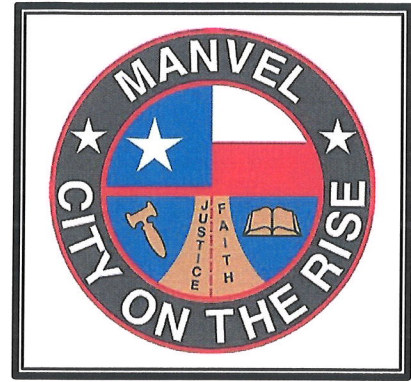


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 27, 2025**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
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.

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A FINAL PLAT OF MERIDIANA SECTION 32C WHICH INCLUDES A PROPOSED REPLAT, BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO, BEING A PARTIAL REPLAT OF MERIDIANA SECTION 32B FINAL PLAT, AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE PORTION OF LOT 1, BLOCK 1 (WITH ASSOCIATED RIGHT-OF-WAY) OF MERIDIANA SECTION 32B WITH UNPLATTED ACREAGE TO CREATE LOT 1, BLOCK 1 OF THE PROPOSED FINAL PLAT OF MERIDIANA SECTION 32C, AND TO REMOVE A UTILITY EASEMENT.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

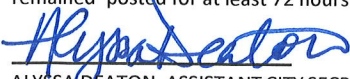
- A. Consideration and possible action to approve Final Plat for Meridiana Section 32C; BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), TO ALLOW MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to forward a recommendation of approval to City Council for Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Proposed Ordinance No. 2025-0-18).
- E. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan, Amendment No. 24.
- F. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.
- G. Development Services Staff Update.
- H. 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, Alyssa Deaton, Assistant 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 05/23/2025 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 5/12/2025

Regular Session

Call to Order

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

Those in attendance were:

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

Absent: Christy Kennard

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Matt De La Rosa, Assistant City Engineer
James McClain, Administrative Captain
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation on proposed amendments.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK

CONSTRUCTION, LOT SIZE, LOT SETBACK, AND EXCEPTIONS FOR CERTAIN MANVEL RESIDENTS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

Ryan Miller opened the Public Hearing at 6:07 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Ryan Miller closed the Public Hearing at 6:08 p.m.

Consent PDZ

- A. Approve Final Plat for Meridiana Section 13B;
BEING A SUBDIVISION OF 12.97 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.65 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 17 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the Final Plat of Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 6, 7, 8, 15 AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)
- D. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), ALLOWING MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE FOR AVELLINO, A RESIDENTIAL SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2. PAGE. 81-82, BRAZORIA COUNTY PLAT RECORDS.

Jose Abraham provided the overview. Staff recommends approval of this variance request to Chapter 62, Section 108 (b)(4), with the following condition as specified in the development agreement:

1. The subdivision variance is limited to measurement of lot width only and has no impact on the lot area requirement.

Michael Turzillo, with EHRA, was available to answer questions.

PDZ Member Delores Martin made the motion to approve with the condition. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

- B. Consideration and possible action to approve a 30-day extension for the Oakwood Trails Master Plan.

Staff recommends approval of the requested extension so that it can be acted upon before May 27, 2025.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

- C. 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 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT

BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, AND LOT SIZE; AND AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

Staff and PD&Z members debate the septic/utilities portion of the amendments. Mary Ann Atkinson feels it would be unfair to require a citizen to apply for a variance to not tie in to city services and be allowed a well and septic system if there are no city services available to tie in.

PDZ Member William Richardson made the motion to approve with the exception to exclude the variance requirement for residential lots to allow well and septic if no city utilities are available. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

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

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:38 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 04/28/2025 (05/27/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 32C
Being a subdivision of 9.163 acres out of the Oliver Hall Survey, Abstract 203, and the
H.T. & B.R.R. Co. Survey, Section 61, Abstract 282; also being a partial replat of lot 1, block 1
of Meridiana Section 32B as recorded under Brazoria County Plat Records Document No. 2023013762,
in the City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

04/28/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 32C - Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	May 27, 2025
Submitted By:	Jesica Portie, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential 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 on the north side of Showcase Lane and east side of Meridiana Pkwy.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.*
- *The proposed section includes townhome lots with a minimum lot width of 25 feet and a 20-foot front setback for front-loaded units, or a 10-foot setback for rear-loaded units.*
- *The proposed plat subdivides 9.163 acre tract into 40 residential lots, 3 blocks, and 9 reserves for drainage, landscaping, open space, parking, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in October 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 32C Final Plat with four (4) conditions. The condition includes:

1. Please verify the information for C5 in the curve table. The information appears to be different than what was recorded in Section 32A. Please see mark ups for reference (Section 62-41(b)(10)).
2. Provide a letter of no objection from applicable entity pertaining to the North Canal. (Section 62-41(b)(18)).
3. Please show the floodplain limits on the plat. Please update Note 2 of the General Notes if the property is located within the floodplain (Section 62-41(b)(18)).
4. Please verify the acreage listed in Note 19 of the General Notes for accuracy. It does not match the acreage shown in the Reserve Table. Ensure all references to acreage are consistent throughout the plat (Section 62-41(b)(13)).

STATE OF TEXAS
COUNTY OF BRAZORIA

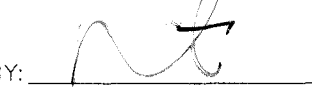
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 32C, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 32C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

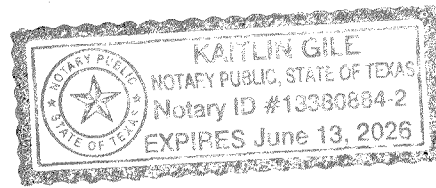
IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereto authorized this 13th day of May, 2025.

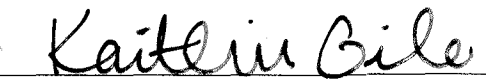
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent
BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

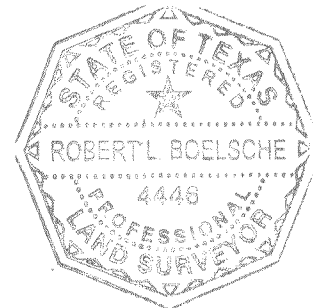
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

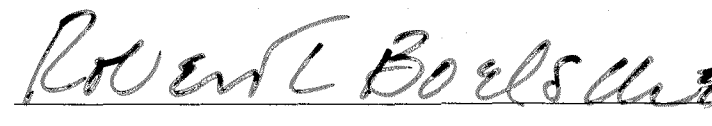
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of May, 2025.




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

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




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

This is to certify that the Planning, Development, and Zoning Commission of the City of Marvel, Texas, has approved this plat of MERIDIANA SECTION 32C in conformance with laws of the State of Texas and the Ordinances of the City of Marvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2025.

Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 32C
BEING 9.163 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203 AND
THE H. T. AND B. R.R. CO. SURVEY
SECTION 61, ABSTRACT 282
BRAZORIA COUNTY, TEXAS

A 9.163 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, AND THE H. T. AND B. R.R. CO. SURVEY SECTION 61, ABSTRACT 282 BRAZORIA COUNTY, TEXAS, BEING COMPRISED OF A PORTION OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, A PORTION OUT OF THE 56.69 ACRES CONVEYED TO GR-M1 UNDER B.C.C.F. NO. 2008047179 AND A PORTION OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER (B.C.P.R.) NO. 2023013762, SAID 9.163 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" set at the common northwest corner of said Oliver Hall Survey and said H.T. & B. R.R. Co. Survey, Section 61 some being the northwest corner of the called 884.331 acre tract of land;

THENCE, South 29°59'58" East, along the common westerly line of said 884.331-acre tract and said Oliver Hall Survey for a distance of 2,839.95 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 535.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly line of Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension (B.C.M.U.D. NO. 86 WP) a subdivision as per plat recorded under B.C.P.R. NO. 2023012627 marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, South 56°30'50" East, for a distance of 143.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, North 33°29'10" East, for a distance of 11.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 525.00 feet, an arc length of 11.72 feet, an angle of 01°16'43", and a chord bearing North 34°07'31" East, for a distance of 11.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, South 55°14'07" East, for a distance of 173.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, North 39°40'44" East, for a distance of 54.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, North 67°20'36" East, for a distance of 81.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, South 84°48'48" East, for a distance of 95.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, South 04°23'29" West, for a distance of 165.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve;
- 9) THENCE, in a easterly direction along the arc of a non-tangent curve to the right having a radius of 475.00 feet, an arc length of 36.42 feet, an angle of 04°23'35", and a chord bearing South 83°24'44" East, for a distance of 36.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, South 08°45'31" West, for a distance of 145.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, South 02°38'50" East, for a distance of 96.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 12) THENCE, South 51°55'38" West, for a distance of 28.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 13) THENCE, North 74°59'58" West, for a distance of 14.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 14) THENCE, South 60°00'02" West, for a distance of 185.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way of Showcase Lane (80 feet wide) as per plat recorded under B.C.P.R. NO. 2022000903;

THENCE, with the easterly right of way of Showcase Lane the following four (4) courses and distances:

- 15) North 29°59'58" West, for a distance of 45.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
- 16) in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'02", and a chord bearing North 15°00'02" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 17) North 29°59'58" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 18) South 60°00'02" West, for a distance of 66.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the north right-of-way of said Showcase Lane for the southeasterly corner of Restricted Reserve "C", Block 2 of Meridiana Section 32A as per plat recorded under B.C.P.R. NO. 2023012528;
- 19) THENCE, North 29°59'58" West, with the easterly line of said Restricted Reserve "C" for a distance of 34.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 20) THENCE, South 54°15'41" West, with the northerly line of said Restricted Reserve "C" for a distance of 54.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve in the easterly right-of-way of Prosperity Trails of said Meridiana Section 32B;

THENCE, with the easterly right-of-way of said Prosperity Trails the following four (4) courses and distances:

- 21) in a northwesterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 3.89 feet, an angle of 08°54'27", and a chord bearing North 40°08'43" West, for a distance of 3.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 22) North 35°41'30" West, for a distance of 35.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
- 23) in a northwesterly direction along the arc of a curve to the right having a radius of 475.00 feet, an arc length of 32.94 feet, an angle of 03°58'24", and a chord bearing North 33°42'18" West, for a distance of 32.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 24) THENCE, South 58°16'54" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 25) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 525.00 feet, an arc length of 4.00 feet, an angle of 00°26'12", and a chord bearing North 31°30'00" West, for a distance of 4.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 26) THENCE, South 60°00'02" West, for a distance of 122.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 27) THENCE, South 29°59'58" East, for a distance of 166.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 28) THENCE, South 60°00'02" West, with the northerly line of said Reserve A of Meridiana Section 31A for a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly line of Restricted Reserve D, Block 1, of Meridiana Section 47 as per plat recorded under B.C.P.R. NO. 2020054856, marking the southwesterly corner of the herein described tract;
- 29) THENCE, North 29°59'58" West, with the easterly line of said Reserve D for a distance of 343.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly line of Restricted Reserve "B" of said Meridiana Section 47;
- 30) THENCE, North 33°20'49" East, with the easterly line of said Restricted Reserve "B" and Meridiana Detention Pond M-2 as per plat recorded under B.C.P.R. NO. 2023003394 for a distance of 539.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 31) THENCE, North 33°25'58" East, continuing with the easterly line of said Meridiana Detention Pond M-2 and the aforementioned B.C.M.U.D. NO. 56 WP for a distance of 149.59 feet to the POINT OF BEGINNING, and containing 9.163 acres of land.

BENCHMARK:

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

**FINAL PLAT
MERIDIANA SECTION 32C**

BEING A SUBDIVISION OF 9.163 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE
H. T. AND B. R.R. CO. SURVEY SECTION 61, ABSTRACT 282;
ALSO BEING A PORTAL REPLAT OF LOT 1, BLOCK 1 OF
MERIDIANA SECTION 32B AS RECORDED UNDER
BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762,
IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE A SINGLE-FAMILY RESIDENTIAL LOT BY COMBINING THE
REMAINDER OF THE PREVIOUSLY PLATTED SINGLE-FAMILY RESIDENTIAL
LOT BEING LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B, TO REMOVE A
UTILITY EASEMENT, AND TO REPLAT A PORTION OF THE RIGHT-OF-WAY
OF PROSPERITY TRAIL

40 LOTS 3 BLOCKS 9 RESERVES (2.236 ACRES)

OWNER

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

MAY 16, 2025

PLANNER/ENGINEER/SURVEYOR



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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, the property lies within Unshaded Zone "X".

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

3. AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. No. indicates Brazoria County Plat Records Number.
B.L. indicates Building Line.
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
FND. indicates Found
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius
RES. indicates Reserve
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
STM.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
indicates change in street name

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
8. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
9. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
10. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.
11. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
12. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to 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. 62-1160.
13. There are no visible or apparent pipelines within the boundaries of this subdivision.
14. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
15. The boundary for this plat has a closure in excess of 1:15,000.
16. The drainage on adjacent property will not be impacted by this development.
17. Development regulations and City permits are required on all property.
18. Percentage of lots 70' wide or greater: 0%
19. 6.97 acres of this subdivision are designated as "Townhome" and the remaining 2.193 acres are designated as "Parks, Detention and Open Space", as defined by the Meridiana PUD ordinance.
20. The following lots are permitted to have two-story structures: Lot 2-Block 3 and Lot 4-Block 3. All other lots within this section are hereby limited to one-story structures.
21. Percentage of lots 60' wide or less: 97.5%
22. The 10' U.E. created along the northern boundary of Block 1, Lot 1 of Meridiana Section 32B as recorded under B.C.P.R. No. 2023013762 is to be abandoned by this plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°29'10" E	11.26
L2	N 39°40'44" E	54.71
L3	N 87°20'36" E	81.78
L4	S 84°48'48" E	95.88
L5	S 02°38'00" E	86.50
L6	S 51°55'38" W	28.57
L7	N 74°59'58" W	14.14
L8	N 29°59'58" W	45.16
L9	N 29°59'58" W	50.00
L10	S 60°00'02" W	66.38
L11	N 29°59'58" W	34.18
L12	N 35°41'40" W	35.39
L13	S 58°16'54" W	50.00
L14	N 29°59'58" W	18.56
L15	S 89°50'53" W	26.27
L16	S 03°00'11" E	80.03
L17	S 60°00'02" W	48.03
L18	N 29°59'58" W	18.56
L19	N 29°59'58" W	18.56
L20	S 88°50'53" W	10.46
L21	N 03°00'11" E	50.03
L22	S 60°00'02" W	48.03
L23	S 89°50'53" W	26.27
L24	S 03°00'11" E	41.49
L25	S 60°00'02" W	39.49
L26	S 74°21'58" E	20.55
L27	N 29°59'58" W	20.50
L28	N 29°59'58" W	20.50
L29	S 01°57'01" W	20.56
L30	S 01°57'01" W	20.56
L31	S 47°32'26" E	12.47
L32	N 61°30'05" W	14.81

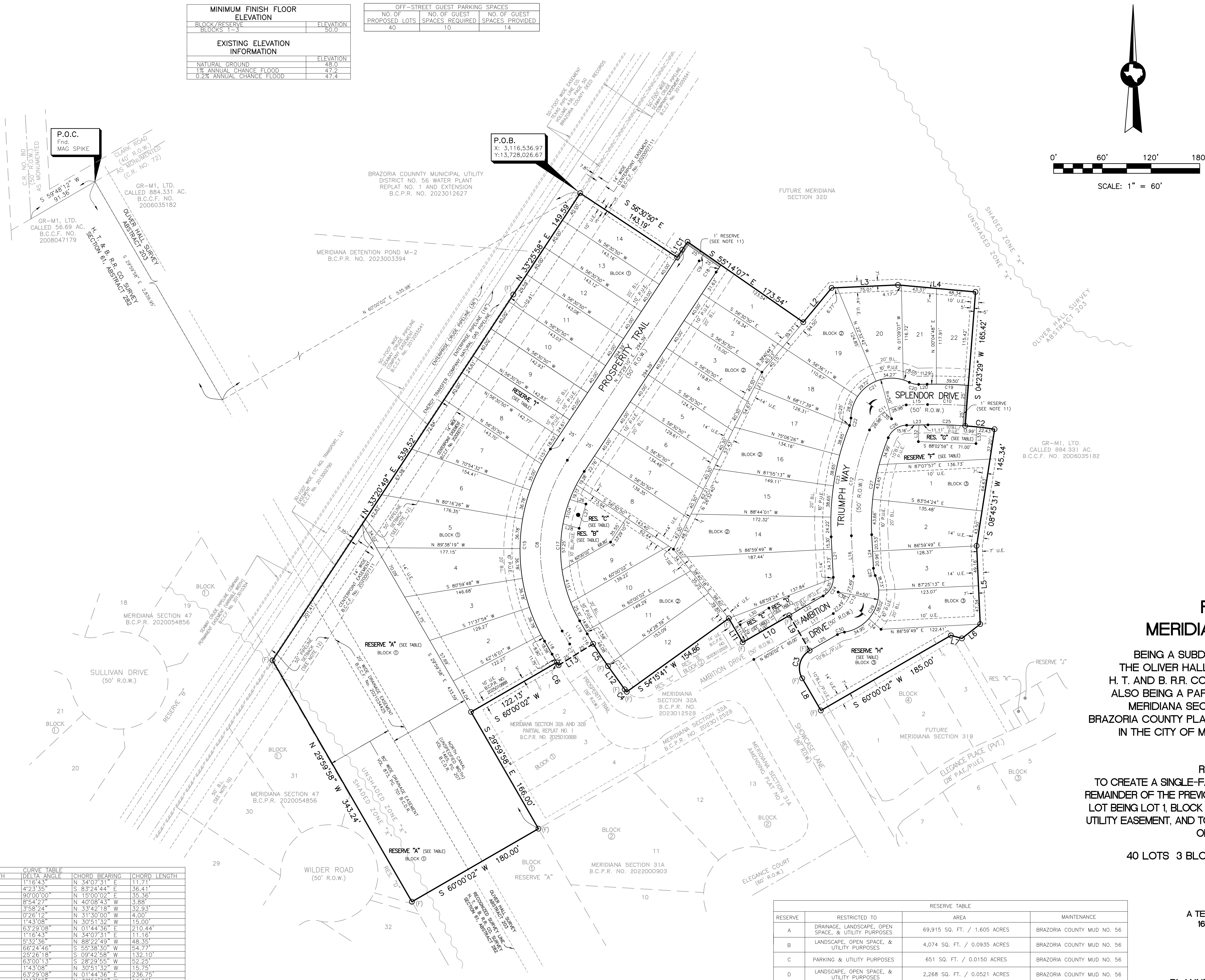
CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	525.00	221.61
C2	475.00	36.42
C3	25.00	39.27
C4	25.00	3.89
C5	475.00	33.94
C6	525.00	4.00
C7	500.00	15.00
C8	200.00	221.61
C9	500.00	11.16
C10	500.00	48.37
C11	50.00	57.96
C12	500.00	133.19
C13	50.00	54.98
C14	525.00	15.75
C15	125.00	249.31
C16	475.00	14.25
C17	175.00	193.91
C18	475.00	10.60
C19	525.00	50.79
C20	25.00	11.83
C21	50.00	100.24
C22	25.00	9.02
C23	325.00	140.40
C24	25.00	27.49
C25	475.00	45.96
C26	25.00	65.98
C27	275.00	122.09
C28	25.00	9.18
C29	50.00	91.70
C30	25.00	9.18

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-3	50.0

EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	48.0
0.2% ANNUAL CHANCE FLOOD	47.2

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
40	10	14

BENCHMARK:
NCS 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 FLOUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



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

FINAL PLAT MERIDIANA SECTION 32C

BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H. T. AND B. R.R. CO. SURVEY SECTION 61, ABSTRACT 282; ALSO BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE A SINGLE-FAMILY RESIDENTIAL LOT BY COMBINING THE REMAINDER OF THE PREVIOUSLY PLATTED SINGLE-FAMILY RESIDENTIAL LOT BEING LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B, TO REMOVE A UTILITY EASEMENT, AND TO REPLAT A PORTION OF THE RIGHT-OF-WAY OF PROSPERITY TRAIL.

