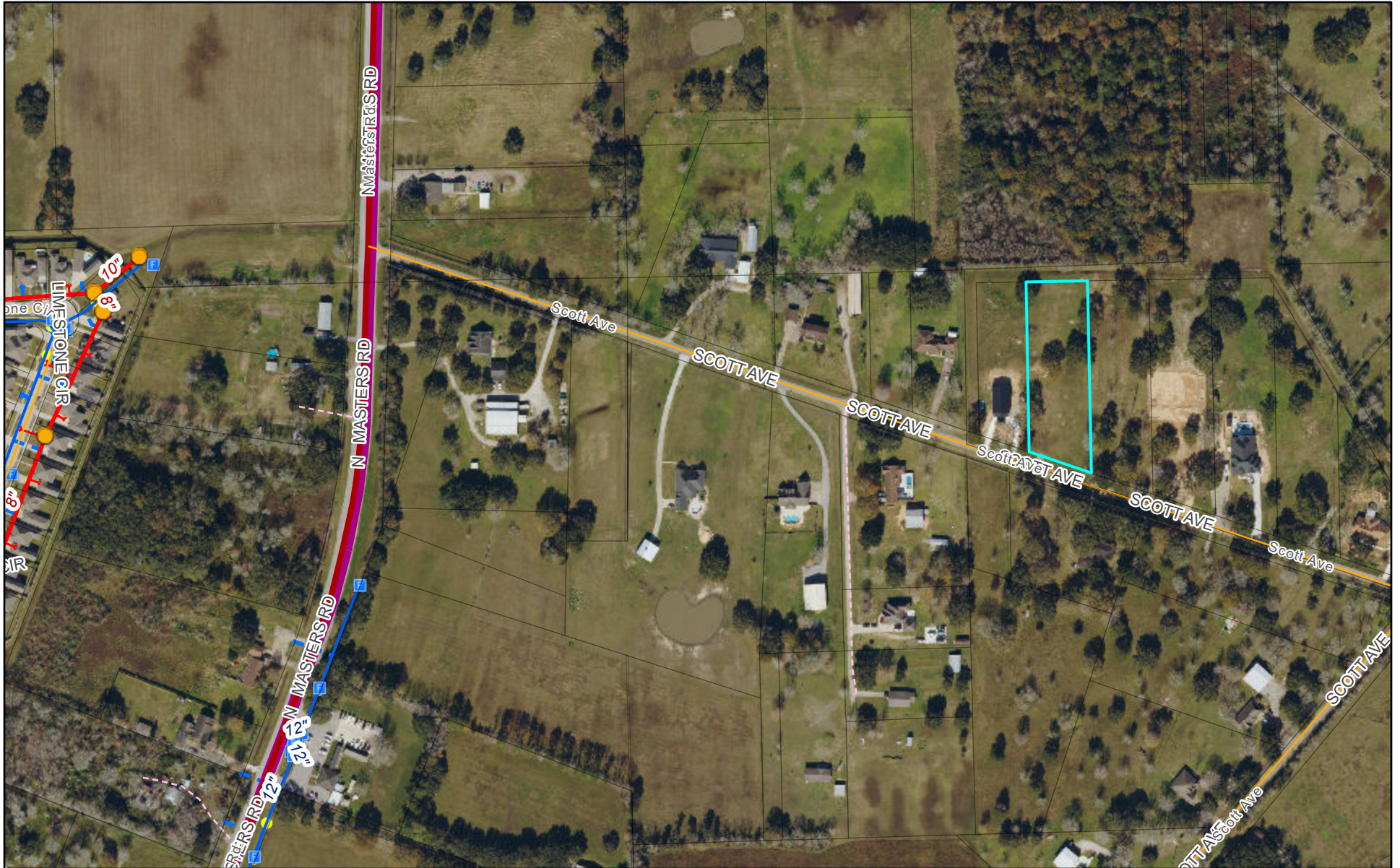
Matt De La Rosa,
Assistant City Engineer

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



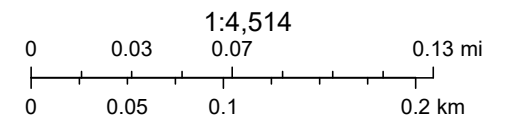
City of Manvel GIS Map



4/24/2025, 3:55:45 PM

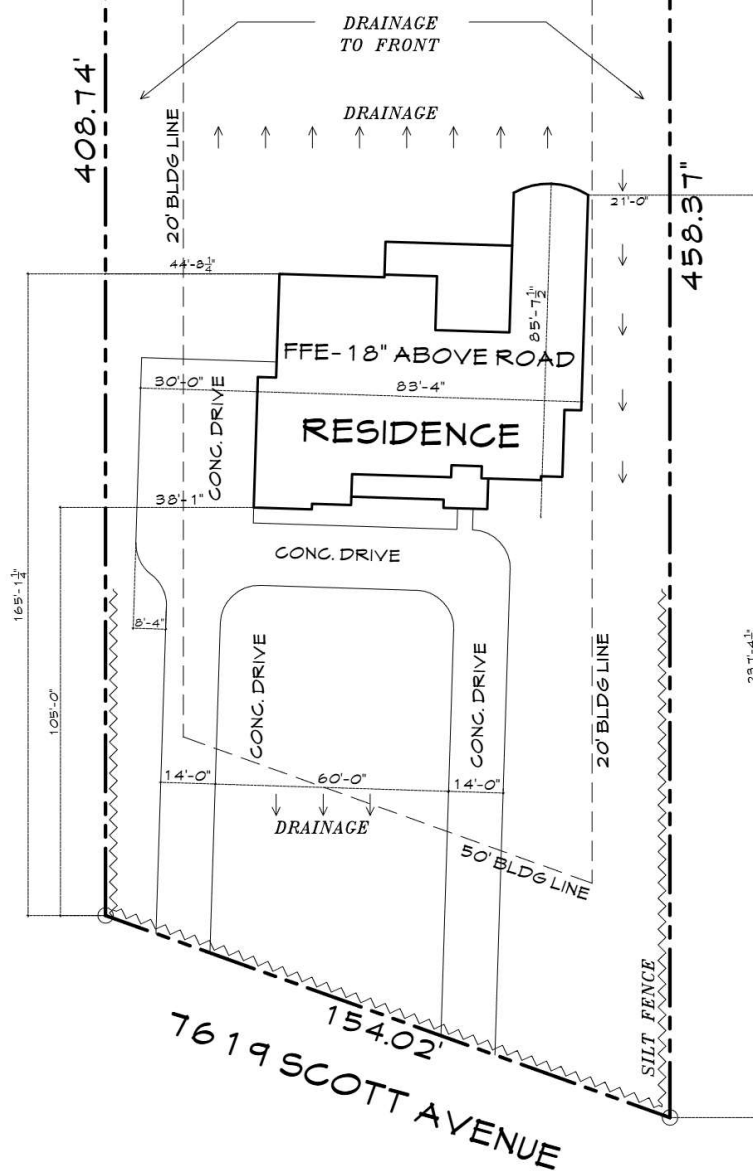
- | | | |
|----------------|--|---|
| Parcels | Major Thoroughfare - 2021 Major Thoroughfares | Water Distribution System - Fitting |
| Streets | Parkway (120' ROW) | Water Distribution System - Water Main |
| TXDOT | Sanitary Sewer Collection System - Sanitary Manhole | Water Distribution System - Gate Valves |
| City of Manvel | Sanitary Sewer Collection System - Sanitary Gravity Main | Gate |
| Private | Sanitary Sewer Collection System - Sanitary Lateral | Water Distribution System - FH Lateral |
| | | City of Manvel_Limits |

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.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

City of Manvel



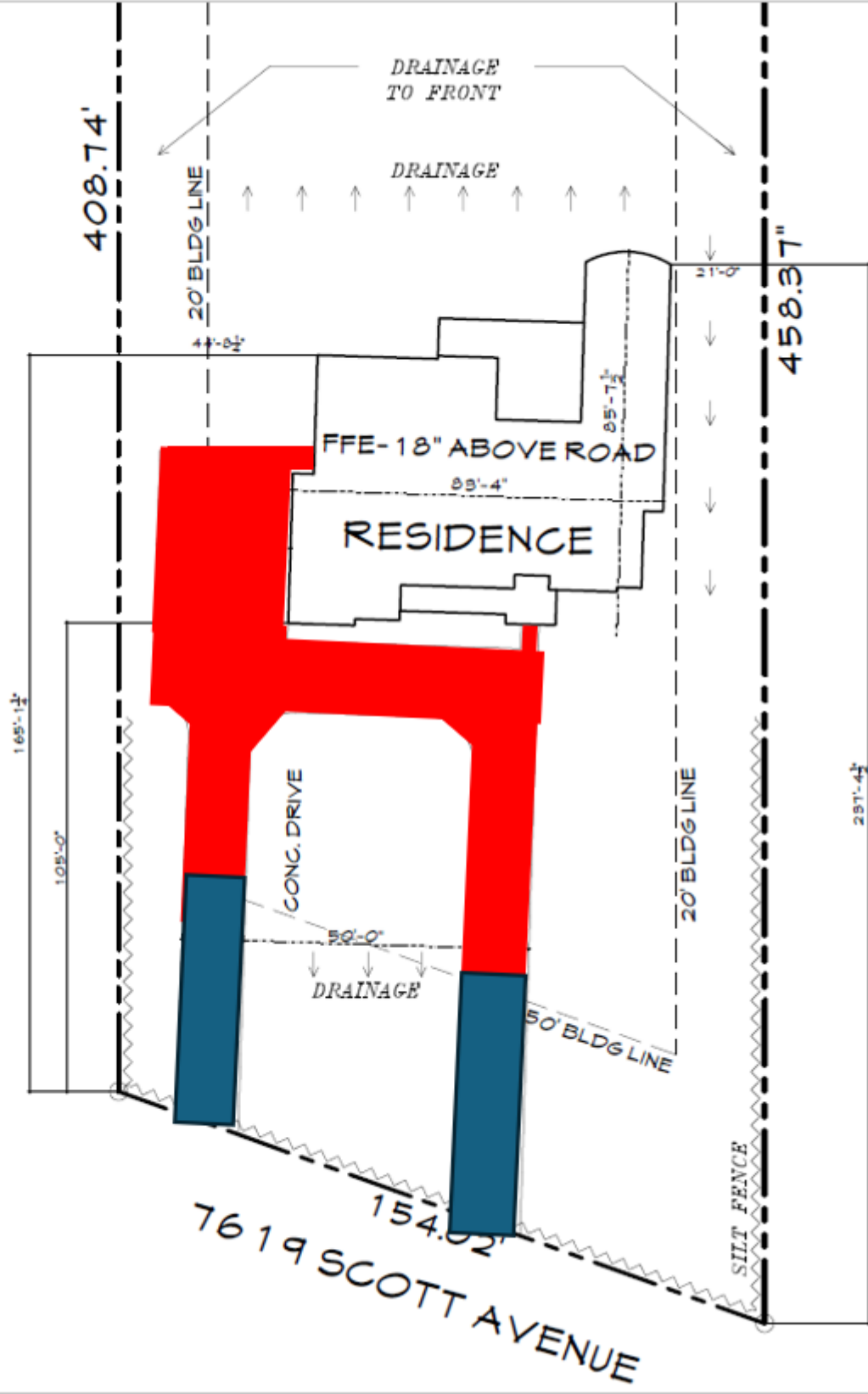
JOB #: 20234518

979-482-1967

1/32" = 1'-0"

10-30-23

pp



**CITY OF MANVEL
DESIGN CRITERIA MANUAL
SECTION 7 - MODIFICATION FORM**

Variations to technical standards identified in the Design Criteria Manual may be permitted by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards for traffic, sidewalk and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) will review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

PROJECT NAME: 7619 Scott Avenue, Manvel, Texas Residence

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

PROJECT ENGINEER: Carlos Balderrama

SUBMITTAL DATE: 01/07/2025

SUBDIVISION NAME: _____

MODIFICATION

LOCATION:

Driveway

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

Construct a concrete driveway from the city street
to the property line, and an all weather gravel/asphalt
driveway from the property line to the residence.

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

No foreseen impacts. No drainage pattern or flow impacts.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

Deviation to an all weather surface driveway past the property
line will not impact overall safety/quality, maintenance,
drainage, or other items listed above. City of Manvel
standards and details will be followed for construction.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

No mitigating improvements are required as part of the deviation. Concrete driveway will be constructed per standard and will not deviate/change conditions at the ROW. Drainage patterns/flows will not be changed.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

I recommend the driveway material be allowed to be changed to a gravel/asphalt material past the property line as it will not have any negative impacts to operations, safety, drainage, or maintenance of the elements in the ROW.

List of Supporting Documentation Attached?

Yes X

No

Seal of Professional Engineer:



City of Manvel Use ONLY

1. Modification Request:

Approved

Denied

D. D. Johnson
City Engineer

4/15/2025
Date

2. Planning Development & Zoning:

Recommended

Not Recommended

Chair

Date

3. City Council:

Approved

Denied

Mayor

Date







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: April 28, 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 a 30-day extension for the Meridiana

General Development Plan: Amendment #24.

Plats:

Preliminary _____

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

04/24/2025

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 General Development Plan Amendment No. 24
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	April 28, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- The applicant is proposing an amendment to the Meridiana General Development Plan (GDP). This is the 24th Amendment to the GDP for 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 previously approved Meridiana GDP No. 23 and the proposed Meridiana GDP No. 24 has been attached to this report.
- The proposed amendment adds a 35-acre tract located north of Masters Road, increasing the total Meridiana development area within the City of Manvel to 1,770 acres.
- Approximately 29 acres of the newly added tract will be designated as Garden Homes, while the remaining acreage will be designated as Parks and Open Space.
- Per the most recently approved PUD, any additional tracts added through the rezoning process and designated as Garden Home land use must be reflected in an updated preliminary land use plan submitted to the City.
- However, if tracts are added and designated as Garden Home through a rezoning process, the PUD itself is not required to be updated and re-approved by the City Council.
- As stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre.
- The applicant has requested a 30-day extension in accordance with Texas Local Government Code Chapter 212.009, extending the deadline to May 28, 2025, allowing the GDP Amendment to be addressed at the May 27, 2025, meeting. The request has been made to allow additional time to align this submittal with the rezoning of the proposed 35-acre tract.

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before May 28, 2025.



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

TABLE 1		
Land Use		
Land Use	Gross Acres	%
Single Family (SF)	913.7	53%
Garden Home (GH)	30.0	4%
Patio Home (PH)	87.7	5%
Townhome (TH)	35.0	2%
Village Center (VC)	37.7	2%
Commercial (C)	15.0	1%
Institutional (I)	70.0	4%
Rights-of-Way *	96.1	6%
Parks & Open Space (P-OS)	450.2	23%
Totals	1,735.4	100%

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

Land uses may be relocated within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to in this section. However, the location of patio home, townhome, and village center categories shall be located internally to the Project and not along the perimeter of the Overall Project area. If additional tracts of land are added to the PUD through the rezoning process, these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change. In addition, all lots that front County Road 67 (Masters Road) shall be a minimum of one acre in size. The city will be notified of any changes to the Preliminary Land Use Plan.

Land use categories shall be regulated on a total gross acreage basis. The gross acreage of individual land uses may increase or decrease by up to ten (10) percent without further approval of the Planning, Development and Zoning Commission or City Council. This shall not apply to land within the Parks and Open Space category which may increase by any amount without further approval. However, the Parks and Open Space category may not decrease more than ten (10) percent without approval of the Planning and Zoning Commission and City Council. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

There shall be no restrictions on the number of units within any category; however, the density within the City of Manvel shall not exceed 2.329 units per gross acre. At a gross acreage of 1,735.4, this would result in a maximum of 4,042 allowed units. If



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

additional tracts of land are added to the PUD, the overall density of Meridiana may not exceed 2.329 units per gross acre.

D. Benefits to the City of Manvel

Meridiana will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its Comprehensive Plan. Meridiana will also assist the city in achieving the goals established in the Comprehensive Plan. The village center and community recreation centers within Meridiana will enable Manvel to enhance its small town quality of life by promoting community activities and involvement. The rural character of the area will be preserved by protecting Chocolate Bayou and creating an extensive system of "created" bayous reflective of the natural environment and providing extensive open view corridors. By creating an environment that encourages people to form bonds and share experiences, Meridiana will establish a cohesive community of people that blends with and preserves Manvel's small town values.

Master planned communities, in general, provide tremendous benefits for cities over traditional piece meal development. Historically, property values in master planned communities are greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner's associations. Master planned communities bring stability and predictability that facilitate a city's long range planning and financial objectives.

The Tax Increment Reinvestment Zone (TIRZ) provides a financing mechanism for the economic feasibility of the overall system of capital improvements required to serve the tract and a large portion of the city south of SH 6. The TIRZ allows the public improvements for this region of the city to be constructed as a cohesive system rather than as a disjointed series of smaller improvements. Implementation of a cohesive system of roadways, utilities, recreation facilities, and drainage is more efficient and better serves the residents of the City, which is a key component of the City's Comprehensive Plan.

