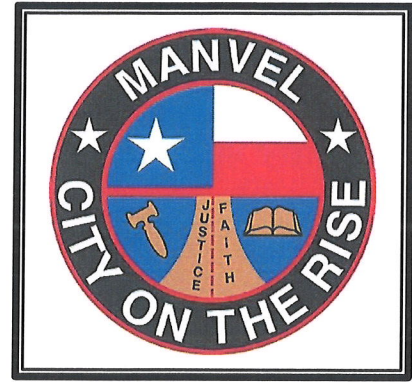


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 14, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve Brazoria County MUD No. 57 Water Plant No. 2 Preliminary Plat;
BEING A SUBDIVISION OF 1.06 ACRES, OUT OF THE OLIVER HALL SURVEY,
A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Meridiana Greenbelt Park Preliminary Plat;
BEING A SUBDIVISION OF 3.88 ACRES, OUT OF THE OLIVER HALL SURVEY,
A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a 6-month extension for Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 12.92 ACRES, BEING A PARTIAL REPLAT OF LOTS
9-13 BLOCK 1, OF THE LULLING STONE SECTION 1, A PLAT RECORDED AT
VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana GDP Amendment No. 24.
- B. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.25 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat;
BEING A SUBDIVISION OF 29.60 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward a recommendation of approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; (Proposed Ordinance No. 2025-0-23)
- E. Consideration and possible action to forward a recommendation of approval to City Council;
AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY

July 14, 2025 PLANNING DEVELOPMENT AND ZONING MEETING

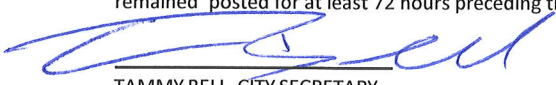
PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.P.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22) (*Tabled at the 6/23/2025 PD&Z Meeting*)

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 07/11/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 07/14/2025 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: July 14, 2025 (PD&Z)

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

Person to Speak: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Brazoria County MUD No. 57 Water Plant No. 2 Preliminary Plat,
being a subdivision of 1.06 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

SIGNATURE

06/16/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Brazoria County MUD No. 57 Water Plant No.2 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

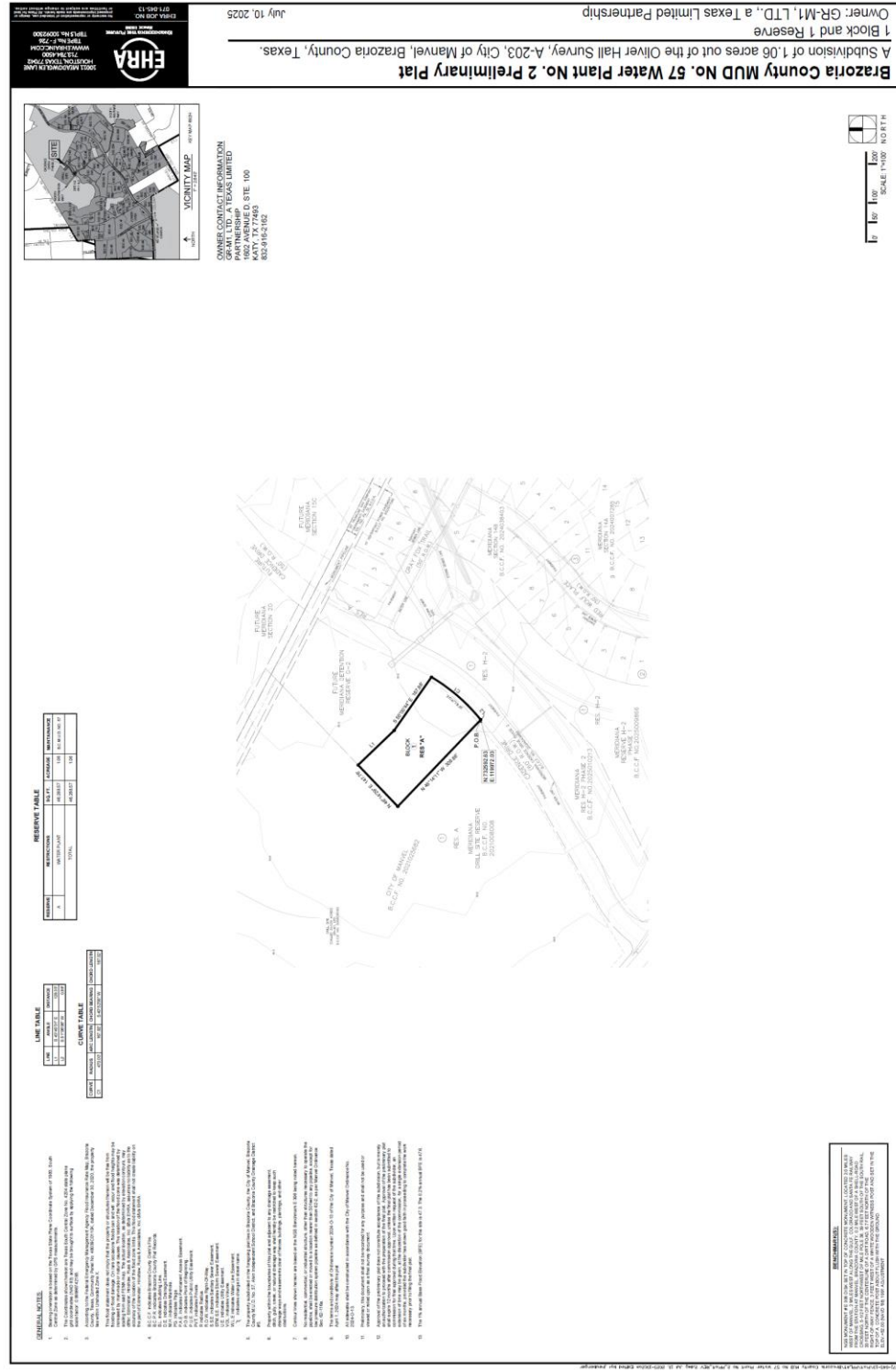
- *This proposed plat creates a 1.06 acres reserve for water plant site within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The proposed site is located along the north side of Cadence Drive, next to the Drill Site Reserve to the west (See Master Plan).*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Brazoria County MUD No. 57 Water Plant No.2 - Preliminary Plat.

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

Plat Exhibit

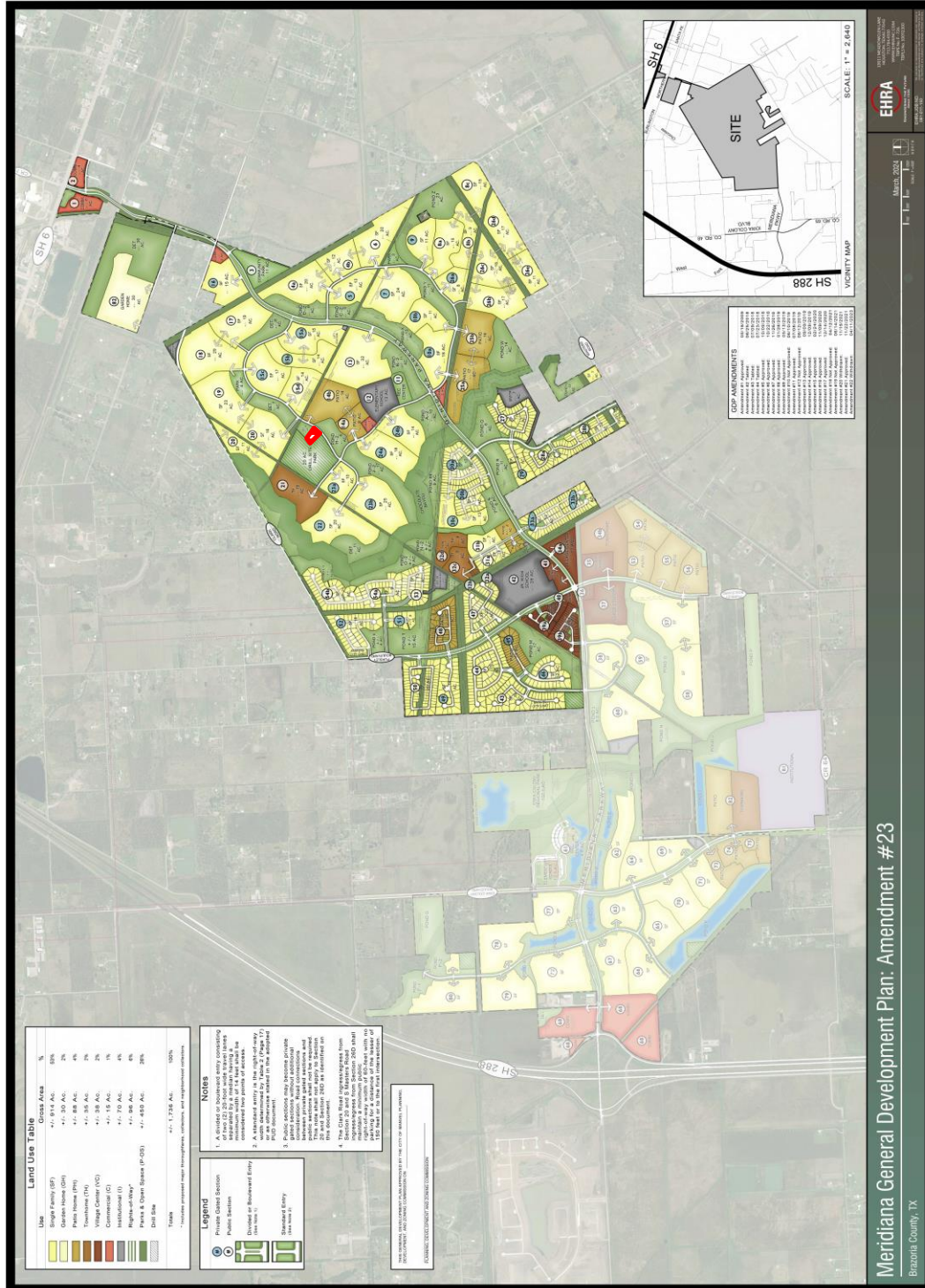




DEVELOPMENT SERVICES DEPARTMENT

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

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



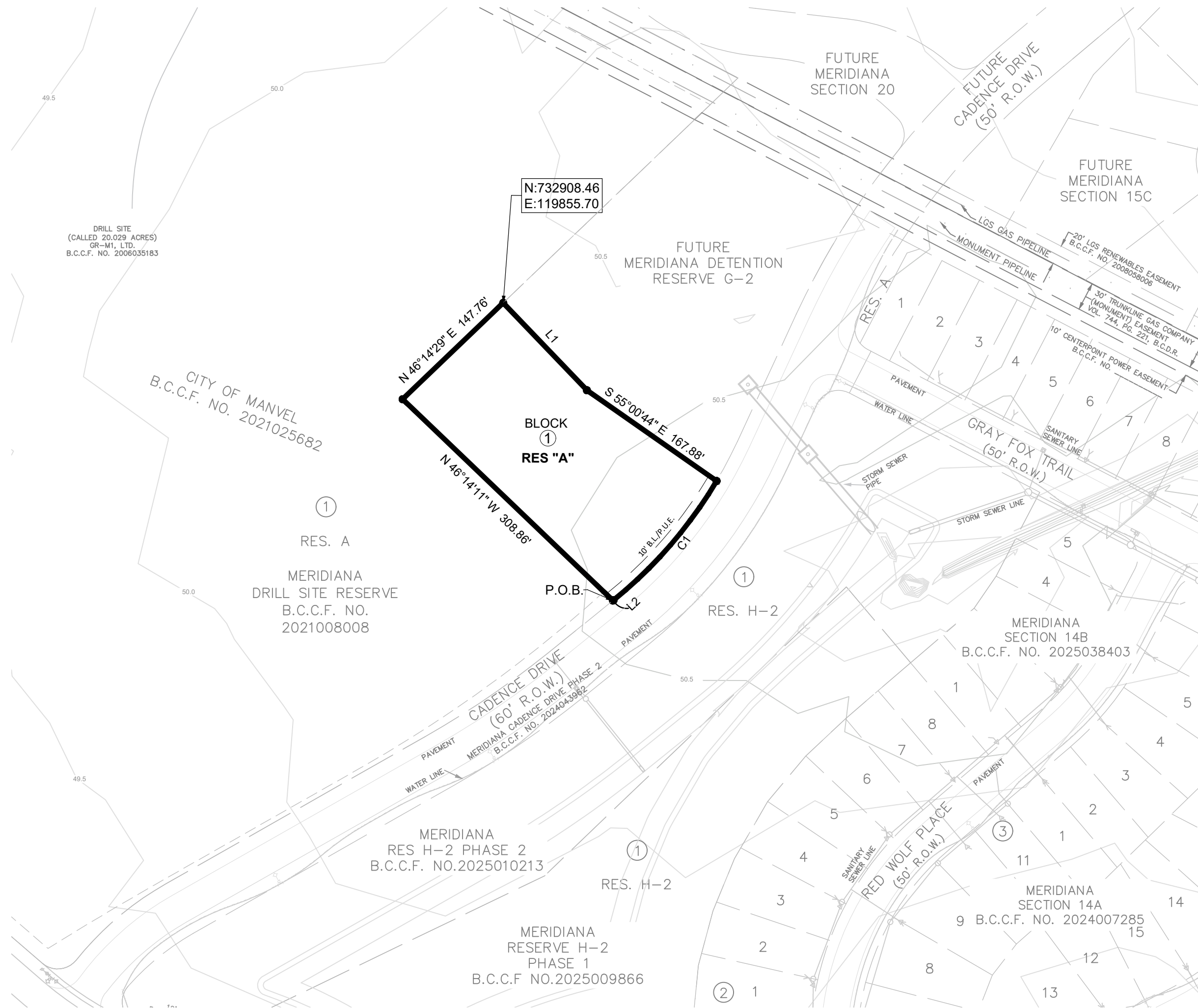
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. 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.

LINE	ANGLE	DISTANCE
L1	S 43°45'31" E	128.35'
L2	S 51°06'06" W	0.89'

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	WATER PLANT	46,288.57	1.06	B.C.M.U.D. NO. 57
	TOTAL	46,288.57	1.06	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	167.92'	S 40°52'00" W	167.02'

- B.C.C.F. indicates Brazoria County Clerk's Files.
 - B.C.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - D.E. indicates Drainage Easement.
 - M.H. indicates Manhole.
 - PG. indicates Page.
 - P.A.E. indicates Permanent Access Easement.
 - P.O.B. indicates Point of Beginning.
 - P.U.E. indicates Public Utility Easement.
 - P.V.T. indicates Private.
 - R. indicates Radius.
 - R.O.W. indicates Right-Of-Way.
 - S.S.E. indicates Sanitary Sewer Easement.
 - STM.S.E. indicates Storm Sewer Easement.
 - U.E. indicates Utility Easement.
 - VOL. indicates Volume.
 - W.L.E. indicates Water Line Easement.
 - X. indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 7. Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system easements as defined in section 62-2, as per Manual Ordinance Sec. 62-116a.
 9. Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
 10. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to the commission for final approval during that time. Upon written request of the subdivider, extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
 11. The 1% annual Base Flood Elevation (BFE) for this site is 47.3. The 0.2% annual BFE is 47.6.



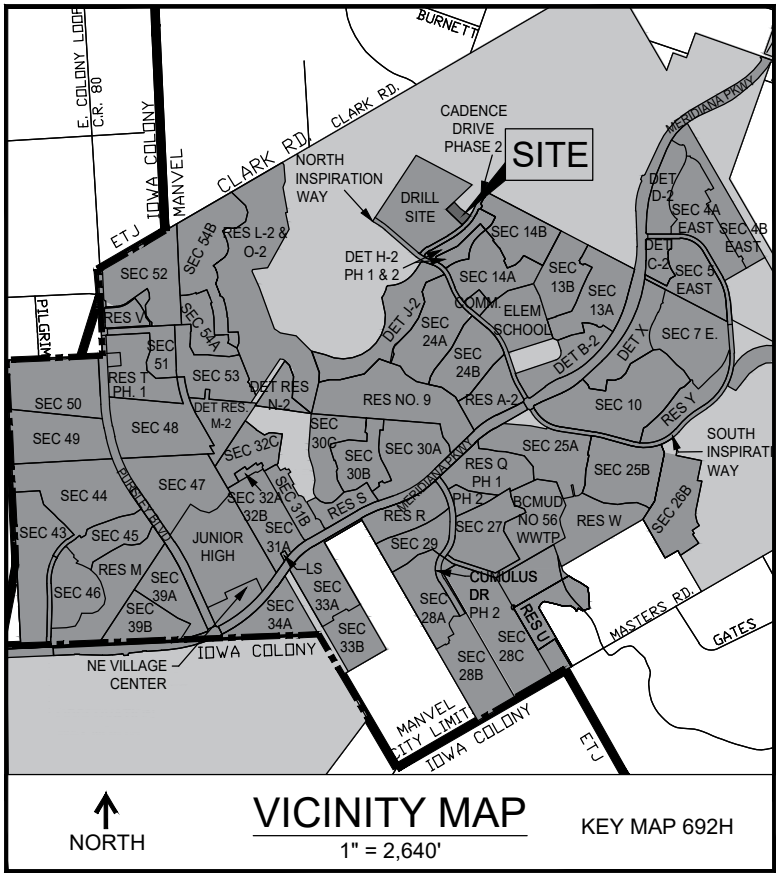
BENCHMARK(S):

NGS MONUMENT # 4 306 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



OWNER CONTACT INFORMATION

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



Brazoria County MUD No. 57 Water Plant No. 2 Preliminary Plat

A Subdivision of 1.06 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

June 16, 2025

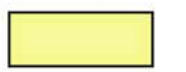
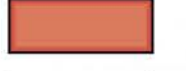
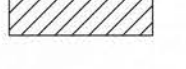


**ENGINEERING THE FUTURE
SINCE 1936**

EHRA JOB NO.
071-045-13

EHRA JOB NO. 071-045-13

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

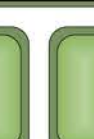
Land Use Table		
Use	Gross Area	%
 Single Family (SF)	+/- 914 Ac.	53%
 Garden Home (GH)	+/- 30 Ac.	2%
 Patio Home (PH)	+/- 88 Ac.	4%
 Townhome (TH)	+/- 35 Ac.	2%
 Village Center (VC)	+/- 38 Ac.	2%
 Commercial (C)	+/- 15 Ac.	1%
 Institutional (I)	+/- 70 Ac.	4%
 Rights-of-Way*	+/- 96 Ac.	6%
 Parks & Open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

Legend

 Private Gated Section

 Public Section

 Divided or Boulevard Entry
(See Note 1)

 Standard Entry
(See Note 2)

- Notes**

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

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

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

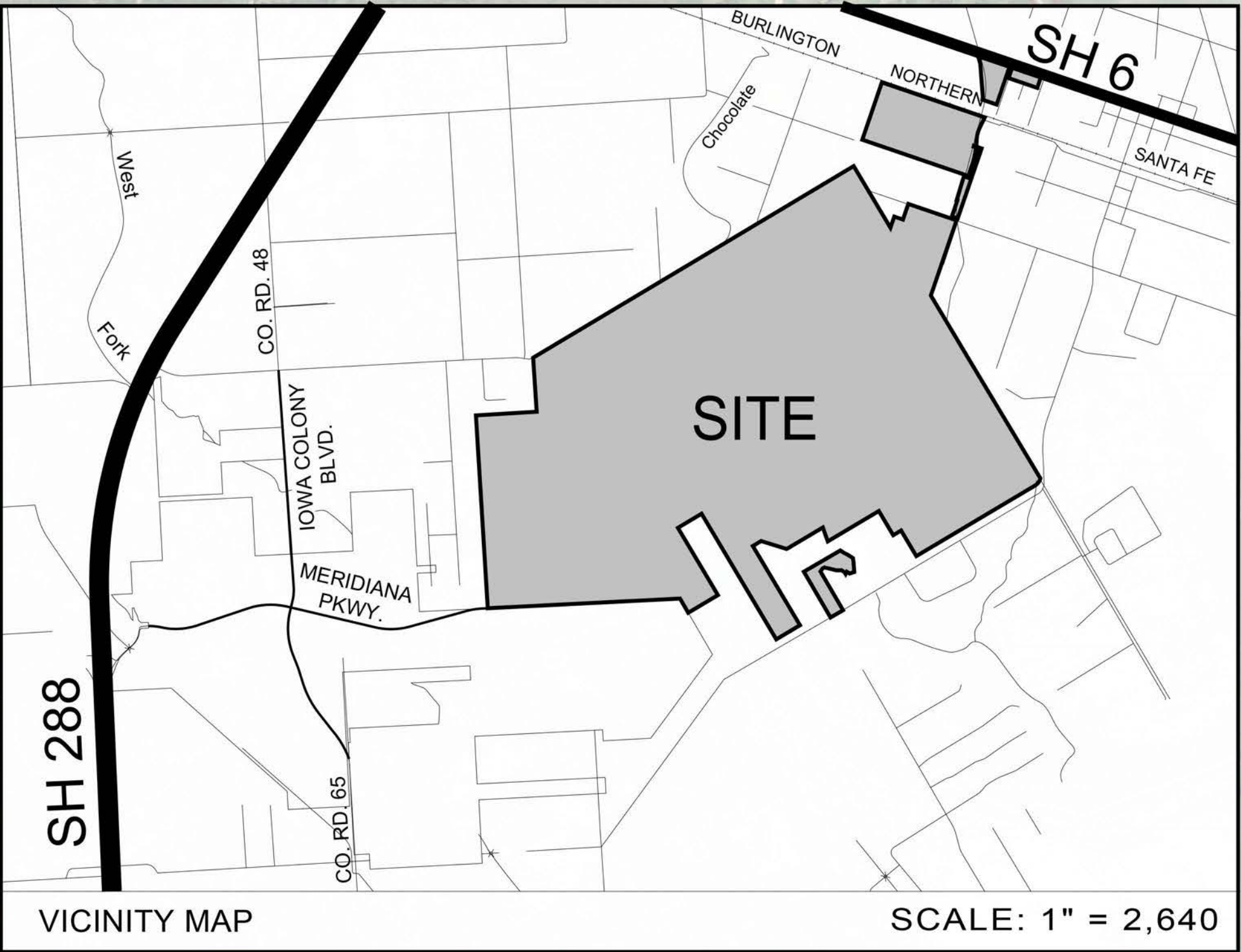
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: July 14, 2025 (PD&Z)

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

Person to Speak: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Greenbelt Park Preliminary Plat, being a
subdivision of 3.88 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

SIGNATURE

06/16/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Greenbelt Park - Preliminary Plat
Applicant:	Jasey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 14, 2024
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a park within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The proposed site will have access from the future Meridiana Section 32D and from Dream Way, which was recorded as part of Meridiana Section 31B. Section 31B is located at the northwest corner of the intersection of Meridiana Parkway and Showcase Lane (see Master Plan).*
- *The proposed plat subdivides a 3.88-acre tract into 3 reserves for landscape, open space, recreation, parking, and utility purposes. The proposed temporary parking reserves will be reverted to Landscape reserves at the discretion of the developer.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.23).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Greenbelt Park - Preliminary Plat.

