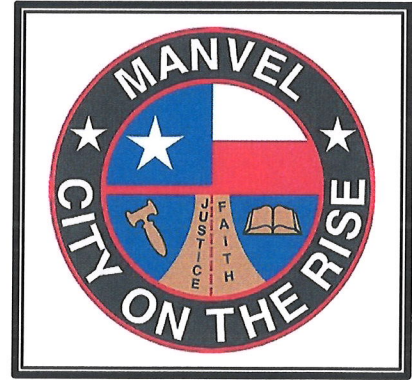


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 23, 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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

A PUBLIC HEARING TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND 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

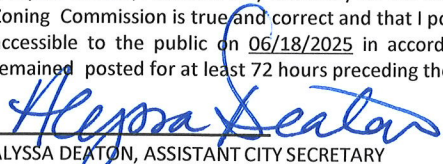
- A. Consideration and possible action to approve Final Plat for Meridiana Unit 16 Commercial Reserve;
BEING A SUBDIVISION OF 1.932 ACRES OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan (GDP) Amendment #24.
- C. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.56 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat; BEING A SUBDIVISION OF 29.29 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to forward a recommendation of approval to City Council;
AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22)
- F. Development Services Staff Update.
- G. 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 06/18/2025 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

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 06/23/2025 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

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 6/9/2025

Regular Session

Call to Order

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

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: None

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Robert Gervais, City Attorney, provided the overview.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Ryan Miller opened the Public Hearing at 6:19 p.m.

PDZ Chair Ryan Miller read two letters of opposition into the record from Chad and Alina Rogers, and Austin Lindsey McClintock

1st call for comments -

Brandi Russell - spoke in opposition
David Simmons - spoke in opposition
Ricky Taylor - spoke in opposition
Jason Wells - spoke in opposition
Steven Russell - spoke in opposition

2nd call for comments -

Lee Caletka - spoke in opposition
Rodney Alexander - spoke in opposition
Abby Littlejohn - spoke in opposition
Andrea Shaw - spoke in opposition
Jan Weed - spoke in opposition
John Littlejohn- spoke in opposition
Terrence Price - spoke in opposition
Andrea Desarmo - spoke in opposition
Stephanie Wisnoski - spoke in opposition
Carrie Blalock - spoke in opposition
Debbie Williams - spoke in opposition
Elvira Perkins - spoke in opposition
Betty Martin - spoke in opposition

3rd call for comments -

Nicole McClinton - spoke in opposition
Mary Francis Ortiz - spoke in opposition
Sharon Fredow - spoke in opposition
Alfred Ortiz - spoke in opposition
Catherine Simmons - spoke in opposition
Leanne Whirler - spoke in opposition

Ryan Miller closed the Public Hearing at 7:07 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

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

Regular Agenda

- A. Consideration and possible action to approve a 30-day extension for the Meridiana Detention Reserve U Phase 2 Preliminary Plat.

Regular Agenda Items A and B were combined.

- B. Consideration and possible action to approve a 30-day extension for the Meridiana Section 28C Preliminary Plat.

Elaheh Roohbakhsh provided the overview for Regular Agenda items A and B.

PDZ Member Kyle Marasckin made the motion to approve Regular Agenda Items A and B. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/2

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

- C. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS". (Proposed Ordinance No. 2025-0-21)

Concerns arose over the development being a four-story building, particularly regarding the fire department's lack of a ladder truck and potential traffic problems. Residents highlighted that a hotel could exacerbate existing traffic issues and interfere with neighborhood dynamics and safety. The planning committee acknowledged community voices and emphasized the importance of thoughtful development, stressing the need for improved infrastructure.

Mr. Ghandi, representative for the owner was present for questions.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion FAILED with a vote: 0/7 Yes: None

No: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, MaryAnn Atkinson, William Richardson

Absent: None Abstained: None

- D. Consideration and possible action to authorize the PD&Z Chair to sign a letter of support for the City of Manvel's application to the Texas Department of Transportation's 2025 Transportation Alternatives set-aside (TA) call for projects. (Resolution 2025-R-13 authorizing staff submittal of grant application approved by City Council 6/2/2025)

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

The motion carried with a vote: 7/0

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

No: None

Absent: None Abstained: None

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:29 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

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: 05/27/2025 (06/23/2025 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 Unit 16 Commercial Reserve
Being a subdivision of 1.932 acres out of Outlot 135 of the Dr. A.A. Luther Lands in the Town of Manvel
located in the H.T. and B. R.R. Co. Survey, Section 62, Abstract 484; 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

05/27/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Unit 16 Commercial Reserve - Final Plat
Applicant:	Kaitlin Gile– EHRA Engineering
PD&Z Meeting Date:	June 23, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new commercial section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located at the southwest corner of intersection of Meridiana Parkway and Jordan Road.*
- *The subject site is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed plat includes 1.93 acres and creates 1 Block and 2 Reserves.*
- *The proposed plat generally conforms to the preliminary plat approved in April 2025.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Unit 16 Commercial Reserve - Final Plat with the following conditions:

1. Submit approved construction plan for street improvement and sidewalk related infrastructure required by Section 62-111 and Section 62.113 of the Subdivision Ordinance. If a Subdivision Variance is approved for the aforementioned sections, requirements of the development agreement shall be met (Section 62-41 (b) (25)).
2. Since the approved infrastructure pertains solely to off-site construction, please provide an approved drainage plan or a Letter of No Objection from the applicable drainage district for the subject site ((Section 62-41 (b) (18)).

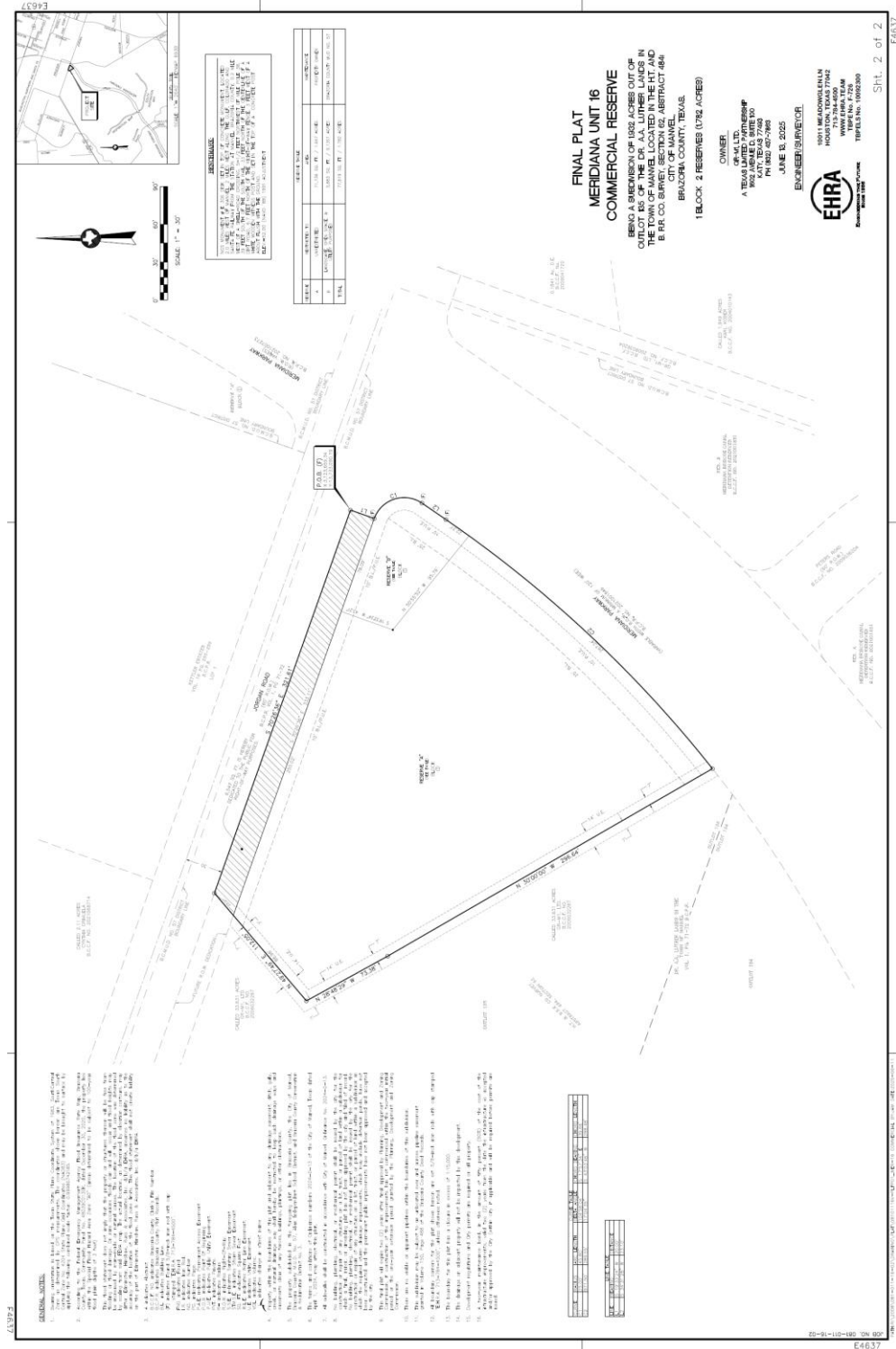
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DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA UNIT 16 COMMERCIAL RESERVE, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA UNIT 16 COMMERCIAL RESERVE, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereto authorized this 16th day of June, 2025.

OWNER

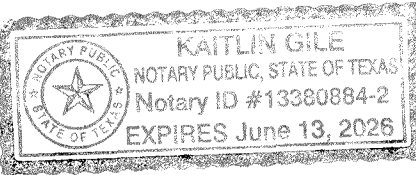
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

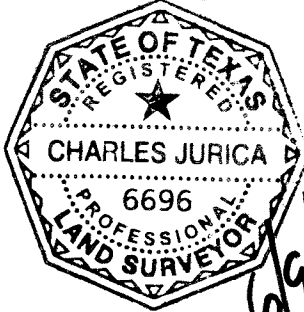
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 2025.



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

I, Charles Jurica, 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.



Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA UNIT 16 COMMERCIAL RESERVE in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2025.

Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA UNIT 16 COMMERCIAL RESERVE
BEING A 1.932 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.932 ACRE TRACT OF LAND IN THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-MI, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287; SAID 1.932 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the intersection of the southerly right-of-way line of Jordan Road (50 feet wide, as occupied) and the westerly right-of-way line of Meridiana Parkway (Variable Width) as per plat recorded under B.C.C.F. NO. 2021001846;

THENCE, with the westerly right-of-way line of said Meridiana Parkway the following four (4) courses and distances:

- 1) THENCE, South 19°33'24" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the arc of a non-tangent curve;
- 2) THENCE, in a southeasterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 45.80 feet, an angle of 104°58'04", and a chord bearing South 17°57'34" East, for a distance of 39.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;
- 3) THENCE, South 34°31'28" West, for a distance of 23.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
- 4) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 289.55 feet, an angle of 170°43'57", and a chord bearing South 43°03'46" West, for a distance of 288.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, North 30°00'00" West, for a distance of 296.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, North 28°48'29" West, for a distance of 73.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 49°27'49" East, for a distance of 112.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southeasterly right-of-way line of said Jordan Road;
- 8) THENCE, South 70°26'36" East, along with said southeasterly right-of-way line of Jordan Road for a distance of 321.61 feet to the POINT OF BEGINNING and containing 1.932 acres of land.

BENCHMARK:

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

FINAL PLAT
MERIDIANA UNIT 16
COMMERCIAL RESERVE

BEING A SUBDIVISION OF 1.932 ACRES OUT OF
OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE H.T. AND
B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK: 2 RESERVES (1.782 ACRES)

OWNER

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

JUNE 13, 2025

ENGINEER/SURVEYOR



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

GENERAL NOTES:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(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.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
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
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No 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.
- 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.
- There are no visible or apponent pipelines within the boundaries of this subdivision.
- This subdivision may be subject to an unlocated over and across pipeline easement granted in Volume 150, Page 488 of the Brazoria County Deed Records.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- 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.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	25.00'	45.80'	104°58'04"	S 17°57'34" E
C2	971.50'	289.55'	17°04'35"	S 43°03'46" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°33'24" W	20.00'
L2	S 34°31'28" W	23.10'

OUTLOT 135

H.T. & B.R. CO. SURVEY
ABSTRACT 484, SECTION 92

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006032287

DR. A.A. LUTHER LANDS IN THE
TOWN OF MANVEL
VOL. 1, PG. 71-72 B.C.P.R.

OUTLOT 134

CALLED 2.11 ACRES
CYNTHIA ORIHUELA
B.C.C.F. NO. 2021068714

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006032287

RESERVE "A"
(SEE TABLE)
BLOCK ①

KETTLER ESTATES
VOL. 19 PG. 255-256
B.C.P.R.
LOT 1

JORDAN ROAD
(60' R.O.W.)
B.C.P.R. VOL. 1, PG. 71-72

RES. B
MERIDIANA BRISCOE CANAL
DETENTION RESERVES
B.C.C.F. NO. 2021001831

RES. A
MERIDIANA BRISCOE CANAL
DETENTION RESERVES
B.C.C.F. NO. 2021001831

RES. B
MERIDIANA BRISCOE CANAL
DETENTION RESERVES
B.C.C.F. NO. 2021001831

0.1841 Ac. D.E.
B.C.C.F. No. 2009041720

FINAL PLAT MERIDIANA UNIT 16 COMMERCIAL RESERVE

BEING A SUBDIVISION OF 1932 ACRES OUT OF
OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN
THE TOWN OF MANVEL LOCATED IN THE H.T. AND
B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (1782 ACRES)

OWNER

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

JUNE 13, 2025

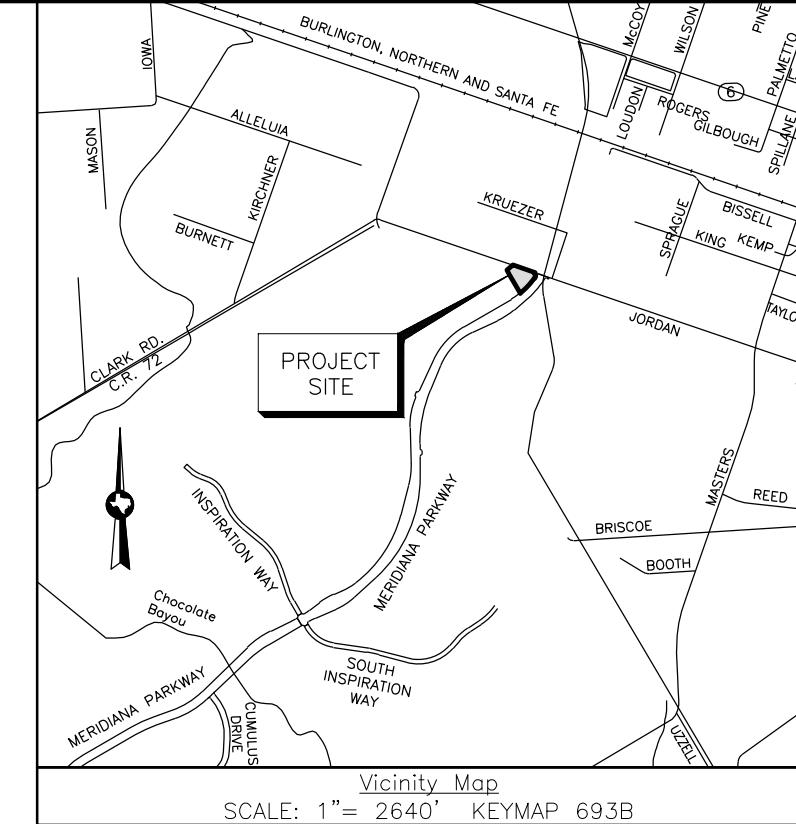
ENGINEER/SURVEYOR



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



SCALE: 1" = 30'



BENCHMARK:

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

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	UNRESTRICTED	71,736 SQ. FT. / 1.647 ACRES	PROPERTY OWNER
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,883 SQ. FT. / 0.1351 ACRES	BRAZORIA COUNTY MUD NO. 57
TOTAL		77,619 SQ. FT. / 1.782 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.		

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

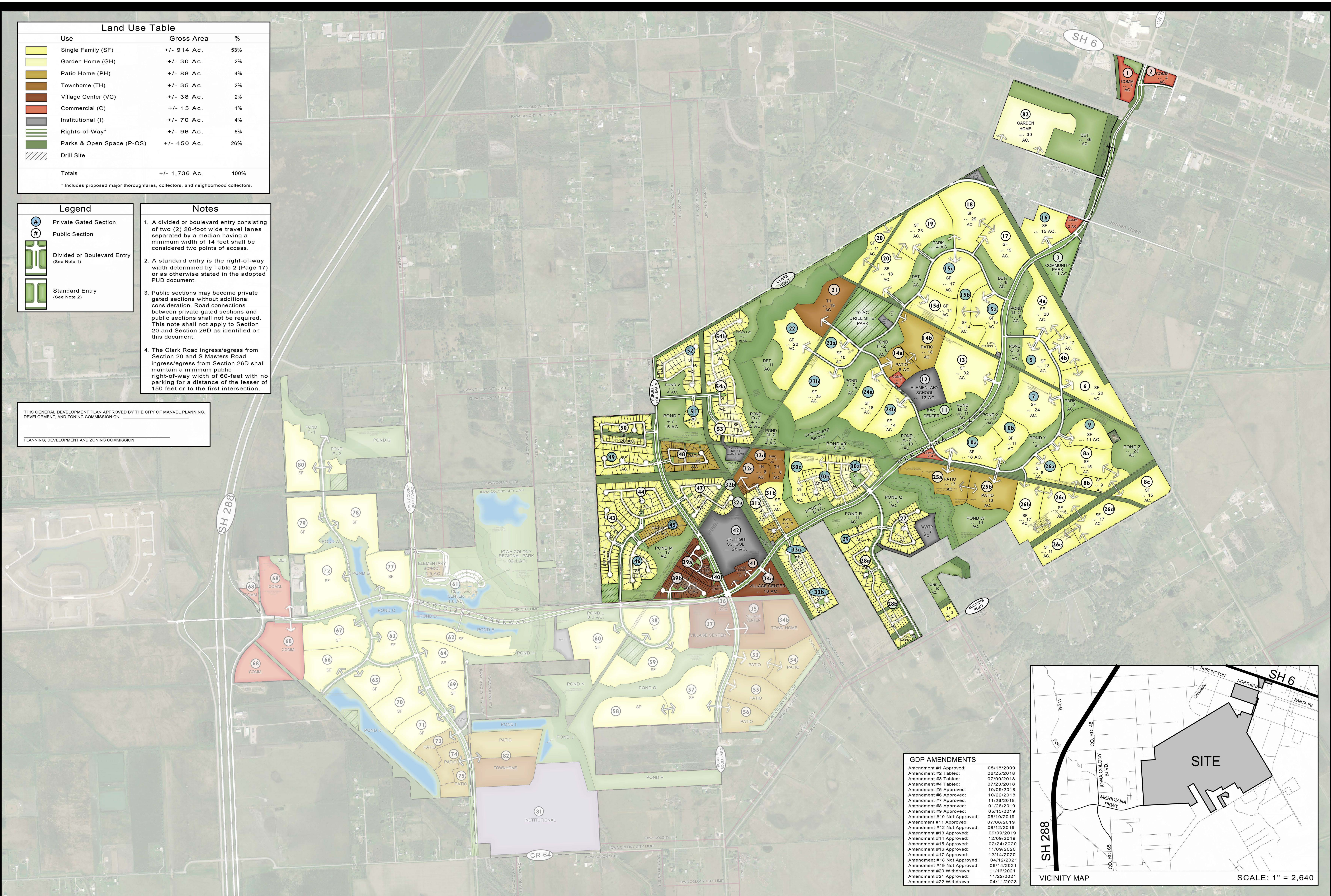
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

