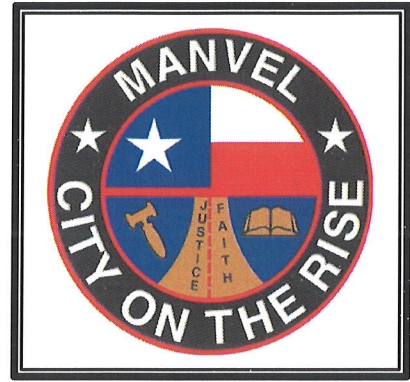


July 7, 2025 CITY COUNCIL MEETING AGENDA

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBIEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY



NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL July 7, 2025

NOTICE IS HEREBY GIVEN 5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council 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 City Council 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. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 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.

Workshop Session

Budget Presentation - Public Works

Discussion on the FY 2025-2026 Budget

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Council Member Robey-Robinson

Pledge

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

Presentations

Recognition of the Finance Department for receiving the GFOA Distinguished Budget Presentation Award.

Recognition of Outgoing Council Members:

Jerome Hudson 2016-2025

Ed Perry 2022-2025

Staff Presentation on Public Hearing Item(s)

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 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.

Staff Update/Presentations

Development update by Director of Development Services

Animal Control update by Director of Public Safety

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.

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Charlotte Street – Segment B&C for Brazoria County Municipal Utility District 83 and City of Manvel, Texas to begin the Two-Year Maintenance Period

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2025- O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT.

(Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote. Motion to approve first reading of the ordinance passed by the city council with a 7/0 vote on 6-2-2025. Action postponed at the 6/16/25 Council Meeting).

Executive Session

The City Council will convene into Executive Session pursuant to **Texas Government Code, Section 551.074, Personnel Matters**, to deliberate the appointment of an individual to fill the unexpired term of the **Alternate Judge of the Municipal Court**.

Regular Agenda

2. Consideration and possible action regarding the appointment to fill the unexpired term of the Alternate Municipal Court Judge.
3. Consideration and possible action to approve payment for the following and authorize the City Manager to execute the agreement/estimate, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager. Purchases requiring an expenditure exceeding the current mandated statutory limit must be presented to Council for approval;
 1. Expenditure to Signworx for three City of Manvel Monument Signs.
 2. Expenditure to BGE for engineering services for a Traffic Signal at Croix Road and Rodeo Drive - (Amount not to exceed \$100k)
4. Discussion on the Facility Naming Recommendations as submitted by the Facility Naming Committee.
5. Consideration and possible action to approve Resolution 2025-R-16;

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, APPROVING A MASTER PLAN AND A PHASING PLAN FOR THE PRIMROSE DEVELOPMENT, (PREVIOUSLY NAMED OAKWOOD TRAILS), A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.
6. Consideration and possible action to approve Resolution 2025-R-17;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "HERITAGE PARK"; AND THAT THE AREAS WITHIN BE NAMED "LENARDUZZI DOG PARK", "RUTH DIETZ PAVILION", "PAUL KREUZER JR. GAZEBO", AND "JOSEPHINE MALONE PLAYGROUND"; AND PROVIDING FOR AN EFFECTIVE DATE.
7. Consideration and possible action to approve Resolution 2025-R-18;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "KAREN KINLAW PUBLIC WORKS FACILITY"; AND PROVIDING FOR AN EFFECTIVE DATE.

July 7, 2025 CITY COUNCIL MEETING AGENDA

8. Consideration and possible action to approve Resolution 2025-R-19;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "BOOTH WATER TOWER"; AND PROVIDING FOR AN EFFECTIVE DATE.
9. Consideration and possible action to approve Resolution 2025-R-20;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "MANVEL WATER RECLAMATION FACILITY"; AND PROVIDING FOR AN EFFECTIVE DATE.
10. Consideration and possible action to approve Resolution 2025-R-21;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "C.L. MCDANIEL POLICE STATION"; AND PROVIDING FOR AN EFFECTIVE DATE.
11. Consideration and possible action to direct staff on a policy for the appointment of the Mayor Pro-Tem.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

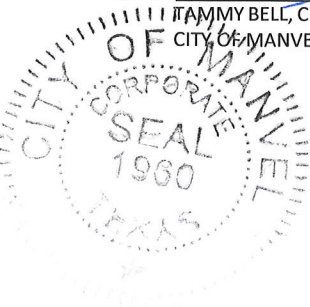
- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council 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 July 03, 2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS





**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department
City of Manvel, Texas



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Christopher P. Morill

Date: **6/26/2025**



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Manvel
Texas**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morrell

Executive Director

YOU'RE INVITED



Jerome Hudson
2016-2025



Ed Perry
2022-2025

OUTGOING COUNCIL
Ceremony



Join us as we celebrate the years of dedicated service of outgoing Councilmembers Jerome Hudson and Ed Perry.

MONDAY | 7 | JULY

at 6:00 p.m.

Manvel City Hall Council Chambers
20031 Hwy 6, Manvel, TX 77578

For questions, email tbell@cityofmanvel.com



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 7, 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).

Public Hearing only – No Action since recommendation from Planning, Development, and Zoning Commission is pending.

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.

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

June 23, 2025, PD&Z PUBLIC HEARING: During the public hearing, two members of the public spoke in opposition to the proposed PUD amendment, citing traffic, safety, drainage, and lack of landscape buffer concerns. One member spoke in support. Two written comments were also read; one in support, and one in opposition.

Staff could not recommend approval as critical information related to traffic and access was not provided at the time of writing the report. After a presentation and discussion, the Commission postponed the item to allow the applicant more time to address critical issues, especially, Traffic study.

- PD&Z report to Council will be provided when the application is presented to the Council for action. The applicant intends to submit additional documentation for consideration at the July 14, 2025 PD&Z meeting and the August 4, 2025 City Council meeting.

ATTACHMENTS: 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__

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**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~~ is 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~~ is 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

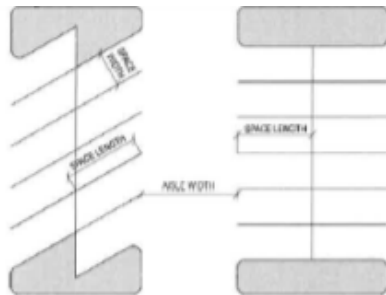
The following regulations apply to all single family development.

- 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

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

7) Landscape Requirements

- 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).
- 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
- Street Trees
 - A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of street frontage.
 - No street tree shall be less than three (3) inch caliper
 - The maximum allowed spacing between trees is forty five (45) feet.
 - Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- Parking lot landscaping
 - 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:
 - Are at least nine feet (9') wide.
 - Each have a square footage of minimum 180 SF
 - Are located so that no parking **space is** further away than one hundred feet (100') from a tree island
 - 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.
 - 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~~

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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.

- 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



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

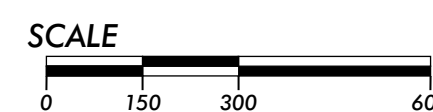
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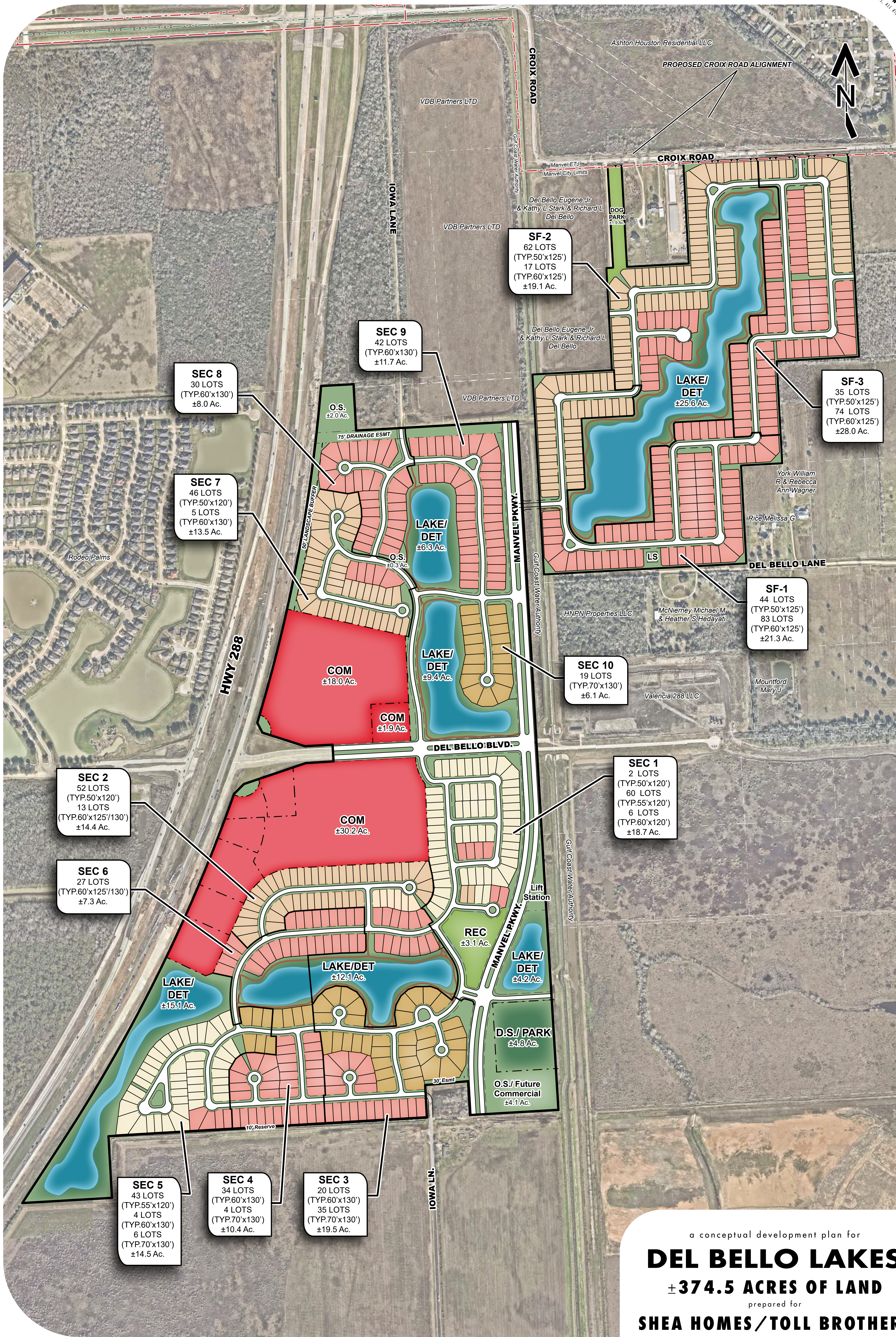


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EXHIBIT E

a conceptual development plan for
DEL BELLO LAKES
± 374.5 ACRES OF LAND
prepared for
SHEA HOMES/TOLL BROTHERS

META
PLANNING + DESIGN

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MARCH 31, 2025



a land use classification plan for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

SHEA HOMES / TOLL BROTHERS

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
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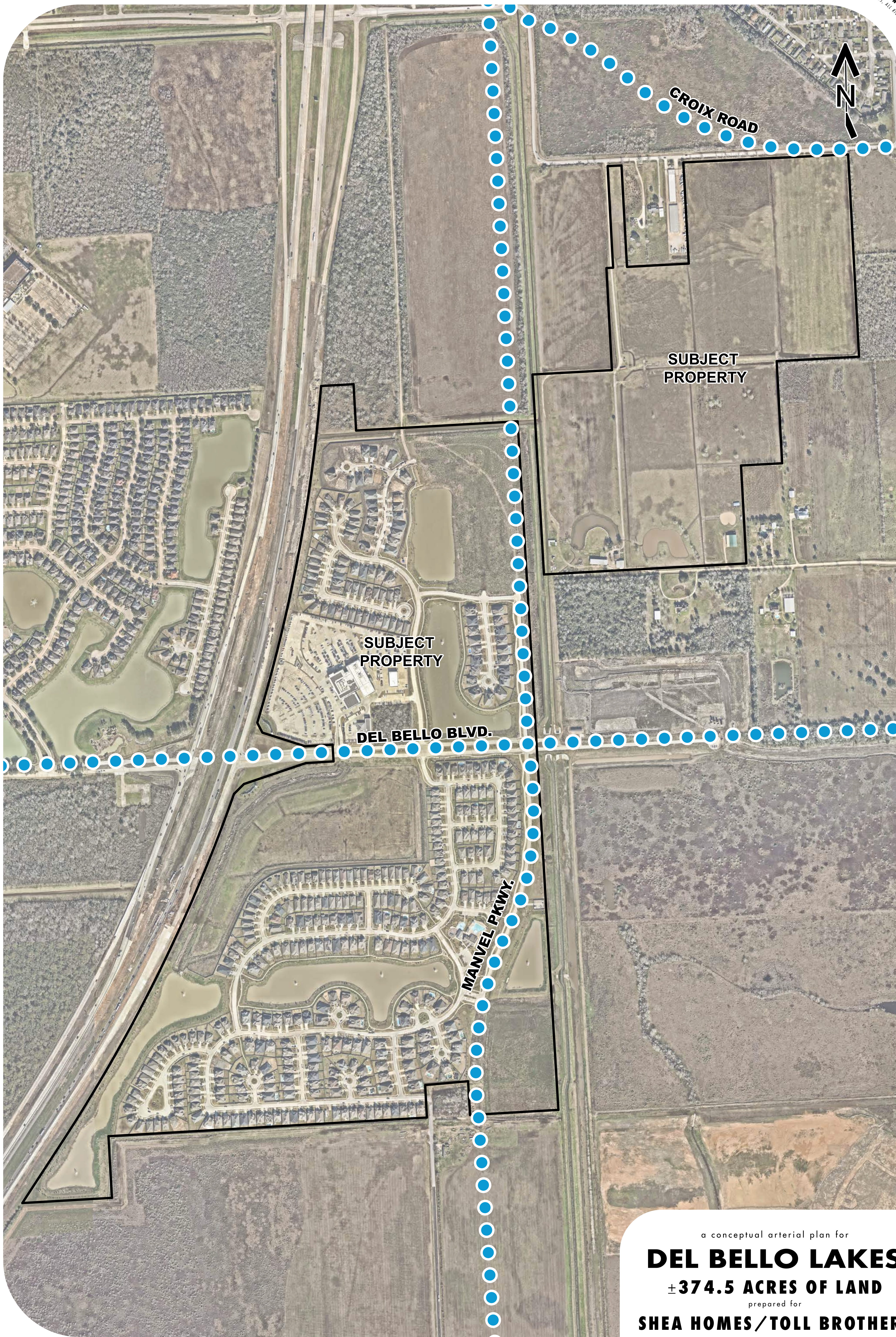
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EXHIBIT F



a conceptual arterial plan for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

SHEA HOMES / TOLL BROTHERS



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Katy, Texas 77494
Tel: 281-810-1422

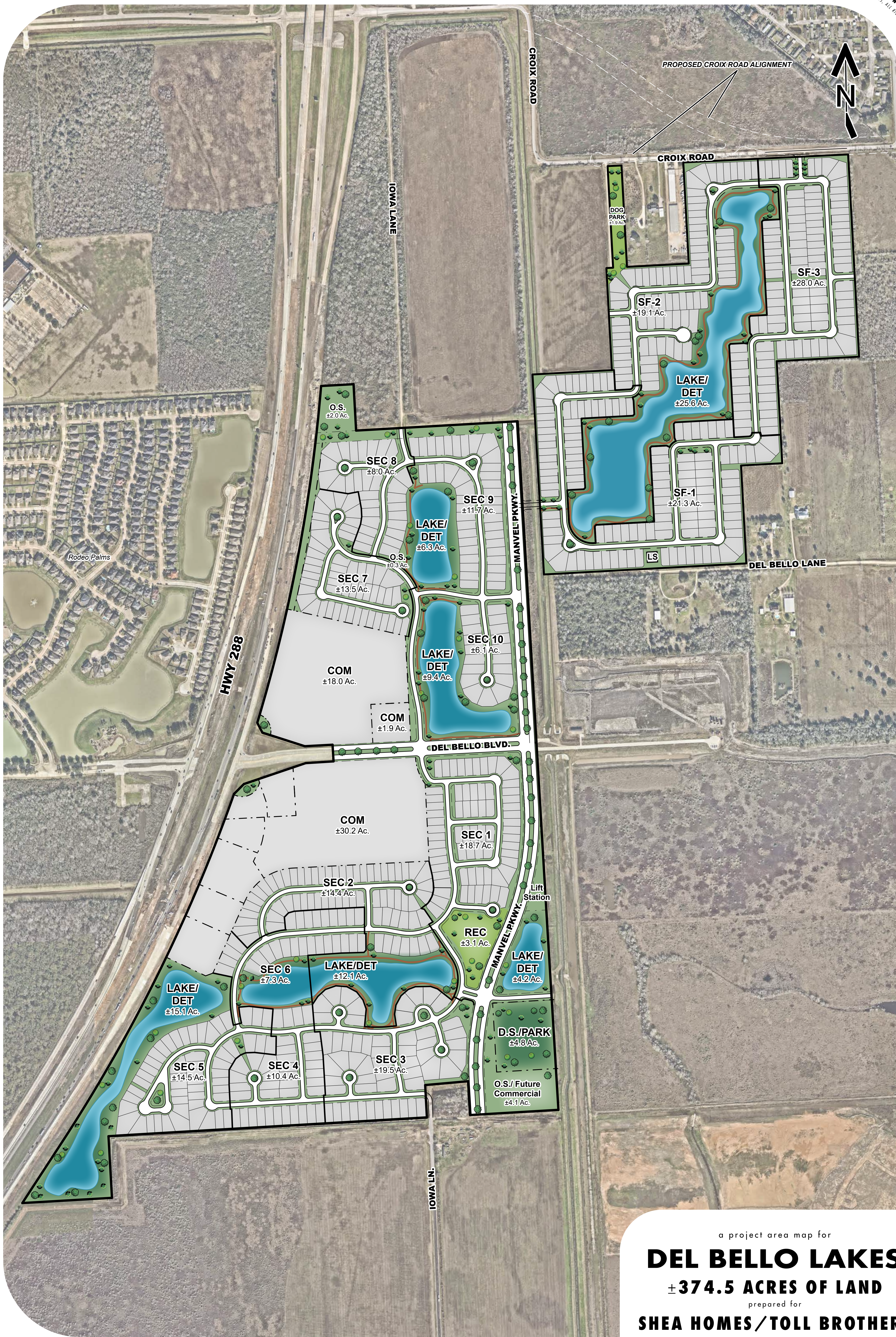
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a project area map for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

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MTA-09301F
MARCH 31, 2025

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT:

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

MINUTES 6/16/2025

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:00 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rick Alvarado, Assistant Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Budget Discussion/Review.

Rick Alvarado, Assistant Chief of Police provided the Public Safety presentation.
Shonna Bellows, Fire Marshal provided the Fire Marshal's Office portion of the presentation.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:05 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rick Alvarado, Assistant Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Recognition of Summer Intern - Ethan Jolly

Public Comments: "Comment Card" Required

David Minceburg provided an update on the Del Bello car dealership development.

City Manager Update

Update on Viewpoint Video
Update on Budget Presentation Meeting Schedule
Upcoming budget presentations:
June 23 - Development Services
July 7 - Public Works
July 14 - Administration and Legal
July 21 - Personnel and Finance

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-14;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A RUN-OFF ELECTION HELD ON JUNE 7, 2025, FOR THE PURPOSE OF ELECTING ONE COUNCILMEMBER AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Councilmember Opliger made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Issue Certificate of Election, Statement of Elected Officer, and Oath of Office to the declared candidate elect; Councilmember Place 6, Garrett Rossi Knox.

Jerome Hudson stepped down from the dais and Councilmember Rossi Knox took his place.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of Resolution 2025-R-15;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve South Inspiration Way Phase 2 Paving for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for Lake "B" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Councilmember Bonner made the motion to approve the Consent Agenda. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

Items Removed from the Consent Agenda

None.

Mayor Davis continued the Public Safety budget presentation from the Workshop Session. Captain Alvarado provided the presentation for Animal Control. Animal Control Officer Sherman also addressed the Council concerning Animal Control. Captain Alvarado provided the presentation for Emergency Management. Jamie Praslicka, Emergency Management Coordinator also addressed the Council. The total ask for PD is \$3 million.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

- *Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement*
- *Legal issues regarding the construction of the Manvel Public Works Facility*

Mayor Davis convened the meeting into Executive Session at 7:23 p.m.
Mr. Hightower joined the Executive Session.
Mayor Davis reconvened the meeting out of Executive Session at 8:19 p.m.
There was no action taken during the Executive Session.

Regular Agenda

3. Consideration and possible action to direct the City Manager on Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement.

Mayor Davis made the motion to authorize the City Manager to contract with Olsen and Olsen to take appropriate legal action with an amount not to exceed what was discussed in Executive Session. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

4. Consideration and possible action to direct the City Manager on the Construction of the Manvel Public Works Facility.
Council took no action on this item.

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

June 16, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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.

Mayor Davis opened the public hearing at 8:27 p.m.

Mayor Davis read off a list of names of those who submitted a letter of support in favor of the proposed zoning change.

Comments from those who submitted forms:

Brenda Johnwell - In support

Hitesh Patel, 2712 Sunset Ct, Pearland - In support

Vinad Patel, 1102 Passionflower Way, Richmond - In support

Zia Hawk, 2202 Drake Falls Dr, Pearland - In support

Steven Russell, 7220 Cemetery Rd - Opposed

Jan Weed, 6703 Crestridge - Opposed

Brandi Russell, 7220 Cemetery - Opposed

1st call for comments -

Audrey Player, 7207 Cemetery Rd - Opposed

Moises Delgado, Alvin, TX - In Support

Betty Martin, 7516 Palmetto - Opposed

Elvira Perkins 20710 Georgia St - Opposed

Andy Statin, 20704 Georgia St - Opposed

Nichole McClinton, 6918 Alabama St - Opposed

David Simmons 7222 Mississippi Rd - Opposed

Lee Celetka, 7002 Louisiana - Opposed

Tushar Patel, 9314 Balsam Gap, Missouri City - In Support

Terrence Price, 20618 Georgia St - Opposed

Debbie Williams, 7502 Lewis Lane - Opposed

Rick Taylor, 20611 Georgia St - Opposed

Leanne Whirler, 20611 Georgia St - Opposed

Rodney, 6918 Alabama St - Opposed

Stephanie Wisnoski - Opposed

2nd call for comments -

Andrea Desarmo, 20614 Georgia St - Opposed

3rd call for comments -

Alfred Ortiz, Alvin, TX - Opposed

Katherine Simmons, 7155 Cemetery Rd - Opposed

Mayor Davis closed the Public Hearing at 9:38 p.m.

Regular Agenda

5. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-21;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY 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

June 16, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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 721110 "HOTELS (EXCEPT CASINO HOTELS) AND MOTELS" 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.

(Favorable Recommendation by PD&Z failed with a 0-7 vote).

Laura Cooper, representative for the owner, provided a presentation. Anik Patel, business partner, was also present.

While not opposed to the hotel, Council was in consensus about being opposed to the hotel in this location.

Mayor Davis made the motion to approve. Councilmember Opliger seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

Absent: None

Abstained: None

6. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote. Motion to approve first reading of the ordinance passed by the city council with a 7/0 vote on 6-2-2025).

Mayor Davis made the motion to postpone until the next Regular Council meeting. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

7. Consideration and possible action to approve Resolution 2025-R-16;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-01 BIG HORN CANTINA APPROVING AN EXPENDITURE OF UP TO \$150,000 FOR REIMBURSEMENT OF UTILITIES (INCLUDING IMPACT FEES) AND SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW RESTAURANT FACILITY IN A COMMERCIALY TARGETED AREA TO FURTHER ECONOMIC DEVELOPMENT AND RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

*This item was moved up to before Regular Agenda Item #5

Councilmember Robey-Robinson made the motion to approve. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

8. Consideration and possible action on the reappointment of board members to the Zoning Board of Adjustment for a 2-year term to expire in 2027.

Raf Lopez

Martina McNickles

Kim Bickham

Mary Ann Atkinson

Ron Keels

Councilmember Sarmiento made the motion to approve. Councilmember Lands seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

9. Consideration and possible action on the appointment of a Mayor Pro-Tem to serve for one year.

June 16, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis made the motion to appoint David Lands. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:35 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 7, 2025

TOPIC: Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Charlotte Street – Segment B&C for Brazoria County Municipal Utility District 83 and City of Manvel, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes _____

CITY MANAGER APPROVAL Yes _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: June 2, 2025

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

BACKGROUND:

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

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

PD&Z RECOMMENDATION: The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on May 27, 2025, to receive public input regarding the proposed rezoning. The property owner living across from the subject site on Masters Road expressed concerns pertaining to traffic and drainage related impact. The Commission also raised questions regarding impact of the proposed section on drainage and traffic along Masters Rd. Staff clarified that the applicant submitted the traffic memo on the day of the meeting and noted that the drainage plans had already been submitted to the drainage district. Staff further explained that both the TIA and drainage plans will undergo detailed review during the platting process.

A motion to recommend approval of the requested rezoning to the City Council failed with a vote of two (2) "Yea" to three (3) "Nays." Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

ATTACHMENTS: Final Report, Traffic Memo, and Proposed Ordinance No. 2025-O-18

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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The applicant has provided additional exhibits to address concerns raised at the first reading of the ordinance and these are included in the agenda packet.

07/02/2025
Staff



STAFF REPORT TO CITY COUNCIL

Rezoning

Agenda of:	June 2, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, O-SFR to PUD	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-18		
<u>SUMMARY</u> The proposed rezoning involves an approximate 35.3-acres tract of land located at 9825 Masters (PIDs: 537539 & 619349), situated west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road. The subject site is currently zoned Open-Single Family Residential District (O-SFR). O-SFR district requires minimum 1-acre lots. The subject site abuts Meridiana development on three sides. The applicant, Brad Sweitzer of EHRA Engineering, representing the property owners Dorothy Wynne & Ralp Wayne Eubank, is requesting to rezone the property to a PUD District for inclusion into Meridiana PUD (Ordinance No. 2024-O-13) to allow the development of Garden Home lots (50-foot-wide and 6,300 sq.ft).			
<i>Staff Recommendation:</i> Approval <i>PD&Z Recommendation:</i> Motion to Approve Failed			

EXHIBITS

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

GENERAL SITE INFORMATION

The following is a summary of general site information.