This specific PUD amendment will provide additional benefits to the City of Manvel as Meridiana continues to develop. As a part of the PUD amendment negotiations, right-of-



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

- Relocation or modification of school or park sites.
- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use, but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

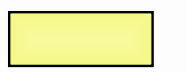
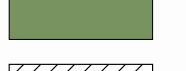
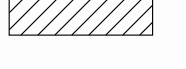
The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

G. Substantial Change

The PUD may be substantially amended by the procedure outlined in the City of Manvel Zoning Ordinance, Section 7 of the City of Manvel Zoning Ordinance. If additional tracts of land are added to the PUD through a rezoning process with the intention to be designated as Garden Home, this specific document shall not be required to be updated and re-approved by City Council.

H. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's adopted fee schedule that is in place at the time of Council approval. All fees shall be fair and reasonable.

Land Use Table		
Use	Gross Area	%
 Single Family (SF)	+/- 913 Ac.	52%
 Garden Home (GH)	+/- 59 Ac.	3%
 Patio Home (PH)	+/- 88 Ac.	5%
 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.	5%
 Parks & Open Space (P-OS)	+/- 457 Ac.	26%
 Drill Site		
Totals	+/- 1,771 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.

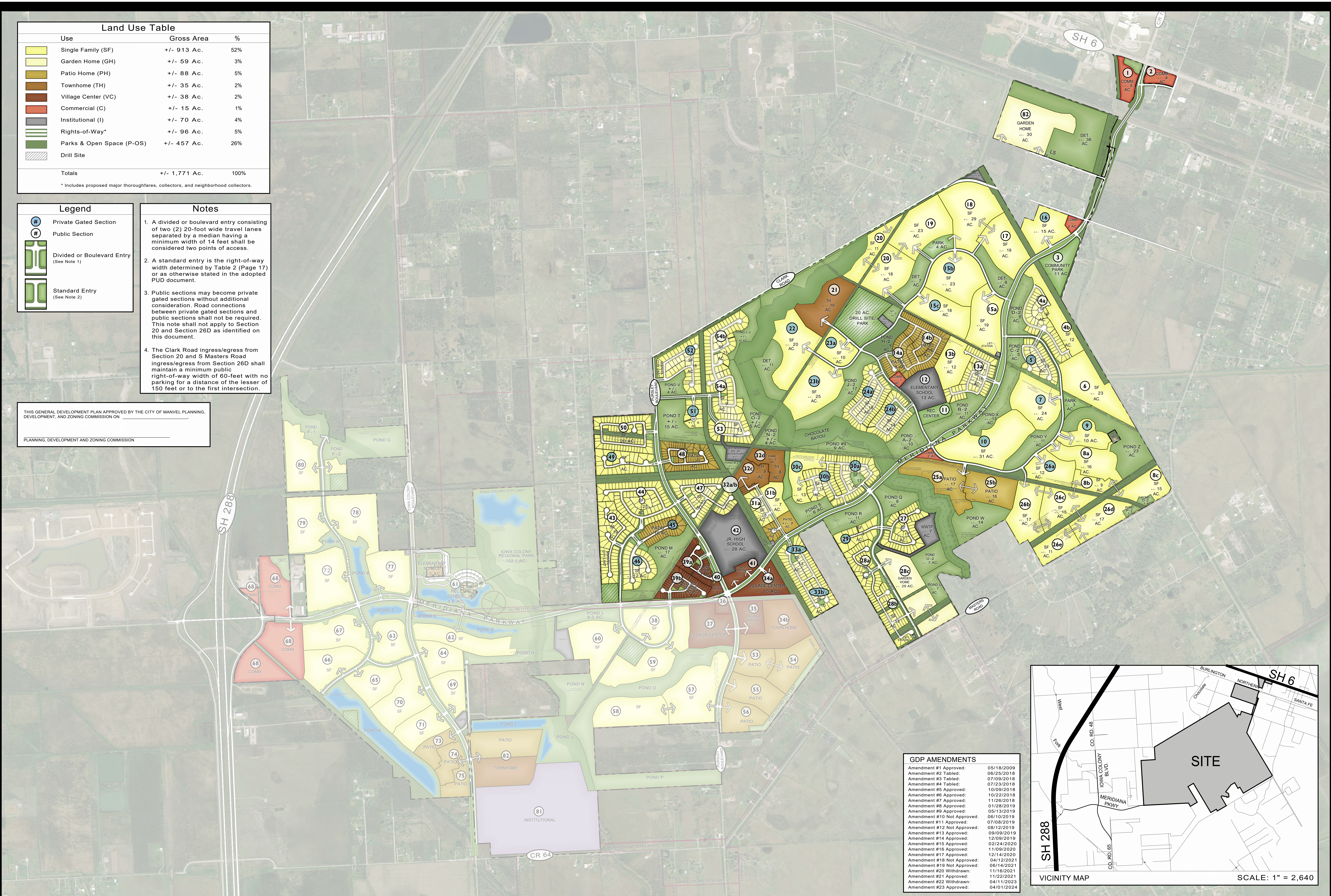
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

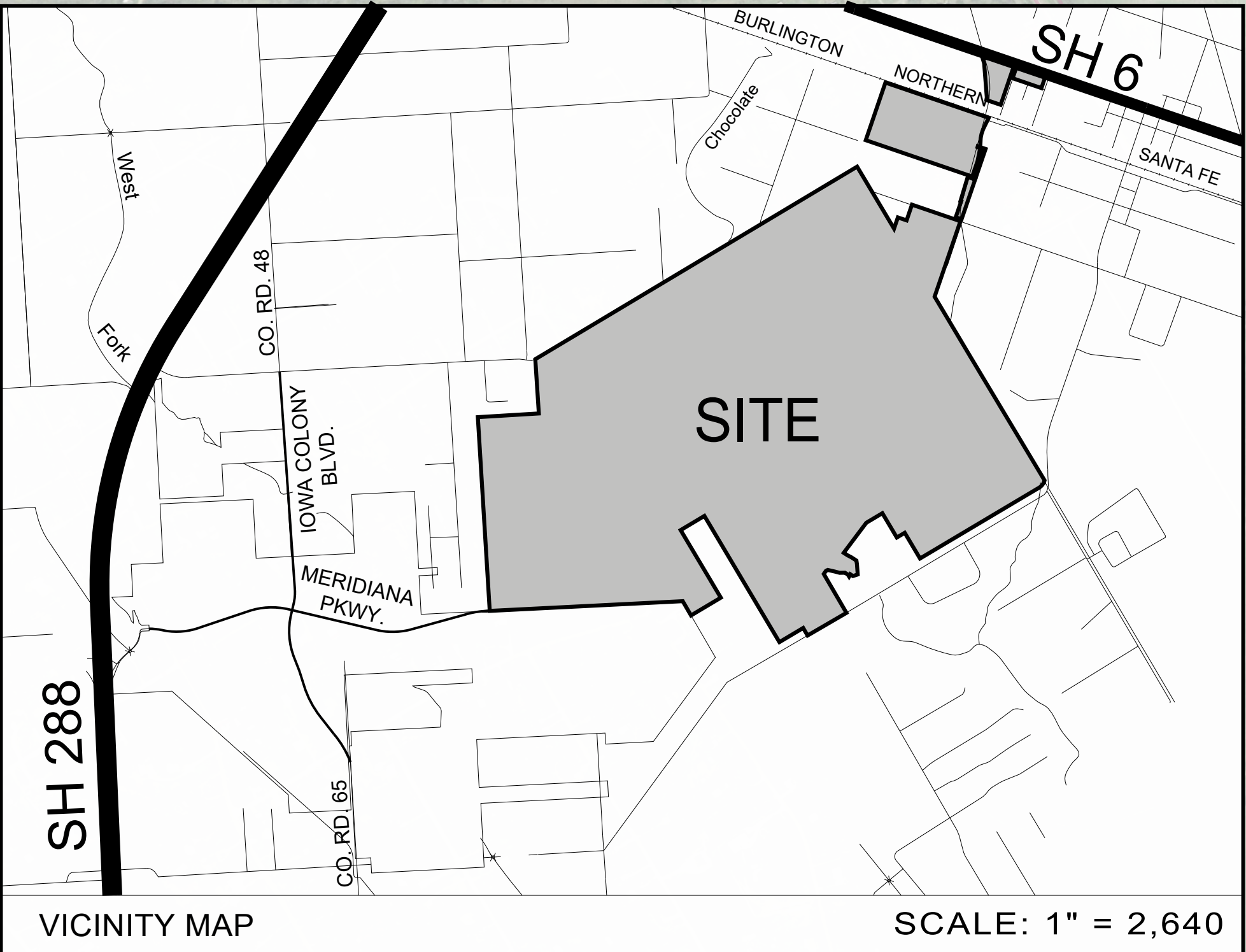
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1" = 600'

NORTH



EHRA

ENGINEERING THE FUTURE

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TYPE No. F-726
TGPLS No. 10092300
EHRA JOB NO.
081-011-150

THE INTEGRITY OF DOCUMENTATION OF CONSULTED AND DESIGNED
PROPOSED IMPROVEMENTS ARE TRUSTED. ALL PLANS FOR USE
OR FOR ANY OTHER PURPOSE ARE SUBJECT TO CHANGE WITHOUT NOTICE.



MANVEL PD&Z DATA SHEET

MEETING DATE: April 28, 2025

TOPIC: Valencia PUD Annual Progress Report

This is not an action item. Presentation only.

BACKGROUND: The PUD manual adopted by Council requires submitting an annual progress report to the City until the PUD is completely developed. The report is required to include the following information:

- Percentage of completion
- Location of areas completed, under construction, and future development.
- Expected completion dates.

Hillwood Communities have provided regular updates to staff since the approval of the PUD. With all the ongoing progress on the development, the developer has submitted the attached progress report to be presented to the Planning, Development, and Zoning Commission and the City Council.

RECOMMENDATION: Presentation only

ATTACHMENTS: Progress report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jose Abraham
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

Annual Progress Update



VALENCIA

BY HILLWOOD  COMMUNITIES

April 17, 2025

Community Overview:

Valencia by Hillwood Communities is a 457-acre community that features 84 acres of lakes, 8+ miles of walking trails, an amenity center with infinity edge pool, pickleball courts, and 2 parks. Valencia is anticipated to have approximately 948 homes at buildout and offer 20 acres of future neighborhood retail and commercial development. The community is home to 4 award winning builders, Perry Homes, Coventry Homes, Beazer, and Pulte Homes. Each builder brings a unique product offering across our mix of 45', 50', 60', and 70' lots. This diverse product offering lineup allows us to reach buyers between the \$400,000 to \$850,000 range. At buildout, Valencia is expected to provide over **\$575,000,000** in taxable value to the city of Manvel. Valencia will also provide an increase in sales tax revenues as our homebuyers begin to shop within the city. The Valencia Planned Unit Development Agreement was originally approved on August 16th, 2021 and later amended on April 15th, 2024.

Home Sales and Construction:

As of April 16, 2025, Valencia is home to 75 residents. Since our first model home opened in March 2024, the community has achieved 119 homes sales at an average sales price of \$512K. There are currently 511 platted lots within Valencia. Approximately 144 homes have been completed with 42 under construction.

The demographic data that we have collected is encouraging for the growth of Manvel. Our buyers are predominantly from the Houston area (75%); however, we have seen 25% come from either a different city in Texas or from out of state. Additionally, about 50% of our buyers are between the ages of 31-40 years old, 40% are first time homebuyers, and 50% have children. Unsurprisingly, many of our home buyers work in the Medical Center and our marketing strategy is certainly aimed at targeting those customers. We believe that it is encouraging to see young families moving to our community.

<u>Section</u>	Vacant Developed Lots	Under Construction	Completed Homes	<u>Total Lots</u>
Valencia Section 1 - 50' Perry	0	2	36	38
Valencia Section 2 - 50' Coventry	29	5	12	46
Valencia Section 3 - 60' Perry	48	1	26	75
Valencia Section 4 - 60' Coventry	48	2	18	68
Valencia Section 5 - 45'/50' Pulte	63	6	21	90
Valencia Section 6 - 45' Pulte	18	2	7	27
Valencia Section 7 - 45' Perry	20	6	23	49
Valencia Section 8 - 70' Coventry	46	10	0	56
Valencia Section 9 - 70' Perry	53	8	1	62
Valencia Totals	325	42	144	511

Infrastructure Status:

Please reference Exhibits for project locations.

Phase 1 of Valencia is considered complete. This milestone includes the completion of Sections 1 through 9, the eastern lanes of Pollard Boulevard, the extension of Del Bello Boulevard, and portions of both Dogwood Avenue and Charlotte Street. The Valencia regional lift station is nearly operational with a final inspection expected to occur over the next few weeks. Our phase 1 detention, which includes Lakes A, B, C, D, E, and F totaling 64 acres, is now complete.

Phase 2 of Valencia is underway. Phase 2 detention ponds, Lakes G, H, and I, have been inspected by the city and will be considered fully complete in May 2025. A pre-construction meeting has been held for the construction of the western lanes of Pollard Boulevard. All 4 lanes of Pollard Boulevard are expected to be open in Fall 2025, which will significantly improve mobility, safety, and overall feel of our community. Construction of Dogwood Avenue to Cooper Ditch (western boundary of Valencia) is underway and is expected to be completed this summer. The western portion of Charlotte Street to Cooper Ditch has been completed and is anticipated to enter the two-year warranty period in May 2025. Construction of Dogwood Avenue from Pollard Boulevard to the C-12 Ditch (eastern boundary of Valencia), is expected to begin later this year and reach completion in 2Q26. Similarly, construction of Charlotte Street from Pollard Boulevard to the plat boundary of Section 9 is expected to begin later this year and reach completion in 2Q26. Our initial Phase 2 residential sections, Section 16 and Section 10, are expected to be on the city council agenda for acceptance on April 21st and May 5th, respectively. Engineering plans for Sections 11, 13, 14, 15, and 16 are approved by the city and construction is expected to be complete by the end of the year. Section 12 engineering plans are also approved, with construction expected to be complete in 1Q26.

Project	Status	Completion
Lake A	Complete, 2-year warranty period	10/21/24
Lake B	Complete, 2-year warranty period	10/7/24
Lake C	Complete, 2-year warranty period	1/16/24
Lake D	Complete, 2-year warranty period	2/20/24
Lake E & F	Complete, 2-year warranty period	9/18/23
Lake G	Complete, 2-year warranty period	3/17/25
Lake H	Addressing punch list	May 2025
Lake I	Addressing punch list	May 2025
Commercial Lake	Complete, 2-year warranty period	10/7/24
Pollard Segment C & Charlotte Segment A	Complete, 2-year warranty period	11/20/23
Pollard Segment B	Complete, 2-year warranty period	5/13/24
Pollard Segment A and Del Bello Segment A	Complete, 2-year warranty period	11/4/24

Pollard Segment D	Contractor mobilizing on site in April 2025	September 2025
Dogwood Segment A	Complete, 2-year warranty period	2/3/25
Dogwood Segment B	Under construction	August 2025
Dogwood Segment C	Engineering design, construction to begin in 4Q25	April 2026
Charlotte Segment B & C	Addressing punch list	May 2025
Charlotte Segment D	Engineering design, construction to begin in 4Q25	April 2026
Del Bello Segment B	Waiting to plat commercial land	March 2027
Del Bello Segment C	Waiting to plat commercial land	March 2027
Lift Station and Force Main	Addressing punch list	May 2025
Section 1	Complete, 2-year warranty period	10/16/23
Section 2	Complete, 2-year warranty period	3/18/24
Section 3	Complete, 2-year warranty period	3/18/24
Section 4	Complete, 2-year warranty period	5/6/24
Section 5	Complete, 2-year warranty period	11/6/23
Section 6	Complete, 2-year warranty period	10/23/23
Section 7	Complete, 2-year warranty period	3/4/24
Section 8	Complete, 2-year warranty period	11/18/24
Section 9	Complete, 2-year warranty period	11/18/24
Section 10	Pending city council acceptance	5/5/25
Section 11	Plans approved, awarding to contractor	September 2025
Section 12	Plans approved, waiting to advertise	March 2026
Section 13	Under construction	September 2025
Section 14	Contractor mobilizing on site in May	October 2025
Section 15	Contractor mobilizing on site in June	November 2025
Section 16	Pending city council acceptance	4/21/25
Orchard House and Entry Monuments	Under construction	December 2025
Trail System	4 of 8+ miles of sidewalk installed	January 2027
Section 2 Park	Architecture design, construction to begin in 4Q25	June 2026
Section 5 Park	Architecture design, construction to begin in 2Q26	January 2027

Valencia Highlights and Articles:

- May 17, 2022 - [Valencia Ground Breaking Ceremony](#)