40 LOTS 3 BLOCKS 9 RESERVES (2.236 ACRES)

OWNER

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

MAY 16, 2025

PLANNER/ENGINEER/SURVEYOR

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	69,915 SQ. FT. / 1.605 ACRES	BRAZORIA COUNTY MUD NO. 56
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,074 SQ. FT. / 0.0935 ACRES	BRAZORIA COUNTY MUD NO. 56
C	PARKING & UTILITY PURPOSES	651 SQ. FT. / 0.0150 ACRES	BRAZORIA COUNTY MUD NO. 56
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,268 SQ. FT. / 0.0521 ACRES	BRAZORIA COUNTY MUD NO. 56
E	PARKING & UTILITY PURPOSES	840 SQ. FT. / 0.0193 ACRES	BRAZORIA COUNTY MUD NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,256 SQ. FT. / 0.0977 ACRES	BRAZORIA COUNTY MUD NO. 56
G	PARKING & UTILITY PURPOSES	1,517 SQ. FT. / 0.0348 ACRES	BRAZORIA COUNTY MUD NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,383 SQ. FT. / 0.2384 ACRES	BRAZORIA COUNTY MUD NO. 56
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,515 SQ. FT. / 0.0807 ACRES	BRAZORIA COUNTY MUD NO. 56
TOTAL		97,419 SQ. FT. / 2.236 ACRES	

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

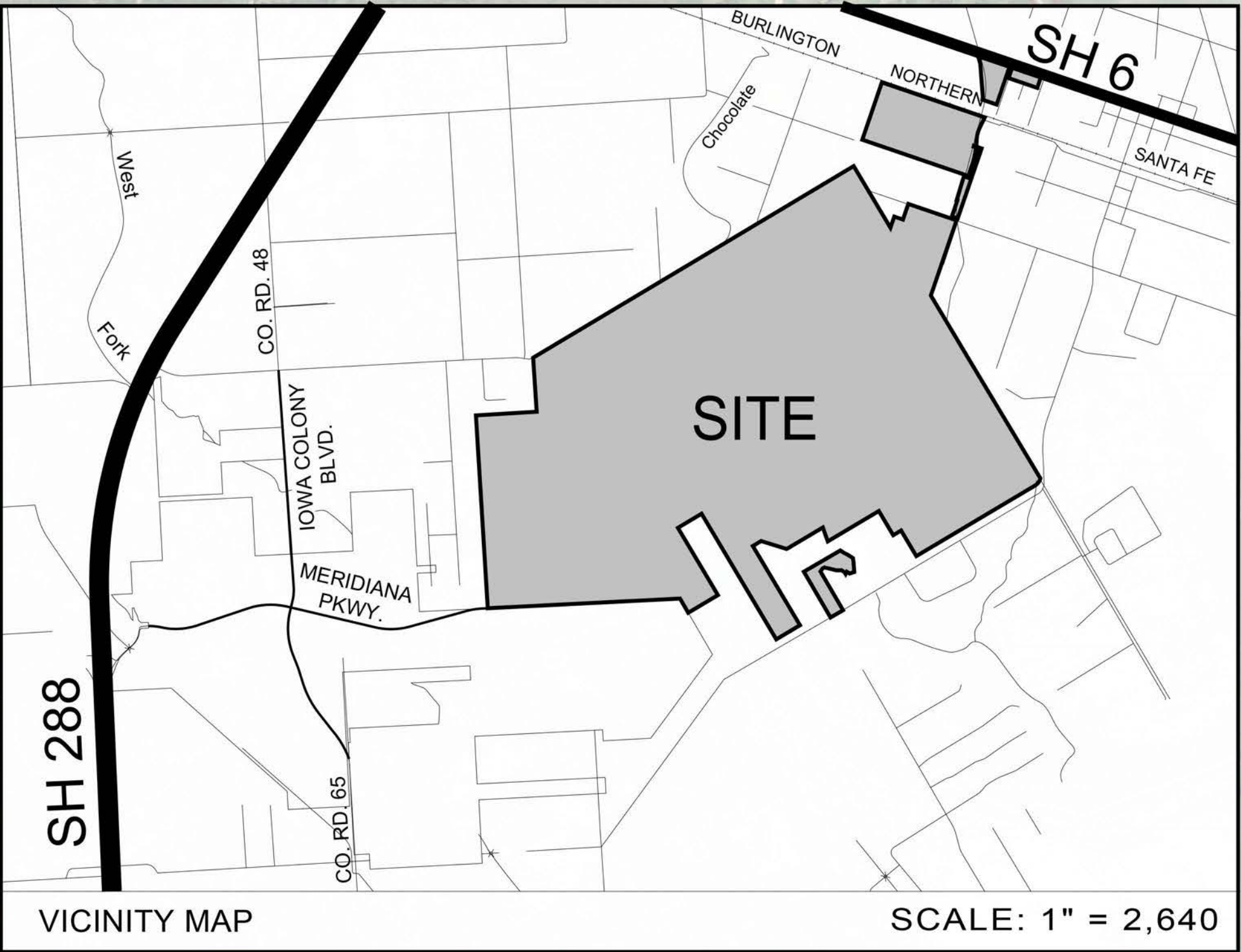
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: May 27, 2025

TOPIC: Subdivision variance request for an approximate 175.2-acre tract of land proposing as Oakwood Trails Development located along the southern side of Rodeo Palms Parkway, east side of County Road 48, abutting Avellino Subdivision to the east and north, seeking to vary the following requirements of Chapter 62:

- Section 108 (b)(4), *Lot dimensions shall be not less than 60 feet in width at the right-of-way line and of a depth so as to provide an area of not less than 6,300 square feet.*
- Section 104 (5), *Multiple access points.*
 - a. *Two point of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots.*
 - b. *Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.*
 - c. *Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.*
 - d. *Points of access and existing conditions. The council may require additional points of access from a collector street due to existing conditions (e.g., pipelines, floodplain, body of water, etc.) in addition to requirements set forth in this section to protect the health, safety, and welfare of the city and its extraterritorial jurisdiction. This access point shall not be located over the potential hazard.*
 - e. *Boulevard entries. A boulevard entry may only be considered as two points of access when a fourth point of access is triggered under subsection c. Four points of access, above;*

BACKGROUND: The applicant Ashley Waggoner of EHRA Engineering, representing the property owner, KL LB BUY 5 LLC, has submitted a proposed Master Plan of Oakwood Trails, which also will serve as a Preliminary Plat. The proposed Master Plan is included as a separate agenda item. Please note that approval of proposed variances is required for the approval of the proposed Master Plan.

The subject site for proposed Oakwood trails is located within the City of Manvel's Extraterritorial Jurisdiction (ETJ) and will be part of Brazoria County Municipal Utility District (BCMUD) No. 47. Oakwood Trails will subdivide an approximate 175.2-acre tract into 413 residential lots (occupying approximately 105.6 acres), with the remainder of the land allocated as follows: 53.4 acres for detention, 8.1 acres for major thoroughfare and collector right-of-way dedication, 4.1 acres for parkland, 0.4 acres for pipeline easement, and 4.6 acres for landscape buffers and open space. The development will be served by the Brazoria County MUD No. 29 wastewater treatment plant through a joint wastewater facilities agreement with MUD No. 47. Water service will be provided by the City of Manvel based on an Interlocal and Utility Capacity Agreement between the City and BCMUD 47. To meet parkland dedication requirements under Section 47-6 of the City's Code of Ordinances (at a rate of 1 acre per 100 homes), 4.1 acres will be dedicated (Proposed Master Plan Attached).

As part of the Master Plan review process, per the City's Subdivision Ordinance, Chapter 62, Section 108 (b)(4), *Lot dimensions shall be not less than 60 feet in width at the right-of-way (ROW) line.* To seek relief from this requirement, the applicant has submitted a Subdivision

Variance request to allow lot width for Oakwood Trails to be measured at the front setback line instead of the ROW line.

The applicant has also requested a variance to multiple access points required for the overall development. Oakwood Trails is proposed to be developed in 3 phases with a total of 413 lots. This would require a total of 4 access points. Section 1 and 2 (Phase 1) will include a total of 124 lots which require 3 access points. Phase one would include an access point from CR 48 and one access point from Rodeo Parkway. However, based on the proposed master plan, the third point of access is possible only when Section 3 is developed where it connects to abutting Avellino development. Please note that the boulevard entry on Rodeo Palms Parkway will be counted as 2 access points for the overall development. With the completion of Kirby Drive, the development will have an additional access point from Kirby Drive which connects to Hwy 6. (Please see exhibit attached)

STAFF FINDINGS: Under Section 62-5, *Variance*, staff reviewed the request and found the following:

- Special Circumstances: Regarding the access points, there are special circumstances affecting the subject site based on its location. The subject site is located within the ETJ and in an area with minimal existing thoroughfares to connect to. The abutting Avellino Development is also in the early stages of development. The variance related to the measurement of lot width is a requirement specific to the ETJ. Granting the variance will make it consistent with the measurement of lots within city limits.
- Strict Enforcement: While strict enforcement of the minimum lot size requirement would not deprive the applicant of property rights, it would restrict practical lot layouts, especially on curves and cul-de-sacs, limiting buildable area and impairing the ability to construct homes of comparable size and orientation to those on standard lots. Please note that it also would make conflict with the City's Zoning Ordinance that considers lots width at the front setback line. Regarding access points, granting the variance will allow reasonable phasing and layout for the overall development. Additionally, construction of Kirby Drive south of the subject site is beyond the control of the developer.
- Impact on Public Welfare: Granting the requested variances will not be materially detrimental to public welfare or injurious to other properties in the area. It will not impair an adequate supply of light or air to adjacent property, will not substantially increase the congestion, fire danger, endanger the public health, safety and well-being of the neighborhood.

RECOMMENDATION: Staff recommends approval of this variance request to *Chapter 62, Section 108 (b)(4)* and *Section 104 (5)* based on the following conditions:

1. The subdivision variance will expire upon a change of residential use; and
2. Access points and connections depicted on the approved Oakwood Trails Master Plan shall not be changed or removed.

ATTACHMENTS: Letter of Requests, Master Plan, Vicinity Aerial Map, Zoning Map, and Development Agreement.

FUNDING ISSUES

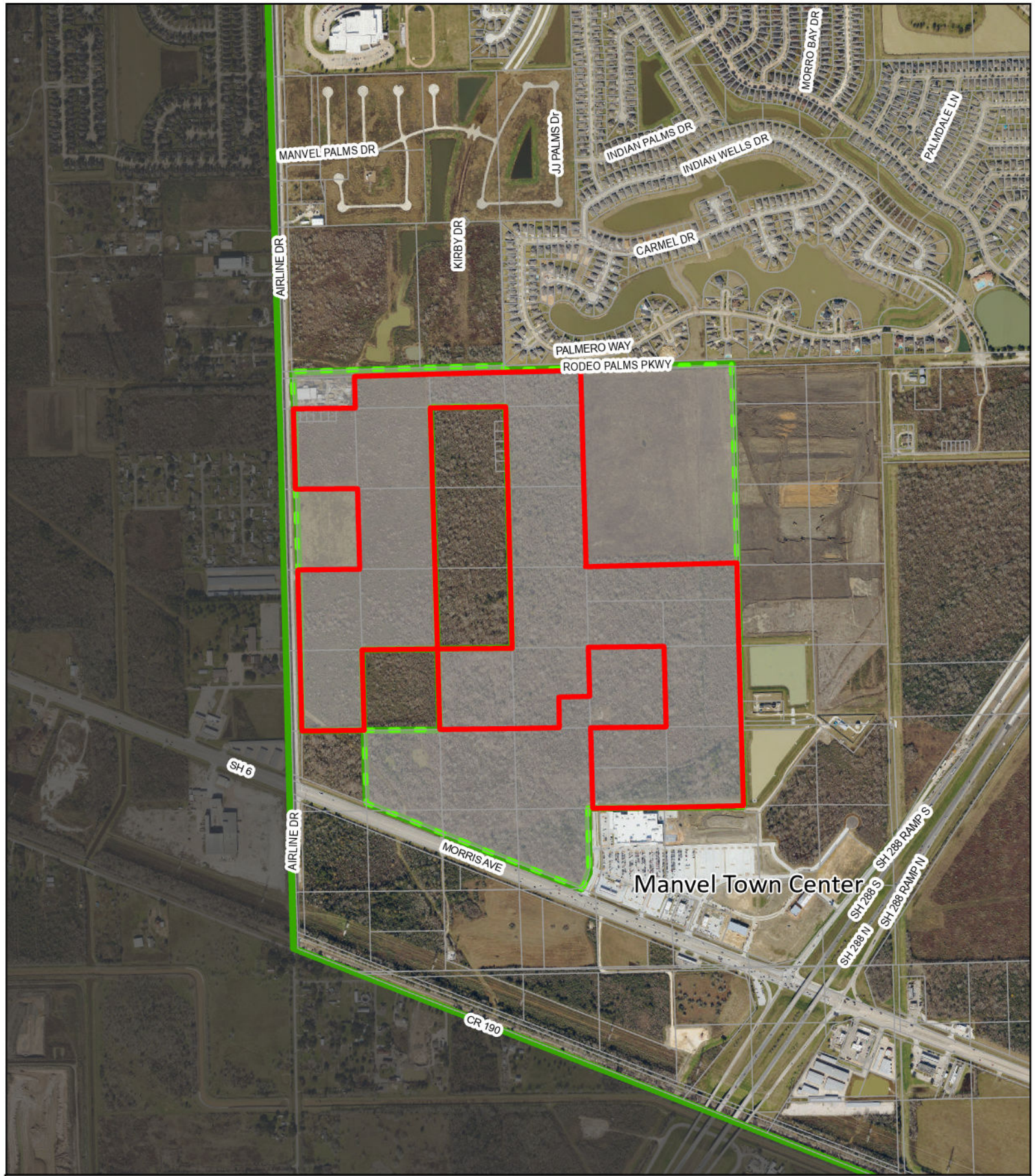
- ☒ **Not applicable**
☐ **Not budgeted**
☐ **Full amount already budgeted**
☐ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh, Senior Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





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.

Oakwood Trails



Oakwood Trails



Parcels



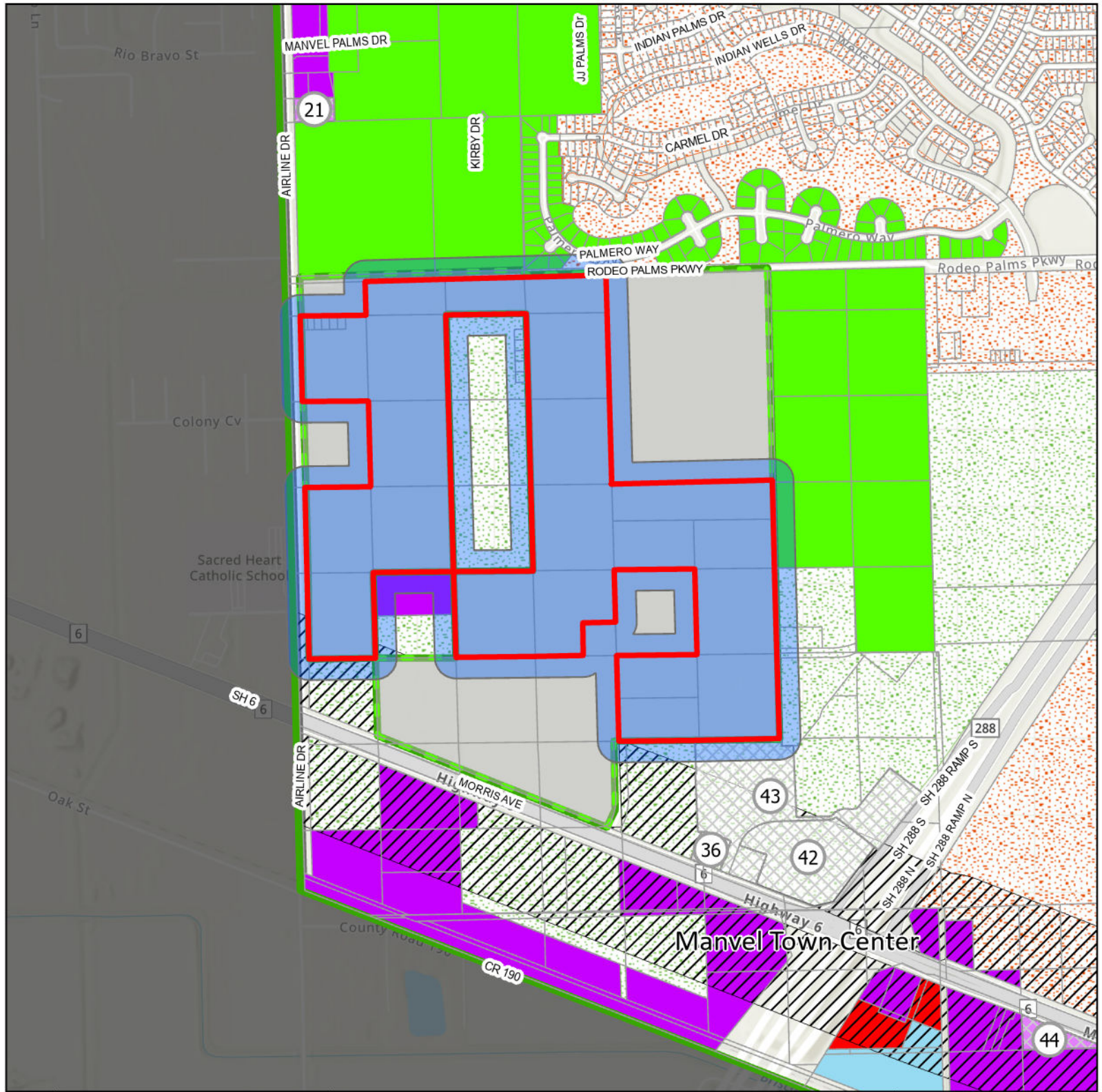
City of Manvel ETJ



City of Manvel City Limits



Date: May 2025
Reference: 2025038
Data Source: City of Manvel,
Brazoria County Open Data



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
21	5725 COUNTY ROAD 48	NAICS USE 811111 GENERAL AUTOMOTIVE REPAIR AND USE 811121 AUTOMOTIVE BODY PAINT AND INTERIOR REPAIR AND MAINTENANCE	2018-O-27	8/6/2018	LC
36	17205 Highway 6/ Morris Ave	NACIS USE OFFICE OF DENTISTS	2023-O-15	3/20/2023	PUD/SH6-SUP
42	21708 Highway 288	NAICS USE 621493 "Ambulatory Health Care Services"	2024-O-17	5/6/2024	PUD/SH6-SUP
43	17221 State Highway 6, Suite 103	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP
44	17518 Morris Avenue	NAICS use 621493 "Ambulatory health Care Services"	2024-O-26	10/21/2024	LC/SH6-SUP



MANVEL CITY ON THE RISE

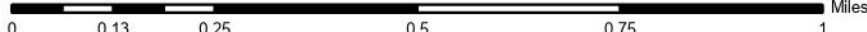
Oakwood Trails

-  Oakwood Trails
-  Parcels
-  City of Manvel ETJ
-  City of Manvel City Limits
-  200 ft. Buffer
-  Specific Use Permits
-  State Highway 6 Overlay District
-  Heavy Commercial District
-  Light Commercial District
-  Multi-Family District
-  Planned Unit Development
-  Single-Family Residential District
-  Open - Planned Unit Development



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Date: May 2025
Reference: 2025038
Data Source: City of Manvel,
Brazoria County Open Data



0 0.13 0.25 0.5 0.75 1 Miles

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Ashley Waggoner
Phone: 713-429-0726 e-mail: awaggoner@ehra.team
Owner: KL LB BUY 5 LLC
Owner Address: 850 New Burton Road, Suite 201 City Dover State DE Zip 19904
Phone: 713-429-0726 e-mail: awaggoner@ehra.team

Property Information

Site Address: East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6

Legal description (from deed): A subdivision of 175.2 acres out of the H.T.&B.R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: _____

Description of Subdivision Variance Request

Lot Width Measurement Variance

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Please refer to variance request letter for explanation to questions below.

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

Ashley Waggoner
Applicant Signature

4/21/25

Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

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

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	X
Two (2) Copies of Proposed Plat	
Letter of Authorization (if applicable)	
PDF format on disc containing all application documents rotated and formatted	
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

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

Ashley Waggoner

Applicant Signature

4/21/25

Date



April 21, 2025

Mr. Jose Abraham, AICP.
Director of Development Services, City of Manvel
20031 Highway 6
Manvel, Texas 77578

Re: **Oakwood Trails Variance Request** – Lot Width Measurement

Mr. Abraham,

On behalf of KL LB BUY 5, LLC (the land bank for Beazer Homes who will be the developer of Oakwood Trails), I respectfully submit a variance request for Lot Width Measurement for review and consideration by the City of Manvel concurrent with the review of Oakwood Trails Master Plan submittal.

Introduction

Oakwood Trails is a proposed master planned community consisting of approximately 175 acres located south of future Rodeo Palms Parkway and east of County Road 48, entirely in the City of Manvel ETJ, Brazoria County.

The proposed plan will yield approximately 413 new homes and the construction of approximately 4.9 miles of local street.

The developer desires to construct quality residential development that features single-family residences, detention facilities, parks and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

This variance will apply to any and all plats within the boundary of this project.

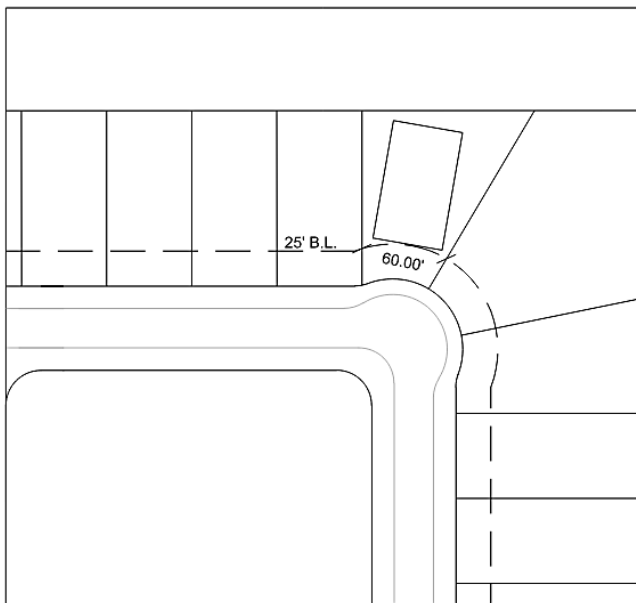
Variance Request

Sec. 62-108.b.4. Lot dimensions shall not be less than 60 feet in width at the right-of-way line.