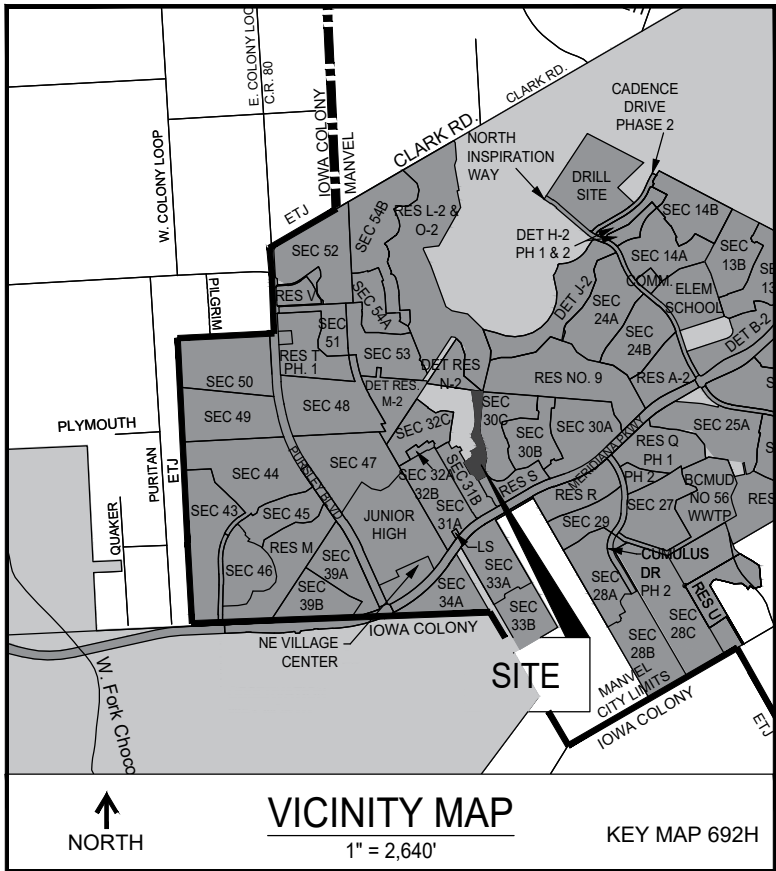
GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C0110K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↘ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and Brazoria County MUD No. 56.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
9. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
10. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
11. This section provides parking reserves for model homes which can revert to landscape reserves at the discretion of the developer.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. The 1% annual Base Flood Elevation (BFE) for this site is 46.3. The 0.2% annual BFE is 46.6.

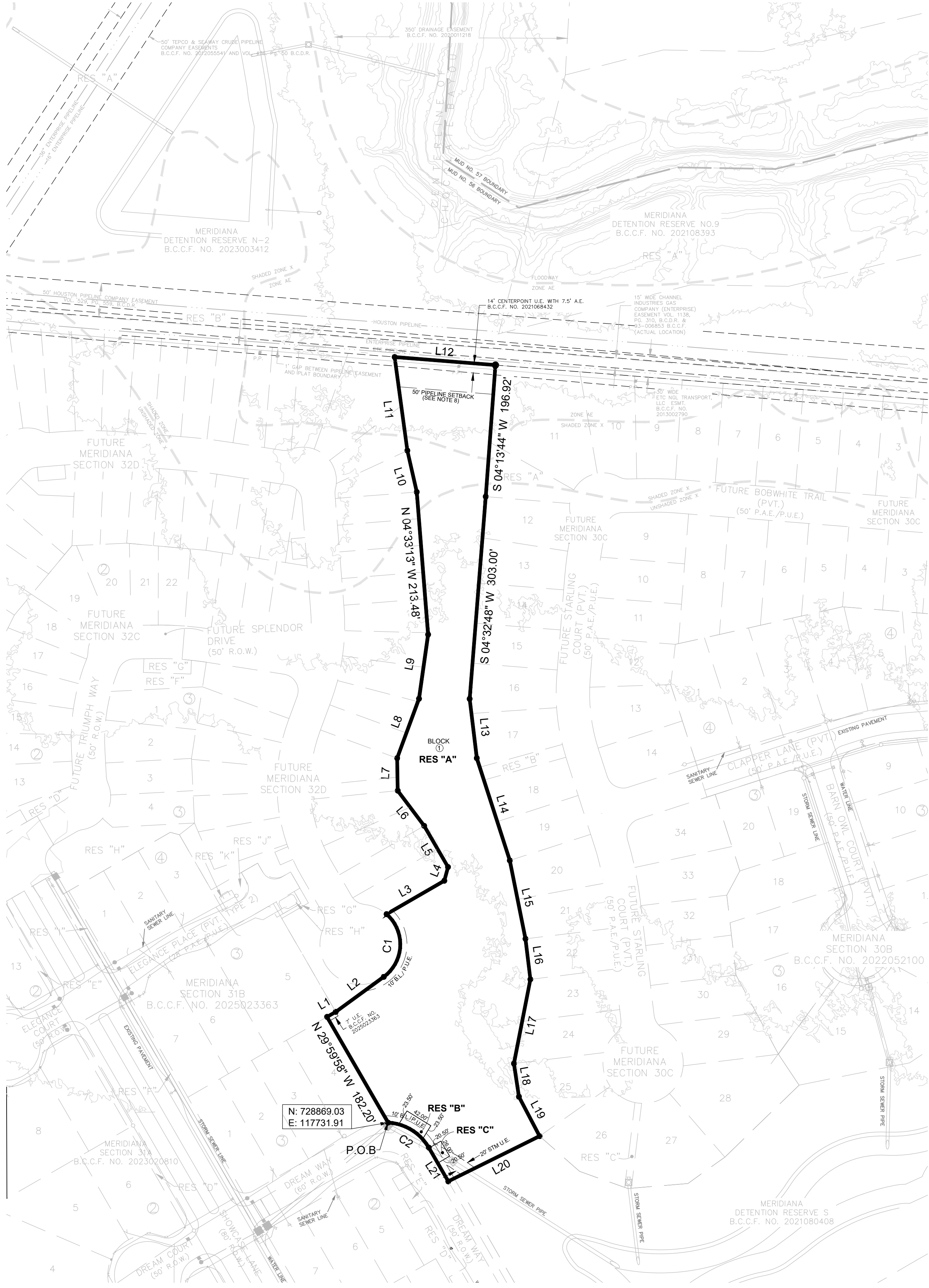
RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	169,128.28	3.88	B.C.M.U.D. NO. 56
B	PARKING, LANDSCAPE & OPENSACE PURPOSES	902.66	0.02	B.C.M.U.D. NO. 56
C	PARKING, LANDSCAPE, OPEN SPACE & UTILITY PRPOSES	533.00	0.01	B.C.M.U.D. NO. 56
	TOTAL	169,128.28	3.88	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60°00'02" E	15.00'
L2	N 53°55'13" E	88.77'
L3	N 60°00'02" E	99.63'
L4	N 15°00'02" E	21.21'
L5	N 30°05'50" W	71.00'
L6	N 36°54'10" W	65.76'
L7	N 00°58'03" W	48.54'
L8	N 20°09'45" E	94.57'
L9	N 08°04'06" E	96.79'
L10	N 12°46'28" W	63.38'
L11	N 07°44'16" W	140.98'
L12	S 85°26'29" E	151.00'
L13	S 06°53'02" E	89.12'
L14	S 17°51'52" E	160.49'
L15	S 11°19'34" E	119.33'
L16	S 08°59'23" E	80.94'
L17	S 11°02'45" W	128.13'
L18	S 08°38'29" E	50.06'
L19	S 27°38'11" E	66.48'
L20	S 63°41'09" W	152.21'
L21	N 29°59'58" W	58.19'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	107.61'	N 02°32'20" E	93.76'
C2	75.00'	74.43'	N 58°25'48" W	71.41'



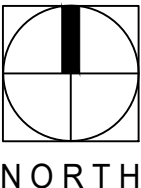
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE ROD 18, 50 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

0' 50' 100' 200'
SCALE: 1"=100'



Meridiana Greenbelt Park Preliminary Plat

A Subdivision of 3.88 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 3 Reserves

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

July 2, 2025



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

EHRA JOB NO.
081-011-400

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

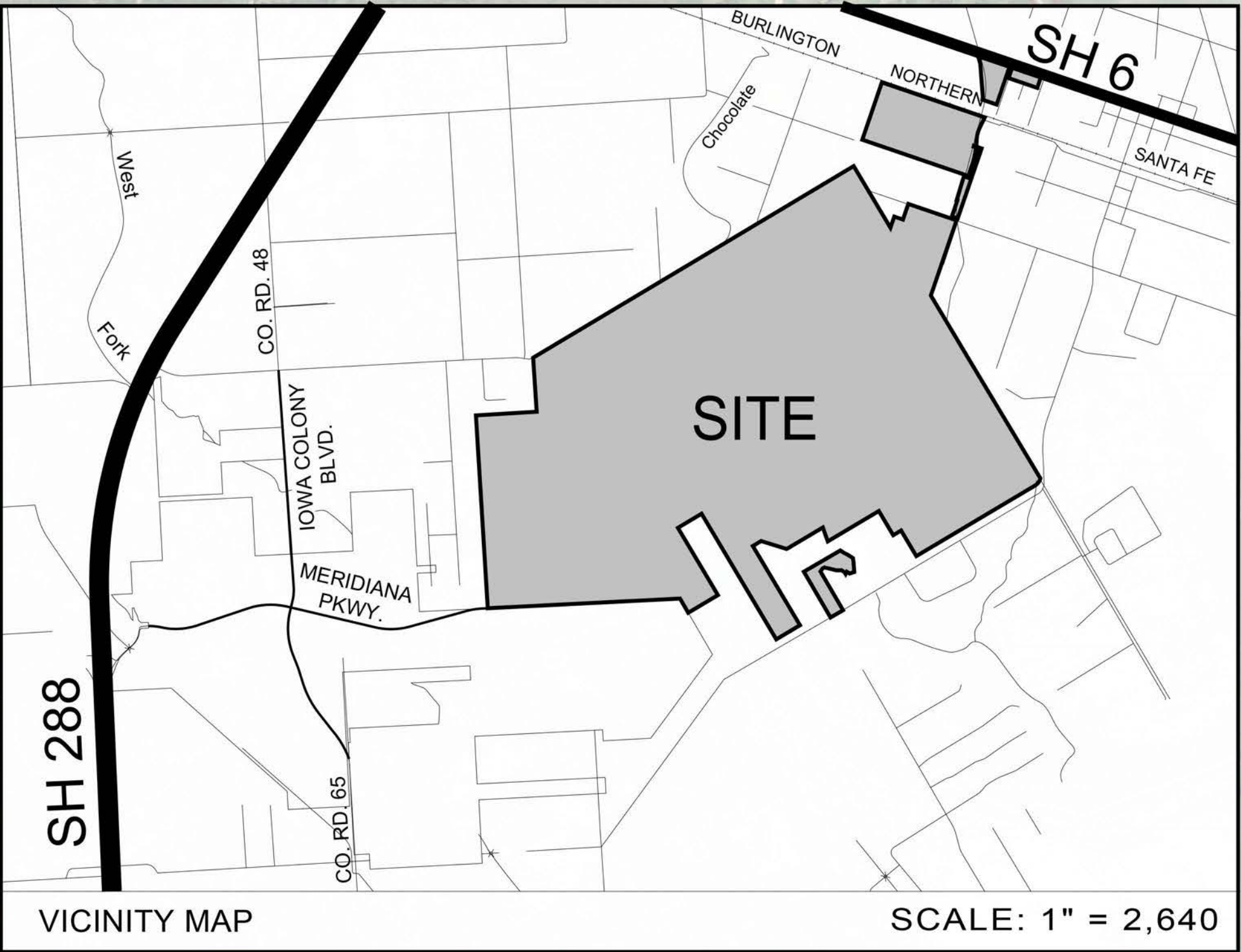
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 14, 2025

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

Person to Speak: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve a 6-months extension of approval for Meridiana

Section 26A Preliminary Plat, being a subdivision of 12.92 acres, being a partial replat of lots 9-13

Block 1, of the Lulling Stone Section 1, a plat recorded at Volume 21, pages 267-270, Brazoria County Plat

Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

SIGNATURE

6/26/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 26A - Preliminary Plat
Applicant:	Michael Turzillo - EHRA
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Approval of a 6-Month Extension <u>Expiration Date: January 22, 2026</u>

BACKGROUND/ REVIEW NOTES

- *This preliminary plat was heard and approved at the July 22, 2024, PD&Z Commission meeting.*
- *The applicant is requesting a 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance. The request has been made to allow additional time to get construction plans approved, so that a final plat can be submitted.*

STAFF RECOMMENDATION

The City staff recommends approval of this six-month preliminary plat extension request for Meridiana Section 26A - Preliminary Plat.

Page 2 of 4

[illegible]

LEGEND

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

VALENCIA
SECTION 12

A SUBDIVISION OF 114.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ADDISON RICHES GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, TOLL 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

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

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
332-334-4271

SURVEYOR
LLJA SURVEYING
6660 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-8273

ENGINEER:
LJA ENGINEERING, INC.
1600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77057 (713) 865-8888

PLANNER:
LJA
**PLANNING &
LANDSCAPE
ARCHITECTURE**
3600 W Sam Houston Pkwy S, Suite 400
Houston, Texas 77042
713.851.5200

PAGE 2 OF 2

0 50 100 150 200

NORTH

JAN 27 09:00:01

02/22/2024



LOT AREA TABLE BLOCK 2		LOT AREA TABLE BLOCK 3		LOT AREA TABLE BLOCK 4	
LOT	AREA SQUARE FEET	LOT	AREA SQUARE FEET	LOT	AREA SQUARE FEET
1	5,513.33	1	5,513.33	1	5,513.33
2	5,513.33	2	5,513.33	2	5,513.33
3	5,513.33	3	5,513.33	3	5,513.33
4	5,513.33	4	5,513.33	4	5,513.33
5	5,513.33	5	5,513.33	5	5,513.33
6	5,513.33	6	5,513.33	6	5,513.33
7	5,513.33	7	5,513.33	7	5,513.33
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51	5,513.33	51	5,513.33	51	5,513.33
52	5,513.33	52	5,513.33	52	5,513.33
53	5,513.33	53	5,513.33	53	5,513.33
54	5,513.33	54	5,513.33	54	5,513.33
55	5,513.33	55	5,513.33	55	5,513.33

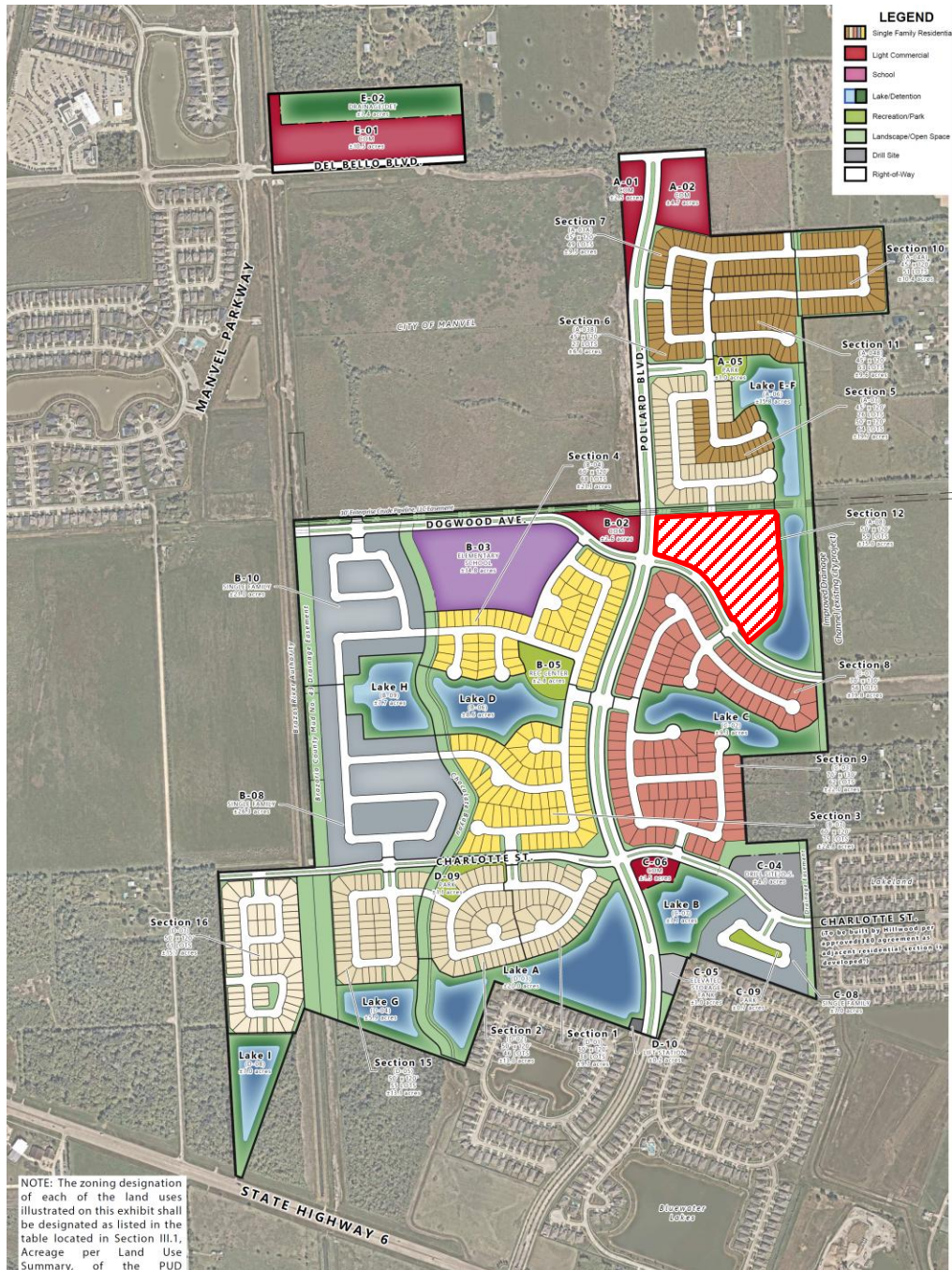
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DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

A preliminary map showing the proposed land use designations for the Hillwood Residential development. The map is for informational purposes only and does not constitute a final plan or guarantee of any kind. The final plan and all other details shall be determined by the City of Manvel and the Hillwood Residential development.

EXHIBIT E Planned Unit Development Conceptual Land Use Exhibit

VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024



RELATIONSHIPS | PROCESS | DESIGN

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742195.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No 48039C0130K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM & E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
 indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 26A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

RESERVE TABLE

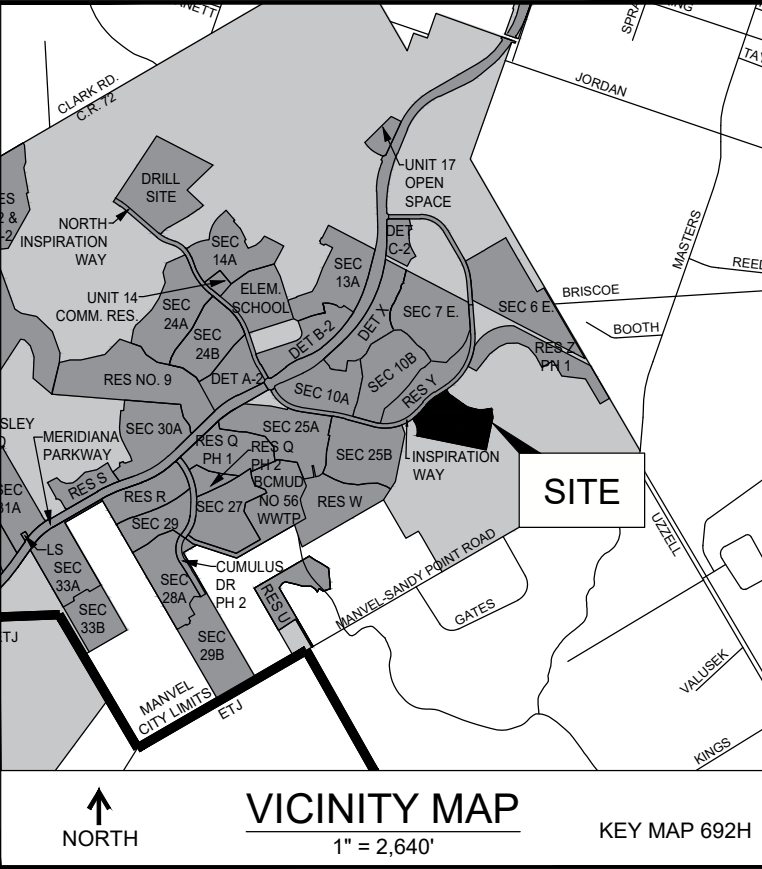
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,984.04	0.21	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,300.00	0.03	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	15,516.97	0.36	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,869.88	0.13	B.C.M.U.D. NO. 57
		31,670.89	0.73	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	21.06'	N 04°22'39" E	21.05'
C2	200.00'	121.89'	N 15°33'26" W	121.89'
C3	25.00'	36.78'	N 08°51'15" W	33.56'
C4	630.00'	152.44'	N 46°14'13" E	104.77'
C5	720.00'	194.64'	N 49°12'43" E	194.05'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 33°02'37" E	69.43'
L2	S 57°49'48" E	52.77'
L3	S 67°36'54" E	53.03'
L4	S 76°03'26" E	54.14'
L5	S 78°27'29" E	55.50'
L6	S 87°09'23" E	64.57'
L7	N 80°29'19" E	120.87'
L8	S 09°30'41" E	120.62'
L9	N 02°11'01" E	49.84'
L10	N 33°17'53" W	31.87'
L11	N 41°28'02" E	138.84'
L12	N 56°57'23" W	155.22'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,029.04	98.23'
	2	7,376.26	55.00'
	3	10,183.79	55.00'
	4	9,519.28	55.00'
	5	7,191.65	55.00'
	6	6,950.46	55.00'
	7	7,110.09	58.27'
	8	7,701.08	68.25'
	9	7,598.06	68.25'
	10	7,183.49	62.95'
	11	6,660.00	55.50'
	12	7,209.49	55.71'
	13	17,912.04	55.50'
	14	11,779.44	55.50'
	15	6,824.09	55.00'
	16	6,875.00	55.00'
	17	6,825.95	55.00'
	18	11,677.48	55.00'
	19	15,909.73	55.00'
	20	7,550.49	55.00'
	21	7,150.00	55.00'
	22	7,150.00	55.00'
	23	7,150.00	55.00'
	24	7,150.00	55.00'
	25	7,150.00	55.00'
	26	7,150.00	55.00'
	27	7,150.00	55.00'
	28	7,683.70	55.00'
	29	8,597.85	55.00'
	30	10,034.85	55.00'
	31	11,876.49	55.00'
	32	10,556.62	55.00'
	33	11,976.36	55.00'
	34	11,101.65	55.00'
2	35	7,022.43	56.49'
	1	10,973.85	60.61'
	2	8,118.26	71.74'
	3	7,618.29	64.35'
	4	8,639.12	58.98'
	5	10,870.30	92.77'
	6	11,248.54	59.75'
	7	11,349.36	59.75'
	8	10,888.31	59.75'
	9	10,239.97	59.75'
	10	9,820.51	59.75'
	11	9,819.62	59.75'
	12	10,667.14	55.00'

* Lot width measured at the front building setback line.