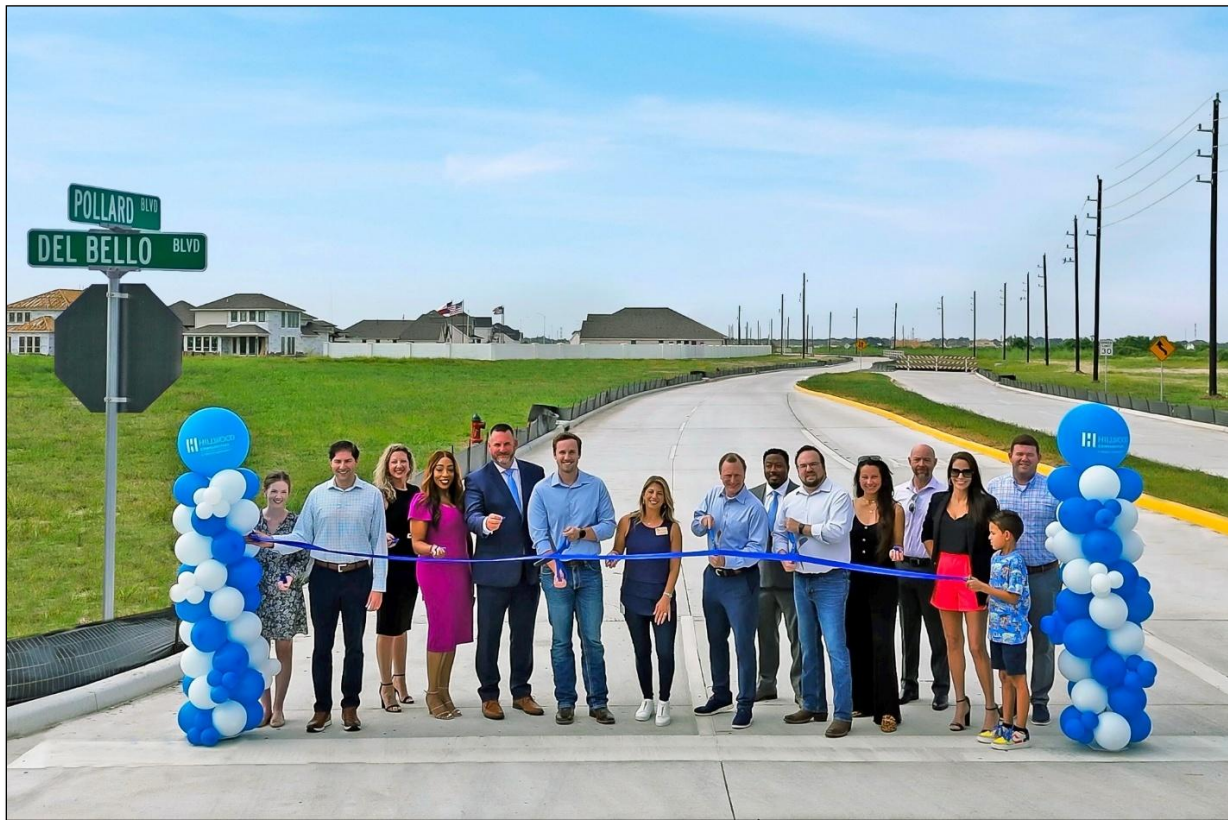


- December 2023 – Valencia sells 15-acres to Alvin Independent School District for the construction of a future elementary school. [Alvin ISD's \\$380.1M bond passes in November 2024 election](#). While we have not received an official start date, we are optimistic that the elementary school will be open in fall of 2028.

- March 2024 – First Model Home Opens for Valencia



- August 23, 2024 – [Hwy. 6 to SH-288 Connection Opened Through Pollard Boulevard and Del Bello Boulevard.](#)



- October 26, 2024 – Valencia in Manvel Celebrates Grand Opening with Family Event



- January 7, 2025 - Construction on Orchard House begins. Orchard House is situated in the heart of the community on a 2.6-acres overlooking the lake. The amenity center will feature an infinity edge pool, indoor lounge area, shaded picnic area, a turf field for events, food truck parking area, and pickle ball courts. Orchard House is expected to complete construction and be open for residents in December 2025.





(Orchard House Aerial View)



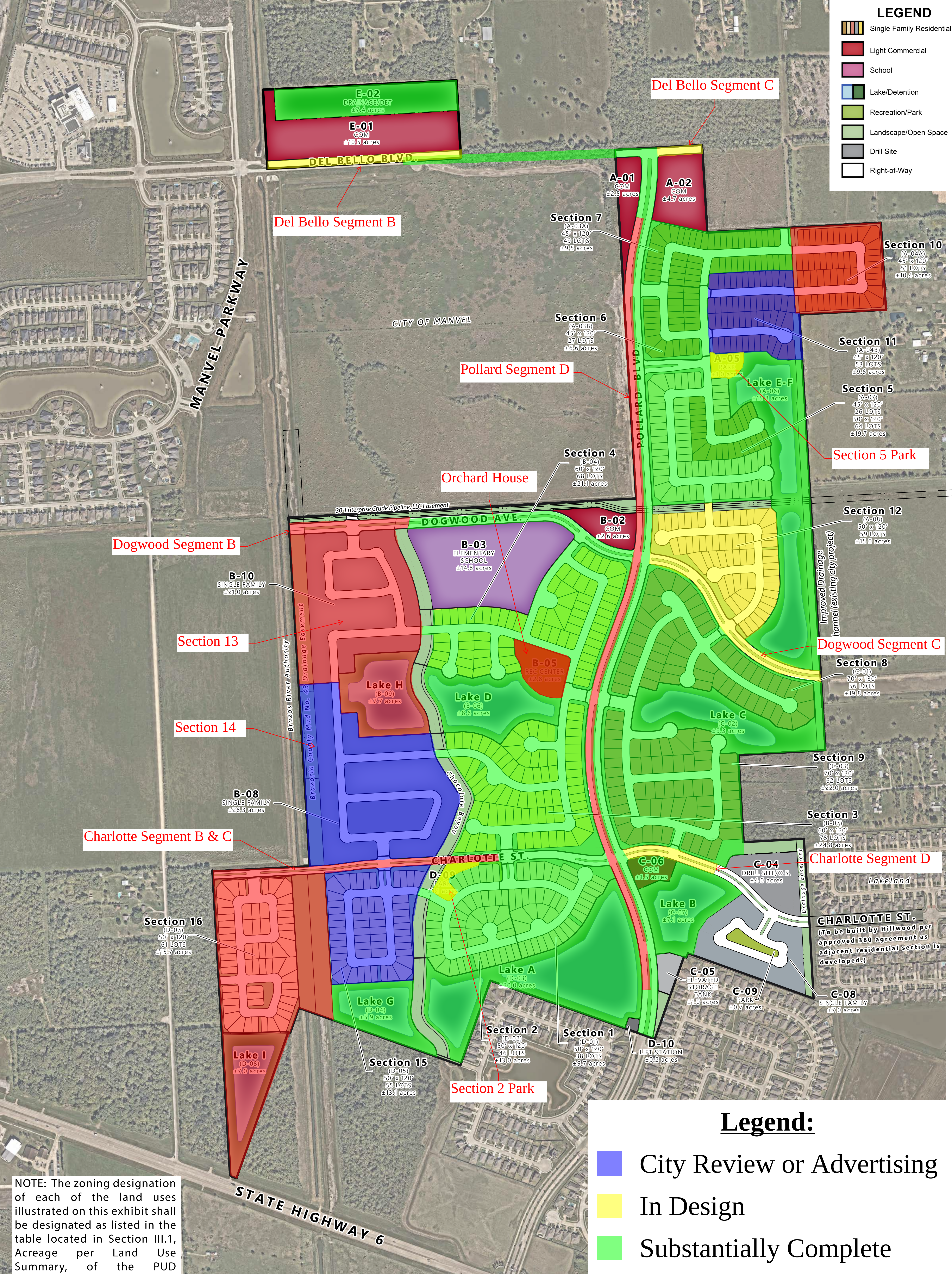
(Orchard House - Infinity Edge Pool Overlooking the Lake)



(Orchard House - Shaded Picnic Area)



(South Entry Monument as you enter the community from Hwy. 6)



LEGEND

- Single Family Residential
- Light Commercial
- School
- Lake/Detention
- Recreation/Park
- Landscape/Open Space
- Drill Site
- Right-of-Way

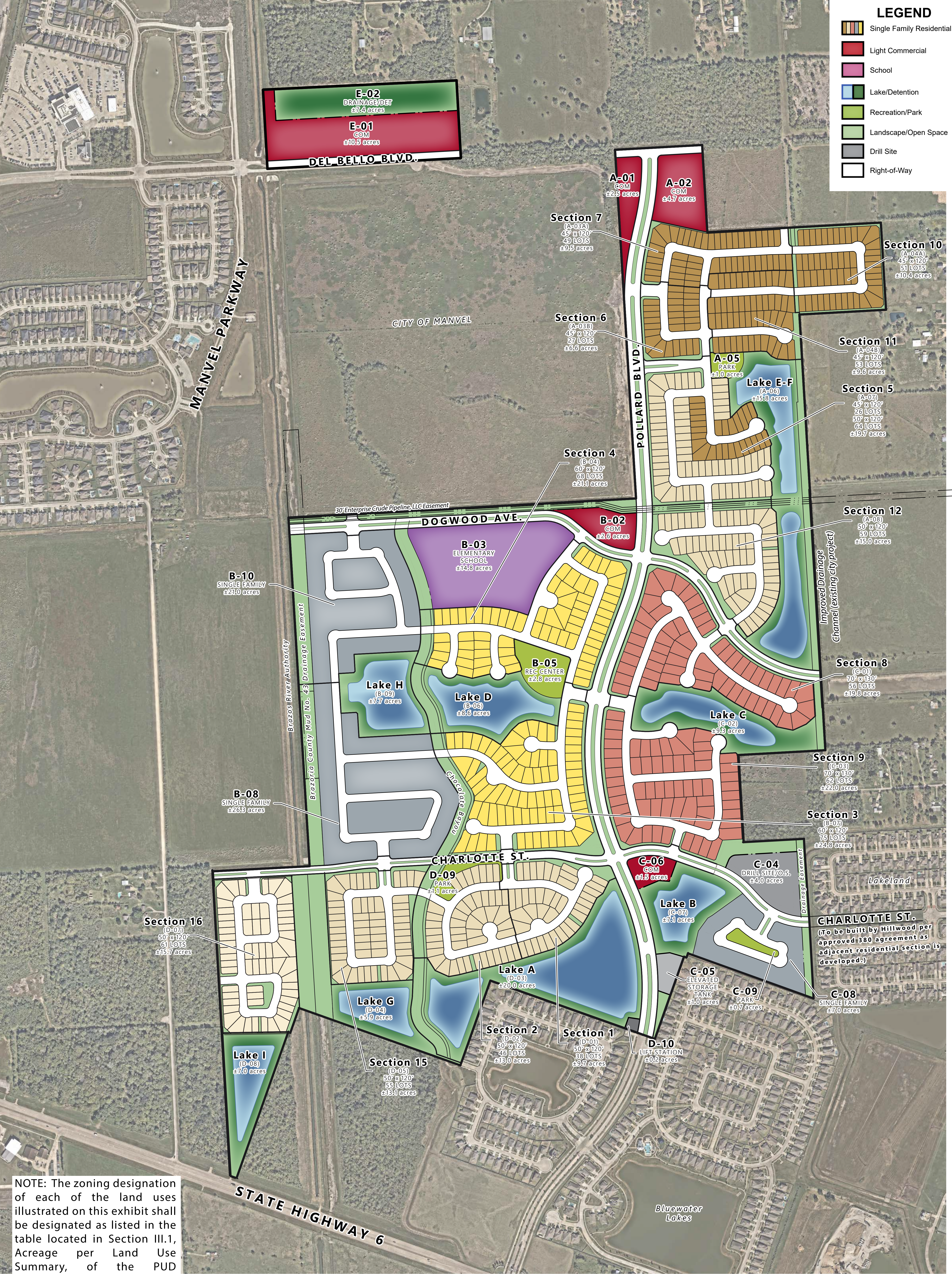
Legend:

- City Review or Advertising
- In Design
- Substantially Complete
- Under Construction

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



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

Valencia March 2022





North Towards Downtown Houston







MANVEL PD&Z

DATA SHEET

MEETING DATE: April 28, 2025

TOPIC: Text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to amend and include several requirements and provisions pertaining to landscaping and tree preservation.

BACKGROUND: Staff is presenting amendments to the zoning ordinance to amend and include several requirements and provisions pertaining to landscaping and tree preservation; conditions of SUP approval for medical and other personal care service uses; North American Industry Classification system (NAICS) code version update. This agenda item is to consider the amendment pertaining to landscaping and tree preservation.

Currently, the zoning ordinance does not include strong requirements for tree preservation. There is great interest amongst citizens and Council members in considering adoption of standards and requirements pertaining to Tree Preservation. Staff is also proposing some changes to the existing landscaping-related standards for new development. The proposed changes are based on research by staff and input from City Council members. The proposed changes include addition of definitions; prohibition on clear-cutting; preservation requirement for certain protected trees; tree removal permit requirement; criteria for tree removal, tree replacement requirements; tree preservation credits; removal of requirement to plant trees in the right-of-way; exemptions to tree preservation requirements; new tree planting requirements along street frontage, changes to parking lot planting requirements, and transitional buffer yard requirement between residential and non-residential uses.

The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

At the 04.24.2025 Parks Board meeting, the Board recommended approval of the proposed amendment with a suggestion to include Pine trees as a protected species.

RECOMMENDATION: Staff is recommending approval of the proposed text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to amend and include several requirements and provisions pertaining to landscaping and tree preservation.

ATTACHMENTS: Redline version of the proposed amendment and Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Zoning Text Amendment

Agenda of:	April 28, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Zoning Text Amendment (Sec. 77-3.- Definitions & Sec. 77-44. - Trees, landscaping, fencing and screening)	Presented By:	Jose Abraham Director, Development Services
Recommended Action:	Consideration and possible action to forward a Final Report recommending approval to City Council for this proposed Zoning Text Amendment.		

SUMMARY

Currently, the zoning ordinance does not include strong requirements for tree preservation. There is great level of interest amongst citizens and Council members in considering adoption of standards and requirements pertaining to Tree Preservation. Staff is also proposing some changes to the existing landscaping-related standards for new development. The proposed changes are based on research by staff and input from City Council members. The proposed changes include addition of definitions; prohibition on clear-cutting; preservation requirement for certain protected trees; tree removal permit requirement; criteria for tree removal, tree replacement requirements; tree preservation credits; removal of requirement to plant trees in the right-of-way; exemptions to tree preservation requirements; new tree planting requirements along street frontage, changes to parking lot planting requirements, and transitional buffer yard requirement between residential and non-residential uses.

EXHIBITS/ ATTACHMENTS

Redline version of Sec. 77-3.- *Definitions* & Sec. 77-44. - *Trees, landscaping, fencing and screening (attached)* and public hearing Notice.

PROPOSED AMENDMENT

Section 77-44 of the zoning ordinance provides requirements for development landscaping. Currently, the primary focus of this section is landscaping requirements for new development projects in the city. Tree preservation requirements are minimal and focus on trees located in the right-of-way (ROW). Retention of existing trees on sites proposed for development is mentioned more as a recommendation than a requirement. Seeing a great level of interest amongst citizens and city council for tree preservation, staff researched tree preservation ordinances adopted by other communities and worked closely with an informal City Council subcommittee to propose inclusion of tree preservation requirements to the zoning ordinance.

The proposed amendment includes the following important changes to Sec. 77-3.- *Definitions* & Sec. 77-44. - *Trees, landscaping, fencing and screening*:

1. Definitions: The definition section is amended to include definitions of new terminologies included in the amended section such as protected tree, non-protected trees, critical root zone, diameter at breast height, tree, tree survey, etc.



2. *Intent and applicability:* The section is amended to clearly indicate the overarching intent of the section and indicates that the tree preservation requirements only apply to City of Manvel City limits.
3. *Exemptions to Tree Preservation Requirements:* Exemptions to tree preservation requirements are clearly stated. Several exemptions are included to enable reasonable enforcement of the requirements. Please note that residential dwellings properties larger than 20 acres and properties for which a master plan, construction plan, or final plat has been approved is exempted. Other proposed exemptions pertain to non-protected trees and situations where removal of a protected tree is inevitable.
4. *Protected and Non-protected Trees:* The goal of the tree preservation requirement is not to preserve every single tree. Large mature trees of certain species and trees required by development standards, ROW trees, and existing trees that provide screening between residential and non-residential uses are considered protected.
5. *Tree Removal Permit:* The proposed amendment will establish prohibition of clear-cutting of trees for development and permitting requirement for tree removal. Permitting requirement includes submitting tree survey and preservation plan, tree protection standards for development projects, and a list of tree removal criteria for permit approval. The permitting process also allows for an appeal to City Council in situations where a proposed tree removal is denied.
6. *Tree Replacement Standards and Preservation Credits:* The proposed amendment includes requirements for tree replacement when a protected tree is removed. Additionally, provision for tree preservation credits to count towards development projects is included.
7. *Development Landscaping Requirements:* Current development landscaping standards require planting of trees in the ROW. The proposed amendment removes that requirement and prohibits the planting of trees in the ROW. Instead, the requirement is replaced by planting requirement on the property proposed for development along street frontage. The amendment also includes parking lot trees to be planted every 10 parking spaces instead of 5 spaces to ensure healthy growth of trees. The amendment also requires a minimum 9 feet X 18 feet planting island area for parking lot trees. Additional requirements are proposed to ensure that new development projects include a transitional landscape buffer between residential and non-residential land uses.