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

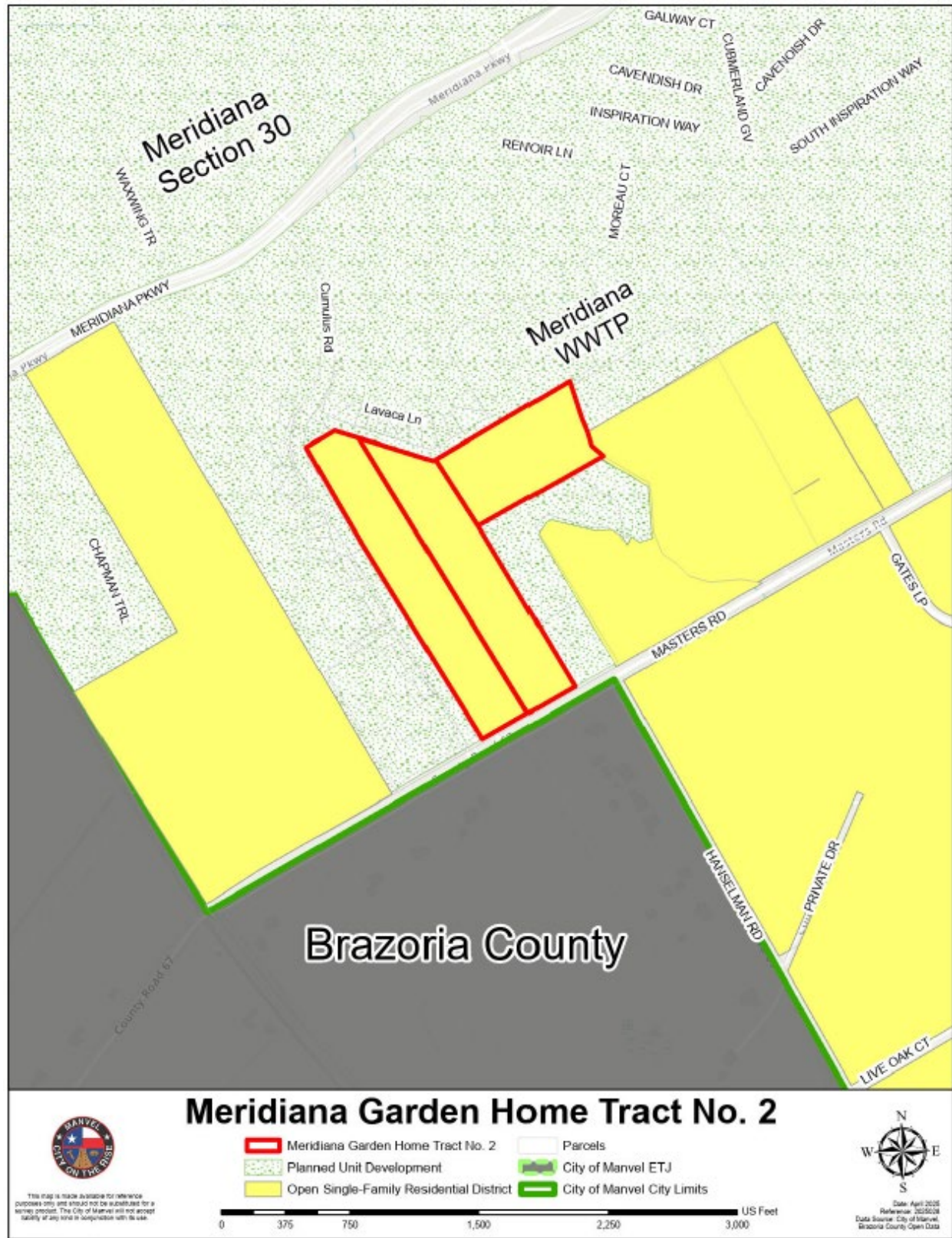


AERIAL VICINITY MAP





ZONING VICINITY MAP





STAFF ANALYSIS/ KEY POINTS TO CONSIDER

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

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

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



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

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

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

5. Other considerations:

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

STAFF RECOMMENDATION

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

Planning, Development and Zoning Commission Discussion and Recommendation

The Planning, Development, and Zoning (PD&Z) Commission held a public hearing on May 27, 2025, to receive public input regarding the proposed rezoning. The property owner living across from the subject site on Masters Road expressed concerns pertaining to traffic and drainage related impact. The Commission also raised questions regarding impact of the proposed section on drainage and traffic along Masters Rd. Staff clarified that the applicant submitted the traffic memo on the day of the meeting and noted that the drainage plans had already been submitted to the drainage district. Staff further explained that both the TIA and drainage plans will undergo detailed review during the platting process.

A motion to recommend approval of the requested rezoning to the City Council failed with a vote of two (2) “Yea” to three (3) “Nays.” Therefore, the PD&Z Commission is not recommending approval of the requested rezoning.

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 written opposition have been received. At the PD&Z meeting, the property owner living across from the subject site on Masters Road expressed his opposition and concerns pertaining to traffic and drainage related impact.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION



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

REZONING APPLICATION

PROJECT INFORMATION

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

APPLICANT INFORMATION

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

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

Brad Sweitzer

04/14/2025

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

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

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

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

Dorothy Wynne Eubank

4-14-25

Owner's Signature (REQUIRED)

Date



APPLICATION



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Brad Smitz

04/14/2025

Applicant Signature

Date



LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

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

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

Sincerely,

Ms. Dorothy Wynne
Property Owner



LETTER OF AUTHORIZATION

March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

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

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

Sincerely,

Mr. Ralph Wayne Eubank
Property Owner



REQUEST LETTER



TBPE No. F-726
TBPLS No. 10092300

April 14, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

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

To whom it may concern,

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

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

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

"If additional tracts are added to the PUD through the rezoning process these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change." – Pg 15 of Meridiana PUD Amendment No. 3

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



REQUEST LETTER

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

Thank you for your consideration,

Regards,

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

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

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



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

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

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

Maximum Building Height: Three (3) stories

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

2. Garden Homes (GH)

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

Permitted uses:

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



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

Tree farms

Minimum Lot Area: 6,300 square feet

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

Minimum Setbacks:

Front: 20 feet*

Rear: 15 feet**

Side: 5 feet**

Corner: 10 feet*

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

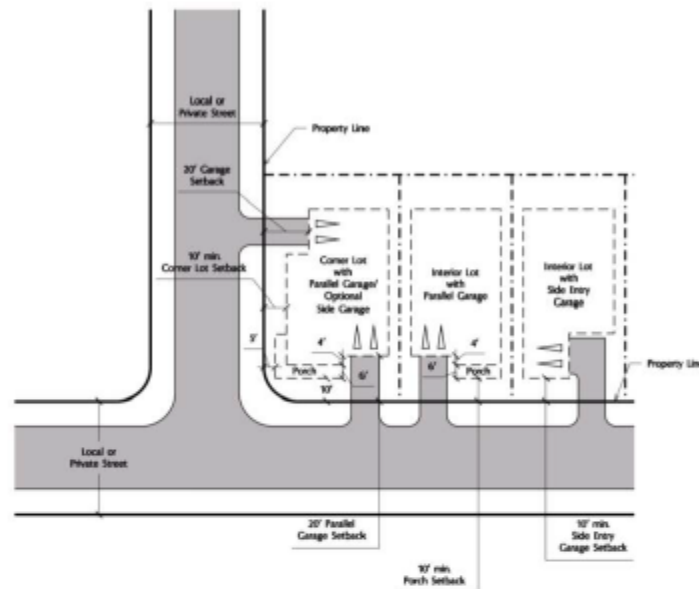


REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

GARDEN HOME LOT DIAGRAM



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

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

Maximum Building Height: Three (3) stories

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



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

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

Maximum Building Height: Sixty (60) feet

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

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

8. Parks & Open Space (P-OS)

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

Permitted uses:

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



REQUEST LETTER

Meridiana
Planned Unit Development District

City of Manvel

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

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

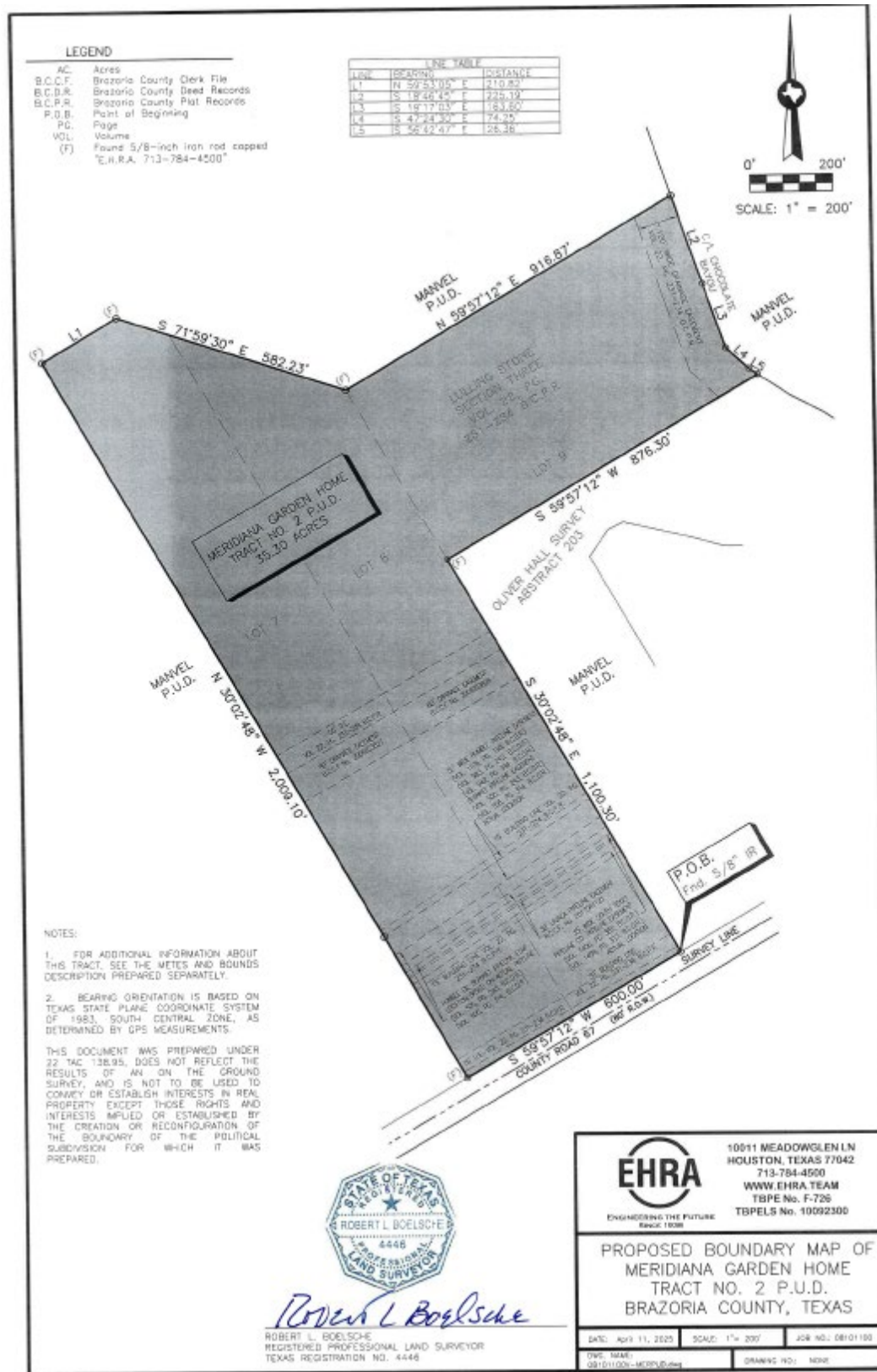
Max. Building Height: 34 feet

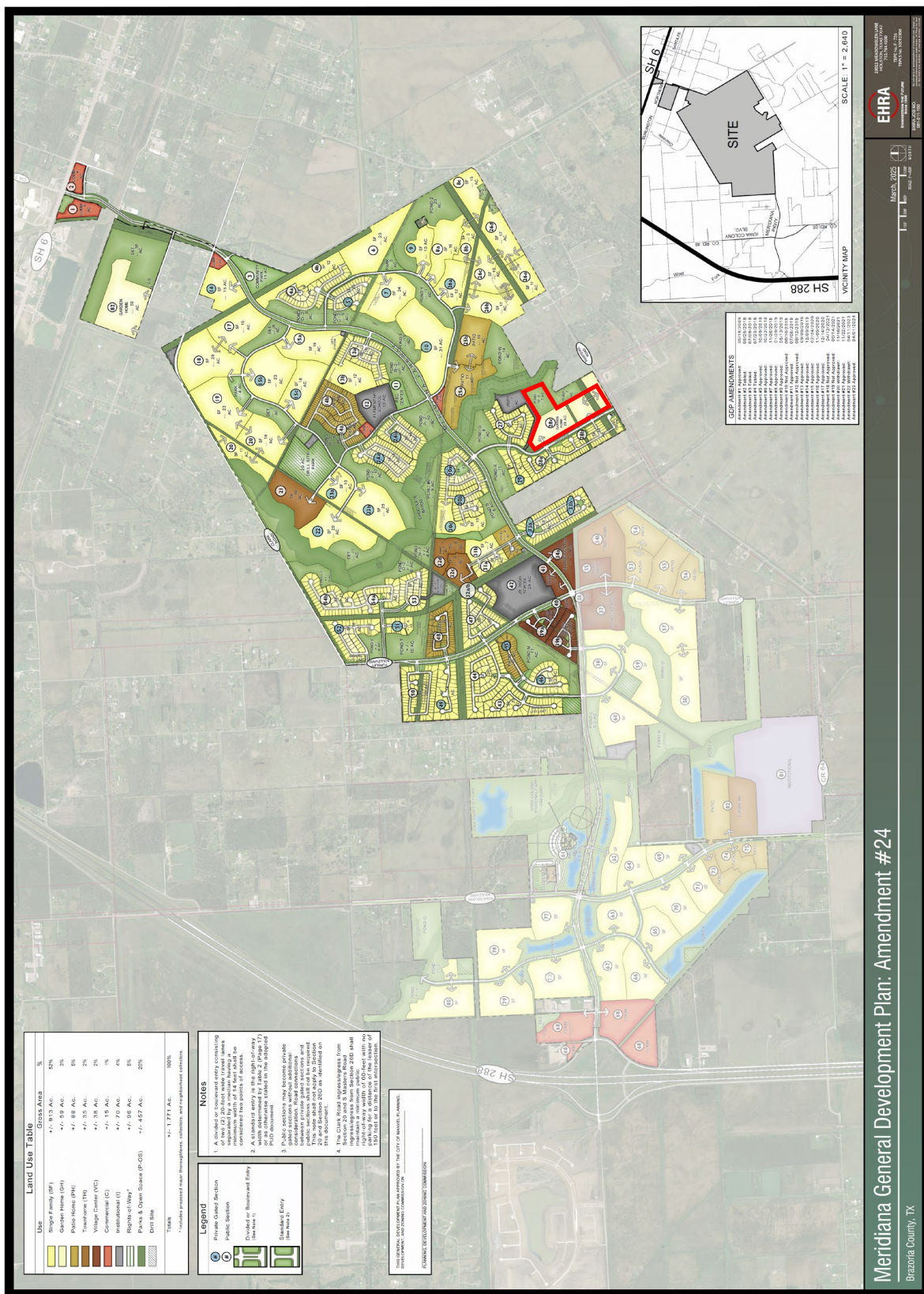
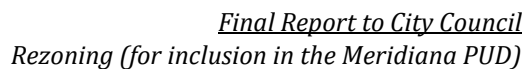
Parking Requirement: Shall comply with the parking standards established in this section

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



Survey







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

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



10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

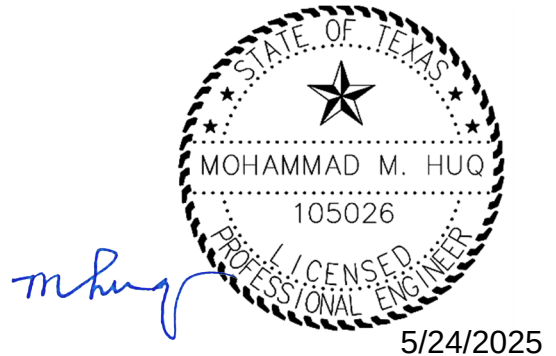
memorandum

To: Jose Abraham
Director of Development Services
City of Manvel, Texas

From: Mohammad Huq, P.E., PTOE

Date: May 24, 2025

Subject: Traffic Impact Analysis Memorandum for
Meridiana Section Twenty-Eight
City of Manvel, Brazoria County, TX



This memorandum summarizes the Level of Service (LOS) and turn lanes warrant analyses at the intersections of Meridiana Parkway/Cumulus Drive and Masters Road/Cumulus Drive in connection with existing/proposed Meridiana Section Twenty-Eight development, located east of Cumulus Drive between Masters Road and Meridiana Parkway in the City of Manvel, Brazoria County, Texas. The proposed development consists of approximately 104 single-family detached homes within this existing subdivision with a build-out Year 2026. **Figure 1 and Figure 2** show the project site with study intersections locations and proposed development site plan, respectively.

Existing Meridiana Parkway is a four-lane (two lanes in each direction) boulevard type roadway with a posted speed limit of 40 miles per hour (mph). For traffic analysis purposes, this roadway has been assumed as east-west directional near the project site. On the north end of the subdivision, Cumulus Drive intersects with Meridiana Parkway and forms a two-way stop controlled intersection with stop signs on Cumulus Drive/Sora Drive. The intersection of Meridiana Parkway at Cumulus Drive includes a westbound left turn lane. Existing Masters Road is a two-lane (one lane in each direction) undivided roadway (assumed as east-west directional) with a posted speed limit of 40 mph. On the south end of the subdivision, Cumulus Drive intersects with Masters Road and forms a one-way stop controlled T-intersection with stop sign on Cumulus Drive.

Turning movement counts during AM and PM peak hours (6 AM – 9 AM and 4 PM – 7 PM) at the study intersections of Meridiana Parkway at Cumulus Drive/Sora Drive and Masters Road at Cumulus Drive were collected on May 1, 2025. **Figure 3** shows the existing weekday AM and PM peak hour traffic data at the study intersections. The traffic count reports are attached to this memorandum. Existing year 2025 traffic counts were projected to the year 2026 by applying a three percent growth rate to establish background traffic conditions for the year 2026. Background traffic condition is defined as the condition of traffic at the time of project implementation without the project trips.

Based on the trip generation procedures recommended by the Institute of Transportation Engineers (ITE's) Trip Generation Manual (11th edition), it is anticipated that the development will generate a total of 77 trips in the AM peak

memorandum

hour (19 entering and 58 exiting) and 103 trips in the PM peak hour (65 entering and 38 exiting). Details of the trip generation computations are attached to this memorandum. Project generated trips were distributed and assigned to study intersections based on existing traffic patterns. Project generated traffic at the intersections of Meridiana Parkway at Cumulus Drive and Master Road at Cumulus Drive are presented in the same **Figure 3**. Project generated traffic were added to the background traffic to develop the project total traffic conditions in the Year 2026 and are presented in the same **Figure 3**.

Intersection Level of Service (LOS) analyses were performed in accordance with the procedures set forth and recommended by the Highway Capacity Manual 6th edition and by utilizing traffic analysis software SYNCHRO. **Table 1** summarizes the intersection LOS under existing, background and project total traffic conditions during AM and PM peak hours. Details LOS analysis for the study intersection are attached to this memorandum.

Intersection	Control	AM Peak		PM Peak	
		LOS	Delay (second/vehicle)	LOS	Delay (second/vehicle)
Existing Conditions (Year 2025)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.1	C	15.5
Masters Road at Cumulus Drive	TWSC	B	10.5	B	10.1
Background Conditions (Year 2026)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.4	C	15.9
Masters Road at Cumulus Drive	TWSC	B	10.6	B	10.2
Project Total Traffic Conditions (Year 2026)					
Meridiana Parkway at Cumulus Drive/Sora Drive	TWSC	B	14.9	C	18.2
Masters Road at Cumulus Drive	TWSC	B	10.8	B	10.3

Delay and LOS are reported for critical approach only

Table 1: LOS comparison for the study intersections

As shown in **Table 1**, both study intersections are currently operating at acceptable LOS C or better and are anticipated to operate at acceptable LOS C or better under background and project total traffic conditions during AM and PM peak hours. Therefore, the proposed project will not have any impacts to traffic operations at the intersections of Meridiana Parkway at Cumulus Drive/Sora Drive and Masters Road at Cumulus Drive.

Warrant analysis for an eastbound left turn lane at the intersection of Masters Road at Cumulus Drive was performed for AM peak hour (worst peak) and based on the guidelines presented in the NCHRP Report 457. The analysis revealed that, with estimated 9% eastbound left turn vehicles per hour (vph), 165 Advancing vehicles per hour, and 194 opposing traffic volumes per hour, along with a speed limit of 40 mph, an eastbound left turn lane is not warranted. The warrant criteria from the NCHRP report are attached to this memorandum.

Therefore, it can be concluded that the proposed project is expected not to have any impacts to traffic operations at the study intersections of Meridiana Parkway at Cumulus Drive and Masters Road at Cumulus Drive.

Jose Abraham
May 24, 2025
Page 3

memorandum

Should you need any further information, please do not hesitate to contact me.

Thank you,

A handwritten signature in blue ink, appearing to read 'mhuq', with a stylized flourish at the end.

Mohammad Huq, P.E., PTOE

Attachment:

Figure 1: Project Site location

Figure 2: Proposed Plan for additional 104 lots

Figure 3: Traffic Volume Data

Traffic Counts

Trip Generation

Level of Service Analysis

NCHRP Report 457

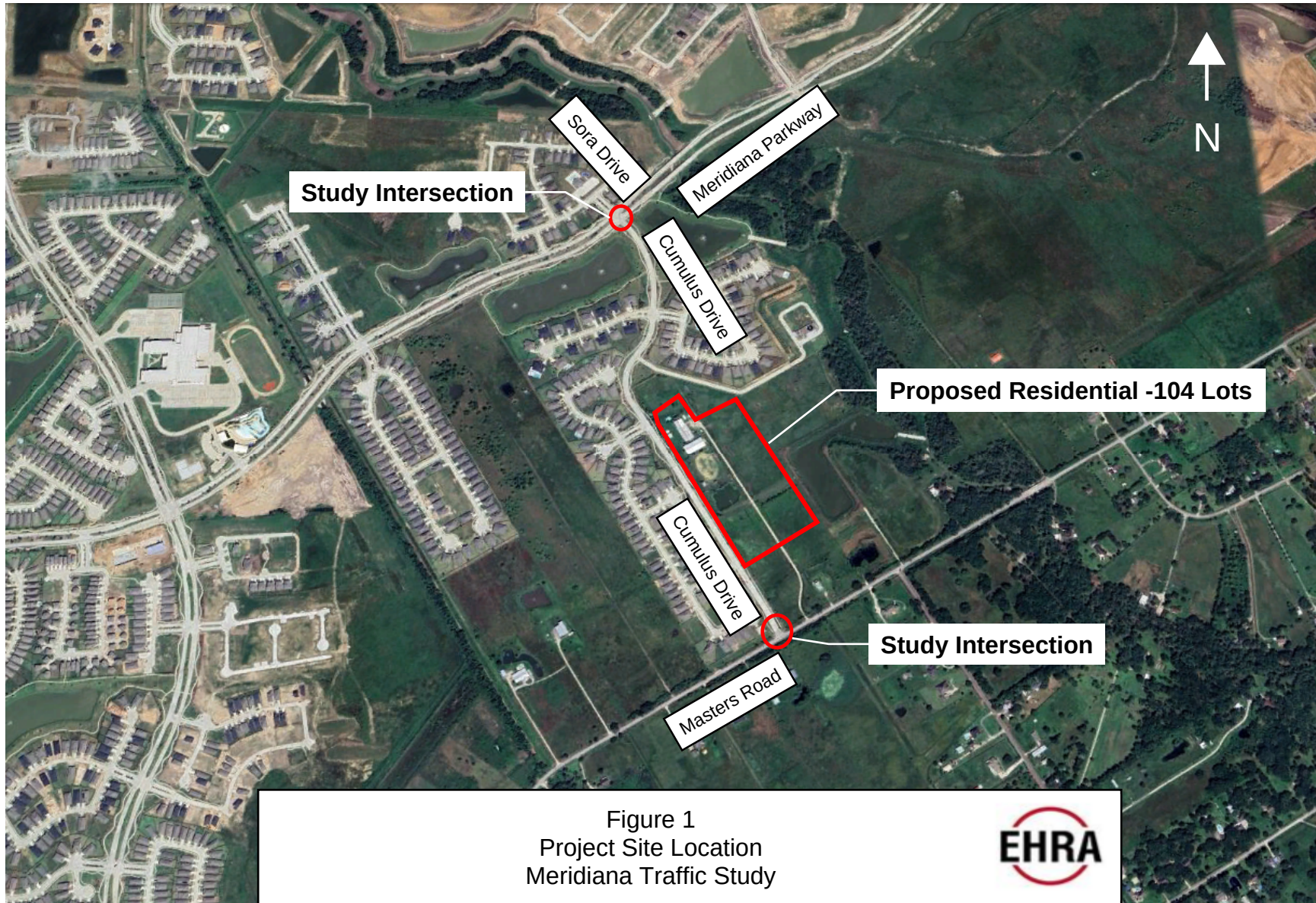
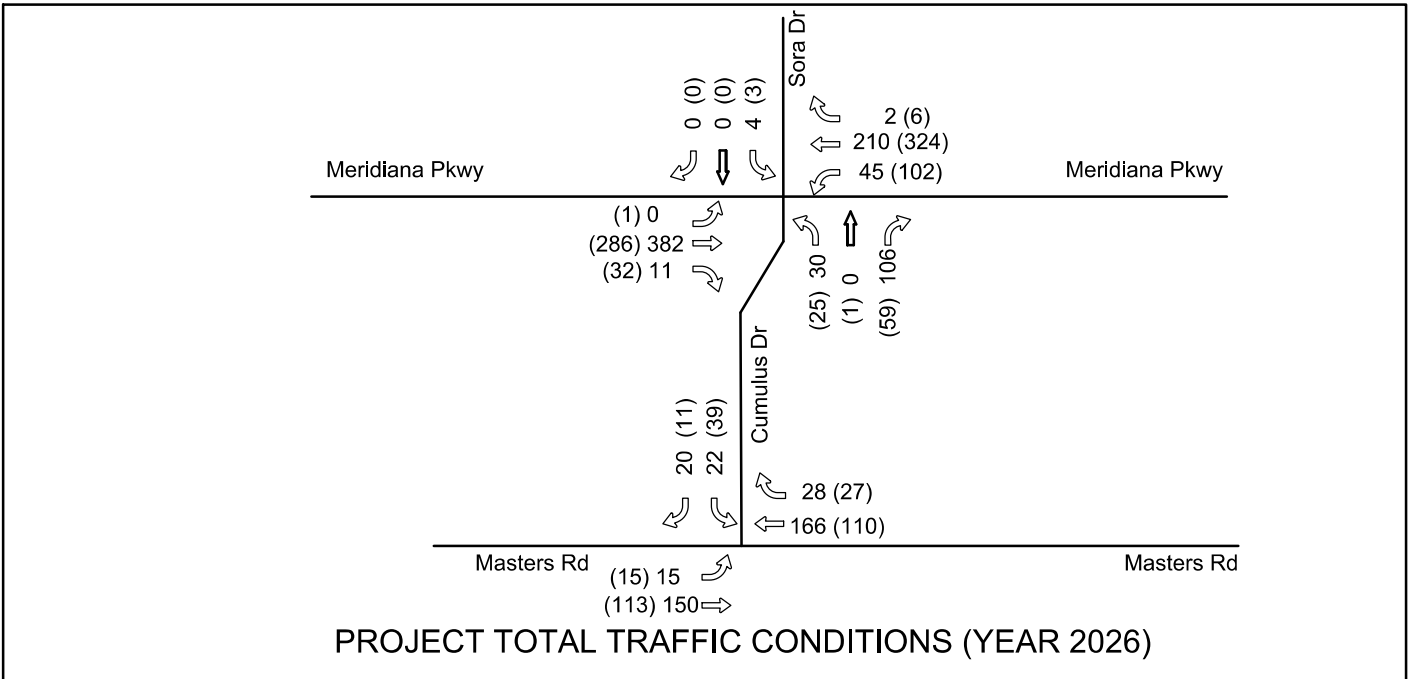
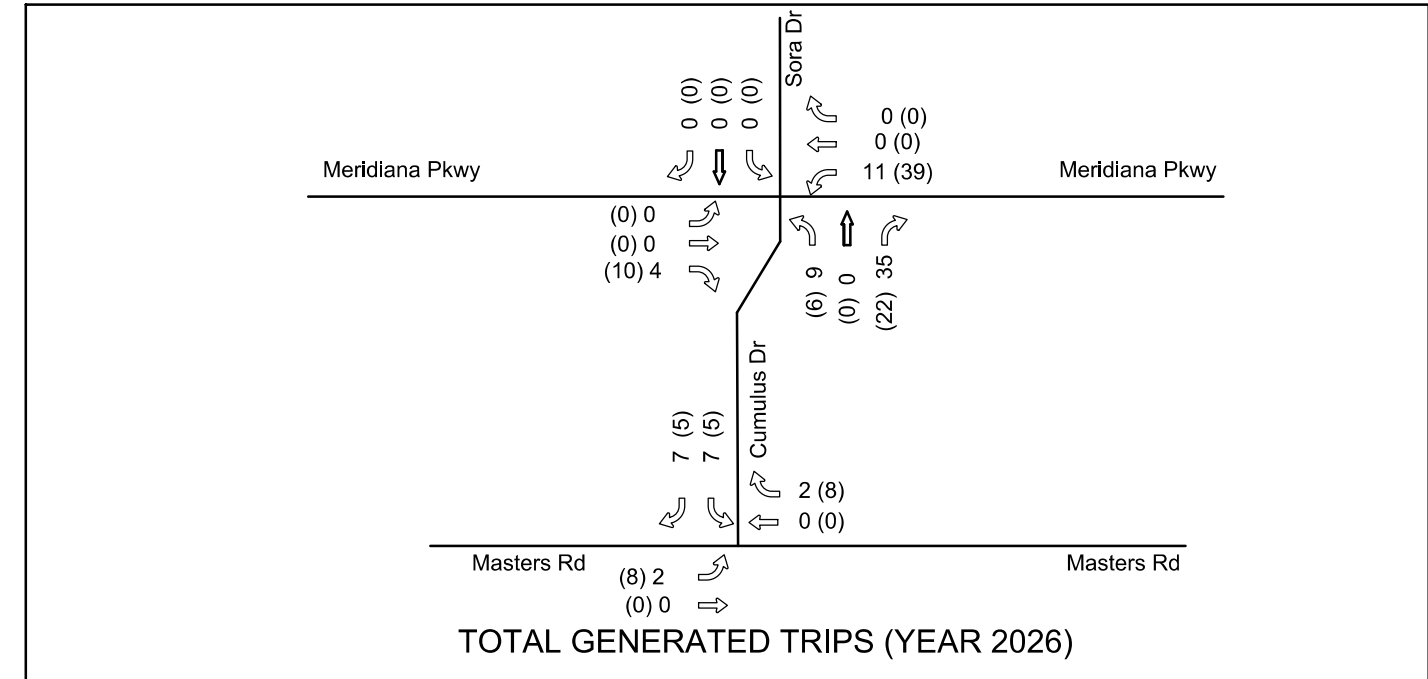
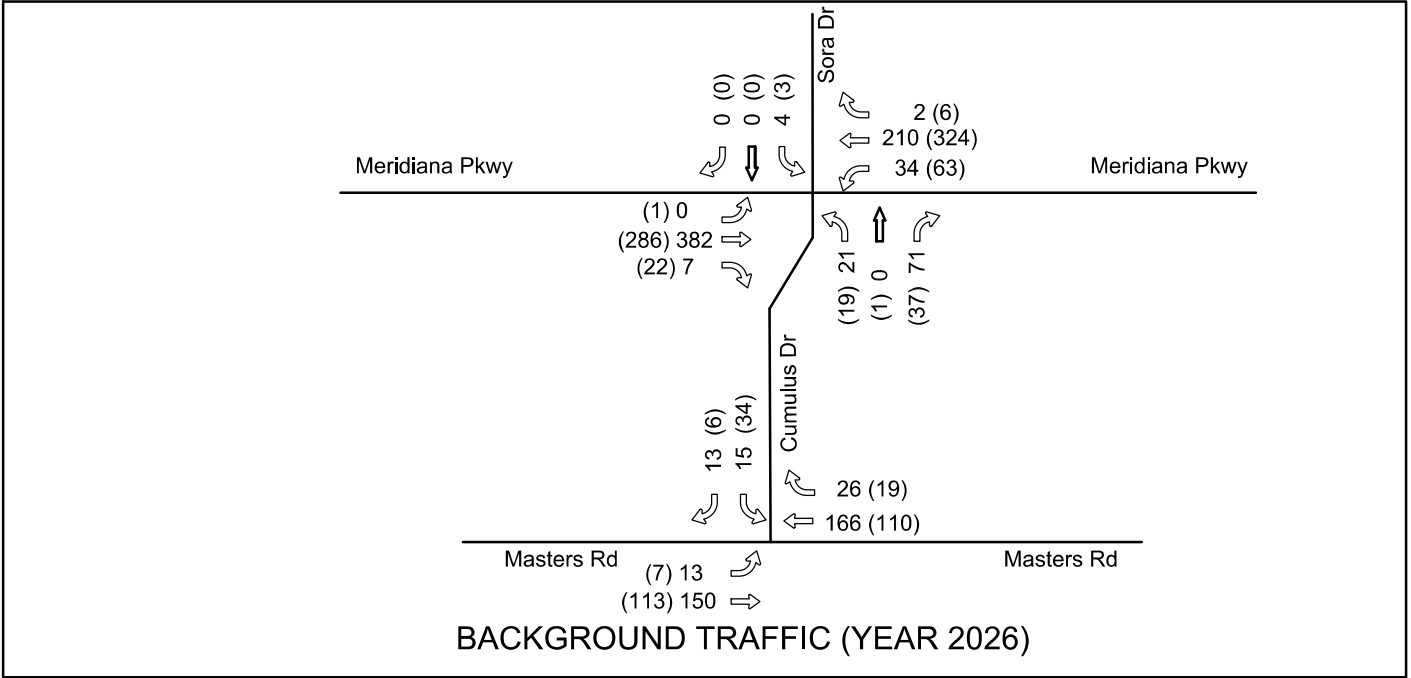
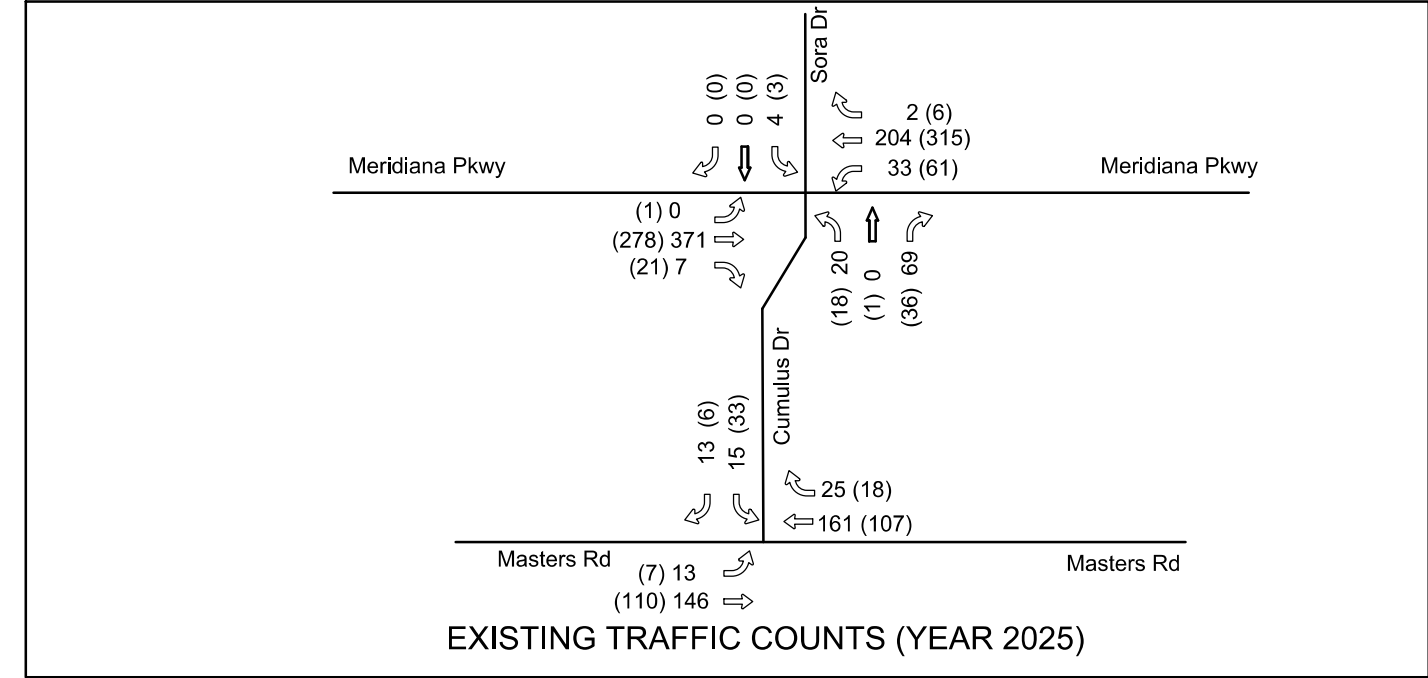




FIGURE 2: PROPOSED PLAN FOR ADDITIONAL 104 LOTS



LEGEND

XXX - AM PEAK HOUR TRAFFIC VOLUMES

(XXX) - PM PEAK HOUR TRAFFIC VOLUMES



10011 Meadowglen Lane
Houston, Texas 77042
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TBPE No F-726 | TBPLS No 10092300

ENGINEERING THE FUTURE
SINCE 1936

TRAFFIC IMPACT ANALYSIS STUDY
MERIDIANA SECTION TWENTY EIGHT
FIGURE 3: TRAFFIC VOLUME DATA

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

Full Length (6 AM-9 AM, 4 PM-7 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Sora Dr Southbound						Meridiana Pkwy Westbound						Cumulus Dr Northbound						Meridiana Pkwy Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	App	Ped*	Int	
2025-05-01 6:00AM	0	0	0	0	0	0	0	6	3	0	9	0	12	0	1	0	13	0	0	26	0	26	-	48	
6:15AM	0	0	0	0	0	0	0	16	0	0	16	0	9	0	1	0	10	0	0	47	0	47	-	73	
6:30AM	0	0	0	0	0	0	0	15	0	0	15	0	11	0	2	0	13	0	2	75	0	77	-	105	
6:45AM	1	0	0	0	1	0	0	31	0	0	31	0	19	0	4	0	23	2	3	82	0	85	-	140	
Hourly Total	1	0	0	0	1	0	0	68	3	0	71	0	51	0	8	0	59	2	5	230	0	235	-	366	
7:00AM	0	0	1	0	1	0	0	37	6	0	43	0	10	0	5	0	15	0	1	99	0	100	-	159	
7:15AM	0	0	1	0	1	1	0	45	5	0	50	0	14	0	3	0	17	0	1	105	0	106	-	174	
7:30AM	0	0	2	0	2	0	0	46	11	1	58	0	24	0	9	0	33	1	3	88	0	91	-	184	
7:45AM	0	0	0	0	0	1	2	76	11	1	90	0	21	0	3	0	24	1	2	79	0	81	-	195	
Hourly Total	0	0	4	0	4	2	2	204	33	2	241	0	69	0	20	0	89	2	7	371	0	378	-	712	
8:00AM	0	0	1	0	1	1	0	51	11	1	63	0	6	0	6	0	12	0	3	66	0	69	-	145	
8:15AM	0	0	1	0	1	1	0	60	3	1	64	0	4	0	8	0	12	0	3	66	1	70	-	147	
8:30AM	0	0	1	0	1	0	0	57	5	0	62	0	15	0	4	0	19	1	9	60	0	69	-	151	
8:45AM	0	0	2	0	2	0	1	43	6	2	52	0	8	0	1	1	10	3	5	63	0	68	-	132	
Hourly Total	0	0	5	0	5	2	1	211	25	4	241	0	33	0	19	1	53	4	20	255	1	276	-	575	
4:00PM	0	0	1	0	1	0	1	73	13	0	87	0	9	0	3	0	12	2	3	62	1	66	-	166	
4:15PM	0	0	2	0	2	0	0	84	13	0	97	0	4	0	2	0	6	1	11	63	0	74	-	179	
4:30PM	0	0	2	0	2	0	2	72	14	0	88	0	8	0	4	0	12	0	3	84	0	87	-	189	
4:45PM	0	0	0	0	0	0	1	78	15	1	95	0	10	0	3	0	13	0	7	61	0	68	-	176	
Hourly Total	0	0	5	0	5	0	4	307	55	1	367	0	31	0	12	0	43	3	24	270	1	295	-	710	
5:00PM	0	0	1	0	1	0	5	84	16	0	105	0	11	0	5	0	16	0	5	56	0	61	-	183	
5:15PM	0	0	0	0	0	2	1	74	16	0	91	0	10	0	3	0	13	0	3	70	0	73	-	177	
5:30PM	0	0	0	0	0	1	0	85	9	0	94	0	7	0	7	0	14	0	9	78	0	87	-	195	
5:45PM	0	0	2	0	2	0	0	72	20	0	92	0	8	1	3	0	12	1	4	74	1	79	-	185	
Hourly Total	0	0	3	0	3	3	6	315	61	0	382	0	36	1	18	0	55	1	21	278	1	300	-	740	
6:00PM	0	0	0	0	0	0	1	84	17	2	104	0	8	0	4	0	12	0	2	57	1	60	-	176	
6:15PM	1	0	1	0	2	1	0	65	12	0	77	0	8	0	6	0	14	2	1	50	2	53	-	146	
6:30PM	0	0	2	0	2	0	1	71	11	0	83	0	3	0	1	0	4	0	0	46	0	46	-	135	
6:45PM	0	0	0	0	0	0	1	58	14	0	73	0	5	0	3	0	8	1	4	31	1	36	-	117	
Hourly Total	1	0	3	0	4	1	3	278	54	2	337	0	24	0	14	0	38	3	7	184	4	195	-	574	
Total	2	0	20	0	22	8	16	1383	231	9	1639	0	244	1	91	1	337	15	84	1588	7	1679	-	3677	
% Approach	9.1%	0%	90.9%	0%	-	-	1.0%	84.4%	14.1%	0.5%	-	-	72.4%	0.3%	27.0%	0.3%	-	-	5.0%	94.6%	0.4%	-	-	-	
% Total	0.1%	0%	0.5%	0%	0.6%	-	0.4%	37.6%	6.3%	0.2%	44.6%	-	6.6%	0%	2.5%	0%	9.2%	-	2.3%	43.2%	0.2%	45.7%	-	-	
Lights	2	0	18	0	20	-	16	1338	228	9	1591	-	239	1	86	1	327	-	81	1538	6	1625	-	3563	
% Lights	100%	0%	90.0%	0%	90.9%	-	100%	96.7%	98.7%	100%	97.1%	-	98.0%	100%	94.5%	100%	97.0%	-	96.4%	96.9%	85.7%	96.8%	-	96.9%	
Articulated Trucks	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	0	10	0	10	-	12	
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0%	0.6%	0%	0.6%	-	0.3%	
Buses and Single-Unit Trucks	0	0	2	0	2	-	0	43	3	0	46	-	5	0	5	0	10	-	3	40	1	44	-	102	
% Buses and Single-Unit Trucks	0%	0%	10.0%	0%	9.1%	-	0%	3.1%	1.3%	0%	2.8%	-	2.0%	0%	5.5%	0%	3.0%	-	3.6%	2.5%	14.3%	2.6%	-	2.8%	
Pedestrians	-	-	-	-	-	7	-	-	-	-	-	0	-	-	-	-	-	14	-	-	-	-	0	-	
% Pedestrians	-	-	-	-	-	87.5%	-	-	-	-	-	-	-	-	-	-	-	93.3%	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	0	-	
% Bicycles on Crosswalk	-	-	-	-	-	12.5%	-	-	-	-	-	-	-	-	-	-	-	6.7%	-	-	-	-	-	-	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

Full Length (6 AM-9 AM, 4 PM-7 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

[N] Sora Dr

Total: 46

In: 22 Out: 24

20

6

2

16

1383

231

9

In: 1639

Total: 3500

Out: 1861

[E] Meridiana Pkwy

3

1

9

1

1

244

12

Out: 316 In: 337

Total: 653

[S] Cumulus Dr

[W] Meridiana Pkwy

Total: 3155

Out: 1476

In: 1679

7

1588

84

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Sora Dr Southbound						Meridiana Pkwy Westbound						Cumulus Dr Northbound						Meridiana Pkwy Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	App	Ped*	Int	
2025-05-01 7:00AM	0	0	1	0	1	0	0	37	6	0	43	0	10	0	5	0	15	0	1	99	0	100	-	159	
7:15AM	0	0	1	0	1	1	0	45	5	0	50	0	14	0	3	0	17	0	1	105	0	106	-	174	
7:30AM	0	0	2	0	2	0	0	46	11	1	58	0	24	0	9	0	33	1	3	88	0	91	-	184	
7:45AM	0	0	0	0	0	1	2	76	11	1	90	0	21	0	3	0	24	1	2	79	0	81	-	195	
Total	0	0	4	0	4	2	2	204	33	2	241	0	69	0	20	0	89	2	7	371	0	378	-	712	
% Approach	0%	0%	100%	0%	-	-	0.8%	84.6%	13.7%	0.8%	-	-	77.5%	0%	22.5%	0%	-	-	1.9%	98.1%	0%	-	-	-	
% Total	0%	0%	0.6%	0%	0.6%	-	0.3%	28.7%	4.6%	0.3%	33.8%	-	9.7%	0%	2.8%	0%	12.5%	-	1.0%	52.1%	0%	53.1%	-	-	
PHF	-	-	0.500	-	0.500	-	0.250	0.671	0.750	0.500	0.669	-	0.719	-	0.556	-	0.674	-	0.583	0.883	-	0.892	-	0.913	
Lights	0	0	4	0	4	-	2	192	33	2	229	-	68	0	20	0	88	-	6	357	0	363	-	684	
% Lights	0%	0%	100%	0%	100%	-	100%	94.1%	100%	100%	95.0%	-	98.6%	0%	100%	0%	98.9%	-	85.7%	96.2%	0%	96.0%	-	96.1%	
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	4	0	4	-	5	
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.5%	0%	0%	0.4%	-	0%	0%	0%	0%	0%	-	0%	1.1%	0%	1.1%	-	0.7%	
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	11	0	0	11	-	1	0	0	0	1	-	1	10	0	11	-	23	
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	5.4%	0%	0%	4.6%	-	1.4%	0%	0%	0%	1.1%	-	14.3%	2.7%	0%	2.9%	-	3.2%	
Pedestrians	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	0		
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-		
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0		
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-		

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

[N] Sora Dr

Total: 6

In: 4 Out: 2

4

1

1

[W] Meridiana Pkwy

Total: 602

In: 378 Out: 224

371

7

2
204

33
2

Out: 446 In: 241

Total: 687

[E] Meridiana Pkwy

Out: 40 In: 89

Total: 129

[S] Cumulus Dr

1

20

69

1

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Sora Dr Southbound						Meridiana Pkwy Westbound						Cumulus Dr Northbound						Meridiana Pkwy Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	App	Ped*	Int	
2025-05-01 5:00PM	0	0	1	0	1	0	5	84	16	0	105	0	11	0	5	0	16	0	5	56	0	61	-	183	
5:15PM	0	0	0	0	0	2	1	74	16	0	91	0	10	0	3	0	13	0	3	70	0	73	-	177	
5:30PM	0	0	0	0	0	1	0	85	9	0	94	0	7	0	7	0	14	0	9	78	0	87	-	195	
5:45PM	0	0	2	0	2	0	0	72	20	0	92	0	8	1	3	0	12	1	4	74	1	79	-	185	
Total	0	0	3	0	3	3	6	315	61	0	382	0	36	1	18	0	55	1	21	278	1	300	-	740	
% Approach	0%	0%	100%	0%	-	-	1.6%	82.5%	16.0%	0%	-	-	65.5%	1.8%	32.7%	0%	-	-	7.0%	92.7%	0.3%	-	-	-	
% Total	0%	0%	0.4%	0%	0.4%	-	0.8%	42.6%	8.2%	0%	51.6%	-	4.9%	0.1%	2.4%	0%	7.4%	-	2.8%	37.6%	0.1%	40.5%	-	-	
PHF	-	-	0.375	-	0.375	-	0.300	0.926	0.763	-	0.910	-	0.818	0.250	0.643	-	0.859	-	0.583	0.891	0.250	0.862	-	0.949	
Lights	0	0	3	0	3	-	6	310	61	0	377	-	35	1	18	0	54	-	20	275	1	296	-	730	
% Lights	0%	0%	100%	0%	100%	-	100%	98.4%	100%	0%	98.7%	-	97.2%	100%	100%	0%	98.2%	-	95.2%	98.9%	100%	98.7%	-	98.6%	
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	-	0	
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	5	0	0	5	-	1	0	0	0	1	-	1	3	0	4	-	10	
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	1.6%	0%	0%	1.3%	-	2.8%	0%	0%	0%	1.8%	-	4.8%	1.1%	0%	1.3%	-	1.4%	
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	0		
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0		
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Meridiana Pkwy at Cumulus Dr - TMC

Thu May 1, 2025

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293474, Location: 29.445479, -95.383847