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

0' 50' 100' 200'
SCALE: 1"=100' NORTH

BENCHMARK(S):

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

Meridiana Section 26A Preliminary Plat A Subdivision of 12.92 acres, being a partial replat of Lots 9-13 Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

47 Lots, 2 Blocks and 4 Reserves

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

June 24, 2024



No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO. 081-011-26-01

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

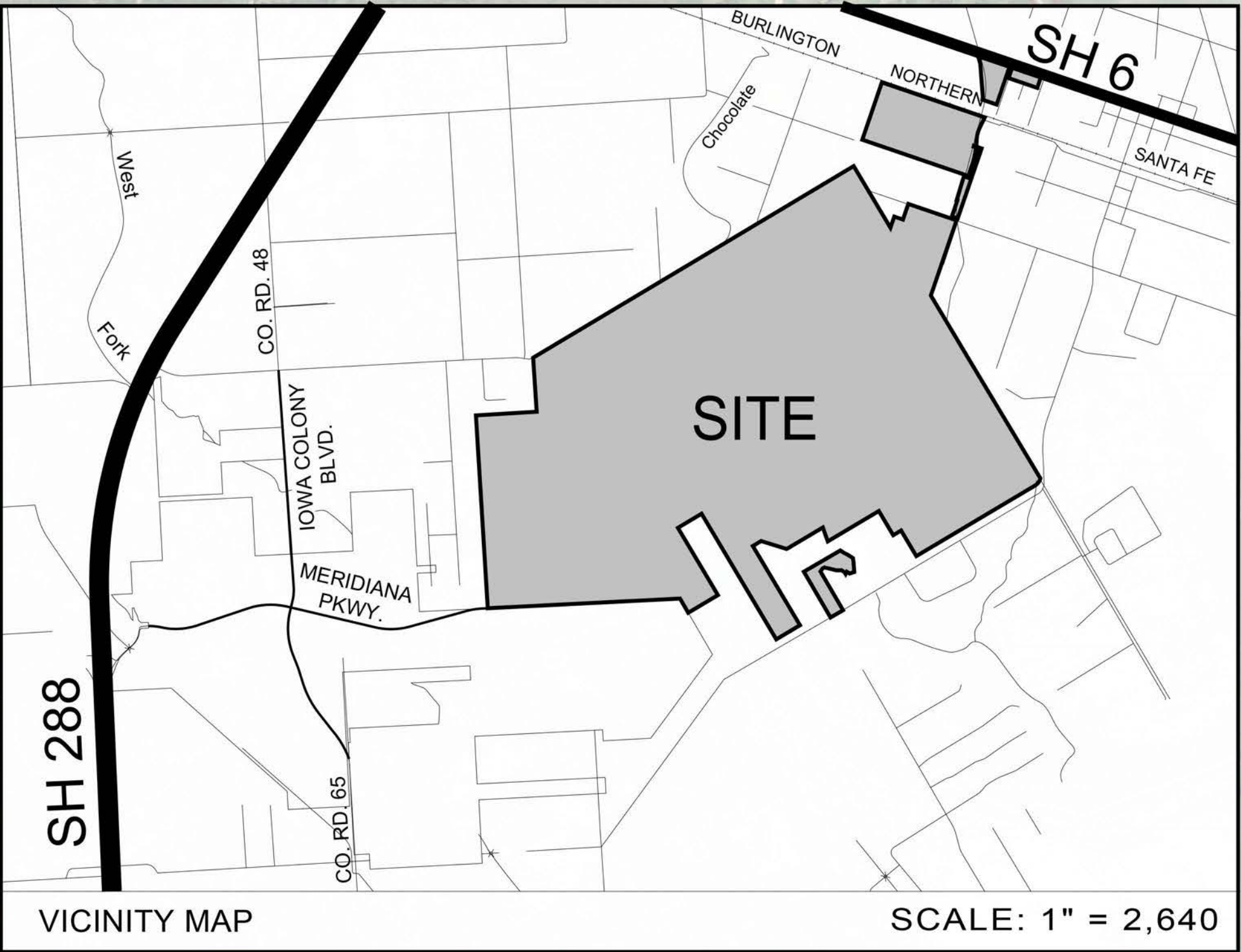
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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



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



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

MINUTES 6/23/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson

Absent: Ryan Miller
Kenneth Haynes
MaryAnn Atkinson

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

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh provided the presentation.

Public Hearing

A PUBLIC HEARING TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024- O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF

SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Kyle Marasckin opened the Public Hearing at 6:08 p.m.

1st call for comments -

Missy Rice, 4425 Del Bello Ln - Opposed

Asks for three conditions to be considered if approved;

1. Asks to leave out lots 3, 4, 10, 16
2. Asks for a meaningful buffer
3. Asks to delay approval until the Development Agreement is finalized

Greg Del Bello - Opposed

2nd call for comments - None

3rd call for comments -

Keith Stephens, 4310 Martin Ridge Dr - In support

Kyle Marasckin closed the Public Hearing at 6:18 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller, Kenneth Haynes, MaryAnn Atkinson

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Unit 16 Commercial Reserve;
BEING A SUBDIVISION OF 1.932 ACRES OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview.

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

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

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

The motion carried with a vote: 4/0

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

- B. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan (GDP) Amendment #24.

Acted on in Regular Agenda Item D.

- C. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.56 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Acted on in Regular Agenda Item D.

- D. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat;
BEING A SUBDIVISION OF 29.29 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231- 234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member William Richardson made the motion to approve a 30-day deferral request for Regular Agenda Items B, C, and D. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 4/0

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

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

Due to missing information regarding drainage, utilities, phasing, right-of-way construction responsibilities, coordination with the County and GCWA, parkland calculations, and other site plan and PUD redline issues outlined in the staff report, staff cannot recommend approval of the proposed PUD amendment to rezone the site from O-SFR to Del Bello Lakes PUD.

Katherine Parker (Meta Planning and Design) and Robert Santini (Shea Homes) presented a proposal to expand Del Bello Lakes by approximately 106 acres east of the current development.

The expansion would maintain similar quality, layout, and amenities—trails, open space, a dog park, and recreation center upgrades—while allowing 50-ft lots to comprise up to 32% of total lots. Access is proposed via Manvel Parkway and Croix Road, with no connection to Del Bello Lane. Landscaped, HOA-maintained buffers would separate the new section from neighboring 1-acre lots.

Commissioners and residents voiced concerns over road capacity (particularly along CR 58, Croix Road, and Del Bello Lane), the absence of public facilities (e.g., fire stations, schools), uncertain road improvement timelines, narrow buffers, and traffic impacts. The applicant acknowledged that full traffic and drainage studies are pending and that the plan remains conceptual, pending land acquisition and initial city support.

The Planning Commission recommends tabling the item until the necessary studies and supporting data are provided.

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

The motion carried with a vote: 4/0

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

F. Development Services Staff Update.

Jose Abraham provided the update.

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

PDZ Member Delores Martin made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 4/0

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

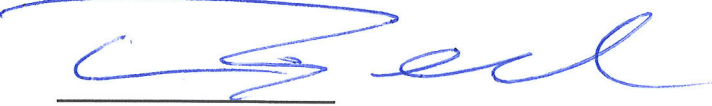
Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:04 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 4/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: April 28, 2025 (PD&Z)

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

Person to Speak: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan:

Amendment #24

Plats:

Preliminary _____

Final _____

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

SIGNATURE

03/31/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana General Development Plan Amendment No. 24
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *The applicant is proposing an amendment to the Meridiana General Development Plan (GDP). This is the 24th Amendment to the GDP for Meridiana master-planned development which was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The previously approved Meridiana GDP No. 23 and the proposed Meridiana GDP No. 24 has been attached to this report.*
- *The proposed amendment adds a 35-acre tract located north of Masters Road, increasing the total Meridiana development area within the City of Manvel to 1,770 acres. Also, the southeast portion of the proposed site is also being rezoned from Single-Family to Garden Homes through the approval of the proposed GDP Amendment.*
- *The area added to the proposed GDP Amendment was rezoned to the Meridiana PUD and designated as Garden Home by City Council approval on July 7, 2025 and is required to be reflected on the GDP Per the most recently approved PUD.*
- *Approximately 29 acres of the newly added tract will be designated as Garden Homes, while the remaining acreage will be designated as Parks and Open Space.*
- *As stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre.*

STAFF RECOMMENDATION

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

1. Please submit the updated Drainage Studies (Section 62-39 (a)).



DEVELOPMENT SERVICES DEPARTMENT

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

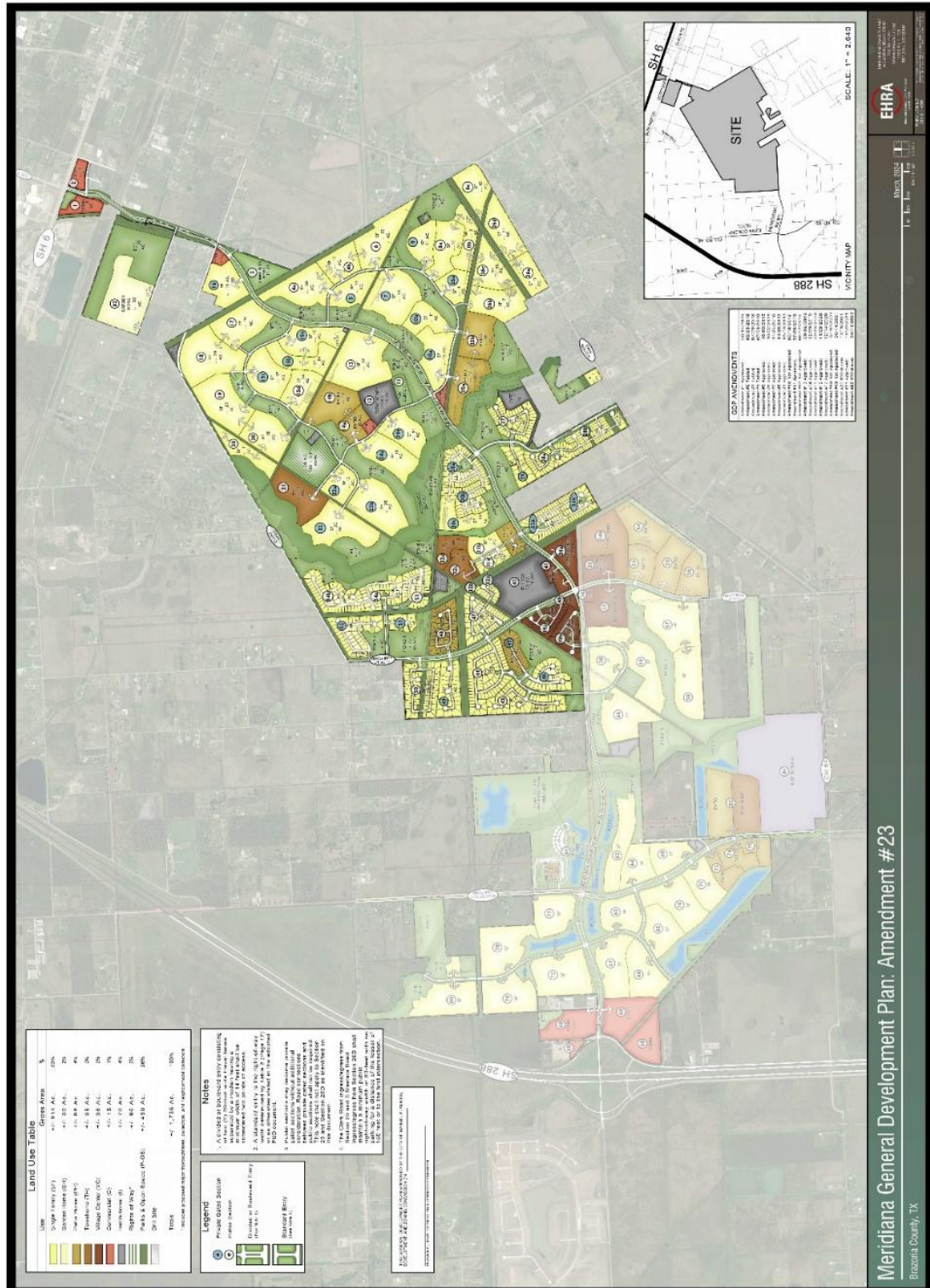
2. Please verify the Water Capacity provided in the spreadsheet. Specifically, the ESFC for the Pressure Tanks. Please note that based on the spreadsheet provided, it appears that the current wastewater capacity is not at this time sufficient for the planned future developments and is dependent on the completion of future expansion projects. Please provide a timeline for more clarity (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).
3. Please provide a revised version of the PUD, including both a redlined and clean copy, reflecting the proposed GDP Amendment No. 24.



DEVELOPMENT SERVICES DEPARTMENT

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

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





DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

D. Benefits to the City of Manvel

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

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

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

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

G. Substantial Change

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

H. Fees

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

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

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

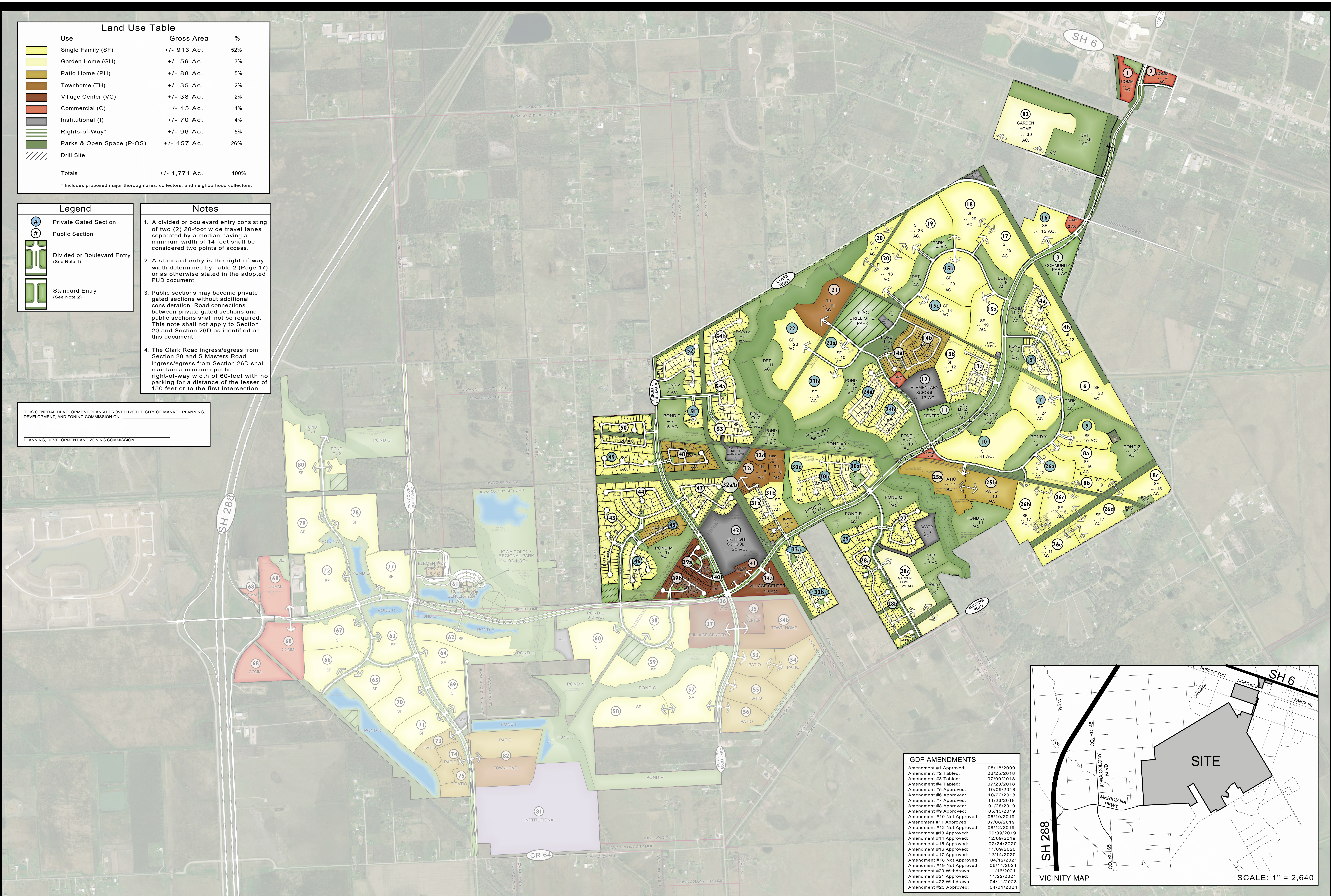
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

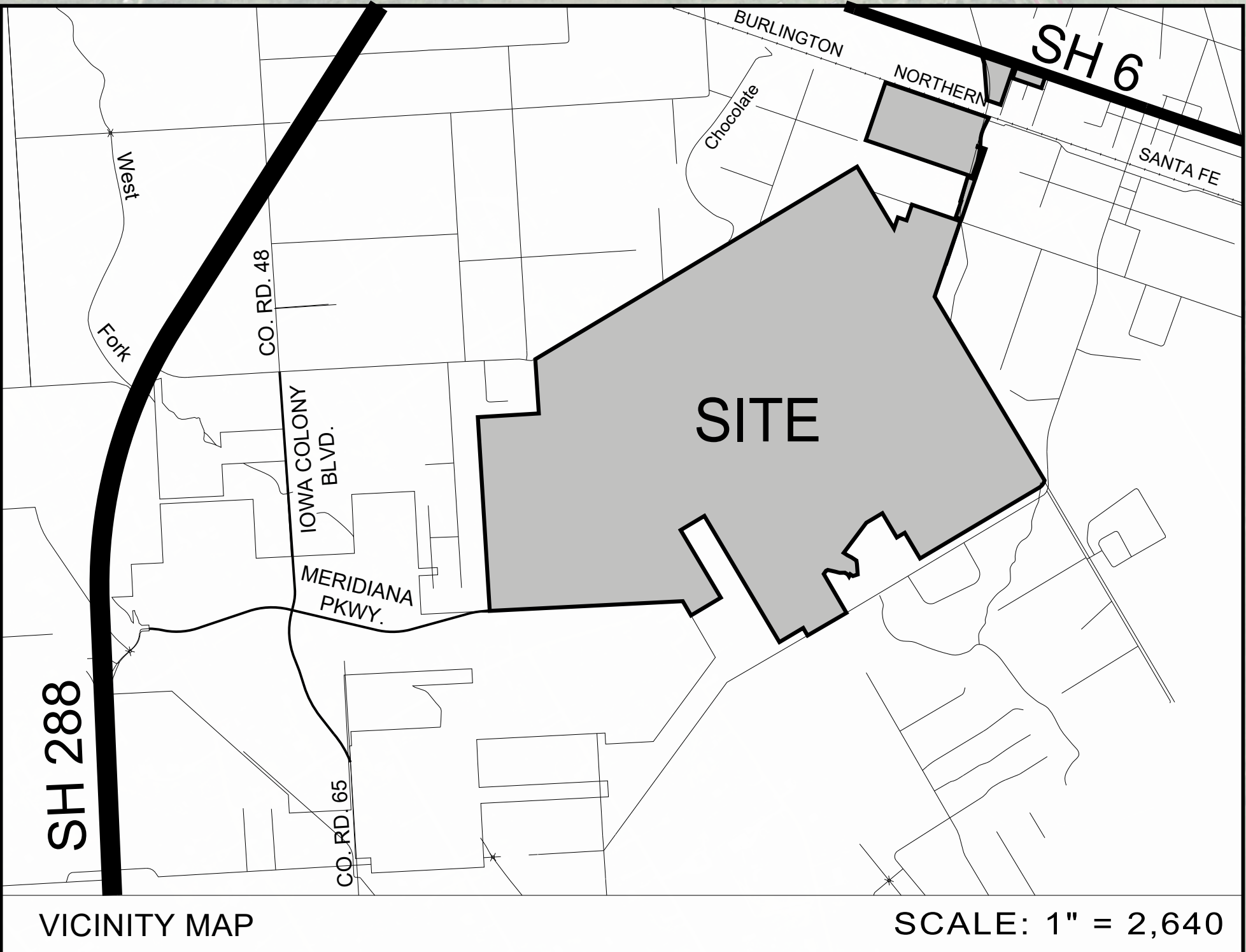
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
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Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: June 9, 2025 (PD&Z)

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat, being a
subdivision of 9.25 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22,
Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve U Phase 2- Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its east side and is located along the western side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP on the north.*
- *The subject site was rezoned to the Meridiana PUD by City Council approval on July 7, 2025. The proposed plat conforms to the proposed GDP Amendment No. 24, which is also being considered at July 14, 2025 meeting.*
- *The proposed plat subdivides a 9.25-acre tract into 1 block and 2 reserves for drainage, detention landscaping, open space, recreation, and utility purposes.*

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana Detention Reserve U Phase 2- Preliminary Plat with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

1. Municipal Utility District (MUD) annexation must be completed prior to any further action (Section 62-38 (a) (14)).
2. An approved amendment to the General Development Plan (GDP) is required before the plat can proceed (Section 62-38 (a) (15)).

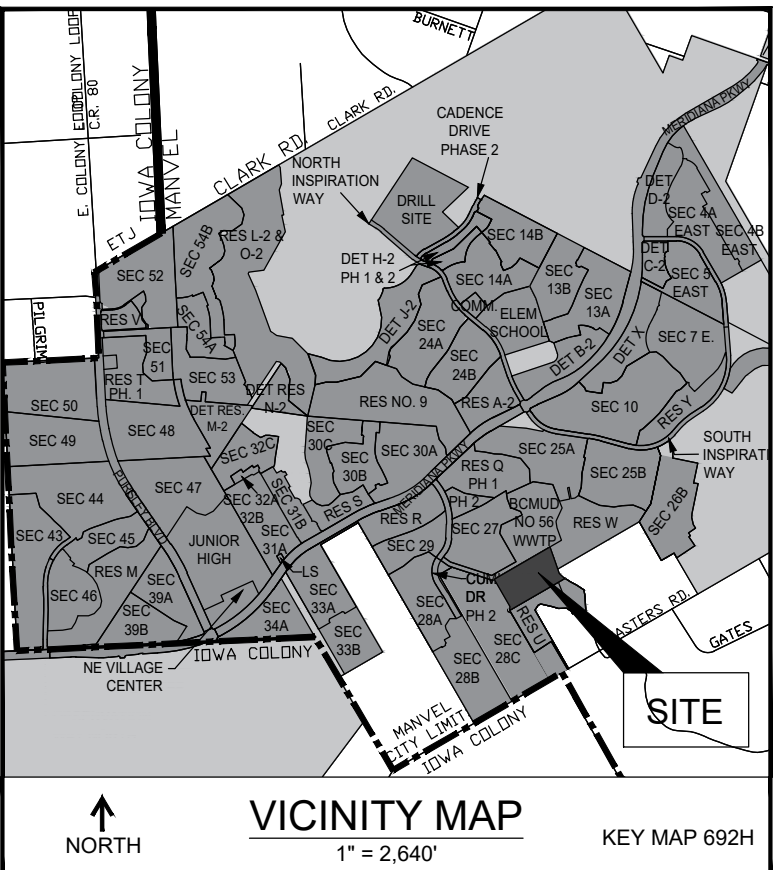
GENERAL NOTES:

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

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

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	85,372.35	1.96	B.C.D.D. NO. 5
U2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	317,422.01	7.29	B.C.M.U.D. NO. 56
TOTAL		402,794.36	9.25	B.C.M.U.D. NO. 56

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 47°24'30" W	74.25'
L2	S 56°42'47" E	26.36'
L3	N 05°42'50" E	51.33'



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

BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 53 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Detention Reserve U Phase 2 Preliminary Plat

A Subdivision of 9.25 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: Ralph Wayne Eubank

Reason for Replat: To Create 2 Restricted Reserves

June 30, 2025





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

EHRA JOB NO. 081-011-211
No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.