PARKS BOARD RECOMMENDATION

At the 04.24.2025 Parks Board meeting, the Board recommended approval of the proposed amendment with inclusion of Pine trees as a protected species.

STAFF RECOMMENDATION

Staff is recommending that the PD&Z Commission forward a final report to City Council recommending approval of the proposed amendment to Sec. 77-3.- *Definitions* Sec. 77-44. - *Trees, landscaping, fencing and screening.*



PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

A PUBLIC HEARING WILL BE HELD JOINTLY BY MANVEL CITY COUNCIL AND THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT MANVEL CITY HALL, 20031 HIGHWAY 6, MANVEL, TEXAS, 77578 AT 6:00 P.M. ON MONDAY, APRIL 28, 2025, TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND AND INCLUDE SEVERAL REQUIREMENTS AND PROVISIONS PERTAINING TO LANDSCAPING AND TREE PRESERVATION; CONDITIONS OF APPROVAL OF SUP FOR MEDICAL AND OTHER PERSONAL CARE SERVICES RELATED USES; POSSIBLE ADOPTION OF REVISED NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODE; THE PROCESS FOR REZONING; AND POSSIBLE RECTIFICATION OF EXISTING TYPOGRAPHIC ERRORS. /S/ TAMMY BELL, CITY SECRETARY.

Sec. 77-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "building" shall include the meaning of the word "structure"; the word "lot" shall include the meaning of the word "plot"; and the term "used for" shall include the meaning of the terms "designed for" or "intended for."

Accessory use means a use of a building or land which serves an incidental function to the principal use of a building, structure, or land.

Administratively complete application means any application containing all the required documents listed on any application in the appropriate format, the correct number of copies, paid fees, and any required signatures when submitted to the city, in a final form to be deemed complete for processing.

Adult day care means a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping management plan based on an intentionally structured relationship providing organization and stability.

Adult entertainment business shall have the same meaning as "sexually oriented business" as that term is defined in V.T.C.A., Local Government Code § 243.001 et seq., and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this article. The determination of what constitutes an adult entertainment business shall be made by the police chief or his designee, and such determination shall be appealable to the zoning board of adjustment.

Alley means minor ways that are used primarily for vehicle service access to the back or the side of properties otherwise abutting a street.

Americans with Disabilities Act means a law enacted in 1990, which is intended to make American society more accessible to persons with disabilities.

Apartments means a structure containing three or more dwelling units with common walls, including units that are located one over the other.

Applicant means any developer that submits an administratively complete application.

Automobile/vehicle sales and rentals means a business which provides for the sale or rental of new or used automobiles and other vehicles, including automobiles, trailers, recreational vehicles, travel trailers, water craft and other similar land or water-form vehicles, but shall not include auto or motor vehicle repair work, except minor reconditioning of automobiles or motor vehicles to be displayed, sold or rented on the premises; provided, however, such term shall not include the sale or rental of salvaged parts, nor shall it include the storage of either new or used automobiles or motor vehicles that are not on display or for sale or rent.

Bar/lounge means a place of business whose revenues from mixed drink liquor service are more than 20 percent and whose revenues from food service are less than 80 percent of the total gross revenues of the establishment.

Building, accessory or structure means a structure detached from a principal building and located on the same lot and incidental and subordinate to the principal building or use.

City means the City of Manvel, Texas.

Community fence means a fence located at the perimeter of a residential neighborhood, visible to the public and maintained by a home owners association or municipal utility district. Residential fences owned and maintained by an individual are not considered community fence.

Council means the city council of the city.

Corner lot side yard setback means the open space extending from the front yard to the rear yard and lying between the side lot line adjacent to the public right of way or easement and the closest point of the building or structure on a lot at the junction of and abutting two or more intersecting streets.

Critical Root Zone means the area around a tree's trunk where the most vital roots are located, generally measured 5 feet beyond the outer base of the branching system, requiring protection from disturbance during construction or development.

Developer means any person or entity that develops land within the city. This term shall be synonymous with the term "subdivider" in cases where the subdivision of land is involved.

Development plat means a plan for a development project that is not part of and does not require the subdivision of property.

Diameter at Breast Height (DBH) means the diameter of the tree trunk at 4.5 feet above ground.

Family means two or more persons related by blood, marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility per single housekeeping unit with one kitchen.

Fence means a constructed vertical structure, barrier or partition of any material or combination of materials erected to enclose, screen, or separate outdoor areas, and which has no roof or overhead covering. A masonry wall with a foundation serving the purpose of enclosing, screening, or separating outdoor areas is considered a fence.

Front of building means the part of side which contains the principal entrance of the side adjacent to a public roadway.

Game-room means a business or commercial establishment or building or location wherein machines or apparatus may be played or operated by the insertion of a coin or slug and on which games or tests of skill, chance or ability are played, including pinball machines, and any machine initiating games of sport, shooting or guiding objects, or any machine designed for amusement or relaxation, but not including machines for vending food, drink and tobacco products, music playing or recording or apparatus commonly known as kiddie rides.

Garage means an accessory building or a part of a main building comprised of a minimum of 200 square feet, enclosed on all sides, with an overhead door, and capable of enclosing one or more vehicles.

Garage sales, also referred to by such names as "back yard sale," "yard sale," or "porch sale," shall mean a sale or an offer for sale of miscellaneous items to the general public, upon residential property not otherwise being used for commercial purposes (see section 77-33(c)).

Gross square feet means the entire floor area of a building, including uninhabitable space such as bathrooms, closets, halls, and similar areas.

Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principal residence, and:

- (1) Contains no kitchen or cooking facility;
- (2) Is clearly subordinate and incidental to the principal residence on the same building site; and
- (3) Is not rented or leased, whether compensation be direct or indirect.

Home business means a business operation that takes place in a home.

HUD-Code manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Legal nonconforming land use means a land use that lawfully existed immediately prior to the effective date of these regulations and not listed as a permitted use in the zoning district in which it is located.

Legal nonconforming structure means a structure that was lawfully existing prior to the effective date of these regulations, but as of the effective date of these regulations, the site of the use, the structure in which the use is situated, does not comply with these regulations.

Lot means a physically undivided tract or parcel of land having frontage on a public or private street, which is, or in the future may be offered for sale, conveyance, transfer or improvement, and which is designated as a separate and distinct tract and identified by numerical or letter identification on a duly and properly recorded subdivision plat.

Lot, tract, or parcel means a designated area of land established by a properly recorded subdivision plat or otherwise permitted by law to be separately owned, used, developed, or built upon.

Lot line means the boundary of a lot separating it from an abutting lot.

Mobile home or manufactured home means a structure constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Non-Protected Tree means any tree that is not established as a protected tree or is exempt from the provisions of Section 77-44 (B) of the city of Manvel Zoning Ordinance.

Off-street parking means a concrete parking surface other than a street or alley accessible from an approved driveway approach and upon which vehicles may be parked.

Open-planned unit development plan means a development plan for a project located within the open-planned unit development district.

Parking aisle means the area of a parking lot or off-street parking area which provides vehicular access to parking spaces (stalls). The term "parking aisle" does not include the words "driveway" or "access point".

Parking space means an area designated for the parking of motor vehicles, and connected to an approved driveway approach, street, parking aisle, access easement, or other accessway.

Patio home/zero lot line home means a single-family home built on a separate lot with building setbacks on the front, rear and one side.

Planned unit development plan means a development plan for a project located within the planned unit development district.

Planning commission means a commission appointed by the council that is responsible for certain planning and zoning items, as provided in the zoning ordinance and applicable state law.

Plat means an instrument prepared by a registered professional land surveyor in conformity with the provisions of chapter 62, Subdivisions, used to describe subdivided land, with ties to permanent landmarks or monuments, approved by the city or a governmental entity with jurisdiction of the land in accordance with V.T.C.A., Local Government Code § 212.023, and recorded in the Brazoria County Property Records.

Protected Tree means any tree that is established as a protected tree within Section 77-44 of the City of Manvel Zoning Ordinance.

Principal building or use means the primary use and chief purpose of a premises or building.

Restaurant means a place of business whose revenues from food sales are 80 percent or more and whose revenues for mixed drink liquor service are 20 percent or less.

Rot board means a horizontal board installed along the bottom of the fence panel which runs along the base of the entire fence panel for a finished look and added protection. Rot boards are also commonly known as base-boards and kick-boards.

Setback means a minimum distance that is required from a lot line to a building or structure.

Single-family residence means a residence that is to be occupied by only one family.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

State means the State of Texas.

Structure means anything constructed or erected with a fixed location upon, under, or above the ground or attached to something having a fixed location on the ground.

Tavern means a place of business, which includes the sale of beer and wine beverages, but does not provide mixed drink liquor sales.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the content of the information as sent and received.

Top cap is a horizontal element of a wood fence included to cover the top end of pickets and posts. A privacy fence with a top cap is commonly referred to as a cap and trim fence.

Tower or tower structure means a fixed, freestanding or guyed, uninhabitable structure, not designed as a shelter or to be occupied for any use. This definition includes, but is not limited to, any such structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum of radio waves. The following are by way of example but not limitation, towers or tower structures: guyed or freestanding monopole structures, lattice or open framed structures, antennae sports, water towers, and other similar self-supporting, trussed, or open framed structures.

Tree means any woody perineal plant with a single stem or trunk, typically supporting branches and leaves.

Tree Survey means an on-the-ground survey drawing containing the location of the trees, their circumference, type (species) and critical root zone limits.

Tree Preservation Plan means a plan that identifies trees being preserved on a site proposed for development and shows details of tree protection and preservation measures being taken during construction activity.

Zoning board of adjustment means a board appointed by the council that is responsible for certain zoning items, as provided in the zoning regulations and applicable state law.

Zoning official means the person appointed by council to administer and enforce the zoning regulations of the city.

(Ord. No. 2020-O-15, § 2, 10-19-2020; Ord. No. 2023-O-40, § 2, 12-4-2023)

Sec. 77-44. Trees **Preservation, landscaping, fencing and screening.**

(A) *Intent and Purpose:* Certain species of mature trees greatly contribute to the image, aesthetics, and identity of the City of Manvel. Development will invariably result in the removal of trees, however, uncontrolled and indiscriminate destruction of trees would detrimentally impact the aesthetic value and enjoyment of the natural environment. Protection and preservation of mature trees along with planting requirements for new development will benefit citizens by maintaining a positive image of the city as a place to live and locate a business. These standards and regulations are intended to:

1. Prohibit the indiscriminate clearing of property and promoting responsible design decisions that will preserve as many protected trees as possible;
2. Protect the natural ecological environmental and aesthetic qualities of the city;
3. Establish permitting process and standards required to preserve protected trees during construction; and
4. Establish planting, screening, and buffering requirements for new development.

(B) *Tree Preservation:* Any tree that qualifies as a protected tree as identified by this ordinance shall be preserved unless the removal is unavoidable based on the Tree removal criteria in Section 77-44 (B) 6.

1. *Applicability:* Tree preservation requirements only apply to City of Manvel city limits.
2. *Exemptions:* The following are exempt from tree preservation requirements:
 - a. Individual lots and lots of record that are less than twenty (20) acres in lot size that are existing as single-family detached or attached dwellings;
 - b. Non-protected trees;
 - c. Any tree damaged or dead by natural disasters or by disease/ rot and deemed to be a hazard by the Zoning Official;
 - d. Any tree that requires removal by Public works, Fire, Police, or other emergency services personnel actively engaged in fighting a fire or other emergency services response;
 - e. Any tree that requires removal or trimming by the Texas Department of Transportation or other state agency with authority, a railroad company, or any public or private utility company with a state or city franchise agreement, where the tree was trimmed or removed according to the entity's adopted tree trimming/removal policy or practices.
 - f. Any tree planted, grown and/or held for sale as part of a licensed nursery / greenhouse, retail or wholesale business;
 - g. Properties for which construction plans, Final plats have been approved prior to the adoption of this ordinance;
 - h. Properties identified on a Master Plan approved by City Council prior to the adoption of this ordinance;
3. *Protected Trees:*

-
- a. Any tree with a diameter at breast height (DBH – 4.5 feet) of 19 inches or a circumference of 60 inches, or more, identified in the list of protected tree species in Section 77-44 (B) 4.
 - b. Any tree shown on an approved landscape plan that is necessary to meet the development standards of the zoning ordinance (Chapter 77 of the Manvel, Code of Ordinances) or to meet a condition of approval of the development to which the landscape plan applies.
 - c. Any tree identified in the list of protected tree species located in the public right-of-way or a property owned by the city of Manvel.
 - d. A tree of any size or species that provides screening between commercial and residential uses or zoning districts.
4. *List of Protected Tree Species:*
- a. Oak (all variety);
 - b. Pecan
 - c. Magnolia
 - d. Elm
5. *Clear Cutting Prohibited:* Clear cutting of trees on undeveloped land is prohibited. Parcels proposed for development that include stands of trees shall not be clear cut in preparation for development. Development shall be designed to, completely, or partially preserve existing stands of trees unless:
- a. No reasonable alternative design at the same density and intensity could be approved.
 - b. Relocation of the protected trees to another location on-site or within the City is not practical or economically feasible as certified by an arborist or a landscape professional.
6. *Tree Removal Permit Required:*
- a. No person shall cut down, destroy, remove, move, or effectively destroy through damaging or encroaching into the critical root zone of any protected tree on any public or private property unless a valid tree removal permit has been issued based on the tree removal criteria provided in Section 77-44 (B) 9.
 - b. Before a permit can be issued, a tree survey shall be submitted as set out in Section 77-44 (B) 7.
 - c. The Zoning Official or designee may require an applicant to provide aerial photograph interpretation of the site and/or additional data for preliminary analysis of large-scale development projects involving tree removal.
 - d. For applications that do not meet the Tree Removal Criteria (below), the applicant shall have the right to appeal to the Manvel City Council. An appeal to the Manvel City Council must be filed within sixty (60) days after receiving notice of permit denial. A final decision on the application shall be made by City Council upon receiving a recommendation from City of Manvel Parks Board.
 - e. Where the dangerous condition of a protected tree requires its immediate removal to protect against a serious and immediate risk to health, safety or property, a property owner may remove a protected tree without first obtaining a permit. However, within fourteen (14) calendar days after removing the tree, the property owner must apply for a tree removal permit and file a written statement describing the protected tree by size, species, and location and explaining the emergency conditions that required its immediate removal.
 - f. A tree removal permit is not required for the removal of a non-protected tree.

7. *Tree Survey and Preservation Plan Required:*

- a. Generally, all applications for a tree removal permit must include information pertaining to specifications and location of all protected trees; identification of protected trees to be removed and preserved; reason for tree removal; details and specifications of proposed tree replacement; tree preservation plan showing tree protection measures during construction activities, and any other relevant details.
- b. For removal of one or more protected trees from a property proposed for construction, a property owner must submit a written application accompanied by a current tree survey and a tree preservation plan prepared by an arborist or a landscape professional.
- c. For removal of an individual protected tree from a property not proposed for construction, a property owner must file a written application accompanied by a survey, map, or plat of the property showing the location, species, and size of the protected tree that is to be removed and explaining the reason that removal is desired in lieu of a tree survey and preservation plan.
- d. The City may accept a partial tree survey in lieu of a full tree survey if the Zoning Official finds that protected trees only exist on a portion of the site.

8. *Tree Protection Requirement:* All existing trees intended to be made part of a proposed development shall be protected during construction activities. The following minimum standards apply to tree protection during construction activities:

- a. Barricades made of wood or fencing material, not less than 3 feet in height with horizontal and vertical structural members shall be installed at the critical root zone.
- b. In situations where a tree remains in the immediate area of intended development activity where tree protection fence is not feasible, the tree shall be protected by enclosing the entire circumference of the tree's trunk with fence pickets, at least six feet high, banded by wire or other means that does not damage the tree.
- c. Barricades shall be removed only to prepare the development site for final landscaping.
- d. Parking or storing vehicles, equipment or materials within critical root zone is prohibited.
- e. Protected trees shall be pruned only for clearance, dead, or hazard branches. Corrective pruning should occur after construction is complete.

9. *Tree Removal Criteria:* No individual protected tree shall be removed unless it meets one or more of the following criteria based on which a tree removal permit is issued:

- a. The tree is dead or infected with an epidemic insect or disease where a recommended control is not applicable, and removal is the recommended practice to prevent transmission.
- b. The tree poses an extreme public nuisance because of its species, size, location, or condition.
- c. The tree poses a severe safety hazard that cannot be corrected by pruning, transplanting, or other treatments.
- d. The tree severely interferes with the growth and development of a more protected desirable tree.
- e. The aesthetic value of the tree is so low or negative that the site is visually enhanced by the tree's removal.
- f. The tree is in, and within 10 feet of, an approved building footprint and results in a dangerous condition.