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

[N] Sora Dr

Total: 11

In: 3 Out: 8

3

3

6

315

61

In: 382

Total: 699

Out: 317

[E] Meridiana Pkwy

[W] Meridiana Pkwy

Total: 633

In: 300

Out: 333

1

278

21

1

18

1

36

Out: 82

In: 55

Total: 137

[S] Cumulus Dr

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

Full Length (6 AM-9 AM, 4 PM-7 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Cumulus Dr Southbound					Masters Rd Westbound					Masters Rd Eastbound					
Time	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	Int
2025-05-01 6:00AM	0	2	0	2	0	3	4	0	7	0	6	0	0	6	0	15
6:15AM	1	5	0	6	0	2	19	0	21	0	16	2	0	18	0	45
6:30AM	3	3	0	6	0	4	37	0	41	0	21	1	0	22	0	69
6:45AM	6	3	0	9	0	5	60	0	65	0	28	4	0	32	0	106
Hourly Total	10	13	0	23	0	14	120	0	134	0	71	7	0	78	0	235
7:00AM	4	5	0	9	0	11	41	0	52	0	47	2	0	49	0	110
7:15AM	0	4	0	4	0	5	23	0	28	0	50	6	0	56	0	88
7:30AM	3	2	0	5	0	13	23	0	36	0	25	2	0	27	0	68
7:45AM	4	5	0	9	0	10	32	0	42	0	24	4	0	28	0	79
Hourly Total	11	16	0	27	0	39	119	0	158	0	146	14	0	160	0	345
8:00AM	1	6	0	7	0	2	23	0	25	0	23	6	0	29	0	61
8:15AM	0	1	0	1	0	9	30	0	39	0	28	1	0	29	0	69
8:30AM	3	3	1	7	0	6	19	0	25	0	33	1	0	34	0	66
8:45AM	1	6	0	7	0	4	10	0	14	0	18	1	0	19	0	40
Hourly Total	5	16	1	22	0	21	82	0	103	0	102	9	0	111	0	236
4:00PM	0	5	0	5	0	7	31	0	38	0	33	1	0	34	0	77
4:15PM	2	10	0	12	0	5	27	0	32	0	31	1	0	32	0	76
4:30PM	1	8	0	9	0	4	26	0	30	0	29	2	0	31	0	70
4:45PM	3	10	0	13	0	2	23	0	25	0	17	3	0	20	0	58
Hourly Total	6	33	0	39	0	18	107	0	125	0	110	7	0	117	0	281
5:00PM	1	9	0	10	0	8	25	0	33	0	23	2	0	25	0	68
5:15PM	3	7	0	10	0	5	17	0	22	0	22	1	0	23	0	55
5:30PM	3	9	0	12	0	4	21	0	25	0	33	4	0	37	0	74
5:45PM	1	6	0	7	0	11	23	0	34	0	25	1	0	26	0	67
Hourly Total	8	31	0	39	0	28	86	0	114	0	103	8	0	111	0	264
6:00PM	0	8	0	8	0	5	30	0	35	0	17	3	0	20	0	63
6:15PM	0	4	0	4	0	3	18	0	21	0	17	2	0	19	0	44
6:30PM	1	4	0	5	0	2	12	0	14	0	13	1	0	14	0	33
6:45PM	0	5	0	5	0	3	21	0	24	0	10	0	0	10	0	39
Hourly Total	1	21	0	22	0	13	81	0	94	0	57	6	0	63	0	179
Total	41	130	1	172	0	133	595	0	728	0	589	51	0	640	0	1540
% Approach	23.8%	75.6%	0.6%	-	-	18.3%	81.7%	0%	-	-	92.0%	8.0%	0%	-	-	-
% Total	2.7%	8.4%	0.1%	11.2%	-	8.6%	38.6%	0%	47.3%	-	38.2%	3.3%	0%	41.6%	-	-
Lights	39	127	1	167	-	128	567	0	695	-	567	49	0	616	-	1478
% Lights	95.1%	97.7%	100%	97.1%	-	96.2%	95.3%	0%	95.5%	-	96.3%	96.1%	0%	96.3%	-	96.0%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	1	0	0	1	-	2
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.1%	-	0.2%	0%	0%	0.2%	-	0.1%
Buses and Single-Unit Trucks	2	3	0	5	-	5	27	0	32	-	21	2	0	23	-	60
% Buses and Single-Unit Trucks	4.9%	2.3%	0%	2.9%	-	3.8%	4.5%	0%	4.4%	-	3.6%	3.9%	0%	3.6%	-	3.9%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

Full Length (6 AM-9 AM, 4 PM-7 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates
Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

[N] Cumulus Dr

Total: 357

In: 172 Out: 185

41
130
1

[W] Masters Rd

Total: 1276

In: 640 Out: 636

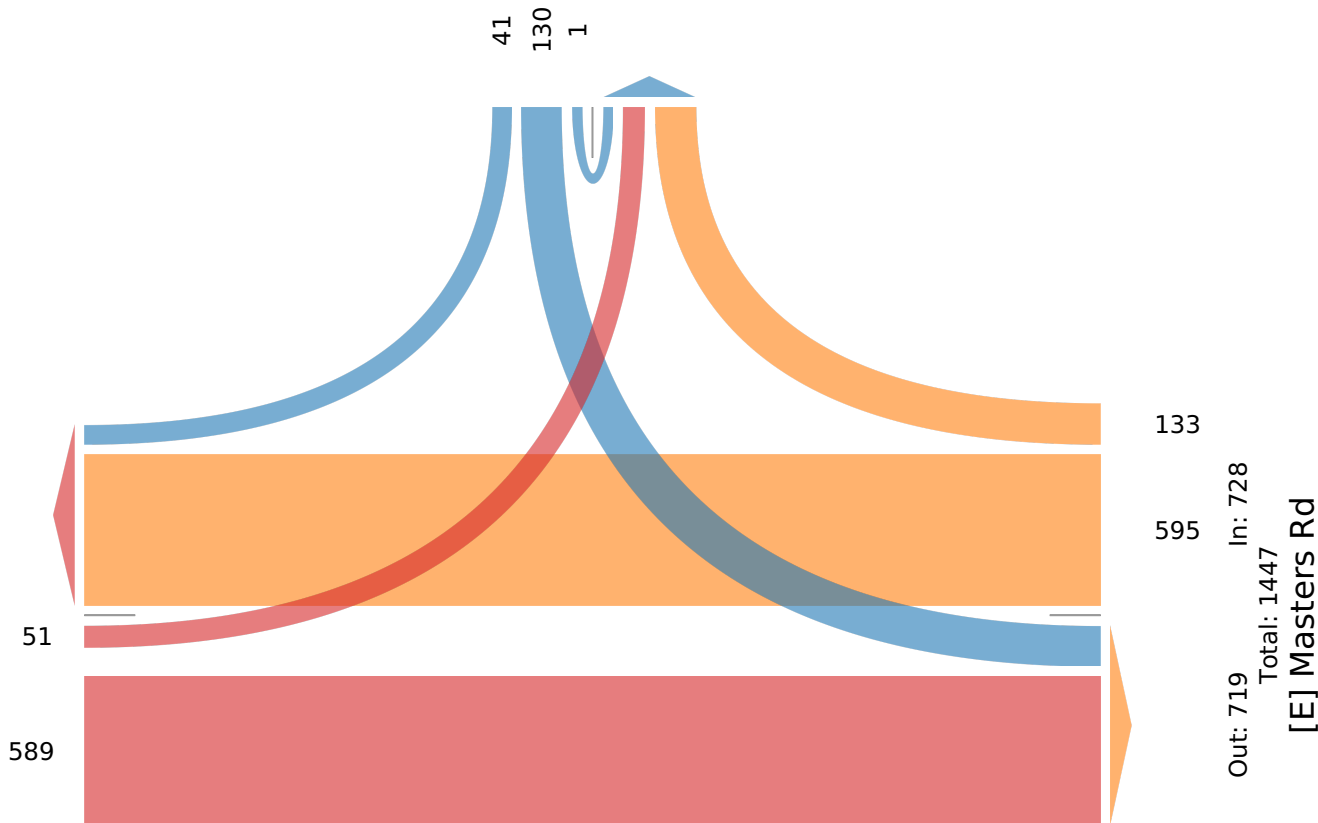
51
589

133
595

Out: 719 In: 728

Total: 1447

[E] Masters Rd



2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

AM Peak (6:30 AM - 7:30 AM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates
Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Cumulus Dr Southbound					Masters Rd Westbound					Masters Rd Eastbound					
Time	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	Int
2025-05-01 6:30AM	3	3	0	6	0	4	37	0	41	0	21	1	0	22	0	69
6:45AM	6	3	0	9	0	5	60	0	65	0	28	4	0	32	0	106
7:00AM	4	5	0	9	0	11	41	0	52	0	47	2	0	49	0	110
7:15AM	0	4	0	4	0	5	23	0	28	0	50	6	0	56	0	88
Total	13	15	0	28	0	25	161	0	186	0	146	13	0	159	0	373
% Approach	46.4%	53.6%	0%	-	-	13.4%	86.6%	0%	-	-	91.8%	8.2%	0%	-	-	-
% Total	3.5%	4.0%	0%	7.5%	-	6.7%	43.2%	0%	49.9%	-	39.1%	3.5%	0%	42.6%	-	-
PHF	0.542	0.750	-	0.778	-	0.568	0.671	-	0.715	-	0.730	0.542	-	0.710	-	0.848
Lights	13	13	0	26	-	24	154	0	178	-	142	13	0	155	-	359
% Lights	100%	86.7%	0%	92.9%	-	96.0%	95.7%	0%	95.7%	-	97.3%	100%	0%	97.5%	-	96.2%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	2	0	2	-	1	7	0	8	-	4	0	0	4	-	14
% Buses and Single-Unit Trucks	0%	13.3%	0%	7.1%	-	4.0%	4.3%	0%	4.3%	-	2.7%	0%	0%	2.5%	-	3.8%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

AM Peak (6:30 AM - 7:30 AM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates
Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

[N] Cumulus Dr

Total: 66

In: 28 Out: 38

13 15

[W] Masters Rd

Total: 333

In: 159 Out: 174

13 146

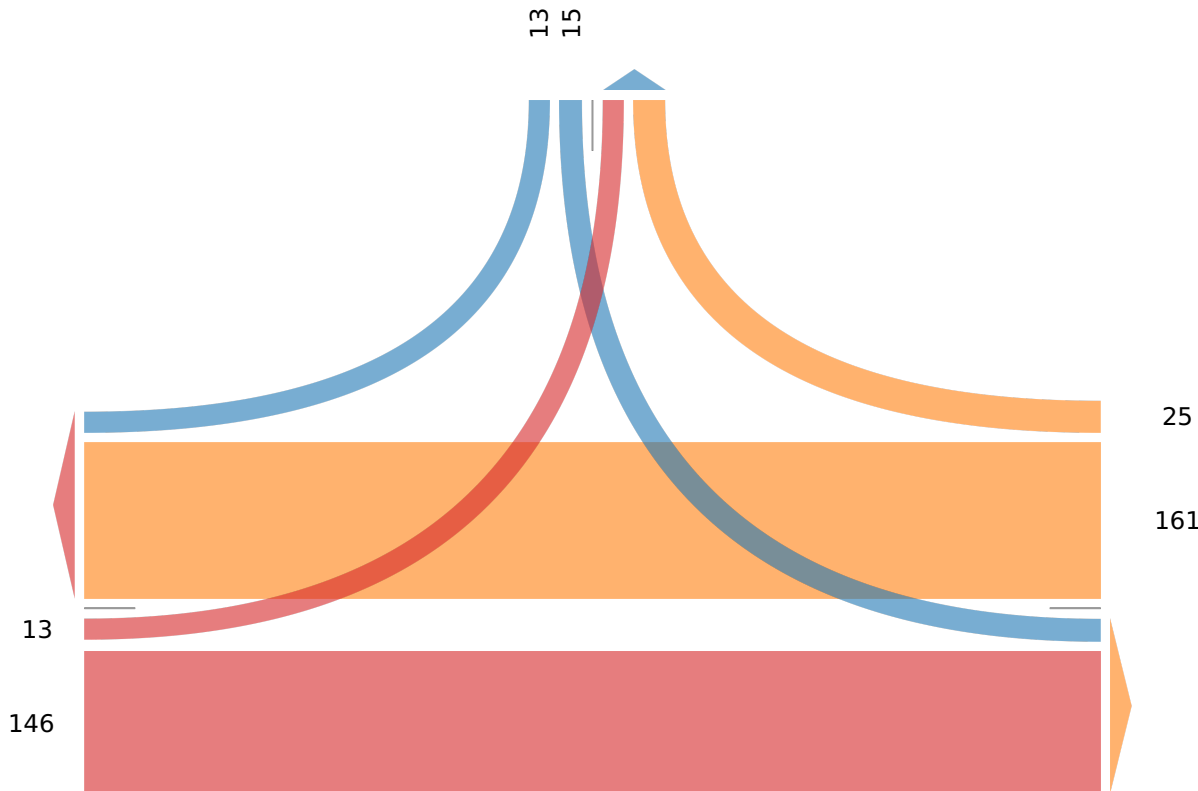
25 161

In: 186

Total: 347

[E] Masters Rd

Out: 161



2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

PM Peak (4 PM - 5 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates
Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg Direction	Cumulus Dr Southbound					Masters Rd Westbound					Masters Rd Eastbound					
Time	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	Int
2025-05-01 4:00PM	0	5	0	5	0	7	31	0	38	0	33	1	0	34	0	77
4:15PM	2	10	0	12	0	5	27	0	32	0	31	1	0	32	0	76
4:30PM	1	8	0	9	0	4	26	0	30	0	29	2	0	31	0	70
4:45PM	3	10	0	13	0	2	23	0	25	0	17	3	0	20	0	58
Total	6	33	0	39	0	18	107	0	125	0	110	7	0	117	0	281
% Approach	15.4%	84.6%	0%	-	-	14.4%	85.6%	0%	-	-	94.0%	6.0%	0%	-	-	-
% Total	2.1%	11.7%	0%	13.9%	-	6.4%	38.1%	0%	44.5%	-	39.1%	2.5%	0%	41.6%	-	-
PHF	0.500	0.825	-	0.750	-	0.643	0.863	-	0.822	-	0.833	0.583	-	0.860	-	0.912
Lights	5	32	0	37	-	17	102	0	119	-	105	7	0	112	-	268
% Lights	83.3%	97.0%	0%	94.9%	-	94.4%	95.3%	0%	95.2%	-	95.5%	100%	0%	95.7%	-	95.4%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.9%	0%	0.8%	-	0%	0%	0%	0%	-	0.4%
Buses and Single-Unit Trucks	1	1	0	2	-	1	4	0	5	-	5	0	0	5	-	12
% Buses and Single-Unit Trucks	16.7%	3.0%	0%	5.1%	-	5.6%	3.7%	0%	4.0%	-	4.5%	0%	0%	4.3%	-	4.3%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Cumulus Dr at Masters Rd - TMC

Thu May 1, 2025

PM Peak (4 PM - 5 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

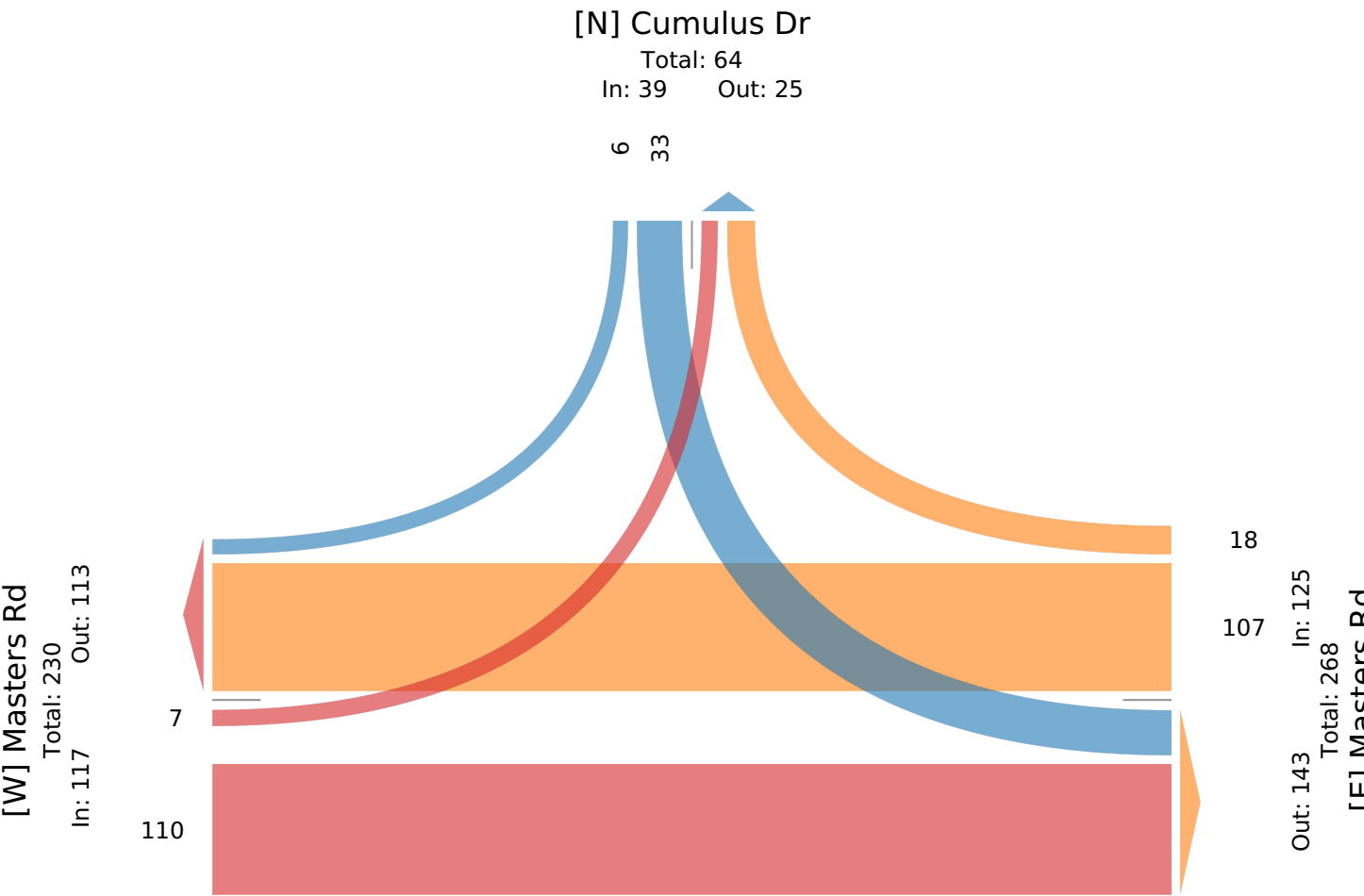
All Movements

ID: 1293475, Location: 29.436851, -95.38082



Provided by: C. J. Hensch & Associates Inc.

5215 Sycamore Ave.,
Pasadena, TX, 77503, US



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

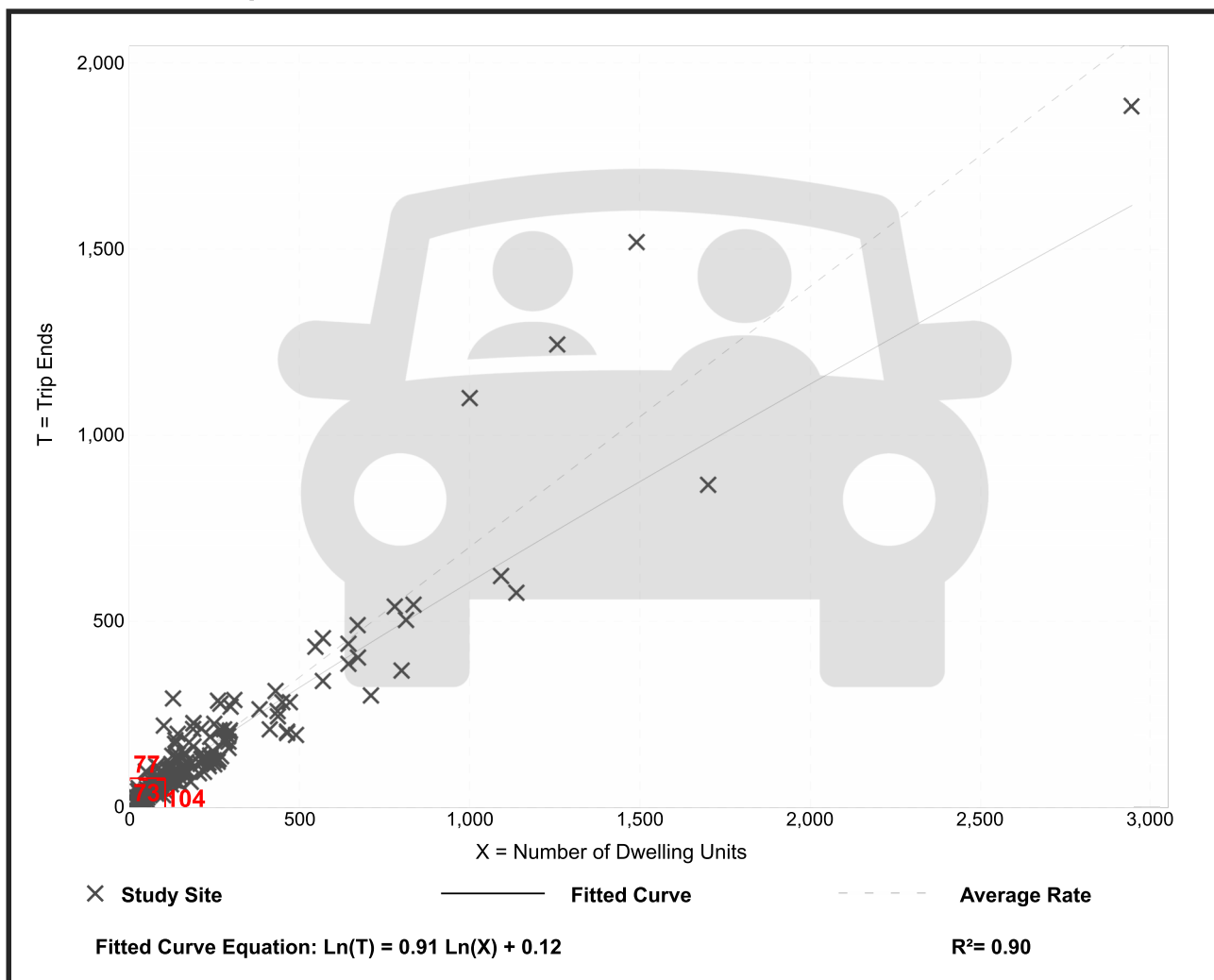
Avg. Num. of Dwelling Units: 226

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

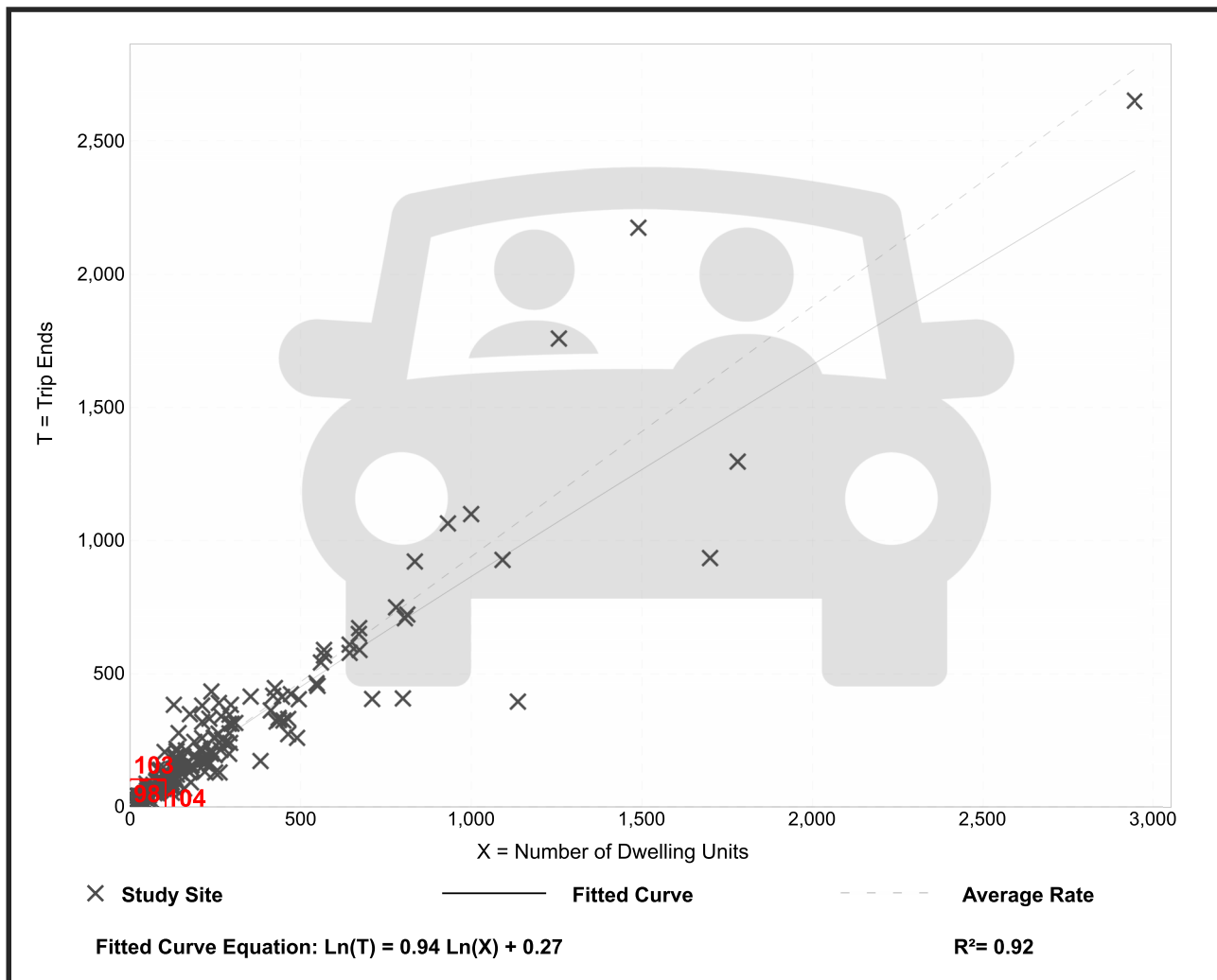
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	146	161	25	15	13
Future Vol, veh/h	13	146	161	25	15	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	172	189	29	18	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	218	0	-	0	406	204
Stage 1	-	-	-	-	204	-
Stage 2	-	-	-	-	202	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1352	-	-	-	601	837
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	832	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1352	-	-	-	594	837
Mov Cap-2 Maneuver	-	-	-	-	594	-
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	832	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.6	0		10.5		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1352	-	-	-	687	
HCM Lane V/C Ratio	0.011	-	-	-	0.048	
HCM Control Delay (s)	7.7	0	-	-	10.5	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Future Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	408	8	36	224	2	22	0	76	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	226	0	0	416	0	0	596	710	208	501	713	113
Stage 1	-	-	-	-	-	-	412	412	-	297	297	-
Stage 2	-	-	-	-	-	-	184	298	-	204	416	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	10	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	10	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1340	-	-	1139	-	-	387	357	798	453	356	918
Stage 1	-	-	-	-	-	-	588	593	-	687	666	-
Stage 2	-	-	-	-	-	-	800	666	-	779	590	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1340	-	-	1139	-	-	378	346	798	400	345	918
Mov Cap-2 Maneuver	-	-	-	-	-	-	378	346	-	400	345	-
Stage 1	-	-	-	-	-	-	588	593	-	687	645	-
Stage 2	-	-	-	-	-	-	775	645	-	705	590	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.1			11.1			14.1		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	378	798	1340	-	-	1139	-	-	400	-
HCM Lane V/C Ratio	0.058	0.095	-	-	-	0.032	-	-	0.011	-
HCM Control Delay (s)	15.1	10	0	-	-	8.3	-	-	14.1	0
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0.3	0	-	-	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	110	107	18	33	6
Future Vol, veh/h	7	110	107	18	33	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	121	118	20	36	7
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	138	0	-	0	265	128
Stage 1	-	-	-	-	128	-
Stage 2	-	-	-	-	137	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1446	-	-	-	724	922
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	890	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1446	-	-	-	720	922
Mov Cap-2 Maneuver	-	-	-	-	720	-
Stage 1	-	-	-	-	893	-
Stage 2	-	-	-	-	890	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.4	0		10.1		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1446	-	-	-	745	
HCM Lane V/C Ratio	0.005	-	-	-	0.058	
HCM Control Delay (s)	7.5	0	-	-	10.1	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