P:\081-011-211\Plat\Plat\Meridiana Det Res U Ph 2.Plt\1-REV.dwg Jun 30, 2025-10:20am Edited by: mrturillo

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

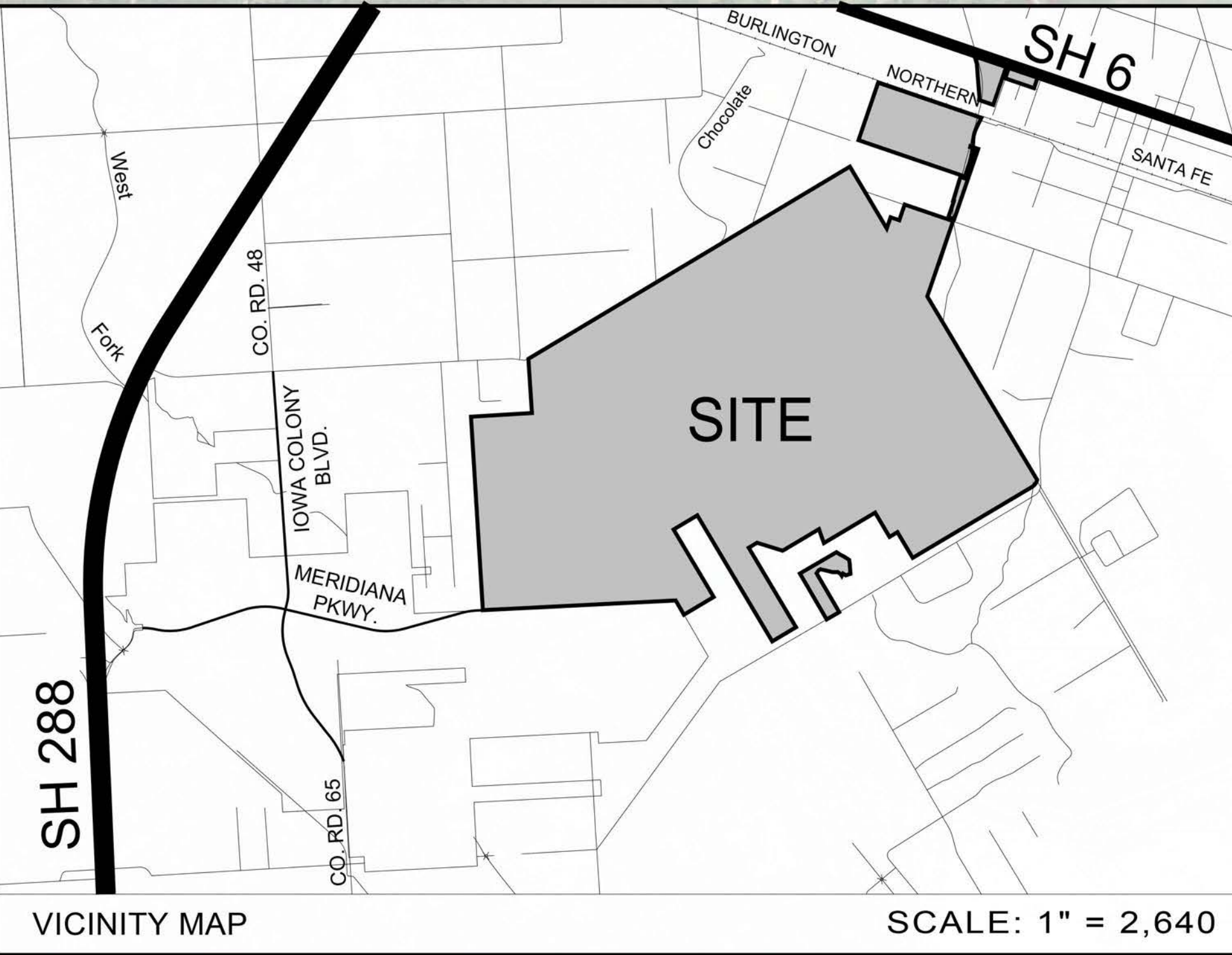
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: June 23, 2025 (PD&Z)

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 28C Preliminary Plat, being a subdivision of 29.60 acres,

being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234,

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

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 28C - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The subject site is located west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road.*
- *The proposed plat subdivides a 29.60-acre tract into 104 residential lots, 3 blocks, and 8 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The subject site was rezoned to the Meridiana PUD and designated as Garden Home by City Council approval on July 7, 2025. The proposed plat conforms to the proposed GDP Amendment No. 24, which is also being considered at July 14, 2025 meeting.*
- *The proposed section includes 104 garden home lots with a minimum lot width of 50 feet.*

STAFF RECOMMENDATION

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

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. The west boundary is inconsistent with the recorded plat of Cumulus Drive (Section 62-38 (a)(4) & (6)).
2. Please review and revise the number of reserves in the title block from “9” to “8” (Section 62-38 (a)(8)).
3. Municipal Utility District (MUD) annexation must be completed prior to any further action (Section 62-38 (a) (14)).

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K & 48039C0120K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.

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

B.C.C.F. indicates Brazoria County Clerk's File.
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X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD No. 56 Prior to Final Plat Submittal.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
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- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE is 44.6.

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	7,048.87	51.16
	2	6,525.57	50.66
	3	6,591.90	50.04
	4	6,680.13	50.03
	5	7,617.38	50.12
	6	8,874.86	56.17
	7	8,084.86	51.17
	8	8,084.86	51.17
	9	8,084.86	51.17
	10	8,084.86	51.17
	11	8,084.86	51.17
	12	8,084.86	51.17
	13	8,084.86	51.17
	14	7,174.34	51.17
	15	6,400.00	51.17
	16	6,400.00	51.17
2	17	6,400.00	51.17
	18	6,457.34	50.77
	19	6,457.67	50.76
	20	6,400.00	50.00
	21	6,400.00	50.00
	22	6,400.00	50.00
	23	6,400.00	50.00
	24	6,400.00	50.00
	25	6,400.00	50.00
	26	10,969.72	81.45
	27	11,742.11	79.44
	28	14,151.10	50.00
	29	16,494.81	50.00
	30	8,195.31	51.79
	31	9,594.59	50.10
3	32	10,266.15	50.00
	33	10,109.33	50.00
	34	9,952.52	50.00
	35	9,795.71	50.00
	36	9,638.90	50.00
	37	9,482.08	50.00
	38	8,934.39	51.10
	39	6,339.53	53.22
	40	8,870.45	50.00
	41	13,398.46	50.00
	42	13,739.06	87.78
	43	8,408.53	72.06
	44	7,612.75	56.12
	45	7,410.49	50.09
	46	7,579.12	50.07
	47	7,593.78	50.02
	48	8,824.06	59.45

2	1	6,514.77	52.32
	2	6,644.64	52.32
	3	6,644.64	52.32
	4	6,644.64	52.32
	5	6,644.64	52.32
	6	6,644.64	52.32
	7	6,644.64	52.32
	8	6,644.64	52.32
	9	6,644.64	52.32
	10	6,644.64	52.32
	11	6,644.64	52.32
	12	6,644.64	52.32
	13	6,644.64	52.32
	14	6,644.64	52.32
	15	7,336.43	57.32
	16	7,041.79	55.14
3	17	6,350.00	50.00
	18	6,350.00	50.00
	19	6,350.00	50.00
	20	6,350.00	50.00
	1	7,180.30	50.14
	2	6,480.00	54.00
	3	6,480.00	54.00
	4	6,480.00	54.00
	5	6,510.00	54.25
	6	6,510.00	54.25
	7	6,510.00	54.25
	8	6,510.00	54.25
	9	6,510.00	54.25
	10	6,510.00	54.25
	11	6,510.00	54.25
	12	6,510.00	54.25
	13	6,510.00	54.25
3	14	6,510.00	54.25
	15	6,633.70	55.00
	16	7,351.80	61.55
	17	7,200.00	60.00
	18	7,200.00	60.00
	19	8,626.70	67.23
	20	7,660.52	63.79
	21	7,200.00	60.00
	22	7,200.00	60.00
	23	7,200.00	60.00
	24	7,250.11	55.77
	25	6,300.00	52.50
	26	6,300.00	52.50
	27	6,300.00	52.50
	28	6,300.00	52.50
	29	6,300.00	52.50
	30	6,300.00	52.50
	31	6,300.00	52.50
	32	6,300.00	52.50
	33	6,300.00	52.50
	34	6,300.00	52.50
	35	6,300.00	52.50
	36	6,300.00	52.50

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

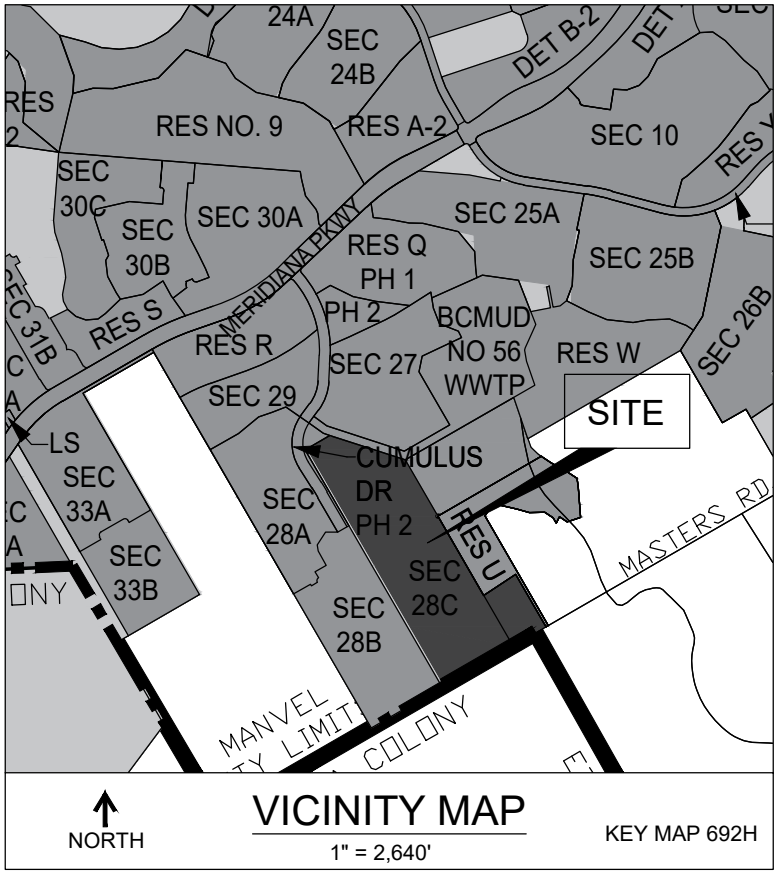
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.24'	N 73°55'00" W	36.04'
C2	460.00'	22.42'	N 26°25'27" W	22.42'
C3	500.00'	43.80'	N 27°32'14" W	43.78'
C4	2040.00'	84.98'	N 31°14'24" W	84.98'
C5	260.00'	91.18'	N 22°31'11" W	90.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°57'12" E	30.00'
L2	S 05°42'51" W	51.33'
L3	N 30°02'48" W	20.00'
L4	N 25°01'41" W	75.99'

BENCHMARK(S):

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

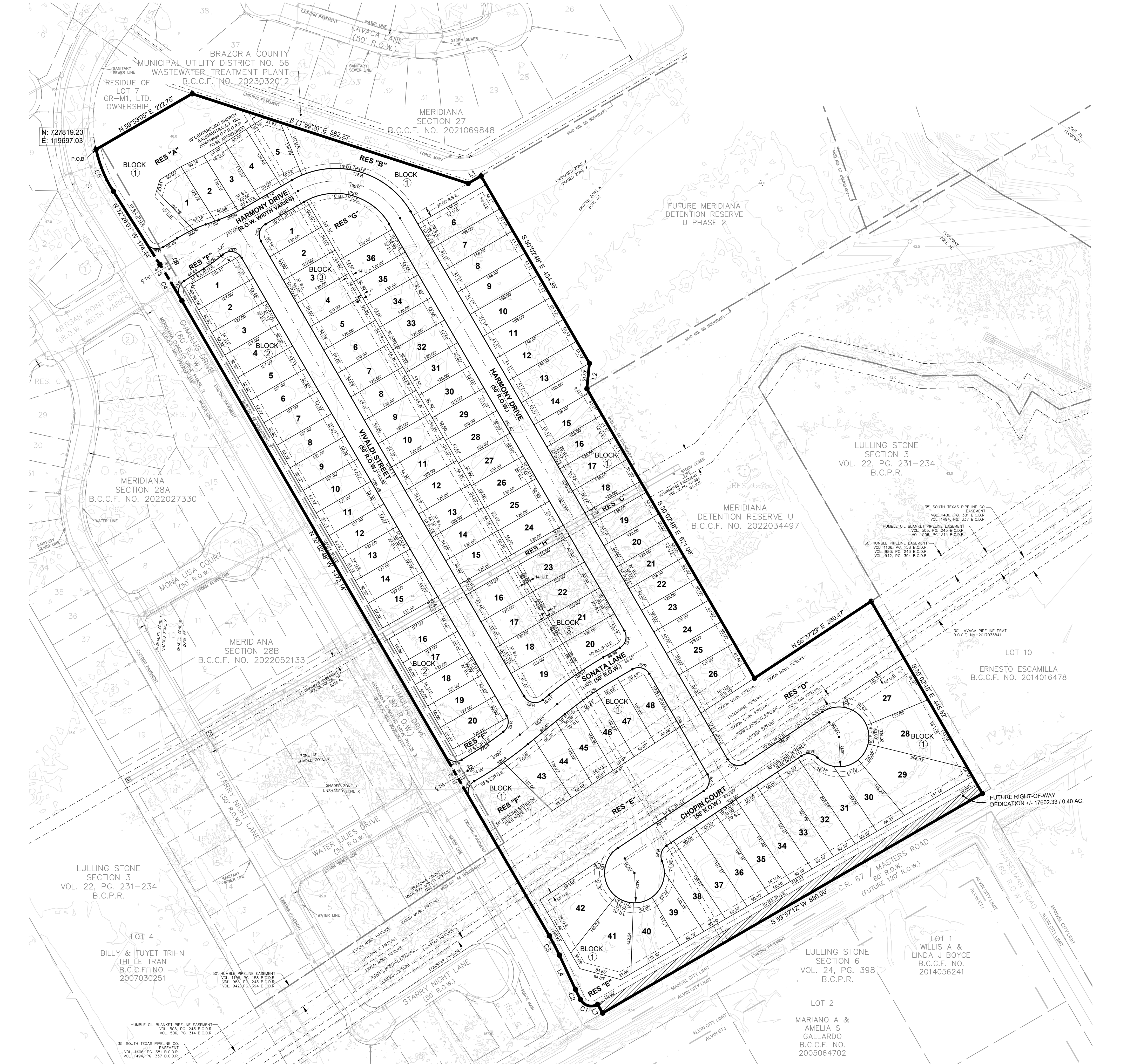
RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	43,139.91	0.99	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	24,597.30	0.56	B.C.M.U.D. NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3200.08	0.07	B.C.M.U.D. NO. 56
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	54,102.40	1.24	B.C.M.U.D. NO. 56
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	116804.75	2.68	B.C.M.U.D. NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30094.20	0.69	B.C.M.U.D. NO. 56
G	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	12,992.37	0.30	B.C.M.U.D. NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6000.15	0.14	B.C.M.U.D. NO. 56
	TOTAL	288,931.16	6.67	



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

DOROTHY WYNNE
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

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



Meridiana Section 28C Preliminary Plat

A Subdivision of 29.60 acres, being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

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

May 30, 2025



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

EHRA JOB NO.
081-011-28-03

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

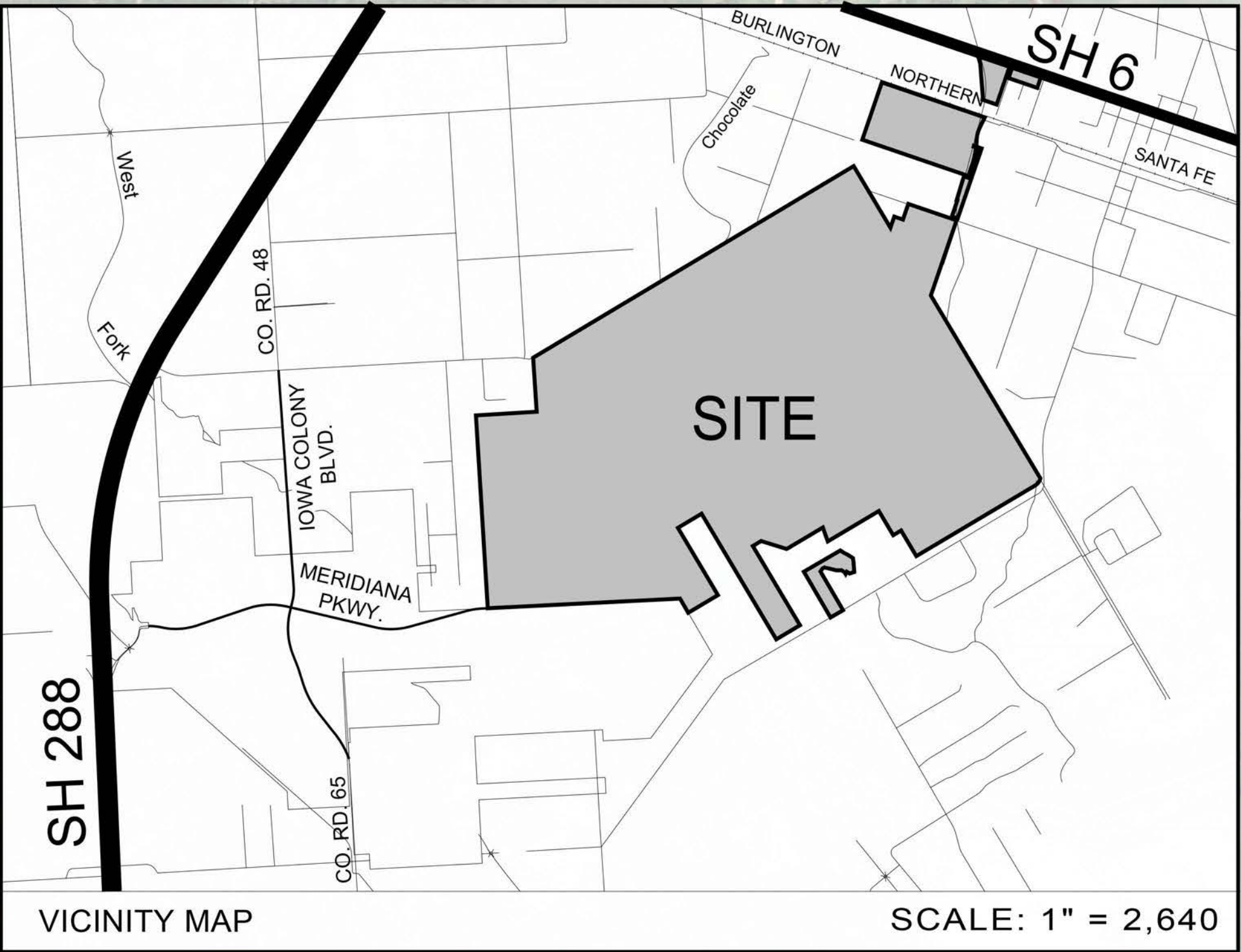
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: July 14, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.547 acre tract of land, generally located at 19200 Morris Ave, Manvel, TX (PID: 499589), from Light Commercial District / State Highway 6 Overlay District (LC/SH6) to Light Commercial / State Highway 6 Overlay District With Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)".

BACKGROUND:

- The subject site is a 0.547-acre vacant tract located on the south side of State Highway 6, adjacent to a carwash under construction and the Twin Lakes RV Park. It is currently zoned Light Commercial State Highway 6 Overlay District.
- The applicant, Raymond W. Stone with Manvel Medical Clinic, representing property owner Charles Huang, is requesting a Specific Use Permit (SUP) to allow the development of a general family practice and outpatient diagnostic clinic. The proposed clinic will provide services such as general family medicine, preventive care and wellness visits, chronic disease management, diagnostic ultrasound imaging, and patient stabilization. According to the applicant, the facility will operate Monday through Friday from 8:00 AM to 6:00 PM, with possible weekend hours based on demand.
- The applicant has submitted concept plans that will need revisions to comply with city standards. TxDOT has approved a driveway connection to State Highway 6, but the site plan does not include a required Public Access Easement or the sidewalk extension along the highway. The current drainage pattern directs runoff to State Highway 6 and to the adjacent RV park. TxDOT has approved this drainage approach; however, confirmation of capacity or drainage agreements with the RV park has not been provided. The property must be platted, and all infrastructure requirements including access, drainage, sidewalk, and easements must be addressed and approved by the City through the development 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 opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Senior Planner

FINANCE DIRECTOR APPROVAL __NA__

CITY MANAGER APPROVAL __YES__





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	July 14, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH-6 to LC/SH-6-SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u>			
The applicant, Raymond W. Stone, on behalf of the property owner Charles Huang, is requesting a zoning classification change for an approximate 0.547-acre tract of land located at 19200 Morris Avenue/Highway 6 (PID: 499589), along the southern side of Morris Avenue/Highway 6, abutting the under-construction Carwash to the east and Twin Lakes RV Park to the south. The applicant intends to develop the subject site into a Medical Clinic. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Medical Clinic is classified as NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in April 2025, to discuss the proposed project.			
<i>Staff Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Site Plan, Proposed Drainage Plan, Proposed Utility Plan, Proposed Elevations, Proposed Landscaping Plan, Proposed Floor Plan, Public Hearing Notice, and Site Photos.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) East: Light Commercial District /State Highway 6 Overlay District Specific Use Permit (LC/SH6/SUP) – (Carwash) West: Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	North: Commercial (Starbucks and AutoZone) South: Twin Lakes RV Park East: Carwash (Under Construction) West: Vacant/Undeveloped



AERIAL VICINITY MAP





ZONING VICINITY MAP





ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The subject site is a 0.547-acre vacant tract located along the southern side of the State Highway 6 (SH6), abutting the under-construction Carwash to the east and Twin Lakes RV Park to the south. It is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The applicant intends to develop the subject site for a Medical Clinic. The proposed Medical Clinic is classified as NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in April 2025, to discuss the proposed project. The proposed facility will offer services such as general family medicine, preventive care, wellness visits, chronic disease management, diagnostic ultrasound imaging, and patient stabilization. Hours of operation are proposed to be Monday through Friday from 8:00 AM to 6:00 PM, with potential weekend hours depending on patient demand. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (attached as exhibits) require revisions to ensure conformance with the City of Manvel’s site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site currently does not have direct driveway access from Morris Avenue/Highway 6. However, the applicant has submitted documentation confirming that TxDOT has approved a permit to construct a driveway within the Highway 6 right-of-way for the proposed project. Per the City’s ordinance for properties within the SH6 zoning district, the development must dedicate a Public Access Easement (PAE) to allow reciprocal access between adjacent parcels. The proposed site plan does not include this easement. Additionally, the applicant must extend the existing sidewalk along SH6, as required by Section 62-113. *Sidewalks*, of the City’s Subdivision Ordinance. The submitted site plan does not show a detention pond on the property. In its existing condition, the northern portion of the site drains toward Morris Avenue/Highway 6, while the southern portion drains into an adjacent RV park. The applicant proposes to maintain this existing drainage pattern (refer to



attached exhibits). According to documentation from TxDOT, the Hydraulic Division approved the proposed plan without requiring detention—provided there are no issues with draining the southern half of the site into the RV park. If drainage concerns arise, a revised drainage plan will be required and must be reviewed by TxDOT. To date, the applicant has not submitted documentation confirming drainage capacity or agreements with the RV park.