-
- g. The tree is located within six feet of a utility easement, and the tree would interfere with the use of the easement.
 - h. On properties proposed for development, no reasonable alternative site design at the same density and intensity could be approved and relocation of the protected tree to another location on-site or within the City is not practical or feasible for the survival of the tree.
 - i. The tree has a negative impact on the aesthetics or visibility of an existing or proposed development in a manner that the intended purpose of the development cannot be achieved.

10. Tree Replacement Requirement and Standards:

- a. If a protected tree is removed in violation of this ordinance, it shall be replaced in accordance with the requirements of this section.
- b. If a protected tree is removed with a valid tree removal permit, it shall be replaced in accordance with the requirements of this section. Tree replacement requirement for removal of individual protected trees with a valid tree replacement permit may be modified or waived when a replacement tree can potentially result in hazardous and unsafe conditions due to existing development or insufficient area for healthy growth of existing or replacement trees, as determined by the City Council based on recommendation from the City of Manvel Parks Board.
- c. On properties proposed for development, replacement trees shall be counted towards the landscaping requirements of the zoning ordinance based on its location.
- d. Tree replacement shall be based on the following standards:
 - 0-10 inches DBH – One 3-inch or more
 - 10-15 inches DBH – One equivalent caliper or Two 3-inch caliper
 - 15–19 inches DBH - One equivalent caliper or Four 3-inch caliper
 - 19-inch DBH or more - One equivalent caliper or Six 3-inch caliper.
- e. On properties proposed for development, replacement trees shall be installed as part of site development.
- f. On properties not proposed for development, replacement trees shall be installed within 30 days of removal.

- 11. Tree Preservation Credits:** On a site proposed for development, preservation of protected trees specified in Section 77-44 (B) 3 (a) may qualify for tree preservation credits towards development landscaping requirement if the site development plans indicate compliance with tree protection standards of Section 77-44 (B) 8. Tree preservation credit shall not be used to substitute for tree planting requirement of Section 77-44 (C) 6. The tree preservation credit shall be based on the following standards:

Total Number of Trees Preserved	Tree Preservation Credit per tree
3 or less trees	Five (5) 2½ inch caliper per tree
4 or more trees	Eight (8) 2½ inch caliper

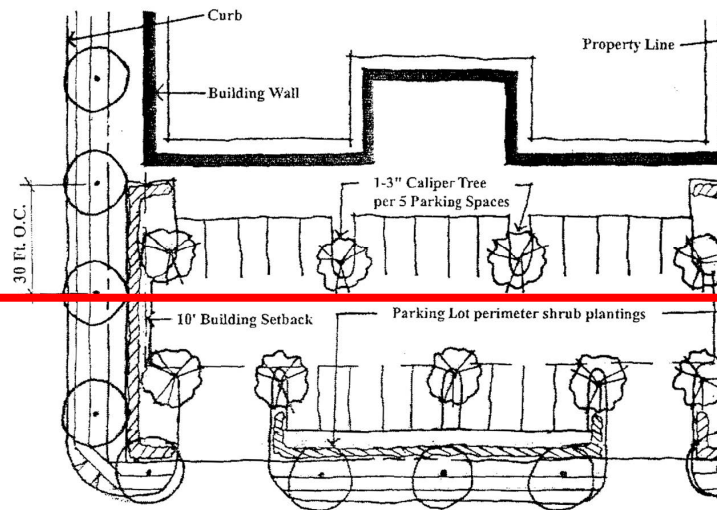
(C) Development Landscaping: The following regulations shall apply to all new land development projects, except new single- family residential:

~~(1) —Trees.~~

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- ~~a. — Preservation required of existing street trees. Trees located in any public street right-of-way must be preserved and may not be removed without prior written approval of the zoning official.~~
 - ~~b. — Retention of existing trees. Where appropriate, new development should be located to take advantage of existing mature trees. The protection and retention of existing trees which are at least 1½ inches in caliper shall be credited to the tree planting requirements except for street tree planting requirements.~~
 - ~~c. — Protection of existing trees. Trees that are to be protected and retained shall be protected during construction. The tree protection area shall not be used for the parking or storage of any soil, vehicles, equipment, or materials. No waste or surplus products of any nature shall be disposed of within or near the tree preservation area. Grade changes around existing trees are limited to three inches.~~
 - ~~d. — Planting of new street trees. Street trees shall be reasonably regularly spaced with at least one tree for each 30 feet of street frontage for each street on which the property fronts.~~
 - ~~1. — Street trees shall be planted within the right-of-way line with adjustments in spacing allowed for driveways, streetlights, visibility triangles, transit shelters, and utility or traffic control appurtenances. If sufficient street trees to meet the requirement already exist along the frontage of a site, no additional trees are required, provided they are protected and retained in accordance with these regulations.~~
 - ~~2. — The minimum planting size for street trees is 1½ inches in caliper measured at the base of the tree.~~
- 1. *Planting of new yard trees.*
 - a. New trees shall be planted at the rate of one (1) tree for each thirty (30) feet of street frontage along front and street side yards.
 - b. The minimum planting size for yard trees is 2½ inches in caliper measured at the base of the tree.
 - c. No new trees shall be planted in public rights-of-way, utility easements, or existing access easements.
 - d. For new development, if planting yard trees is not possible due to existing easements along the street frontage, additional parking lot trees at the rate of one (1) tree for each five (5) parking spaces shall be planted. Such trees shall be a minimum of 12½ inches in caliper measured at the base of the tree.
 - e. 2. *Planting of trees and shrubs for new parking lots.* Trees for new parking lots shall total at least one tree for each ~~five~~ ten parking spaces and at the end of each parking row. Trees and landscaping must be located within the parking area in ~~areas~~ 9 feet X 18 feet planting islands protected by a curb or other vehicle obstruction. Such trees shall be a minimum of ~~12~~½ inches in caliper measured at the base of the tree. Shrub plantings shall be placed along the perimeter of a parking lot in an amount to provide a visible screen for the parking lot. The shrubs must be maintained at a ~~maximum~~ height of 30 to 36 inches for safety and visibility purposes.

Example:

~~REQUIRED STREET AND PARKING LOT TREES AND SHRUBS~~



Scale: 1 inch = 30 feet

~~(2)~~ 3. *Maintenance of landscaping.* All landscaping must be perpetually maintained in good health by the property owner on which the landscaping lies or by the adjacent property owner. In the case of street trees planted within the right-of-way, the owner of the adjacent property shall have the responsibility for tree maintenance. Trees lost for any reason, with the exception of street or utility work, shall be replaced by the property owner within six months. Replacement trees must be a minimum of three-inch caliper. The responsibility for replacement of trees removed because of natural disaster, vehicular accident, or other similar circumstance, is that of the adjacent property owner regardless of whether that owner is reimbursed by the responsible party.

~~(3)~~ 4. *Planting areas.*

- a. *Site areas.* All site areas not covered by buildings or paving shall be planted with trees, shrubs, grass, ground covers or other plant materials. Special ground covering materials are permissible in playgrounds or active sports areas or other areas as determined by the city zoning official.
- b. *Landscape plans.* Landscape plans shall be submitted to the city zoning official at the time of submittal of all other construction plans for all new construction. In the open-planned unit development district landscape plans shall be submitted to the city zoning official prior to consideration of the plan by the planning commission.
- c. *Irrigation.* All planting areas shall be irrigated. Irrigation plans must be submitted with the landscaping plans and all irrigation materials shall be installed prior to occupancy of the building.

~~(4)~~ 5. *Land uses requiring Required landscape screening and/or fencing.*

- a. *Air conditioning and other mechanical equipment.* Ground mounted mechanical equipment of all types must be fenced or screened with shrub planting from pedestrian view. This requirement does not apply to traffic control equipment boxes, telecommunication housings (smaller than three feet by six feet) or similar public facilities.
- b. *Utility facilities.* All utility facilities must be screened from pedestrian view subject to a screening and buffering plan approved by the zoning official.
- c. *Parking lots.* All parking lots for nonresidential uses must be landscaped according to these regulations.

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- d. *Drive-through facilities.* Where drive-through lanes or stacking bays and/or service windows are within 50 feet of a side or rear property line that adjoins an existing residential use, a six foot high wooden fence must be constructed and retained adjacent to the property line.

6. Transitional buffer yard between residential and non-residential uses.

- a. Non-residential development shall provide a ten (10) foot-wide landscape buffer yard when abutting an existing residential development or undeveloped residential zoning district. The buffer yard shall include one (1) tree per thirty (30) linear feet. A screening fence in accordance with Section 77-43 is required when a fence is not already present on the abutting residential development or undeveloped residentially zoned land.
- b. New master-planned residential development shall provide a ten (10) foot-wide landscape buffer yard when abutting undeveloped properties zoned for non-residential uses. The buffer yard shall be maintained by the Homeowner's Association and shall include one (1) tree per thirty (30) linear feet. A screening fence in accordance with Section 77-43 is required when a fence is not already present on the abutting property zoned for non-residential uses.

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023)



MANVEL PD&Z

DATA SHEET

MEETING DATE: April 28, 2025

TOPIC: Text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to amend conditions of SUP approval for medical and other personal care service uses.

BACKGROUND: Staff is presenting amendments to the zoning ordinance to amend and include several requirements and provisions pertaining to landscaping and tree preservation; conditions of SUP approval for medical and other personal care service uses; North American Industry Classification system (NAICS) code version update. This agenda item is to consider the amendment pertaining conditions of SUP approval for medical and other personal care service uses.

Currently, the conditions of SUP approval for medical uses and other personal care uses include limited hours of operation from 8 am to 10 pm, unless approved by an SUP. During consideration of an SUP application for a freestanding Emergency Room (ER), staff was made aware that State legislature requires Emergency Room (ER) to have 24-hour operation. City Attorney has recommended that the ordinance be amended to include provision for 24-hour operation based on State requirement. This recommendation is to allow conformance with Texas Occupations Code which requires that a political subdivision may not adopt certain regulations for massage establishments that are more restrictive than for other health care professionals.

The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

RECOMMENDATION: Staff is recommending approval of the proposed text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to amend conditions of SUP approval for medical and other personal care service uses.

ATTACHMENTS: Redline version of the proposed amendment and Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Jose Abraham Director of Development Services	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Zoning Text Amendment

Agenda of:	April 28, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Zoning Text Amendment [Sec. 77-50.- Uses requiring specific use permit (SUP)]	Presented By:	Jose Abraham Director, Development Services
Recommended Action:	Consideration and possible action to forward a Final Report recommending approval to City Council for this proposed Zoning Text Amendment.		

SUMMARY

Currently, the conditions of SUP approval for medical uses and other personal care uses (as per NAICS) include limited hours of operation from 8 am to 10 pm, unless approved by an SUP. During consideration of an SUP application for a freestanding Emergency Room (ER), staff was made aware that State legislature requires Emergency Room (ER) to have 24-hour operation. City Attorney has recommended that the ordinance be amended to include provision for 24-hour operation based on State requirement. This recommendation is to allow conformance with Texas Occupations Code which requires that a political subdivision may not adopt certain regulations for massage establishments that are more restrictive than for other health care professionals.

EXHIBITS/ ATTACHMENTS

Sec. 77-50.- Uses requiring specific use permit (SUP) (attached) and public hearing Notice.

PROPOSED AMENDMENT

Currently, the predetermined condition to SUP approval for medical uses and other personal care uses (based on NAICS) include limited hours of operation from 8 am to 10 pm, unless approved by an SUP. Following is the current text pertaining to Hours of operation related condition for Ambulatory health care services, Hospitals, Nursing and residential care facilities, and Other personal care services:

The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day., unless authorized by an approved SUP;

To avoid potential violation of State Legislature requirements, staff is recommending the following amended language. Additionally, based on input from previous SUP applications, opening at 7:00 a.m. is very common for medical uses.

Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.,

STAFF RECOMMENDATION

Staff is recommending that the PD&Z Commission forward a final report to City Council recommending approval of the proposed amendment to Sec. 77-50.- Uses requiring specific use permit (SUP).



PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

A PUBLIC HEARING WILL BE HELD JOINTLY BY MANVEL CITY COUNCIL AND THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT MANVEL CITY HALL, 20031 HIGHWAY 6, MANVEL, TEXAS, 77578 AT 6:00 P.M. ON MONDAY, APRIL 28, 2025, TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND AND INCLUDE SEVERAL REQUIREMENTS AND PROVISIONS PERTAINING TO LANDSCAPING AND TREE PRESERVATION; CONDITIONS OF APPROVAL OF SUP FOR MEDICAL AND OTHER PERSONAL CARE SERVICES RELATED USES; POSSIBLE ADOPTION OF REVISED NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODE; THE PROCESS FOR REZONING; AND POSSIBLE RECTIFICATION OF EXISTING TYPOGRAPHIC ERRORS. /S/ TAMMY BELL, CITY SECRETARY.

Sec. 77-50. Uses requiring specific use permit (SUP).

- (a) 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 council and planning commission 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. Because, however, 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 commission judgment relative to the location and site plan of the proposed use are required.
- (b) The council, after receiving the recommendation of the planning 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.
- (c) Where provided for in section 77-26(f), permitted use table, a specific use permit shall be required before that specific use can be permitted within the district specified. A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use, unless a specific use permit has been issued in accordance with the provisions of this section.
- (d) Application procedure. An application for a specific use permit shall be filed with the city. The application shall be accompanied by a conceptual site plan that, complete application, and fees that will become a part of the specific use permit, if approved. Verification of all information contained in the conceptual site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. The accompanying conceptual site plan shall provide the following information:
 - (1) Data describing all processes and activities involved with the proposed use.
 - (2) Boundaries of the area covered by the site plan.
 - (3) The location of existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and the location of building entrances and exits.
 - (4) The location of existing drainage ways, and significant natural features.
 - (5) Proposed landscaping and screening buffers.
 - (6) The location of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
 - (7) The location and type of each wall, fence, and other types of screening.
 - (8) The location, height and size of all proposed signs.
 - (9) Show all existing or proposed water, sewer and electrical.
 - (10) Show all dedicated easements.
- (e) Criteria for approval. In considering any application for a specific use permit, the planning commission and the council shall hold public hearings as with any amendment request and consider the following criteria:
 - (1) Conformance of the proposed use with the city's comprehensive plan and land use policies;

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- (2) The character of the neighborhood, the zoning and use of nearby properties, and the extent to which the proposed use would be compatible;
 - (3) The suitability of the property for the uses permitted by right;
 - (4) The extent to which the proposed use would detrimentally affect nearby property, including, but not limited to, sound, light, traffic, aesthetics, odor, dust, vibration, and dangerous or hazardous activity;
 - (5) The extent to which the proposed use would affect the capacity or safety of that portion of the street network, other public facilities or utilities, or present parking problems in the vicinity of the property;
 - (6) The extent to which approval of the use would harm the value of nearby properties;
 - (7) Whether the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - (8) The extent that adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (9) Whether the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (10) The extent that directional lighting will be provided so as not to disturb or adversely affecting the general public or adjacent developments;
 - (11) Whether there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property; and
 - (12) Any other any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.
- (f) Use of property permitted by a specific use permit must commence within one year from the date of approval, unless extended by action of the council.
- (g) In addition to other conditions the council may impose, the following conditions shall apply to the land uses specified below:
- (1) *Accommodations.* The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
 - a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77- 26, permitted uses, shall include the following conditions:
 1. All guest rooms are accessed via interior hallway;
 2. All interior hallways accessed from a central lobby;
 3. A minimum 1,000 square feet dedicated to meeting and event space;
 4. The use of a kitchenette is not permitted;
 5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
 7. Require all guests to enter through a central lobby after 11:00 p.m.; and

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8. A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.
 - b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
 1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
 3. A facility operator, owner, or manager must be present and accessible in person on a 24-hour basis; and
 4. Require all guests to enter through a central area after 11:00 p.m.
 - (2) *Adult entertainment business.* The conditions for an adult entertainment business shall include:
 - a. A business license; and
 - b. A minimum of 500 feet from any school, day care, place of worship, or residential neighborhood or other district.
 - (3) *All other general merchandise stores.* All other general merchandise store as defined by NAICS No. 452990, Permitted Uses, shall include the following conditions:
 - a. There shall be a minimum separation distance between "dollar/general store" uses of two miles. The distance shall be measured from the nearest dollar/general store property line to the nearest dollar/general store property line; and
 - b. A minimum 10 percent gross floor area shall be dedicated to fresh produce, meat, and dairy products.
 - (4) *Ambulatory health care services.* Ambulatory health care services as defined by NAICS No. 621, Permitted Uses, shall include the following conditions:
 - a. Unless otherwise required by state law or regulation, The the facility is only permitted to operate during the hours of 7:00 a.m. 8:00 a.m. to 10:00 p.m. each day, ~~unless authorized by an approved SUP;~~
 - b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
 - c. All doors shall remained unlocked and accessible during normal business hours.
 - (5) *Convenience stores.* Convenience stores as defined by NAICS No. 445120, Permitted Uses, shall include the following condition:
 - a. A convenience store shall not be located within two miles of an existing convenience store and gasoline station. The distance shall be measured from property line to property line.
 - (6) *Game room.* The conditions for a game room shall include:
 - a. A business license;
 - b. A minimum of 300 feet from any place of worship, daycare, school, or hospital; and
 - c. All doors shall remain unlocked and accessible during normal business hours.
 - (7) *Gasoline stations.* Gasoline stations as defined by NAICS No. 447, Permitted Uses, shall include the following condition:

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- a. A gasoline station 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.
- (8) *Hospitals.* Hospitals as defined by NAICS No. 622 in section 77-26, permitted uses, shall include the following conditions:
- a. Unless otherwise required by state law or regulation, The the facility is only permitted to operate during the hours of 7:00 a.m. 8:00 a.m. to 10:00 p.m. each day, ~~unless authorized by an approved SUP;~~
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remained unlocked and accessible during normal business hours.
- (9) *Nursing and residential care facilities.* Nursing and residential care facilities as defined by NAICS No. 623 in section 77-26, permitted uses, shall include the following conditions:
- a. Unless otherwise required by state law or regulation, The the facility is only permitted to operate during the hours of 7:00 a.m. 8:00 a.m. to 10:00 p.m. each day, ~~unless authorized by an approved SUP;~~
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remained unlocked and accessible during normal business hours.
- (10) *Other personal care services.* Other personal care services as defined by NACIS No. 81219 in section 77-26, permitted uses, shall include the following conditions:
- a. Unless otherwise required by state law or regulation, The the facility is only permitted to operate during the hours of 7:00 a.m. 8:00 a.m. to 10:00 p.m. each day, ~~unless authorized by an approved SUP;~~
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
- c. All doors shall remained unlocked and accessible during normal business hours.
- (11) *Place of worship, private school, or governmental agency with an oversized sign.* The conditions include:
- a. A minimum of 2,000 feet when the main structure is located 200-feet from the State Highway 288 right-of-way;
- b. An approved site plan; and
- c. Approved sign permit application.
- (h) *Time limit.* A specific use permit issued under this section shall expire one year after its date of issuance if construction or use authorized there under is not substantially under way prior to the expiration of said one-year period. If prior to the expiration of such one-year period, the owner of property to which a specific use permit applies in writing, for an extension. The council after recommendation from the planning commission may grant such extension for one additional year.
- (i) *Revocation.* A specific use permit may be revoked or modified, 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.
- (j) *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application provided however, that the city manager may approve minor variations from the original permit

which do not increase density, change in traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

- (k) *Application fee.* An application fee is required for the processing of each specific use permit request.
- (l) *Religious institutions, private school, or governmental agency signs.* Consistent with section 53- 17, where the main structure of a property of a religious institution, private school or governmental agency lies within 2,000 feet of the S.H. 288 right-of-way, a sign that exceeds the height and/or area requirements of the sign ordinance may be permitted by the council by approval of a specific use permit incorporating an approved site plan and sign drawings. The procedure and criteria for approval of this section shall apply to an application for this type of specific use permit.

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023)



MANVEL PD&Z

DATA SHEET

MEETING DATE: April 28, 2025

TOPIC: Text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to adopt 2022 North American Industry Classification system (NAICS) code version for determining landuse allowance.

BACKGROUND: Staff is presenting amendments to the zoning ordinance to amend and include several requirements and provisions pertaining to landscaping and tree preservation; conditions of SUP approval for medical and other personal care service uses; North American Industry Classification system (NAICS) code version update. This agenda item is to consider the amendment adopting 2022 North American Industry Classification system (NAICS) code version to determine landuse allowance.

Currently, the land use allowances of the zoning ordinance is based on 2007 version of the NAICS code. Staff has reviewed changes made on the most recent version of the code (2022 version), so that the most recent version can be adopted and associated amendments to the land use table can be made. The 2022 version of the code is not significantly different but includes few changes to the specific code numbers to certain uses. Additionally, certain landuse codes have been combined and some have been separated. The attached redline version identifies these changes.

The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

RECOMMENDATION: Staff is recommending approval of the proposed text amendment to the *Manvel Code of Ordinances*, Chapter 77, *Zoning* (The Zoning Ordinance) to adopt 2022 North American Industry Classification system (NAICS) code version to determine land use allowance.

ATTACHMENTS: Redline version of the proposed amendment and Staff Report.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Jose Abraham Director of Development Services	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Zoning Text Amendment

Agenda of:	April 28, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Zoning Text Amendment (Sec. 77-26.- <i>Permitted Uses</i>)	Presented By:	Jose Abraham Director, Development Services
Recommended Action:	Consideration and possible action to forward a Final Report recommending approval to City Council for this proposed Zoning Text Amendment.		

SUMMARY

Currently, the land use allowances of the zoning ordinance is based on 2007 version of the NAICS code. Staff has reviewed changes made on the most recent version of the code (2022 version), so that the most recent version can be adopted and associated amendments to the land use table can be made. The 2022 version of the code is not significantly different but includes few changes to the specific code numbers and descriptions of certain uses. Additionally, certain landuse codes have been combined and some have been separated. The attached redline version identifies these changes.

EXHIBITS/ ATTACHMENTS

Sec. 77-26.- *Permitted Uses (attached)* and public hearing Notice.

PROPOSED AMENDMENT

The following table provides a comparison of changes between 2007 and 2022 versions of the NAICS code:

2007 NAICS	2022 NAICS	NOTES
333 Industrial machinery	333 Machinery manufacturing	<i>Name change</i>
442 Furniture and home furnishing stores	4491 Furniture and home furnishing retailers	<i>Name and Code change</i>
443 Electronics and appliance stores	4492 Electronics and appliance retailers	<i>Name and Code change</i>
445 Food and beverage stores	445 Food and beverage retailers	<i>Name change</i>
445120 Convenience stores	445131 Convenience retailers	<i>Name and Code change</i>
NA	445132 Vending Machine Operators	<i>New code (previously part of 454 Non-store retailers)</i>
447 Gasoline stations	457 Gasoline stations and fuel dealers	<i>Name and Code change</i>
448 Clothing and clothing accessories stores	458 Clothing, clothing accessories, shoe, and jewelry retailers	<i>Name and Code change</i>
451 Sporting Goods hobby, book and music stores	459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers	<i>Name and Code change</i>
452 General merchandise stores	455 General merchandise retailers	<i>Name and Code change</i>
452990 All other general merchandise stores	455219 All other general merchandise retailers	<i>Name and Code change</i>



Staff Report to Planning, Development, and Zoning Commission
Zoning Text Amendment

2007 NAICS	- 2022 NAICS	NOTES
453 Misc. store	-	<i>Covered under 459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers</i>
45393 Manufactured (mobile) home dealers	459930 Manufactured (mobile) home dealers	<i>Code change</i>
453991 Tobacco stores	459991 Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers	<i>Name and Code change</i>
454 Non store retailers	-	<i>Covered under other codes</i>
48 Transportation and warehousing	48 – 49 Transportation and warehousing	<i>Typo</i>
522298 All other nondepository credit intermediation	522299 International, Secondary Market, and All Other Nondepository Credit Intermediation	<i>Name and Code change (includes additional specific uses)</i>
5321 Automotive equipment rental	5321 Automotive equipment rental and leasing	<i>Name and Code change</i>
532292 Recreational Goods Rental	532284 Recreational Goods Rental	<i>Code change</i>
5324 Commercial and industrial machinery and equipment rental	5324 Commercial and industrial machinery and equipment rental and Leasing	<i>Name change</i>
5412 Accounting, tax preparation, bookkeeping and payroll	5412 Accounting, tax preparation, bookkeeping and payroll services	<i>Name change</i>
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair)	8113 Commercial and industrial machinery and equipment (except automotive and electronic repair) repair and maintenance	<i>Name change</i>

STAFF RECOMMENDATION

Staff is recommending that the PD&Z Commission forward a final report to City Council recommending approval of the proposed amendment to Sec. 77-26.- *Permitted Uses*.



PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. The public hearing notice requirement for this proposed zoning amendment was met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allowed a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case.

A PUBLIC HEARING WILL BE HELD JOINTLY BY MANVEL CITY COUNCIL AND THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT MANVEL CITY HALL, 20031 HIGHWAY 6, MANVEL, TEXAS, 77578 AT 6:00 P.M. ON MONDAY, APRIL 28, 2025, TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND AND INCLUDE SEVERAL REQUIREMENTS AND PROVISIONS PERTAINING TO LANDSCAPING AND TREE PRESERVATION; CONDITIONS OF APPROVAL OF SUP FOR MEDICAL AND OTHER PERSONAL CARE SERVICES RELATED USES; POSSIBLE ADOPTION OF REVISED NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODE; THE PROCESS FOR REZONING; AND POSSIBLE RECTIFICATION OF EXISTING TYPOGRAPHIC ERRORS. /S/ TAMMY BELL, CITY SECRETARY.

Sec. 77-26. Permitted uses.

- (a) *Use of land and building.* Buildings, structures, land, or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height, and area requirements, special conditions and other requirements of the zoning ordinance.
- (b) *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables as follows.

The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the listed use means the use is permitted in that zoning district only by obtaining a specific use permit as set forth in section 77-50. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only.

Parking requirements are in section 77-45.

- (c) *Uses not listed.* Primary uses not listed in the permitted use table may be permitted by the zoning official in any district where similar uses are permitted. The function and location requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing circumstance.
- (d) *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
- (e) *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the ~~(2007-2022)~~ NAICS Codes prepared by United States Executive Office of the president, office of management and budget, (~~www.census.gov/eos/www/naics/index.html~~ <https://www.census.gov/naics/>) shall be used to determine the primary establishment uses when reference is made to the tables to a designated standard industrial classification. Annually, staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning commission. The commission will make recommendations to the council regarding adoption of the revised changes to the zoning ordinance permitted uses.
- (f) *Permitted Use Table.*

Legend:

OSFR	Open-Single-Family Residential
SFR	Single-Family Residential
MF	Multi-family
LC	Light Commercial
HC	Heavy Commercial
HCMH	HUD-Code Manufactured Homes
HMU	Highway Mixed Use
P	Permitted use
S	Specific use permit required
O	Office function only

USE	OSFR	SFR	LC	HC	MF	HCMH	HMU
Adult entertainment business ¹				S			
Game room ¹				S			
111 Crop production	P						P
112 Animal production	P						P
115 Support activities for agriculture and forestry			O	P	O		O
21 Mining, quarrying and oil and gas extraction	S	S	S	S	S	S	S
22 Utilities			O	S	O		O
236 Construction of buildings			O	P	O		O
237 Heavy and civil engineering construction			O	P	O		S
237130 Power and communication line and related structures construction	S	S	S	S	S	S	S
238 Specialty trade contractors			O	P	S		O
311 Food manufacturing			O	P	O		O
311811 Retail bakeries			P	P	P		P
3121 Beverage manufacturing			S	P	S		S
313 Textile mills			O	P	O		O
314 Textile product mills			O	P	O		O
315 Apparel manufacturing			S	P	S		S

316 Leather and allied product manufacturing			S	P	S		S
321 Wood products manufacturing			O	P	O		O
321999 All other misc. wood			S	P	S		S
322 Paper manufacturing			O	P	O		O
323 Printing and related support activities			P	P	P		P
324 Petroleum and coal products manufacturing			O	S	O		O
325 Chemical manufacturing			O	S	O		O
326 Plastics and rubber products manufacturing			O	S	O		O
327 Nonmetallic mineral products manufacturing			O	S	O		O
331 Primary metal manufacturing			O	S	O		O
332 Fabricated metal product manufacturing			O	S	O		O
333 Industrial machinery <u>Machinery</u> manufacturing			O	S	O		O
334 Computer and electronic product manufacturing			O	P	O		O
335 Electrical equipment, appliance and component manufacturing			O	P	O		O

336 Transportation equipment manufacturing			O	S	O		O
337 Furniture and related product manufacturing			O	P	O		O
339 Miscellaneous manufacturing			O	P	O		O
42 Wholesale			O	P	O		O
441 Motor vehicle and parts			S	S	S		S
442-4491 Furniture and home furnishing stores <u>retailers</u>			P	P	P		P
443-4492 Electronics and appliance stores <u>retailers</u>			P	P	P		P
444 Building material, garden equipment and supplies dealers			P	P	P		P
445 Food and beverage stores <u>retailers</u>			P	P	P		P
445120-445131 Convenience stores <u>retailers</u> ¹			S	S	S		S
<u>445132 Vending Machine Operators</u>			<u>S</u>	<u>P</u>	<u>S</u>		<u>S</u>
446 Health and personal care stores			P	P	P		P
<u>455219 All other general merchandise retailers</u> ¹			<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
<u>455 General merchandise retailers</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>

<u>456 Health and personal care retailers</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>447-457 Gasoline stations and fuel dealers</u> ¹			S	S	S		S
<u>448-458 Clothing and clothing accessories, shoe, and jewelry retailers stores</u>			P	P	P		P
<u>451-459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers Sporting goods, hobby, book and music stores</u>			P	P	P		P
<u>452 General merchandise stores</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>452990 All other general merchandise stores</u> ¹			<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
<u>453 Misc. store retailers</u>			<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>45393-459930 Manufactured (mobile) home dealers</u>			S	S	S		S
<u>453991-459991 Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers Tobacco stores</u>			S	S	S		S
<u>454 Non-store retailers</u>			<u>S</u>	<u>P</u>	<u>S</u>		<u>S</u>

48-48 – 49 Transportation and warehousing			O	P	O		O
491 Postal Service			P	P	P		P
492 Couriers and messengers			S	P	S		S
493 Warehouse and Storage			S	P	S		S
51 Information			S	P	S		S
52 Finance and insurance			P	P	P		P
522291 Consumer lending				P			
522298-522299 <u>International, Secondary Market, and All Other Nondepository Credit Intermediation</u> All other nondepository credit intermediation				S			
531 Real estate			P	P	P		P
53112 Lessors of nonresidential buildings (except mini warehouses)			P	P	P		P
53113 Lessors of mini warehouses and self-storage units			S	P	S		S
5321 Automotive and equipment rental <u>and leasing</u>			S	P	S		S
5322 Consumer good rental			P	P	P		P
532292-532284 Recreational Goods Rental			S	P	S		S

5323 General rental centers			S	P	S		S
5324 Commercial and industrial machinery and equipment rental and Leasing			O	P	O		O
54 Professional, scientific, and technical services			P	P	P		P
5412 Accounting, tax preparation, bookkeeping and payroll services			P	P	P		P
54194 Veterinary services			P	P	P		P
55 Management of companies and enterprises			P	P	P		P
561 Administrative and support services			P	P	P		P
562 Waste management and remediation services			O	P	O		O
6111 Elementary and secondary schools	S	S	S	S	S	S	S
6112 Junior colleges	S	S	S	S	S	S	S
6113 Colleges, universities, and professional schools	S	S	S	S	S	S	S
6114 Business schools and computer and management training			S	S			S
6115 Technical and trade schools			S	S			S

6116 Other schools and instruction			S	S	S		S
6117 Educational support services			P	P	P		P
621 Ambulatory health care services ¹			S	S	S		S
622 Hospitals ¹			S	S	S		S
623 Nursing and residential care facilities ¹			S	S	S		S
623990 Other residential care facilities	S	S	S	S	S	S	S
624 Social assistance			P	P	P		S
6244 Child day care services			P	P	S		S
71 Arts, entertainment, and recreation			P	S	P		P
713 Amusement, gambling, recreation industries			S	S	S		S
713940 Fitness and Sports Centers			P	P	P		P
713990 All other amusement and recreational industries	S	S	S	S	S	S	S
721 Accommodations			S	S	S		S
7212 RV parks and recreational camps			S	S	S		S
721191 bed and breakfast	S	S	S	S	S	S	S
722 Food services and drinking places			P	P	P		P
72233 Mobile food services			S	S	S		S

7224 Drinking places (alcoholic beverages)			S	P	S		S
8111 Automotive repairs and maintenance			S	P	S		S
811122 Automotive glass replacement shop			P	P	P		P
8112 Electronic and precision equipment repair and maintenance			P	P	P		P
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair) <u>repair and maintenance</u>				P			
8114 Personal and household goods repair and maintenance			S	P	S		S
812 Personal and laundry services			P	P	P		P
812113 Nail salons			S	S	S		S
81219 Other personal care services			S	S	S		S
812210 Funeral homes and funeral services			S	P	S		S
812220 Cemeteries and crematories	S	S	S	S	S		S
813110 Religious organizations	S	S	S	S	S	S	S
813410 Civil and social organizations	S	S	S	P	S		S

814 Private households	P	P			P* See § 77- 30	P* See § 77- 34	P
92 Public administration	P	P	P	P	P	P	P
¹ See Section 77-50. - Uses Requiring Specific Use Permit (SUP).							

For business descriptions visit the NAICS website.