HCM 6th TWSC
7: Cumulus Dr/Sora Dr & Meridiana Pkwy

Existing Conditions_Year 2025

PM Peak

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Future Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	293	22	64	332	6	19	1	38	3	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	338	0	0	315	0	0	600	772	158	612	780	169
Stage 1	-	-	-	-	-	-	306	306	-	463	463	-
Stage 2	-	-	-	-	-	-	294	466	-	149	317	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1218	-	-	1242	-	-	385	329	859	377	325	845
Stage 1	-	-	-	-	-	-	679	660	-	548	562	-
Stage 2	-	-	-	-	-	-	690	561	-	838	653	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1218	-	-	1242	-	-	370	312	859	345	308	845
Mov Cap-2 Maneuver	-	-	-	-	-	-	370	312	-	345	308	-
Stage 1	-	-	-	-	-	-	678	659	-	547	533	-
Stage 2	-	-	-	-	-	-	654	532	-	799	652	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.3			11.5			15.5		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	370	820	1218	-	-	1242	-	-	345	-
HCM Lane V/C Ratio	0.051	0.047	0.001	-	-	0.052	-	-	0.009	-
HCM Control Delay (s)	15.3	9.6	8	-	-	8.1	-	-	15.5	0
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.1	0	-	-	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	146	161	25	15	13
Future Vol, veh/h	13	146	161	25	15	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	177	195	30	18	16
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	225	0	-	0	419	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	209	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1344	-	-	-	591	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	826	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1344	-	-	-	583	830
Mov Cap-2 Maneuver	-	-	-	-	583	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	826	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.6	0		10.6		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1344	-	-	-	676	
HCM Lane V/C Ratio	0.012	-	-	-	0.05	
HCM Control Delay (s)	7.7	0	-	-	10.6	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Future Vol, veh/h	0	371	7	33	204	2	20	0	69	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	420	8	37	231	2	23	0	78	5	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	233	0	0	428	0	0	614	731	214	516	734	117
Stage 1	-	-	-	-	-	-	424	424	-	306	306	-
Stage 2	-	-	-	-	-	-	190	307	-	210	428	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1332	-	-	1128	-	-	376	347	791	442	346	913
Stage 1	-	-	-	-	-	-	578	585	-	679	660	-
Stage 2	-	-	-	-	-	-	794	660	-	773	583	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1332	-	-	1128	-	-	367	336	791	389	335	913
Mov Cap-2 Maneuver	-	-	-	-	-	-	367	336	-	389	335	-
Stage 1	-	-	-	-	-	-	578	585	-	679	638	-
Stage 2	-	-	-	-	-	-	768	638	-	697	583	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.1			11.2			14.4		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	367	791	1332	-	-	1128	-	-	389	-
HCM Lane V/C Ratio	0.062	0.099	-	-	-	0.033	-	-	0.012	-
HCM Control Delay (s)	15.5	10	0	-	-	8.3	-	-	14.4	0
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0.3	0	-	-	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	110	107	18	33	6
Future Vol, veh/h	7	110	107	18	33	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	125	121	20	37	7
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	141	0	-	0	272	131
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	141	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1442	-	-	-	717	919
Stage 1	-	-	-	-	895	-
Stage 2	-	-	-	-	886	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1442	-	-	-	713	919
Mov Cap-2 Maneuver	-	-	-	-	713	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	886	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.4	0		10.2		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1442	-	-	-	738	
HCM Lane V/C Ratio	0.005	-	-	-	0.06	
HCM Control Delay (s)	7.5	0	-	-	10.2	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱		↰	↰			↰↱	
Traffic Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Future Vol, veh/h	1	278	21	61	315	6	18	1	36	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	301	23	66	342	7	20	1	39	3	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	349	0	0	324	0	0	618	796	162	631	804	175
Stage 1	-	-	-	-	-	-	315	315	-	478	478	-
Stage 2	-	-	-	-	-	-	303	481	-	153	326	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1207	-	-	1233	-	-	373	318	854	366	315	838
Stage 1	-	-	-	-	-	-	671	654	-	537	554	-
Stage 2	-	-	-	-	-	-	681	552	-	834	647	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1207	-	-	1233	-	-	357	301	854	334	298	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	357	301	-	334	298	-
Stage 1	-	-	-	-	-	-	670	653	-	536	524	-
Stage 2	-	-	-	-	-	-	645	522	-	794	646	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.3			11.7			15.9		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	357	814	1207	-	-	1233	-	-	334	-
HCM Lane V/C Ratio	0.055	0.049	0.001	-	-	0.054	-	-	0.01	-
HCM Control Delay (s)	15.7	9.7	8	-	-	8.1	-	-	15.9	0
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.2	0	-	-	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	150	166	28	22	20
Future Vol, veh/h	15	150	166	28	22	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	176	195	33	26	24
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	228	0	-	0	424	212
Stage 1	-	-	-	-	212	-
Stage 2	-	-	-	-	212	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1340	-	-	-	587	828
Stage 1	-	-	-	-	823	-
Stage 2	-	-	-	-	823	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1340	-	-	-	578	828
Mov Cap-2 Maneuver	-	-	-	-	578	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	823	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.7	0		10.8		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1340	-	-	-	675	
HCM Lane V/C Ratio	0.013	-	-	-	0.073	
HCM Control Delay (s)	7.7	0	-	-	10.8	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	382	11	45	210	2	30	0	106	4	0	0
Future Vol, veh/h	0	382	11	45	210	2	30	0	106	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	402	12	47	221	2	32	0	112	4	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	223	0	0	414	0	0	613	725	207	517	730	112
Stage 1	-	-	-	-	-	-	408	408	-	316	316	-
Stage 2	-	-	-	-	-	-	205	317	-	201	414	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1343	-	-	1141	-	-	377	350	799	441	348	920
Stage 1	-	-	-	-	-	-	591	595	-	670	654	-
Stage 2	-	-	-	-	-	-	778	653	-	782	591	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1343	-	-	1141	-	-	365	336	799	367	334	920
Mov Cap-2 Maneuver	-	-	-	-	-	-	365	336	-	367	334	-
Stage 1	-	-	-	-	-	-	591	595	-	670	627	-
Stage 2	-	-	-	-	-	-	746	626	-	673	591	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.5			11.4			14.9		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	365	799	1343	-	-	1141	-	-	367	-		
HCM Lane V/C Ratio	0.087	0.14	-	-	-	0.042	-	-	0.011	-		
HCM Control Delay (s)	15.8	10.2	0	-	-	8.3	-	-	14.9	0		
HCM Lane LOS	C	B	A	-	-	A	-	-	B	A		
HCM 95th %tile Q(veh)	0.3	0.5	0	-	-	0.1	-	-	0	-		

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	113	110	27	39	11
Future Vol, veh/h	15	113	110	27	39	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	124	121	30	43	12
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	151	0	-	0	292	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	156	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1430	-	-	-	699	913
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1430	-	-	-	691	913
Mov Cap-2 Maneuver	-	-	-	-	691	-
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	872	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.9	0		10.3		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1430	-	-	-	730	
HCM Lane V/C Ratio	0.012	-	-	-	0.075	
HCM Control Delay (s)	7.5	0	-	-	10.3	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	286	32	102	324	6	25	1	59	3	0	0
Future Vol, veh/h	1	286	32	102	324	6	25	1	59	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	90	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	301	34	107	341	6	26	1	62	3	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	347	0	0	335	0	0	705	881	168	711	895	174
Stage 1	-	-	-	-	-	-	320	320	-	558	558	-
Stage 2	-	-	-	-	-	-	385	561	-	153	337	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1209	-	-	1221	-	-	323	284	847	320	279	839
Stage 1	-	-	-	-	-	-	666	651	-	482	510	-
Stage 2	-	-	-	-	-	-	610	508	-	834	640	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1209	-	-	1221	-	-	301	259	847	276	254	839
Mov Cap-2 Maneuver	-	-	-	-	-	-	301	259	-	276	254	-
Stage 1	-	-	-	-	-	-	665	650	-	482	465	-
Stage 2	-	-	-	-	-	-	557	463	-	771	639	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.9			12.2			18.2		
HCM LOS							B			C		
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	301	816	1209	-	-	1221	-	-	276	-		
HCM Lane V/C Ratio	0.087	0.077	0.001	-	-	0.088	-	-	0.011	-		
HCM Control Delay (s)	18.1	9.8	8	-	-	8.2	-	-	18.2	0		
HCM Lane LOS	C	A	A	-	-	A	-	-	C	A		
HCM 95th %tile Q(veh)	0.3	0.3	0	-	-	0.3	-	-	0	-		

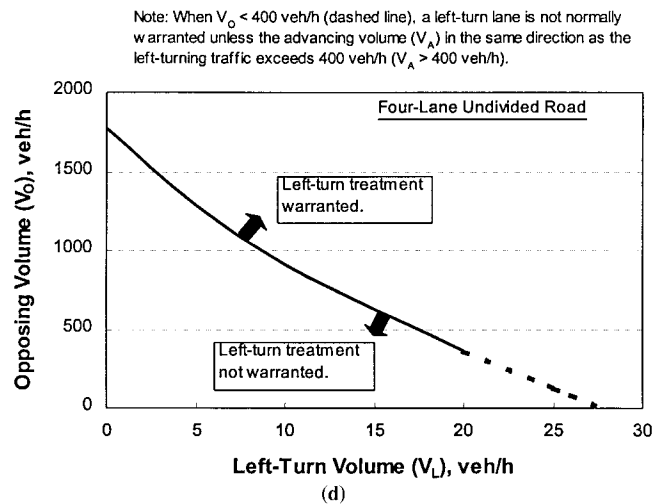
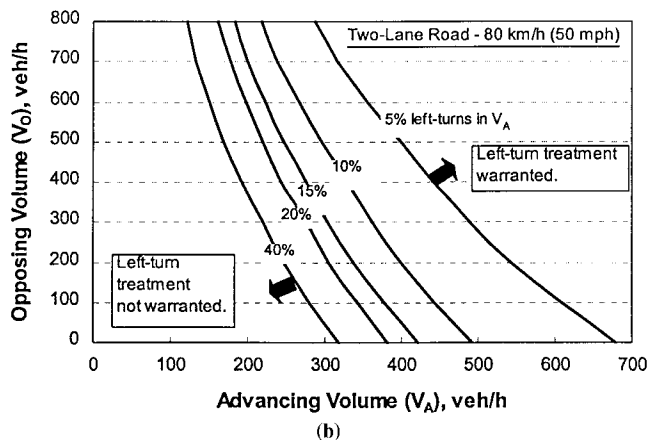
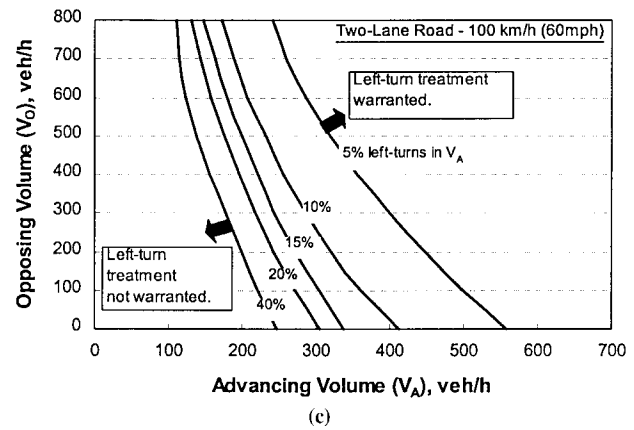
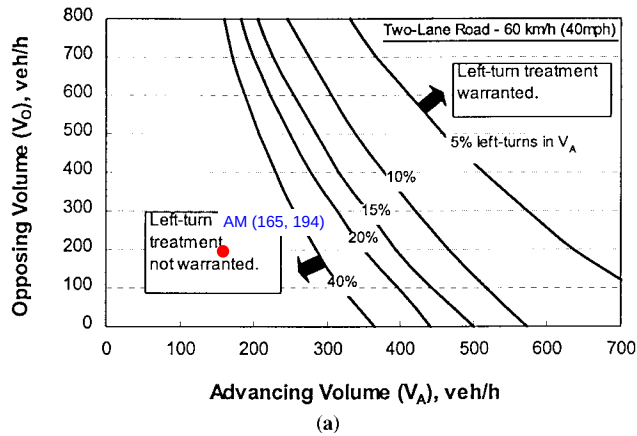


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

ORDINANCE NO. 2022-O-32

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

* * * * *

WHEREAS, Dorothy Wynne and Ralph Wayne Eubank are the owners (the "Owner") of a certain tract of land 35.3 acres (13.739 acres and 21.57 acres respectively) located at 9825 S. Masters Road (PIDS: 537539 & 619349), being a tract or parcel containing 35.30 acres of land situated in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas, being a portion of Lots 7, 8, and 9 of Lulling Stone Section Three as per the plat recorded under Volume 231-234 of the Brazoria County Plat Records (B.B.P.R.), as shown on said map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, Owner has made application to change the zoning of said 35.3 acre tract of land from the Open-Single Family Residential District (O-SFR) to Planned Unit Development (PUD) for inclusion in the Meridiana PUD and for uses as permitted within such zone classification; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has not recommended approval of such request, and, the City Council deems it appropriate to approve said rezoning; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the certain tract of land 35.3 acres located at 9825 S. Masters Road (PIDS: 537539 & 619349), being a tract or parcel containing 35.30 acres of land situated in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas, being a portion of Lots 7, 8, and 9 of Lulling Stone Section Three as per the plat recorded under Volume 231-234 of the Brazoria

County Plat Records (B.B.P.R.), as shown on a map and description of which is attached hereto as Exhibit “A” attached hereto and for all things made a part hereof, shall be changed from the Open-Single Family Residential District (O-SFR) to Planned Unit Development (PUD) for inclusion in the Meridiana PUD and for uses as permitted within such zone classification.

Section 3. The development of the property shall strictly comply with the **Meridiana PUD Document** (Ordinance No. 2024-O-13), incorporated herein by reference and made a part of hereof for all purposes.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 5. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

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

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

Dan Davis, Mayor

ATTEST:

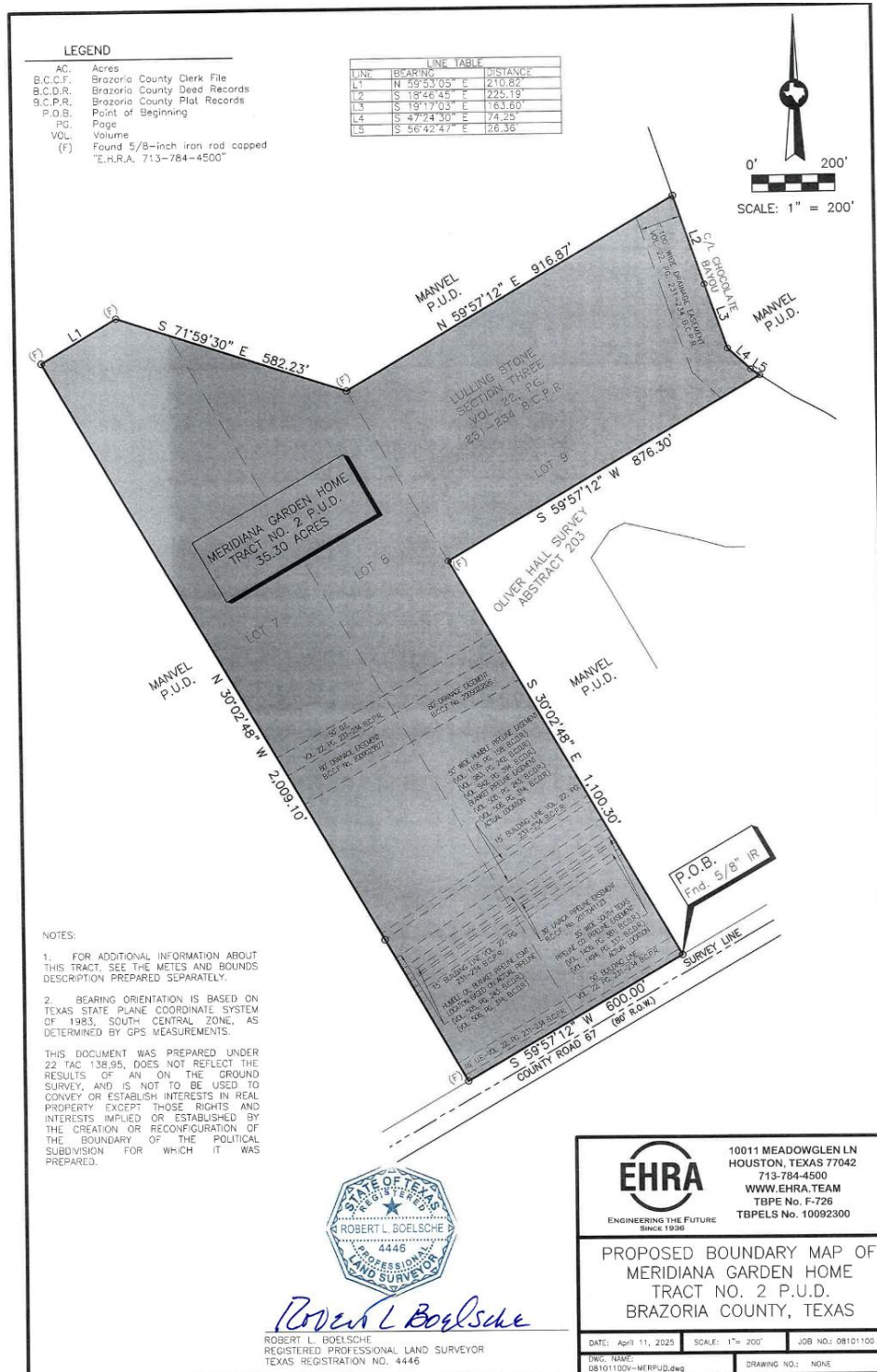
Tammy Bell, City Secretary

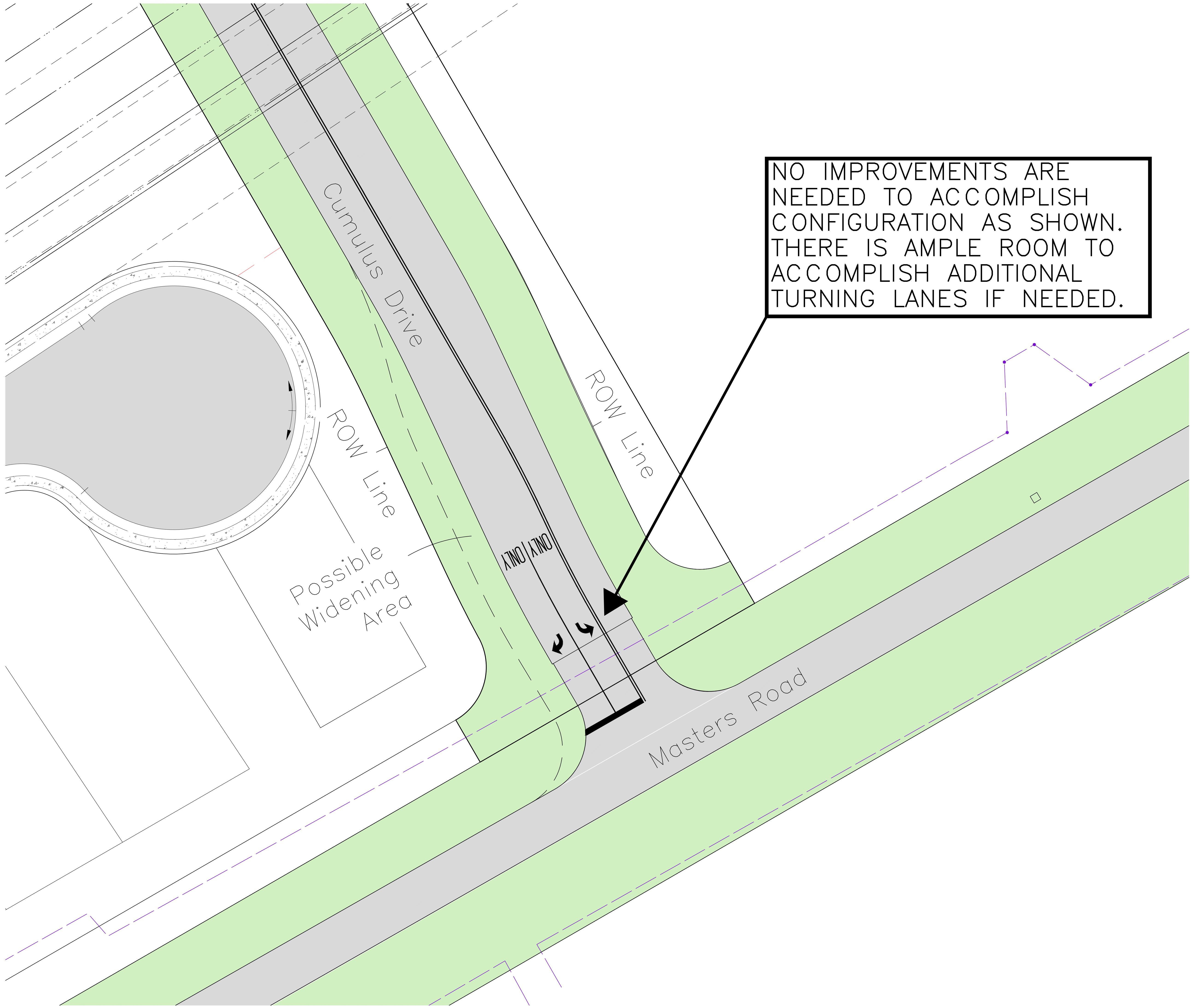
APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

A TRACT OR PARCEL CONTAINING 35.30 ACRES OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION THREE AS PER THE PLAT RECORDED UNDER VOLUME 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.B.P.R)





NO IMPROVEMENTS ARE
NEEDED TO ACCOMPLISH
CONFIGURATION AS SHOWN.
THERE IS AMPLE ROOM TO
ACCOMPLISH ADDITIONAL
TURNING LANES IF NEEDED.