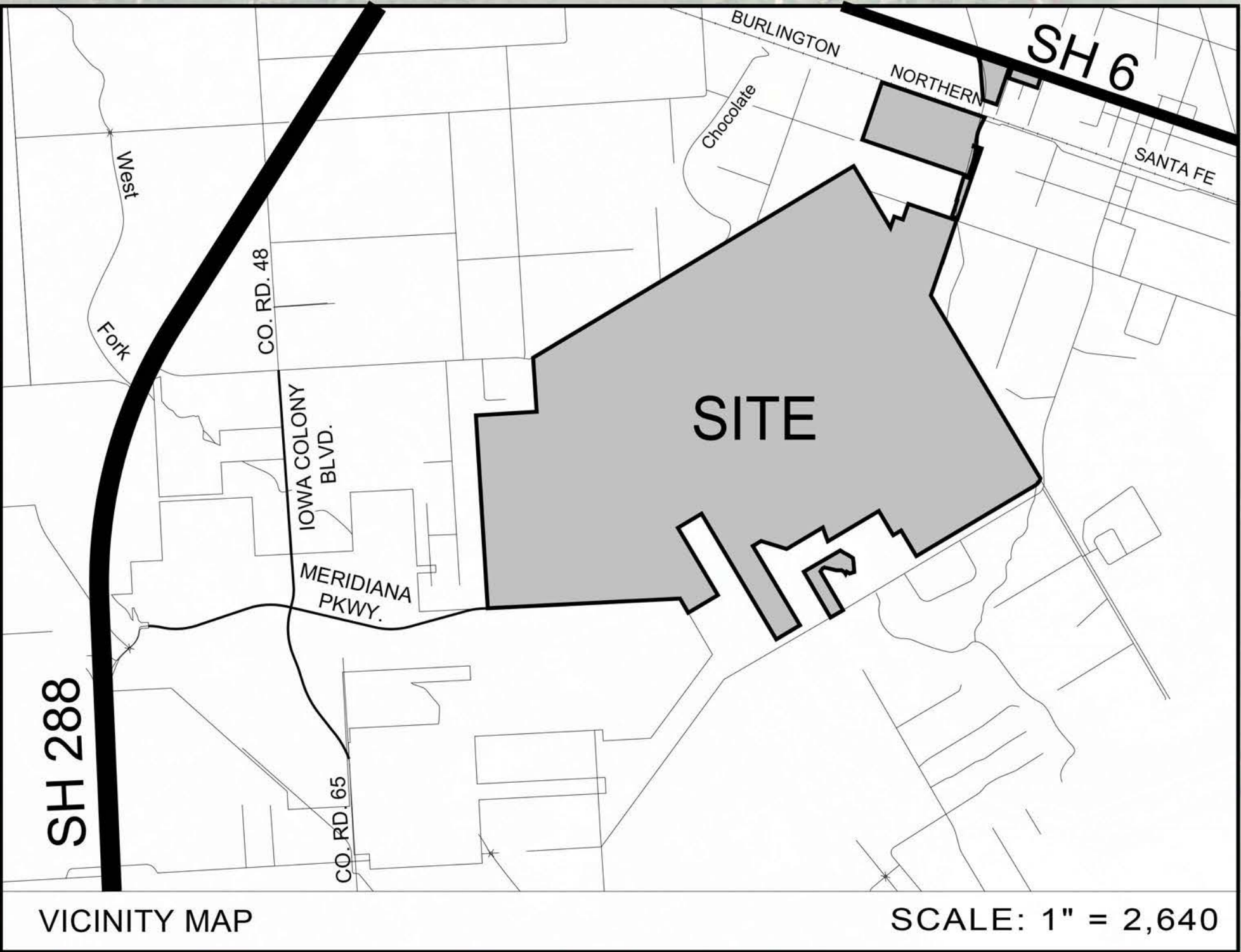
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 23, 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:	June 23, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	<u>NO</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.
- As stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre.
- 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.
- Approval of pending rezoning is required before the proposed GDP can proceed.

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Meridiana General Development Plan Amendment No. 24.



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

D. Benefits to the City of Manvel

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

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

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

G. Substantial Change

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

H. Fees

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 913 Ac.	52%
Garden Home (GH)	+/- 59 Ac.	3%
Patio Home (PH)	+/- 88 Ac.	5%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	5%
Parks & Open Space (P-OS)	+/- 457 Ac.	26%
Drill Site		
Totals	+/- 1,771 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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.

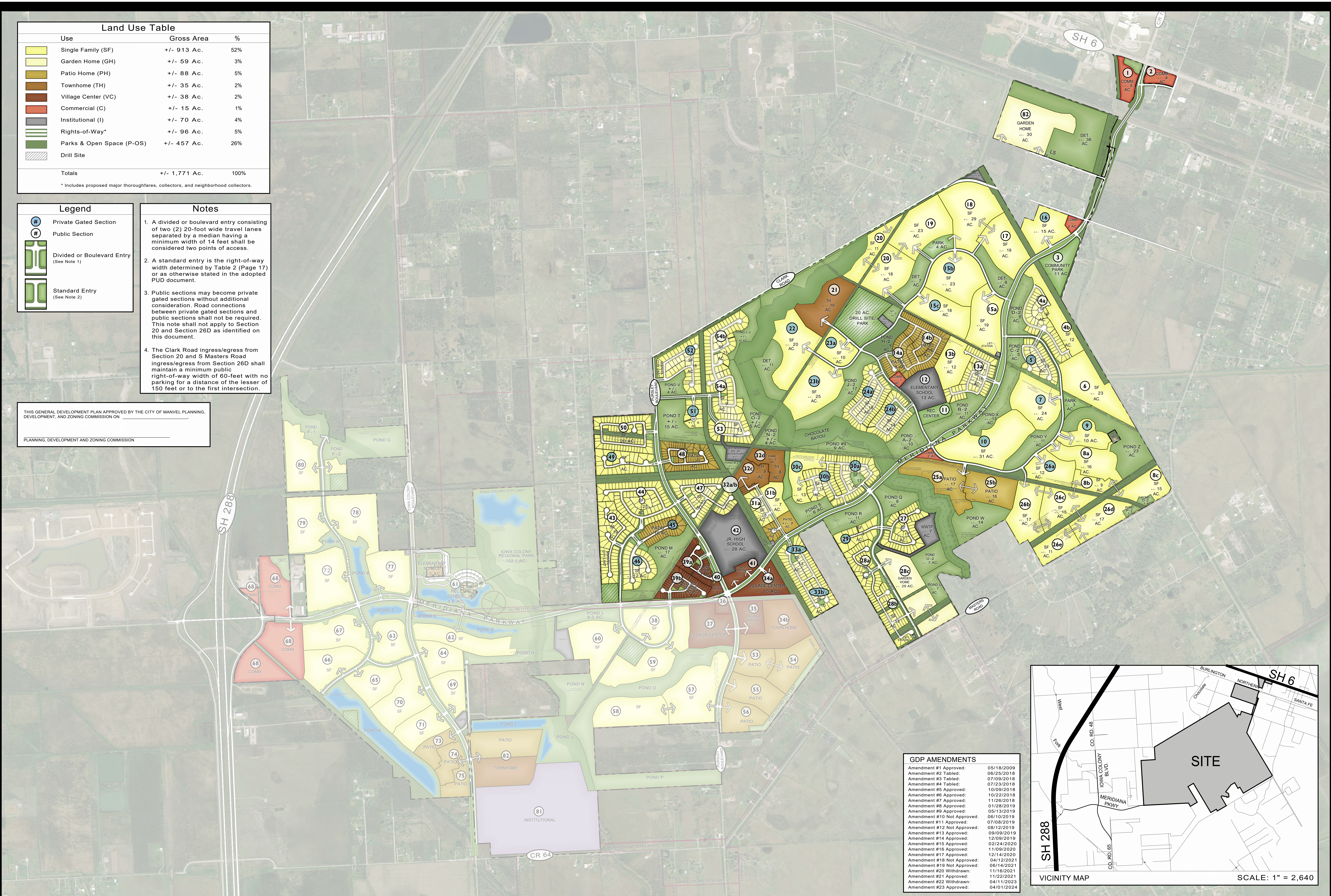
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

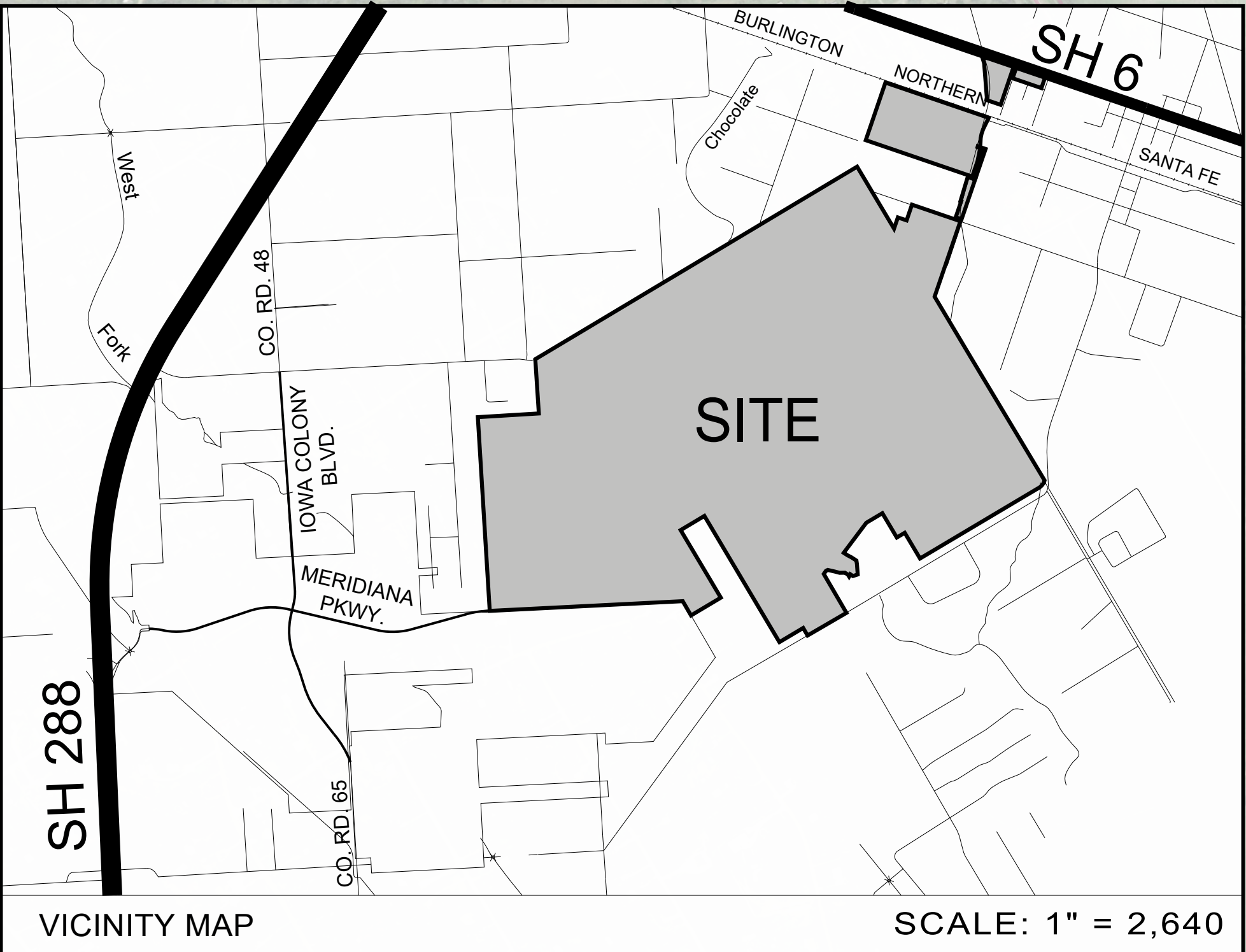
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
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Amendment #4 Tabled:	07/23/2018
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Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
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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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: June 9, 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat, being a
subdivision of 9.56 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22,
Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve U Phase 2- Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 23, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its east side and is located along the western side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP on the north.*
- *The proposed plat subdivides a 9.56-acre tract into 1 block and 2 reserves for drainage, detention landscaping, open space, recreation, and utility purposes.*
- *The proposed plat does not conform to the most recently approved GDP Amendment No. 23.*
- *The subject site is located within the Open Single-Family Residential (O-SFR) district, which requires a minimum lot width of 120 feet and a minimum lot size of 1 acre. An amendment to the General Development Plan (GDP) and pending rezoning are required before the plat can proceed.*
- *Municipal Utility District (MUD) annexation must also be completed prior to any further action.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Meridiana Detention Reserve U Phase 2- Preliminary Plat.

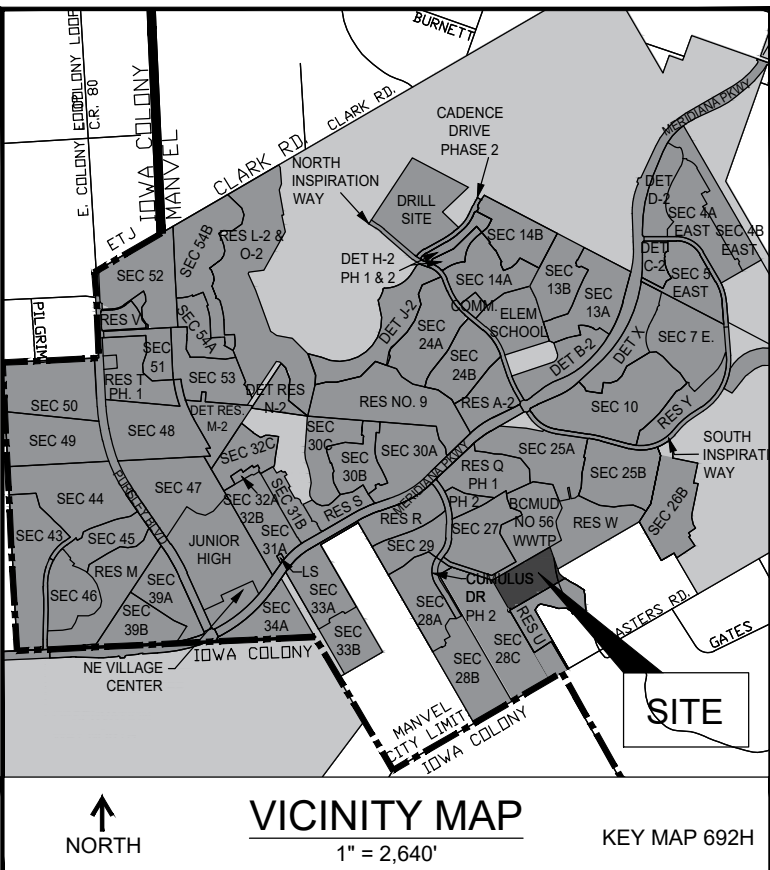
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, partially within Zone AE and partially within the Floodway.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD NO. 56 Prior to Final Plat Submittal.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE for this site is 44.6.

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	85,372.35	1.96	B.C.D.D. NO. 5
U2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	331,077.18	7.60	B.C.M.U.D. NO. 56
TOTAL		416,449.53	9.56	B.C.M.U.D. NO. 56

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 47°24'30" W	74.25'
L2	S 56°42'47" E	26.36'



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

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, 53 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Detention Reserve U Phase 2 Preliminary Plat

A Subdivision of 9.56 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: Ralph Wayne Eubank

Reason for Replat: To Create 2 Restricted Reserves

May 30, 2025



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

EHRA JOB NO.
081-011-211

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

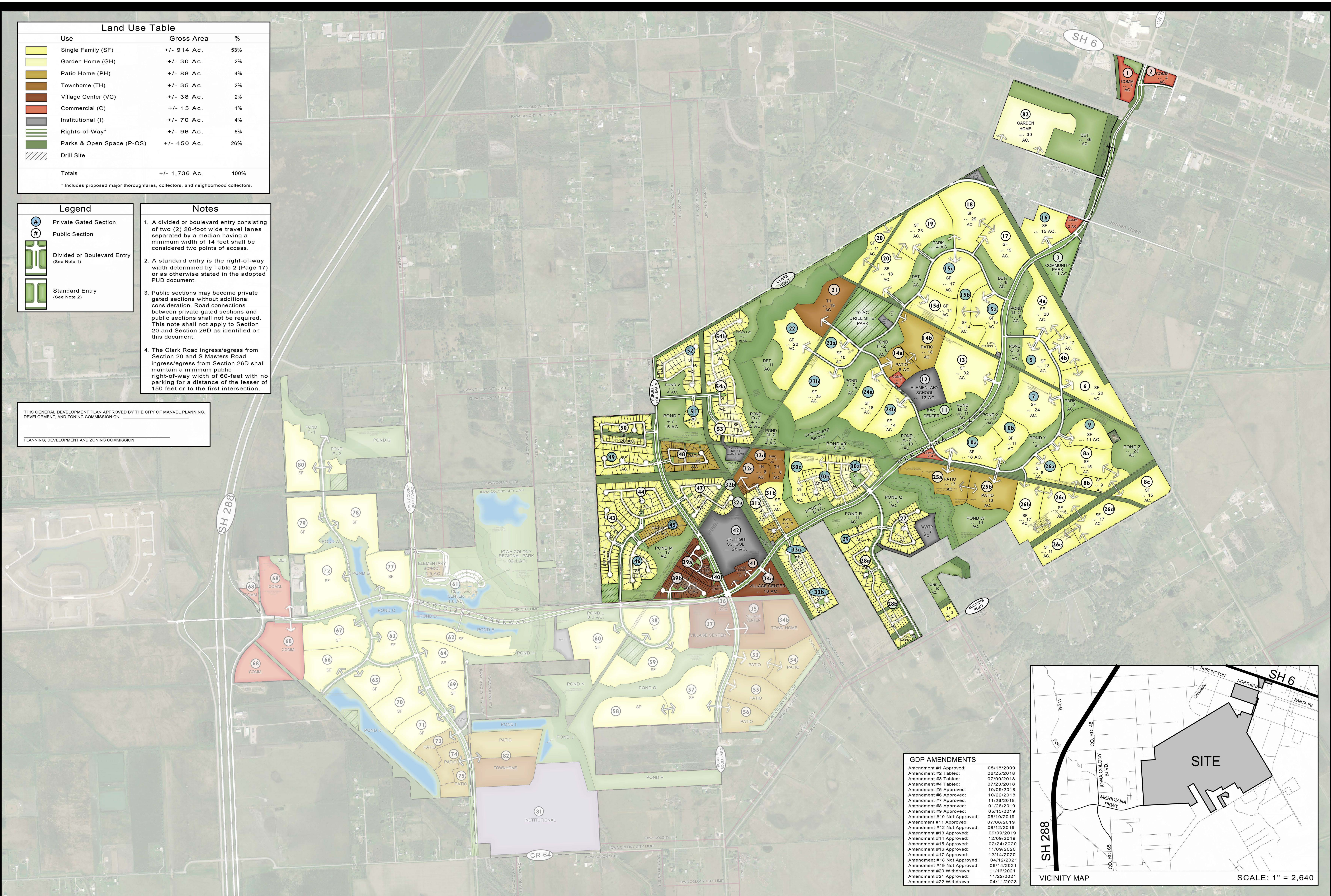
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