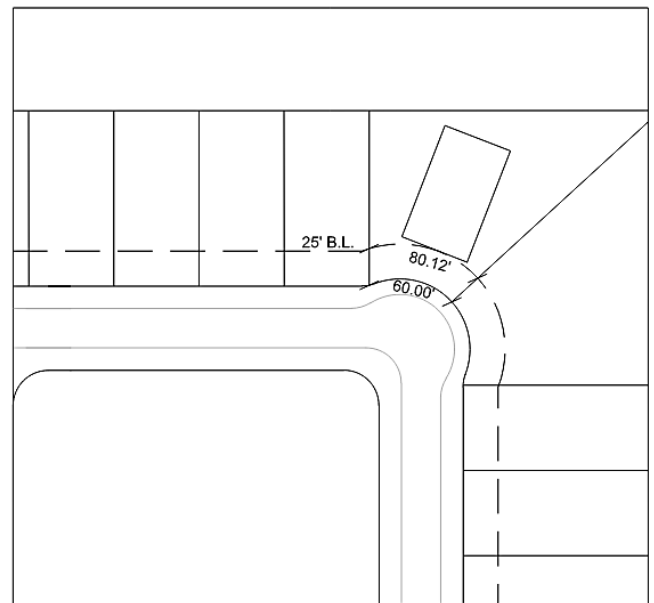
Since this development is situated in the City of Manvel's ETJ and is therefore subject to the regulations stated in the subdivision ordinance rather than the zoning ordinance, the lot width is measured at the right-of-way line instead of the front building setback line. The City's zoning ordinance measures lot width at the front building setback line. We are simply requesting that the lot width in Oakwood Trails be measured at the front building setback line instead of the right-of-way line to be consistent with the way lots are measured everywhere else in the City of Manvel.

Furthermore, this approach would allow for a more equitable split of lot area which is consistent with the intent of the zoning regulations. Lots at 90 degree bends in roads and on cul-de-sacs necessarily fan out wider if measured at the right-of-way line versus the front building setback line, as shown in the exhibit below.

The public is not harmed by this variance request as it simply aligns the regulations for this development with the City of Manvel's zoning ordinance.



With Variance



Without Variance

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

Ashley Waggoner

Ashley Waggoner, AICP
Planner II

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Ashley Waggoner

Phone: 713-429-0726 e-mail: awaggoner@ehra.team

Owner: KL LB BUY 5 LLC

Owner Address: 850 New Burton Road, Suite 201 City Dover State DE Zip 19904

Phone: 713-429-0726 e-mail: awaggoner@ehra.team

Property Information

Site Address: East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6

Legal description (from deed): A subdivision of 175.2 acres out of the H.T.&B.R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: _____

Description of Subdivision Variance Request

Points of Access Variance - The proposed variance would allow two points of access to temporarily
serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Please refer to variance request letter for explanation to questions below.

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

Ashley Waggoner
Applicant Signature

5/16/25

Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

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

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	X
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	X
Two (2) Copies of Proposed Plat	
Letter of Authorization (if applicable)	X
PDF format on disc containing all application documents rotated and formatted	
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

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

Ashley Waggoner

Applicant Signature

5/16/25

Date



DEVELOPMENT SERVICES

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

LETTER OF AUTHORIZATION

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

KL LB BUY 5 LLC

Owner Name

6900 E Camelback Rd., Suite 800

Owner Address

Scottsdale, AZ

85251

Owner City, State

Zip

April 14, 2025

Date

Development Services Department

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Development Services,

I, Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, certify that I am the owner of the project property located at East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Ashley Waggoner with the company EHRA Engineering (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 480-531-1822 if you have any questions.

Sincerely,

Ed Hadley, Authorized Signatory of
Owner Name KL LB BUY 5 LLC

Owner Signature



TBPE No. F-726
TBPLS No. 10092300

May 16, 2025

Mr. Jose Abraham, AICP.
Director of Development Services, City of Manvel
20031 Highway 6
Manvel, Texas 77578

Re: **Oakwood Trails Variance Request** – Points of Access for Subdivision

Mr. Abraham,

On behalf of KL LB BUY 5, LLC (the land bank for Beazer Homes who will be the developer of Oakwood Trails), I respectfully submit a variance request for Points of Access for Subdivision for review and consideration by the City of Manvel concurrent with the review of Oakwood Trails Master Plan submittal.

Introduction

Oakwood Trails is a proposed master planned community consisting of approximately 175 acres located south of future Rodeo Palms Parkway and east of County Road 48, entirely in the City of Manvel ETJ, Brazoria County.

The proposed plan will yield approximately 413 new homes and the construction of approximately 4.9 miles of local street.

The developer desires to construct quality residential development that features single-family residences, detention facilities, parks and open space. The housing types, prices, and the lot selection will also meet market needs, thereby creating a robust community.

This variance will apply to any and all plats within the boundary of this project.

Variance Request

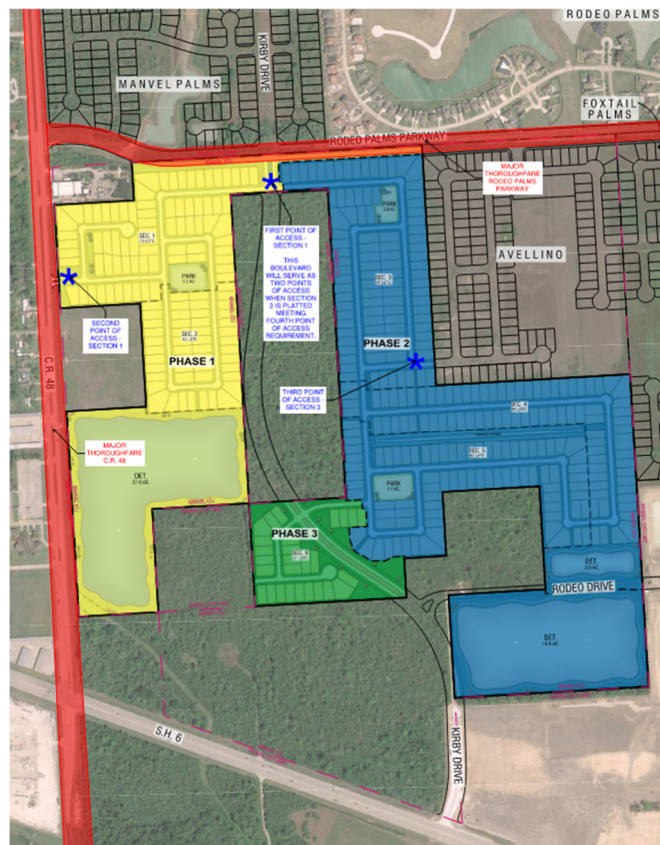
Sec. 62-104. – Streets (5)(a) Two points of access. There shall be a minimum of two points of access from a collector street in a subdivision or subdivision phase up to a maximum of 75 platted lots.

We respectfully request a variance from the City of Manvel's current subdivision access requirements, which limit two points of access to subdivisions or subdivision phases containing a maximum of 75 platted lots. The proposed variance would allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted.

Section 3 will provide a third point of access through the Avellino subdivision, connecting to Rodeo Palms Parkway, a major thoroughfare, which will serve 221 platted lots. This number of lots will trigger the requirement for four points of access to serve the subdivision. The boulevard at the entrance of the subdivision where Kirby Drive meets Rodeo Palms Parkway will then serve as two points of access.

In summary, once Section 3 is platted, one point of access will be from the major thoroughfare County Road 48, one point of access will be provided through the Avellino subdivision, connecting to the major thoroughfare Rodeo Palms Parkway, and two points of access will be from the boulevard at the entrance of the subdivision where Kirby Drive meets Rodeo Palms Parkway, meeting the requirement of four points of access to serve a subdivision of 176 platted lots or greater.

Furthermore, a fifth point of access is planned through the extensions of Kirby Drive as part of Phase 3. However, due to the absence of current plans to complete Kirby Drive, there is no timeline for the construction of this connection. The ultimate five points of access will create a strong network of connectivity by providing travel ways in all four directions to the three major corridors: Rodeo Palms Parkway, County Road 48, and SH 6 via future Kirby Drive. Lastly, this request aligns with the 2024 International Fire Code (IFC). Granting this variance will maintain public safety standards while allowing reasonable flexibility in the application of the access point threshold.



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Ashley Waggoner". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Ashley Waggoner, AICP
Planner II

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2025, is by and between the City of Manvel, Texas, (“City”) and KL LB BUY 5, LLC, property owner of certain hereinafter described property located within the City of Manvel Extra-Territorial Jurisdiction (ETJ), (together known as “Developer”), all collectively referred to as the “Parties. This Agreement is in regard to the platting and subdivision of an approximately 175.2-acre tract of land to create a residential master planned development – Oakwood Trails, with 413 lots located east of County Road 48, south of Rodeo Palms Parkway, and north of State Highway, situated in the H.T. & B.R.R. Co. Survey, Section 71, Abstract 291, within the extraterritorial jurisdiction (ETJ) of the City of Manvel, Brazoria County, Texas.

WHEREAS, The Developer/Owner is requesting that lot width in the Oakwood Trails development be measured at the front building setback line, rather than at the right-of-way line, to ensure consistency with how lots are measured throughout the City of Manvel; and

WHEREAS, The Developer/Owner is requesting a variance to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots, until Section 3 of the subdivision is platted. This request is a variance from the requirement of the City’s zoning ordinance, which requires a minimum of three points of access from a collector street for subdivision phases containing between 76 and 175 platted lots.

WHEREAS, the 413 lots subject to this request are located within the City of Manvel’s Extra-Territorial Jurisdiction (ETJ) and are more fully described and depicted in Exhibit “A,” attached hereto and incorporated herein for all purposes;

WHEREAS, The subdividing of land will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-108(a)(4) of the city code requires lot dimensions shall be a minimum of 120 feet in width at the right-of-way line and of a depth so as to provide an area of not less than one acre or 43,560 square feet; and

WHEREAS, Section 62-104(5)(b) of the city code requires that there shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variances to the minimum lot area requirement and minimum number of access point requirement, said application is attached as Exhibit “B”;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, said variance is granted by the City Council, if the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 175.2-acre tract of land located east of County Road 48, south of Rodeo Palms Parkway, and north of State Highway, being a part of the H.T. & B.R.R. Co. Survey, Section 71, Abstract 291, Brazoria County, Texas. The Property is more fully described and depicted in the Metes and Bound attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to subdivision of land to create a 413 lot single-family subdivision on the Property, owned by Developer.

1.03 Improving land to create a 413 single-family home subdivision on the property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-108(a)(4) of the City Code, each lot must have a minimum width of 120 feet at the right-of-way line and a depth sufficient to provide a total area of no less than one acre (43,560 square feet). Additionally, Section 62-104(5)(b) of the City Code requires that, there shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of 62-108(a)(4) and 62-104(5)(b) of the City's subdivision ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

- (i) The subdivision variance will expire upon a change of residential use; or
- (ii) Access points and connections depicted on Exhibit A shall not changed or removed.

2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

- (i) Developer agrees to begin construction of single-family structures, and diligently pursue to completion, within two-years of City Council approval; and
- (ii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing single-family residential subdivision and associated infrastructure. Failure of the Developer to begin to construction, and diligently pursue completion, within two-years of City

Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.
- 4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN:City Manager

If to Developer: KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 20__.

CITY OF MANVEL:

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DAN DAVIS, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

KL LB BUY 5, LLC:

By: _____
Name: Ed Hadley

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

A subdivision of 175.2 acres out of the H.T.&B.R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas.



Exhibit A

METES AND BOUNDS DESCRIPTION

TRACT 1

60.223 ACRES IN THE

H.T. & B. RAILROAD CO., SURVEY, SECTION 71

ABSTRACT NUMBER 291

BRAZORIA COUNTY, TEXAS

60.223 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 4, 10, 11 AND 12 AND A PORTION OF LOTS 2, 5 and 9, OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 34.83 AND 30.9642 ACRE TRACTS OF LAND AS DESCRIBED IN DOC. NOS. 2005032505 AND 2005039091 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.) AND ALL OF THOSE TRACTS RECORDED IN DOC. NOS. 2024037725, 2024037727, 2024037729, 2024037731, 2024038424 AND 2024037733 OF THE O.P.R.B.C., SAID 60.223 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

BEGINNING at a 5/8 inch iron rod found at the southwest corner of that certain called 3.2743 acres as described in DOC. No. 2016021980 of the O.P.R.B.C., being in the east right-of-way line of County Road 48 (Old Airline Road, 150 feet wide);

- (1) THENCE North 87°15'09" East, with the south line of said 3.2743 acres, a distance of 542.37 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner, from which a found 1/2 inch iron pipe bears S 52°20' E, 4.36 feet and a 3/8 inch iron rod bears N 04°38" W, 10.70 feet;
- (2) THENCE North 03°23'15" West, with the east line of 3.2743 acres, a distance of 267.16 feet to a 5/8-inch iron rod found in the south line of that certain called 56.4682 acre tract recorded under document no. 2021044638;
- (3) THENCE North 86°35'55" East, along the south line of said called 56.4682 acre tract, a distance of 639.84 feet to a 5/8-inch iron rod found in the west line of a 40-feet wide road dedicated by said subdivision plat and the east line of said Lot 9;
- (4) THENCE South 03°23'15" East, along the west line of said 40-feet wide road, at a distance of 257.15 feet passing a 3/8-inch iron rod found at the southeast corner of said Lot 9, at a distance of 959.53 feet passing a 3/8-inch iron rod with cap found at the southeast corner of Lot 10, continuing a total distance of 2,364.33 feet to a 1/2 inch iron pipe stamped "S. Adams RPLS 3666" found at the southeast corner of Lot 12;
- (5) THENCE South 86°38'32" West, along the common line of Lots 12 and 13, a distance of 639.84 feet to a 1/2-inch iron rod found at the common corner of lots 4, 5, 12 and 13;
- (6) THENCE South 03°23'15" East, along the common line of lots 5 and 13, a distance of 702.50 feet to a 1/2 inch iron rod found at the common corner of lots 5, 6, 13 and 14;
- (7) THENCE South 86°38'32" West, along the common line of lots 5 and 6, a distance of 258.14 feet to a 5/8 inch iron rod with cap stamped EHRA set in the northeast line of a 20 foot LGS Renewables Easement recorded in document no. 2008044366;
- (8) THENCE North 55°18'37" West, along northeast line of said easement, a distance of 365.45 feet to a 5/8 inch iron rod with cap stamped EHRA set in the east right-of-way line of County Road 48;
- (9) THENCE North 03°18'37" West along the east right-of-way line of said County Road 48, a distance of 1,179.76 feet to a point in the common line of Lots 3 and Lot 4, from which a found 5/8 inch iron rod bears N 29°36' W, 0.3 feet;
- (10) THENCE North 86°38'32" East, along the common line of Lots 3 and 4, a distance of 544.22 feet to a 3/8-inch iron rod found at the common corner of Lots 3, 4, 11 and 12;
- (11) THENCE North 03°23'15" West along the common line of Lots 3 and 11, a distance of 702.30 feet to a 3/8-inch iron rod found at the common corner of lots 2, 3, 10 and 11;
- (12) THENCE South 86°38'32" West, along the common line of said Lots 2 and 3, a distance of 543.28 feet to a 5/8 inch iron rod found in the east right-of-way line of said Country Road 48;
- (13) THENCE North 03°18'37" West, along the east right-of-way line of said County Road 48, a distance of 697.66 feet to the **POINT OF BEGINNING** and containing 60.223 acres of land.

METES AND BOUNDS DESCRIPTION
TRACT 2
57.427 ACRES IN THE
H.T. & B. RAILROAD CO., SURVEY, SECTION 71, ABSTRACT NUMBER 291
BRAZORIA COUNTY, TEXAS

57.427 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 21, 26, 27 AND 28 AND OUT OF A PORTION OF LOTS 17, 25 AND 29 OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING ALL OF THOSE CERTAIN CALLED 17.9508, 10.3214 AND 10.3214 ACRE TRACTS AS DESCRIBED IN DOC NOS. 2005039091, ALL OF THAT CERTAIN CALLED 8.6848 ACRE TRACT DESCRIBED IN DOC NO. 2006043836 AND LOT 27 AS DESCRIBED IN DOC. NO. 2005039090 OF THE O.P.R.B.C., SAID 57.427 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

BEGINNING at 5/8-inch iron with cap stamped EHRA found at the southwest corner of said Lot 21 of said subdivision plat, being in the east right-of-way line of a 40-foot wide road, as shown on said Emigration Land Company Subdivision;

- (1) THENCE North 03°23'15" West, along the east right-of-way line of a 40-foot wide road, a distance of 702.50 feet to the common corner of said Lot 21 and Lot 20 of said subdivision plat, from which a found 1/2-inch iron pipe bears N 16°16' W, 0.3 feet;
- (2) THENCE North 86°38'32" East, along the common line of said Lots 20 and 21, a distance of 639.69 feet to the common corner of lots 20, 21, 28 and 29, from which a 1/2-inch iron pipe with cap stamped "S. Adams RPLS 3666" bears North 49°25' West, 0.7 feet;
- (3) THENCE North 03°23'15" West, along the common line of Lots 20 and 28, at a distance of 702.50 feet passing a 1/2 inch iron pipe found at the common corner of lots 19, 20, 27 and 28, continuing along the common line of Lots 19 and 27, at 1404.80 feet passing the common corner of lots 18, 19, 26 and 27, from which an 1/2 iron pipe bears South 62°41' East, 1.0 feet, continuing along the common line of Lots 18 and Lot 26 for a total distance of 2,107.18 feet to the common corner of lots 17, 18, 25 and 26, from which a found 1/2 inch iron pipe bears N 46°32' E, 0.7 feet;
- (4) THENCE South 86°38'32" West, along the common line of said Lots 17 and 18, a distance of 639.69 feet to a point in the east right-of-way line of said 40-foot wide road, from which a 1/2-inch iron pipe stamped "S Adams RPLS 3666", bears N 77°05' East, 0.7 feet;
- (5) THENCE North 03°23'15" West, along the east right-of-way line of said 40-foot wide road, a distance of 257.18 feet to 5/8-inch iron rod with cap stamped EHRA found in the south line of that certain called 56.4682 acre tract recorded under document no. 2021044638;
- (6) THENCE North 86°35'55" East along the south line of said called 56.4682 acre tract, at 642.76 feet passing southwest end of Rodeo Palms Parkway, dedicated by Rodeo Palms Subdivision, Section 1, plat recorded under Volume 22, Page 133 to 138 of Brazoria County Plat Records, continuing a

total distance of 1,278.22 feet to a 5/8 inch iron rod with cap stamped EHRA found in the west line of a 40 foot right-of-way;

- (7) THENCE South 03°23'15" East, along the west line of said 40 foot right-of-way, a distance of 2,800.84 feet to a 5/8-inch iron rod with cap stamped EHRA set at the northeast corner of that certain called 1.6366 acre tract recorded in document no. 2020042539;
- (8) THENCE South 86°38'32" West, along the north line of said 1.6366 acre tract, a distance of 267.00 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner;
- (9) THENCE South 03°23'15" East, along the west line of said called 1.6366 acre tract, a distance of 267.00 feet to a 5/8 inch iron rod with cap stamped EHRA set in the north line of lot 30;
- (10) THENCE South 86°38'32" West, along the common line of lot 29 and 30, at a distance of 371.53 feet pass the common corner of lots 21, 22, 29 and 30, continuing a total distance of 1,011.22 feet to the **POINT OF BEGINNING** and containing 57.427 acres of land.

METES AND BOUNDS DESCRIPTION
TRACT 3
52.788 ACRES IN THE
H.T. & B. RAILROAD CO., SURVEY, SECTION 71
ABSTRACT NUMBER 291
BRAZORIA COUNTY, TEXAS

52.788 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 33, 35, 38, 39 AND 40, OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING A PORTION OF THE CALLED 90.1733 ACRE TRACT DESCRIBED IN DEED TO NEW RODEO 288, LTD, RECORDED UNDER DOCUMENT NUMBER 2005039091 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY (O.R.O.B.C.), ALSO BEING PART OF A 40 FOOT RIGHT-OF-WAY ABANDONED AND RECORDED IN DOCUMENT NUMBER 2023018228 OF THE O.R.O.B.C., SAID 52.788 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

BEGINNING at an "X" in concrete found at the southwest corner of said Lot 35, being at the east right-of-way line of a 40-feet wide road dedicated by said subdivision, being in the north right-of-way line of Kirby Drive (120' right-of-way) as recorded in plat number 2022037379 of the Brazoria County Plat Records;

- (1) THENCE North 03°23'15" West, along the common line of said Lot 35 and said east right-of-way line, a distance of 702.50 feet to a 5/8 inch iron rod with cap stamped EHRA set for an interior corner of the herein described tract;
- (2) THENCE North 86°38'32" East, along the common line of Lots 34 and 35, a distance of 640.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found at the southeast corner of Lot 34, same being an interior corner of the herein described tract;
- (3) THENCE North 03°23'15" West, along the common line of Lots 34 and 39, a distance of 702.50 feet, to the common corner of Lots 33, 34, 38 and 39, from which a 1/2-inch iron pipe with cap stamped "Brown & Gay" bears North 85°41' East, 0.7 feet;
- (4) THENCE South 86°38'32" West, along the common line of Lots 33 and 34, a distance of 640.37 feet, to a 5/8-inch iron rod with cap stamped EHRA found in the east right-of-way line of said 40-foot road;
- (5) THENCE North 03°23'15" West, along east line of said 40-foot road, a distance of 730.52 feet to a 5/8-inch iron rod with cap stamped EHRA found at the southwest corner of that certain called 46.31 acre tract as recorded under document number 2020010166 of the O.R.O.B.C.;
- (6) THENCE North 86°38'35" East, along the south line of said called 46.31 acre tract, at a distance of 1,280.59 feet pass a 5/8-inch iron rod found in the west right-of-way line of a 40-foot wide road, as dedicated by said Emigration Land Company Subdivision, continuing a total distance of 1,300.59 feet to the centerline of said 40 foot road;
- (7) THENCE South 03°23'15" East, along said centerline of abandoned right-of-way, a distance of 730.51 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner;
- (8) THENCE, South 86°38'32" West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped EHRA set at the common corner of Lots 38 and 39, being in the west line of said 40 foot right-of-way;
- (9) THENCE South 03°23'15" East, along west line of said 40 foot right-of-way, a distance of 1,405.00 feet to the southeast corner of Lot 40, being in the north line of Manvel Town Center, Section One recorded in Plat Number 2022042761 of the B.C.P.R.
- (10) THENCE South 86°38'32" West, along the north line of Manvel Town Center, Section One, a distance of 1,280.59 feet to the **POINT OF BEGINNING** and containing 52.788 acres of land.