Cumulus Drive

ROW Line

Possible
Widening
Area

ROW Line

ONLY ONLY

Masters Road

SEAGRASSS LANE



STARRY NIGHT LANE



MORRISON DRIVE



Meridiana: 50' R.O.W. With 20' Front Building Lines

Brazoria County, TX

June, 2025

NOT TO SCALE



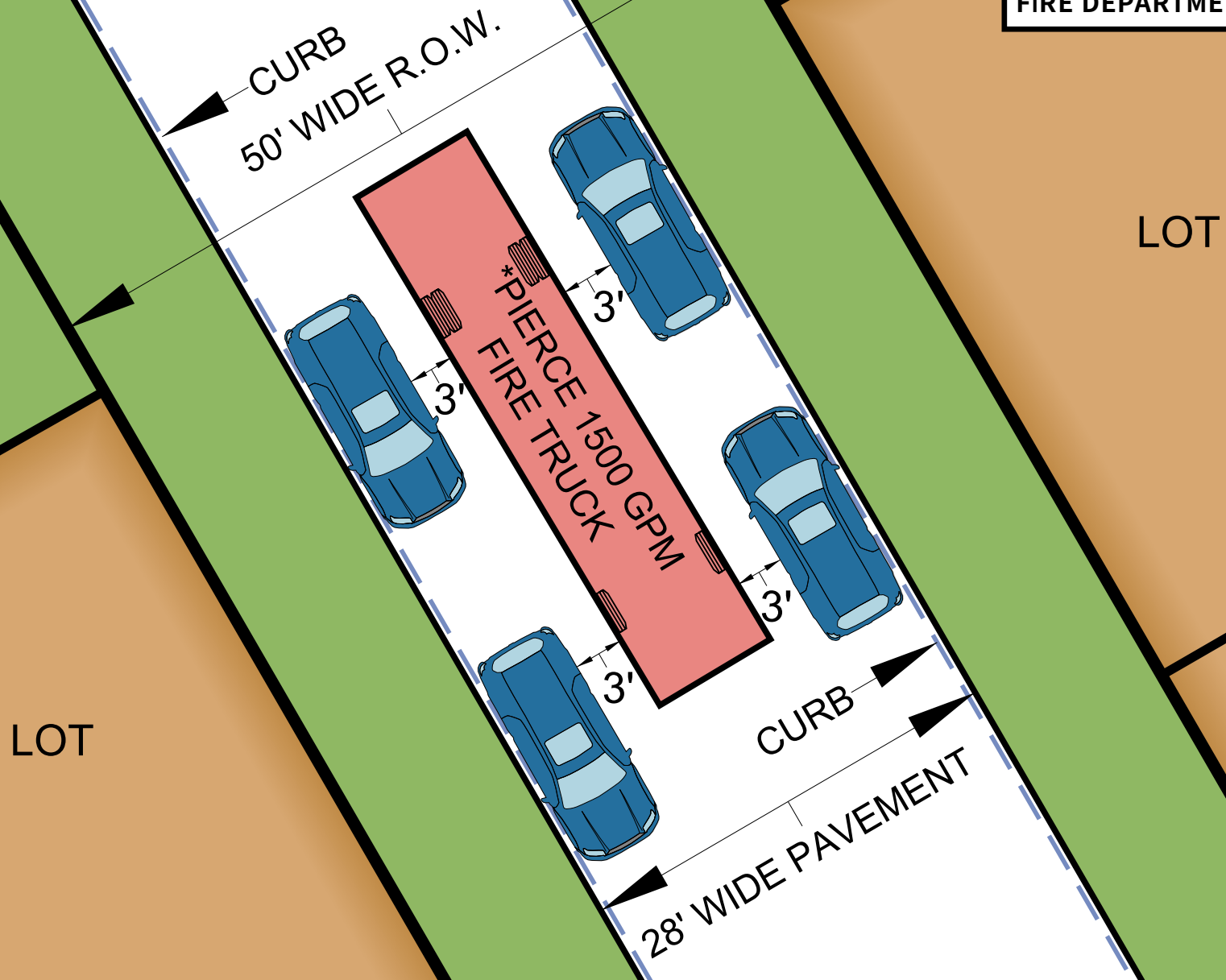
EHRA JOB NO.
081-011-150

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



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

***FIRETRUCK CLASSIFICATION
AS PER MANVEL VOLUNTEER
FIRE DEPARTMENT**



Meridiana: Emergency Vehicle Clearance Exhibit
Brazoria County, TX

June, 2025
0 10' 20'
SCALE: 1"= 10'
TRUE SCALE AT 8.5" x 11"

NORTH

EHRA JOB NO.
081-011-150

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



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

P:\081-011-150\LandPlan\PUID\Presentation\Garden Homes Exhibits\Meridiana Garden Homes Fire Truck.dwg Jun 06, 2025-11:12am Edited by: wmoahmad



Meridiana: 50' R.O.W., 20' Front Building Line Driveway Layout

Brazoria County, TX

June, 2025

0 10' 20'
SCALE: 1" = 10'
TRUE SCALE AT 8.5" x 11"

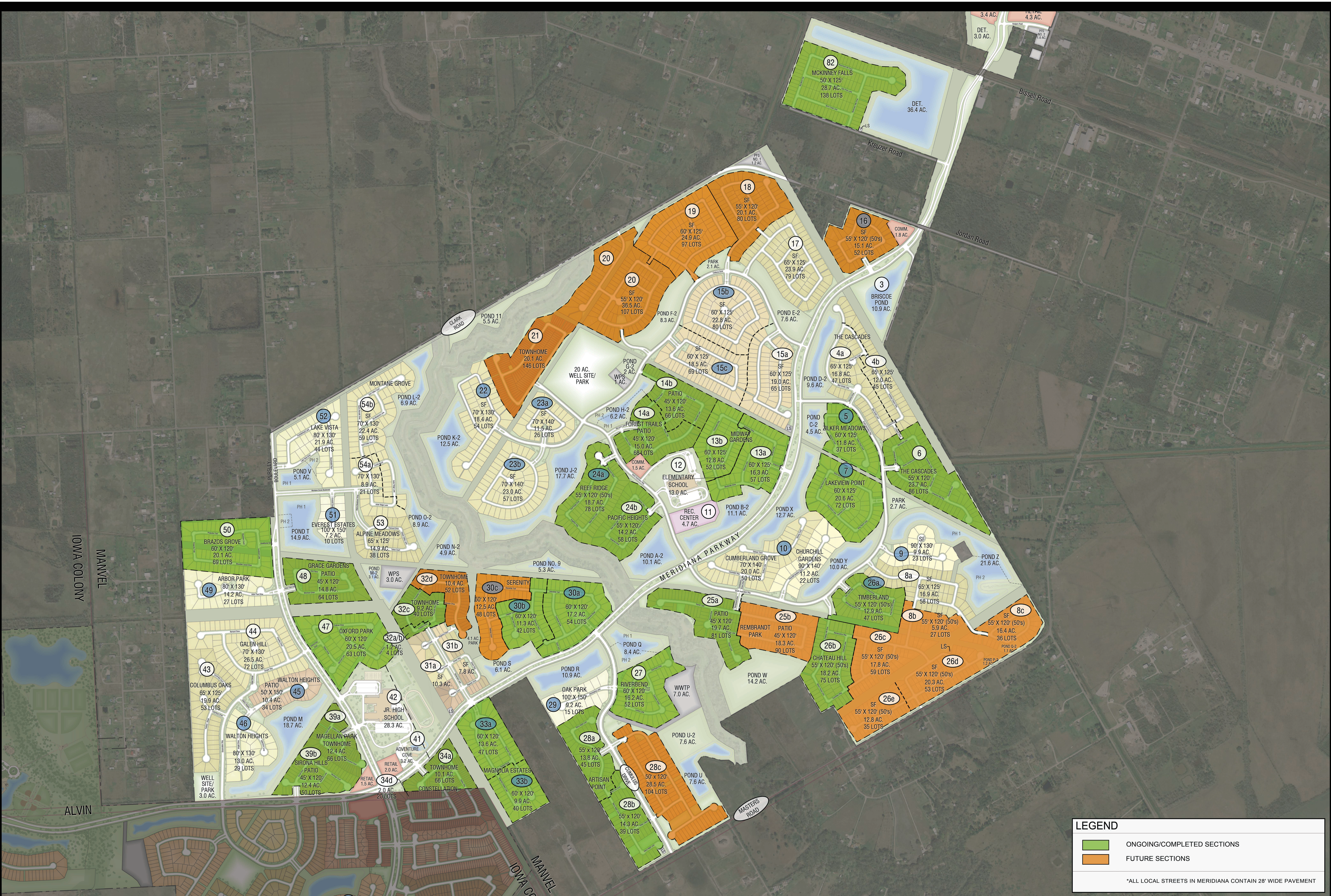


EHRA JOB NO.
081-011-150

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



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



Meridiana: Manvel 50' R.O.W. Section Map

Brazoria County, TX

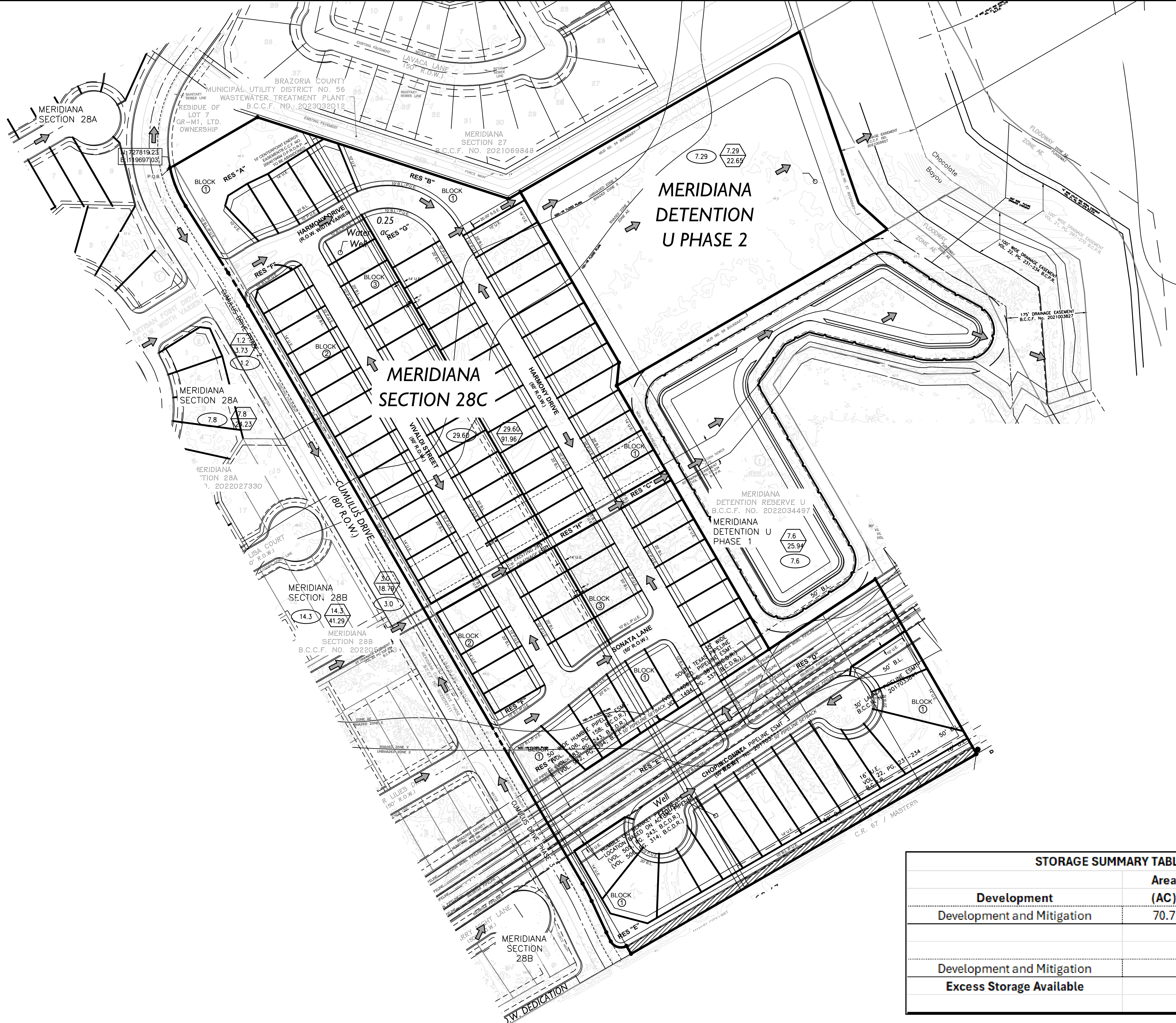
LEGEND

ONGOING/COMPLETED SECTIONS

FUTURE SECTIONS

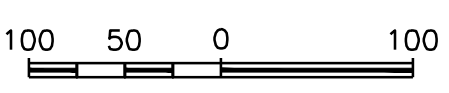
*ALL LOCAL STREETS IN MERIDIANA CONTAIN 28' WIDE PAVEMENT

P:\081-011-28-03\Drawings\MERIDIANA_SECTION_28C\Exhibits\Preliminary Drainage Exhibit_Mer_28C_rev.dwg Jul 01, 2025-10:12am. Edited by: ddelacruz



LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IN ACREAGE
- 11.19 CUMULATIVE ACREAGE
- 35.73 CUMULATIVE 5 YR C.F.S.
- ← DRAINAGE PATH
- 100' EXISTING CONTOUR



STORAGE SUMMARY TABLE		
Development	Area (AC)	Storage Required (AC-FT)
Development and Mitigation	70.7	67.2
		Storage Provided (AC-FT)
Development and Mitigation		75.2
Excess Storage Available		8.0

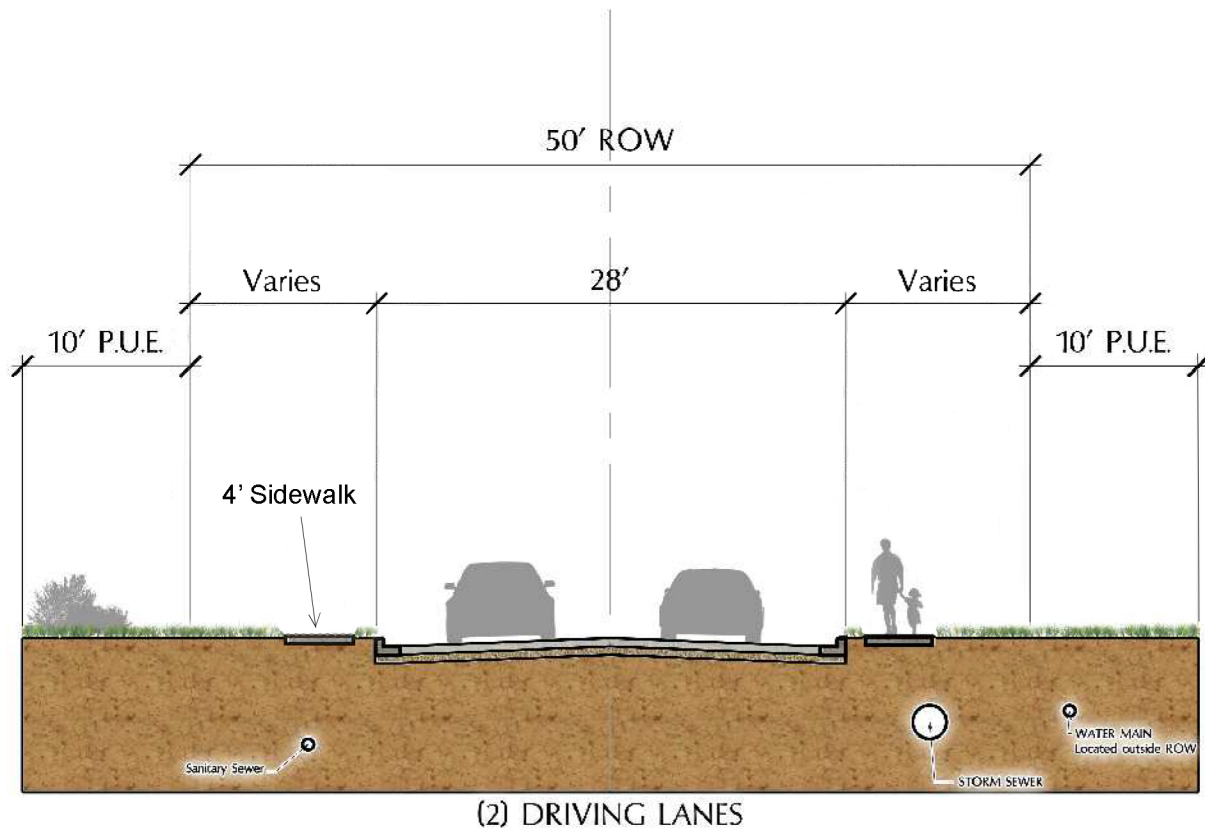


10011 Meadowglen Lane
Houston, Texas 77042
EHRAInc.com | 713.784.4500
TBP# No. F-726 | TBPLS No. 10092300

ENGINEERING THE FUTURE
SINCE 1936

B.C.M.U.D. NO. 56

MERIDIANA SECTION 28C
MERIDIANA DETENTION U PH 2
PRELIMINARY DRAINAGE PLAN



Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. P.U.E. shall mean public utility easement.

Exhibit 8: Street Section - 50' Local

Brazoria County, Texas

NOT TO SCALE

EHRA

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-011-150

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

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intended use, design or proposed
improvements are made herein. All
Plans for land or facilities are
subject to change without notice.



CITY COUNCIL DATA SHEET

MEETING DATE: July 7, 2025

Agenda: Regular ☒
Consent ☐

TOPIC:

Approval of proposed infrastructure for City of Manvel monument signs.

BACKGROUND:

The City of Manvel is requesting approval to install three monument signs at the intersections of SH 288 and SH 6, SH 288 and Magnolia Parkway, and SH 6 and CR 99. These signs will be placed within the Texas Department of Transportation (TxDOT) right-of-way. Given their locations, we have collaborated with TxDOT and secured the necessary approvals to move forward.

The total cost for the sign installation is: \$101,235 with an installation timeline of 3-4 months after approval.

RECOMMENDATION:

Staff recommends that City Council approve the proposed infrastructure for the City of Manvel monument signs.

ATTACHMENTS:

4D Signworx Proposal and City of Manvel Monument Design

FUNDING ISSUES

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

Hotel/Motel Tax Fund Expenditures
Other Services
60-10-5725 Advertising & Promotion

SUBMITTING STAFF MEMBER

Robbie Hill

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL: ☒



SIGNWORX

2022 Pech Road • Houston, Texas 77055 • P: 713.984.2010 • F: 713.984.8064

Date: June 17, 2025

AN AGREEMENT BETWEEN 4D SIGNWORX, LTD. AND: City of Manvel

Job Name: City of Manvel

Project/ Job Number: PRO24-0754

Contact Name: Percy Ben

Phone: 832-295-1321

Email: Percy.ben@cityofmanvel.com

Billing Address: TO FOLLOW

Job Address: TO FOLLOW

"THIS PROJECT INCLUDES A 5-YEAR FULL-COVERAGE "PARTS-&-LABOR" WARRANTY"

SCOPE OF WORK TO BE PERFORMED:

MONUMENT SIGN : Manufacture and install (3) 8'-0" x 12'-6" double-sided, illuminated stone veneer monument sign with soapstone caps, a spray finished aluminum cabinet with routed and backed acrylic text and rule lines with a decorative aluminum crown with a .125" aluminum city seal.



Bid Amount:
\$101,235.

Sales Tax:
Exempt

Total:
\$101,235

Down Payment:
\$50,617.50

PRODUCTION WILL NOT BEGIN UNTIL RECEIPT OF DOWN PAYMENT, SIGNED CONTRACT, AND WRITTEN APPROVAL OF ARTWORK. _____ (initial)

PROPOSAL SPECIFIC CONDITIONS:



2022 Pech Road • Houston, Texas 77055 • P: 713.984.2010 • F: 713.984.8064

ELECTRICAL CONNECTIVITY: It is agreed that Buyer is to furnish all primary electrical service required. All electrical signage requires a minimum of (1) dedicated circuit and must be run on a Time Clock or Photocell in order to maintain the Warranty provided. "Post-Installation" trips required or related to any electrical issues will be at the buyer's expense. _____ (initial)

SELLER'S RIGHT OF POSSESSION: Buyer recognizes and consents that all merchandise agreed to herein and above can be recalled, retaken, or repossessed until full and final payment is received by 4D Signworx, LTD. *ALL BALANCES ARE DUE UPON COMPLETION OF JOB, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE IN ADVANCE.* If balance is not paid as agreed upon, 4D Signworx, LTD reserves the right to file judgments for the total amount due including any additional expenses incurred in the process.

- Deadlines are met when the customer has provided all the required information, within the required timeframe.
- Customer must notify 4D Signworx LTD of any governing entities in which signage approval is required prior to commencing work, as well, customer is responsible for obtaining these approvals; ie. Property Management Companies, Landlord, HOA or any other Associations.
- Permits are billed at cost with a standard \$350 permit procurement fee, if the project requires permits.
- Any delays or misinformation that results in extra trips, extra artwork, or overtime are subject to additional charges.
- Vector artwork is required at time of drawing approval. Any artwork recreation, if required, is not included in contract and billable at an additional cost.
- Most projects do not require stamped structural engineer's drawing, however, if engineering is required the fees are disclosed during the project and are billed on a "per job" basis and are "as required" by the client or governing municipality.
- Any hidden or unforeseen circumstances, such as underground obstructions or hidden deficiencies in the existing structures that require additional time or equipment for removal, are subject to change orders.
- Any jobs requiring a **rush** are subject to an additional overtime charge to meet those deadlines.
- Deposit is non-refundable. In the case a contract is cancelled by the buyer, the deposit will be credited less expenses incurred.

WARRANTY:

MATERIALS AND WORKMANSHIP ARE GUARANTEED FOR FIVE YEARS FROM THE DATE OF JOB COMPLETION. IF 4D SIGNWORX, LTD DOES NOT RECEIVE PAYMENT, NET 30 DAYS FROM THE DATE OF INSTALLATION, 4D SIGNWORX HAS THE AUTHORITY TO VOID THE WARRANTY.

4D SIGNWORX REPRESENTATIVE:

Rafael Tovar

4D SIGNWORX, LTD

Date: _____

CLIENT REPRESENTATIVE:

_____ **(TITLE)**

Date: _____

SIGN TYPE

MFG. & INSTALL (3) DOUBLE SIDED ILLUMINATED MONUMENT SIGNS.

MATERIAL SPEC

ST1: STUCCO

S1: STONE VENEER

A1: 3/16" #7328 WHITE ACRYLIC

VINYL SPEC

V1: 3M TBD

PAINT SPEC - SATIN FINISH

P1: MP -

P2: MP -

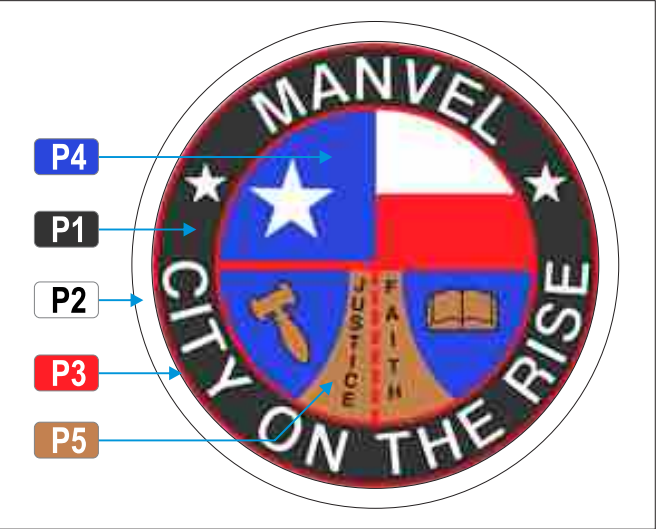
P3: MP -

P4: MP -

P5: MP -

P6: MP - BLACK, GLOSS FINISH

CUSTOMER TO PROVIDE DIGITAL ARTWORK



SIGN LAYOUT - SIDE B
SCALE: NTS



SIGN LAYOUT
SCALE: 1/2"=1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

WORK ORDER

2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

PROJECT INFO

CLIENT: CITY OF MANVEL

ADDRESS: ---

CITY, STATE: MANVEL, TX

DATE: 05.28.24

SALES REP: RT

DRAWN BY: KW

DRAWING NUMBER

213807

W.O. (E2) NUMBER

213807-02

#	DATE	REVISIONS	
1	5/29/24	ADD ILLUMINATED MONUMENT	KW
2	5/30/24	REVISIONS	KW
3	6/14/24	REVISIONS	KW
5	2/13/25	REVISIONS	KW
6	2/13/25	FOUNDED 1857	CS
WO	6/19/25	CONVERT TO WO	SF

SIGNATURES

CLIENT APPROVAL

SIGNED: DATE:

LANDLORD APPROVAL

SIGNED: DATE:

SALES

SIGNED: DATE:

ESTIMATION

APPROVAL

APPROVAL

APPROVAL

APPROVAL

FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.

CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.

SPECIFICATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ILLUMINATED

120 or 277 VOLT ELECTRICAL SERVICE

ELECTRICAL LOAD: 1.22 AMPS @ 120V
20 AMP CIRCUIT(S): 1 @ 120 V

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 1 OF 2

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF 4D SIGNWORX, LTD. ALL UNAUTHORIZED REPRODUCTION, EXHIBITION OR DISTRIBUTION IS PROHIBITED. © 2024 4D SIGNWORX, LTD. ALL RIGHTS RESERVED.

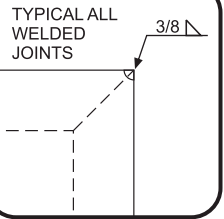
MECHANICAL
HEADER ACCENT:
FRAME: 1.5" x 1.5" x 3/16" STRUCT. ALUM ANGLE (WELDED)
FRAME BRACES: 1.5" x 1.5" x 3/16" STRUCT. ALUM ANGLE (WELD TO FRAME)
SUPPORTS: 3" x 3" x .125" ALUM. SQUARE TUBE 6063 MILL (WELD TO FRAME)
PLATES: 1/4" ALUM 5052 MILL (WELD TO FRAME)
FILLER: .063" ALUM 5052 MILL (CEMENT TO FRAMES)
FACES: 1/8" ALUM 5052 MILL (CEMENT TO FRAME)
CREST: 1/8" ALUM 5052 MILL (CEMENT TO FRAME)
CREST SUPPORTS: 1" x 1" x .125" ALUMINUM SQUARE TUBE MILL (CEMENT TO FRAME)

CABINET:
FRAMES: 2" x 2" x 3/16" STRUCT. ALUM ANGLE (WELDED)
FRAME BRACES: 2" x 2" x 3/16" STRUCT. ALUM ANGLE (WELD TO FRAME)
FILLERS: 1/8" ALUM 5052 MILL (CEMENT TO FRAMES)
FACES: 1/8" ALUM 5052 MILL (CEMENT TO FRAME)
3/16" WHITE #7328 ACRYLIC (CEMENT TO BACK OF FACE)
PLATES: 1/4" ALUM 5052 MILL (WELD TO FRAME)

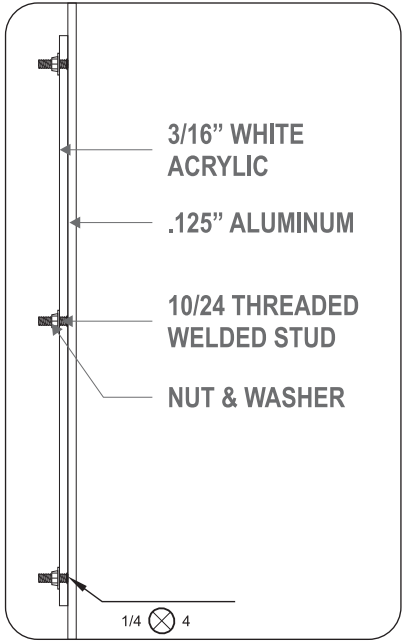
MASONRY:
BASE: 8" x 8" x 16" TYPICAL CMU BLOCK
STONE VENEER:
CAP: SOAPSTONE
STRUCTURE: #5 & #6 REBAR 12" C-C

ELECTRICAL
ILLUMINATION: HIGH-OUTPUT WHITE LED LIGHT STICKS (15" O.C.)
(2 ROWS OF SINGLE-SIDED - 7 1/2" FROM FACES)
POWER SUPPLIES: 12 VOLT ELECTRONIC (120w 100/277v)
SWITCH: 20 AMP TOGGLE IN BOX
PRIMARY: (3) WIRE GROUNDED IN BOX
CONNECTOR: 7/8" HOLE IN BALLAST BOX
LOAD: (1.22) AMPS @ (120V) - 20 AMP CIRCUIT

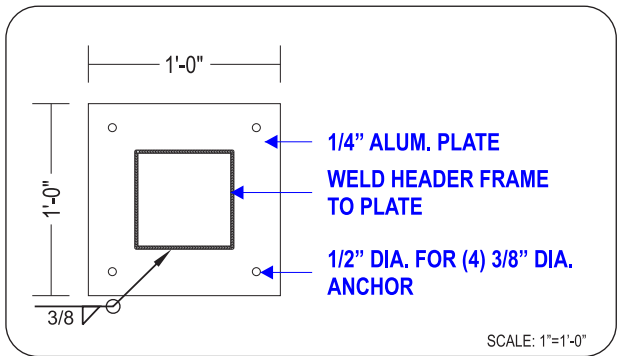
ALL ALUMINUM WELDS TO BE PERFORMED USING MIG METHOD WITH 4043 ALLOY ALUMINUM SPOOL WIRE @ .035" DIAMETER AND ARGON SHIELDING GAS.