The subject site must be platted, and all infrastructure requirements—including vehicular access, the PAE, drainage approval, and sidewalk construction—must be addressed as part of the development process.

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

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

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined conditions applicable to medical clinics.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The proposed SUP is supported by 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.”
 - “Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance.”

The subject site being located in close proximity to Highway 6, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals. Additionally, the proposed development will result in improvement of infrastructure in the area. Together, these actions will contribute to Manvel’s long-term vision of balanced growth, economic vitality, and enhanced quality of life.

2. Compatibility with the character of the neighborhood: The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for medical and commercial uses. The proposed Medical Clinic is compatible with nearby retail and service-oriented businesses and aligns with the existing commercial corridor. However, since the subject site abuts the RV Park on the south side, site design, screening, and buffering should be carefully considered.



3. *The suitability of the property for the uses permitted by right:* The subject site is zoned Light Commercial (LC), which allows a variety of commercial uses, including office space, retail, and dining establishments. Given the commercial nature of the Highway 6 corridor, the area is suitable for service-based uses such as Medical Clinics. The 0.547-acre vacant tract is well-positioned for this type of development, offering adequate size, high visibility, and convenient access along a major roadway.
4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor. However, proper buffering, lighting, and landscaping must be considered to minimize noise, visual, and operational impacts on the adjacent RV Park.
5. *Traffic and Parking issues:* The proposed clinic is anticipated to generate moderate traffic primarily associated with staff and patient visits. Located along Morris Avenue/Highway 6, a Major Thoroughfare, the development must ensure safe and efficient ingress and egress. Access is planned directly from Morris Avenue/Highway 6, and PAE shall be provided in accordance with the City's ordinance to allow reciprocal access between adjacent parcels. On-site parking shall be provided in compliance with zoning requirements, ensuring sufficient spaces for patients, staff, and emergency vehicles. Due to the site's location near other commercial developments and the nature of the clinic's operations, no significant traffic congestion or parking deficiencies are expected.
6. *Harm to the value of nearby properties:* The surrounding properties are zoned LC/SH6 or consist of vacant land. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.
7. *Impedance to orderly development surrounding vacant property:* Surrounding properties are zoned LC/SH-6, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. *Utility Provisions:* The proposed use is not anticipated to significantly impact utility provisions. However, regarding drainage, the applicant must provide documentation or an agreement confirming that the adjacent RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process.
9. *Safe site development and layout:* The subject site layout must ensure safe and efficient internal circulation, including adequate access for emergency vehicles, compliance with ADA requirements, and provisions for pedestrian connectivity. The Medical Clinic must also be designed and constructed in accordance with applicable building and fire codes to ensure the safety of staff and patients.



10. **Lighting:** Site lighting should be designed to enhance safety while minimizing disturbance to adjacent properties. All exterior lighting must comply with city regulations, utilizing shielded and directional fixtures to prevent light pollution affecting neighboring areas.
11. **Landscaping and screening:** The proposed development should comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. Street frontage landscaping along Morris Avenue/Highway 6 should include trees and shrubs per Overlay District requirements. Perimeter landscaping should screen parking areas, and the existing wooden fence separates the site from the RV Park. All landscaping should meet tree planting, screening, and irrigation standards to enhance site aesthetics and compliance.
12. **Other appropriate conditions and safeguards in the interest of health, safety or welfare:** The proposed use should comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare. Adequate parking and lighting should be provided to enhance safety for visitors and employees. Noise mitigation measures should be implemented to minimize potential disturbances to nearby RV Park. Additionally, landscaping and buffering along the southern boundary should provide a visual and noise barrier between the facility and adjacent RV Park. The site layout should prioritize efficient traffic circulation, ensure clear emergency access routes along with providing PAE to allow reciprocal access between the subject site and adjacent parcels. Any additional conditions required by city ordinances should be incorporated to further enhance public safety and operational efficiency.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)” with the following conditions:

1. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours;
4. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Manvel Medical Clinic;
5. A recorded copy of a document or agreement confirming that the RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site, shall be provided prior to plat approval and referenced on the plat. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process;
6. The site development shall follow the attached site plan. However, a revised site plan, subsequent plat, and drainage plans—reflecting any necessary changes related to the Public Access Easement (PAE) and drainage to comply with all applicable City of Manvel codes and ordinances—shall be submitted as part of the construction plan and building permit review process.
7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with one (1) evergreen tree planted every 30 feet along the property line abutting the RV Park;



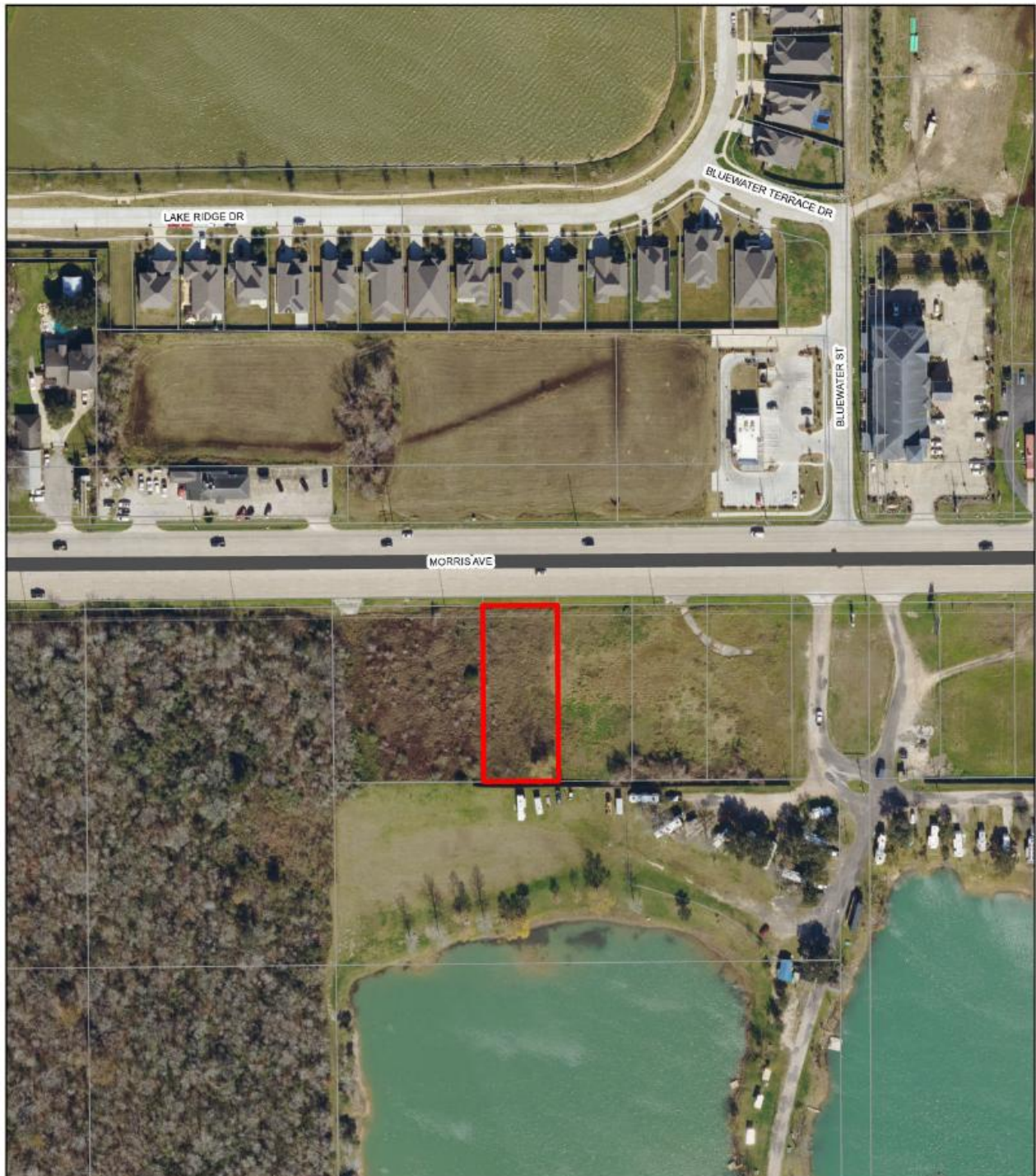
8. If there is no existing fence along the rear property line, a minimum 6-foot-tall wooden fence shall be installed in accordance with Section 77-43, *Fences*, of the City of Manvel Code of Ordinances;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
11. No Outdoor lighting shall be greater than 25-feet in height;
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy;
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

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, staff has received one informational inquiry and is not aware of any opposition to the request.



MAJOR THOROUGHFARE PLAN MAP



19200 Highway 6 (PID 499589)



This map is made available for reference purposes only and should not be used for any other purpose. The City of Manvel will not be liable for any error or omission in this map.



PID: 499589



Parcels



City of Manvel ETJ



City of Manvel City Limits



Major Thoroughfare (120' ROW)



0 100 200 400 600 800 US Feet

Date: May 2025
Reference: 2025039
Data Source: City of Manvel,
Brazoria County Open Data



APPLICATION



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

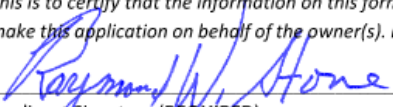
PROJECT INFORMATION

Project Name: Manvel Medical Clinic
Project Location/Address: 19200 Highway 6, Manvel, Tx. 77578
Legal Description: MANVEL LOT OL184D3A
Current Zoning: CG2 Proposed Land Use: MEDICAL CLINIC NAICS No.: 62
Parcel/Tax ID# (s): 499589 Total Acreage: 0.547

APPLICANT INFORMATION

Applicant Name: CHARLES HUANG
Company Name: Manvel Medical Clinic
Address: 9889 Bellaire Blvd. City: Houston State: Tx Zip: 77036
Phone #: (281) 904-2678 Email: csh1122@live.com

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

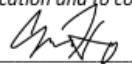
 04/11/25
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Charles Huang
Address: 9889 Bellaire Blvd. City: Houston State: Tx Zip: 77036
Phone #: (281) 904-2678 Email: csh1122@live.com

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

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

 04/11/2025
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES

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

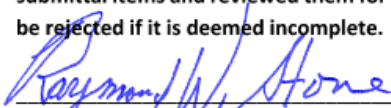
SUBMITTAL CHECKLIST

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 specific use permit 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.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

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


Applicant Signature

04/11/25

Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Charles Huang

Owner Name

9889 Bellaire Blvd. Houston, Tx. 77036

Owner Address

Houston, Tx. 77036

Owner City, State Zip

04/11/25

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Charles Huang, certify that I am the owner of the project property located at 19200 Highway 6, Manvel, Tx. 77578 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 Raymond W. Stone with the company R.W. Stone, Engineer, PLLC (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 (281) 904-2678 if you have any questions.

Sincerely,

Owner Name Charles Huang

Owner Signature



REQUEST LETTER

To Whom It May Concern:

I am submitting this letter in support of our request for a **Special Use Permit** to develop and operate a **general family practice and outpatient diagnostic clinic** at 19200 Highway 6, located within the City of Manvel.

Our proposed facility will deliver **comprehensive outpatient services** with a focus on **continuity of care, chronic disease management, and preventive services**, helping to meet the growing healthcare needs of Manvel's rapidly expanding population.

Project Summary

Type of Facility: General family practice and outpatient diagnostic clinic

Total Building Size: Approximately [4990] sq. ft.

Lot Size: [0.55 Acre]

Services Offered:

- General family medicine
- Preventive care and wellness visits
- Chronic disease management
- Diagnostic ultrasound imaging

Operating Hours: Monday–Friday, 8:00 AM to 6:00 PM (optional weekend hours depending on demand)

Public Benefit

The proposed medical clinic will:

- **Increase access to routine and preventive care** within Manvel city limits
- **Reduce strain** on nearby urgent care centers and hospital emergency departments
- **Offer convenient, family-oriented services** to local residents
- **Create local employment opportunities** in both clinical and administrative roles
- **Contribute to the city's long-term growth and healthcare infrastructure**

This project has been carefully designed to **complement existing development patterns** in the area and is expected to be fully compatible with adjacent properties in terms of use,



REQUEST LETTER

scale, traffic volume, and visual appearance. We are committed to complying with **all city regulations**, including applicable design guidelines, site requirements, and landscape standards.

We respectfully request your favorable consideration of this Special Use Permit application. Should you have any questions or require additional documentation, I am available to provide any information needed.

Thank you for your time and support.

Sincerely,

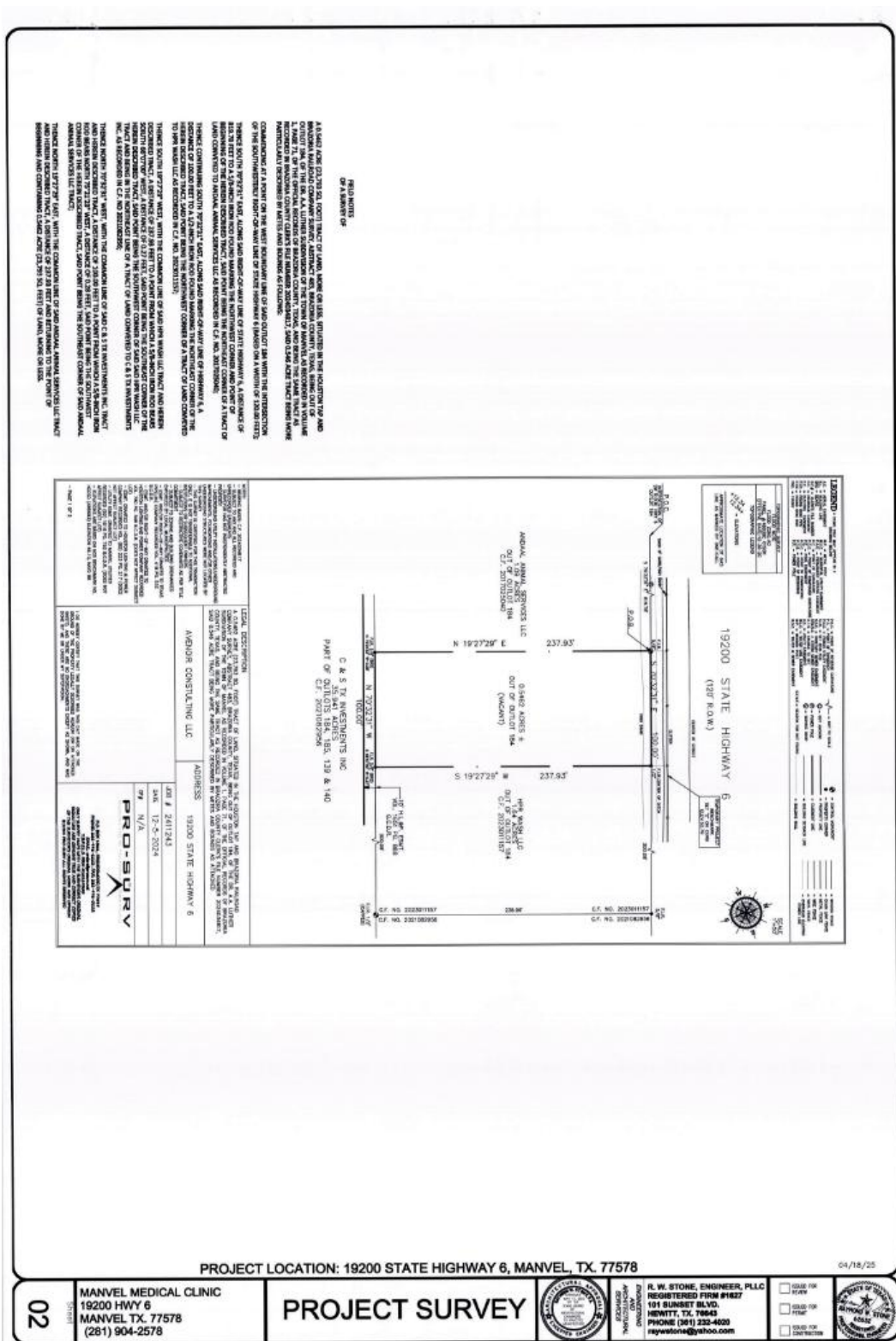
/s/

Charles Huang



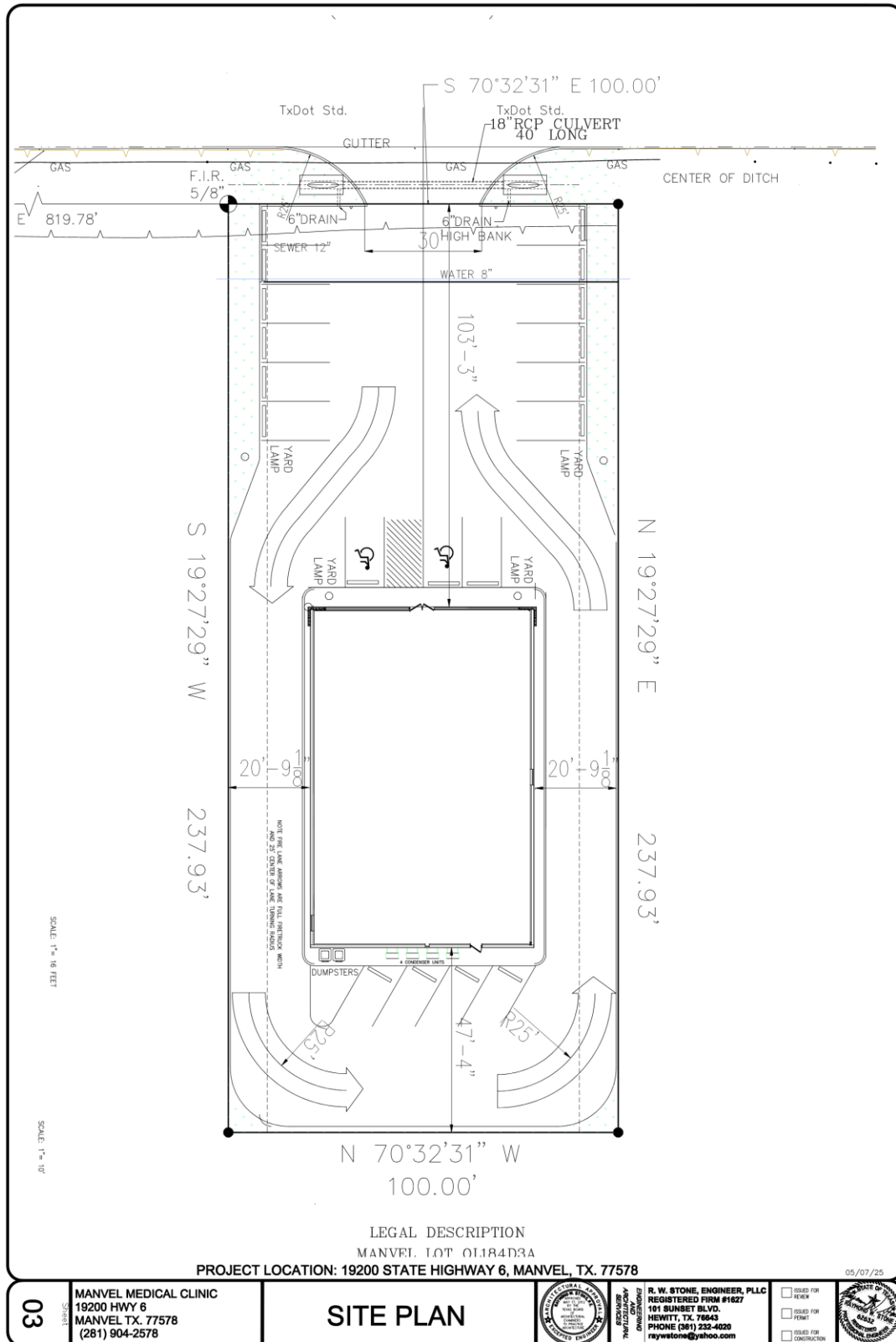
Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit

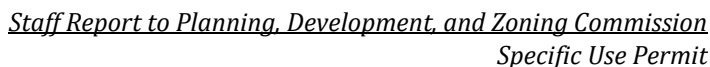
SURVEY

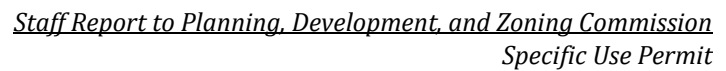


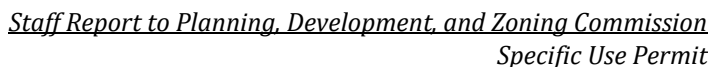


PROPOSED SITE PLAN



[illegible]





WINDOW AND DOOR REQUIREMENTS

Aluminum, vinyl and wood exterior windows and glass doors shall be installed in accordance with the International Building Code (IBC) and any other applicable codes and standards. The total area shall be 100% of the total area of the building. The total area shall be 100% of the total area of the building. The total area shall be 100% of the total area of the building.

Exterior windows and doors shall be installed in accordance with the International Building Code (IBC) and any other applicable codes and standards. The total area shall be 100% of the total area of the building. The total area shall be 100% of the total area of the building.

Windows and glass doors shall be protected from flying glass and must meet the requirements of the International Building Code (IBC) and any other applicable codes and standards. The total area shall be 100% of the total area of the building. The total area shall be 100% of the total area of the building.