Exhibit B

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Ashley Waggoner
Phone: 713-429-0726 e-mail: awaggoner@ehra.team
Owner: KL LB BUY 5 LLC
Owner Address: 850 New Burton Road, Suite 201 City Dover State DE Zip 19904
Phone: 713-429-0726 e-mail: awaggoner@ehra.team

Property Information

Site Address: East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6
A subdivision of 175.3 acres out of the H.T. & R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas
Legal description (from deed): _____
(Property must be legally subdivided or be lot of record)
Brazoria County Identification Number: _____

Description of Subdivision Variance Request

Street Dedication Variance

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Please refer to variance request letter for explanation to questions below.

Exhibit B

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Applicant Authorization

I authorize the City of Marvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Marvel as they deem necessary for the processing of this application.



Applicant Signature

4/21/25

Date

Submit variance request material to the Permit Department, City of Marvel, 20025 Highway 6 Marvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

Exhibit B



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

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

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 1/2" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	X
Two (2) Copies of Proposed Plat	
Letter of Authorization (if applicable)	
PDF format on disc containing all application documents rotated and formatted	
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

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

Ashley Waggoner
Applicant Signature

4/21/25
Date

Exhibit B

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Ashley Waggoner
Phone: 713-429-0726 e-mail: awaggoner@ehra.team
Owner: KL LB BUY 5 LLC
Owner Address: 850 New Burton Road, Suite 201 City Dover State DE Zip 19904
Phone: 713-429-0726 e-mail: awaggoner@ehra.team

Property Information

Site Address: East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6
Legal description (from deed): A subdivision of 175.2 acres out of the H.T. AB, R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas
(Property must be legally subdivided or be lot of record)
Brazoria County Identification Number: _____

Description of Subdivision Variance Request

Lot Width Measurement Variance

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Please refer to variance request letter for explanation to questions below.

Exhibit B

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

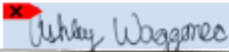
o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.


Applicant Signature

4/21/25

Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

Exhibit B



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

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

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 1/2" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	X
Two (2) Copies of Proposed Plat	
Letter of Authorization (if applicable)	
PDF format on disc containing all application documents rotated and formatted	
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

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

Ashley Waggoner
Applicant Signature

4/21/25
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	☒
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Date of Request: May 12, 2025 (PD&Z), May 19, 2025 (CC)

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: Ashley Waggoner

Daytime Phone: 713-429-0726 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the Oakwood Trails Master Plan, being a
subdivision of 175.2 acres out of the H.T. & B. R.R. Co. Survey,
Section 71, A-291, City of Manvel ETJ, Brazoria County, Texas

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.

Ashley Waggoner
SIGNATURE

4/14/2025
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:	Oakwood Trails - Master Plan
Applicant:	Ashley Waggoner – EHRA Engineering
PD&Z Meeting Date:	May 27, 2025
Submitted By:	Jesica Portie, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed Master Plan is for the proposed Oakwood Trails Master planned Community.*
- *The subject site is located within the City of Manvel ETJ.*
- *The proposed plat subdivides a 175.2-acre tract into 413 residential lots (occupying approximately 105.6 acres), along with 53.4 acres designated for detention, 8.1 acres for major thoroughfare and collector right-of-way dedication, 3.1 acres for parkland, 0.4 acres for a pipeline easement, and 4.6 acres for landscape buffers and open space.*
- *The Developer/Owner is requesting that lot widths within the Oakwood Trails development be measured at the front building setback line, rather than at the right-of-way line, to ensure consistency with how lots are measured throughout the City of Manvel. Additionally, the Developer/Owner is requesting a variance to allow two points of access to temporarily serve a subdivision phase containing up to 124 platted lots, until Section 3 of the subdivision is platted. This request is a variance from the City's zoning ordinance, which requires a minimum of three points of access from a collector street for subdivision phases containing between 76 and 175 platted lots."*

STAFF RECOMMENDATION

The City staff recommends approval of the Oakwood Trails - Master Plan with the following conditions. The conditions include:

1. Variance request pertaining to multiple points of access from a collector street is approved by the City Council
2. Variance request pertaining to multiple points of access from a collector street is approved by the City Council. (Sec. 62-104 (5)(b))
3. Provide proof drainage plan submittal to the appropriate Drainage District and the County (Section 62-38(a)(12))
4. Provide proof of TIA submittal to the County (Section 62-38(a)(13))
5. **NOTE:** The property along the southern boundary of Section 6 is labeled as MUD 47; however, we have no record of this designation. Please verify if the label is correct and clarify whether there are plans to annex this portion.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- 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.
- This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
- The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
- All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
- A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on _____.
- A subdivision variance has been approved to allow the payment of a fee in lieu of street construction by the City of Manvel on _____.
- The 40' wide unimproved roads along the east boundary of phase 1 and phase 2 will be fully abandoned prior to any plat recordation within this project.
- Right-of-way dedication is required for Rodeo Drive and Kirby Drive.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF OAKWOOD TRAILS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2025.

MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF OAKWOOD TRAILS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2025.

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

LAND USE AREAS & LOT TOTALS

60' x 125' Typical: 413 Lots	
Detention	± 53.4 Ac.
Major Thoroughfare & Collector ROW Dedication	± 8.1 Ac.
Park	± 3.1 Ac.
Pipeline Easement	± 0.4 Ac.
Landscape Buffer / Open Space	± 4.6 Ac.
Total	± 175.2 Ac.

OWNER CONTACT INFORMATION

KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

PARK LAND DEDICATION TABLE

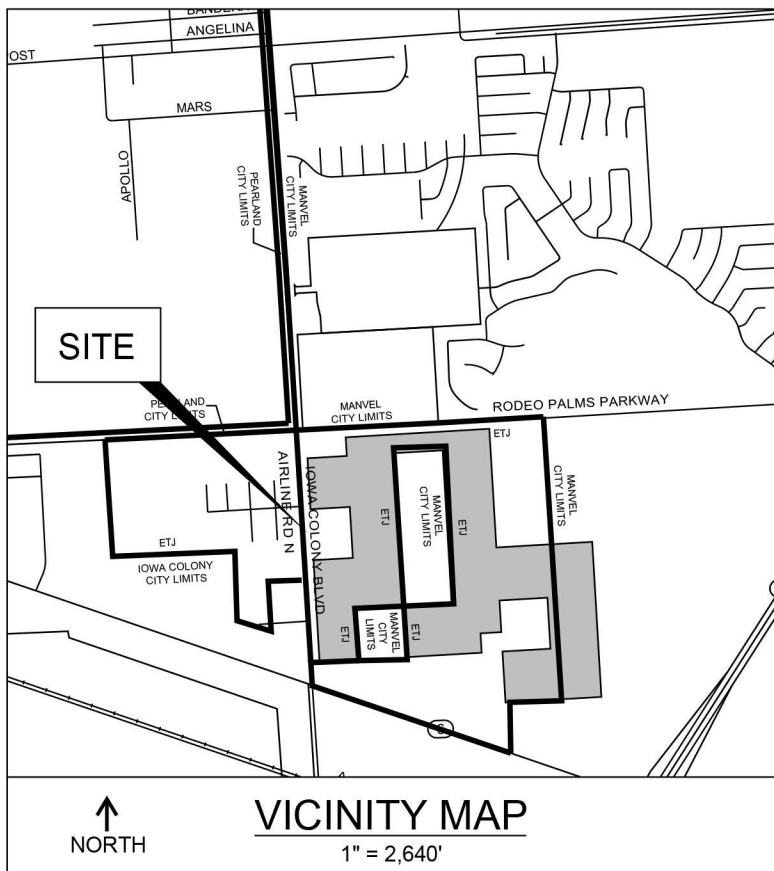
SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		2.0 Ac.	2.0 Ac.
Section 3			0.8 Ac.
Det Res B & C			
Section 4			
Section 5	1.1 Ac.		1.1 Ac.
Section 6			
Park Land Provided	2.3 Ac.	2.0 Ac.	4.3 Ac.
Park Land Required			4.1 Ac.

*1 acre of park land for each 100 proposed dwelling units
*Trails account for 50% of the required parkland.

*A reserve dedicated to use as park land shall not be narrower than 150 feet.

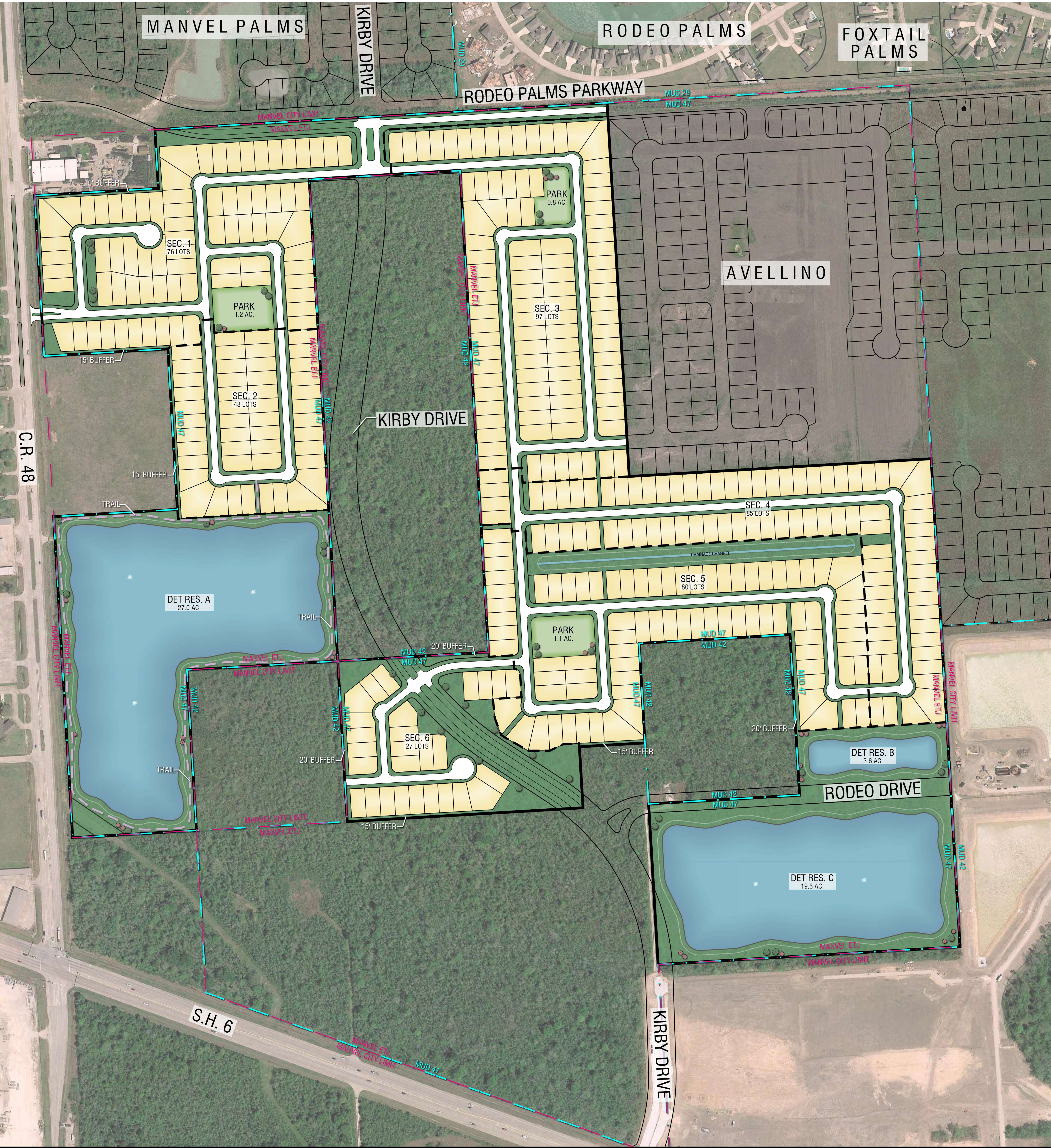
BENCHMARK(S):

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



LOTS PER SECTION

Section	Lots
Section 1	76
Section 2	48
Section 3	97
Section 4	85
Section 5	80
Section 6	27
Total	413

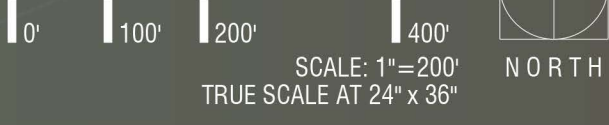


Oakwood Trails: Master Plan

A Subdivision of 175.2 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas

Owner: KL LB BUY 5, LLC, a Delaware limited liability company

April 14, 2025



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE NO. F-726
TBPLS NO. 10092300

EHRA JOB NO.
241-068-00
TRIP NO. 24-1600

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.



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: May 27, 2025

TOPIC: Public Hearing followed by consideration of a request to rezone an approximate 35.3-acre tract of land, generally located at 9825 Masters (PIDs: 537539 & 619349), situated west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road, from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District.

BACKGROUND:

- The approximate 35.3-acre subject site is situated west of Chocolate Bayou and north of intersection of Cumulus Rd and Meridiana Pkwy. The subject site is accessed from Masters Road and was developed as a single family home with a horse ranch.
- The applicant, Brad Sweitzer of EHRA Engineering, representing the property owners Dorothy Wynne & Ralph Wayne Eubank, is requesting to rezone the property to a PUD District for inclusion into Meridiana PUD (Ordinance No. 2024-O-13) to allow the development of Garden Home lots (50-foot-wide, 6,300 sq.ft).
- Per the most recently approved PUD, new tracts may be added through the rezoning process and classified under Garden Home category without amending the existing Meridiana PUD. However, the General Development Plan is required to be amended and is included as a separate agenda item.
- Additionally, per the most recently approved PUD, the Meridiana PUD does not require full reapproval by City Council if tracts are added and designated as Garden Home through a rezoning process.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Rezoning

Agenda of:	May 27, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, O-SFR to PUD	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The proposed rezoning involves an approximate 35.3-acres tract of land located at 9825 Masters (PIDs: 537539 & 619349), situated west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road. The subject site is currently zoned Open-Single Family Residential District (O-SFR). O-SFR district requires minimum 1-acre lots. The subject site abuts Meridiana development on three sides. The applicant, Brad Sweitzer of EHRA Engineering, representing the property owners Dorothy Wynne & Ralph Wayne Eubank, is requesting to rezone the property to a PUD District for inclusion into Meridiana PUD (Ordinance No. 2024-O-13) to allow the development of Garden Home lots (50-foot-wide and 6,300 sq.ft).

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Meridiana General Development Plan, and Public Hearing Notice.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Planned Unit Development (PUD) South: Brazoria County (BC) East: Planned Unit Development (PUD) / Open-Single-Family Residential (OSFR) West: Planned Unit Development (PUD)
Surrounding Land Use	North: Single Family Residential (Meridiana) / Wastewater Treatment Plant South: Residential across Meridiana Pkwy / Undeveloped land East: Detention, Drainage, Landscape, Open Space, Recreation, and Utility Purposes / Single Family Residential West: Single Family Residential (Meridiana)

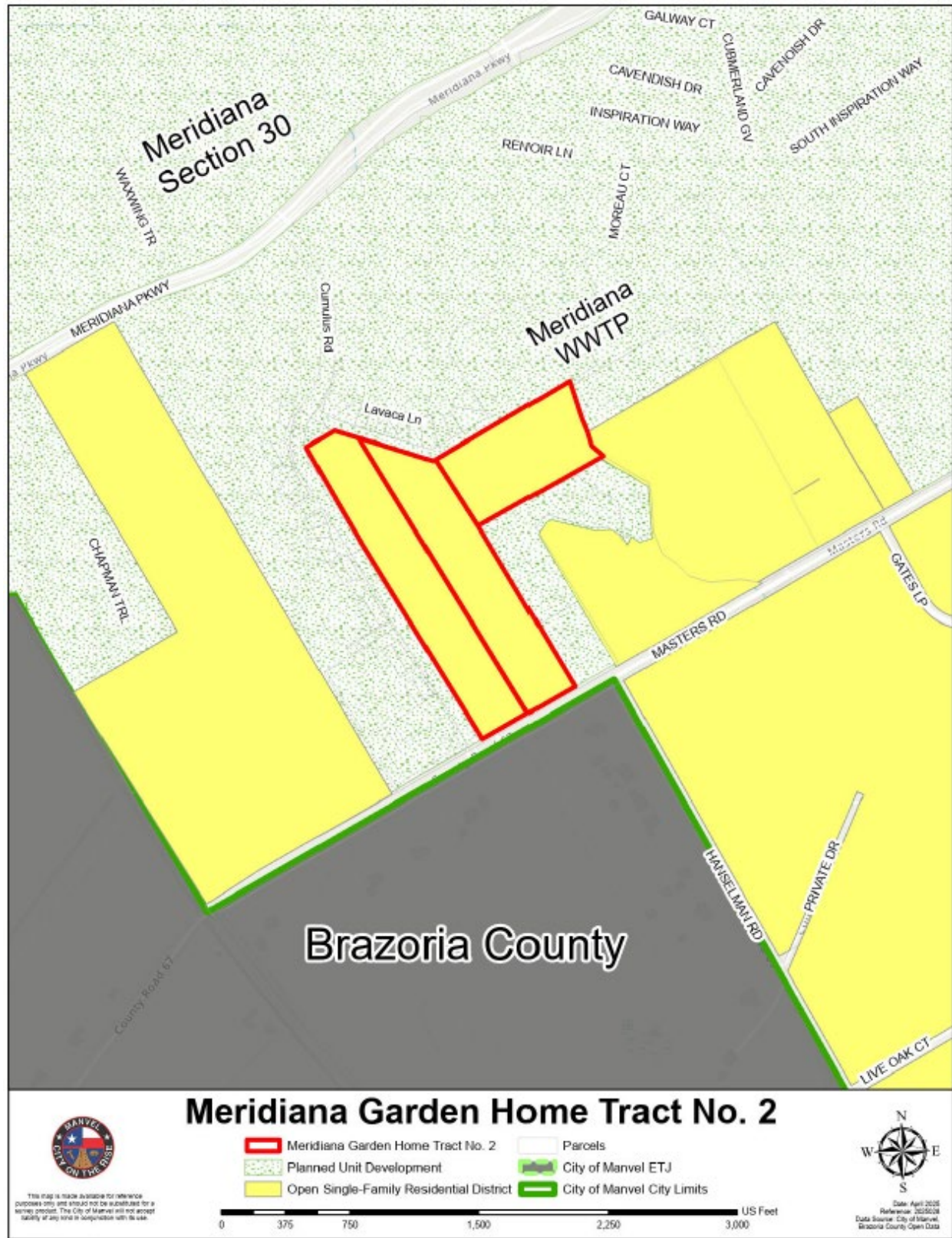


AERIAL VICINITY MAP





ZONING VICINITY MAP





STAFF ANALYSIS/ KEY POINTS TO CONSIDER

The applicant intends for the subject property to be incorporated into the Meridiana PUD (Ordinance No. 2024-O-13) and designated as Garden Home land use category which allows 50-foot-wide and 6,300 sq.ft lots. Per the most recently approved PUD, any new tracts added through rezoning process and classified under Garden Home must be reflected in an updated Preliminary Land Use Plan (General Development Plan or GDP). Therefore, the applicant has submitted a GDP amendment, which is included as a separate agenda item. Additionally, per the most recently approved PUD, the Meridiana PUD does not require full reapproval of the PUD document by City Council if tracts are added and designated as Garden Home through a rezoning process. The proposed rezoning with approximately 35.3-acre tract of land, would increase the total Meridiana development area within the City of Manvel to 1,770 acres. About 29 acres of the subject site is designated for Garden Homes and the remaining acreage for parks and open spaces.

The following sections provide staff's analysis of the requested rezoning and some key points to consider.

1. *Land use Compatibility with surrounding uses and zoning districts:*
The proposed Garden Home use is compatible with adjacent residential uses in the Meridiana PUD. The west, north, and east of the site are already zoned PUD, creating a seamless zoning transition.
2. *Infrastructure, Utility Availability, and Environmental Considerations:*
For utility services, the subject site is proposed to be annexed into the Meridiana MUD. Drainage and detention infrastructure is proposed to be consistent with the existing Meridiana development. Please note that drainage and civil plans will be reviewed as part of platting process. A drainage impact analysis shall be reviewed as part of the platting process.
3. *Impact of Traffic and conformance to Major Thoroughfare Plan:* The subject site is proposed to be accessed from Cumulus Drive which is designated as a collector street. Applicant shall provide a Traffic Impact Analyzes (TIA) to indicate no significant increase in traffic volume is anticipated beyond what is expected for residential development as part of the platting process. Internal street layout and access points will be evaluated as part of the plat review process. Preliminary review of the plat related application material does not indicate any significant concerns.
4. *Conformance to Comprehensive Plan Vision and Goals:*
The proposed rezoning to PUD supports the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
 - "Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life." The subject property being located along a major thoroughfare, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals.
 - "Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance." The subject property via constructing public infrastructures and getting annexed to the MUD will promote quality of life.



- “Offering a variety of housing choices that reinforce our small-town values.”

Additionally, the rezoning proposal directly supports Goal Statements No. 2 and 5 from the Land Use section of the Comprehensive Plan:

- Goal 2: “Provide a variety of lot size options to offer opportunities for all lifestyles and life stages, avoid a large number of small lots, and require more open space to retain the history of the rural character.” While the proposed Garden Home lots are smaller than the minimum one-acre lots found in the O-SFR district, the inclusion of significant open space and parkland helps offset this shift by maintaining community character and recreational opportunities.
- Goal 5: “Include more and a wider variety of park and recreational amenity uses and options.”