<http://www.census.gov/eos/www/naics/>

~~2007 NAICS~~ <https://www.census.gov/naics/?58967?yearbck=2022>

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023)

MANVEL 2045

AGENDA

PDZ Workshop #2 for Manvel Plans

Monday, April 28, 2025 | After 6:00 PM Regular Agenda
City Hall Council Chambers (20031 Highway 6)

1. **Welcome and Introductions**
2. **Future Manvel Focus: Land Use and Community Character**
 - Draft section content, including potential framework for Future Land Use and Character map
 - Observations on current zoning
3. **Future Manvel Focus: Transportation and Thoroughfare Plan Update**
 - Working draft Thoroughfare Plan map
4. **Future Manvel Focus: Growth Capacity**
 - Preliminary implications from direction on land use and transportation
5. **Recap and Next Steps**
 - **Tuesday, May 27 (after Memorial Day holiday):** PDZ Workshop 3 of 3
 - **TBD:** City Council Workshop 3 (Draft Plans)
 - **TBD after Workshop 3:** Public Open House (Draft Plans)
 - **TBD:** PDZ Commission Public Hearing and recommendation (proposed Comprehensive and Thoroughfare Plans)
 - **TBD:** City Council Public Hearing and potential adoption

Land Use and Community Character Manvel Comprehensive Plan

Future Land Use and Character Map

The Future Land Use and Character map illustrates the general pattern of land uses anticipated and/or desired in the years ahead – with emphasis on general – and the intended character contexts in which uses occur. Specific standards for land development based on this long-range planning map are articulated through the City’s implementing regulations (zoning, subdivision, etc.) as they currently exist and may be further amended over time based on this planning guidance.

Land Use Planning versus Zoning

The side-by-side comparison below highlights the distinct purposes and uses of a future land use map relative to a zoning map. Local government development regulations are among the primary tools for implementing the Comprehensive Plan. The zoning and subdivision regulations, in particular, can play a significant role in establishing and protecting the physical character of the community. Zoning regulations delineate land use districts and the uses permitted within them, together with standards for buildings and site improvements. As a result, the zoning and subdivision regulations largely direct development outcomes. Although the Comprehensive Plan and future land use map provide only general planning guidance, they become the basis for updates of the zoning and subdivision regulations and the official zoning map.

Aspect	Future Land Use Map	Zoning Map
Purpose	▪ Outlook for future use of land and character of particular areas of the community. ▪ Macro level, showing generalized development patterns.	▪ Basis for applying different land use regulations and development standards in different areas of the community (“zones”). ▪ Micro level, with an area- and site-specific focus.
Use	▪ Guidance for zoning map and related decisions (zone change requests, variance applications, etc.). ▪ Baseline for monitoring consistency of actions and decisions with the Comprehensive Plan.	▪ Regulating development as it is proposed or as sites are positioned for the future with appropriate zoning (by the property owner or the City).
Inputs and Considerations	▪ Existing land use in the community. ▪ The locational aspects of community planning priorities involving housing, economic development, infrastructure, parks and recreation, public facilities, etc.	▪ Comprehensive Plan and future land use map for general guidance. ▪ Zoning decisions that differ substantially from the general development pattern depicted on the future land use map will indicate the need for some map adjustments during the next periodic plan update.

The future land use map is accompanied by descriptions of the character types and broad land use categories displayed on the map. The descriptions call out the **principal types of land use** that are expected to predominate in areas where land is currently undeveloped or, in previously developed areas, based on what is already on the ground and will likely remain or possibly evolve. Such transitions in use can occur through redevelopment of previously built sites, “infill” construction on a vacant parcel amid existing built sites, or repurposing of an existing structure for another use without significant site changes.

Along with the principal use types, **other complementary land uses** will also remain or may emerge in particular areas of the community. This can include small-scale, neighborhood-oriented retail and service uses at key intersections within largely residential areas, along with commercial uses that front along main roadways with residential neighborhoods behind them. Certain uses can be located amid other predominant use types, such as public facilities, parks and places of worship within predominantly residential areas – all of which should match the character of their vicinity. Mixing uses on sites is common in downtowns (e.g., upper floor office or residential above ground-floor retail) and may occur elsewhere in a community as the market accommodates and zoning allows. Large master-planned developments are often intentionally designed to integrate and mix uses in certain areas while reserving other areas for one predominant use such as single-family detached housing or medical/offices.

Many of the complementary uses described above will not necessarily appear in a particular location on the future land use map. That is because various uses are highly market-driven, with their timing and particular location dictated by the extent and pace of other types of development. This includes the typical pattern of retail uses locating near new residential “rooftops” and often at key roadway intersections. The location and extent of various forms of residential development can also be difficult to predict amid broader housing market cycles and regional needs, combined with developer areas of expertise and interest in bringing single-family homes, townhomes and other attached housing types, or multi-family products to market.

Therefore, a future land use map should not be viewed as “set in concrete” and inflexible to adjustment over time. The map should be used as a *starting point* for considering and evaluating both:

- 1) Broad trends in an area’s real estate market and the evolving allocation of land to various uses.
- 2) Specific locations where proposed development may differ from earlier projections of land use as reflected on the future land use map.

In such cases, which typically come to a decision point through consideration of a rezoning application and/or site development plan, the focus should be on:

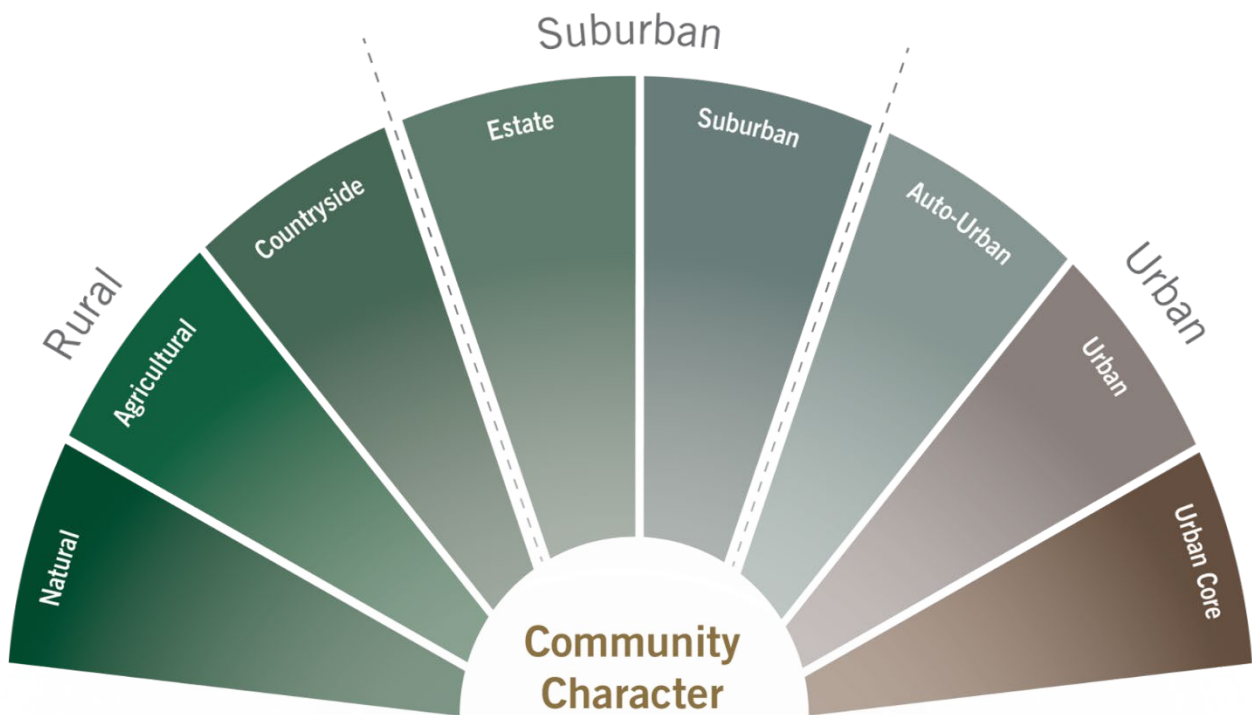
- Compatibility with surrounding existing and anticipated uses, including through any additional necessary measures during the development approval process (e.g., conditions applied through approval of a specific use permit);
- The practicality and sensibility of a proposed use at the particular location and within the area context; and
- The overall benefit to the community of a potential change in direction versus strict application of a future land use map adopted at a previous point in time (e.g., addressing area housing needs, supporting economic development objectives, accommodating desired retail or restaurant uses, etc.).

At the same time, the future land use map should not be changed piecemeal every week or month, to the point that there is really no consistent baseline for continuously monitoring and re-assessing the community's general land use pattern and allocation. *See the discussion at the end of this section about Criteria for Amending the Future Land Use and Character Map.*

Many communities today prefer that their land use and zoning policies and related decision processes provide “a path to yes” when presented with desirable development proposals. But communities must also exercise caution and turn to prudent safeguards when responding to proposals that are not in line with the community's vision, goals and priorities as captured in its Comprehensive Plan.

Community Character Framework for Land Use Planning

This Comprehensive Plan emphasizes an approach to land use planning that builds on the concept of **community character**. This approach looks beyond the basic use of land – residential, commercial, industrial, etc. – as only one factor that determines the ultimate compatibility and quality of land development within and near neighborhoods, in nonresidential areas and along roadway corridors.



The community character approach to evaluating and planning for land use emphasizes the variation in physical conditions experienced along a spectrum from natural and rural landscapes to a developed area's most urbanized environments, usually found in a core downtown area. **A character-based approach focuses on the intensity and design of land uses**, which encompasses:

- The density and layout of residential development;
- The scale and form of nonresidential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

How the automobile is accommodated is a key factor in distinguishing character types, including how public roads and streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites.

The **three major character classes** are described on the following pages, along with which class the various designations on the Future Land Use and Character map fall within. Not all areas of a community will be clearly distinguishable as one character type or another. Much past and contemporary development was designed and built without character in mind, which results in mixed character areas with features from the different character classes (e.g., mostly Rural areas with some auto-oriented subdivisions or retail sites, shopping centers in Suburban areas with large surface parking areas but enhanced with landscaping, traditional Urban downtowns with demolished buildings replaced by surface parking, etc.).

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change. A community character approach allows the formulation of standards within the City’s development regulations to achieve the desired character in newly developing areas, and to protect and enhance it in redevelopment and infill areas. Character-focused categories on a municipality’s future land use map and character-oriented districts on its zoning map better portray the intended on-the-ground outcomes for land use and development. This offers assurance to neighboring property owners, a smoother path to approvals for development applicants, and more beneficial outcomes for the entire community.

Character Emphasis

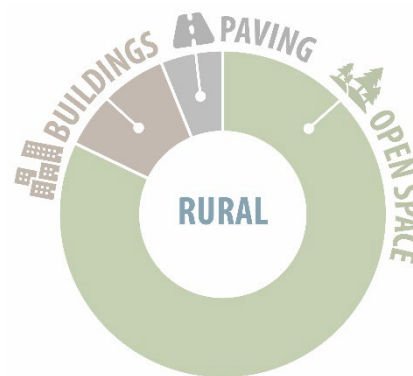
Community character accounts for the physical traits one can see in a neighborhood, on a busy roadway corridor, or along a recreational trail or country lane which contribute to its “look and feel” relative to areas of the community with much different character. **Nearly any land use can occur in a range of settings within a community**, from the most Rural and Suburban to the most Urban, provided the use is designed to match the character of its surrounding area. This applies regardless of whether a site is in private ownership or owned and developed by a government agency for public purposes.

Aesthetic enhancements such as architectural design, landscaping and screening, signage standards and site amenities also contribute to development appearance. But these factors can and should vary with the area character, which as defined here involves the interplay between buildings, paved surfaces and unbuilt areas. It is the combination of basic land use and the physical characteristics of such use that more accurately determine the real compatibility and quality of development, as opposed to just land use alone.

RURAL

Character

Sparsely developed areas with mainly very low-density residential and agricultural activity as the primary uses often due to a lack of public utilities, along with more natural and undeveloped areas. Such areas provide residents with the choice of relative seclusion within the countryside and away from more developed and populated settings. Many cities have limited Rural character areas within their incorporated limits, except in areas that were annexed for eventual development or that are not suitable for future development due to floodplains or other constraints. Some local governments intentionally preserve Rural character through the protections afforded by agricultural zoning.



POTENTIAL Future Land Use and Character Map Designation(s)

Rural Conservation



Example of Rural character in south Manvel around Masters Road, including a Countryside character pattern of driveways to individual properties along rural roads, and with some properties taking access from a shared public street around Gates Loop in top center of image.

Character Objectives

- Maintain areas where undeveloped land and wide open spaces predominate, and where structures and paved surfaces occupy only a minimal portion of the landscape – or none at all in pristine or preserved natural areas.
- Preserve minimal sense of enclosure of roads or other spaces by buildings, with views to the horizon unbroken by buildings in most locations.
- Encourage conservation developments in which lots and buildings are concentrated on a relatively small portion of the overall property in a cluster design, leaving substantial open space to maintain Rural character and room for buffering from any nearby uses. Such scenarios are

often necessary in rural areas under development pressure, with rising land values and tax appraisals, to enable land owners to yield greater return and still maintain agricultural activity.

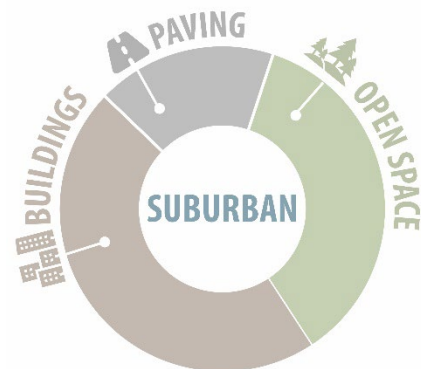
- Protecting Rural character also supports the desire expressed by some Manvel area residents to continue the presence and movement of wildlife in locations with widespread open land.

Predominant Land Uses

- Agriculture.
- Single-family detached residential.
 - Typically a diverse property pattern, with scattered homesteads on very large acreage properties in some areas but also locations with relatively small parcels under one acre, which still provides a sense of openness and separation between individual homes relative to in-city residential densities. However, public health regulations typically limit the smallest lot sizes for individual homes (Brazoria County follows the typical statewide standard of one acre minimum for a private water well and septic system on the same property, or one-half acre if just a septic system).
 - In both Rural and Suburban character areas, **Estate Residential** character is seen where lots are one acre or larger and are arranged in a subdivision layout around shared public or private streets, relative to the Countryside pattern described above where individual homes front along and take direct access from rural highways or roads.
- Occasional small-scale commercial uses (e.g., gas stations, convenience or specialty retail, agricultural supply, etc.), preferably at crossroads locations or elsewhere with adequate access and well away from any nearby residential use.

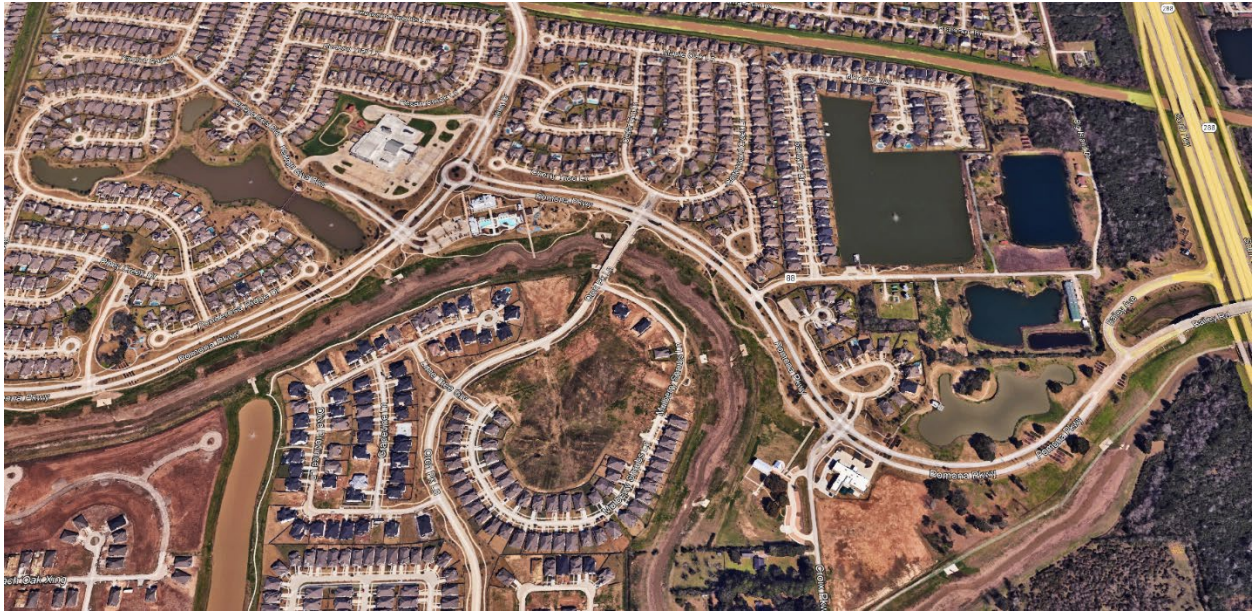
SUBURBAN Character

Suburban character areas involve people living in closer proximity than in Rural character areas, with a wider array of supportive uses also nearby (e.g., shopping and services, public facilities, parks, etc.). But Suburban character areas still have noticeably less intensive use of land than Urban character areas, with open and green spaces more in balance with the extent of land covered by structures and paved surfaces. Parks, cemeteries and preserved greenways, creek corridors and other natural features also help maintain green and open spaces within a developing community.