ROUTED & BACKED



MOUNTING PLATE



SCALE: 1"=1'-0"

SCALE: 1/2"=1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

WORK ORDER



PROJECT INFO

CLIENT: CITY OF MANVEL
ADDRESS: --
CITY, STATE: MANVEL, TX
DATE: 05.28.24
SALES REP: RT
DRAWN BY: KW

DRAWING NUMBER

213807

W.O. (E2) NUMBER

#	DATE	REVISIONS	
1	5/29/24	ADD ILLUMINATED MONUMENT	KW
2	5/30/24	REVISIONS	KW
3	6/14/24	REVISIONS	KW
5	2/13/25	REVISIONS	KW
6	2/13/25	FOUNDED 1857	CS
WO	6/19/25	CONVERT TO WO	SF

SIGNATURES

CLIENT APPROVAL
SIGNED: DATE:
LANDLORD APPROVAL
SIGNED: DATE:
SALES
SIGNED: DATE:

ESTIMATION

APPROVAL _____
APPROVAL _____
APPROVAL _____
APPROVAL _____
FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.
CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.

SPECIFICATION

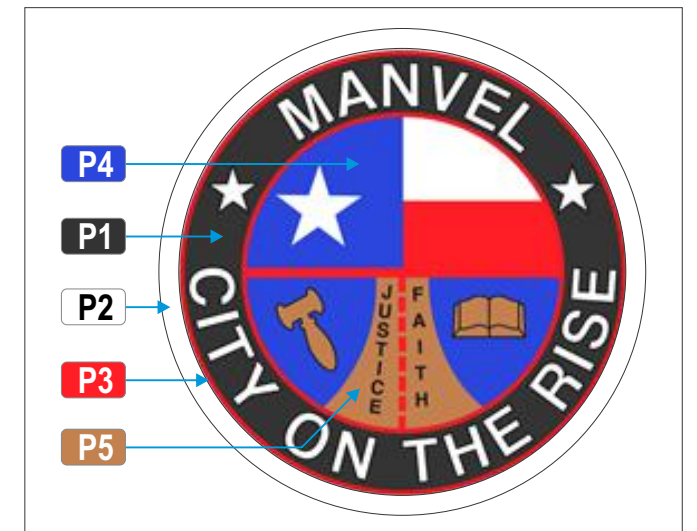
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ILLUMINATED

120 or 277 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: 1.22 AMPS @ 120V
20 AMP CIRCUIT(S): 1 @ 120 V
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 2 OF 2

**CUSTOMER TO PROVIDE
DIGITAL ARTWORK**



SIGN LAYOUT - SIDE B
SCALE: NTS



SIGN LAYOUT
SCALE: 1/2"=1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

W O R K O R D E R



SIGNWORX

2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

PROJECT INFO

CLIENT: CITY OF MANVEL
ADDRESS: ----
CITY, STATE: MANVEL, TX
DATE: 05.28.24
SALES REP: RT
DRAWN BY: KW

DRAWING NUMBER

PRO24-0754-5

W.O. (E2) NUMBER

#	DATE	REVISIONS	
1	5/29/24	ADD ILLUMINATED MONUMENT	KW
2	5/30/24	REVISIONS	KW
3	6/14/24	REVISIONS	KW
5	2/13/25	REVISIONS	KW
6	2/13/25	FOUNDED 1857	CS
7			

SIGNATURES

CLIENT APPROVAL
SIGNED: _____ DATE: _____

LANDLORD APPROVAL
SIGNED: _____ DATE: _____

SALES
SIGNED: _____ DATE: _____

APPROVAL _____

APPROVAL _____

APPROVAL _____

APPROVAL _____

FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.
CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.

ESTIMATION

ILLUMINATED

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120 or 277 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: _____
20 AMP CIRCUIT(S): _____
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 1 OF 2



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WORK ORDER

4D SIGNWORX
2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

PROJECT INFO

CLIENT: CITY OF MANVEL
ADDRESS: ----
CITY, STATE: MANVEL, TX
DATE: 05.28.24
SALES REP: RT
DRAWN BY: KW

DRAWING NUMBER

PRO24-0754-5

W.O. (E2) NUMBER

#	DATE	REVISIONS	
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3	6/14/24	REVISIONS	KW
5	2/13/25	REVISIONS	KW
6	2/13/25	FOUNDED 1857	CS
7			

SIGNATURES

CLIENT APPROVAL
SIGNED: _____ DATE: _____
LANDLORD APPROVAL
SIGNED: _____ DATE: _____
SALES
SIGNED: _____ DATE: _____

ESTIMATION

APPROVAL _____
APPROVAL _____ FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.
APPROVAL _____ CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.
APPROVAL _____

SPECIFICATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ILLUMINATED

120 or 277 VOLT ELECTRICAL SERVICE
ELECTRICAL LOAD: _____
20 AMP CIRCUIT(S): _____
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED



July 2, 2025

City of Manvel, Texas
Attention: Daniel S. Johnson, PE, CFM
City Manager
20025 Highway 6
Manvel, Texas 77578

Subject: Intersection Improvements for Croix Road at Rodeo Drive

Dear Daniel:

This constitutes our proposal for the traffic signal warrant study for Croix Road at Rodeo Drive, and the plans, specifications and estimates (PS&E) for the design for the traffic signal design for the Croix Road at Rodeo Drive. The traffic signal design includes an hourly effort for coordination with Brazoria County, if needed. The signal design has a separate hourly fee for bidding/advertising and construction phase services.

We propose a lump sum fee of \$61,292.50 and an hourly fee of \$24,190.00 for these services, which includes the subconsultant fees as follows:

Croix Road at Rodeo Drive Traffic Signal Warrant Study

Study (Lump Sum)	\$14,115.00
Coordination with Brazoria County (Hourly)	\$1,950.00

Croix Road at Rodeo Drive Traffic Signal Design

Design including Survey (Lump Sum)	\$47,177.50
Coordination with Brazoria County (Hourly)	\$5,680.00
Bidding/Advertising & Construction Phase Services (Hourly)	\$16,560.00
Total	\$85,482.50

Daniel S. Johnson, PE, CFM

July 2, 2025

Page 2

The scope of services and fee schedule is attached as Attachment A. We will invoice monthly based upon our estimated percent completion of the services.

If you have any questions, please do not hesitate to contact me at 281-558-8700.

Sincerely,



Hidi M. Criswell, PE, PTOE
Senior Project Manager, Traffic

Attachment

Attachment A Croix Road at Rodeo Drive Traffic Signal Warrant Study & Traffic Signal
Design Scope and Fee

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE ENGINEER

County: Brazoria County

Highway: Croix Rd (CR 58)

Project Limits: Croix Rd at Rodeo Drive

The work to be performed by the Engineer shall consist of providing engineering services required for the traffic signal warrant study and the preparation of plans, specifications, and estimates for the traffic signal for the intersection of Croix Road at Rodeo Drive.

Traffic Signal Warrant Study

The Engineer shall conduct traffic signal warrant study for the intersection of Croix Road at Rodeo Drive.

The studies will contain the following:

- A. 13-hour counts (15 minute and hourly intervals) performed at the study location.
- B. Pedestrian volume counts performed on each approach at the study location.
- C. Traffic characteristics observed and recorded in the field during a site inspection conducted at the study locations. The field work includes taking measurements, locating utilities, locating existing signal equipment, identifying existing conditions and taking digital photographs of the intersection (minimum of one photograph per approach).
- D. Condition diagram showing details from site inspection and field work mentioned above.
- E. A site map of the area where the study is requested. Information must consist of existing control devices at the intersection and all existing signals for one mile.
- F. Crash records obtained from the Crash Records Information System (CRIS) for a three-year period, and a collision diagram showing crash experience by type, location, direction of movement, severity, date, and weather.
- G. Document to the traffic signal warrant study in a report.
- H. Submit and coordinate traffic signal warrant study with Brazoria County.

Traffic Signal Design (If warranted)

- A. The Engineer's Surveyor shall perform a field survey for Croix Road at Rodeo Drive. Field surveys must extend approximately 600 feet on the major roadway (300 feet in each direction from the intersection) and 400 feet on the minor roadway (200 feet in each direction from the intersection). The Surveyor shall perform tasks including the following:

1. Locate existing utilities.
2. Locate topographical features and existing improvements.
3. Provide details of existing drainage features, (e.g., culverts, manholes, etc.).
4. Locate existing right-of-ways.
5. Utilize existing control points

B. Perform field work that shall include, but not be limited to, taking measurements, locating utilities, locating ROW, locating existing signal equipment, identifying existing signal phasing, identifying existing conditions, identifying railroad crossings, identifying utility easements (if present), and taking digital photos of the locations.

C. Prepare design plans in accordance with the applicable requirements of the City's Specifications and Manuals (latest revision) as provided by the City and available on the City's website. Verify that proposed traffic signal work meets the requirements of the National Electrical Code and TMUTCD. The following plans sheets will be prepared for each location:

1. Basis of Estimate Sheet
2. Condition Diagram Layout
3. Proposed Traffic Signal Layout
4. Proposed Traffic Signal Layout Legend and Notes
5. Signing and Pavement Marking Layout
6. Standard drawings for traffic signal poles and pole foundations
7. Notes for Traffic Signal Installation

D. Complete 95% design plans and submit to the City for review.

E. Coordination with Brazoria County for the traffic signal design if needed (Hourly Effort)

F. Perform final revisions to the plans due to comments from the City on the 95% plans and provide copies of the final design plans Package.

G. Provide electronic files of the design plans Package.

Design Exclusion/Assumptions

BGE will not contact the local utility company to confirm electrical power for signal equipment and obtain meter address.

Bidding/Advertising and Construction Phase Services

A. Conduct Advertising & Bidding for project by assembling bid forms, responding to pre-bid questions, and attending bid openings for the traffic signal design.

B. Conduct Construction Phase Services by addressing RFIs, reviewing traffic specific submittal reviews, answering traffic specific technical questions, and attend one field meeting.

Bidding/Advertising & Construction Phase Services Exclusion/Assumptions

This proposal excludes the print fees for advertising the traffic signal design.

This proposal excludes the following activities: record drawings; reoccurring meetings regarding construction with the City; providing meeting minutes; reviewing schedules; and inspection of the project.

Fee Estimate for Traffic Signal Warrant Study for Croix Road at Rodeo Drive

TASK DESCRIPTION	PROJECT MANAGER	Senior Engineer	PROJECT ENGINEER	ENGINEER IN TRAINING	SENIOR CADD OPERATOR	SENIOR SURVEY MANAGER	SURVEY MANAGER	SENIOR SURVEY TECH	SURVEY TECH	FIELD CREW MANAGER	3 MAN CREW	TOTAL LABOR HOURS	TOTAL COSTS
LUMP SUM FEE													
Traffic Study													
A. Perform field work			5	5								10	\$1,775.00
B. Adjust traffic count for summer count	1		2									3	\$655.00
C. Conduct Traffic Signal Warrant Analysis	1	1	2	6								10	\$1,895.00
D. Conduct Crash Analysis	1		2	2								5	\$975.00
E. Report Documentation/Exhibits	1	1	8	30								40	\$6,905.00
F. Coordination	2	2										4	\$1,090.00
HOURS SUB-TOTALS	6	4	19	43	0	0	0	0	0	0	0	72	
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$195.00	\$160.00	\$150.00	\$250.00	\$200.00	\$150.00	\$125.00	\$175.00	\$225.00		
SUB TOTAL LABOR COSTS	\$1,590	\$1,120	\$3,705	\$6,880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$13,295.00
DIRECT EXPENSES	UNIT		QUANTITY	COST/UNIT									
Mileage	MILE		100	\$0.700									\$70.00
13-Hour Turning Movement Count	Each		1	\$750.00									\$750.00
SUBTOTAL DIRECT EXPENSES													\$820.00
TOTAL LUMP SUM													\$14,115.00
HOURLY FEE													
1. Coordination with Brazoria County (if required)	2		4	4								10	\$1,950.00
HOURS SUB-TOTALS	2	0	4	4									
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$195.00	\$160.00	\$150.00	\$250.00	\$200.00	\$150.00	\$125.00	\$175.00	\$225.00		
TOTAL LABOR COSTS	\$530	\$0	\$780	\$640	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,950.00

SUMMARY	
TOTAL LABOR COSTS (Lump Sum)	\$13,295.00
TOTAL LABOR COSTS (Hourly)	\$1,950.00
NON-SALARY (DIRECT EXPENSES)	\$820.00
LUMP SUM GRAND TOTAL	\$14,115.00
HOURLY GRAND TOTAL	\$1,950.00

GRAND TOTAL (STUDY FEE) \$16,065.00

Fee Estimate for Traffic Signal Design for Croix Road at Rodeo Drive

TASK DESCRIPTION	PROJECT MANAGER	Senior Engineer	PROJECT ENGINEER	ENGINEER IN TRAINING	SENIOR CADD OPERATOR	SENIOR SURVEY MANAGER	SURVEY MANAGER	SENIOR SURVEY TECH	SURVEY TECH	FIELD CREW MANAGER	3 MAN CREW	TOTAL LABOR HOURS	TOTAL COSTS
LUMP SUM FEE													
TRAFFIC SIGNAL DESIGN													
A. Title Sheet			2	2								4	\$710.00
B. Basis of Estimate	1		2	6								9	\$1,615.00
C. Standard drawings	0.5		6	6								12.5	\$2,262.50
D. Notes for traffic signal installations	0.5		4	6								10.5	\$1,872.50
E. Perform field work			6	6								12	\$2,130.00
F. Prepare design plans:													
1. Condition diagram	0.5		5	5	2							12.5	\$2,207.50
2. Traffic Signal Layout	1	1	6	18	2							28	\$4,895.00
3. Traffic signal layout legend & notes	1	1	6	16	2							26	\$4,575.00
4. Signing and pavement marking layout	1	1	6	12	2							22	\$3,935.00
5. Wheelchair Ramps layout	1	1	6	12	2							22	\$3,935.00
6. Standard drawings (Standards to Seal)	0.5		1									1.5	\$327.50
G. Prepare 95% submittal	1		2	4								7	\$1,295.00
H. Address comments and Prepare final design package	1		6	14								21	\$3,675.00
I. Coordination	4	2										6	\$1,620.00
HOURS SUB-TOTALS	13	6	58	107	10	0	0	0	0	0	0	194	
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$195.00	\$160.00	\$150.00	\$250.00	\$200.00	\$150.00	\$125.00	\$175.00	\$225.00		
SUB TOTAL LABOR COSTS	\$3,445	\$1,680	\$11,310	\$17,120	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$35,055.00
SURVEY													
HOURS SUB-TOTALS						2	9	22	3	1.5	25	62.5	\$11,862.50
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$190.00	\$160.00	\$150.00	\$250.00	\$200.00	\$150.00	\$125.00	\$175.00	\$225.00		
SUB TOTAL LABOR COSTS	\$0	\$0	\$0	\$0	\$0.00	\$500.00	\$1,800.00	\$3,300.00	\$375.00	\$262.50	\$5,625.00		\$11,862.50
DIRECT EXPENSES													
	UNIT		QUANTITY	COST/UNIT									
Mileage	MILE		300	\$0.700									\$210.00
Toll	DAY		1	\$50.00									\$50.00
SUBTOTAL DIRECT EXPENSES													\$260.00
TOTAL LUMP SUM													\$47,177.50
DESIGN HOURLY FEE													
1. Coordination with Brazoria County (if required)	2		10	20								32	\$5,680.00
HOURS SUB-TOTALS	2	0	10	20									
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$195.00	\$160.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
SUB TOTAL LABOR COSTS	\$530	\$0	\$1,950	\$3,200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$5,680.00

BIDDING/ADVERTISING & CONSTRUCTION PHASE SERVICES HOURLY FEE													
1. Bidding and Advertising	2	1	16	16								35	\$6,490.00
2. Construction Phase Services	2	2	28	22								54	\$10,070.00
HOURS SUB-TOTALS	4	3	44	38									
CONTRACT RATE PER HOUR	\$265.00	\$280.00	\$195.00	\$160.00	\$150.00	\$250.00	\$200.00	\$150.00	\$125.00	\$175.00	\$225.00		
SUB TOTAL LABOR COSTS	\$1,060	\$840	\$8,580	\$6,080	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$16,560.00

SUMMARY	
TOTAL LABOR COSTS (Lump Sum)	\$46,917.50
TOTAL DESIGN LABOR COSTS (Hourly)	\$5,680.00
TOTAL BIDDING/ADVERTISING & CONSTRUCTION PHASE SERVICES LABOR COSTS (Hourly)	\$16,560.00
NON-SALARY (DIRECT EXPENSES)	\$260.00
LUMP SUM GRAND TOTAL	\$47,177.50
HOURLY GRAND TOTAL	\$22,240.00

GRAND TOTAL (DESIGN FEE) \$69,417.50

RESOLUTION 2024-R-29

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
ADOPTING GUIDELINES AND CRITERIA FOR THE NAMING OF PUBLIC
FACILITIES**

WHEREAS, the City Council of the City of Manvel recognizes the importance of assigning appropriate and meaningful names to public facilities, including parks, buildings, streets, and other infrastructure; and

WHEREAS, the City Council seeks to establish a fair and consistent process for naming public facilities that reflects the City's heritage, diversity, values, and the contributions of its citizens; and

WHEREAS, the City Council desires to promote transparency and encourage community participation in the naming of public facilities; and

WHEREAS, the City Council deems it necessary and in the best interest of the City to adopt formal guidelines and criteria for the naming of public facilities.

NOW, THEREFORE, Be it resolved by the City Council of the City of Manvel that the Council hereby adopts the attached "Guidelines and Criteria for the Naming of Public Facilities."

PASSED AND APPROVED by the City Council on this 7 day
of October 2024.

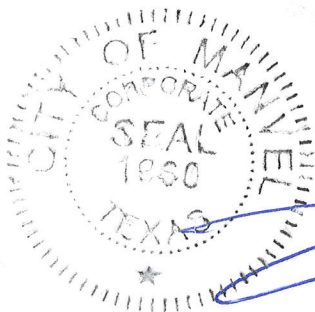


Dan Davis
Mayor

ATTEST:



Tammy Bell
City Secretary





CITY OF MANVEL

20031 HIGHWAY 6 • MANVEL, TEXAS 77578

PHONE 281-489-0630

ADOPTED BY RESOLUTION 2024-R-29

GUIDELINES AND CRITERIA FOR THE NAMING OF PUBLIC FACILITIES

Introduction

The City Council of the City of Manvel may, at its discretion, name buildings and/or facilities. The following criteria and process shall be used by the City when suggestions are made for the naming of such buildings and/or facilities:

Criteria

1. These criteria will be applied to buildings and facilities available to and operated for the benefit of the public and under the management and responsibility of the City of Manvel.
2. Facilities* may be named after individuals (either living or deceased), organizations or entities consistent with criteria set out in these guidelines. Symbolic names reflecting historical or special events or circumstances may be used at the discretion of the City Council.
3. The naming of a facility must be consistent with the positive image of the community.
4. Consideration should be given to including the function of the building to the extent practical, such as "library" or "activities building."
5. Facilities already named according to the criteria listed below should not be renamed. Renaming of other facilities should only be made after careful consideration is given to the significance of the existing names versus the name being suggested.
6. The naming will depend on the historical, financial, or civic contributions made to Manvel. Facilities may be named for individuals, families, organizations, or entities that have significantly contributed to the community or the development or completion of a facility or project. Any one or a combination of all these criteria may be considered when making decisions.
7. As a result of approved naming, plaques, markers, and memorials requested to be located on City Property or City Facilities must be in accordance with City Standards. The location, size, writing, materials, etc., require approval by the designated City Staff and should be designed to blend with/complement the existing Park or Facility.

*Facilities shall be defined as: Building Sites, parks, roadways, other structures or any City-owned property.

Historical/Symbolic Criteria: Facilities may be named for individuals, families, organizations or entities who, for historical or symbolic reasons, have contributed to the community. Nominated individuals shall be limited to those deceased for a minimum of five years. When considering individuals or families under this category, criteria will include their character, service to the community, leadership and inspiration to others.

Civic Contributions Criteria: Individuals selected within this category can be either living or deceased and should be selected after many years of service to the community and in consideration of their positive impact on the development and well-being of the community as a whole. These decisions should be made objectively, without consideration to illness, misfortune or incidents creating emotional responses. Organizations should be selected according to the same criteria.

Financial Benefactor Criteria: Individuals (living or deceased), organizations or entities chosen under this category shall make, or have made a significant financial contribution toward the facility. Significant financial contributions will be measured by the impact of a single contribution made towards the successful conclusion or continuing operation of the facility to be named. Depending on the impact, the naming could be for the entire facility or some portion of the building (i. e., a room).

Process of Selection

1. Application Process. Individuals, organizations or entities seeking to have a facility named shall complete an application. An application form shall be prepared consistent with the criteria established in these guidelines and provided for that purpose. The application shall be submitted to and reviewed by city staff and referred to City Council for action.
2. Selection Committee. Upon receipt of an application or by the request of City Council, an ad hoc selection committee may be established when deemed necessary, by the mayor with concurrence of City Council. The committee may be utilized to review and make recommendations to Council regarding applications received. Additionally, the committee may be asked to solicit or generate names for naming or renaming other facilities that will be used by a large segment of the public. Selection committee members should consist of a maximum of five citizens of Manvel. Consideration for membership should be given to appointing members of relevant standing city committees in addition to citizens at large.
3. Decision. After due consideration, the Selection Committee shall forward to City Council its recommendation for approval or denial of an application and/or a recommendation for a name for a facility along with the justification(s) for said approval, denial or recommendation. The selection of a name for a facility shall be made by City Council.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 7, 2025

TOPIC: Consideration and possible action to approve the Oakwood Trails Master Plan for an approximately 174.8-acre tract of land, generally located within the City of Manvel's Extraterritorial Jurisdiction (ETJ), along the southern side of Rodeo Palms Parkway, east side of County Road 48, abutting Avellino Subdivision to the east and north.

BACKGROUND: The subject site for the proposed Oakwood Trails development is located within the City of Manvel's ETJ and will be part of Brazoria County Municipal Utility District (BCMUD) No. 47. The development will be served by the Brazoria County MUD No. 29 wastewater treatment plant through a joint wastewater facilities agreement with MUD No. 47. Water service will be provided by the City of Manvel based on an Interlocal and Utility Capacity Agreement between the City and BCMUD 47.

Oakwood Trails will subdivide an approximately 174.8-acre tract into 413 residential lots with a minimum width of 60 feet and minimum area of 6,300 square feet, occupying approximately 105.5 acres. The remaining land is allocated as follows:

- 53.9 acres for detention and trails,
- 7.7 acres for major thoroughfare and collector right-of-way dedication,
- 3.1 acres for parkland, and
- 4.6 acres for landscape buffers and open space.

To meet the parkland dedication requirements under Section 47-6 of the City's Code of Ordinances (1 acre per 100 homes), a total of 4.1 acres is required. Of that, 3.1 acres has been designated specifically for park use, and the remaining requirement is met by incorporating trails, which may count for up to 50% of the required parkland area. Therefore, the total provided parkland area equals 5.1 acres (see attached Master Plan).

The Master Plan for the proposed development was previously considered and conditionally approved at the May 27, 2025 PD&Z meeting and the June 2, 2025 City Council meeting. As part of the conditions for approval, a subdivision variance was required for the following provisions in Chapter 62 of the City's Code of Ordinances:

- Section 62-108(b)(4): *Lot dimensions shall be not less than 60 feet in width at the right-of-way line and of a depth so as to provide an area of not less than 6,300 square feet.*
- Section 62-104(5)(b): *Multiple access points, Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.*

Since then, the requested subdivision variance has been approved, and all conditions for the approval of the proposed Master Plan have been addressed.

- *Applicant requested to change the name of proposed development to "Primrose".*

STAFF RECOMMENDATION: City staff recommends approval of the proposed Master Plan, with the updated name "Primrose".

ATTACHMENTS: Application, Master Plan, Phase Map, Phasing Schedule, TIA, and Resolution

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__



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
- The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
- All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
- A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on June 9, 2025.
- A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted, by the City of Manvel on June 9, 2025.
- Abandonment of the 40-foot-wide unimproved roads along the city limits boundary shall occur prior to the recording of the final plat that includes the affected right-of-way. Abandonment shall occur on a per-plat basis and is not required to be completed for all 40-foot-wide unimproved roads simultaneously.
- Right-of-way dedication is required for Kirby Drive.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.

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

MAYOR

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

LAND USE AREAS & LOT TOTALS

60' x 125' Typical: 413 Lots	± 105.5 Ac.
Detention	± 53.9 Ac.
Major Thoroughfare & Collector ROW Dedication	± 7.7 Ac.
Park	± 3.1 Ac.
Landscape Buffer / Open Space	± 4.6 Ac.
Total	± 174.8 Ac.