5. Other considerations:

The applicant has followed proper procedures for authorization and submittal. The addition of parks and open space shall be aligned with the most recently approved PUD. Additionally, as stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre which shall be reviewed at the platting stage.

STAFF RECOMMENDATION

City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

PUBLIC HEARING

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



MAJOR THOROUGHFARE PLAN MAP





APPLICATION



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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Meridiana Garden Home Tract No. 2
Project Location/Address: A portion of lots 7, 8, & 9, of Lulling Stone Section 3 Located at 9825 Masters Road,
Manvel, TX 77578
Legal Description: 35.31 Acres of Land in The Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas
Current Zoning: O-SFR Proposed Zoning: PUD
Parcel/Tax ID# (s): 619349, 537539 Total Acreage: 35.31 ac. Proposed Land Use: PUD

APPLICANT INFORMATION

Applicant Name: Brad Sweitzer
Company Name: EHRA Engineering
Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042
Phone #: 713-784-4500 Email: bsweitzer@ehra.team

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

Brad Sweitzer

04/14/2025

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Dorothy Wynne & Ralph Wayne Eubank
Address: 9825 Masters Road City: Manvel State: TX Zip: 77578
Phone #: 281-585-8145 Email: sundanceranch04@sbcglobal.net

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

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

Dorothy Wynne Eubank

4-14-25

Owner's Signature (REQUIRED)

Date



Staff Report to Planning, Development, and Zoning Commission
Rezoning (for inclusion in the Meridiana PUD)

APPLICATION



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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



04/14/2025

Applicant Signature

Date



LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

I, Dorothy Wynne, property owner of the 13.739 acres of Lot 7 of Lulling Stone Section 3, located at 9825 Masters Road, Manvel, TX 77578, hereby consent for this letter to serve as authorization for EHRA Engineering to submit any necessary plats, permit requests, and construction plans on my behalf to incorporate this tract into the Meridiana PUD.

Notwithstanding the foregoing, however, this instrument shall not constitute my consent to any request for zoning change, incorporation of my property into the Meridiana PUD or to any other action of the City of Manvel that would in any way be final or binding upon my property until after GR-M1, Ltd.'s closing of the purchase thereof.

Sincerely,

Ms. Dorothy Wynne
Property Owner



LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

I, Ralph Wayne Eubank, property owner of 21.57 acres of Lots 8 & 9 of Lulling Stone Section 3, located at 9825 Masters Road, Manvel, TX 77578, hereby consent for this letter to serve as authorization for EHRA Engineering to submit a zoning change request and any necessary plats, permit requests, construction plans on my behalf to incorporate this tract into the Meridiana PUD.

Notwithstanding the foregoing, however, this instrument shall not constitute my consent to any request for zoning change, incorporation of my property into the Meridiana PUD or to any other action of the City of Manvel that would in any way be final or binding upon my property until after GR-M1, Ltd.'s closing of the purchase thereof.

Sincerely,

Mr. Ralph Wayne Eubank
Property Owner



Staff Report to Planning, Development, and Zoning Commission
Rezoning (for inclusion in the Meridiana PUD)

REQUEST LETTER



TBPE No. F-726
TBPLS No. 10092300

April 14, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Meridiana Garden Home Tract No. 2 Planned Unit Development District

To whom it may concern,

On behalf of our client, Rise Communities (the developer of Meridiana), I respectfully request the City of Manvel considers approval for the rezoning of the +/- 35 acre parcel located at 9825 Masters Road from Open Single-Family Residential District to Planned Unit Development District.

The intent for this rezoning is for the +/-35 acres is to in essence be a part of Meridiana and to be classified under the Garden Home land use. The addition of this new parcel will produce development that is cohesive with the surrounding Meridiana land uses and will help the City of Manvel achieve its goal of a well-planned and designed infrastructure system, which will benefit the city and its residents for many years to come.

The intent of the previous PUD amendment was that if adjacent tracts of land are added to the project, the Meridiana PUD would not be amended and the new tracts would be regulated as Garden Home. (See below).

"If additional tracts 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." – Pg 15 of Meridiana PUD Amendment No. 3

"If additional tracts of land are added to the PUD through a rezoning process with the intention to be designate as Garden Home, this specific document shall not be require to be and re-approved by City Council." – Pg 106 of Meridiana PUD Amendment No. 3



REQUEST LETTER

If there are any questions or any additional supporting documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,

Regards,

Brad Sweitzer, AICP, PLA
Associate | Director of Planning & Visioning
EHRA Engineering

Attachments : Pg . 70-72 Meridiana PUD Amendment No. 3 (Garden Homes Land Use).

Attachments : Pg . 88-89 Meridiana PUD Amendment No. 3 (Parks & Open Space Land Use).



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

****One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.**

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section.

2. Garden Homes (GH)

Purpose: The Garden Homes category is intended for the development of detached, single family dwelling units and compatible uses on the perimeter of the overall Project boundary.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Garden homes
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

Tree farms

Minimum Lot Area: 6,300 square feet

Minimum Lot width: 50 feet at the front building setback line

Minimum Setbacks:

Front: 20 feet*

Rear: 15 feet**

Side: 5 feet**

Corner: 10 feet*

* Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (see lot diagram below)

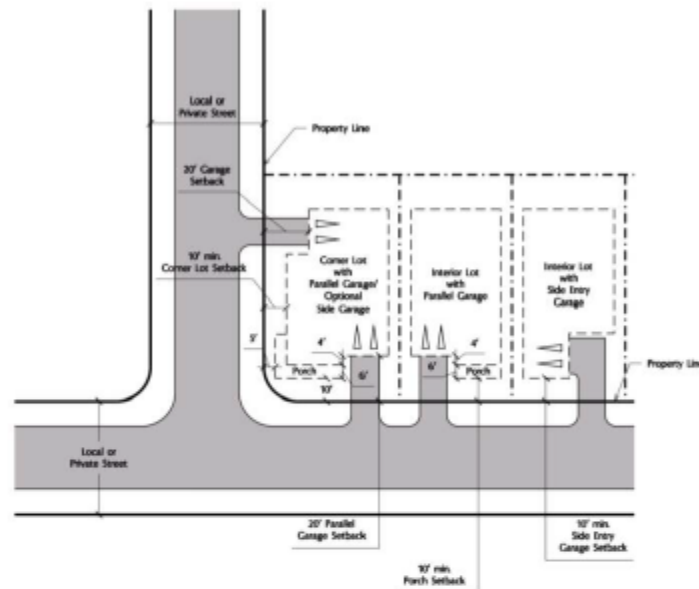


REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

GARDEN HOME LOT DIAGRAM



****One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.**

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section.



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

Architectural features may encroach into the setback area a maximum of three (3) feet.

Maximum Building Height: Sixty (60) feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

8. Parks & Open Space (P-OS)

Purpose: The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

Permitted uses:

- Community centers
- Drill site
- Entry features & monuments
- Institutional uses
- Maintenance facility
- Minor utilities
- Open space
- Parks
- Public facilities, excluding major utilities
- Recreational facilities
- Telecommunication towers
- Temporary uses
- Tree farms



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

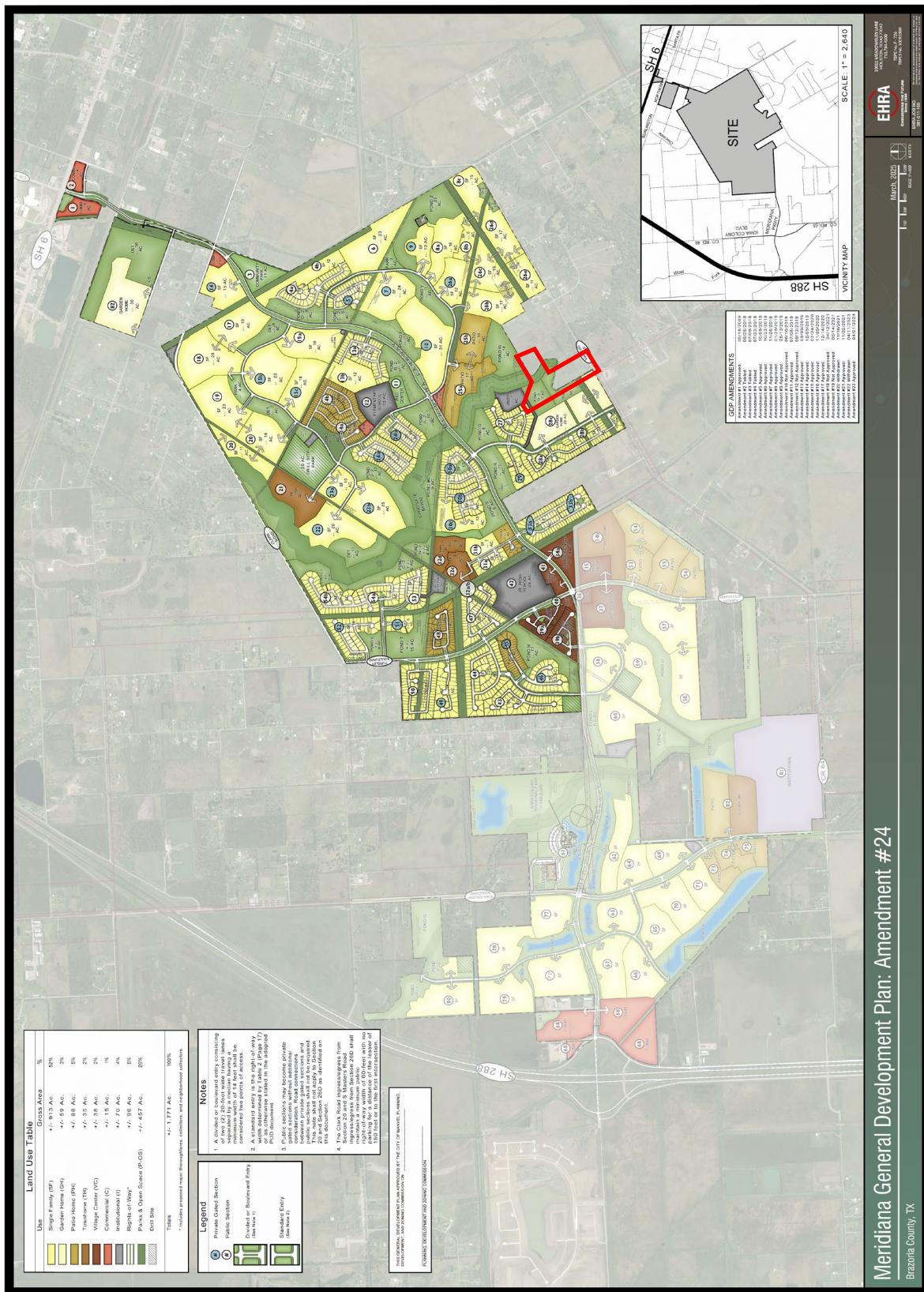
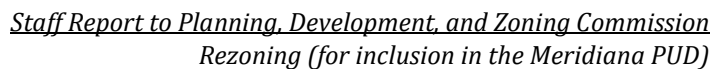
Side: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Max. Building Height: 34 feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.





Staff Report to Planning, Development, and Zoning Commission
Rezoning (for inclusion in the Meridiana PUD)

Public Hearing notice to run on Sunday 05/11/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON TUESDAY, MAY 27, 2025 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M., ON MONDAY, JUNE 2, 2025 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



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 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

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 General Development Plan Amendment No. 24
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	May 27, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	<u>Approval with Conditions</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 added portion to the proposed GDP Amendment is currently zoned as Open-Single Family Residential (O-SFR), which requires a minimum lot width of 120 feet and a minimum lot size of 1 acre. Rezoning the added portion to the PUD is required prior to approval of the proposed GDP Amendment.

STAFF RECOMMENDATION

City staff recommends approval with the following conditions for the Meridiana General Development Plan Amendment No. 24 (based on the provisions of the current Meridiana PUD and other applicable Ordinances).

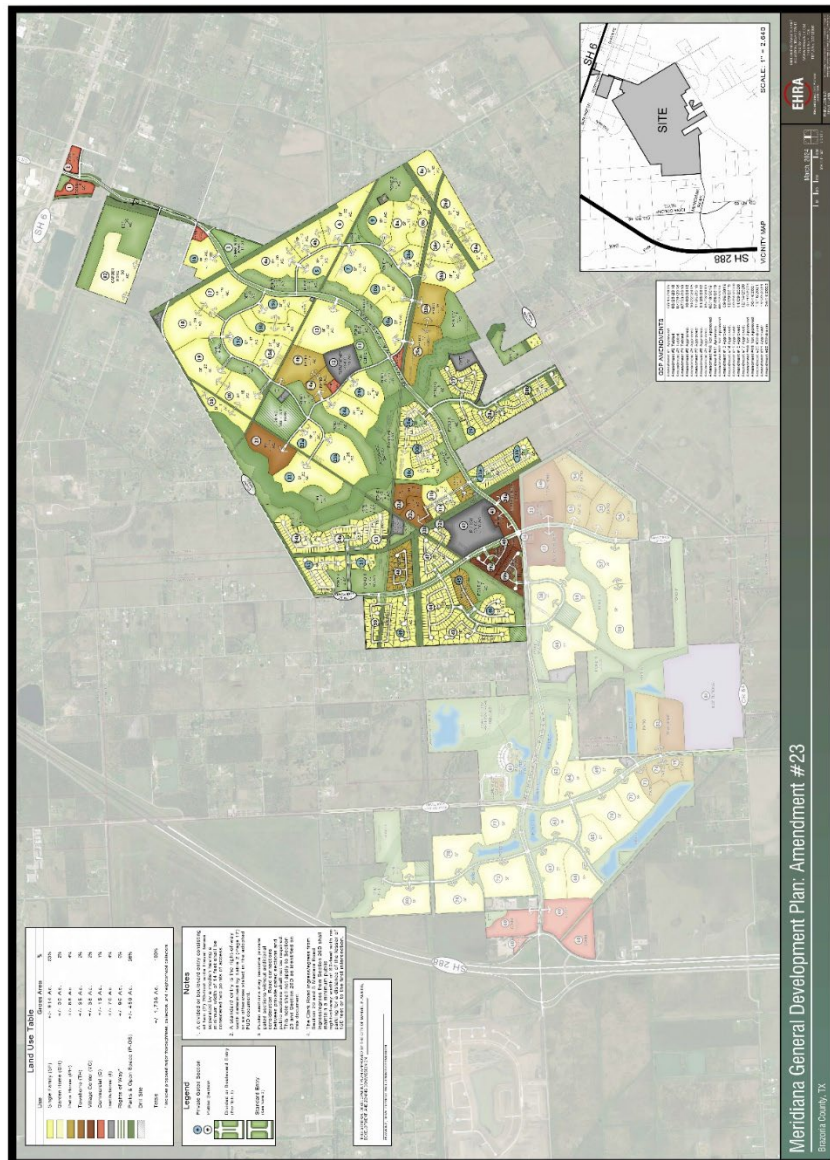


DEVELOPMENT SERVICES DEPARTMENT

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

1. Please submit the updated Traffic and Drainage Studies.
2. Please verify the Water Capacity provided in the spreadsheet. Specifically, the ESFC for the Pressure Tanks. Please note that based on the spreadsheet provided, it appears that the current wastewater capacity is not at this time sufficient for the planned future developments and is dependent on the completion of future expansion projects. Please provide a timeline for more clarity.

(Current) Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)





DEVELOPMENT SERVICES DEPARTMENT

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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.

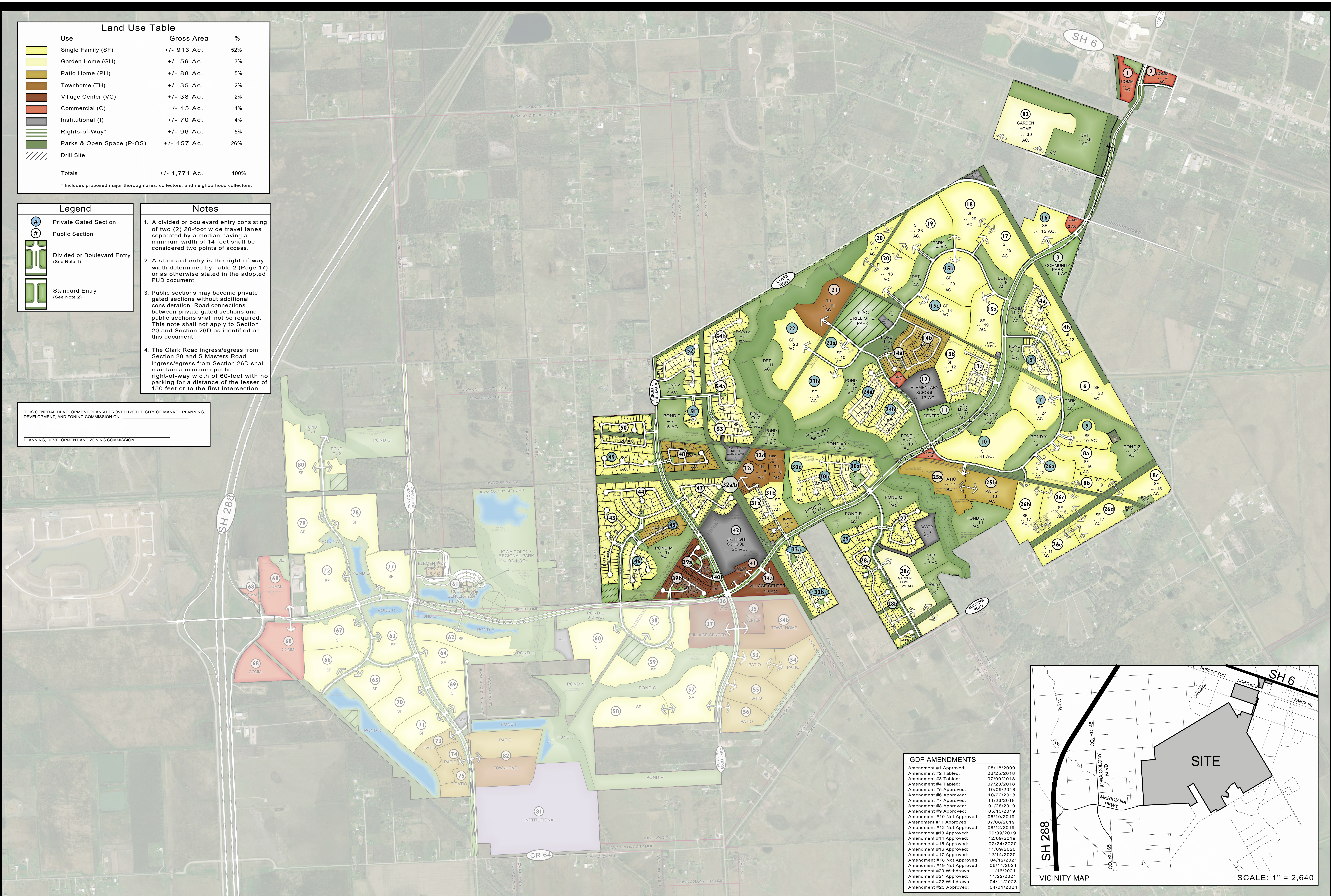
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

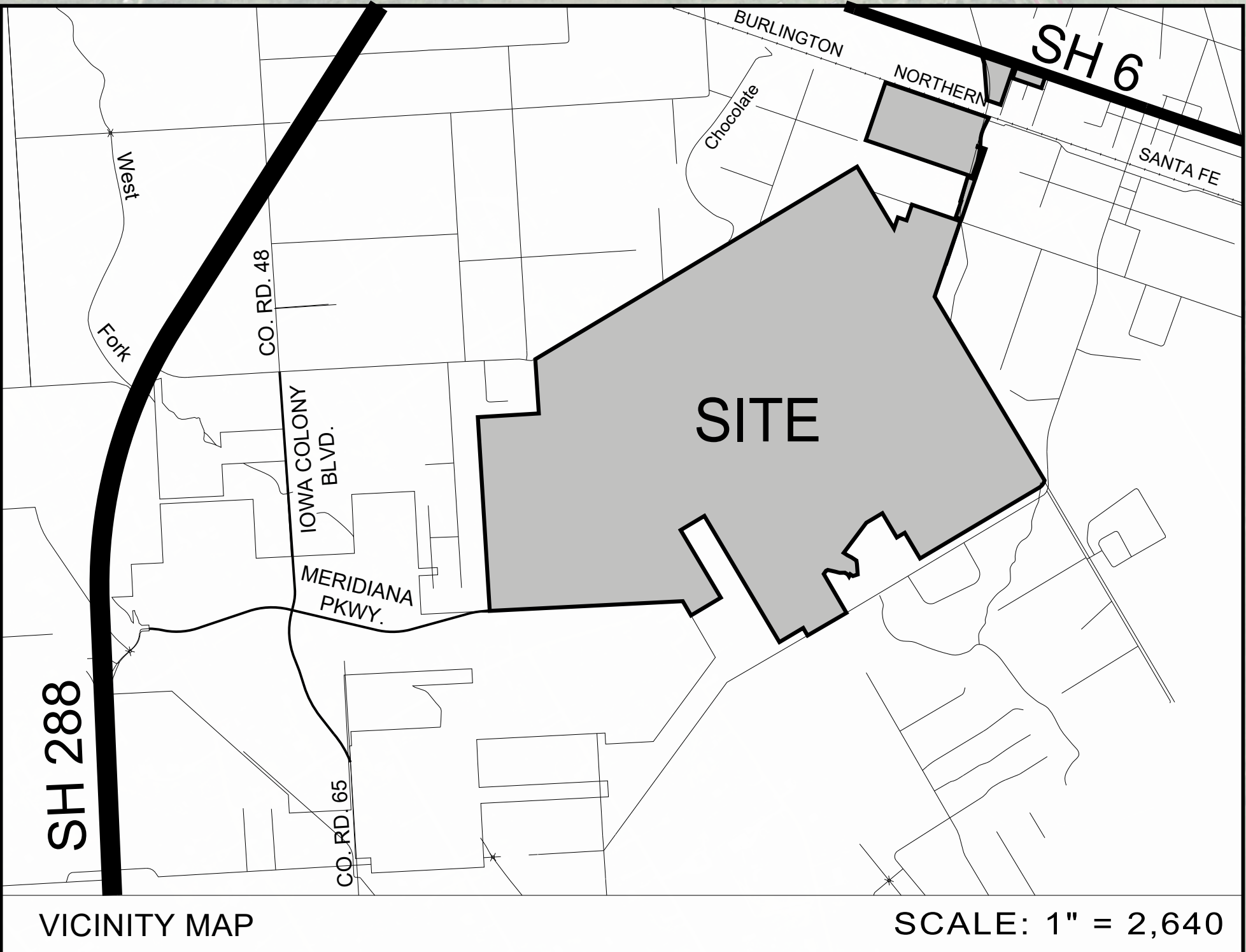
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





Growth Capacity

May 2025 DRAFT

As Manvel continues to grow, it must be proactive in planning for and delivering the infrastructure and public services needed to support both existing residents and future development. This plan section addresses the City's utility infrastructure and other critical services required to sustain long-term growth while emphasizing the importance of managing that growth prudently and efficiently.