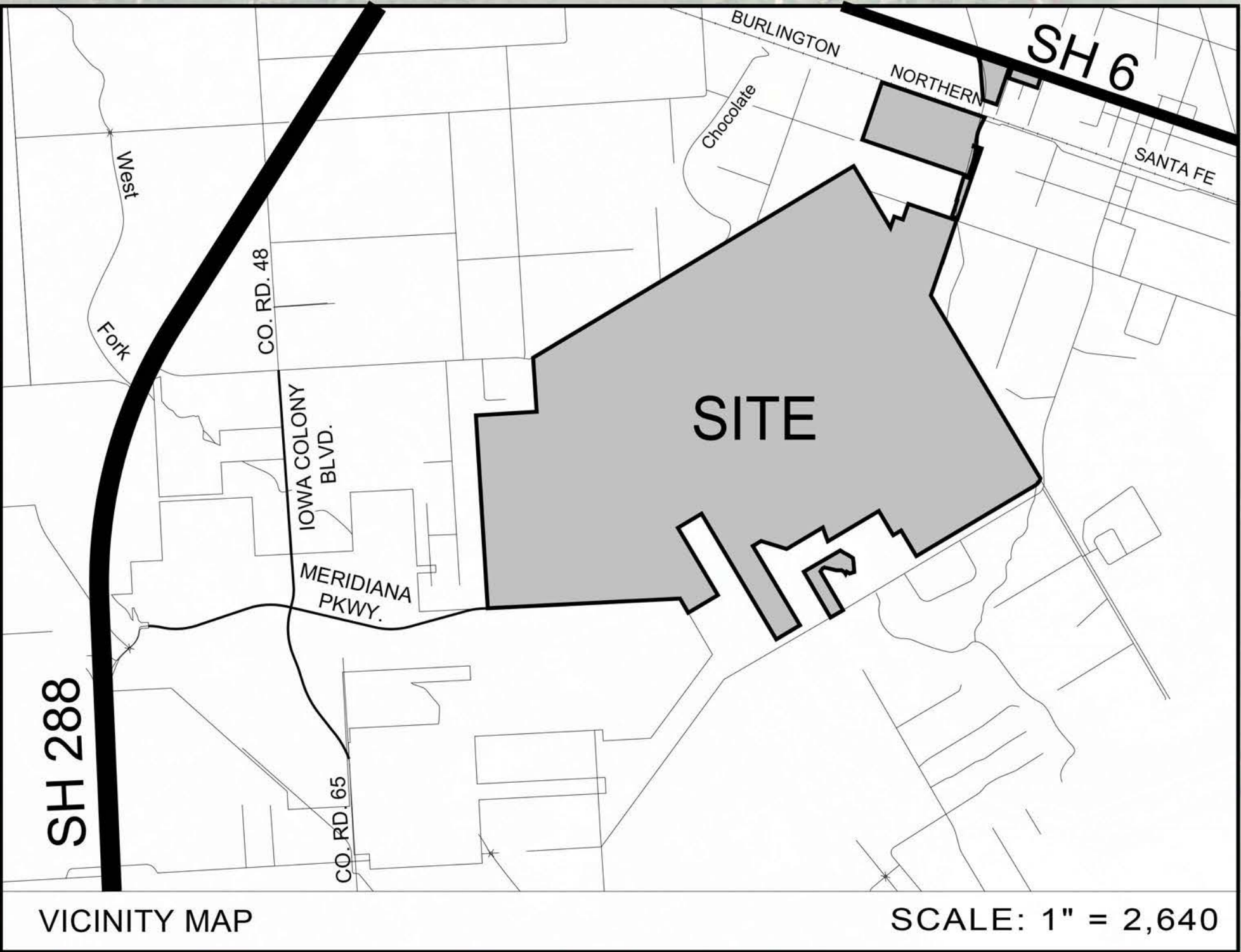
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 23, 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 28C Preliminary Plat, being a subdivision of 29.29 acres,
being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234,

Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 23, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

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 within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The subject site is located west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road.*
- *The proposed plat subdivides a 29.29-acre tract into 104 residential lots, 3 blocks, and 8 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The proposed section includes 5 single-family residential lots with a minimum lot width of 55 feet, and 99 garden home lots with a minimum lot width of 50 feet.*
- *The proposed plat does not conform to the most recently approved GDP Amendment No. 23.*
- *The subject site is located within the Open Single-Family Residential (O-SFR) district, which requires a minimum lot width of 120 feet and a minimum lot size of 1 acre. An amendment to the General Development Plan (GDP) and pending rezoning are required before the plat can proceed.*
- *Municipal Utility District (MUD) annexation must also be completed prior to any further action.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Meridiana Section 28C - Preliminary Plat.



DEVELOPMENT SERVICES DEPARTMENT

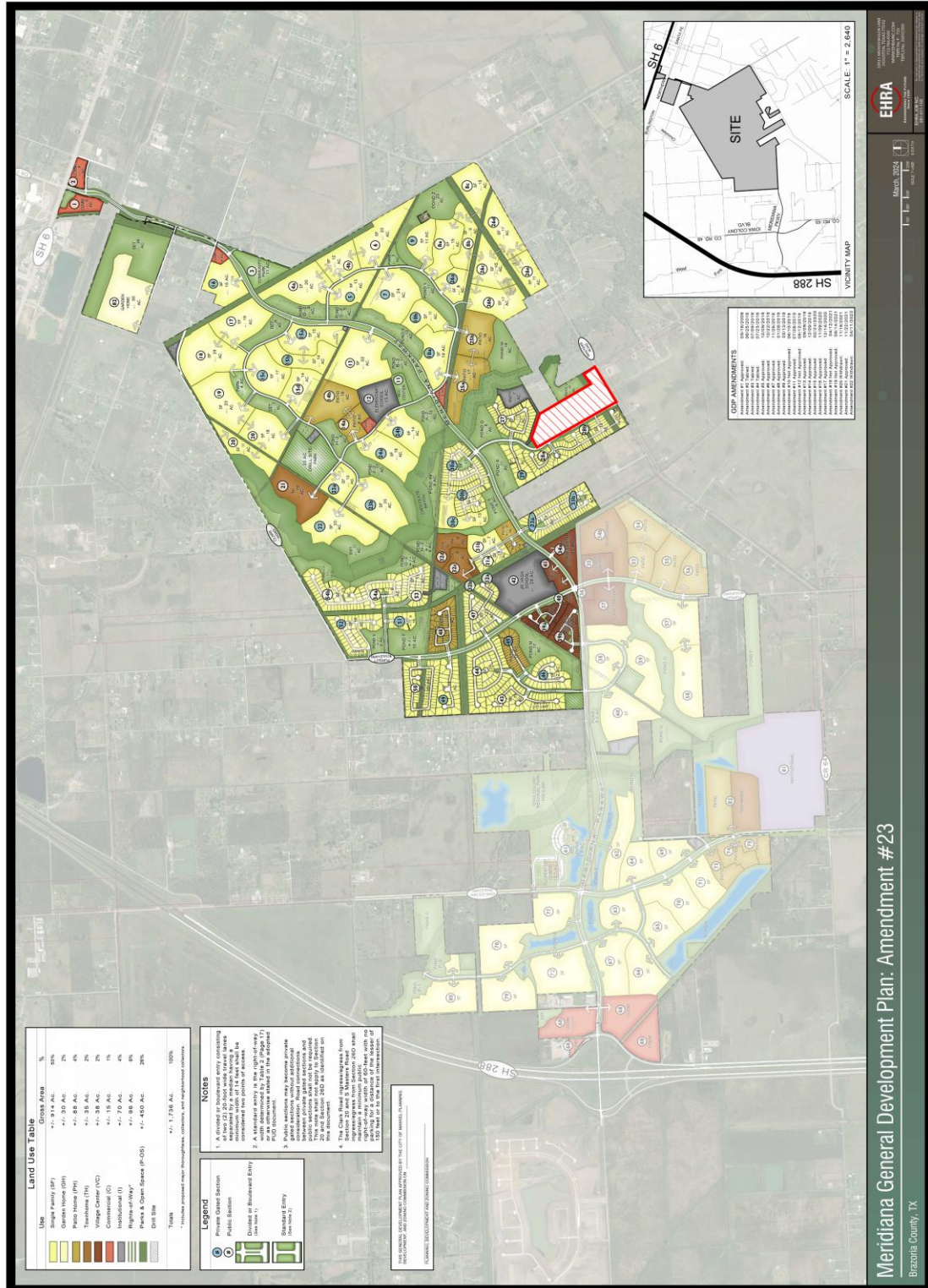
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit



DEVELOPMENT SERVICES DEPARTMENT

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GENERAL NOTES:

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2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
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6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
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11. The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE is 44.6.

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	7,048.87	51.16
	2	6,525.57	50.66
	3	6,591.90	50.04
	4	6,680.13	50.03
	5	7,617.38	50.12
	6	6,400.00	50.00
	7	6,400.00	50.00
	8	6,400.00	50.00
	9	6,400.00	50.00
	10	6,400.00	50.00
	11	6,400.00	50.00
	12	6,400.00	50.00
	13	6,400.00	50.00
	14	6,400.00	50.00
	15	6,400.00	50.00
	16	6,400.00	50.00
2	17	6,400.00	50.00
	18	6,457.34	50.14
	19	6,457.67	50.00
	20	6,400.00	50.00
	21	6,400.00	50.00
	22	6,400.00	50.00
	23	6,400.00	50.00
	24	6,400.00	50.00
	25	6,400.00	50.00
	26	10,969.72	81.45
	27	11,742.11	79.44
	28	14,151.10	50.00
	29	16,494.81	50.00
	30	8,195.31	51.79
	31	9,594.59	50.10
	32	10,266.15	50.00
3	33	10,109.33	50.00
	34	9,952.52	50.00
	35	9,795.71	50.00
	36	9,638.90	50.00
	37	9,482.08	50.00
	38	8,934.39	51.10
	39	6,339.53	53.22
	40	8,870.45	50.00
	41	13,398.46	50.00
	42	13,739.06	87.78
	43	8,498.53	72.06
	44	7,612.75	56.12
	45	7,410.49	50.09
	46	7,579.12	50.07
	47	7,593.78	50.02
	48	8,824.06	59.45

2	1	6,514.77	52.32
	2	6,644.64	52.32
	3	6,644.64	52.32
	4	6,644.64	52.32
	5	6,644.64	52.32
	6	6,644.64	52.32
	7	6,644.64	52.32
	8	6,644.64	52.32
	9	6,644.64	52.32
	10	6,644.64	52.32
	11	6,644.64	52.32
	12	6,644.64	52.32
	13	6,644.64	52.32
	14	6,644.64	52.32
	15	7,336.43	57.32
	16	7,041.79	55.14
3	17	6,350.00	50.00
	18	6,350.00	50.00
	19	6,350.00	50.00
	20	6,350.00	50.00
	1	7,180.30	50.14
	2	6,480.00	54.00
	3	6,480.00	54.00
	4	6,480.00	54.00
	5	6,510.00	54.25
	6	6,510.00	54.25
	7	6,510.00	54.25
	8	6,510.00	54.25
	9	6,510.00	54.25
	10	6,510.00	54.25
	11	6,510.00	54.25
	12	6,510.00	54.25
	13	6,510.00	54.25
3	14	6,510.00	54.25
	15	6,633.70	55.00
	16	7,351.80	61.55
	17	7,200.00	60.00
	18	7,200.00	60.00
	19	8,626.70	67.23
	20	7,660.52	53.79
	21	7,200.00	60.00
	22	7,200.00	60.00
	23	7,200.00	60.00
	24	7,250.11	55.77
	25	6,300.00	52.50
	26	6,300.00	52.50
	27	6,300.00	52.50
	28	6,300.00	52.50
	29	6,300.00	52.50
	30	6,300.00	52.50
	31	6,300.00	52.50
	32	6,300.00	52.50
	33	6,300.00	52.50
	34	6,300.00	52.50
	35	6,300.00	52.50
	36	6,300.00	52.50

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

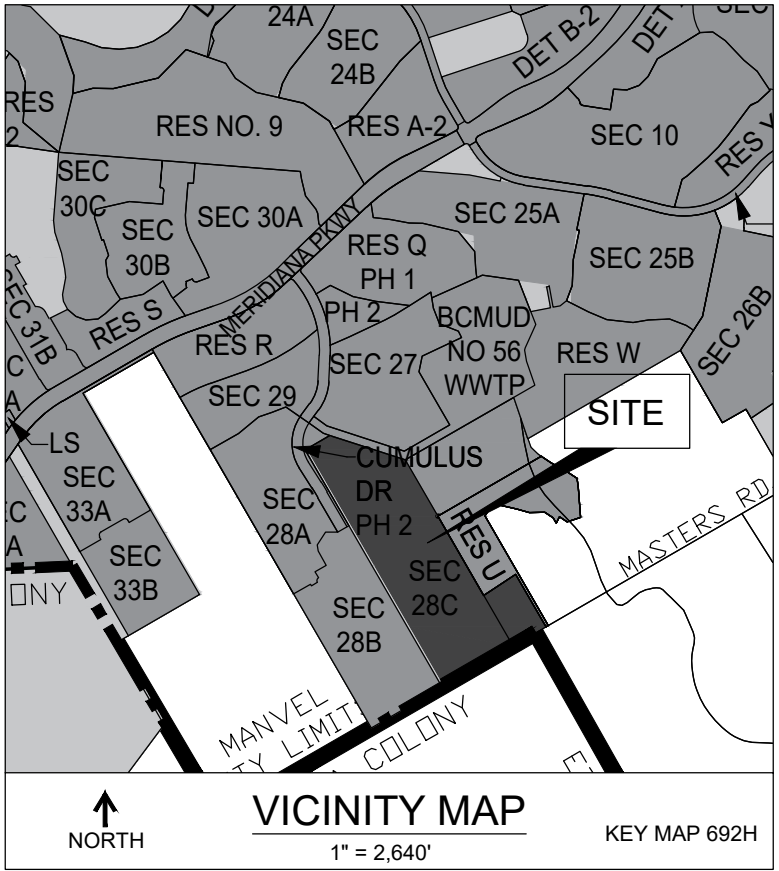
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.24'	N 73°55'00" W	36.04'
C2	460.00'	22.42'	N 26°25'27" W	22.42'
C3	500.00'	43.80'	N 27°32'14" W	43.78'
C4	2040.00'	84.98'	N 31°14'24" W	84.98'
C5	260.00'	91.18'	N 22°23'11" W	90.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°02'48" W	20.00'
L2	N 25°01'41" W	75.99'

BENCHMARK(S):

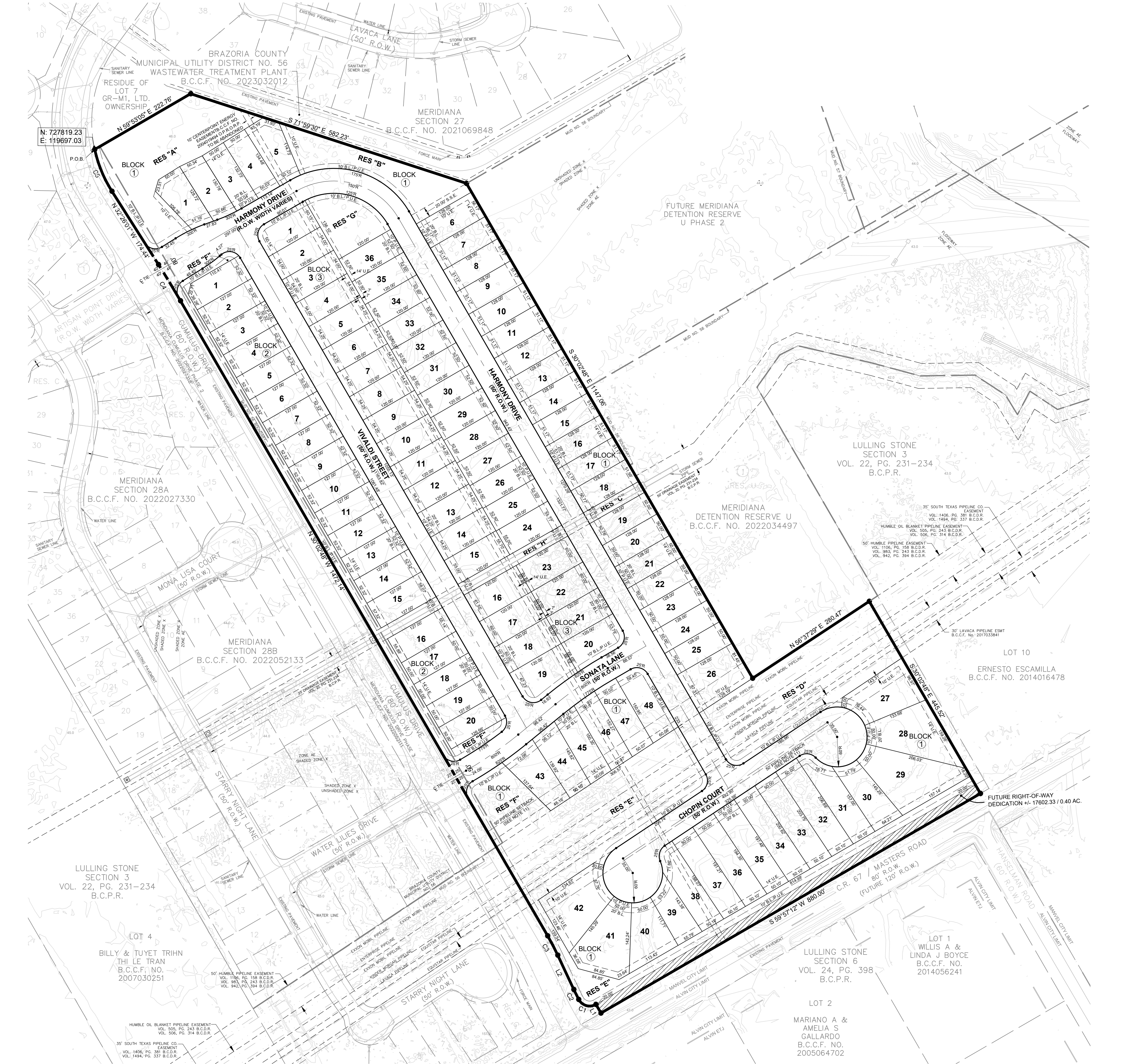
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	43,139.91	0.99	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	26,521.84	0.61	B.C.M.U.D. NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3200.08	0.07	B.C.M.U.D. NO. 56
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	54,102.40	1.24	B.C.M.U.D. NO. 56
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	116804.75	2.68	B.C.M.U.D. NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30094.20	0.69	B.C.M.U.D. NO. 56
G	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	12,992.37	0.30	B.C.M.U.D. NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6000.15	0.14	B.C.M.U.D. NO. 56
	TOTAL	290,855.70	6.72	