PERMISSION NOTES

GLASS FRONT WINDOWS MADE BY 6.425/024 UNIT. THE GLASS FRONTED 11' 1/2" WIDE BY 9'-2" TALL. THESE ARE FINISHED DIMENSIONS. THE SPACE IS DEFINED BY ITS DIMENSIONS. THE SPACE IS DEFINED BY ITS DIMENSIONS. THE SPACE IS DEFINED BY ITS DIMENSIONS.

DOORS TO BE COMPLETED WITH HANG CRYSTAL. DOOR AND FRAME MATERIALS TO BE ANODIZED ALUMINUM IN A MEDIUM BRONZE FINISH.

PROJECT LOCATION: 19200 STATE HIGHWAY 6, MANVEL, TX. 77578

MANVEL MEDICAL CLINIC
19200 HWY 6
MANVEL TX. 77578
(281) 904-2578

FRONT ELEVATION

05

R. W. STONE, ENGINEER, PLLC
REGISTERED FIRM #1627
161 SUNSET BLVD.
HEWITT, TX. 76643
PHONE (281) 252-4220
raywstone@yahoo.com

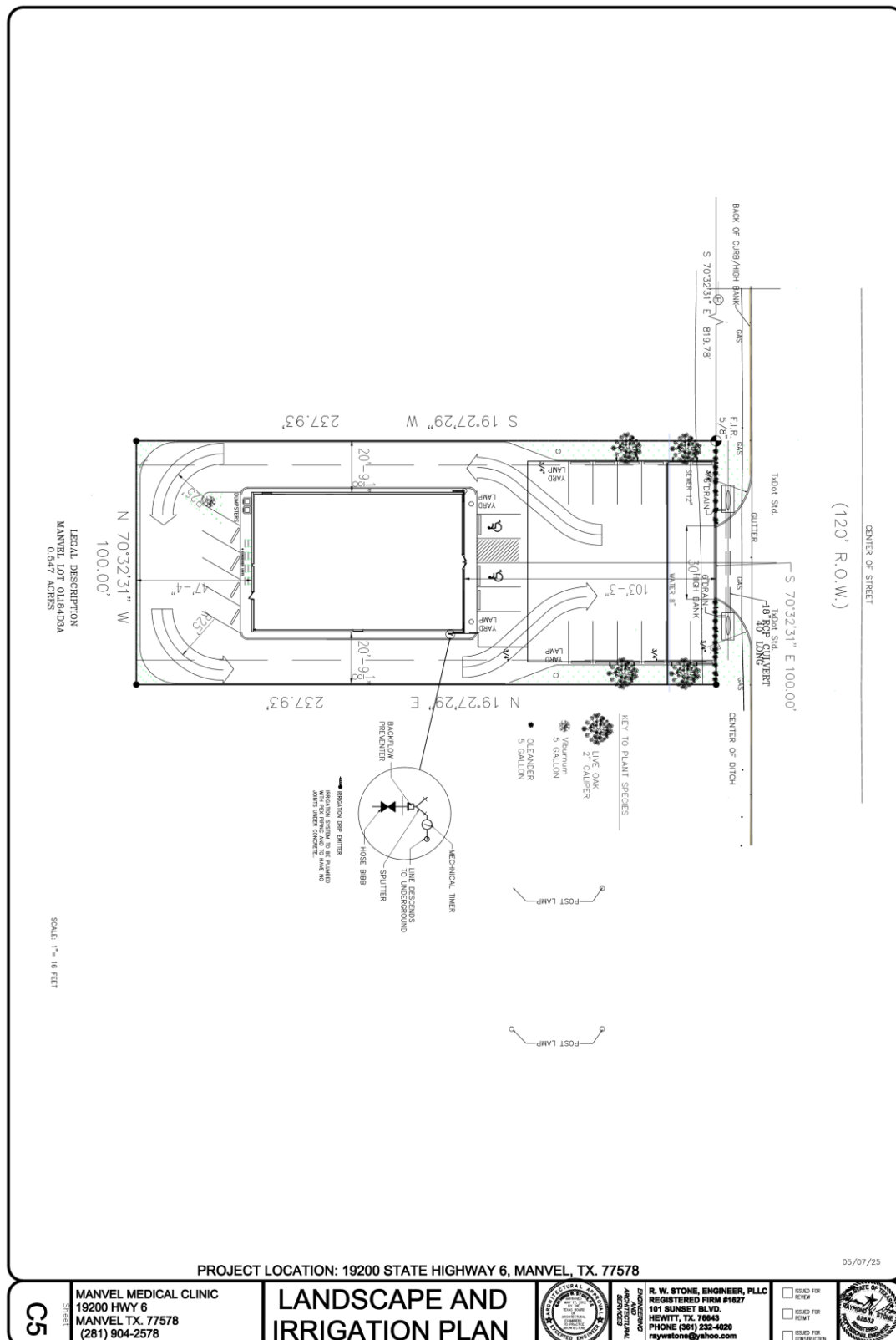
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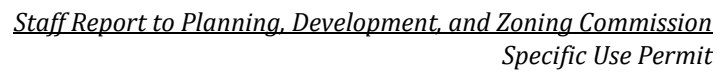
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PROPOSED LANDSCAPE PLAN





NOTICE: X-RAY ROOMS ARE USUALLY LINED WITH LEAD TO PROTECT FROM RADIATION. SPECIALTY PRESCRIBED BY X-RAY PHYSICISTS. OWNER SHALL PROVIDE SHIELDING AND ROOM SHALL BE LINED AND FLOOR FINISHING BY A SEPARATE CONTRACTOR.

SCALE: 1/4" = 1'

PROJECT LOCATION: 19200 STATE HIGHWAY 6, MANVEL, TX. 77578

MANVEL MEDICAL CLINIC
19200 HWY 6
MANVEL TX. 77578
(281) 904-2578

FLOOR PLAN

R. W. STONE, ENGINEER, PLLC
REGISTERED FIRM #1627
101 SUNSET BLVD.
HEWITT, TX. 78645
PHONE (817) 232-4620
raywestone@yahoo.com

03/20/25



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 12/29/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 14, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 21, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/TAMMY BELL, CITY SECRETARY.



SITE PICTURES



View of the subject site from Morris Avenue/SH6, looking south.



View of adjacent property to the east, Carwash currently under construction.



SITE PICTURES



View of adjacent property to the west, vacant property.



View of the property to the northeast from Morris Avenue/SH6 (AutoZone)



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: July 14, 2025

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

BACKGROUND:

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

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

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

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

The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. Following the last PD&Z meeting, staff received two emails; one in support, and one in opposition.

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

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

PD&Z RECOMMENDATION: The Planning and Zoning Commission held a public hearing on June 23, 2025, to receive public input. 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.

CITY COUNCIL HELD PUBLIC HEARING: At the July 7, 2025, City Council public hearing, no opposition was expressed regarding the subject SUP request.

ATTACHMENTS: Staff Report, PUD document redline, Conceptual Development Plan exhibits, Preliminary Drainage Analysis, and Turn Lane Analysis.



FUNDING ISSUES

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

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

Planned Unit Development Amendment

Agenda of:	July 14, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Del Bello Lakes PUD Amendment	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	Consideration and possible action to provide a recommendation to City Council.		

SUMMARY

The applicant, Julia Herzog with META Planning + Design, LLC, representing the property owners Crawford William II Living Trust and Michael Daily, is requesting to amend the Del Bello Lakes Planned Unit Development (PUD) to include an approximate 106.8-acre tract of land generally located east of Manvel Pkwy, south of Croix Rd, and North of Del Bello Ln. The subject site is currently zoned Open-Single Family Residential District (O-SFR). O-SFR district requires minimum 1-acre lots. The subject site abuts Del Bello Lakes development on the west side. Ordinance No. 2017-O-45 originally established the Del Bello Lakes PUD and allowed for single family residential, Light commercial, and car dealership. Since then, four amendments have been requested, with three of them approved, to allow temporary residential signage, signage for Keating Toyota, and allowance for an additional car dealership along SH 288.

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

*Staff was not able to provide a recommendation of approval at the 6/23/2025 Meeting.
PD&Z tabled this item at the 6/23/2025 Meeting.*

EXHIBITS

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

GENERAL SITE INFORMATION

The following is a summary of general site information.

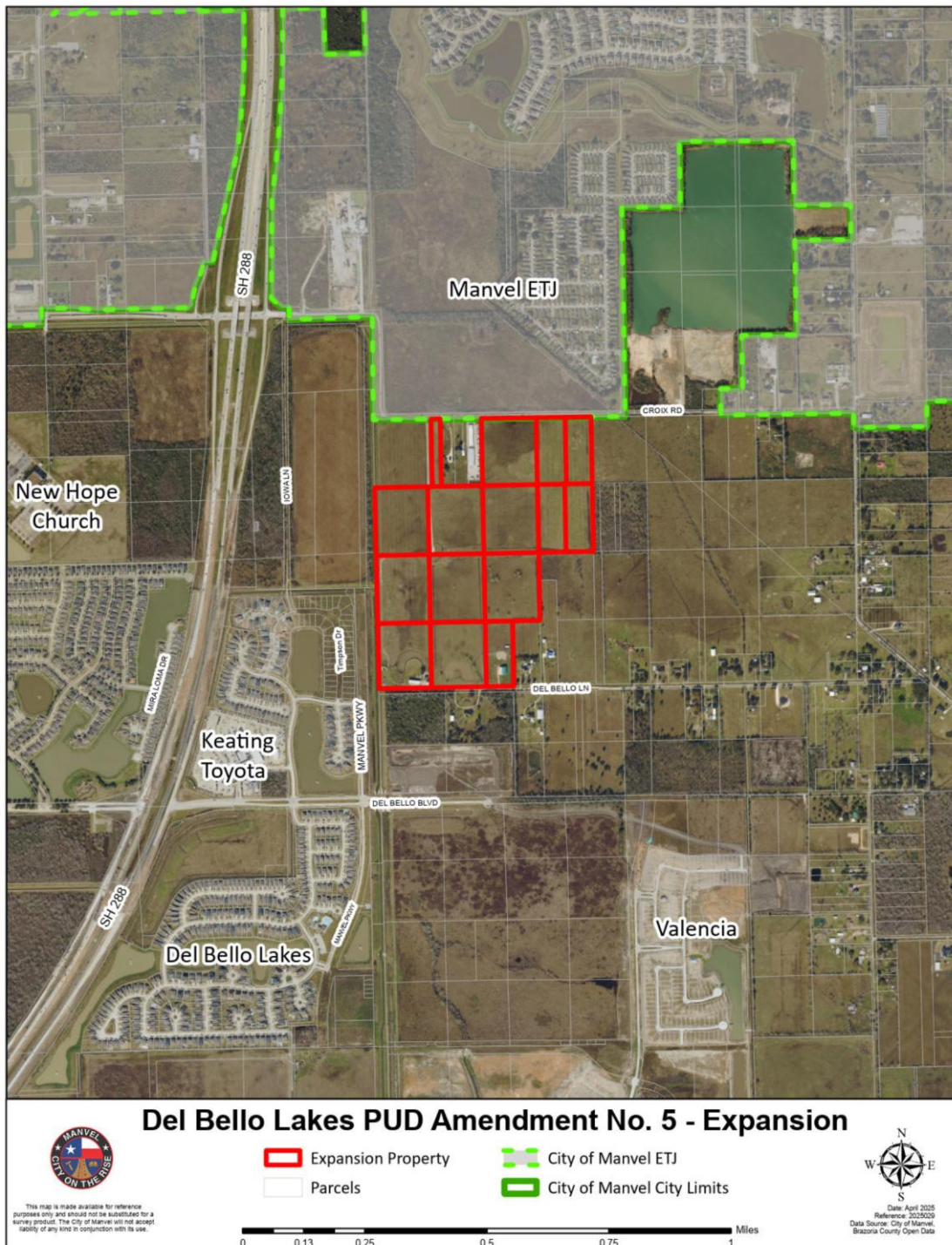
Surrounding Property Zoning	North: Extra Territorial Jurisdiction (ETJ) / Open-Single-Family Residential District (O-SFR) / Light Commercial District – Specific Use Permit (LC/SUP) – (Lessors of Mini Warehouses and Self-Storage Units) South: Open-Single-Family Residential District (O-SFR) East: Open-Single-Family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

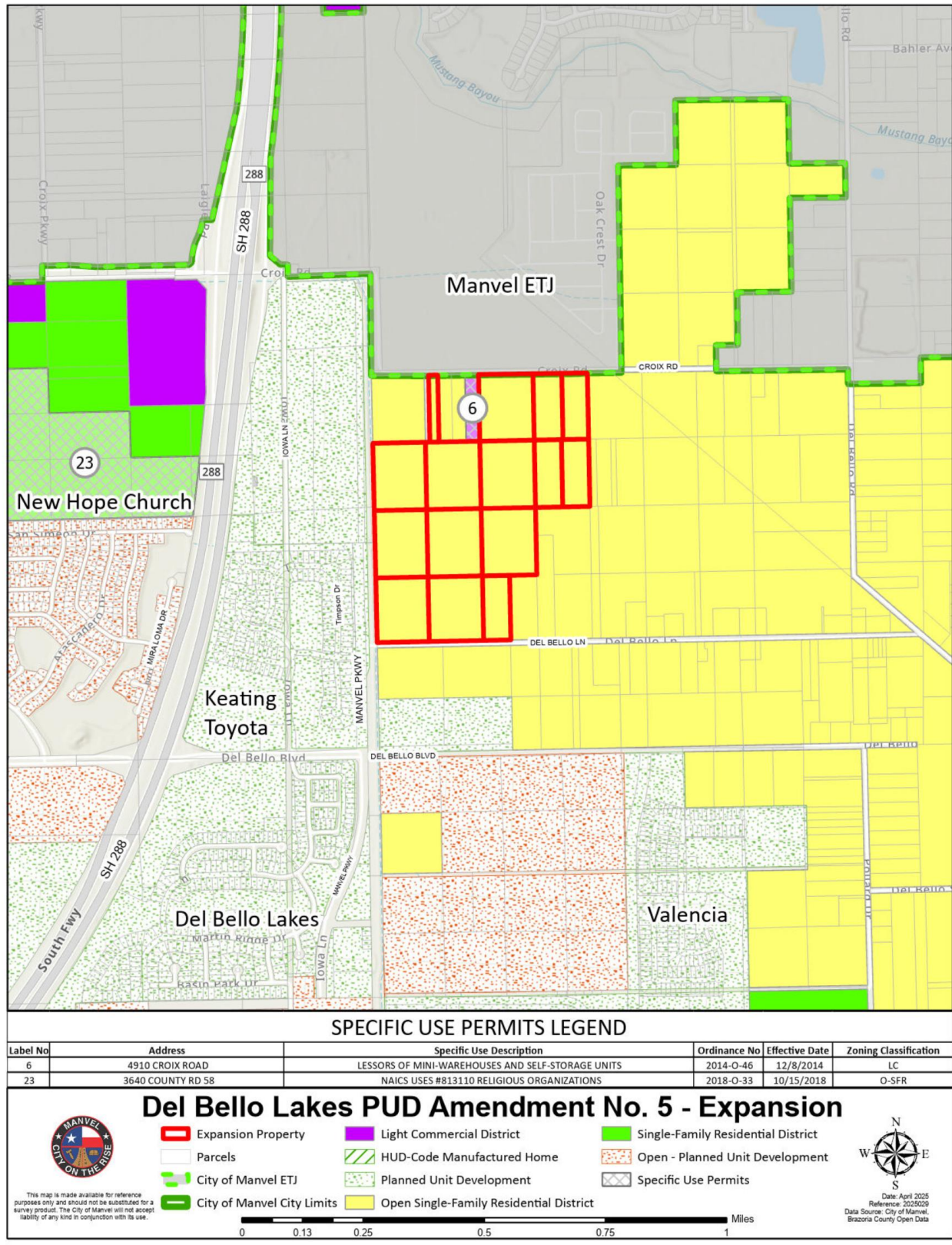
Surrounding Land Use	North: Undeveloped land (Sedona Lakes) / Residential home / Diamond Storage South: Residential home / Undeveloped land East: Residential home / Undeveloped land West: Residential home (Del Bello Lakes)/ Undeveloped Light Commercial land (Reserve at Manvel)
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AERIAL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





ZONING VICINITY MAP





ZONING ORDINANCE PROVISIONS FOR PLANNED UNIT DEVELOPMENT

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

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

PROJECT DETAILS

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

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

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



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

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

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

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

PUD CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

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

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

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



If developed appropriately, the proposed rezoning to PUD supports the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:

- “Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life.” The subject property being located along major thoroughfares, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals.
- “Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance.” The subject property via constructing public infrastructures and getting annexed to the MUD will promote quality of life.
- “Offering a variety of housing choices that reinforce our small-town values.”

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

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

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

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

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

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

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

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



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

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

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

STAFF RECOMMENDATION

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

- Traffic related impact and mitigation,
- Drainage related impact and mitigation,
- Status of MUD annexation (This will be considered in conjunction with action by City Council).

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

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

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



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

NOTE: *Since the last PD&Z Commission meeting, the applicant has provided the following:*

- **Preliminary Drainage Analysis:** *The analysis shows that, under existing conditions, runoff from the proposed addition tract drains south to Ditch C-12. To discharge westward into Cooper Ditch, full retention will be required. As shown in Figure 4, although a larger detention volume is needed, the additional depth provided by Cooper Ditch may reduce the overall detention footprint, making this a feasible option (see attached drainage analysis).*
- **Turn Lane Analysis:** *The study reviewed potential turn lane requirements at Croix Road (Access Roadway 1) and Manvel Parkway (Access Roadway 2). It concluded that neither left nor right turn lanes are warranted at the proposed access points (see attached turn lane analysis).*

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

The Planning and Zoning Commission held a public hearing on June 23, 2025, to receive public input. 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.

CITY COUNCIL HELD PUBLIC HEARING

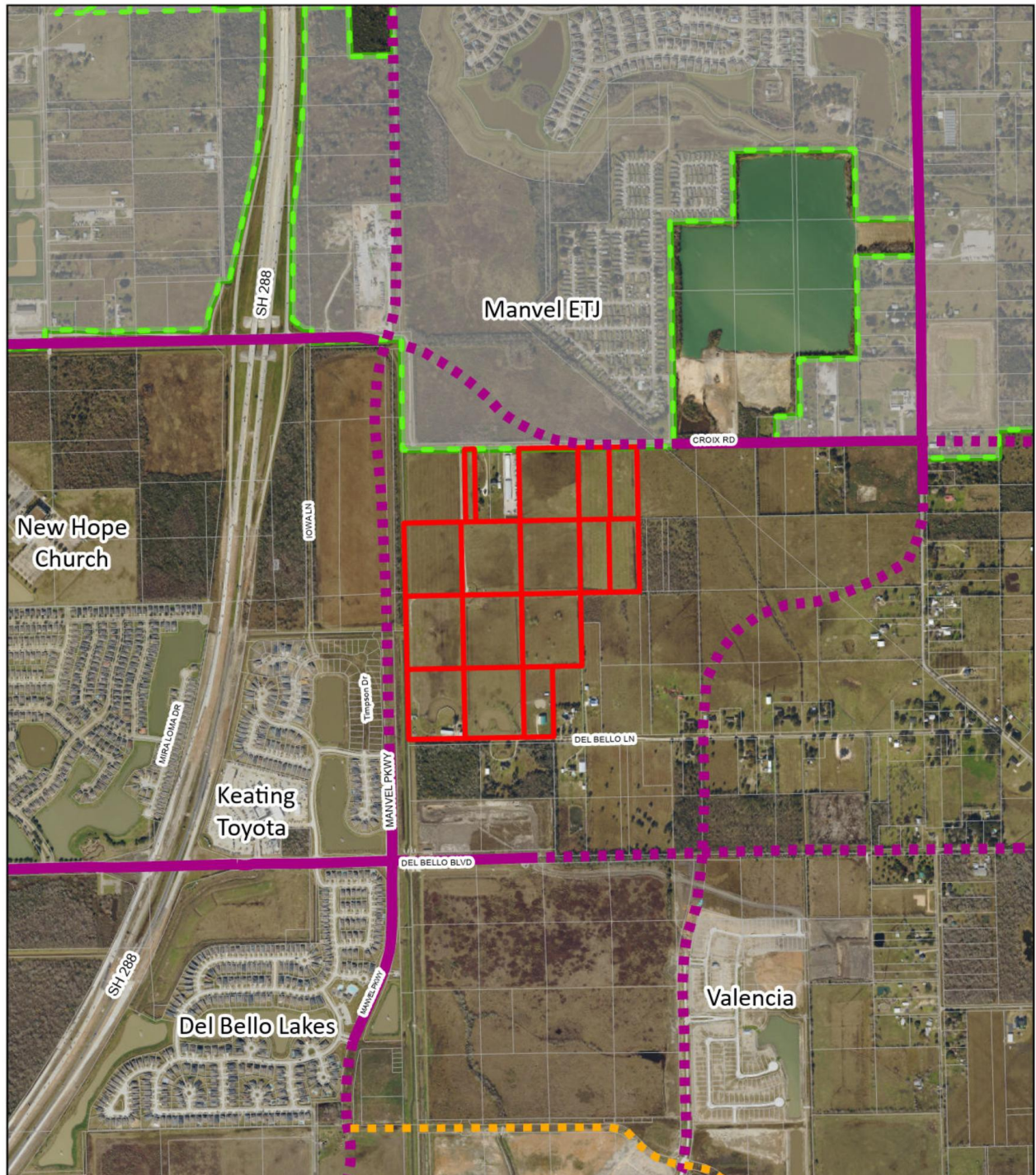
At the July 7, 2025, City Council public hearing, no opposition was expressed regarding the subject SUP request.

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. Following the last PD&Z meeting, staff received two emails; one in support, and one in opposition.



MAJOR THOROUGHFARE PLAN MAP





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

APPLICATION



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

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

(Please Type or Print Clearly with Dark Ink)



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Del Bello Lakes

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

Zoning District under Which PUD Will Be Designed: PUD

Address/Location: Croix Road / CR 58

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

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

Applicant Information

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

Mailing Address: 24285 Katy Freeway, Suite 525

City/State/Zip: Katy, TX 77494

Contact Person: Julia Herzog

Email Address: jherzog@meta-pd.com

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

Name: Michael Daily Daytime Phone: _____

Mailing Address: 2613 Sleepy Hollow Drive

City/State/Zip: Pearland, TX 77581

Email Address: _____



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

APPLICATION



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

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

(Please Type or Print Clearly with Dark Ink)



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Del Bello Lakes

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

Zoning District under Which PUD Will Be Designed: PUD

Address/Location: Croix Road / CR 58

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

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

Applicant Information

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

Mailing Address: 24285 Katy Freeway, Suite 525

City/State/Zip: Katy, TX 77494

Contact Person: Julia Herzog

Email Address: jherzog@meta-pd.com

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

Name: Crawford William II Living Trust Daytime Phone: _____

Mailing Address: 6110 Edgemoor

City/State/Zip: Houston, TX 77081

Email Address: _____



APPLICATION

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

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

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

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

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

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

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

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

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

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

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

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

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

4-10-25

Date

Julia Herzog
Applicant's Signature

Date

Owner's Signature (If different from Applicant)

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



LETTER OF AUTHORIZATION

Michael Daily
2613 Sleepy Hollow Drive
Pearland, Texas 77581

May 5, 2025

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

RE: Del Bello Lakes PUD Amendment

Dear Jorge,

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

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

Sincerely,

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



LETTER OF AUTHORIZATION

Crawford William II Living Trust
6110 Edgemoor
Houston, Texas 77081

April 11, 2025

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

RE: **Del Bello Lakes PUD Amendment**

Dear Jorge,

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

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

Sincerely,





LETTER OF REQUEST



April 11, 2025

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

Re: DEL BELLO LAKES PUD AMMENDMENT

Dear Jorge,

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

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

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

Please contact me if you need any additional information.