A strong foundation of infrastructure and public services is key to attracting and retaining private investment. Developers and business owners look for certainty and capacity when choosing where to build or expand. In turn, the City relies on growth in its tax base – driven by private investment and property value increases – to fund necessary infrastructure upgrades and ongoing service delivery.

This Growth Capacity section outlines clear priorities, investment strategies and implementation frameworks for the City's water, wastewater and storm drainage systems, along with other key public services. Together, these initiatives provide a roadmap for coordinated infrastructure delivery that supports both immediate development needs and long-term goals. Key themes include modernization of aging systems, integration with regional partners and financial planning for capital investments. A forward-thinking approach – anchored in data, design standards and phased planning – will allow Manvel to thrive amid dynamic growth pressures.

Moving forward, collaboration between City departments, regional agencies and the community will be critical. Continued monitoring, stakeholder engagement, and periodic updates to this plan and related master plans will ensure that the City remains agile and responsive to future demands. With bold leadership and strategic execution, Manvel is well-positioned to become a model of growth-ready infrastructure, community well-being and sustainable development.

Plan Sections

- ◆ Environment
- ◆ **Growth Capacity**
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation

Why This Comprehensive Plan Section is Important for Manvel

Growth Implications

Together with the Land Use and Community Character section, focuses on the anticipated scale and direction of growth in and around Manvel in the coming decades – and what this will mean for the City's ability to provide essential public services and infrastructure.

System Upgrades

Emphasizes that, while Manvel continues to attract new development, the City must also address aging infrastructure and ongoing service needs in its established neighborhoods and commercial areas, ensuring that its water and wastewater systems comply with evolving federal and state regulations.

Growth Guidance

Points out that capital investment in public infrastructure – such as utility systems, drainage improvements, mobility enhancements and public facilities – not only supports current and future residents, but also helps to guide growth toward preferred areas and foster revitalization.

Maximizing Investments

Highlights that managing growth so that it includes reinvestment in already-developed locations will strengthen "Old Manvel," maximize use of current infrastructure and support the development of new housing, commercial and mixed-use opportunities that contribute to a more complete and connected city.



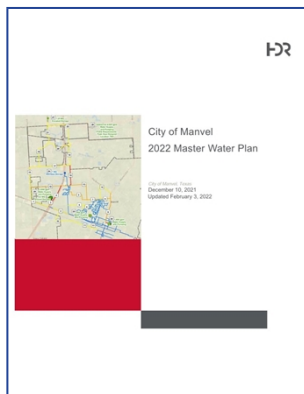
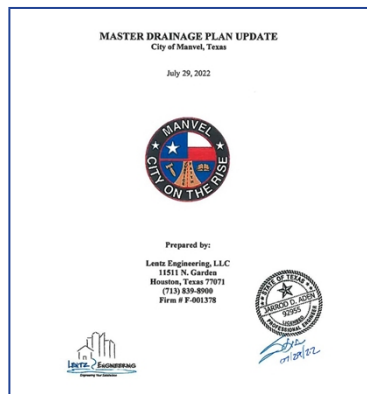
Local Government Tools

Reinforces the critical role of local government in shaping Manvel's growth trajectory through tools and strategies such as:

- » Subdivision and zoning regulations that guide the location, form and quality of development and redevelopment across the city.
- » Capital improvement planning and financing mechanisms that ensure infrastructure keeps pace with growth and supports Manvel's economic development goals.
- » Intergovernmental coordination with partners such as Alvin Independent School District, special districts, Brazoria County, and regional and state agencies to align infrastructure and service investments.
- » Approaches that recognize the challenge of managing growth within the City's ETJ due to limited annexation authority and the implications of state-level policy changes.
- » Long-range utility and hazard mitigation planning that ensures resilience in the face of regional flooding, climate impacts and infrastructure capacity constraints.

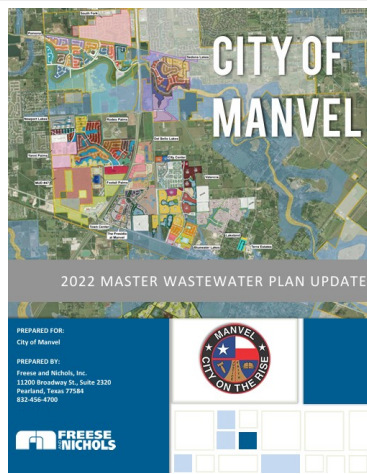
MANVEL 2045

Legacy of Past Planning



This new Comprehensive Plan builds on previous plans and studies completed by the City of Manvel and other partners, including these most relevant to the Growth Capacity topic:

- [Master Drainage Plan Update, 2022](#)
- [Master Water Plan, 2022](#)
- [Master Wastewater Plan Update, 2022](#)



*[*Click Images to View Plans](#)*

Another water tower planned
by Manvel High School

Teen Citizen Police Academy

National Night Out

Added 1 million gallons of
elevated water storage

Grown 93% since 2020
(13.6% growth rate)

2022 Master Wastewater Plan Update

2022 Master Drainage Plan Update

Accomplishments

Growth Capacity

2022 Master Water Plan

Flock cameras for crime
prevention/response

Police Department added drone
and air divisions and new
Special Response Team

New animal control officers

In 2024 and 2025, Manvel
Teen Court placed 1st in the Texas
Teen Court Competition



Key Planning Issues and Considerations

Through the Manvel Today phase of the comprehensive planning effort and the leadership and public engagement activities that also led to Manvel's new Strategic Plan, numerous real and perceived community issues and needs were identified. Others were added through the work of the plan consultants and their interactions with City staff.

Key issues and considerations that led to the goals and action items in this Growth Capacity section include (along with specific points and suggestions from leadership and community input):

Theme	Key Planning Issues and Considerations
 Utility Districts	» Future of Area Municipal Utility Districts (MUDs) - Pros/cons of eventual MUD absorptions by City, including maintenance burden City would inherit. - Advance acquisition of needed easements.
 Water Supply	» Groundwater - Not yet affected by mandates requiring cities to transition toward more surface water supply to reduce the region's land surface subsidence. - Not dealing with summer water shortages and mandatory conservation measures as in other Houston area cities. » Near- and long-term water supply - Related to aspirations for ongoing growth and economic development. - Related to pace and type of residential development and added water demand. - Related to nonresidential land use types with significant water needs.
 Public Services & Safety	» Pressure on City public safety services from expanded service areas and growth in population - Advance planning and land acquisition for future facility needs. » Pressure on area public schools to accommodate rapid growth pace - Need for coordinated growth planning between City and Alvin ISD.
 Infrastructure Maintenance & Service Expectations	» Infrastructure maintenance imperative - Future challenge if City takes in multiple MUDs. » Level-of-service expectations of residents and business community



Growth Management & Jurisdiction

- » **Strategies for effective growth management in extraterritorial jurisdiction**
 - State-imposed limits on previous municipal authorities (e.g., annexation, ability of property owners to petition for release from City's ETJ – and implications for public service delivery).
- » **Balancing public service demands of new growth with those of existing neighborhoods and commercial areas**



Drainage & Flood Resilience

- » **Stormwater management**
 - Sheet flow during storms (e.g., Mississippi Rd and SH 6).
- » **Flooding risk exacerbated by climate change**
 - Lessons learned from past major flood events.



Multi-Objective Capital Planning

- » **Linking planning, design and public investments involving multi-purpose objectives and benefits**
 - Coordination and integration opportunities across projects involving utility infrastructure, mobility, storm water management, neighborhood and commercial area revitalization, parks and recreation, community identity and beautification, etc.



Advocacy & Partnerships

- » **Advocating for Manvel's "fair share" of state-level and regional funding given its growth pace**
 - Pursuing related external grant and funding opportunities effectively
- » **Promoting regionalism in Brazoria County and pursuing all forms of partnership opportunities to improve, upgrade and finance critical infrastructure and public safety facilities and services**



Resilience & Preparedness

- » **Continuing to enhance the resilience of Manvel's public infrastructure and facilities, and the community's preparedness to adjust to climate change trends, regional natural disasters and other challenges**
 - Linked to hazard mitigation planning and the City's utility system master plans.



Utility System Planning & Compliance

- » **Need for frequent updates to utility system master plans in a rapid-growth environment**
 - Need to anticipate potential land acquisition needs early given rising land costs.
- » **Importance of maintaining compliance with federal and state permitting requirements and operational standards** for water and wastewater systems and treatment facilities, including preparedness to expand and upgrade facilities when certain capacity thresholds are reached

Goals for Growth Capacity

The actions in this Growth Capacity section involve tangible steps that will lead to achievement of the following goals:

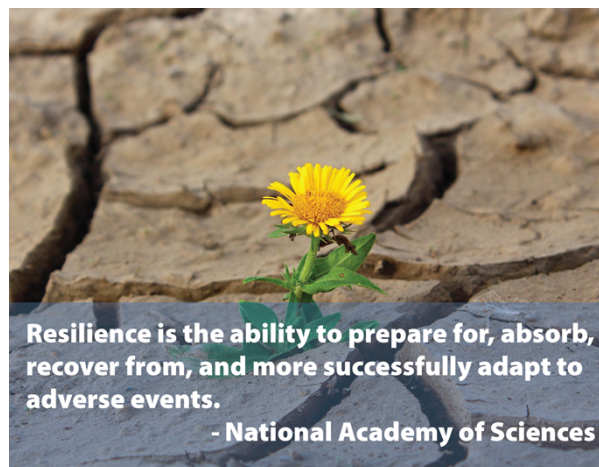
1 Phased expansion of City-owned and operated water and wastewater systems to reduce underserved areas and keep pace with growth, supplemented by selective conversion of Municipal Utility District infrastructure to City responsibility where prudent for Manvel's growth capacity and for promoting a unified community across Manvel's overall jurisdiction.

2 A committed and reliable long-term water supply, increasingly from surface water sources if so mandated in the future.

3 Reduced risk to people, property and public facilities from flooding and natural disasters, along with increased community resilience.

4 Continued investment in public safety services to meet the level-of-service expectations of current and future residents and businesses.

5 Emphasis on long-term maintenance for all infrastructure and facility investments the City makes, to benefit from their entire life cycles and prepare for major upgrades and replacements.



MANVEL 2045



Pursuit of wide-ranging partnership and advocacy opportunities to leverage local dollars and expand Manvel's access to external funding sources.



Actions for Growth Capacity

Itemized below are a set of action strategies, involving both near- and longer-term steps, for responding to the key issues and community needs identified in this Comprehensive Plan section.

STRATEGIC PRIORITY 1:

Water System Improvements

Manvel's rapid population and commercial growth has placed increasing pressure on the city's water infrastructure. In response, the City has prioritized strategic upgrades, including acquisition, expansion and future planning for diverse and resilient water sources. As of May 2025, the City of Manvel's water system is generally in good standing, having received a "Superior Public Water System" designation from the Texas Commission on Environmental Quality (TCEQ) in 2023. This is the highest water quality rating in Texas, reflecting strong operational standards and compliance with state regulations (with no boil water notices issued except after Hurricane Beryl). The system also features modern infrastructure relative to cities with aging asbestos cement or cast iron pipes.

Key Capital Projects	» \$6 million elevated storage tank constructed near Del Bello Lakes. » \$5 million operational water plant at Manvel Town Center. » Supervisory Control and Data Acquisition (SCADA) and resilience improvements funded through a Texas General Land Office grant (\$322,714).
Water Supply Strategy	» Hybrid model of groundwater and Gulf Coast Water Authority (GCWA) surface water. » Annual \$350,000 surface water purchase from GCWA. » Pearland interconnection: 4 million gallons per day (MGD) by 2030, 7 MGD by 2037. » Long-term option: City-owned surface water treatment plant.
Design and Operational Preferences	» 10% annual supply surplus maintained. » Surface water expansions in 2 MGD increments. » Smaller waterline loops to manage pressure. » Projects designed per the City's engineering criteria manual.
Investment and Funding	» \$83.4 million by 2030 for Pearland integration. » \$95.37 million by 2040 for GCWA source buildout. » Funding sources: utility rates, municipal bonds, Community Development Block Grant/Disaster Recovery grants. (Recent City Council caution on further water rate increases – including passing on a proposed 6.3% increase in October 2024 to generate approximately \$136,000 annually – means the City must rely more heavily on impact fees and potential contributions from the Manvel Economic Development Corporation to cover bond payments of \$300,000 per year, which could potentially limit resources for future projects.)



With increasing demand and regional coordination efforts, Manvel is investing in significant water upgrades. Along with the elevated storage and Town Center water plant acquisition, the City maintains a 1 million gallon ground storage tank and operates multiple smaller plants, including the Maverick system acquired near Manvel High School. The system, supported by electronic meters and backup generators, has experienced minimal service interruptions.

Engineering reports suggest pursuing a hybrid supply strategy, beginning with groundwater and surface water via Pearland and later incorporating GCWA supply. There has also been some discussion that the City of Manvel could own and operate its own surface water plant.

Though the City currently does not plan for water reuse, future non-potable reuse should be evaluated for irrigation and commercial applications. SCADA and generator upgrades are critical to ensure service continuity. The long-term plan recommends a \$180 million capital program to secure a flexible, diversified water supply while upholding TCEQ's Superior rating.

STRATEGIC PRIORITY 2: Wastewater System Improvements

The City is investing in wastewater infrastructure to support expansion and reduce vulnerability from water inflow and infiltration (I&I) into the system. Manvel's existing wastewater treatment facility, with a capacity of 0.5 MGD, is insufficient for the city's expanding needs. To address this, the City approved a \$40 million contract in May 2024 to construct a new treatment plant capable of handling 1 MGD initially, with plans to expand up to 4-5 MGD over time. This project, the largest in Manvel's history, aims to meet projected demands of 4.7 MGD by 2026 and 6.3 MGD by 2031.

Phased Capital Investment

- » 2021-2026: \$41.75 million
- » 2027-2031: \$17.46 million
- » 2032-2041: \$157.94 million
- » Total: \$217.15 million

(As above for the City's water system, recent City Council caution on further rate increases to fund infrastructure improvements means the City could choose to use impact fees and economic development funds to cover the shortfall.)

Strategic Actions

- » Conduct potable and non-potable water reuse feasibility studies.
- » Explore revenue streams from effluent reuse and recycling.

The City operates 8 lift stations, most of which are new but require SCADA upgrades for real-time monitoring. Staff reports I&I issues, particularly improper connections between storm and sanitary systems. The City should prioritize inflow reduction, lift station telemetry and development of a reuse strategy for future potable and non-potable water applications. Wastewater upgrades should be aligned with growth corridors and supported by regional collaboration and lifecycle asset management. A comprehensive I&I study including smoke testing could be beneficial.

STRATEGIC PRIORITY 3: Storm Drainage and Flood Resilience

Manvel faces recurring flood risks, particularly along SH 6 (especially in the Mississippi Road vicinity) and along Mustang Bayou and GCWA canals. The area's ditch-based drainage system also struggles under peak stormwater flow. The City has been actively addressing challenges in its storm drainage system, particularly in response to increasing flooding events and the need for infrastructure improvements.

Strategic Actions

- » Update Master Drainage Plan using Atlas 14 data.
- » Upgrade ditch-based infrastructure citywide.
- » Execute \$125 million Master Drainage Roadmap (recognizing that cost may increase up to 30% under Atlas 14).
- » Require PER-stage drainage studies (based on Federal Emergency Management Agency's Program for Evaluating Risk), outfall/detention criteria and easement acquisition.
- » Coordinate with the Texas Department of Transportation (TxDOT), GCWA and Brazoria County on stormwater management efforts.

Funding Options

- » U.S. Department of Energy Grid Resilience Program.
- » Texas Energy Fund.
- » Local district and interagency cost sharing.

During Hurricane Harvey in 2017, SH 6 became impassable due to flooding and the need for flood mitigation. Some drainage systems in the region were designed based on older rainfall data, which may not account for the increased intensity and frequency of recent storms.

In response to the flooding issues, Manvel initiated the construction of the Akery Lake detention pond in 2022, acquiring 117 acres for this purpose. This two-phase project aims to detain heavy rainfall and minimize flooding along SH 6. Once completed (Phase 1 in 2025), it will provide over 1,000 acre-feet of storage capacity.

Following events like Tropical Storm Beryl in 2024, the City has emphasized the importance of keeping ditches clear of debris to ensure proper drainage. Residents are encouraged to separate yard debris and avoid blocking drainage pathways.

Modernization and better drainage design standards are key to protecting residents and infrastructure. The City of Manvel's official storm drainage design standards are outlined in its Design Criteria Manual and the 2014 Master Drainage Plan. These documents reference rainfall data predating the National Oceanic & Atmospheric Administration's (NOAA's) Atlas 14 update. Specifically, the Master Drainage Plan includes a 2013 Drainage Criteria Manual that utilizes older rainfall frequency estimates.



Given the evolving nature of infrastructure planning and the importance of using current data to mitigate flood risks, Manvel should consider updating its standards and implement Atlas 14 Drainage Standards. Updated Base Level Engineering and Federal Emergency Management Agency (FEMA) data are now guiding development elevations (minimum 2 feet above Base Flood Elevation). Engineering plans identify over \$125 million in drainage projects based on the 2014 and 2022 Master Drainage Plans – but costs may rise by 20-30% with adoption of Atlas 14 rainfall intensities.

STRATEGIC PRIORITY 4: Canals Management

GCWA's canal network, especially Mustang Bayou, significantly impacts Manvel's drainage functionality – both as potential relief and a constraint. The City of Manvel's Master Drainage Plan acknowledges the presence of GCWA canals within the city's drainage framework. While these canals are not designed to convey stormwater, their existence influences the area's drainage patterns. For instance, during heavy rainfall events, the capacity of GCWA canals can impact the effectiveness of Manvel's stormwater drainage, potentially increasing flood risk in adjacent areas when canals backflow during full capacity. This underscores the importance of coordinated planning between the City and GCWA to manage stormwater effectively, especially as the City lacks operational control over canal flow or release timing.

Strategic Actions

- » Formalize drainage coordination with GCWA.
- » Install managed outfall structures (e.g., flap or sluice gates).
- » Use large detention like Akery Lake to stage water releases.
- » Reflect canal limitations in hydraulic modeling.
- » Work with TxDOT and Brazoria County on regional drainage improvements.

STRATEGIC PRIORITY 5: Ditch-Based Drainage System Management

While common across the region, ditch-drained streets have limitations in the face of Manvel's growth and increased rainfall intensity. Ditches carry a high maintenance burden, and they have limited stormwater handling capacity. As a result, SH 6 and other area roadways frequently flood.

Strategic Actions

- » Conduct a citywide ditch condition survey.
- » Establish routine ditch maintenance schedules.
- » Convert eligible areas to enclosed storm drain systems.
- » Expand regional detention options like Akery Lake.
- » Launch public education campaigns about proper yard drainage and avoiding ditch obstructions.



STRATEGIC PRIORITY 6: FEMA Community Rating System (CRS) Preparation

The City of Manvel may consider participating in the CRS program to reduce flood insurance costs and improve public safety for its residents and businesses. This is a voluntary FEMA program designed to incentivize communities to implement floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). The CRS aims to:

- » Reduce flood losses.
- » Facilitate accurate insurance rating.
- » Encourage comprehensive floodplain management.

Communities that participate in the CRS are scored based on their implementation of activities across four categories:

1. Public Information such as making flood maps and insurance information available, and public outreach campaigns.
2. Mapping and Regulations such as maintaining updated flood maps, enforcing higher regulatory standards, and preserving open space in floodplains.
3. Flood Damage Reduction such as elevating structures, acquiring or relocating flood-prone buildings, and drainage system maintenance.
4. Warning and Response such as flood warning systems, emergency preparedness, and levee maintenance.

CRS communities are assigned a class from 1 to 10, with Class 1 earning the highest discount (up to 45%) on flood insurance premiums and Class 10 meaning no discount (non-participating or baseline compliance only). Most communities begin at Class 9 or 8, earning residents a 5-10% discount on their NFIP flood insurance premiums.

In sum, benefits to the community from CRS participation include:

- » Lower flood insurance premiums for residents and businesses.
- » Improved public safety and flood awareness.
- » Reduced property damage and disaster recovery costs.
- » Enhanced coordination among local departments and agencies.