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

DOROTHY WYNNE
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



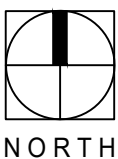
Meridiana Section 28C Preliminary Plat

A Subdivision of 29.29 acres, being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

104 Lots, 3 Blocks and 9 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership,
Dorothy Wynne & Ralph Wayne Eubank

Reason for replat: To create 104 single family lots and 9 restricted reserves

May 30, 2025



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

EHRA JOB NO.
081-011-28-03

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

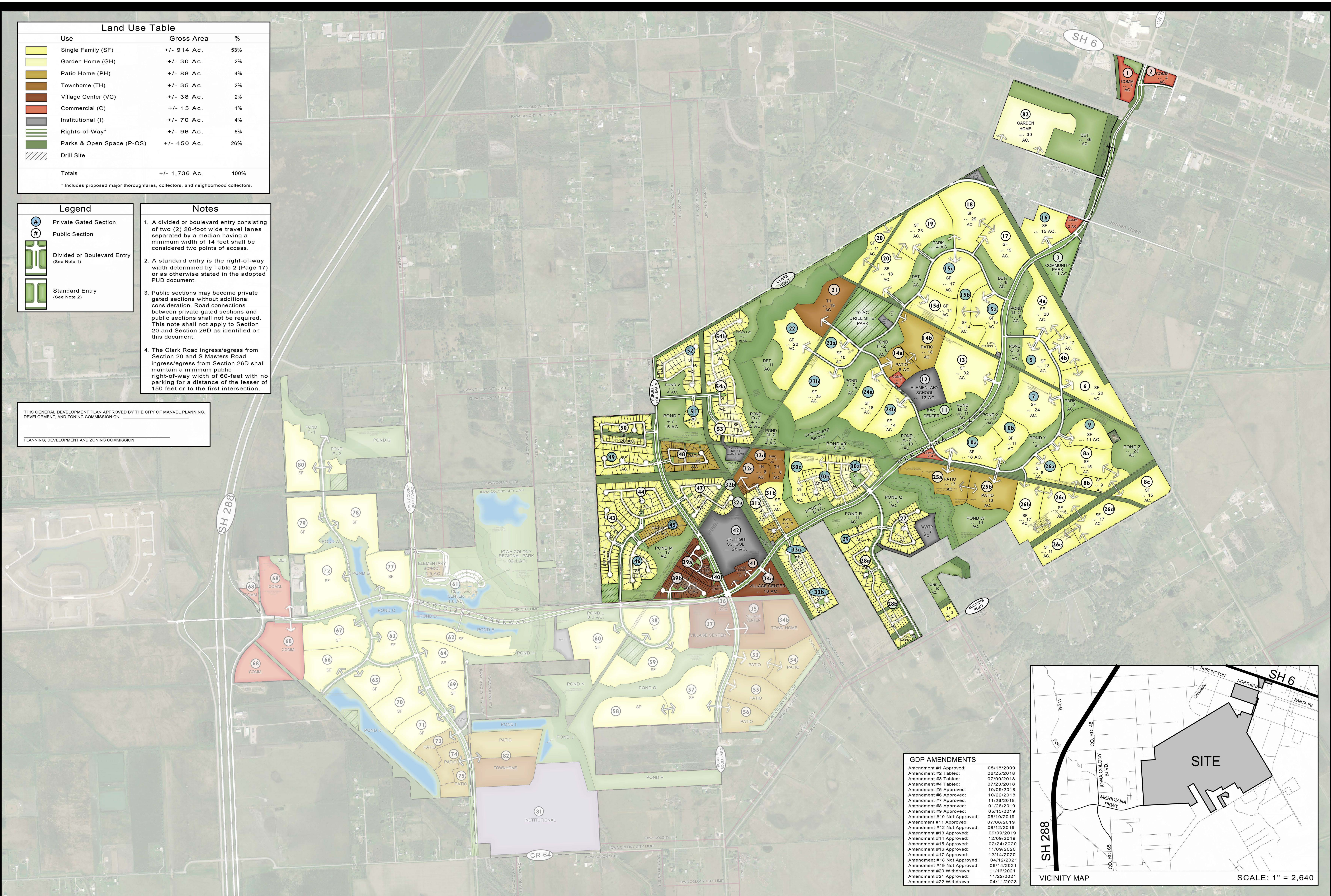
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

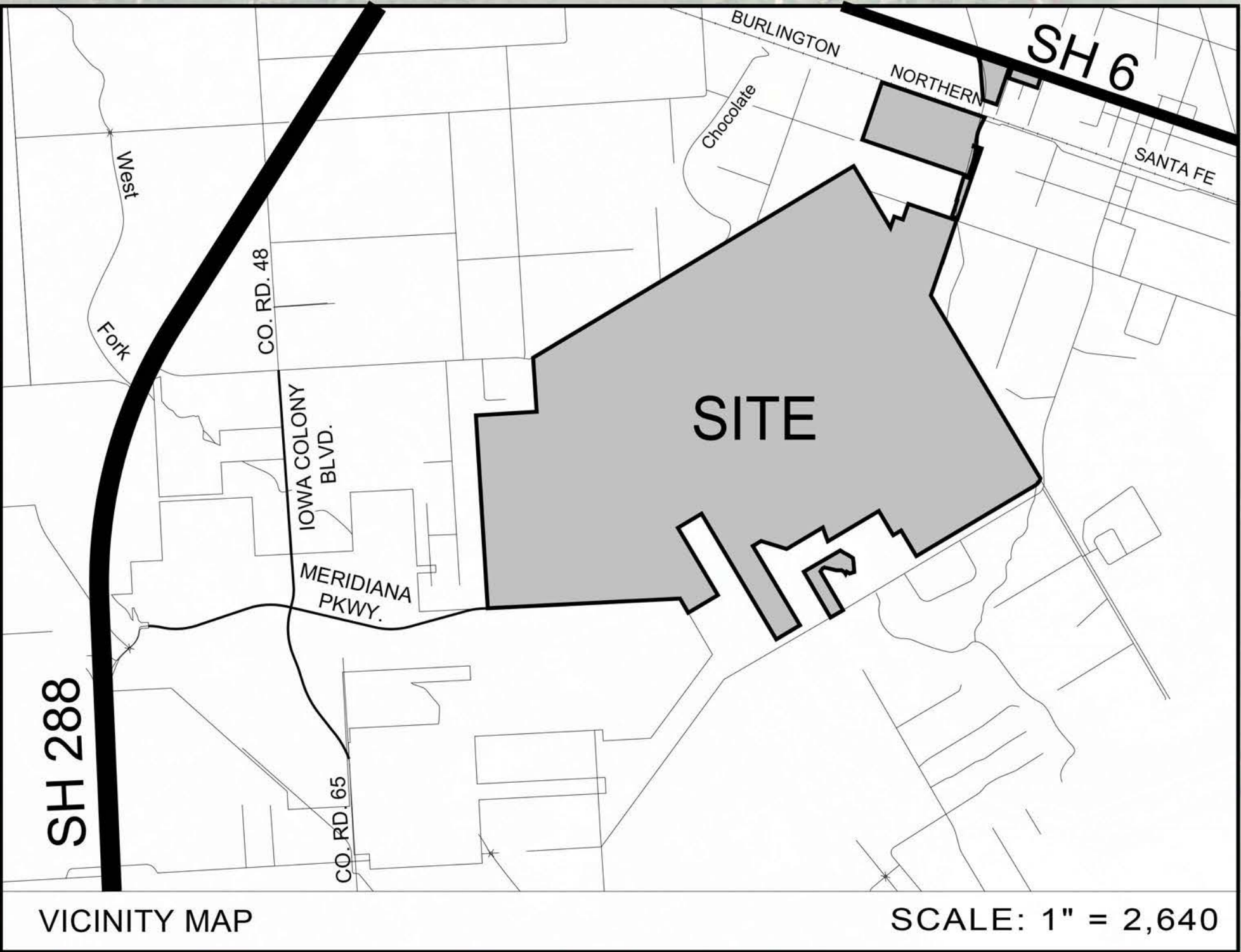
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: June 23, 2025

TOPIC: Public Hearing followed by consideration of a request to amend the Del Bello Lakes Planned Unit Development (PUD) to include an approximate 106.8-acre tract of land generally located east of Manvel Pkwy, south of Croix Rd, and North of Del Bello Ln. The subject site is currently zoned Open-Single Family Residential District (O-SFR).

BACKGROUND:

Ordinance No. 2017-O-45 originally established the Del Bello Lakes PUD. Since then, four amendments have been requested, with three of them approved, including:

- A temporary signage allowance for the residential development (Ordinance No. 2020-O-2);
- Specific signage regulations for the Keating Toyota site (Ordinance No. 2020-O-14); and
- The addition of a second motor vehicle dealership (Ordinance No. 2024-O-35).

The subject site is a mostly undeveloped tract of approximately 106.8 acres, generally located east of Manvel Parkway, south of Croix Road, and north of Del Bello Lane. The applicant intends to incorporate this site into the existing Del Bello Lakes Planned Unit Development (PUD) (Ordinance No. 2024-O-35) and designate it under the Single-Family Residential (SFR) land use category. This category permits 50- and 60-foot-wide lots with a depth of 125 feet. The proposed amendment would expand the total Del Bello Lakes PUD area from 267.7 acres to approximately 374.5 acres. The site's location along the two major thoroughfares supports its annexation to the existing Del Bello Lakes PUD. However, the application packet does not provide sufficient clarity on the critical elements such as traffic study, access point justification, phasing, preliminary drainage, utilities, and interagency coordination with GCWA and Brazoria County regarding accesses.

The applicant met with staff for a pre-development meeting in January 2025 to discuss the proposed project, followed by multiple follow-up discussions. Additionally, the applicant participated in a City Council workshop on February 3, 2025.

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

Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff is not able to provide a recommendation or approval due to missing traffic study and access-related information.

ATTACHMENTS: Staff Report, PUD document redline, and Conceptual Development Plan exhibits

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__





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Planned Unit Development Amendment

Agenda of:	June 23, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Del Bello Lakes PUD Amendment	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 applicant, Julia Herzog with META Planning + Design, LLC, representing the property owners Crawford William II Living Trust and Michael Daily, is requesting to amend the Del Bello Lakes Planned Unit Development (PUD) to include an approximate 106.8-acre tract of land generally located east of Manvel Pkwy, south of Croix Rd, and North of Del Bello Ln. 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 Del Bello Lakes development on the west side. Ordinance No. 2017-O-45 originally established the Del Bello Lakes PUD and allowed for single family residential, Light commercial, and car dealership. Since then, four amendments have been requested, with three of them approved, to allow temporary residential signage, signage for Keating Toyota, and allowance for an additional car dealership along SH 288.

The applicant met with staff during a pre-development meeting in January 2025 to discuss the proposed project, followed by multiple follow-up discussions. Additionally, the applicant participated in a City Council workshop on February 3, 2025. At the time of preparing this report, the applicant has not provided information related to traffic study, drainage, utilities, phasing, right-of-way construction responsibilities, or coordination with Brazoria County and GCWA regarding access points. Additionally, no details have been submitted concerning parkland dedication or related calculations.

Staff is not able to provide a recommendation of approval at this time.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Schematic Development Plan, Conceptual Development Plan, Public Hearing Notice, and PUD Document Redline.

GENERAL SITE INFORMATION

The following is a summary of general site information.

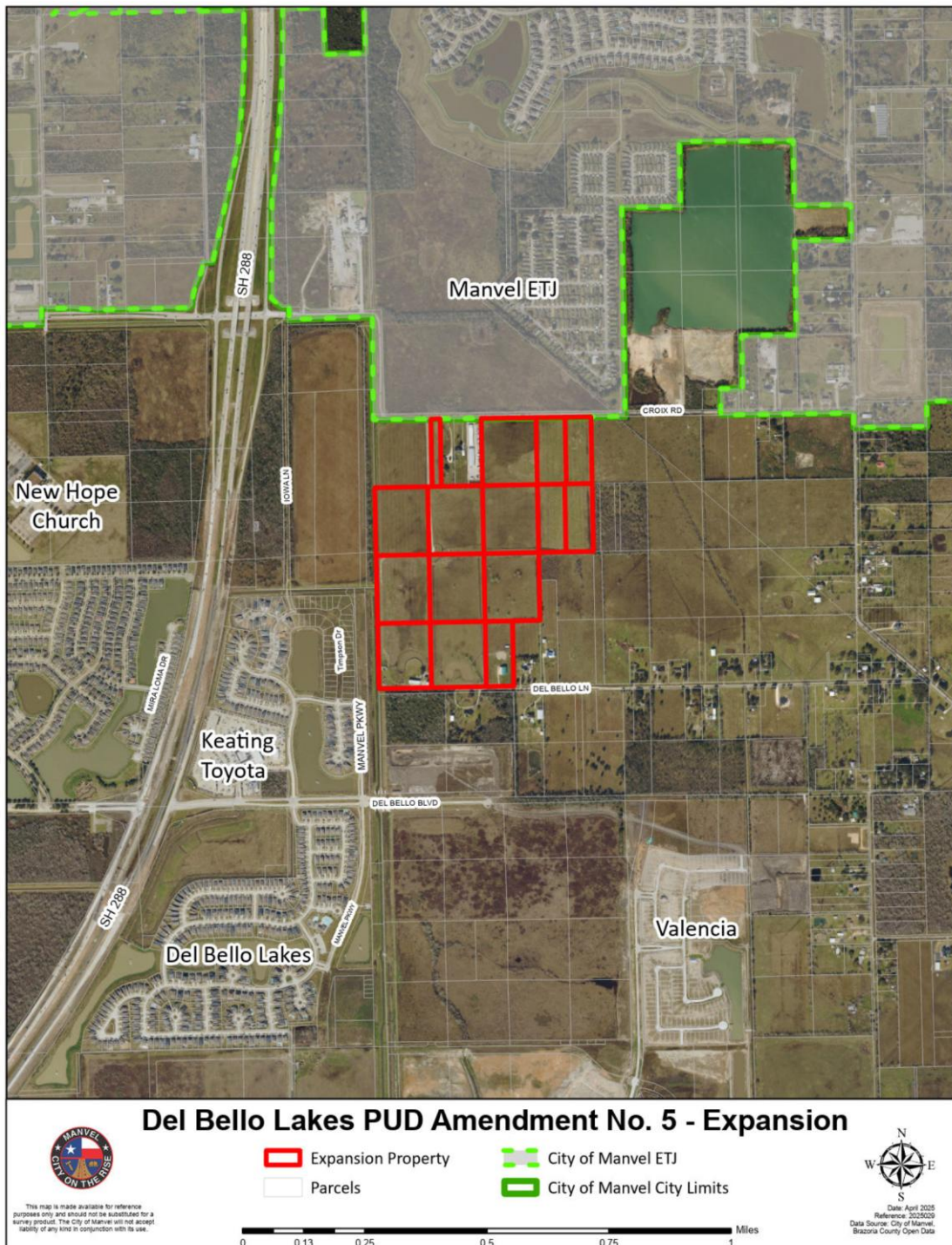
Surrounding Property Zoning	North: Extra Territorial Jurisdiction (ETJ) / Open-Single-Family Residential District (O-SFR) / Light Commercial District – Specific Use Permit (LC/SUP) – (Lessors of Mini Warehouses and Self-Storage Units) South: Open-Single-Family Residential District (O-SFR) East: Open-Single-Family Residential District (O-SFR) West: Reserve at Manvel Planned Unit Development (PUD) / Del Bello Lakes Planned Unit Development (PUD)
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Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment

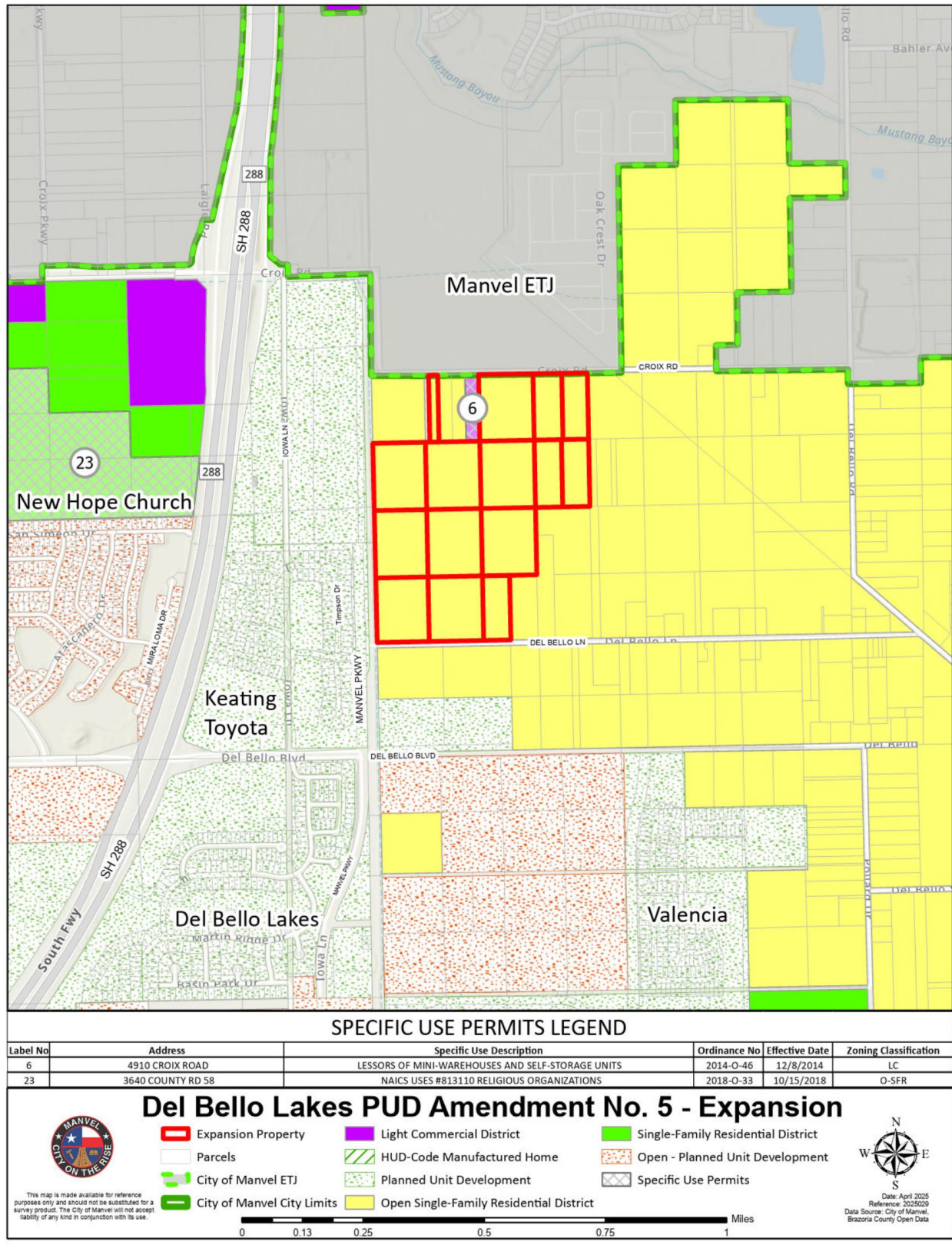
Surrounding Land Use	North: Undeveloped land (Sedona Lakes) / Residential home / Diamond Storage South: Residential home / Undeveloped land East: Residential home / Undeveloped land West: Residential home (Del Bello Lakes)/ Undeveloped Light Commercial land (Reserve at Manvel)
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AERIAL VICINITY MAP





ZONING VICINITY MAP





ZONING ORDINANCE PROVISIONS FOR PLANNED UNIT DEVELOPMENT

In Section 77-29 (a) of the City of Manvel Zoning Ordinance, *“the purpose of a planned unit development district (PUD) is to promote diversity and creativity in site design. The PUD process is provided as an option to encourage unique developments which may combine a mixture of residential and non-residential land uses and building functions. The PUD allows flexibility in the application of development standards by permitting departures from the conventional siting, setback, and density requirements of a particular zoning district in the interest of achieving site development not otherwise possible.”*

In Section 77-29 (a) of the Zoning Ordinance it further states, *“All PUD applications shall be developed in compliance with the standards of the major thoroughfare plan, the city's comprehensive plan and vision statement. The future land use element of the comprehensive plan shall also be considered in all PUD applications. A planned unit development manual (“PUD Manual”) establishing the procedural process and requirements for application and approval of a PUD may be adopted and amended from time to time by resolution of the council.”*

PROJECT DETAILS

The subject site is a mostly undeveloped tract of approximately 106.8 acres, generally located east of Manvel Parkway, south of Croix Road, and north of Del Bello Lane. The applicant intends to incorporate this site into the existing Del Bello Lakes Planned Unit Development (PUD) (Ordinance No. 2024-O-35) and designate it under the Single-Family Residential (SFR) land use category. The existing Del Bello PUD is located along SH 288 and includes an approximate 267.7-acre mixed use development with allowance for Single Family Residential, Light Commercial uses, and Car Dealerships. This SFR category permits 50- and 60-foot-wide lots with a depth of 125 feet. The proposed amendment would expand the total Del Bello Lakes PUD area from 267.7 acres to approximately 374.5 acres. A pre-development meeting with staff was held in January 2025, followed by multiple discussions with the applicant. The applicant also participated in a workshop at the City Council meeting (February 3, 2025). As part of the PUD amendment application, the applicant has submitted a Conceptual Development Plan along with the redline version of the proposed amendments to the PUD document (see attached exhibits).