OWNER CONTACT INFORMATION

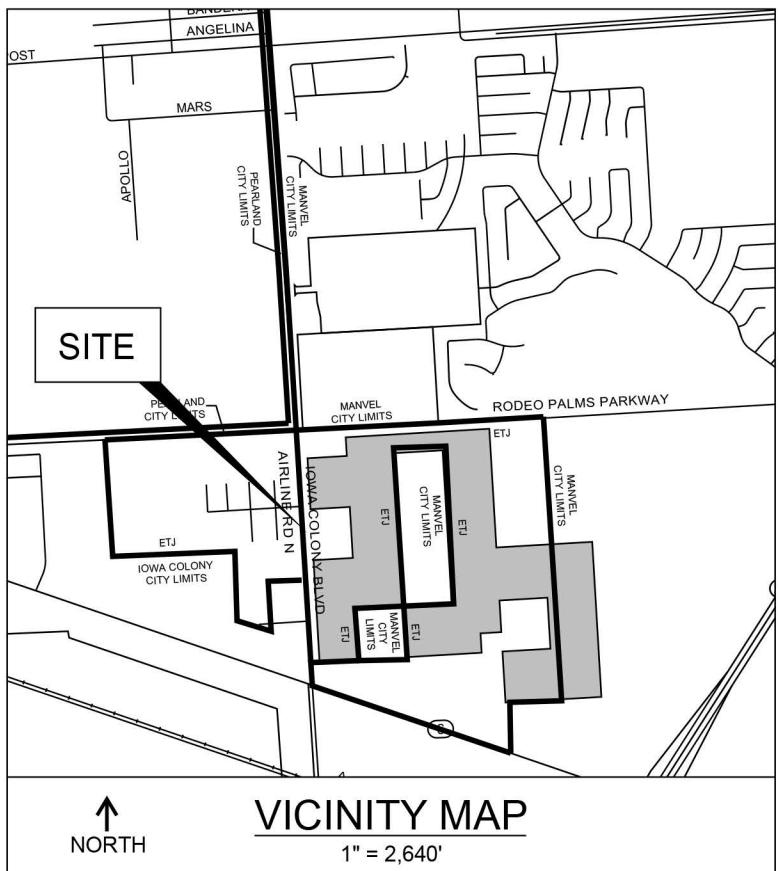
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

PARK LAND DEDICATION TABLE			
SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		2.0 Ac.	2.0 Ac.
Section 3	0.8 Ac.		0.8 Ac.
Det Res B & C			
Section 4			
Section 5	1.1 Ac.		1.1 Ac.
Section 6			
Park Land Provided	3.1 Ac.	2.0 Ac.	5.1 Ac.
Park Land Required			4.1 Ac.

*1 acre of park land for each 100 proposed dwelling units
*Trails account for 50% of the required parkland.
*A reserve dedicated to use as park land shall not be narrower than 150 feet.

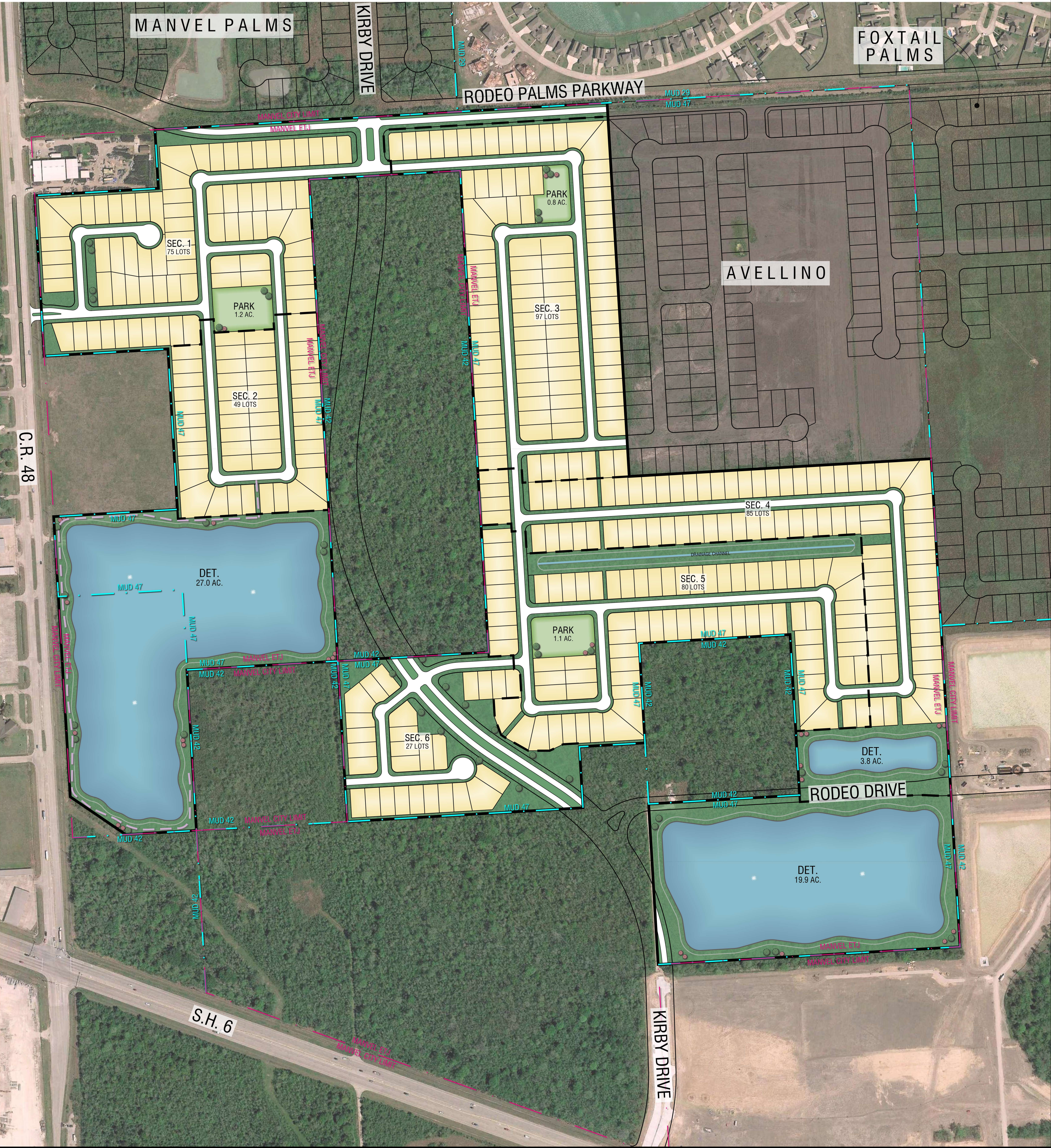
BENCHMARK(S):

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



LOTS PER SECTION

Section 1	75
Section 2	49
Section 3	97
Section 4	85
Section 5	80
Section 6	27
Total	413



Primrose: Master Plan

A Subdivision of 174.8 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas

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

July, 2025



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

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

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

April 14, 2025

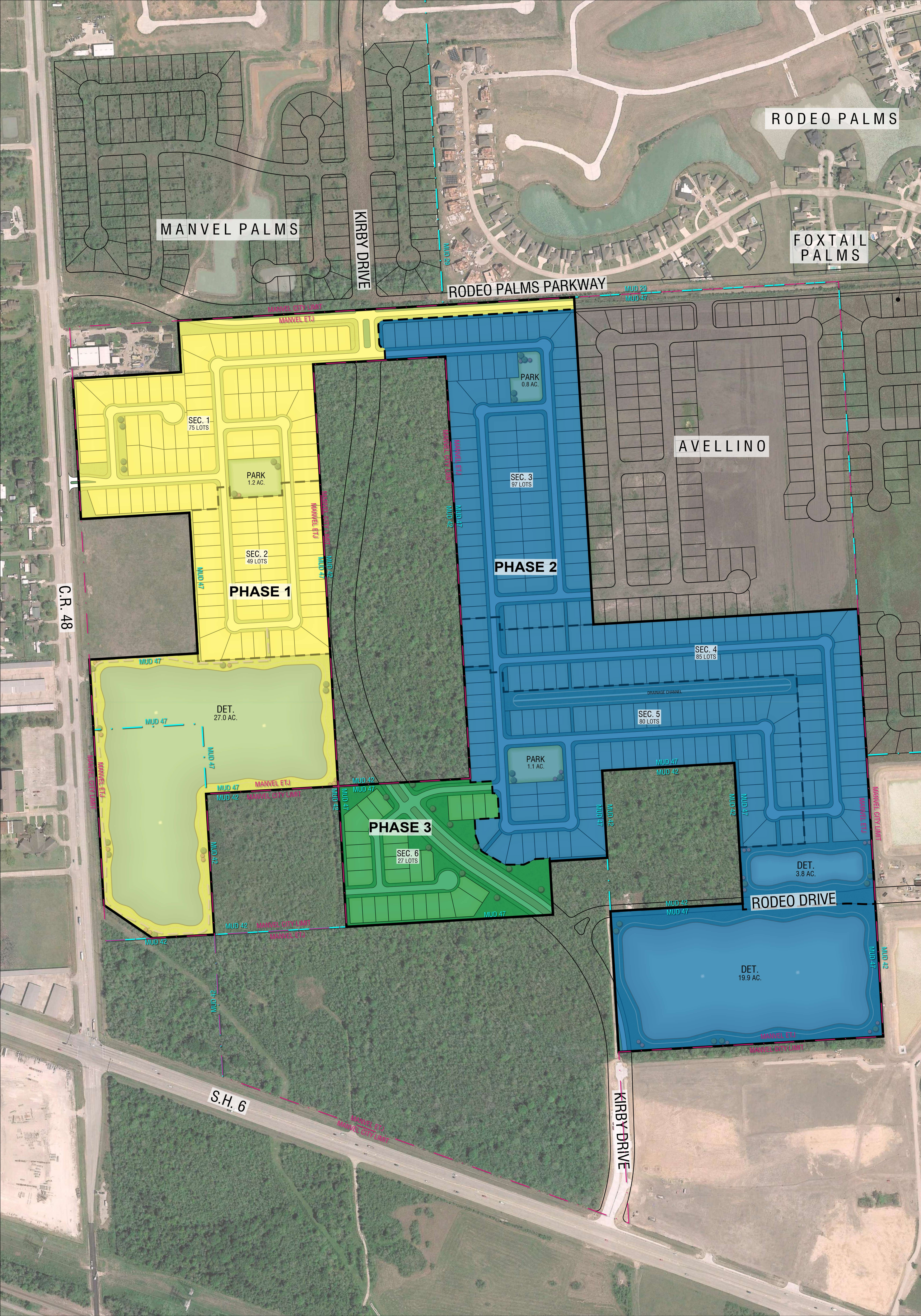
City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630

Re: **Primrose** – Proposed Phasing Schedule

Below is the currently proposed phasing schedule for the Oakwood Trails community. This schedule is subject to change pending market conditions, construction timelines, material availability, and weather delays.

Section	Estimated Construction Start Date	Estimated Completion Date
Detention Reserve 'A'	August 2025	January 2026
Rodeo Palms Parkway*	November 2025	February 2026
Section One (76 Lots)	October 2025	February 2026
Section Two (48 Lots)	November 2025	February 2026
Detention Reserve 'B' and 'C'	February 2027	June 2027
Section Three (97 Lots)	April 2027	August 2027
Section Four (85 Lots)	April 2027	August 2027
Section Five (80 Lots)	June 2028	October 2028
Section Six (27 Lots)	June 2028	November 2028

*Extent of construction pending variance request.



Primrose: Phase Map

A ± 174.8 acre tract located in the Manvel ETJ, Brazoria County, Texas.



EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

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

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

P:\241-068-00\Plan\Primrose_Phase Map.dwg Jul 02, 2025 9:35am Edited by: awaggoner



DEVELOPMENT SERVICES

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

FEE CALCULATION WORKSHEET

PLAT TYPE	APPLICATION FEE	BASE FEE	No. ACRES	No. LOTS		TOTALS
Master Plan	\$1,000.00	--	50 to 100	--	=	\$1,000.00
	\$2,000.00	--	101+	--	=	\$2,000.00
Final Plat	\$750.00 + \$25/lot & \$15/ac (or fraction in reserves)	\$750.00	+ ____ acres	+ ____ lots	=	\$ _____.____
Replat	\$750.00 + \$75 ad fee & \$1 per mailing	\$750.00	--	--	=	\$ _____.____
Development Plat	\$750.00 + \$15/ac	\$750.00	+ ____ acres	--	=	\$ _____.____
Preliminary Plat	\$750.00 + \$10/lot & \$15/ac (or fraction in reserves)	\$750.00	+ ____ acres	+ ____ lots	=	\$ _____.____
Minor or Amending Plat	\$500.00	--	--	--	=	\$500.00
Preliminary Plat Extension	--	--	--	--	=	No Cost
Proposition B Plat	--	--	--	--	=	No Cost



DEVELOPMENT SERVICES

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the “**Submittal Checklist**” below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these documents for your project **before** submitting an application. Answers to plat applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Submit the application and accompanying documents to the Permits Department per the [Plat Submittal Requirements Checklist](#) and [Plat Submittal Schedule](#).

PLAT SUBMITTAL CHECKLIST ITEMS	PLEASE CHECK
Completed Plat Application (with all signatures)	X
Agenda Request Form (if applicable)	X
PDF Copy of Plat	X
Paid, Certified Original Brazoria County Tax Certificate and MUD (if applicable)	
MUD Annexation Letter (if applicable)	X
Phasing Plan / Schedule (if applicable) *	X
Utility Layout (if applicable) *	X
Preliminary Drainage Plan (if applicable)	X
Proof of Preliminary Drainage Plan Submittal to Drainage District*	X
Approved Construction (infrastructure) Plan (if applicable)	
Approved Drainage Plan (if applicable)	X
Proof of Drainage Plan Submittal to Drainage District*	
Proof of notice to utility companies (CPE, Comcast etc.,) and other applicable entities	X
No objection letters from utility companies (CPE, Comcast etc.,) and all applicable entities	
Copy of Current Title Report/CPL	
Traffic Impact Analysis (if applicable) *	X
Copy of Easements filed by separate instrument (if applicable)	
Approved Master Plan (if applicable) *	X
Copy of Previously Recorded Plat (if applicable)	
Owner’s Verification Letter Confirming Compliance with Recorded Deeds and Restrictions (only Replats and Partial Replats)	
ArcGIS Shapefiles/ CAD *.dwg Files	X
Paid Application Fee	X
*Indicates document not required per Section 62-120 (Proposition B by City Election held on May 6, 2023).	



DEVELOPMENT SERVICES

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

APPLICANT CERTIFICATION

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

Applicant Signature

Date



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Owner Name

Owner Address

Owner City, State Zip

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, _____, certify that I am the owner of the project property located at _____ and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Ashley Waggoner with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at _____ if you have any questions.

Sincerely,

Owner Name _____

Owner Signature _____

RESOLUTION NO. 2025-R-16

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, APPROVING A MASTER PLAN AND A PHASING PLAN FOR THE PRIMROSE DEVELOPMENT, (PREVIOUSLY NAMED OAKWOOD TRAILS), A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.

WHEREAS, KL LB BUY 5 LLC (“Owner”) is the owner of an approximate 175.5-acre tract (“Site”), a subdivision of 175.5 acres out of the H.T.&B.R.R. CO. Survey, Section 71, A-291, located within the City of Manvel’s extra-territorial jurisdiction (ETJ) and Brazoria County Municipal Utility District No. 47; and

WHEREAS, the Owner intends to develop the Site as a residential subdivision with 60’ x 125’ typical lots and associated infrastructure; and

WHEREAS, Chapter 62, § 62-39 (d) of the City Code requires a master plan to be approved by a council resolution, unless council approves an amended planned unit development (PUD) or development agreement; and

WHEREAS, Chapter 62, § 62-39 (b) of the City Code requires a phasing schedule to be submitted as part of the master plan. The phasing schedule shall indicate the timing of each phase of development. All lands to be dedicated for public right-of-way, public park land, public use, trails, or school site purposes shall be dedicated in the first phase of the development; and

WHEREAS, on April 14, 2025, Ashley Waggoner with EHRA Engineering (the Applicant), on behalf of the Owner, submitted a plat application requesting approval of a proposed Master Plan and Phasing Plan for the subject site identified as “Oakwood Trails” with a total of 413 lots; and

WHEREAS, the applicant also requested variances to the requirements of Chapter 62, Section 108 (b)(4), to allow measurement of lot width at front setback line and Chapter 62, Section 104 (5), to allow fewer access points than the minimum requirement, for the approval of Oakwood Trails Master Plan; and

WHEREAS, the Planning, Development, and Zoning Commission recommended approval of the proposed Oakwood Trails Master Plan and the associated variances with conditions on May 27, 2025, to City Council; and

WHEREAS, the City Council approved the proposed Oakwood Trails Master Plan and the associated variances with conditions on June 2, 2025; and

WHEREAS, the applicant has addressed all the conditions of approval for the Oakwood Trails Master Plan; and has requested to change the name of the development to “Primrose” for all future development related applications. Exhibit A and Exhibit B show the approved Master Plan and Phasing Plan respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS THAT:

SECTION 1: The City of Manvel approves the Master Plan for the Primrose development (previously called Oakwood Trails) attached as Exhibit A. This Master Plan shall be used for subsequent platting and development of the subject site as a 416 residential lot subdivision with associated infrastructure and amenities in accordance with all applicable codes and ordinances of the City.

SECTION 2: The City of Manvel approves the Phasing Plan for the Primrose development (previously called Oakwood Trails) attached as Exhibit B. The Phasing Plan shall satisfy the requirements of City Code § 62-39 and shall indicate the timing of each phase of development. All lands to be dedicated for public right-of-way, public park land, public use, trails, or school site purposes shall be dedicated in the first phase of the development.

PASSED AND ADOPTED this _____th day of _____, 2025.

Dan Davis, Mayor
City of Manvel, Texas

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

RESOLUTION NO. 2025-R-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B” “HERITAGE PARK”; AND THAT THE AREAS WITHIN BE NAMED “LENARDUZZI DOG PARK”, “RUTH DIETZ PAVILION”, “PAUL KREUZER JR. GAZEBO”, AND “JOSEPHINE MALONE PLAYGROUND”; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, on June 17, 2025, the Facility Naming Committee approved the following recommendations for the naming of new and existing City of Manvel facilities as described in exhibit “A”, and

WHEREAS, a 2.01 acre tract of land, comprised of a 1.004 acre (43,725 square feet) tract of land, situated in Manvel out lot number 92, according to the plat records of said Manvel and surrounding acreage as recorded in volume 1, page 69 of the plat records of Brazoria County, Texas, and 1.004 acre (called 1.00 acre) of land, situated in Manvel outlot no. 92, according to the plat records of said Manvel and surrounding acreage as recorded in volume 1. Page 69 of the plat records of Brazoria County, Texas, as further described in Exhibit “B”, and

WHEREAS, it is being recommended to the City Council that such property be named “Heritage Park”; and

WHEREAS, it is further recommended that areas within Heritage Park be named the following:

“Lenarduzzi Dog Park”,
“Ruth Dietz Pavilion”,
“Paul Kreuzer Jr. Gazebo”, and
“Josephine Malone Playground”;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the property described in Exhibit “B” shall be named and known as “Heritage Park”.

Section 2. That this Resolution shall become effective immediately from and after its passage.

PASSED, APPROVED, and RESOLVED this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST

Tammy Bell, City Secretary

EXHIBIT A
Facility Naming Committee Recommendation Letter

RESOLUTION NO. 2025-R-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B” “KAREN KINLAW PUBLIC WORKS FACILITY”; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, on June 17, 2025, the Facility Naming Committee approved the following recommendation for the naming of new and existing City of Manvel facilities as described in exhibit “A”, and

WHEREAS, A 4.67 ACRE TRACT, KNOWN AS LOTS 28A2 AND 28A2B, OUT OF A CALLED 12.6 ACRE TRACT, AS DESCRIBED IN VOLUME 1010, PAGE 511, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS, and

WHEREAS, it is being recommended to the City Council that such property be named “Karen Kinlaw Public Works Facility”; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the property described in Exhibit “B” shall be named and known as “Karen Kinlaw Public Works Facility”.

Section 2. That this Resolution shall become effective immediately from and after its passage.

PASSED, APPROVED, and RESOLVED this ____ day of _____, 2025.

Dan Davis
Mayor

ATTEST

Tammy Bell
City Secretary

EXHIBIT A
Facility Naming Committee Recommendation Letter

EXHIBIT B

A 4.67 ACRE TRACT, KNOWN AS LOTS 28A2 AND 28A2B, OUT OF A CALLED 12.6 ACRE TRACT, AS DESCRIBED IN VOLUME 1010, PAGE 511, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS

RESOLUTION NO. 2025-R-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B” “BOOTH WATER TOWER”; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, on June 17, 2025, the Facility Naming Committee approved the following recommendation for the naming of new and existing City of Manvel facilities as described in exhibit “A”, and

WHEREAS, 1,000,000-gallon Concrete Elevated Storage Tank; at 20147 ½ South Freeway; DEL BELLO LAKES SEC 8, RESERVE D (ELEVATED STORAGE TANK) ACRES 1.785, and

WHEREAS, it is being recommended to the City Council that such property be named “Booth Water Tower”; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the property described in Exhibit “B” shall be named and known as “Booth Water Tower”.

Section 2. That this Resolution shall become effective immediately from and after its passage.

PASSED, APPROVED, and RESOLVED this _____ day of _____, 2025.

Dan Davis
Mayor

ATTEST

Tammy Bell
City Secretary

EXHIBIT A
Facility Naming Committee Recommendation Letter

Exhibit B

**1,000,000-gallon Concrete Elevated Storage Tank; at 20147 ½ South Freeway; DEL
BELLO LAKES SEC 8, RESERVE D (ELEVATED STORAGE TANK) ACRES 1.785**

RESOLUTION NO. 2025-R-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B” “MANVEL WATER RECLAMATION FACILITY”; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, on June 17, 2025, the Facility Naming Committee approved the following recommendation for the naming of new and existing City of Manvel facilities as described in exhibit “A”, and

WHEREAS, approximately 108 acres of land being A tract of 108 acres, more or less, being all of lots 24,25,26,32,33,34,41,42,43 and 51 a and a part of Lot 35, in Block 92 of the Allison-Richey Gulf Coast Home Company Subdivision (in the Erastus Little Survey, A-320) which is recorded in Volume 2, upon Pages 91-92 of the Plat Records of Brazoria County, Texas, as further described in Exhibit “B”, and

WHEREAS, it is being recommended to the City Council that such property be named “Manvel Water Reclamation Facility”; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the property described in Exhibit “B” shall be named and known as “Manvel Water Reclamation Facility”.

Section 2. That this Resolution shall become effective immediately from and after its passage.

PASSED, APPROVED, and RESOLVED this ____ day of _____, 2025.

Dan Davis
Mayor

ATTEST

Tammy Bell
City Secretary

EXHIBIT A
Facility Naming Committee Recommendation Letter

Exhibit B

Approximately 108 acres of land being A tract of 108 acres, more or less, being all of lots 24,25,26,32,33,34,41,42,43 and 51 a and a part of Lot 35, in Block 92 of the Allison-Richey Gulf Coast Home Company Subdivision (in the Erastus Little Survey, A-320) which is recorded in Volume 2, upon Pages 91-92 of the Plat Records of Brazoria County, Texas.

RESOLUTION NO. 2025-R-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B” “C.L. MCDANIEL POLICE STATION”; AND PROVIDING FOR AN EFFECTIVE DATE.

* * * * *

WHEREAS, on June 17, 2025, the Facility Naming Committee approved the following recommendation for the naming of new and existing City of Manvel facilities as described in exhibit “A”, and

WHEREAS, Manvel Police Department, 6615 N Masters Rd., MANVEL BLK 1 LOT 1 (MANVEL CITY HALL COMPLEX)(OL 199) ACRES 8.64, and

WHEREAS, it is being recommended to the City Council that such property be named “C.L. McDaniel Police Station”; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the property described in Exhibit “B” shall be named and known as “C.L. McDaniel Police Station”.

Section 2. That this Resolution shall become effective immediately from and after its passage.

PASSED, APPROVED, and RESOLVED this _____ day of _____, 2025.

Dan Davis
Mayor

ATTEST

Tammy Bell
City Secretary

EXHIBIT A
Facility Naming Committee Recommendation Letter

Exhibit B

6615 N Masters Rd., MANVEL BLK 1 LOT 1 (MANVEL CITY HALL
COMPLEX) (OL 199) ACRES 8.64

EXAMPLE

A. Appointment Based on Seniority

The Mayor Pro-Tem shall be appointed annually based on the Councilmember with the **longest consecutive years of service** on the City Council, regardless of position number or initial election date.

B. Eligibility

1. Any Councilmember, including a first-year member, is eligible to serve as Mayor Pro-Tem.
2. The City Secretary shall maintain an official record of Councilmember seniority based on their uninterrupted service in office.

C. Tie-Breaking Procedure

In the event two or more Councilmembers have the same length of consecutive service, the tie shall be resolved by **drawing of lots or straws**, administered by the City Secretary at a public meeting prior to the appointment.

D. Appointment Process

The Mayor shall present the Councilmember with the highest seniority for appointment during the first regular meeting following the May general election. The appointment shall be confirmed by a majority vote of the City Council. The appointed Mayor Pro-Tem shall serve a **one-year term** or until the next appointment is made, unless otherwise vacated.

EXAMPLE

SECTION 1. Policy Established.

The City Council hereby adopts the following policy for the annual appointment of the Mayor Pro-Tem:

A. Rotational Order

The Mayor Pro-Tem shall be selected each year based on the following rotational order of Council positions:

Position 6 → Position 5 → Position 4 → Position 3 → Position 2 → Position 1

Once Position 1 has served, the rotation shall resume with Position 6.

B. Eligibility

1. A Councilmember must have served at least **one full year** on the City Council to be eligible for appointment.
2. If a Councilmember is ineligible due to tenure or declines to serve, the appointment shall rotate to the **next eligible position** in the sequence.
3. A Councilmember who declines the appointment may be considered again in a future cycle, based on their position in the rotation and meeting eligibility requirements.

C. Appointment Process

The Mayor shall present the eligible Councilmember for appointment during the first regular meeting following the May general election. If there is a run-off election, the appointment shall occur during the first regular meeting following the run-off election. The appointment shall be subject to confirmation by a majority vote of the City Council according to the City Charter. The appointed Mayor Pro-Tem shall serve a **one-year term** or until the next appointment is made, unless otherwise removed or vacated.