To qualify for the CRS program, the City of Manvel would need to:

- » Designate a CRS Coordinator.
- » Publicize and enforce higher elevation requirements (e.g., 1–2 feet above Base Flood Elevation).
- » Educate the public about flood risks and insurance options.
- » Improve stormwater management, flood response and mapping practices.
- » Maintain accurate floodplain records and provide accessible information to the public.

STRATEGIC PRIORITY 7: Policy Framework for Strategic MUD Annexation



Manvel's ability to deliver equitable and efficient utility services to all of the city will need to include a strategic approach to Municipal Utility District (MUD) annexation. The City should consider analyzing each MUD's viability for annexation because:

- » MUDs operate independently and may not align with City infrastructure or standards.
- » Disparities in service quality and costs exist between MUDs and City utilities.
- » Annexation allows unified utility systems, consistent standards and reduced operational redundancies.

Evaluation criteria should include:

- » Infrastructure condition and proximity to City services.
- » District financial health and debt levels.
- » Growth projections and infrastructure compatibility.
- » Willingness of MUD boards and residents.
- » Annexation cost-benefit analysis.

Possible Timeline

- » 2026: Develop annexation policy; map and rank MUDs.
- » 2027: Launch assessments of priority MUDs; initiate interlocal talks.
- » 2028-29: Begin phased annexations, starting with low-debt, cooperative and adjacent MUDs.

STRATEGIC PRIORITY 8: Ongoing Investment in Public Safety Services

Along with growth pressures on the City's utility infrastructure systems, public safety services are often stressed during periods of rapid growth as service areas expand (and given lag time to site, design, fund and construct new police, fire and emergency medical service (EMS) facilities), emergency call volumes rise, and amid inevitable challenges to increasing police and fire/EMS staffing.

The City of Manvel has wisely continued to update its master water, wastewater and drainage plans periodically during this dramatic growth era. The City should also:

- » Conduct periodic gap analyses to assess current and future demands involving fire, police and EMS services, staffing and training, vehicles and equipment, and facilities, with an emphasis on service coverage in rapidly-growing areas and maintaining or improving response times.
- » Plan and budget for the construction of new or upgraded public safety facilities in alignment with projected growth rates and patterns.
- » Enhance public safety training and recruitment to maintain a well-staffed and well-trained workforce to meet increasing demand.
- » Identify cost-saving and safety-enhancing technology and equipment upgrades.
- » Highlight for elected officials and the community the standards that must be maintained – or higher levels achieved – to earn public safety service accreditations and other recognitions, including under the Public Protection Classification rating system, commonly known as "ISO ratings" through the Insurance Services



Office, which can potentially reduce property insurance premiums in an area through their consideration by insurance providers.



Transportation

May 2025 DRAFT

This plan section focuses on near-term and longer-range transportation needs and priorities in and around Manvel. Some of these priorities are outward focused, involving regional and state-level entities and necessary coordination, recognizing Manvel's place within a much larger metropolitan region. Various other priorities are inward focused, such as adding local roadway capacity plus ongoing street maintenance and rehabilitation, and extending and filling gaps in the sidewalk system.

As in many communities, top transportation-related issues facing the area include improving traffic flow, safety and connectivity while adding more ways to move around the community safely on foot and by bike. Continued enhancement of the area mobility system will be necessary to accommodate the increased travel demand resulting from population growth and development. A growing community also requires more goods movement and draws additional visitor traffic to the newest retail offerings and other destinations.

As the transportation system continues to evolve, it should address not only traffic flow and safety needs but also reflect the surrounding land use and character. Finally, public transportation services will likely become an increasing priority over time, especially for those without a personal vehicle or with special transportation needs, to reach jobs, education sites and essential services.

Plan Sections

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ **Transportation**
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation

Why This Comprehensive Plan Section is Important for Manvel

Quality of Life

Reinforces the importance of minimizing traffic congestion while also ensuring safe roadway conditions as a key quality of life component for Manvel residents.

Character

Highlights the role of street design in establishing and reinforcing the desired character of an area, whether in suburban residential neighborhoods or in less developed areas in and around the city.



Neighborhood Integrity

Emphasizes the fundamental priority placed on neighborhood integrity, which is influenced by traffic conditions on residential streets and the safety of kids and adults when walking and biking in the community.

Public Policy Basis

Provides the public policy basis for City regulations and standards related to streets, sidewalks and crosswalks, bike lanes, parking and other mobility-related infrastructure and physical improvements.

Regional Coordination

Recognizes that multiple state and regional agencies plan for and guide transportation upgrades and services in the area, enabling the City to focus on local issues and needs along with regional coordination.

Community Objectives

Supports Manvel's linking of roadway and corridor design to economic development and aesthetic objectives.

MANVEL 2045

Legacy of Past Planning



This new Comprehensive Plan builds on previous plans and studies completed by the City of Manvel and other partners, including these most relevant to the Transportation topic:

- [2015 City of Manvel Thoroughfare Plan](#)
- [Pavement Management Services, 2022](#)

*[*Click Images to View Plans](#)*

2015 City of Manvel
Major Thoroughfare Plan

Ongoing road building
and connections through
new development

Improved connectivity to south
Manvel via Meridiana Parkway

Train horn quiet zones

Transportation Accomplishments

Ongoing annual street improvements
by Public Works

2022 Pavement
Management Services Report

Expansion of SH 288 south
of Pearland



Key Planning Issues and Considerations

Through the Manvel Today phase of the comprehensive planning effort and the leadership and public engagement activities that also led to Manvel's new Strategic Plan, numerous real and perceived community issues and needs were identified. Others were added through the work of the plan consultants and their interactions with City staff.

Key issues and considerations that led to the goals and action items in this Transportation section include (along with specific points and suggestions from leadership and community input):

Theme	Key Planning Issues and Considerations
 Mobility & Congestion Management	» Transportation network connectivity and accessibility of key destinations - Enhanced mobility and access across the community for all residents. - Lack of turn lanes, especially into neighborhoods (e.g., Newport Estates from Croix Road/CR 58). - Expanded public transportation options. » Traffic flow and congestion management - Levels of service along major roadways and at busy intersections to maintain traffic flow. - Traffic congestion at key locations, especially during school times (e.g., Croix Road/CR 58 and Airline Road/CR 48). - Traffic bottlenecks around schools and at intersections (e.g., SH 6 to SH 288 northbound). - Occasional traffic delays at railroad crossings.
 Travel Safety	» Safety for all forms of travel - Focus on enhancing safety for all as traffic volumes increase on Manvel's major roadways with the area's growth. - Desire for medians and safer roadway design on Highway 6. - Safety concerns on Meridiana Parkway – need for crosswalks, flashing lights and traffic calming. - Limited areas where residents feel safe walking or biking, and with good access to desired destinations. - Desire for raised crosswalks for safer pedestrian movement.



Transportation System Maintenance

» Basic and ongoing maintenance

- Both immediate spot repairs and periodic resurfacing to ensure safe roadway conditions while also protecting the longer-term integrity of the area transportation network – and the value of past public investments toward it.
- Missing road striping in places (e.g., Croix Road/CR 58), and damage from trucks.



Transportation Technology & Sustainability

» Technology solutions

- Need to implement an advanced traffic control system to manage more effectively the increasing demands being placed on the area's transportation infrastructure.

» Future-readiness

- Anticipating and preparing for the implications of increasing vehicle electrification, including the growing demand for car recharging infrastructure, and ensuring that the City's planning and development processes are aligned with this ongoing shift towards more sustainable transportation solutions.



Regional Collaboration

» Advocating for Manvel's interests

- Continuing to cultivate and strengthen partnerships with Brazoria County and other regional and state mobility partners, leveraging available funds to support projects that provide mutual benefits and address shared community objectives.

Goals for Transportation

The actions in this Transportation section involve tangible steps that will lead to achievement of the following goals:



Expanded and better-connected roadway, sidewalk and trail networks to improve local mobility options and reduce congestion.



Opportunistic additions and upgrades to Manvel's major thoroughfare system in coordination with private land development and through public road projects.



Sustained investment in street maintenance and periodic resurfacing to extend the life of Manvel's roadways and safeguard prior public infrastructure investments.



Enhanced travel safety for all, including measures that make Manvel a more pedestrian- and bike-friendly city even as it gains more residents and traffic.



Close coordination with Brazoria County, the Texas Department of Transportation and other partners to ensure regional mobility projects are consistent with Manvel's preferences and to maximize available funding for local transportation improvements.





Actions for Transportation

Itemized below are a set of action strategies, involving both near- and longer-term steps, for responding to the key issues and community needs identified in this Comprehensive Plan section.

STRATEGIC PRIORITY 1:

Potential Near-Term MTP Implementation Priorities

The timing and location of private land development, together with the availability of public funds for right-of-way acquisition to accommodate any publicly-led roadway design and construction, will largely determine which Major Thoroughfare Plan (MTP) alignments and connections can occur soonest. With those caveats in mind, the following projects should take precedence where feasible: ***[PENDING review by City officials and staff]***

- » Roadway extensions and connections in the vicinity of SH 288 given the extent and pace of development around the freeway corridor, especially as the SH 288 upgrade project is completed (e.g., Collector alignment between Kirby Drive and Rodeo Palms Parkway, and rest of Rodeo Palms Parkway to Airline Road/CR 48).
- » Completion of north-south roadways parallel to SH 288 (e.g., Manvel Parkway on east side and Kirby Drive on west side).
- » Elimination of 90-degree turns and new smoother alignment of Croix Road just east of SH 288.
- » Completion of more east-west connections in the rapidly-developing area between SH 288 and McCoy Road (e.g., Charlotte Street, Dogwood Avenue and Del Bello Boulevard).
- » Northward extension of Pollard Boulevard to Croix Road, especially in consideration of the eventual completion of the City's planned City Center Complex in this area.
- » Targeted right-of-way preservation and road network connections elsewhere, as opportunities arise, to avoid lost possibilities for ever achieving better connectivity and alternative travel routes in particular areas of the city and ETJ (e.g., southward extension of Cemetery Road in conjunction with potential new land development activity in this area south of SH 6).

STRATEGIC PRIORITY 2:

Streets and Pavement Management

The City of Manvel is advancing toward a fully-paved road network with the asphalt paving of 17 gravel roads in 2024-2025 at a cost of \$3.4 million. Installation of sidewalks and traffic signals in school zones is planned for late 2025, costing \$6 million. Based on the newest Pavement Condition Index (PCI) data, the City aims to prioritize roads under 26 feet wide for widening and implementing rehabilitation strategies. Key road safety concerns include Meridiana Parkway and the Del Bello Road/Masters Road intersection, which require landscape and crash mitigation.

City staff has also noted the need to improve right-of-way clarity and thoroughfare continuity through an updated Major Thoroughfare Plan. Previous planning called for \$34 million in roadway widening and \$35 million in pavement rehabilitation. Manvel should continue combining rehabilitation and widening where practical and consider innovative cost-saving techniques in walk-through engineering assessments. Additionally, pedestrian and bike infrastructure, especially near schools, should be evaluated for safe access integration.



Manvel's roadway infrastructure must continue to grow and adapt in sync with development. Ongoing updates to the Pavement Condition Index (PCI) is the basis for strategic prioritization, using a tiered strategy:

- » Tier 1 (PCI < 25): Full reconstruction.
- » Tier 2 (PCI 25-45): Reclaim/widen or resurface.
- » Tier 3 (PCI > 45): Preventive maintenance.

Prioritization factors include:

- » PCI condition.
- » Road width and surface type.
- » Traffic volume and usage patterns.

Funding Options

- » Road impact fees.
- » TxDOT partnerships.
- » Federal Better Utilizing Investments to Leverage Development (BUILD) grants (previously TIGER).
- » County overlays.
- » Municipal bonds.

STRATEGIC PRIORITY 3:

Transportation System Management Best Practices

Along with the City's near-term singular focus on thoroughfare system development, plus ongoing maintenance and upgrades to its existing road and sidewalk assets, the City should also prioritize the following actions and practices, as funding and staff resources allow:

- » Pursue an ongoing sidewalk improvement program to repair, replace or install new sidewalks, crosswalks and curb cuts in high pedestrian use areas in the city (e.g., around school campuses, near public buildings and spaces, in park vicinities, and in other activity centers in the city) and in other areas with the potential to accommodate more walking with appropriate improvements and safety measures.
- » Follow a Transportation System Management (TSM) approach, which emphasizes efficient use of existing roadway capacity when added capacity projects are unlikely to happen in the near future, or ever, due to physical or fiscal constraints (e.g., improvements and turning movement enhancements focused at congested intersections, access management measures along roadways, improved roadway marking/signage/lighting, traffic signal upgrades and use of "Intelligent Transportation System" or ITS technologies, etc.).
- » In keeping with the nationwide Vision Zero movement, which aims to eliminate preventable injuries and fatalities suffered by motorists, pedestrians and cyclists, pursue local actions such as:
 - » Committing to capital projects that expand and enhance bicycle and pedestrian circulation and safety, especially involving installation of protected bicycle/pedestrian lanes and facilities.
 - » Evaluating whether speeds are a contributor to bicycle/pedestrian accidents and considering potential speed limit reductions in locations of concern, along with targeted traffic calming measures in both new development and existing developed areas.



- » Ensure ongoing coordination between local law enforcement and Alvin Independent School District regarding planning for any on-street drop-off/pick-up queueing and related disruptions to usual traffic flow around school campuses during peak periods, and for overall congestion management and safety, especially at the start of school years.
 - » Apply a “dig once” strategy, taking advantage of opportunities to synchronize utility work with road construction projects to reduce the cost burden of digging up streets multiple times. Also seek opportunities to implement bicycle/pedestrian improvements in conjunction with street maintenance and rehabilitation projects, utility installation and replacement projects, storm drainage projects and others.
 - » Continue periodic updates of the City's MTP to set the stage for local capital improvements planning, coordination with private property owners and developers, and pursuit of external funding and grants.
 - » Actively participate in state-level and regional transportation planning efforts and funding processes, primarily through the Houston-Galveston Area Council as the area's Metropolitan Planning Organization (MPO), to advocate for local needs and advance regional projects with local benefit.
 - » Continue to plan for the local implications of transportation technology advancements such as more widespread use of electric vehicles, autonomous vehicles, electric bikes and scooters, ride-sharing services and drones (e.g., for package deliveries, etc.).
-



Major Thoroughfare Plan Review and Updates

The Major Thoroughfare Plan (MTP) is the City's long-term road network plan, intended also to accommodate pedestrian and bicycle circulation within the community where appropriate. The MTP is designed to address current and anticipate future travel needs in and around Manvel. Similar to the Future Land Use and Character map, which is intended to guide land use and development patterns over the next several decades, the MTP map represents a long-term vision for the community's surface transportation system.

Some of the proposed roadway alignments identified on the MTP, particularly in the outlying portions of the city limits or Manvel's extraterritorial jurisdiction (ETJ), may not be needed or fully constructed for some years. Nonetheless, a core purpose of the MTP is to preserve the rights-of-way needed for future transportation corridors so that, if and when land development occurs, adequate and continuous corridors for appropriately sized and designed transportation facilities will be available for public acquisition, use and ongoing maintenance. As noted later in this discussion, this longstanding model for improvement of local roadway networks in Texas has become more difficult due to evolving statutory limitations on municipal authority.

Functional Classifications

Functional street classifications are based on the characteristics of a road and its relationship with other roads in the area. Generally, the highest-level functional classes are designed to carry larger volumes of traffic between travel origins and destinations, often at higher speeds. The lowest-level functional classes are designed primarily to provide property access, and to move traffic to and from the higher-level roadway network. The specifics of the classifications used on Manvel's MTP are compiled in the table below. Minimum required right-of-way widths by roadway type are also specified in the City's Design Criteria Manual, the latest version of which is always available on the Engineering Department page of the City website (<https://www.cityofmanvel.com/407/Engineering-Department>).

Roadway Type	Characteristics	Right-of-Way Minimum Width	Local Examples
Limited Access Highway	» Limited-access facility for higher speeds and volume of traffic. » Typically physically separated from other roads and travel modes (i.e., no pedestrian or bicycle facilities). » Provides a high level of mobility and serves travel between regional destinations. » Frontage roads sometimes included to provide local access.	Right-of-way need set by other entities besides City (Texas Department of Transportation for SH 288)	» SH 288
Major Thoroughfare	» Carries less traffic than Limited Access Highways, but still at relatively higher speeds than other local roadways to facilitate longer-distance travel to destinations. » Provides greater local access than Limited Access Highways. » Restriction of left turns to particular locations typically implemented over time for safety reasons and given the roadway's primary traffic movement function.	120 feet	» SH 6 (wide right-of-way and extent of travel lanes also fulfills SH 6's function as a hurricane evacuation route)
Parkway	» Moves traffic between regional highways and more local streets. » Enhanced design and landscaping, especially on medians and along parallel greenways with sufficient width outside of the roadway to accommodate winding shared-use paths for pedestrians, joggers and cyclists, especially for longer-distance trips. » Truck traffic sometimes prohibited or discouraged, including through design techniques (e.g., roundabouts).	120 feet	» Airline Rd/CR 48 » Bailey Rd » Belcher Rd » Croix Rd » Del Bello Blvd » Del Bello Rd/CR 90 » Magnolia Pkwy » Manvel Pkwy » Markham Rd » Masters Rd » McCoy Rd » Meridiana Pkwy » Patterson Rd » Pearland Sites Rd » Pollard Blvd » Pomona Pkwy » Rodeo Palms Pkwy

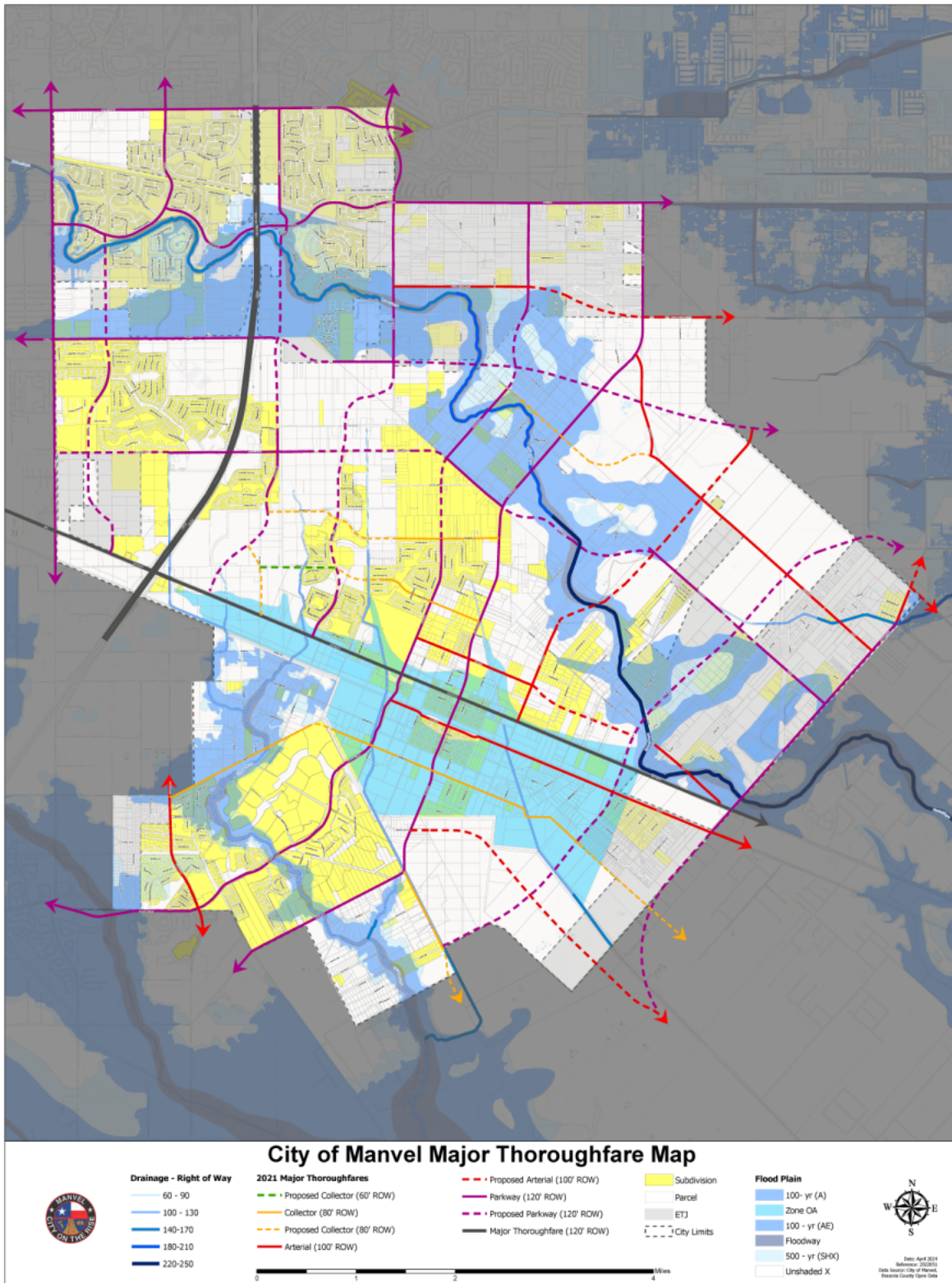
Roadway Type	Characteristics	Right-of-Way Minimum Width	Local Examples
Arterial	» Provides connections between higher-level roadways and Collectors and local streets. » Designed for higher traffic volumes and speeds than Collector or local streets, but with a more local mobility focus than the regional traffic-moving function of Limited Access Highways and Major Thoroughfares. » May or may not include medians and greater control of turns depending on the particular location, right-of-way availability and design considerations. » Should be designed as “complete streets” wherever feasible to accommodate pedestrians and cyclists.	100 feet	» Bissell Rd » Cemetery Rd » Kirby Dr » Lewis Ln » Lira Rd » Oilfield Rd » Old Massey Ranch Rd » Pearland Sites Road (portion) » Pursley Blvd
Collector	» Collects traffic from local streets and provides connections to Arterials and Major Thoroughfares. » Provides access to residential areas and related local traffic generators (e.g., schools, parks, places of worship, etc.). » Collector roadways should not be designated as truck routes unless special precautions are taken with respect to design (e.g., curb return radii, minimum tangent lengths between reverse curves, construction specifications, etc.) and the abutting land uses. » Collectors should extend continuously between Arterials and should cross creeks, drainage channels and other barriers, where feasible, to provide adequate system continuity. » Traffic calming techniques should be used to slow traffic along continuous sections of Collectors (preferably built into the original street design rather than retrofitted later). » Sidewalks should ideally be located on both sides of all Collectors. » When a Collector ties directly into a Major Thoroughfare or TxDOT roadway, widening to Arterial width on the Collector approach to such intersections should be required.	80 feet	» Charlotte St » Clark Rd » CR 84 » Cumulus Rd » Dogwood Ave » Iowa Ln » Jordan Rd » Old Chocolate Bayou Rd » Orchard Park Ln » Rodeo Dr » Scopel Rd » Southfork Pkwy » Uzzell Rd



Observations on 2021 MTP Map

The City of Manvel adopted its current MTP in 2021. As part of Manvel's 2025 Comprehensive Plan update, the MTP map was also reviewed and updated. Along with leadership and public input, the updated MTP reflects discussions with Brazoria County and Texas Department of Transportation representatives, consideration of actual roadway alignments and improvement outcomes based on previous MTPs, trends in and the latest plans for new land development activity within Manvel, and other area transportation projects such as the ongoing SH 288 upgrade through Manvel.