The subject site currently has access via Croix Road on the north side, a county road consisting of two asphalt lanes with no sidewalks. Road and sidewalk improvements must comply with Brazoria County's minimum standards. Both the City and County Thoroughfare Plans show Croix Road as a future 120-foot-wide Parkway with a new alignment. A second access point is proposed from Manvel Parkway to the west. Currently, only half the width of Manvel Parkway is constructed—from Dogwood Avenue (south) to Autumn Breeze Drive (north), passing Del Bello Boulevard. There is no existing access from Manvel Parkway to the subject site. To establish access, a bridge over the American (GCWA) canal is required. Based on Section 104 (5), *Multiple access points*, the proposed development plan with 326 residential lots would require a total of four (4) access points. The subject site must be platted, and vehicular access must be formally established as part of the development process.

Of the 106.8-acre tract, approximately 27.5 acres are planned for a lake, detention pond, pedestrian trails, and a dog park. The remaining acreage is planned for Single-Family Residential (SFR) use and a lift station. The proposed changes will increase the number of residential lots from 437 to 763.



Although the lot count is increasing, the overall residential density will not change significantly, shifting slightly from 0.49 to 0.42 dwelling units per acre. The new SFR development with 326 lots is proposed to maintain the neighborhood character, comply with existing design standards, and be consistent with the quality and regulations established in the original PUD. All Development Plans must demonstrate general conformance with the City of Manvel's site development standards. A detailed review will occur during the platting and permitting phases.

The current PUD allocates approximately 81.6% of acreage for residential lots, infrastructure, and amenities, and 18.4% (approx. 50 acres) for commercial use. The proposed amendment increases residential lot allocation to 86.5%. The current PUD limits lots with a width of 50 feet to no more than 22% of total lots (or 115 lots, whichever is less). However, the proposed amendment will increase the 50-foot lots to 32% of total lots, 241 lots total, exceeding the original cap. Proposed redline also shows adding secondary neighborhood monument signs at new entrances from Croix Rd and Manvel Pkwy. It also includes an update for open space and parkland requirements. The proposed Conceptual Development Plan appears to meet the parkland dedication requirement provided in the PUD, however, a detailed calculation identifying parkland area has not been submitted.

Regarding utilities, Municipal Utility District (MUD) 1 (Sedona Lakes) is located to the north of the subject site, MUD 79 (Reserve at Manvel) and MUD 43 (Del Bello Lakes) are to the west, and MUD 83 (Valencia) lies to the south. The PUD and MUD annexation approval processes should be considered together to ensure coordinated development and utility planning across jurisdictions.

Note: At the time of preparing this report, the applicant has not provided information related to drainage, utilities, phasing, right-of-way construction responsibilities, or coordination with Brazoria County and GCWA regarding access points. Additionally, no details have been submitted concerning parkland dedication or related calculations.

PUD CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-29(f)(5) of the Zoning Ordinance provides the following approval criteria for PUD requests. A PUD application shall be evaluated based on the following criteria:

1. *The proposal is unique in design to warrant the use of a PUD and the development is not possible using the existing zoning regulation of the property:*

The portion being added to the PUD does not include non-residential uses. The subject property is currently zoned Open-Single Family Residential (O-SFR), which requires a minimum lot size of one acre. The applicant is proposing smaller lots—ranging from 50 to 60 feet in width—which are not permitted under the existing zoning designation and is therefore, requestion for this PUD amendment. Please note that the Single Family Residential (SFR) district allows for 60-foot-wide lots. This being a PUD amendment, the proposal should align with the lot sizes and development standards established in the existing Del Bello Lakes PUD and does not introduce a distinctly unique design.

2. *The project depicts creative land development, providing a variety in the development patterns of the city which conform to the intended purpose of the city's comprehensive plan and vision statement:*



If developed appropriately, 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 major thoroughfares, 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 SFR 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."

The requested Amendment is a significant change in terms of intensity (in comparison to the current zoning allowance). The applicant has not provided sufficient details for staff to evaluate its impact on traffic and drainage.

3. *Mixed uses and building functions if proposed shall be complementary, and pose minimal impact to adjacent uses or functions:*

The subject site abuts existing SFR areas in the current Del bello Lakes and is consistent in land use character with the adjacent properties which are zoned residential or located in the ETJ (Sedona Lakes). However, without a traffic study, drainage plan, or clarity on access and off-site infrastructure coordination (GCWA canal bridge, Croix Rd), it's impossible to conclude that impacts will be minimal.

4. *Development within the PUD encourages the use of alternative transportation circulation between structures and open spaces, including pedestrian and bicyclist:*

The proposed plan includes pedestrian trails and a dog park, which could promote walkability within the larger development. Additionally, the proposed redline amendment indicates that the subject site will maintain the neighborhood character, comply with existing design standards, and remain consistent with the quality and regulations established in the original PUD.

5. *Landscaping areas shall visually enhance the structures within the development and conform to the city's comprehensive plan and vision statement:*



Although the proposed redline indicates that the subject site will maintain compliance with existing landscape, open space, and parkland standards, additional details and standards specific for the PUD amendment could be considered. Specifically, accurate and comprehensive information—including corresponding calculations—related to open space, landscaping, and parkland dedication is required for a thorough evaluation.

6. *The proposed project is in compliance with the minimum development requirements described in the PUD Manual:*

The proposed project generally appears to align with the minimum development requirements outlined in the PUD Manual. However, because the application lacks detailed information on several critical elements such as traffic study, access point justification, phasing, preliminary drainage, utilities, and interagency coordination (GCWA, Brazoria County), staff cannot fully confirm the impact of the development. These outstanding items will need to be addressed and thoroughly reviewed during the platting and permitting phases, however, are also critical is review of a zoning change. Additionally, the PUD and MUD annexation approval processes should be considered together to ensure coordinated development and utility planning across jurisdictions.

STAFF RECOMMENDATION

The site's location along the two major thoroughfares supports its annexation to the existing Del Bello Lakes PUD. However, the application packet does not provide sufficient clarity on the following critical items:

- Traffic related impact and mitigation,
- Drainage related impact and mitigation,
- Status of MUD annexation.

Due to insufficient information on drainage, utilities, phasing, right of way construction responsibilities, communication with County and GCWA regarding accesses, parkland and calculations, and other site plan and PUD redline details discussed above, **STAFF IS NOT ABLE TO PROVIDE RECOMMENDATION OF APPROVAL** for this requested PUD amendment to rezone the subject site from O-SFR to Del Bello Lakes PUD.

If the commission considers approval of this request, the following revisions and additions to the PUD document should be considered:

- Updated maps, exhibits, and tables to reflect the proposed annexation area.
- Clarification and updates to the Acreage per Land Use Summary table, with a written explanation justifying the changes.
- Adjustments to ensure lot sizes, particularly 50-foot-wide lots, comply with the existing PUD limitation of no more than 22% of the total lot count.
- Inclusion of additional detail on drainage, utilities, phasing, and right-of-way construction responsibilities.
- Documentation of coordination with Brazoria County and GCWA, specifically regarding access from Croix Road and the proposed Manvel Parkway bridge.



Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment

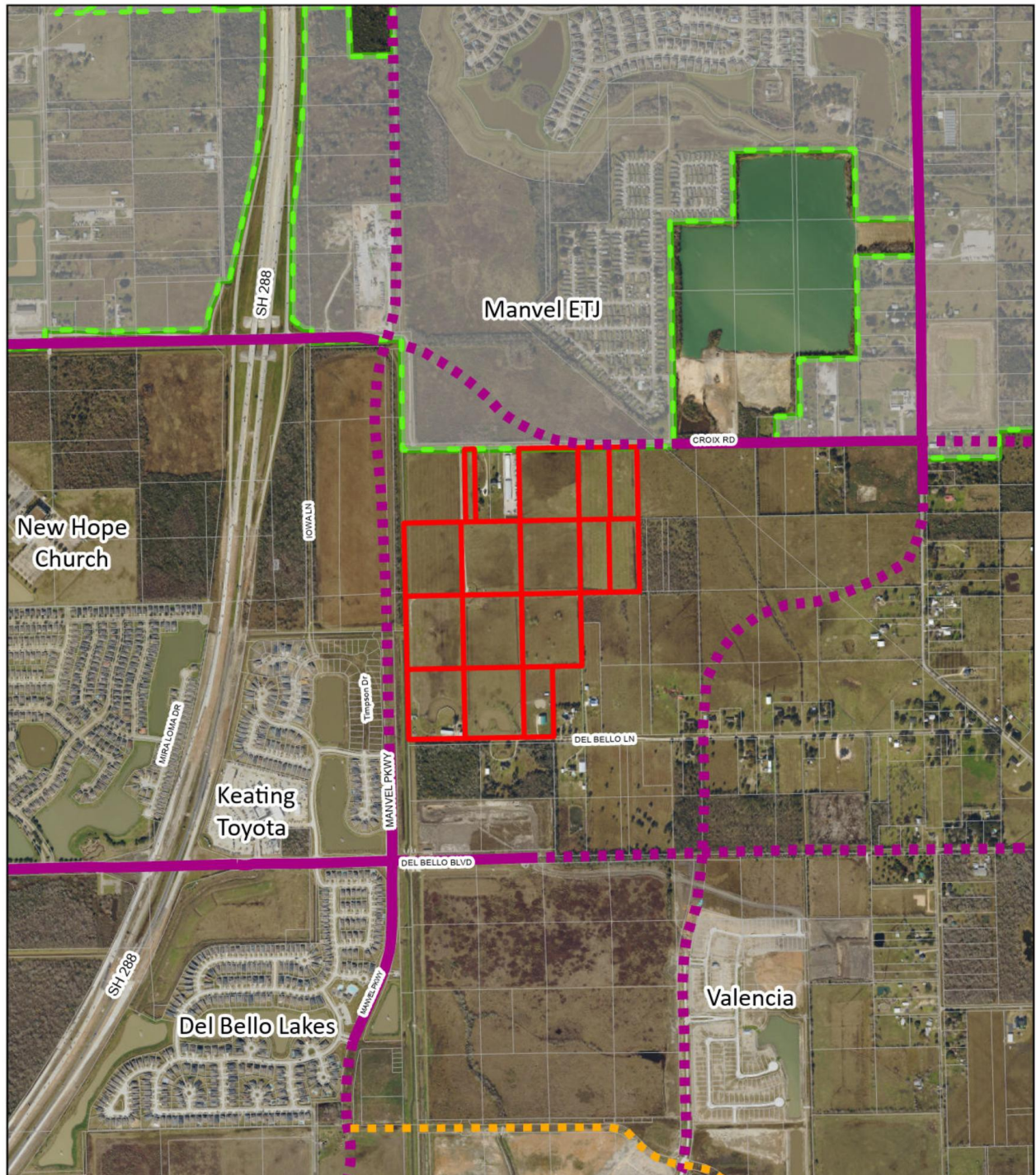
- Complete and accurate information regarding open space, landscaping, parkland dedication, and corresponding calculations.
- A Traffic Impact Analysis (TIA) for the overall proposed development shall be submitted for review and approval by the City Engineer.
- All traffic mitigation measures necessary to address the impacts identified in the TIA shall be incorporated into the project construction. Any phasing of these improvements must be reviewed and approved by the City Engineer.

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





*Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment*

APPLICATION



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

Incomplete Applications will not be accepted.
Please review application submittal requirements
contained in the City of Manvel PUD Manual.

(Please Type or Print Clearly with Dark Ink)



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Del Bello Lakes

Number of Units Proposed: 315 lots (expansion tract only) Current Zoning Designation: O-SFR

Zoning District under Which PUD Will Be Designed: PUD

Address/Location: Croix Road / CR 58

Brazoria County Parcel Number (s): 173731, 173736, 173722, 508477, 173737, 173716, 173723, 173732, 173734, Acres: 106.8 (expansion tract only)

Legal Description: Abstract 469, Subdivision O, A-469 BLK O, Lot 8

Applicant Information

Name: Julia Herzog Daytime Phone: 281-749-1492

Mailing Address: 24285 Katy Freeway, Suite 525

City/State/Zip: Katy, TX 77494

Contact Person: Julia Herzog

Email Address: jherzog@meta-pd.com

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)

Name: Michael Daily Daytime Phone: _____

Mailing Address: 2613 Sleepy Hollow Drive

City/State/Zip: Pearland, TX 77581

Email Address: _____



*Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment*

APPLICATION



Staff Use Only:

Date Received: _____
Received by: _____
Date Complete: _____
Completeness Review by: _____

Planned Unit Development (PUD) Application

Incomplete Applications will not be accepted.
Please review application submittal requirements
contained in the City of Manvel PUD Manual.

(Please Type or Print Clearly with Dark Ink)



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Del Bello Lakes

Number of Units Proposed: 315 lots (expansion tract only) Current Zoning Designation: O-SFR

Zoning District under Which PUD Will Be Designed: PUD

Address/Location: Croix Road / CR 58

Brazoria County Parcel Number (s): 173731, 173738, 173722, 508477, 173737, 173718, 173723, 173732, 173734 Acres: 106.8 (expansion tract only)

Legal Description: Abstract 469, Subdivision O, A-469 BLK O, Lot 8

Applicant Information

Name: Julia Herzog Daytime Phone: 281-749-1492

Mailing Address: 24285 Katy Freeway, Suite 525

City/State/Zip: Katy, TX 77494

Contact Person: Julia Herzog

Email Address: jherzog@meta-pd.com

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)

Name: Crawford William II Living Trust Daytime Phone: _____

Mailing Address: 6110 Edgemoor

City/State/Zip: Houston, TX 77081

Email Address: _____



APPLICATION

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

(Attach additional sheets if necessary to fully answer the following.)

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property:

The developer of this property also owns the adjoining subdivision to the west, Del Bello Lakes. The expansion tract will be an extension of the existing Del Bello Lakes and will reflect the same neighborhood characteristics. The remainder of the properties immediately surrounding is primarily undeveloped.

2. Concept Statement- Brief description of the project including proposed the use or uses:

The proposed development will consist of single-family residential, centralized detention, a dog park, and pedestrian trails.

The proposed activities and uses shall be shown on an attached PUD plan based on the exhibit requirements for master plan and site plan review. Please refer to the City of Manvel PUD Manual for the master plan and site plan requirements.

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development:

The project will be consistent with the purpose of the Zoning Ordinance by developing a single-family residential neighborhood with lot sizes the meeting the City's standardized minimum lot square footage for residential zoned properties. All proposed development regulations are consistent with the existing approved PUD for Del Bello Lakes.

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan:

The Comprehensive Plan designates the property as single-family residential. The developer intends to meet the goals of the Comprehensive Plan by developing a residential neighborhood with amenities and green space consistent with the City's goals.

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties:

The surrounding uses are compatible with the proposed impact adjoining properties because it will be developed with compatible design regulations, aesthetics and quality. The land uses are primarily residential and amenities which is consistent with existing and proposed surrounding developments.

4-10-25

Date

Julia Herzog
Applicant's Signature

Date

Owner's Signature (If different from Applicant)

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and state that we are the legal owners of the property included in this application and/or designate the applicant to act as our agent with respect to this application. If there are more than one property owner(s), attach additional signature sheets or letter of consent to application.



LETTER OF AUTHORIZATION

Michael Daily
2613 Sleepy Hollow Drive
Pearland, Texas 77581

May 5, 2025

City of Manvel
Planning and Development Department
20025 Highway 6
Manvel, Texas 77578

RE: Del Bello Lakes PUD Amendment

Dear Jorge,

I, Michael Daily, am the current owner of the parcel totaling approximately ±10.0 acres located in the ABST - 469 SUBD - Div. O, A-469 BLK - O Tract - 15 south of Croix road and north Del Bello Lane in Manvel, Texas.

I hereby authorize META Planning + Design LLC to act as my agent in the application for a PUD amendment concerning this property. Please contact me if you have any questions.

Sincerely,

Michael Daily
713 478 6649
daily1955@yahoo.com.sg



LETTER OF AUTHORIZATION

Crawford William II Living Trust
6110 Edgemoor
Houston, Texas 77081

April 11, 2025

City of Manvel
Planning and Development Department
20025 Highway 6
Manvel, Texas 77578

RE: **Del Bello Lakes PUD Amendment**

Dear Jorge,

I, Bill Crawford II am an authorized representative of Crawford William II Living Trust, the current owner of the parcels totaling approximately ±104.5 acres located in the ABST - 469 SUBD - Div. O, A-469 BLK - O Lot - 14 south of Croix road and north Del Bello Lane in Manvel, Texas.