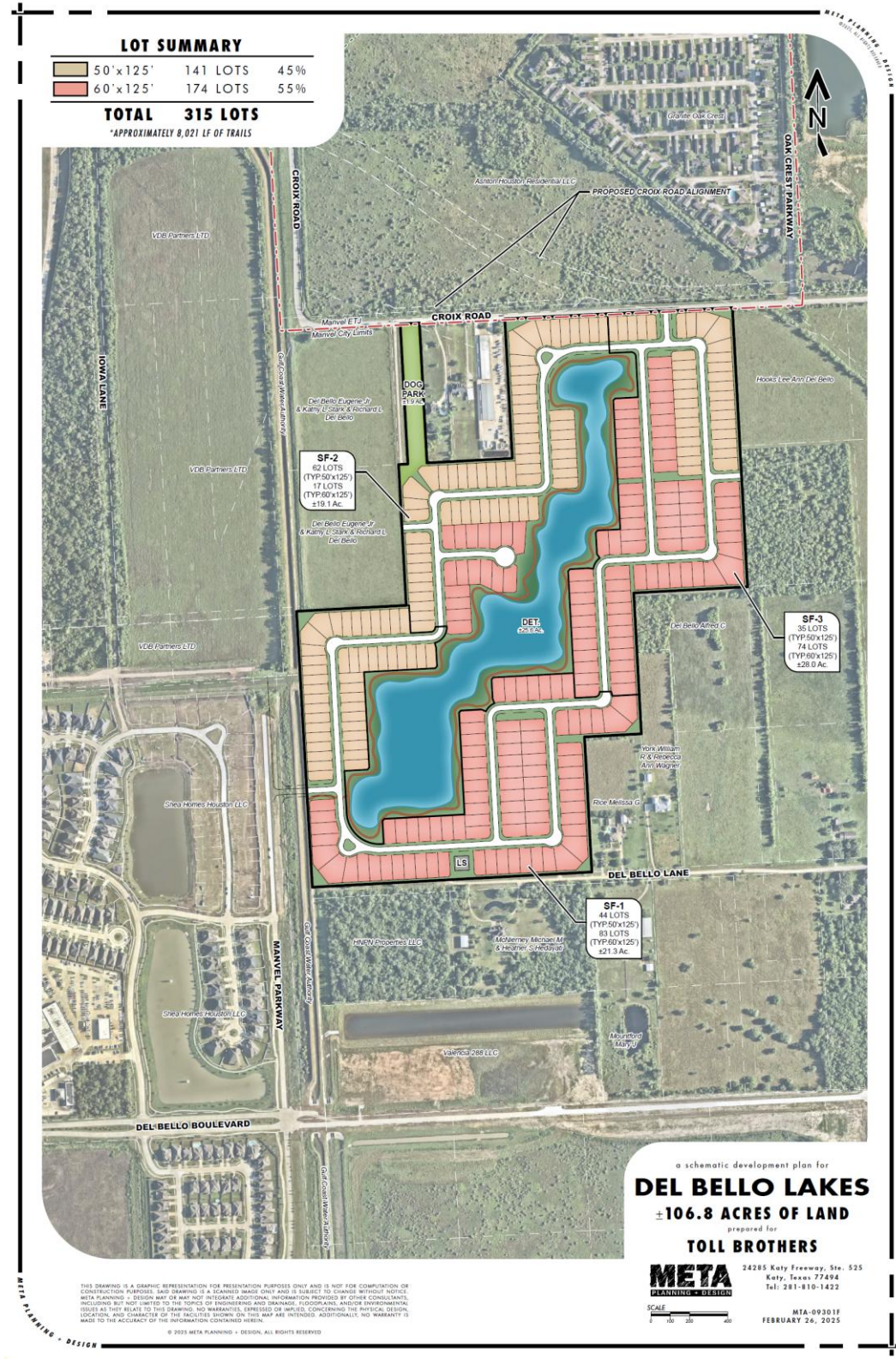
Sincerely,

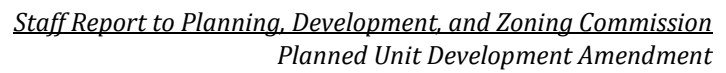
Julia Herzog
Enclosure



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

SCHEMATIC DEVELOPMENT PLAN



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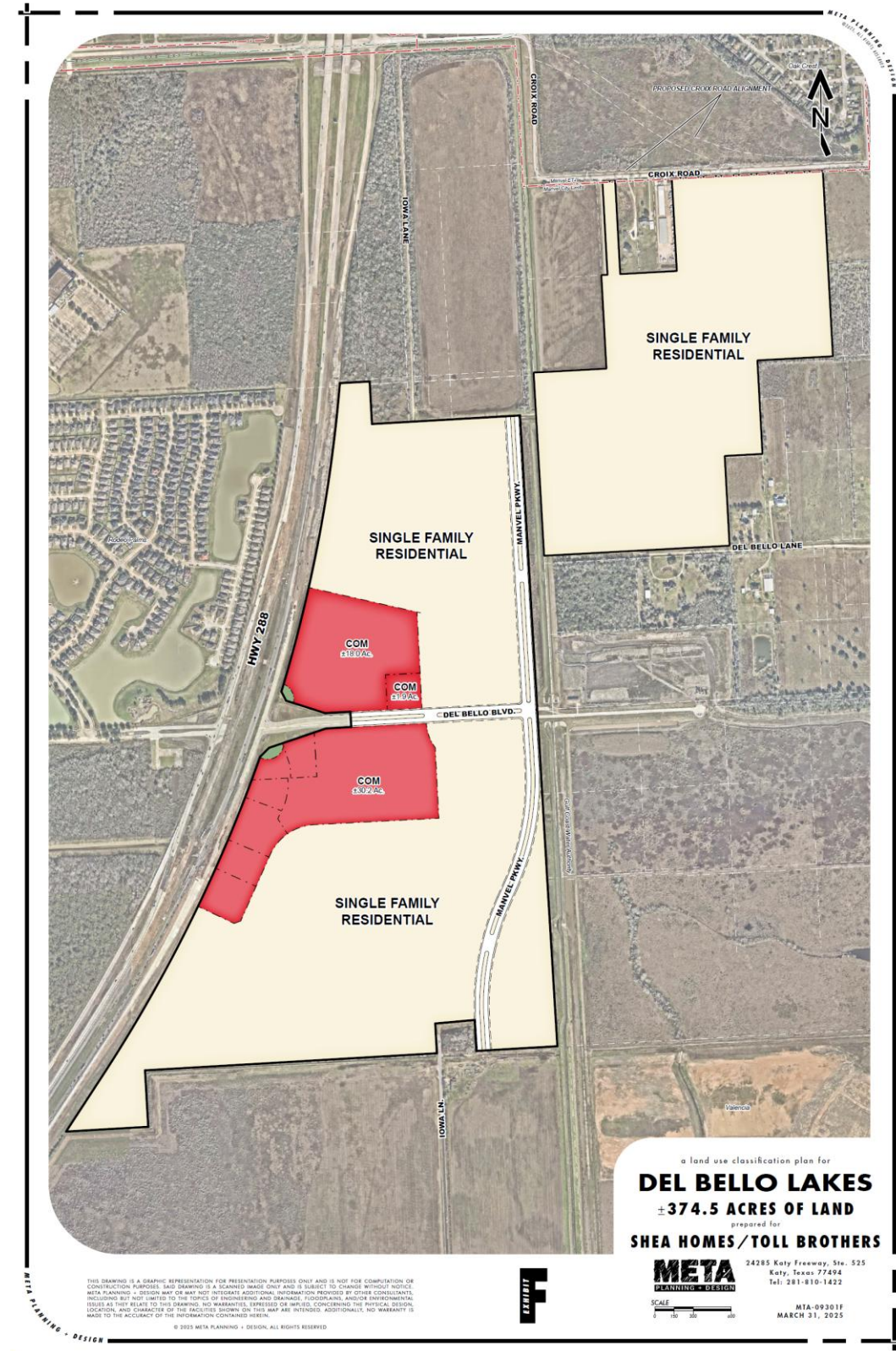
MTA-09301F
MARCH 31, 2025

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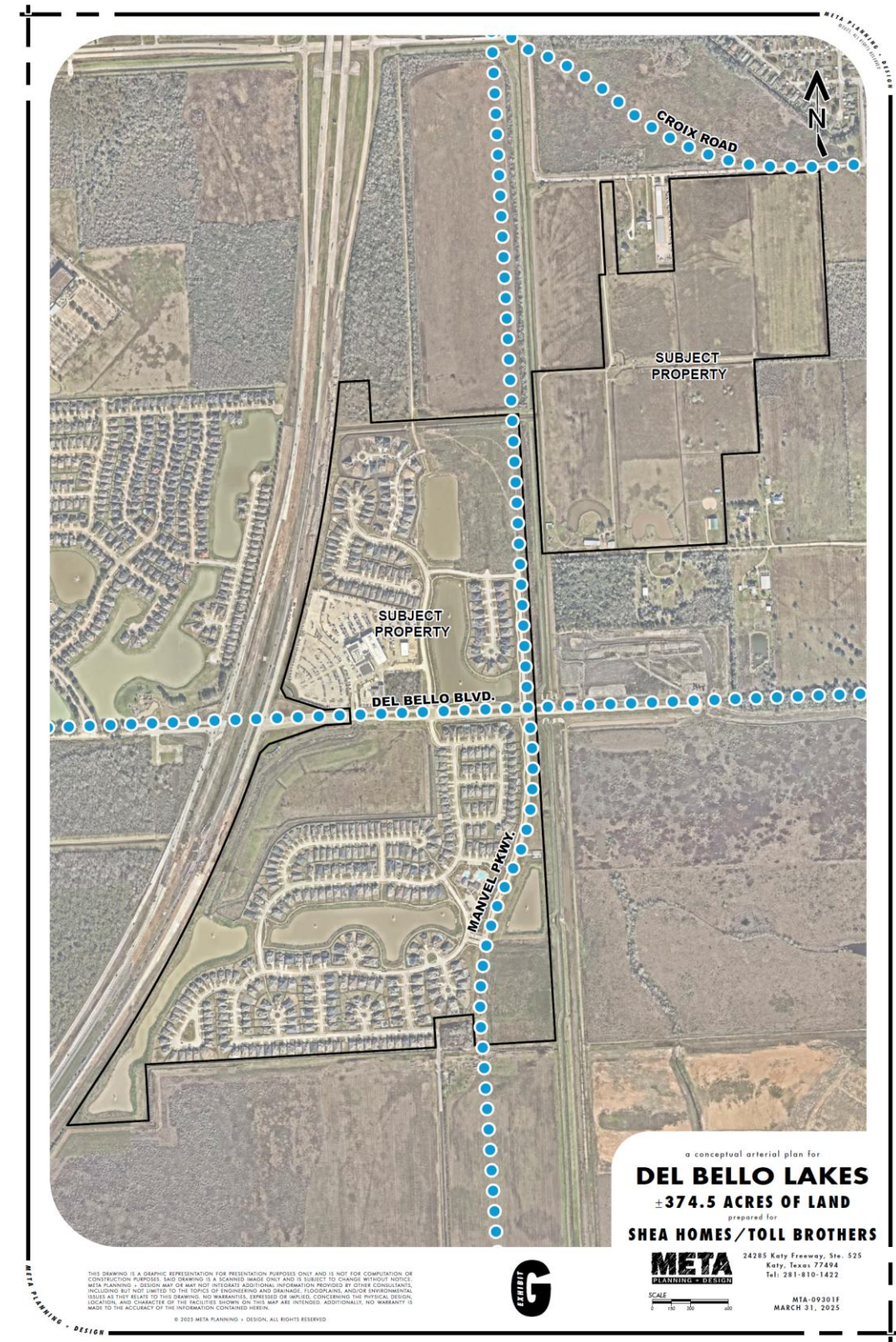


CONCEPTUAL DEVELOPMENT PLAN





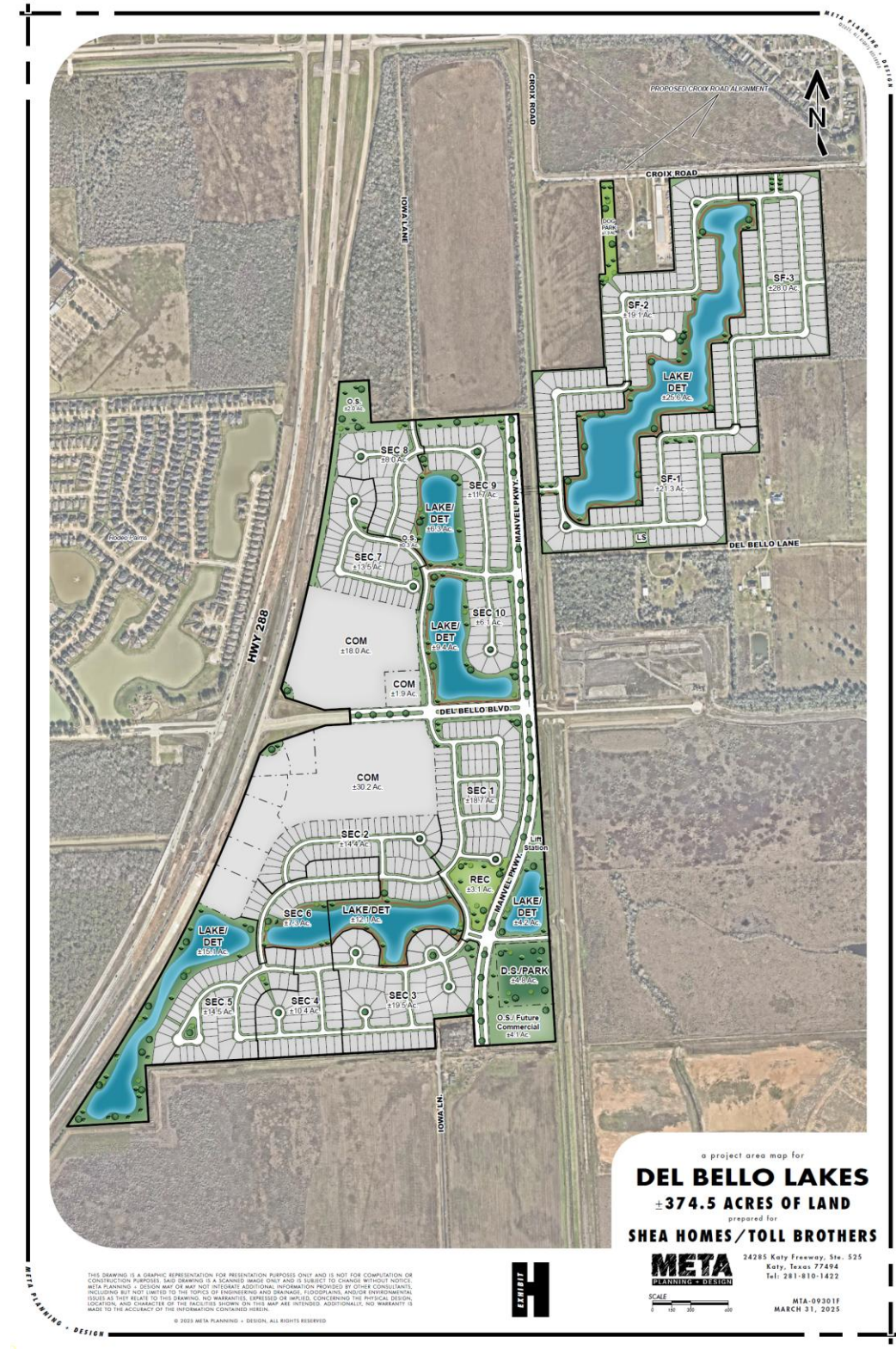
CONCEPTUAL DEVELOPMENT PLAN





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

CONCEPTUAL DEVELOPMENT PLAN





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

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, JUNE 23, 2025 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 7, 2025 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.P.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SOUTHPONTE CROSSING DEL BELLO LAKES,
formally known as Southpointe Crossing

Planned Unit Development
267.7±374.5 ACRES

Prepared for:
MAK Development
and Shea Homes

AMENDMENT PREPARED BY:

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

META
PLANNING + DESIGN

24285 KATY FREEWAY, SUITE 525
KATY, TX 77494-2350**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~~ has been 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~~ has been divided into two areas: 1) commercial and 2) single-family residential. The commercial area ~~will be~~ is immediately adjacent to SH 288 and the residential area ~~will compose~~ composes the remainder of the tract. As a part of the residential component, Southpointe Crossing ~~will contain~~ contains a wide variety of housing products and price ranges.

II. EXISTING CONDITIONS

SITE DESCRIPTION

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

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

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

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

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

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

SURROUNDING LAND USE

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

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

III. GOALS AND OBJECTIVES

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

The goals and objectives for Southpointe Crossing are outlined below.

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

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

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

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

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

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

IV. PROJECT / PLAN DESCRIPTION

LAND USE

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

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

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

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

Acreage Per Land Use Summary

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

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

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

LAND USE/ REGULATORY COMPLIANCE

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

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

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

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

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

Lot Distribution Table

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

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

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

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PERMITTED USES

Residential

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

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

Commercial

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

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

THOROUGHFARE PLAN

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

Commercial Tract

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

Residential

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

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

DEVELOPMENT GUIDELINES

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

Residential

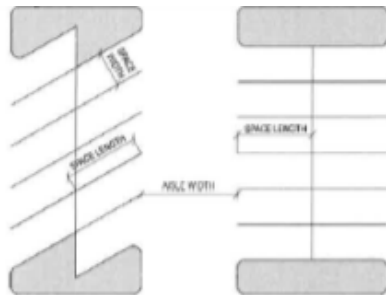
The following regulations apply to all single family development.

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

Commercial

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

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



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

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

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

6) Open Storage

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

7) Landscape Requirements

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

UTILITIES

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

SIGNAGE

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

1) Temporary Signs

- a. Temporary signs used during construction of the development recognizing builders, architects, engineers, leasing representative, lenders, etc., must all be tastefully displayed on one (1) 4' x 8' vertical sign. All temporary signs must be removed when the principle building on the applicable Building Site is occupied. Additional, temporary Builder Signs directing potential home buyers to various neighborhoods/model homes may be installed. These temporary signs will remain as long as homebuilders are constructing in the neighborhood. See Exhibit K for approved signage size and style.
- b. Notwithstanding anything set forth in the PUD to the contrary, temporary billboard signs used by the developer to advertise the development shall be permitted one time over the life of the project. Del Bello Lakes may include one temporary billboard sign ("Dual-Face Sign") generally located at the southwest corner of the development (shown on Exhibit K1 attached hereto), with dimensions not to exceed a sign area of 34.75 feet in width by 10 feet in height, and an overall maximum sign height of 13 feet (measured at grade) (as shown on Exhibit K2 attached hereto), at the general locations shown on Exhibit K3 attached hereto (collectively, "Temporary Signs"). The temporary billboard sign shall be removed on or before April 30, 2021.

2) Neighborhood Monumentation

- a. Primary Neighborhood Monumentation
 - i. ~~L~~ Shall be located at intersection of S.H. 288 and Del Bello Blvd
 - ii. May incorporate structural, landscape and water elements
 - iii. Maximum height shall be twenty five (25) feet.
 - iv. Maximum width for the monument structure is 170'
 - v. Letter height shall be proportional to the signage structure
- b. Secondary Monumentation is permitted at all the following locations
 - i. ~~Entrances to individual sections,~~
 - ii. ~~Entrances to expansion tract, off of Croix Road and Manvel Parkway~~
 - iii. ~~Intersection of HWY 288 and Del Bello Blvd~~
 - iv. ~~Intersection of Manvel Pkwy and DelBello Blvd,~~
 - v. ~~Signage shall be consistent with the style of the Primary Neighborhood Monumentation~~
 - vi. ~~Signage height shall not exceed eight (8) feet when measured from grade~~
 - vii. ~~Signage width shall not exceed fifteen (15) feet~~

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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. <u>5</u>

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

Parks Ordinance

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

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

A. Parkland Dedication may be provided through the following methods

a. Private Parkland and/or;

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

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

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

- 14-

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

THOROUGHFARE REALIGNMENT

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

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

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

DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

- 1) Regulatory Standards and Development Quality.