2021 Major Thoroughfare Plan



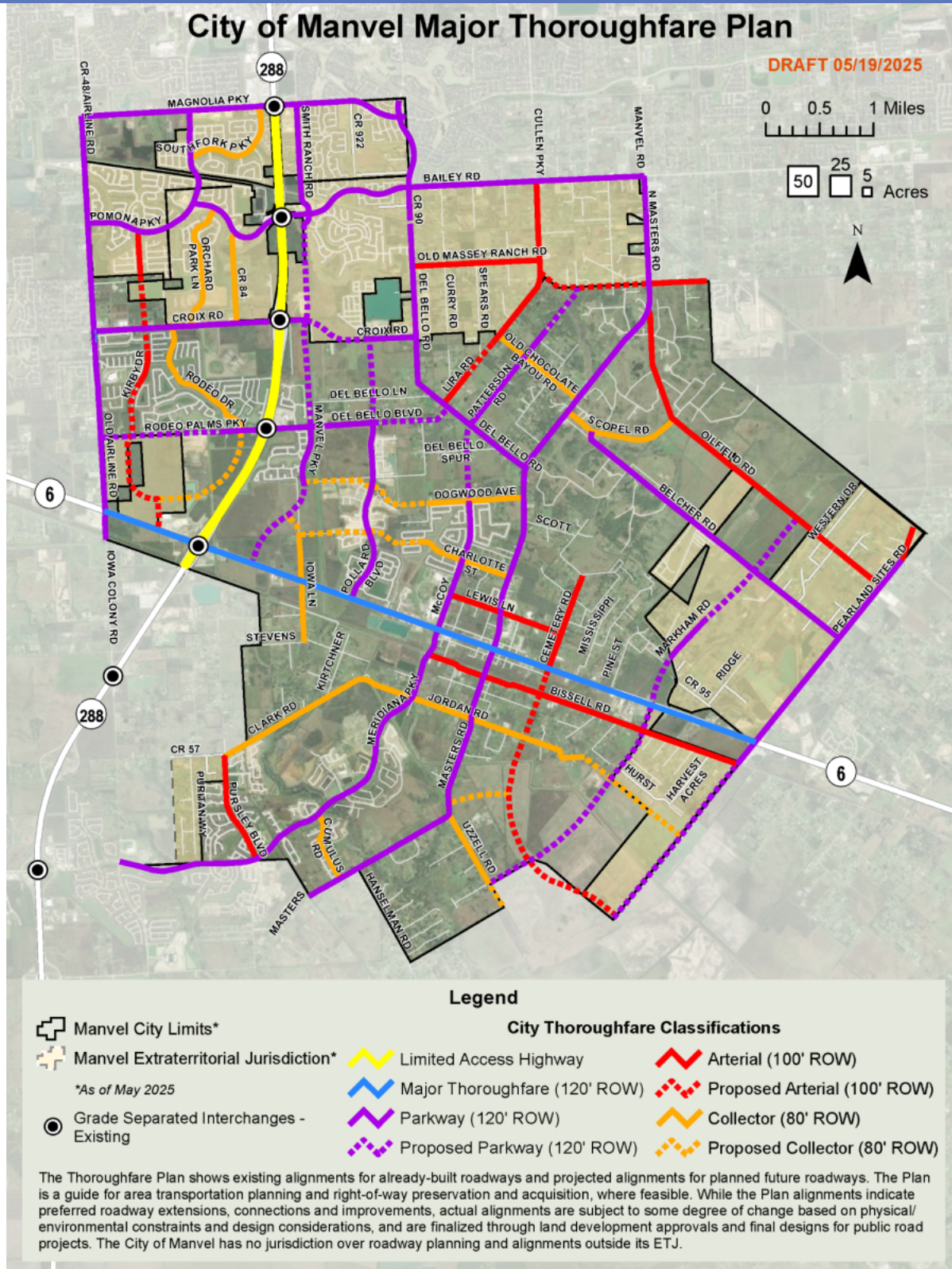


Key observations from the 2021 MTP review included:

- » The 2021 MTP map reflects a relatively good network of continuous main roadways both east-west and north-south, although this is primarily north of SH 6. Continuity is less evident south of SH 6, other than Meridiana Parkway and Masters Road.
- » The map shows perimeter connections in various locations to roadways that continue beyond Manvel's jurisdiction into neighboring communities and unincorporated areas.
- » The map also reflects challenges to MTP implementation in various places due to multiple factors, including:
 - » Environmental constraints (e.g., necessary and more costly bridge crossings over canals and bayous, floodplain areas associated with these waterways, etc.).
 - » Existing residential and/or commercial development in the path of direct and logical roadway network connections.
 - » Abrupt changes in the orientation of properties at various locations in the city limits and ETJ (i.e., due north-south property orientation in the west and northwest and in some south side areas, changing to a northeast-southwest angle on the east side, then areas north and south of SH 6 where properties align more with it and the parallel railroad, and then an entirely different orientation of properties in the Meridiana area and the southernmost city limits).
- » Spacing of the highest-level roadways is less than ideal in some locations, sometimes too close and sometimes too far apart, due to the constraints noted above.
- » Lost opportunities for roadway network connectivity stand out in some locations, sometimes due to the layout of newer developments that do not accommodate through streets (e.g., lack of more connections across and beyond Meridiana), and elsewhere due to where significant land uses were sited (e.g., large Manvel High School campus blocking a westward extension of Large Avenue and/or Lewis Lane parallel to SH 6).
- » Accomplishment of the Meridiana Parkway railroad overpass was a major win for Manvel given substantial obstacles to any such crossings of railroads elsewhere in the region, state and nation. However, lost opportunities for continuous parallel roadways immediately south and north of SH 6 will remain a forever challenge, with both through travelers and local residents having to use the main highway for many cross-town trips.

Itemized below are the specific changes incorporated into the newest adopted map. ***[PENDING finalization and adoption]***

2025 Major Thoroughfare Plan Update





Completed Roads

Roadway segments that were previously dashed lines on the MTP map but have been built in the last several years and are now shown as solid lines include:

- » A portion of Kirby Drive south of Pomona Parkway.
- » Del Bello Boulevard east from SH 288 to where it intersects with Pollard Boulevard.
- » Pollard Boulevard all the way north to Del Bello Boulevard.

Notable Map Changes

Significant changes to roadway alignments or segments on the map – and removal of some previously-shown alignments – include:

- » Adjustment of Old Massey Ranch Road to follow its existing alignment, with a jog at Old Chocolate Bayou Road, rather than a new segment previously shown east of Old Chocolate Bayou Road that would have eliminated the jog and provided a smoother alignment.
- » Removal of an eastward extension of Croix Road past Del Bello Road to the eastern city limits, eventually connecting to a northward extension of Cemetery Road, as the alignment did not follow any existing roadways and would have impacted numerous properties and existing residents. This is also an area where preservation of more Rural character is

New Challenge to Thoroughfare Plan Implementation and Administration

As part of ongoing efforts by State of Texas elected leaders to limit municipal authorities, the Texas Legislature in 2023 amended Texas Local Government Code Section 212.010 (within Chapter 212, Municipal Regulation of Subdivisions and Property Development) to end the long-held ability of Texas cities to require, as a condition of subdivision plat approval, the dedication of land within the subdivision for a future street or alley that is:

1. Not intended by the owner of the tract (even if on the City's adopted Thoroughfare Plan); and
2. Not included, funded, and approved in:
 - a. A capital improvement plan adopted by the municipality; or
 - b. A similar plan adopted by a county in which the municipality is located or the state.

This measure undercut a fundamental purpose of thoroughfare planning as stated at the start of this section and in the notation on the City's updated map – to help preserve rights-of-way needed for future connectivity of the area roadway network, which is essential for long-term traffic circulation and for efficient access to properties in residential plus commercial and industrial areas. Network connectivity and smooth access are also crucial for police, fire and emergency medical response; during and after damaging weather events; and for circulation of school buses, solid waste vehicles, transit vehicles, mail and other delivery vehicles, and other public and private service functions.

The very essence of thoroughfare planning is to preserve and acquire the necessary segments of future planned roadway corridors as individual land development projects occur. Often, such right-of-way set-asides happen well before the broader area has developed to the point to justify the roadway's full construction, when enough new traffic volume has built up in the area. Without this thoroughfare plan implementation method, the City will need to rely on interactions with like-minded property owners and developers who see the value in ultimate planned roadway connections to and within their developments. The specifics of priority right-of-way preservation (including potential dedication or public acquisition) and of near-term or later roadway construction responsibilities can also be negotiated and committed to through public/private development agreements.



indicated on the Future Land Use and Character map.

- » Adjustment of the north end of the Patterson Road alignment to continue in a northeasterly direction and eventually connect to another existing segment of Patterson at Old Massey Ranch Road. This removed a previously shown northward turn of the Patterson alignment that would have connected it instead to Old Chocolate Bayou Road north toward Bailey Road. The northward connection did not follow any existing roadways and would have impacted various properties and existing residents in the area.
- » Adjustment of the Pollard Boulevard alignment to continue straight north to Croix Road, once north of Del Bello Boulevard, rather than a previous northeasterly curve that would have connected Pollard to Del Bello Road. The due-north extension follows property lines while the previous curving alignment would have impacted various properties.
- » Adjustment of the east end of the Del Bello Boulevard alignment to turn northeast so it intersects with Del Bello Road at a 90-degree angle. [Ideally, the extended Del Bello Boulevard would connect directly to Lira Road at Del Bello Road for continuity and to avoid a street jog situation, but this is not currently reflected on the MTP map.]
- » Removal of a Collector connection previously shown between Oilfield Road and Old Chocolate Bayou Road at Masters Road. Instead, the MTP map now shows the existing alignment of Scopel Road as a Collector, which intersects Masters Road slightly farther south than Old Chocolate Bayou Road.
- » In the same vicinity, a Parkway designation now stays on the existing alignment of Belcher Road all the way to Masters Road. The previous map showed an entirely new alignment that would have had to cross Mustang Bayou to connect to Del Bello Road at Masters Road.
- » The Arterial designation on Cemetery Road now stops where the road turns northeast, at Scott Avenue, and no longer extends all the way to the ETJ boundary north of Oilfield Road. All of the alignment changes in this northeast area are consistent with the aim of preserving more Rural character as indicated on the Future Land Use and Character map.
- » Removal of an eastward extension of the Lewis Lane Arterial alignment to connect with CR 95, which would have also required a Mustang Bayou crossing. The portion between Cemetery Road and the Markham Road Parkway alignment would have been challenging due to existing homes and residents along both Mississippi Road and Pine Street.
- » Pearland Sites Road now stays on a straight alignment along the City's ETJ boundary south of SH 6 rather than curving southeast as on the previous map.
- » The east side Parkway alignment that lines up with existing Markham Road now stops at Oilfield Road on the north end.
- » Kirby Drive changed from a Parkway to Arterial designation.

Notable Map Additions

Significant roadway alignments or segments that are new on the updated map include:

- » Addition of Southfork Parkway as a Collector.
- » Addition of Orchard Park Lane and Croix Parkway/CR 84 as Collectors.
- » Addition of Lira Road as an Arterial that, with a future crossing of Mustang Bayou, would connect it to Old Chocolate Bayou Road northward to Bailey Road. Therefore, the portion of Old Chocolate Bayou Road west of Patterson Road is also now shown as a Collector.



- » Addition of a new south extension of Cemetery Road from SH 6, as an Arterial that starts to curve to the southeast after crossing the Briscoe Canal until reaching the southernmost point of the City's ETJ at an intersection with the Pearland Sites Road extended alignment.
- » Addition of a short new Collector alignment between Masters Road and the new south extension of Cemetery Road. As a result of the alignments added in this south side area, a more east-west Arterial alignment from the previous MTP map, going east from Masters Road, was removed.
- » Addition of Cumulus Road as a Collector as it provides a connection between Meridiana Parkway and Masters Road.
- » Addition of Iowa Lane south of SH 6 as a Collector to Stevens Road.
- » Addition of a new Collector alignment from Kirby Drive near Manvel Town Center up to Rodeo Palms Parkway.

Also, the locations of seven grade-separated interchanges along SH 288 in the Manvel area are now highlighted on the map, some of which are very new as part of the ongoing SH 288 improvement project.

ADDITIONAL BACKGROUND: Thoroughfare Planning Considerations

Itemized below are typical considerations that factor into thoroughfare planning processes and the resulting maps. Some of the considerations are technical while others involve a broader perspective on community planning beyond just the safe and efficient movement of people and goods within and across a developing area.

Network and Alignment Factors

- » Continuity (higher-level roadways) versus discontinuity (lower-level roadways) through an adequate array of north-south and east-west main thoroughfares that extend across and beyond the city.
- » Connectivity of the network and between origins/destinations, within the local street system and to the regional highway system.
- » Spacing and density of the network.
- » Intersection location and spacing of major roadways for effective signalization of key intersections.
- » Alternative travel routes for emergency response and during natural disasters.
- » Multiple routes and travel options to avoid traffic overload on certain roadways.
- » Crossings (water, railroads, freeways, etc.).
- » Grade separation needs at key locations to maintain traffic flow and enhance safety.
- » Multi-modal planning (pedestrian, bicycle, transit, freight, etc.).

Constraints

- » Physical (floodplains, topography, water features, utility/pipeline corridors, etc.).
- » Property pattern.
- » Existing development.
- » Environmental features / assets (e.g., forested areas, wetlands, etc.).
- » Parkland and preserved open space.
- » Jurisdictions (territorial, roadways, water features, etc.).



- » Right-of-way potential (adequate width for eventual construction of a full roadway cross section to standard).
- » Existing driveways and developed frontage along roadways (access management needs).
- » Fiscal (network cost implications, maintenance, cost of bridges and grade separations, etc.).

Land Use-Transportation Coordination

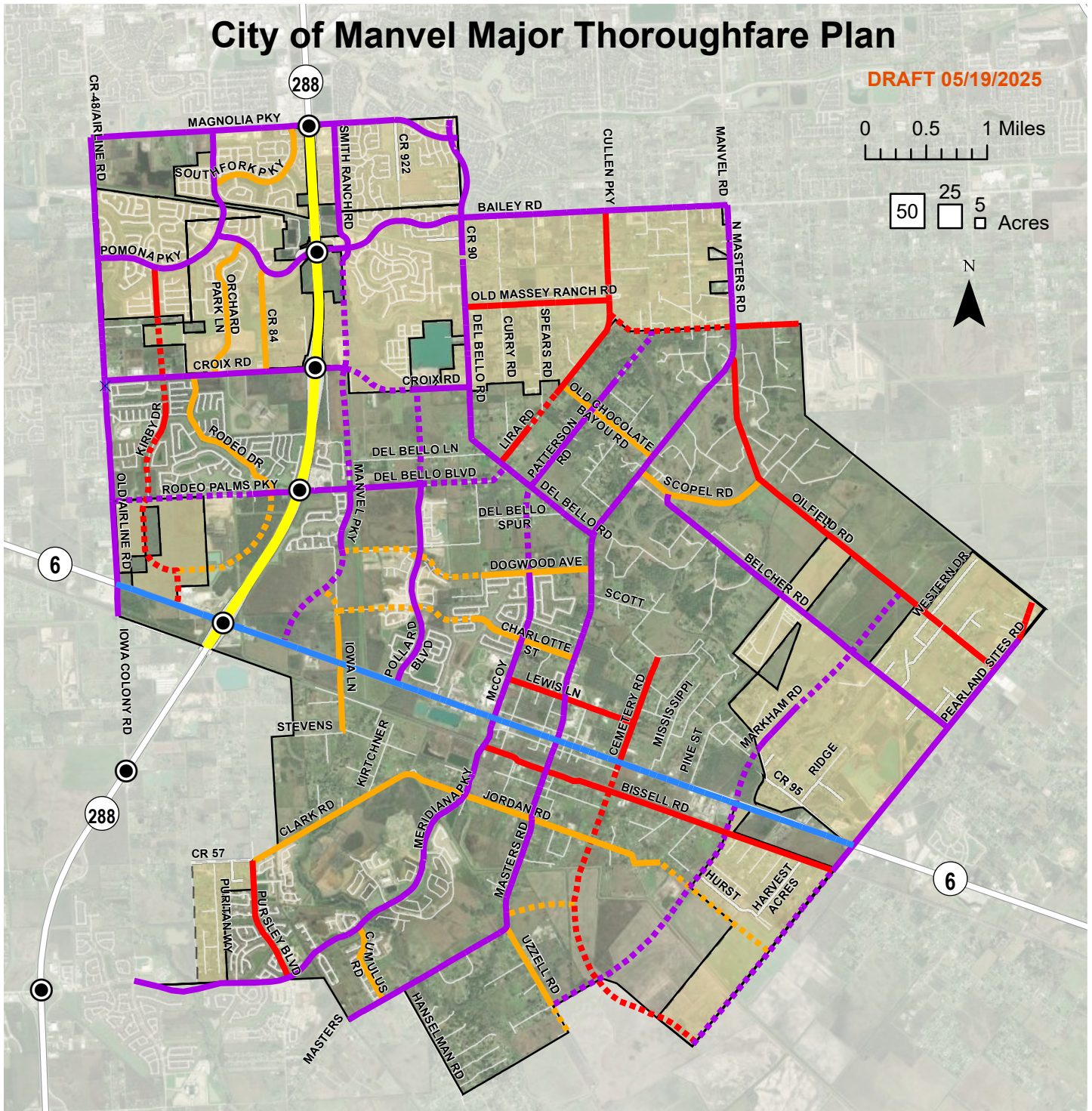
- » Inducement of desired / undesired land use (MTP consistency with future land use plan and zoning).
- » Designing roadways in context with their surroundings to maintain desired community character and to minimize effects on valued natural resources.
- » Consistency with utility master planning and growth management strategy.
- » Potential traffic volumes.
- » Location of major traffic generators.
- » Location of “sensitive” land uses (e.g., residential, schools, parks, cemeteries, etc.).
- » Emergency access (network connectivity) and location of critical destinations such as hospitals, police and fire facilities, emergency operations center for the area, etc.

City of Manvel Major Thoroughfare Plan

DRAFT 05/19/2025

0 0.5 1 Miles

50 25 5 Acres



Legend

Manvel City Limits*

Manvel Extraterritorial Jurisdiction*

*As of May 2025

Grade Separated Interchanges - Existing

City Thoroughfare Classifications

- | | |
|-------------------------------|------------------------------|
| Limited Access Highway | Arterial (100' ROW) |
| Major Thoroughfare (120' ROW) | Proposed Arterial (100' ROW) |
| Parkway (120' ROW) | Collector (80' ROW) |
| Proposed Parkway (120' ROW) | Proposed Collector (80' ROW) |

The Thoroughfare Plan shows existing alignments for already-built roadways and projected alignments for planned future roadways. The Plan is a guide for area transportation planning and right-of-way preservation and acquisition, where feasible. While the Plan alignments indicate preferred roadway extensions, connections and improvements, actual alignments are subject to some degree of change based on physical/environmental constraints and design considerations, and are finalized through land development approvals and final designs for public road projects. The City of Manvel has no jurisdiction over roadway planning and alignments outside its ETJ.



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

April 28, 2025 – May 27, 2025

The following table provides an overview of Development Services Department activities from April 28, 2025 through May 27, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
Del Bello Parkway	Car Dealership	- The applicant is in the preliminary phase of project. - Located within the Del Bello PUD which was recently amended to allow the car dealership.
CR 58 & Jerusalem Road	MCV Retail Development	- The applicant is in the preliminary phase of project. - Located in the Pomona Development (ETJ). (Concept renderings included)
CR 48 & Highway 6	Gas Station & Convenience Store	- The Applicant is in the preliminary phase of project - Located within the MTC PUD

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
22303 Highway 6	5/05/2025	Reliable Car Care

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
7310 Corporate Drive	5/14/2025	Sherwin Williams - Civil Plans Approved - Building Plans Approved - Civil Site work commencing

OTHER UPDATES	
None.	



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