I hereby authorize META Planning + Design LLC to act as my agent in the application for a PUD amendment concerning this property. Please contact me if you have any questions.

Sincerely,





LETTER OF REQUEST



April 11, 2025

Jorge Reyna
City of Manvel
Planning and Development Department
20025 Highway 6
Manvel, Texas 77578

Re: DEL BELLO LAKES PUD AMMENDMENT

Dear Jorge,

On behalf of our clients, MAK Development and Shea Homes, we are submitting the application for a Planned Unit Development amendment for Del Bello Lakes. Included in the submittal are the following items:

- Application fee
- Application
- Three (3) copy of the Planned Unit Development document
- Three (3) copy of the Planned Unit Development Exhibits

We request that this item be considered at the next available City Planning Development and Zoning Commission meeting.

Please contact me if you need any additional information.

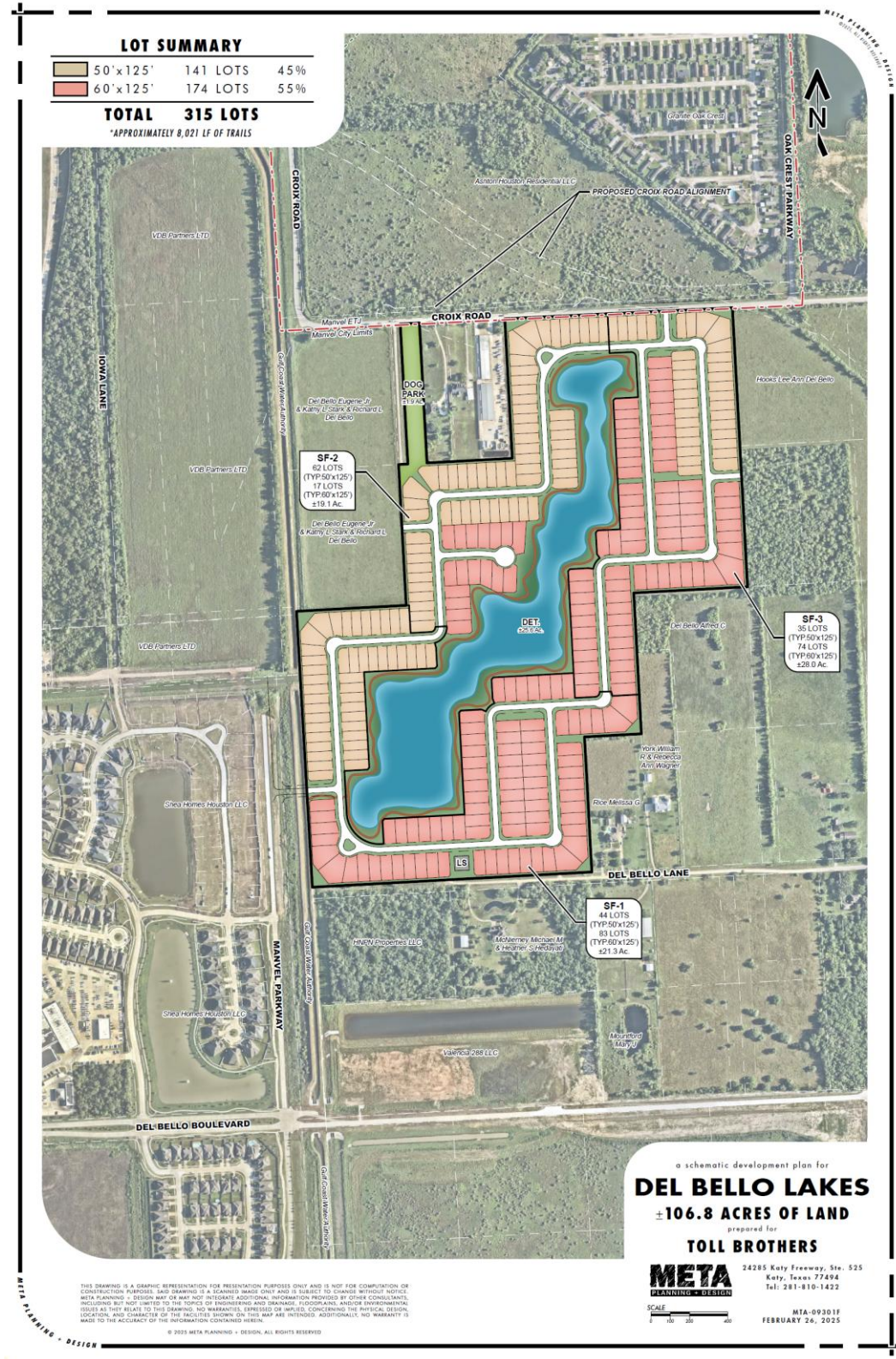
Sincerely,

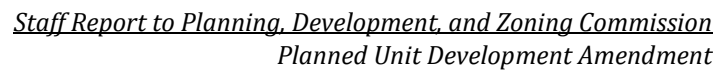
Julia Herzog
Enclosure



Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment

SCHEMATIC DEVELOPMENT PLAN





The map shows the following sections and their details:

- SEC 8**: 30 LOTS (TYP 60x130) ±8.0 Ac.
- SEC 7**: 46 LOTS (TYP 50x120) 5 LOTS (TYP 60x130) ±13.5 Ac.
- SEC 9**: 42 LOTS (TYP 60x130) ±11.7 Ac.
- SEC 2**: 52 LOTS (TYP 50x120) 13 LOTS (TYP 60x125x130) ±14.4 Ac.
- SEC 6**: 27 LOTS (TYP 60x125x130) ±7.3 Ac.
- SEC 5**: 43 LOTS (TYP 55x120) 4 LOTS (TYP 60x130) 6 LOTS (TYP 70x130) ±14.5 Ac.
- SEC 4**: 34 LOTS (TYP 60x130) 4 LOTS (TYP 70x130) ±10.4 Ac.
- SEC 3**: 20 LOTS (TYP 60x130) 35 LOTS (TYP 70x130) ±19.5 Ac.
- COM**: ±18.0 Ac., ±19.0 Ac., ±30.2 Ac.
- REC**: ±3.1 Ac.
- DIS/PARK**: M.U.A.C.
- SEC 10**: 19 LOTS (TYP 70x130) ±5.1 Ac.
- SEC 1**: 2 LOTS (TYP 50x120) 80 LOTS (TYP 55x120) 16 LOTS (TYP 60x120) ±19.7 Ac.
- SF-2**: 62 LOTS (TYP 50x125) 17 LOTS (TYP 60x125) ±19.1 Ac.
- SF-3**: 35 LOTS (TYP 50x125) 74 LOTS (TYP 60x125) ±29.0 Ac.
- SF-1**: 44 LOTS (TYP 50x125) 83 LOTS (TYP 60x125) ±21.3 Ac.

Roads shown include HWY 288, CROIX ROAD, DEL BELLO BLVD, MANUEL PARK, IOWA LN, and DEL BELLO LAKE. Other features include Lake/Detention areas, O/S Future Commercial, and various utility easements.

SCALE

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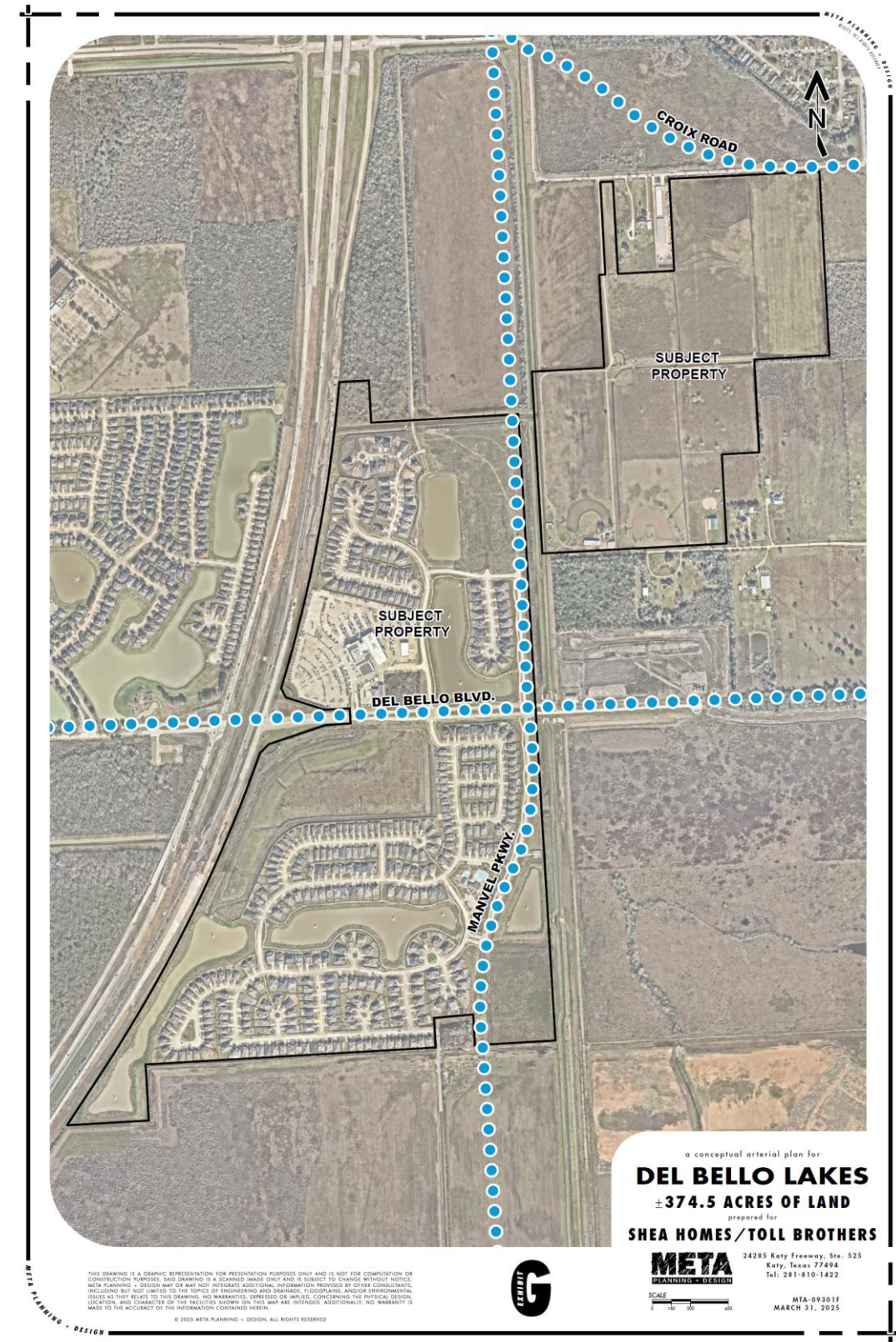
MTA-09301F
MARCH 31, 2025

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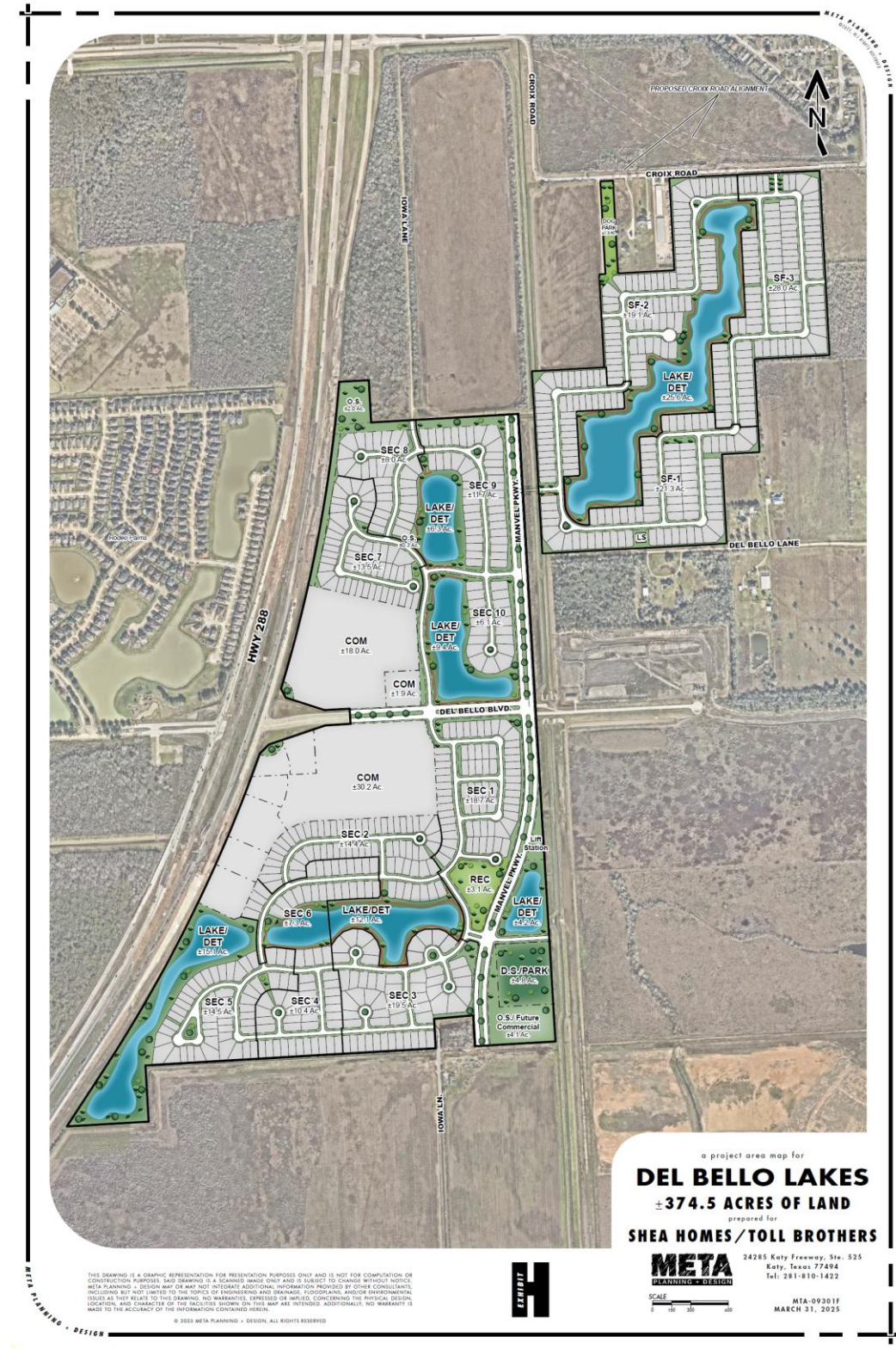
CONCEPTUAL DEVELOPMENT PLAN





Staff Report to Planning, Development, and Zoning Commission
Planned Unit Development Amendment

CONCEPTUAL DEVELOPMENT PLAN





Public Hearing Notice to run on Sunday 06/08/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, JUNE 23, 2025 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 7, 2025 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPEMNT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND 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.

SOUTHPONTE CROSSING DEL BELLO LAKES,
formally known as Southpointe Crossing

Planned Unit Development
267.7±374.5 ACRES

Prepared for:
MAK Development
and Shea Homes

AMENDMENT PREPARED BY:

BGEI Kerry R. Gilbert and
Associates**META Planning + Design**

META
PLANNING + DESIGN

24285 KATY FREEWAY, SUITE 525
KATY, TX 77494-2350**1-Cinco Ranch**
Blvd.
Suite A-250
Katy, Texas 77494

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I. INTRODUCTION

This application was prepared on behalf of MAK Development ~~and Shea Homes~~ pursuant to the City of Manvel's ordinances related to Planned Unit Development District (PUD). The purpose of the PUD District is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities and encourage a pedestrian friendly environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities. The PUD also provided long-term certainty in the regulator requirements, development standards and the construction of public and private improvements. This PUD is critical to securing financing and investment for the development. The developers are proceeding with reliance on the binding nature of this document and the city to allow development in accordance with this document.

The Southpointe Crossing PUD District ("Southpointe Crossing") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. Southpointe Crossing consists of approximately ~~267-7374.5~~ acres of land and is physically located immediately east of SH 288, north of Highway 6, south of County Road 58, and generally west of FM 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of Southpointe Crossing. The overall project site is comprised of several large tracts.

A strong community character ~~will be~~ achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Southpointe Crossing ~~will be~~ divided into two areas: 1) commercial and 2) single-family residential. The commercial area ~~will be~~ immediately adjacent to SH 288 and the residential area ~~will compose~~ the remainder of the tract. As a part of the residential component, Southpointe Crossing ~~will contain~~ a wide variety of housing products and price ranges.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the site upon which Southpointe Crossing ~~will be~~ located (the "Site") is generally flat with ground elevations ranging from 55 feet to 60 feet. Brazoria County is considered to be the coastal prairie with its proximity to the Gulf Coast. The Site has some vegetation but is mostly prairie land and fields. North of the site is CR 58 and the American Canal, at which the American Canal then turns ninety degrees and continues south through the site to Highway 6. Although there are a number of bayous in the region, the Site is not encumbered with a bayou and the Site is not impacted by the floodway or floodplain.

There are a number of existing roads that impact the Site, including,

- SH 288 abuts the western boundary of the Site and is a state roadway. It should be noted that the segment of SH 288 from CR 58 south to SH 6 does not currently include frontage roads.
- CR 82, also known as Iowa Lane, runs north-south through the Site. Iowa Lane provides a strong connection from its current location at CR 58 south to Highway 6. Currently, Iowa Lane is a two lane unimproved roadway.
- Rodeo Palms Parkway is midway between CR 58 and SH 6, and intersects with SH 288. Rodeo Palms Parkway is the boulevard entry into the Rodeo Palms subdivision located on the west side of SH 288. To the east of SH 288, the roadway will become Del Bello Boulevard. Currently, to the east of SH 288, the portion of the road located within the TXDOT right-of-way is paved. A grade separated intersection is planned for the SH 288 and Rodeo Plans/Del Bello Blvd intersection.
- CR 58 (Croix Rd.) located north of the property, currently is a two lane county road that intersects with SH 288.

Also affecting the Site is a fault zone which traverses east/west in two different locations. The location impacts the southern portion of the SLP Tract. A sixty (60) foot easement has been designated for the fault line. A geologist study of the fault was conducted in recent years and, as with other fault zones in the Houston area, earthquakes are not associated with this fault zone.

The development of the Site ~~will be~~ affected by various required proposed physical features including arterial roadways and drainage facilities.

Exhibit B shows an aerial photo of the Site. Exhibits C, ~~and D~~ and D1 provide a legal description and boundary survey for the property.

SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with some large lot residential. A residential development, Rodeo Palms, is located across SH 288 to the west and is primarily single-family residential. New Hope Church is also located west of the property, across SH 288. Manvel High School is located nearby on Highway 6.

The surrounding area can be seen on the Area Map and the Project Aerial map (Exhibit A and B). The Sedona Lakes neighborhood is located further north of the site. Pomona is located northwest of the project, on the northern side of CR 58 (Croix Rd).