POTENTIAL Future Land Use and Character Map Designation(s)

Suburban Mix



Example of Suburban character in Manvel's northwest extraterritorial jurisdiction around Pomona Parkway, with the relative density of residential blocks offset by areas of dedicated green space around main roadways and elsewhere, water features providing additional openness, and nonresidential sites for schools, recreation and other uses intermingled within the overall master-planned development design.

Character Objectives

- Establish or preserve a balance between buildings and other site improvements relative to the degree of open space within a neighborhood or residential area.
- Design for less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard, and where garages are situated to the side or rear of the dwelling (or oriented sideways relative to the street instead of a front-loading garage that faces the street).
- Achieve Suburban character in some commercial areas, whether at a neighborhood-focused or larger scale, through lesser coverage of sites with buildings and especially paved areas, which makes such areas stand apart from most auto-oriented contemporary development and blend better with adjacent Suburban Residential character.
- Design public and institutional sites so they match the area's Suburban character, along with community-scale and neighborhood-oriented parks that should have abundant green and open space on the site.
- As in Rural character areas, promote conservation developments that allow for smaller lot sizes than the baseline in exchange for greater open space set-aside to maintain Suburban character and room for buffering from nearby uses of differing intensity or character. This approach also enables some viable use of sites partially constrained by floodplain, topography or other factors. This is precisely the design approach seen in most master-planned communities, as well as in golf course subdivisions.

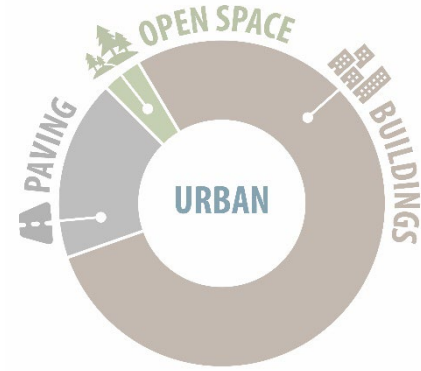
Predominant Land Uses

- Single-family detached residential.
 - Estate Residential areas often provide a transition between Rural character areas and more urbanized development patterns and intensities. With home lots typically one to three acres or larger (especially where required if centralized water and/or wastewater service is not available or feasible), this provides substantial openness and separation between individual dwellings, and in larger-lots situations can even incorporate limited agricultural activity or an equestrian element.
 - A larger baseline minimum lot size in a Suburban Residential zoning district – typically 10,000 square feet or larger (yielding a gross density of 3-4 homes per acre) – allows for deeper front yards and building setbacks and greater side separation between homes.
- Where attached residential types such as duplexes, patio homes, townhomes or multi-family are permitted, the site and dwelling design, including building and garage placement and orientation, should be consistent with Suburban character. The additional residential density within such developments should also be offset by green and open areas, including landscaping to screen any common parking areas. As needed, some of the planned open space and/or preserved vegetation should be along the site perimeter to provide buffering between other character types or land use intensities (e.g., adjacent single-family detached, commercial, etc.).
- A variety of retail and service uses, but sometimes excluding auto-oriented uses that cannot practically achieve a Suburban character (e.g., gas stations, car washes or other uses that require extensive parking or other paved surfaces).
 - Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas for convenience and to encourage more walking and biking for short trips from home.
 - Adjacent to Suburban Residential properties and areas, the permitted scale and intensity of nonresidential uses may be limited to ensure compatibility, along with adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits and residential-in-appearance architectural standards.
- Master-planned developments that involve primarily single-family detached dwellings or that mix in other housing types and/or nonresidential uses as focal points (e.g., schools, places of worship, retail nodes, community gathering places, public facilities, etc.).
- Mixed-use developments, business parks and institutional uses (e.g., medical, large-scale places of worship, higher education, etc.) that incorporate abundant green space and landscaping and relatively low site coverage, sometimes in a campus-style layout with careful placement and screening of parking and loading areas. Development outcomes are often controlled by private covenants and restrictions that exceed local government ordinances and development standards.

Even some large-scale industrial uses can take on a Suburban – or even Rural – character when located in relatively remote areas, especially when they are surrounded by extensive separation and buffering from any nearby uses. Low noise and lighting levels also maintain compatibility and rural dark skies.

URBAN Character

Urban character areas usually involve the most intensively developed area of a community in terms of the greatest coverage of sites with buildings and the least amount of private development area devoted to off-street parking and landscaped yards or open space. Instead, most parking is accommodated on-street and/or within public parking areas. This enables streets and other public spaces to be framed by buildings that abut the public sidewalk with zero or minimal front setbacks, creating “architectural enclosure” versus the progressively more open feel in Auto Urban, Suburban and Rural character areas. These elements, along with a predominance of mixed uses, makes Urban character areas the most conducive for pedestrian activity and interaction.



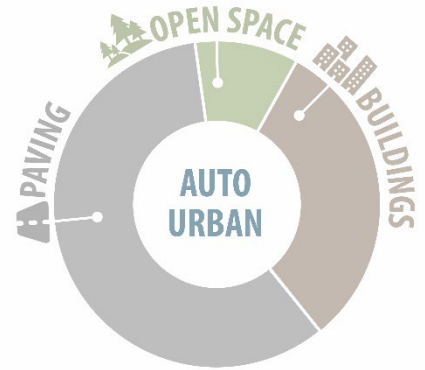
POTENTIAL Future Land Use and Character Map Designation(s)

None as Manvel does not have any existing areas developed to this intensity or with this design approach, and is not likely to have any for the foreseeable future.



Example of Urban character design intentions at the core of nearby Pearland Town Center, with buildings framing streets and public gathering spaces, a range of uses integrated including higher-density residential, and most parking provided outside the core to promote a more pedestrian-oriented setting. However, the overall development still takes on an Auto Urban character given the extent of surface parking needed for such a regional-scale destination development.

Within the Urban character classification, the **Auto Urban** subcategory involves a particular – and widespread – community planning challenge as such areas are designed mainly to accommodate automobile circulation and parking. As a result, the combination of buildings and especially paved surfaces makes such areas nearly as intensive as Urban areas in terms of land cover. However, development is often more horizontal and spread out, introducing openness that is more characteristic of Suburban character areas. Bottom line, though, Auto Urban areas lack the greenness of Suburban character and the walkability of more compact and architecturally enclosed Urban character areas. Aside from changing the aesthetics of developing areas, the extent of paved surfaces can also contribute to increased volumes and rates of stormwater runoff and higher temperatures in relatively intensive urban environments.



POTENTIAL Future Land Use and Character Map Designation(s)

General Residential and Commercial

Heavy Commercial / Light Industrial



Example of classic Auto Urban character with gas stations and associated commercial activity on all four corners of the SH 6/Masters Road intersection, showing the extent of site coverage with structures and especially paved surfaces that such uses require. The Manvel zoning ordinance (Section 77-50) already includes a provision requiring minimum two-mile separation of any new gas station from an existing gasoline station and convenience store.

Character Objectives

- Offset the inevitable design and appearance of uses that are auto-oriented, or that must provide adequate parking for frequent and/or significant coming and going of vehicles, with techniques intended to soften Auto Urban character (e.g., generous landscaping and mature tree preservation, screening of parking areas, placement and orientation of buildings on sites relative to streets, quality building design, etc.).

Predominant Land Uses

- Single-family detached residential.
 - Higher lot coverage in the form of dwellings, driveways and other paved surfaces is often due to relatively smaller and narrower lots, allowing for less openness and separation between dwellings – but also intended to achieve lower price points to expand homeownership opportunities. Auto Urban character especially prevails where driveways and front-loading garages dominate the front yards and front facades of homes.
 - The Auto Urban nature of residential areas can be offset somewhat by landscaping, “anti-monotony” architectural standards, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Where attached residential types such as duplexes, patio homes and townhomes are permitted, the relatively higher intensity of such development in Auto Urban character areas should be offset especially by landscaping requirements. Where multi-family residential is permitted, especially large apartment developments often have an auto-oriented character due to the extent of surface parking needed, which should be offset by parking area landscaping and screening as on nonresidential sites. Greater spacing between buildings can also allow for more integration of green space within the interior of the site.
- Manufactured home communities where permitted, unless local development regulations require their placement on larger lots and with a design and lot coverage similar to Suburban character subdivisions.
- A variety of retail and service uses. Local development regulations can address various aspects of auto-oriented commercial design that often lead to compatibility issues with other nearby uses and/or diminish the aesthetic appeal of a community’s highest-profile roadways:
 - Buildings are typically set back toward the rear of sites to accommodate expansive parking areas and smaller pad-site uses in front, often resulting in less emphasis on architectural design.
 - This also places loading/delivery activity, trash collection and sometimes drive-through lanes and associated speakers near the rear property line, which is often shared with adjacent residential use.
 - Such “strip” developments in highway-adjacent locations usually desire to maximize signage to capitalize on site visibility to passing traffic for “big-box” retailers, chain restaurants and other high-traffic businesses.

Especially at key community entries and along high-profile roadway corridors, development standards can set a higher bar to yield less intensive and more attractive development

outcomes relative to most auto-oriented areas, including elevated standards for landscaping (along street frontages and within parking areas), signs and building design. The Manvel zoning ordinance already includes a State Highway 6 (SH-6) overlay district for similar purposes (within 700 feet of the highway), along with a Highway Mixed-Use (HMU) base zoning district with some of these intentions.

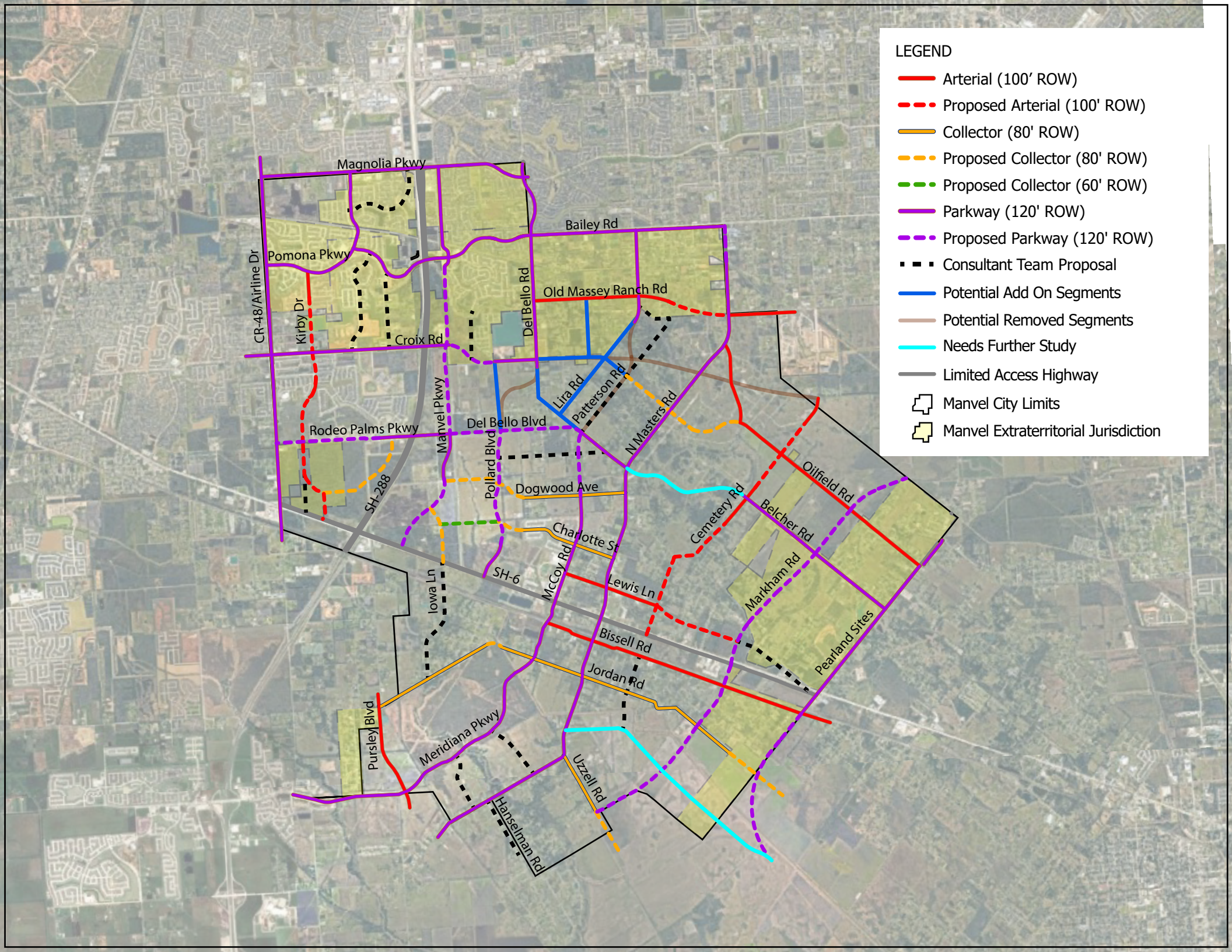
- Heavy commercial and industrial uses where permitted and appropriate.
 - These uses typically have an Auto Urban character due to the extent of site coverage by buildings and paved areas, especially when they involve significant truck traffic and/or outdoor display or materials storage. Along with their relative land cover, industrial uses vary in intensity from “light” to “heavy” depending on how their on-site activities may affect nearby properties (e.g., noise, vibration, light/glare, dust and particulate emissions, odors, hours of operation, as well as the sheer scale of some heavy industrial uses that make them difficult to screen from nearby developed areas and public streets aside from fencing, landscaping and/or berms along site perimeters).
 - Certain intensive publicly-owned uses are best located within industrial areas because of their similar character and operations (e.g., public works facilities, fleet maintenance, treatment plants, fire training, etc.).

Criteria for Amending the Future Land Use and Character Map

Along with procedures for monitoring and periodically updating this Comprehensive Plan, another specific issue involves consideration of proposed amendments to the adopted Future Land Use and Character map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request? Or, can a potential map adjustment wait so that it may be examined more holistically, along with any other map changes under consideration, through the next interim review and update of the entire Comprehensive Plan?

The following items should be reviewed and addressed, especially by the Planning, Development and Zoning Commission, when a Future Land Use and Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions have changed sufficiently to render the current map designation(s) inappropriate or out-of-date (e.g., area’s population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.)?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any other applicable plans (utility infrastructure or drainage plans, public safety plans, parks and recreation master plan, etc.)?
- **Adequate Information:** Do City staff, the Planning, Development and Zoning Commission, and/or the City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns and insights have been raised by area residents, property owners, business owners, partner agencies/organizations or others?





DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

March 20, 2025 – April 28, 2025

The following table provides an overview of Development Services Department activities from March 20, 2025 through April 28, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
7217 Tankersley Road (HMU district)	Wedding Venue	The applicant discussed using an existing shop for a Wedding Venue.
6731 Masters Road (HMU district)	Multi-Family (Apartments)	- The Applicant is in the preliminary feasibility phase and due diligence phase - Re-zoning Application required
17230 Highway 6 (LC/SH6 district)	Wellby Bank Branch	The Applicant is in the preliminary feasibility phase and due diligence phase.
7311 Wilson Road (LC/SH6 district)	Commercial Buildings/Residential	The Applicant is in the preliminary feasibility phase and due diligence phase.
7302 Cemetery Road (LC/SH6 district)	Retail Building w/ 3,000sf Restaurant	The Applicant is in the preliminary feasibility phase and due diligence phase.
Highway 6 (PID 167704) (LC/SH6 district)	Retail Development	- The Applicant is in the preliminary feasibility phase and due diligence phase - Applicant has approach MEDC
Highway 6 (PID 167704) (LC/SH6 district)	Whitewater Carwash	- The Applicant is in the preliminary feasibility phase and due diligence phase - Applicant is working concurrently with Retail Development on same location.
19200 Highway 6 (LC/SH6 district)	Manvel Medical Clinic	- The Applicant is in the preliminary feasibility phase and due diligence phase - SUP Application required
8935 Masters Road (Open-Single Family)	Master Plan Subdivision	The Applicant is in the preliminary feasibility phase and due diligence phase

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
7355 McCoy Road	3/21/2025	Disciples Christian Fellowship Church
20102 Highway 6	3/21/2025	First Liberty Bank
19804 Morris Avenue, Suite 150	4/02/2025	UPS Store



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20228 Highway 6	4/09/2025	East Texas Gulf Coast Regional Trauma Advisory Council
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COMMERCIAL CONSTRUCTION APPROVALS

No new Commercial ground-up construction plans were approved.

OTHER UPDATES

- An interactive GIS map that tracks development in Manvel has been made available on the City’s website.
- A proposed amendment to the Manvel Town Center PUD, which was discussed at the January 13, 2025 PD&Z meeting and tabled has been withdrawn by the applicant. The applicant has indicated that they need additional time to resolve ownership issue on one of the parcels.