III. GOALS AND OBJECTIVES

The Southpointe Crossing PUD District creates a quality development with the following goals: community cohesiveness, multiple housing options, quality and character of community, and orderly growth. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting.

The goals and objectives for Southpointe Crossing are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living and recreation activities.
Multiple Housing Options	Provide a variety of housing options and price ranges in a single cohesive neighborhood.
Quality and Character of Community	Provide high quality planning and architecture along with implementation of creative designs, building standards, and uniformity in building construction.
Orderly Growth	Provide community integrity through an experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for Southpointe Crossing ~~will be~~ achieved through the implementation of a strong neighborhood character and coordination of compatible land uses. In addition, Southpointe Crossing's desirability ~~shall be~~ enhanced by various commercial and retail components including shopping, restaurants, and convenience retail, as well as other community and neighborhood amenities including recreational uses, parks, open space, greenbelts, and trails. The combination of commercial and residential uses in a coordinated and controlled environment will provide the residents with the quality and convenience essential to the community.

The community's strong character ~~will be~~ ensured through guidelines and controls for architectural standards and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces. There ~~will be~~ guidelines and controls for the single-family residential and for the Commercial development.

Long-term sustainability ~~will be~~ provided for the community through the adoption of a land use plan and regulations that allow for quality responses to market conditions.

Orderly growth ~~will be~~ achieved through a master plan implemented by an experienced land development team. This ~~will ensure~~ a completed project that is consistent in character and content, providing residents, businesses and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented for Southpointe Crossing ~~will ensure~~ its economic feasibility, desirability and quality, by providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines and meaningful neighborhood recreation spaces.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

Southpointe Crossing ~~will be~~ composed of multiple land uses that may include single-family residential, commercial, retail, recreational, etc. The final composition of the allowed land uses shall be dictated by market conditions.

The Conceptual Development Plan (Exhibit E) for Southpointe Crossing illustrates the mix of uses proposed and the potential for a variety of housing products and commercial areas. The Commercial District includes a number of commercial reserves for larger retail and anchor stores and also smaller pad sites for retail and restaurants. SH 288 and Del Bello Blvd provide the primary access to this area.

The residential component is located west of Marvel Parkway and the American Canal. It ~~will be~~ a collection of individual neighborhood cells that take their access from Del Bello Blvd., Marvel Parkway and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The lake/detention components are located throughout the residential areas. The residential cells ~~will be~~ developed with varying lot sizes and product types as market conditions dictate.

The table below lists the various land uses illustrated on the conceptual development plan (Exhibit E), along with their respective acreages and percentage of the gross land area.

Acreage Per Land Use Summary

Land Use Category	Acreage*	% Of Gross Acreage
Infrastructure/Constraints	+31.818.0	12.05 %
Major Thoroughfares (Marvel Parkway and Del Bello Blvd)	±17.69	
Local Streets	+6.7	
Water Plant Site	+2.2	
Wastewater Treatment Plant Sites/Lift Stations	+3.00.4	
Elevated Storage Tank Site***	+2.0+2.0	
Recreation / Open Space	+67.0105.5	2530 %
Recreation Center/Parks	+5.34.1	
Landscape/ Open Space/ Easements	+9.220.4	
American Canal	+7.7	
Detention Lakes/Drainage Easements	+41.275.0	
Drill Site/Park	+4.8	
Non-Residential	+50.10	1914 %
Commercial	+50.10	
Residential	+118.9192.5	4452 %
SF Residential (50' x 120/125')	97.241 lots	2232 %
SF Residential (55' x 120/125')	101.103 lots	2313 %
SF Residential (60' x 125')	150.355 lots	4735 %
SF Residential (70' x 125')	89.64 lots	820%
Total	**437.763 lots	
TOTALS	267.7374.5	

*All acreages are preliminary and are subject to change as development occurs

**Final lot count subject to change in accordance with PUD regulations as development occurs
*** Elevated Storage Tank site: If not used by the City, that site may be developed for any use approved in the PUD or any governmental use.

LAND USE/ REGULATORY COMPLIANCE

In order to implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned zoning categories consistent with the current City of Manvel zoning regulations. The assigned zoning designations and the total acreage for each are as follows (see Exhibit F):

Zoning Designation	Acreage	% Of Gross Acreage
Light Commercial (LC) Commercial, Retail, Office, Hotel, Mixed-Use, etc.	50.10 acres	48.4%13.5%
Single-family Residential Single Family Residential, Recreation/Open Space, Drainage/Detention, Utilities (WTP, WWTP, Drill Site)	217.7324.5 acres	8486.65%
TOTAL	±267.7374.5 acres	100.0%

*All acreages are preliminary and are subject to change as development occurs

Land use shall be regulated on a total acreage basis. Each land use/zoning category may be increased in acreage by up to 10% with a corresponding decrease in the other use. The percentage land use area change is required to ensure the success of Southpointe Crossing by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Southpointe Crossing to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner. However, the following restrictions still apply to specific lot sizes within the development:

- a. ~~Lots having a minimum width of fifty (50) feet shall not exceed the lesser of twenty two percent (22%) of the total lots in the community or 115 total lots.~~
- b. ~~a. Lots having a minimum width of less than sixty (60) feet shall not exceed the lesser of forty five percent (45%) of the total lots in the community or 225-343 total lots.~~
- e. ~~b. Lots having a minimum width of sixty (60) feet or greater shall comprise at least fifty five percent (55%) of the total lots in the community.~~
- d. ~~c. The total number of lots for the development shall not exceed 500-800 lots.~~

Lot Distribution Table

Typical Lot Size	Percentage of Lots	
50'X120' Less than 60' wide	22%	45%
55'X120'	23%	
60' wide or larger	55%	

Land uses and location of the various lots sizes may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage and percentage restrictions referred to above and otherwise conform to the City of Manvel's regulations for such uses (unless specifically excepted in this document). In the event a proposed land use exceeds the established acreage by more than 10%, a variance must be requested and approved by the City of Manvel City Council.

The land use/zoning designations for each parcel within Southpointe Crossing are illustrated on the Land Use/ Zoning Categories, Exhibit F.

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PERMITTED USES

Residential

In addition to all uses permitted with the City of Marvel Single Family Residential Zoning District the following uses are permitted within the PUD's Single Family Residential District.

Water Plant
Waste Water Treatment Plant
Recreation Center
Sports Fields
Drill Site

Commercial

All uses permitted with the City of Marvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD.

Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY)
441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

THOROUGHFARE PLAN

Southpointe Crossing ~~will have~~has ample mobility through the variety of thoroughfares, both existing and future, in and around the tract. The community ~~will have~~has direct access off of SH 288 on the west side of the property. In addition, Del Bello Blvd ~~will be~~is developed as a 120' wide Parkway that extends east west and connects to SH 288. Manvel Parkway (120' ROW) will be constructed north south through the property. Manvel Parkway ~~will connect~~s the tract to SH 6 and CR 58 (Croix Rd) which further increased the mobility.

Commercial Tract

The access to the commercial areas ~~will come~~s primarily from Del Bello Boulevard and SH 288. Additional traffic flow and circulation ~~will be~~is accommodated by Manvel Parkway connecting to Southpointe Crossing from CR 58 (Croix Rd) and SH 6.

Residential

The single-family residential component of the development ~~will take~~s primary access off Manvel Parkway. Additional access may be taken from Del Bello Blvd. where appropriate. Internal local streets ~~will~~complete the circulation of the residential neighborhood.

The thoroughfare street plan for Southpointe Crossing and the surrounding vicinity is illustrated on Exhibit G - Conceptual Arterial Plan.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Manvel Subdivision and Zoning regulations in place at the time this document is adopted shall apply to this PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance granted by the City of Manvel City Council.

Residential

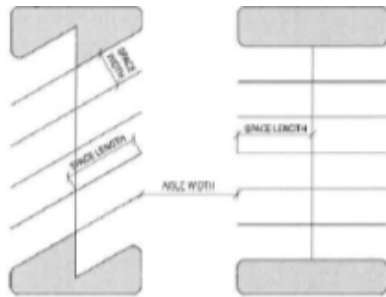
The following regulations apply to all single family development.

- 1) Lot Size - See lot distribution table on Page 7
 - a. Minimum lot size - 6,000 sq.ft.
 - b. Minimum lot width - Fifty (50) feet measured at the building line. Lot width is subject to lot width caps specified under Land Use/ Regulatory Compliance (see page 7).
 - c. Minimum lot depth - No minimum lot depth
- 2) Building Setbacks
 - a. Minimum front yard setback - Twenty five (25) feet on typical lots
- Twenty (20) feet on cul de sac lots
 - b. Minimum side yard setback- Five (5) feet
 - c. Minimum corner yard setback- Ten (10) feet
 - d. Minimum rear yard setback- Fifteen (15) feet, five (5) feet for accessory structures
- 3) Building Height
 - a. Maximum building height - Forty (40) feet

Commercial

- 1) Lot Size
 - i. Minimum lot width - Sixty (60) feet measured at the building line.
 - ii. Minimum lot depth - 100feet
- 2) Building Setbacks
 - i. Minimum front yard setback - Twenty five (25) feet
 - ii. Minimum side yard setback - Zero (0) feet
 - iii. Minimum corner yard setback-Ten (10) feet
 - iv. Minimum rear yard setback - Ten (10) feet

- 3) Building Height
 - i. Building heights must be in compliance with the below standards:
 - i. Pad Site - No building may exceed thirty five (35) feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height
- 4) Building Materials
 - i. All commercial buildings must be composed of a minimum of seventy five (75) percent masonry exclusive of windows, doors or other transparent materials. The calculation shall be based on the total square footage of all facades.
 - ii. The following materials shall meet the masonry requirement:
 - i. Stone
 - ii. Brick
 - iii. Concrete (including tilt wall)
 - iv. Hollow clay tile
 - v. Concrete Masonry Unit (CMU)
 - vi. Glass block
 - vii. True Stucco
 - viii. Insulated concrete forms (ICF)
 - iii.i Non masonry materials may not exceed twenty five (25) percent of the building's elevation.
 - v. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - i. Cementitious Fiber
 - ii. EIFS
 - iii. Architectural metal panels
 - v. Nationally or regionally recognized chains will be permitted to use trademarked "trade dress" specific materials not listed above (metal roofing and/or siding, wood siding, etc.)
 - i. Regionally recognized chains shall mean any chain with a minimum of five (5) locations within the greater Houston area.
 - ii. Nationally recognized chains shall mean any chain with a minimum of ten (10) locations within two (2) or more states.
 - vi. All color selections shall be harmonious with adjacent development within the site and consistent with first rate commercial development in the area.
- 5) Parking
 - i. The project should have a minimum of 5.0 spaces per 1,000 square feet of gross leasable floor area.
 - ii. Shared parking is permitted subject to a public document agreement between the participating owners. Shared parking shall meet the minimum parking ratio requirements.
 - iii. All parking shall be measured based on the below illustration:



- iv. All parking stalls shall be a minimum of ten (10) feet in width by nineteen (19) feet in length and must meet the minimum requirements in the table below:

	Angle	Aisle Width (ft)
One Way	0 Degrees	14
	60 Degrees	24
	90 Degrees	24
Two Way	0 Degrees	20
	60 Degrees	24
	90 Degrees	24

- v. All parking lots shall comply with the Fort Bend County Outdoor Lighting Regulations.

6) Open Storage

- a. Open storage is permitted within the parking lot for temporary seasonal sales or temporary promotional events.
- b. No permits are required for temporary storage

7) Landscape Requirements

- i. A minimum of ten (10) percent of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
- ii. Landscaping and/or decorative fence shall screen outside storage areas, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
- iii. Street Trees
 - i. A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of street frontage.
 - ii. No street tree shall be less than three (3) inch caliper
 - iii. The maximum allowed spacing between trees is forty five (45) feet.
 - iv. Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- iv. Parking lot landscaping
 - i. In addition to the Street Trees noted above, a tree of minimum two inch (2") caliper shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least nine feet (9') wide.
 - b. Each have a square footage of minimum 180 SF
 - c. Are located so that no parking **space is** further away than one hundred feet (100') from a tree island
 - ii. Shrub planting shall be placed along the perimeter of a parking lot in order to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches.
 - iii. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height.

UTILITIES

Utilities will be provided by B.C.M.U.D. No. 43 and the City pursuant to a Utility Agreement.

SIGNAGE

Signage within the PUD shall conform to overall sign guidelines established below.

- 1) Temporary Signs
 - a. Temporary signs used during construction of the development recognizing builders, architects, engineers, leasing representative, lenders, etc., must all be tastefully displayed on one (1) 4' x 8' vertical sign. All temporary signs must be removed when the principle building on the applicable Building Site is occupied. Additional, temporary Builder Signs directing potential home buyers to various neighborhoods/model homes may be installed. These temporary signs will remain as long as homebuilders are constructing in the neighborhood. See Exhibit K for approved signage size and style.
 - b. Notwithstanding anything set forth in the PUD to the contrary, temporary billboard signs used by the developer to advertise the development shall be permitted one time over the life of the project. Del Bello Lakes may include one temporary billboard sign ("Dual-Face Sign") generally located at the southwest corner of the development (shown on Exhibit K1 attached hereto), with dimensions not to exceed a sign area of 34.75 feet in width by 10 feet in height, and an overall maximum sign height of 13 feet (measured at grade) (as shown on Exhibit K2 attached hereto), at the general locations shown on Exhibit K3 attached hereto (collectively, "Temporary Signs"). The temporary billboard sign shall be removed on or before April 30, 2021.
- 2) Neighborhood Monumentation
 - a. Primary Neighborhood Monumentation
 - i. ~~L~~ Shall be located at intersection of S.H. 288 and Del Bello Blvd
 - ii. May incorporate structural, landscape and water elements
 - iii. Maximum height shall be twenty five (25) feet.
 - iv. Maximum width for the monument structure is 170'
 - v. Letter height shall be proportional to the signage structure
 - b. Secondary Monumentation is permitted at all the following locations
 - i. ~~Entrances to individual sections,~~
 - ii. ~~Entrances to expansion tract, off of Croix Road and Manvel Parkway~~
 - iii. ~~Intersection of HWY 288 and Del Bello Blvd~~
 - iv. ~~Intersection of Manvel Pkwy and DelBello Blvd,~~
 - v. ~~Signage shall be consistent with the style of the Primary Neighborhood Monumentation~~
 - vi. ~~Signage height shall not exceed eight (8) feet when measured from grade~~
 - vii. ~~Signage width shall not exceed fifteen (15) feet~~
- 3) Commercial Signage
 - a. **Multi-Tenant Pylon Signs** -A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. (For example, a multi-tenant sign serving a shopping center may be located on land not owned by the primary tenant but would still be permitted, provided that it's a part of the same development.)
 - i. Maximum Height
 - 1) Signs shall not exceed fifty (50) feet in height along SH 288 frontage.
 - 2) Signs shall not exceed forty (40) in height along all other street frontage.
 - 3) The bottom of such sign message area shall not be less than ten (10) feet above the surrounding finished grade level.

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- ii. Maximum Width - twenty five (25) feet.
 - iii. Off-Premise signage located within the development is permitted for other tenants located within the shopping center. No billboard signs are permitted.
 - iv. One (1) multi-tenant sign is permitted for each entrance into the development from SH 288 and/or Del Bello Blvd. that is approved by the Texas Department of Transportation (TxDot)
- b. **Single Tenant Monument/Pylon Signs** - A single-tenant sign is defined as a freestanding sign advertising a single use.
- i. Maximum Height
 - 1) Signs may not exceed six (6) feet in height.
 - ii. Signs shall not exceed fifty (50) square footage in area
 - iii. One single tenant monument sign is permitted for each parcel. If a parcel has frontage on two thoroughfares, one monument sign is permitted on each street frontage.
 - iv. At no point shall any single tenant monument/pylon sign be within 100 feet of any other sign.
 - v. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following signage regulations apply:
 - 1) A single tenant monument/pylon sign no greater than forty (40) feet in height is permitted along Hwy 288. See Exhibit K4 and K6 for approved sign design and location.
- c. **Wall Mounted Signage**
- i. Buildings thirty (30) feet or less in height.
 - 1) Maximum Letter Height - thirty six (36) inches for one line of text, eighteen (18) inches for two lines of text
 - 2) Maximum overall Height - thirty six (36) inches for one line of text, forty two (42) inches for two lines of text.
 - 3) The signage face shall not exceed 80% of storefront width of the tenant space.
 - ii. Buildings over thirty (30) feet in height.
 - 1) For every additional six (6) feet in height over thirty (30) feet, an additional twelve (12) inches of letter height is permitted, up to a maximum overall height of seventy two (72) inches.
 - 2) The signage face shall not exceed 80% of the storefront width of the tenant.
 - iii. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following additional wall mounted signage regulations apply:
 - 1) Primary wall mounted signage is permitted on the front entrance portal. The signage must be consistent with the approved sign design and location as shown in Exhibit K5 and Exhibit K6.
 - a. Additional wall mounted signage is permitted for any buildings on this tract but will be subject to the regulations listed in i. and ii. above.
- d. All signage shall be located a minimum of ten (10) feet from the property line.
 - e. There shall be a minimum of 100 feet between signs.
 - f. All signage must be perpendicular to the right of way.
 - g. Electronic Reader Boards/ LED screens are permitted under the following regulations:
 - i. LED signs are permitted for on premised signs and/or for tenants within a single development.

- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am.
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet. Automatic dimmer equipment must be installed and operational.
- iv. Maximum wattage at 6,500.
 - 1) Temporary Signage
 - a. Subject to the regulations listed in Section 53-10 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council.
 - 2) Prohibited Signage
 - a. Unless specifically permitted in the above regulations, all signage listed in 53-11 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council, is prohibited

SITE PLANS

The development of individual commercial parcels shall meet all development guidelines specified above, and within all applicable City of Manvel ordinances.

1) Development Review and Approval

In lieu of the review process specified in Section 77-51 of the Manvel Code of Ordinances, all development plans for non-residential projects within the PUD boundary will be reviewed and approved by the city staff and the Development Review Committee. Staff and the DRC will review to ensure compliance with the PUD document. A permit cannot be unreasonably withheld so long as all PUD standards are met, it meets all applicable laws and city codes and it does not negatively impact the health and safety of the community. If denied, an appeal can be made to the Board of Appeals and/or other applicable committee. This does not apply to the platting process.

AMENITIES/ OPEN SPACE

Open space accounts for approximately ~~26~~28% of the gross acreage within the Southpointe Crossing. The Open Space calculation includes all parks, landscape reserves, landscaped right-of-ways, pipeline easements, drainage easements, trails, linear parks, tot lots, natural open space areas, drill sites and ~~publically~~publicly accessible detention/ drainage facilities. The proposed open space amenities and the acreages are as follows:

Open Space Amenity	Acreage*
Recreation Center/Parks	±4.15 <u>3</u>
Landscape/ Open Space	±1.22 <u>0.4</u>
American Canal	±7.7
Detention Lakes/Drainage Easements	±41.27 <u>5.0</u>
Drill Site/Park	±4.8
TOTAL	67.0 105. 5

*All acreages are preliminary and are subject to change as development occurs

Parks Ordinance

Per the City of Manvel parks requirement, there shall be a minimum of one (1) acre of park land for every 100 proposed dwelling units dedicated for the use of parks. Based upon the estimated number of ~~437-763~~ single-family residential homes, the Southpointe Crossing PUD district will be required to provide approximately ~~±4.47~~6 acres of park space. If the total lot count changes, the parkland dedication requirement will be adjusted in accordance with the minimum requirement listed above. The requirement will be fulfilled with the dedication of ~~±4.47~~6 acres of a park and recreation center for the Southpointe Crossing as well as over ~~±40-75~~ acres of lake/detention areas within the subdivision. The recreation center will be located centrally within the residential component and will be easily accessible for all residents. The center will likely include a clubhouse and pool facilities. See Exhibit H for a Conceptual Amenities Plan.

1) Parkland will be credited based on the following criteria:

A. Parkland Dedication may be provided through the following methods

a. Private Parkland and/or;

1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of private parkland

b. ~~P~~ Public parks/open space and/or;

1. Public Parkland may be dedicated to the City of Manvel and/or owned and maintained by the HOA or MUD. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.

- 14-

- c. Trails and/or;
 - 1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of trails
 - 2. In order to qualify for credit as trails, land must contain elements as outlined below.
 - a. All-weather hike/bike and or equestrian paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - b. Have connections to surrounding parks, recreation areas, school and/or trails and sidewalks (when applicable).
 - c. Contain an average minimum width of 30 feet and a minimum width of 20 feet;
 - d. Have side slopes not to exceed a three to one (3:1) ratio; and
 - d. Money in lieu of land
- B. The development shall provide ten (10) parking spaces for every acre of required parkland. The required parking may be provided within any of the applicable dedicated parkland reserves. As long as the total number of required parking spaces are provided, separate parking is not required for each parkland reserve. The parking requirement may be met through the following methods and/or any combination of each method-
- a. Off street parking
 - b. Adjacent parking
 - 1. On local residential streets, parallel and/or head in parking immediately adjacent to the travel lanes is permitted so long as the following requirements are met:
 - a. Additional pavement must be provided to accommodate the parking. This must be in addition to the minimum paving width of the required travel lanes.
 - b. The parking must be privately maintained by the MUD or HOA
 - c. May be located within the ROW or adjacent reserve

THOROUGHFARE REALIGNMENT

As part of the City of Manvel thoroughfare plan a variety of major thoroughfares, and major and minor collector streets will be constructed to replace existing city roads throughout the city. These new roadways will be superior to, or at least functionally equivalent to the existing roads. One of the roads proposed to be realigned is Iowa Lane. Currently, Iowa Lane runs north and south through the proposed Southpointe Crossing development.

As a part of the development process for Southpointe Crossing, Iowa Lane ~~is proposed to be~~ was eliminated and replaced with Manvel Parkway through the below steps:

- 1) Abandon the Iowa Lane road right of way thru the property. Abandonment ~~will be~~ was completed per the applicable Right of Way abandonment ordinance
- 2) The Developer ~~will construct~~ ed a public road that connects to Iowa Lane at the north property line and the south property line. The Developer may temporarily interrupt continuous access during development, provided the connections are made with the development of the final plats, on the north and south end respectively. Temporarily is defined as 120 days.
- 3) If utilities are located within the Right of Way, any existing easements ~~must be~~ were retained as needed.
- 4) Phasing of the roadway replacement ~~will maintain~~ ed a public North south roadway thru the property.

DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

- 1) Regulatory Standards and Development Quality.

One of the primary purposes of this Agreement is to provide for quality development of the Property and certainty as to the regulatory requirements applicable to the development of the Property throughout the development process. Feasibility of the development of the Property is dependent upon a predictable regulatory environment and stability in the projected land uses. In exchange for the Developer's performance of the obligations under this Agreement to develop the Property in accordance with certain standards and to provide the overall quality of development described in this Agreement, the City agrees that it will not impose or attempt to impose any moratoriums on building or growth within the Property except when based on shortage of essential public utilities as specified in Texas Local Government Code Section 212.135.

The City and the Developer intend to establish development and design rules and regulations which will ensure a quality, unified development, yet afford the Developer predictability of regulatory requirements throughout the term of this Agreement. The City of Manvel Design Criteria Manual (excluding the items specified within this document) and Construction Standards in effect at the time of building permit applications shall apply to all development within the PUD. However, the following sections of Section 6 of the Design Criteria Manual, as set forth on Appendix A attached hereto and made a part hereof, shall be grandfathered for the PUD.

2) Vested Rights

The City and the Developer agree that the approval for this PUD Ordinance, on TBD (the "Vesting Date"), constitutes a "permit" for the purposes of Texas Local Government Code Chapter 245, and that Chapter 245 shall apply to the development of the Property. The development of public and private Improvements to the Property shall be governed by those City Ordinances that are in effect on the Vesting Date. The Developer may avail itself of changes in the City Ordinances after the Vesting Date that enhance or protect the development of the Property by providing written notice to the City of its intent to do so. This Agreement shall not be construed to prohibit the City's application to the project or the Property of new or amended ordinances or regulations that are exempt from the application of Chapter 245 as provided by §245.004 of such Chapter 245 unless such new or amended ordinance conflicts with an express provision of this Ordinance or the Utility Agreement.

3) Precedence of Regulations

The design, construction, financing, ownership and operation of the public improvements shall be governed the City Ordinances as of the Vesting Date, this Ordinance, and by the Utility Agreement with Brazoria County MUD No. 43. In the event of conflict or inconsistency among those documents, precedence will be given in the following order: the Utility Agreement, this Ordinance, the City Ordinances as of the Vesting Date.

PHASING / DEVELOPMENT SCHEDULE

The first phase of the single family development will be south of Del Bello Blvd and north of the detention/lake. Phase two will be the remainder of the southern portion of the development. Phase 3 and 4 will include development of the tracts north of Del Bello Blvd. A separate roadway construction and phasing plan will be included as a part of the utility agreement. The final location and timing of all phases will be dependent upon market conditions and is subject to change. See Exhibit J for a Preliminary Phasing Map. Commercial development will be driven by market conditions.

At the time of the first plat for the development is submitted/approved, the full right of way for Del Bello Blvd from S.H. 288 to the eastern edge of the property must be dedicated. This may be done through a separate street dedication plat or as a part of a section plat. The following conditions apply

- The developer does not have to construct the improvements until development begins adjacent to the thoroughfare and access is needed. Specific triggers for construction are established through the Phasing Plan included in the Utility Agreement for the project and will be constructed proportional to development.

The expansion tract will be developed in 2-3 phases, see Exhibit E



a project area map for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

SHEA HOMES / TOLL BROTHERS

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-09301F
MARCH 31, 2025

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EXHIBIT
A



a project area map for

DEL BELLO LAKES

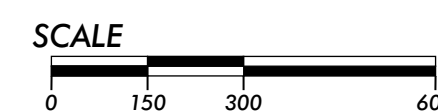
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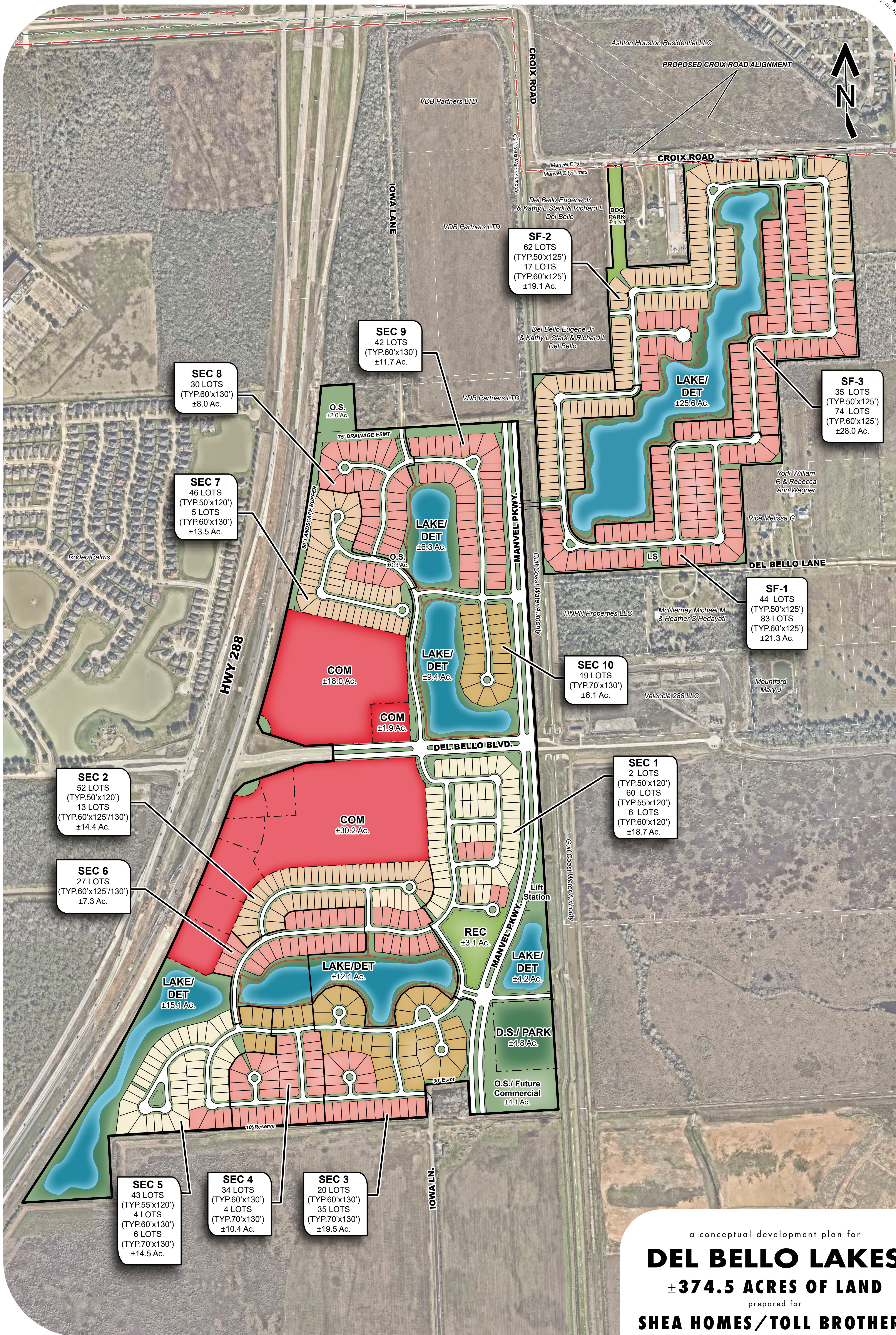


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EXHIBIT B



a conceptual development plan for
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a land use classification plan for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

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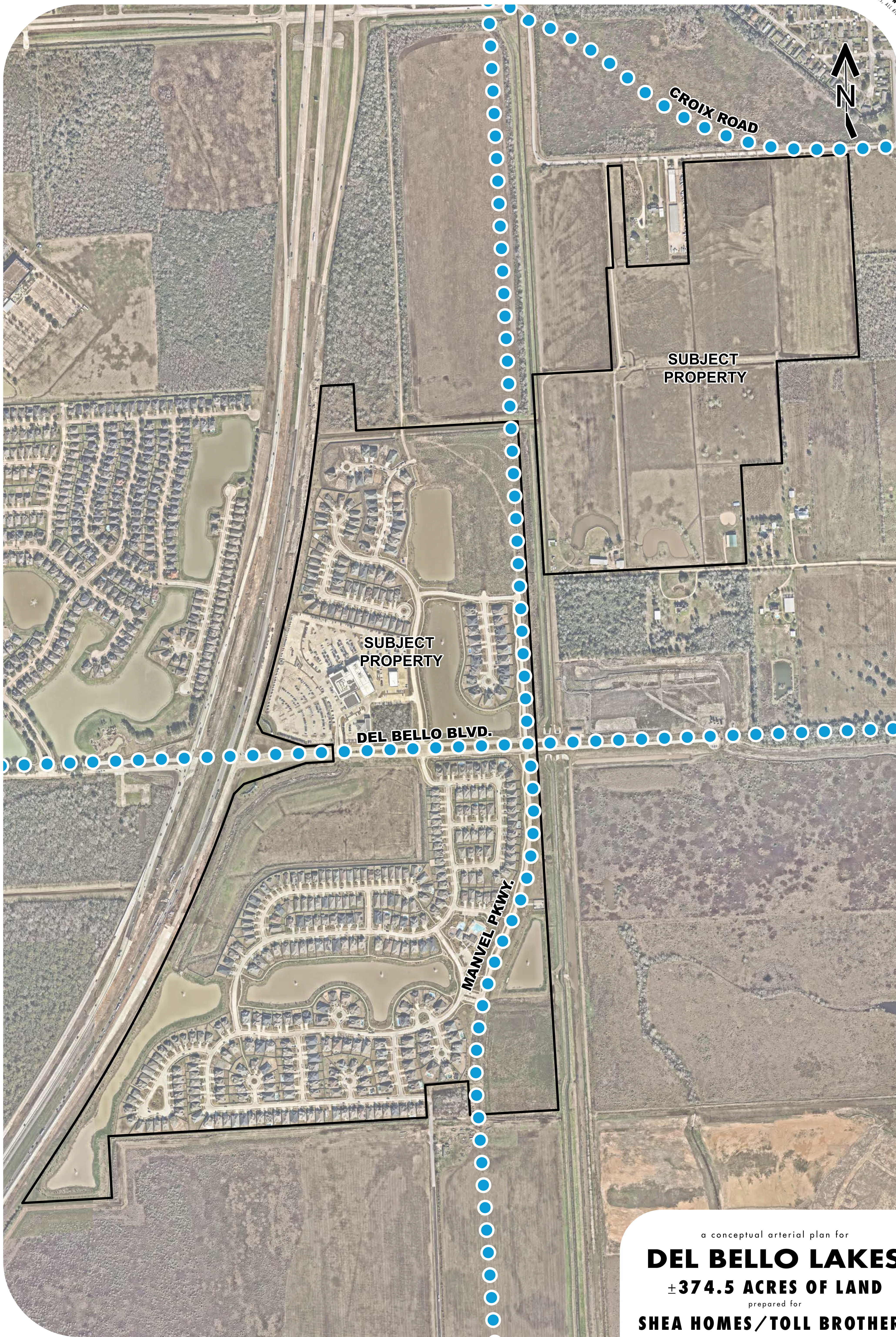
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EXHIBIT **F**



a conceptual arterial plan for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

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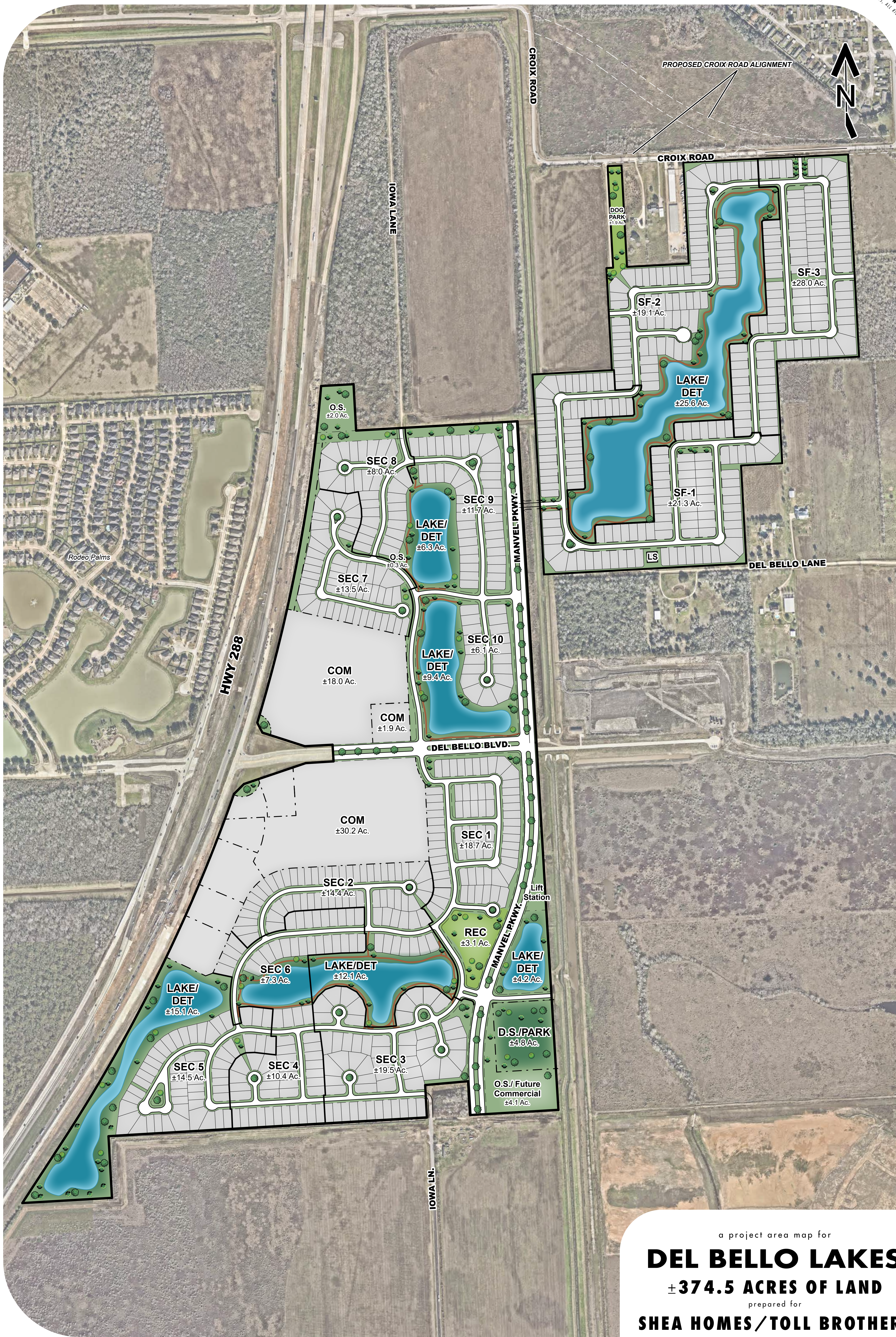
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a project area map for

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DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

May 27, 2025 – June 18, 2025

The following table provides an overview of Development Services Department activities from May 27, 2025, through June 18, 2025.

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
21630 Highway 288	PNC Bank	- The Applicant is proposing a 3,00 sq ft. Bank building with drive-thru ATM. - Located within the Manvel Town Center.
20227 Morris Avenue	Retail Shopping Center	- The Applicant discussed a proposed 14,700 sq.ft. retail building with drive thru. - Located in the LC / Highway 6 Overlay District
Intersection of Highway 6 & south Cemetery Road	Fabrication Shop	- The Applicant is in the preliminary phase of design. - Located in the Heavy Commercial District

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
19201 Highway 6	6/03/2025	AutoZone

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
19500 Highway 6	5/28/2025	Market at Meridiana Building A - Civil Plans Approved - Building Plans under review
19510 Highway 6	5/28/2025	Market at Meridiana Building B - Civil Plans Approved - Building Plans under review

OTHER UPDATES	
Elaheh (Ellie) Roohbakhsh has been promoted to the Senior Planner position.	