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

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

2) Vested Rights

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

3) Precedence of Regulations

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

PHASING / DEVELOPMENT SCHEDULE

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

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

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

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



a project area map for

DEL BELLO LAKES

± 374.5 ACRES OF LAND

prepared for

SHEA HOMES / TOLL BROTHERS

META
PLANNING + DESIGN

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

SCALE
0 150 300 600

MTA-09301F
MARCH 31, 2025

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EXHIBIT A



a project area map for

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prepared for

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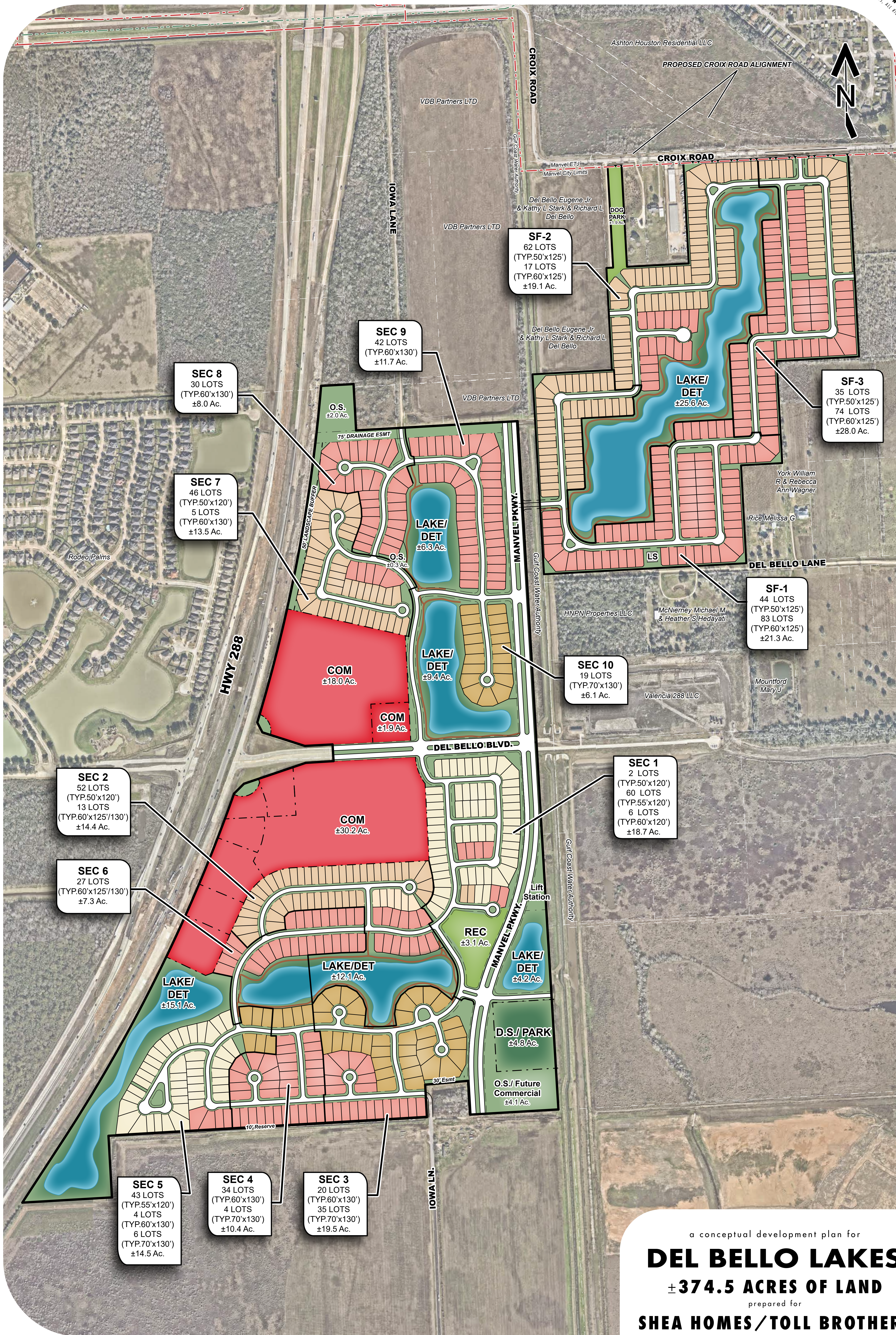
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EXHIBIT
B



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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

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

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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

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PLANNING + DESIGN

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Katy, Texas 77494
Tel: 281-810-1422

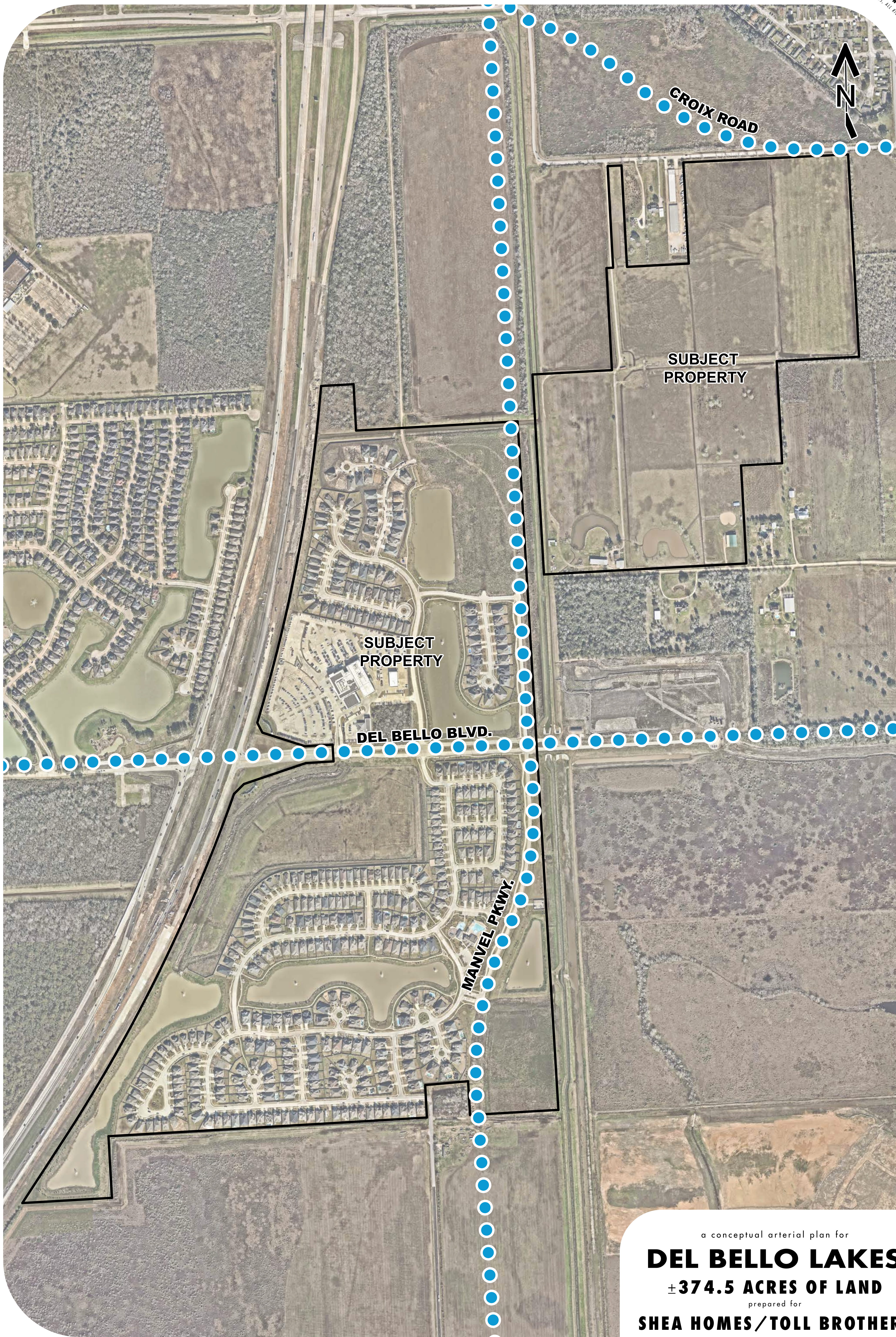
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EXHIBIT F



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

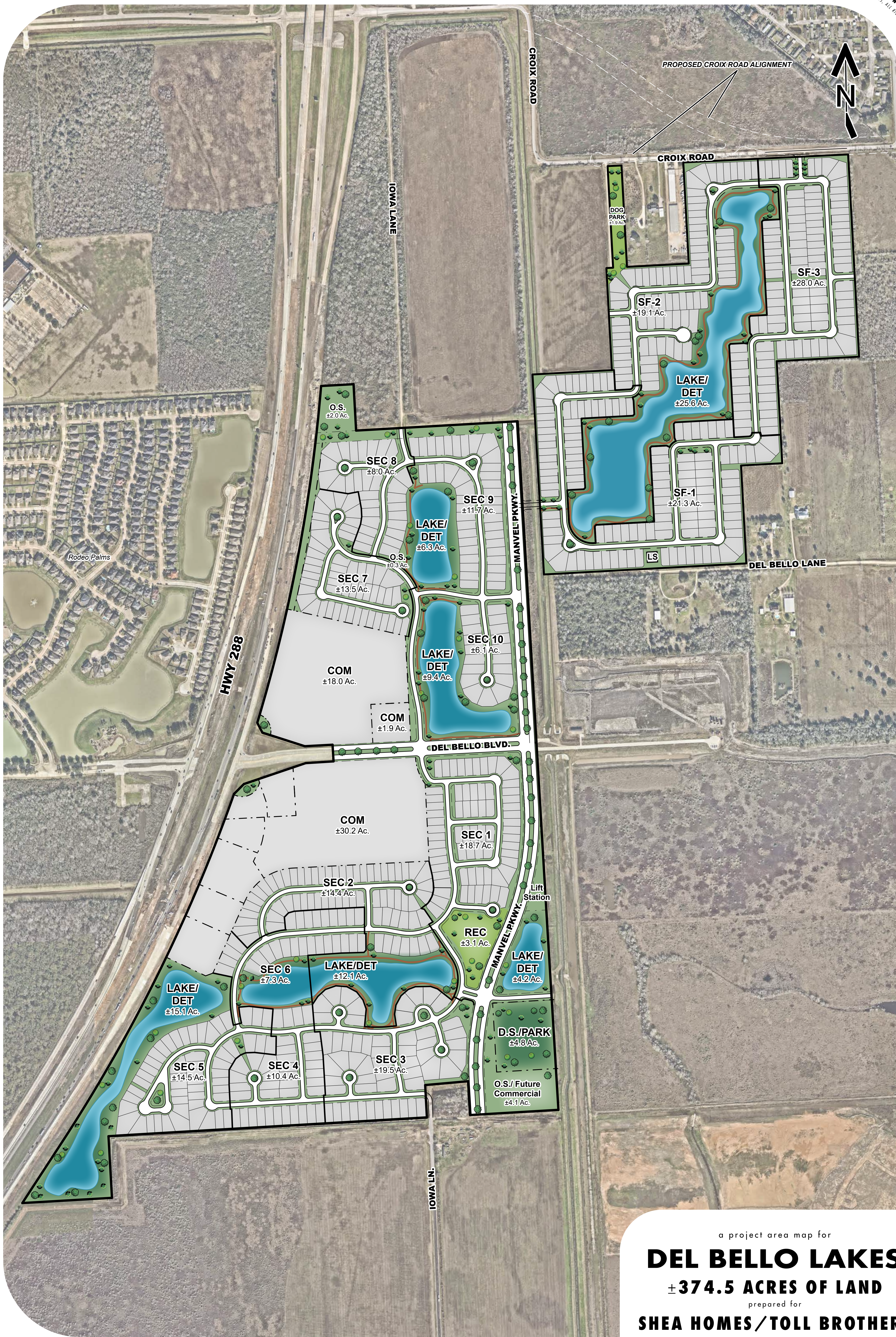
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a project area map for

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± 374.5 ACRES OF LAND

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Memorandum

To: Robert Booth, PE
Senior Project Manager – Land Division
LJA Engineering, Inc.

From: Bob Bardin, PE, CFM
Group Lead, Hydrology and Hydraulics – Land Division
LJA Engineering, Inc.

Date: June 23, 2025

Re: Del Bello Expansion Feasibility Analysis
LJA Job No. 2660-2502

This memo is being submitted by LJA Engineering, Inc. to summarize the results of a preliminary detention analysis for the proposed 109-acre Del Bello Expansion (Tract) located in Brazoria County, Texas. The tract is located within the City of Manvel and Brazoria County Conservation and Reclamation District No. Three (C&R3), east of State Highway 288 and north of Del Bello Lane as shown on **Figure 1**.

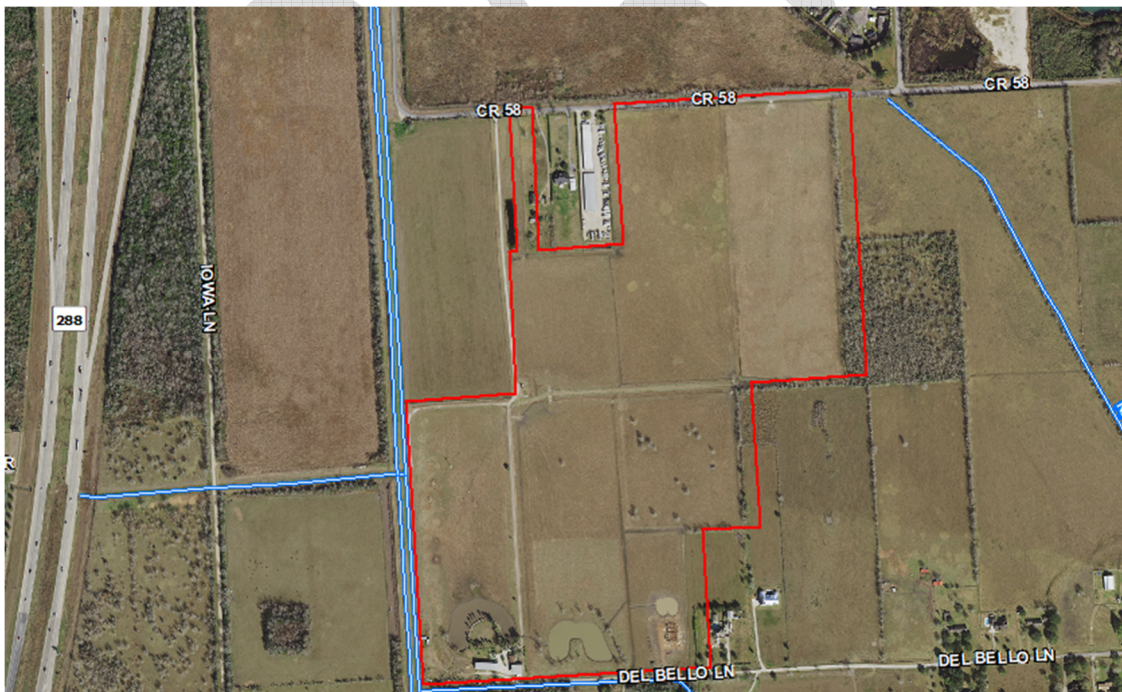


Figure 1. Project Location

Existing land use is mostly undeveloped with some detention and large lot residential. The area is characterized by relatively flat terrain. In the existing conditions, the area drains southeast to Ditch C-12.

Two outfall locations were considered in this feasibility; Cooper ditch to the west of the project and Ditch C-2 to the south of the property at Del Bello Lane. Since Cooper Ditch provides significantly more outfall depth than the ditch south of the property at Del Bello Lane, both options are being considered.

This project lies within an existing drainage area draining to the C-12 ditch. To assess the effects of the proposed development, the drainage area was modified to reflect the total area draining to the outfall in order to determine the allowable discharge from the development and provide a direct comparison of pre project and post project discharge at the outfall. The pre project drainage area totaling 137 acres is shown in **Figure 2**, which includes two out-tracts totaling 28 acres that will drain through the proposed detention system. The out-tracts are assumed to remain unchanged. The proposed detention system will serve only the 109 acre development.



Figure 2. Proposed Drainage Areas

The preliminary development plan for the Del Bello Expansion is shown on **Figure 3**. The tract will be developed into single-family residential, with onsite detention. The development will be routed through a detention pond that will drain to west into Cooper Ditch and/or south into Ditch C-12. Both of these drainage scenarios are described below.

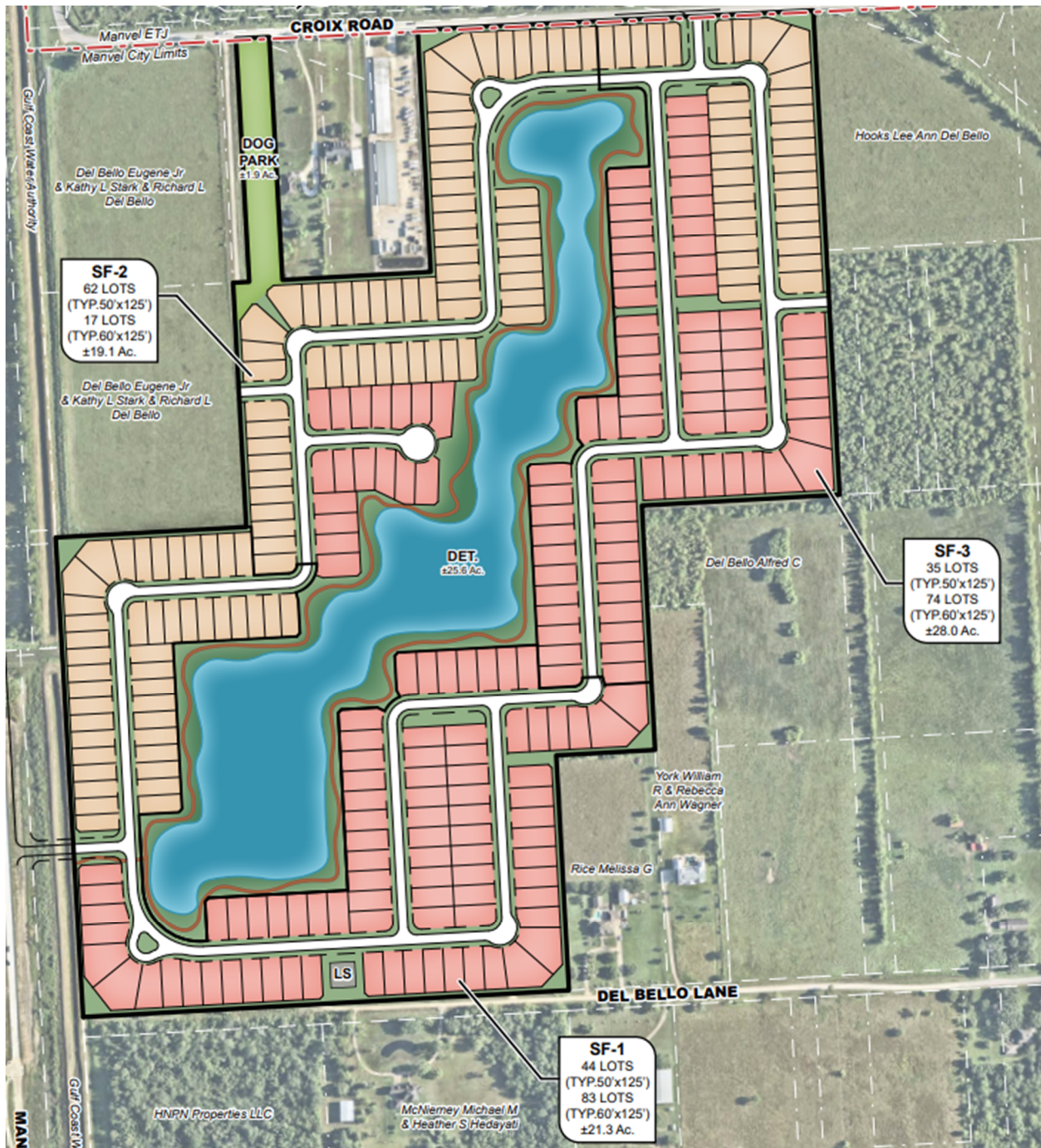


Figure 3. Proposed Drainage Plan

Runoff hydrographs from this area were calculated using the current Brazoria County Drainage Criteria. This criteria recommends the use of Rational Method to calculate peak discharges, and a velocity based Time of Concentration (T_c). To develop runoff hydrographs, Malcolm's Small Watershed Method used the drainage area, calculated percent impervious, excess rainfall volume, and calculated peak flow rate.

Peak runoff for both the existing conditions and proposed development was determined using rational method are summarized in **Table 1**.

Table 1 – Peak Runoff

Drainage Area	Area (Ac)	% Imp	C	Tc (hr)	I (in/hr)	Flow (cfs)
Existing	137	7.02	0.17	0.82	5.1	146
Proposed	137	39.34	0.46	0.42	7.0	548

Runoff hydrographs based on the Site Runoff Curves were generated using Malcolm's Small Watershed method as shown in **Figure 4**. This method generates synthetic flow hydrographs for existing and proposed conditions that are compared to estimate detention volume. The required detention rate needed to drain the site south to the ditch at Del Bello Lane is 0.97 acre-feet/acre.

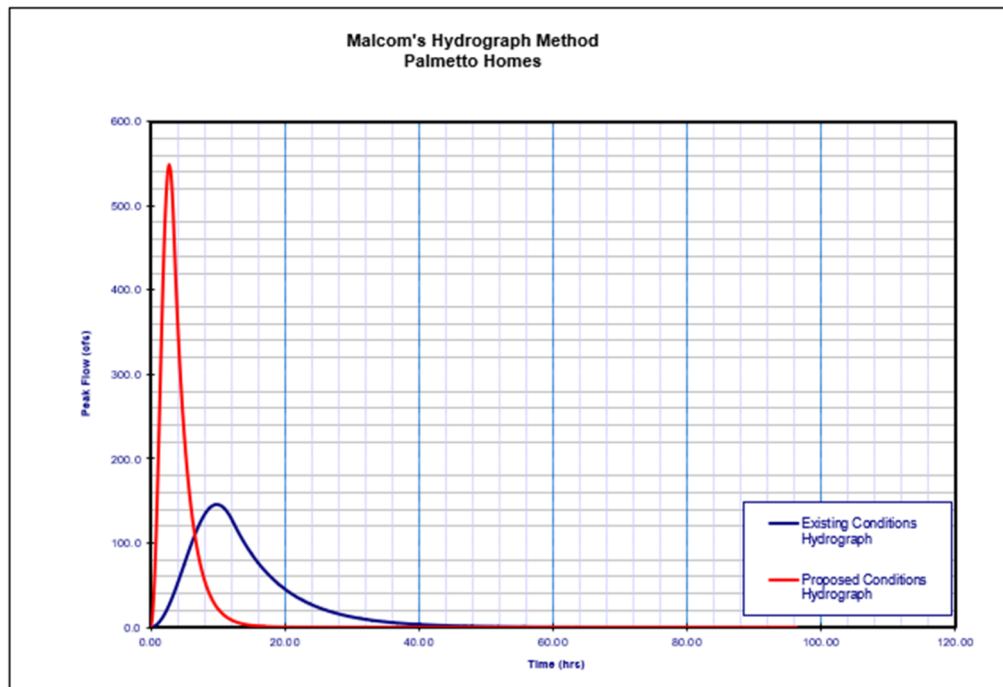
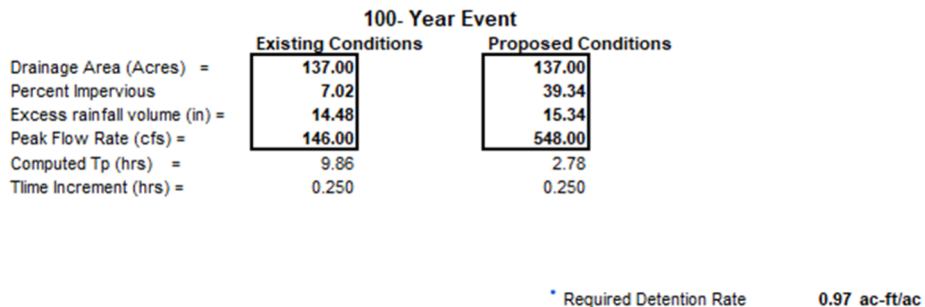


Figure 4. Proposed Drainage Plan

In existing conditions, all of the tract drains south to Ditch C-12. Therefore, in order to discharge into Cooper Ditch, full retention will be required. Based on the proposed conditions direct runoff in Figure 4, the required detention rate needed to drain the site west to Cooper Ditch is approximately 15.34 inches, or 1.3 ac-ft/ac. Although this is a larger detention requirement, the additional depth provided by Cooper Ditch may reduce the required detention footprint, thus making this a considerable option.

This analysis does not account for any additional parameters the Brazoria County Conservation and Reclamation District No. Three or The City of Manvel may require for approval and development. As such, this analysis is conceptual in nature and is based on assumed land uses and other hydrologic characteristics. Therefore, a more detailed routing analysis may offer different results that could change the detention needs for the Del Bello Expansion.

Turn Lane Analysis Memorandum

To: City of Manvel

From: Luan Tran, PE

Date: June 24, 2025

Re: Turn Lane Analysis at two intersections
adjacent to Del Bello Lakes Development Extension



This memorandum presents the summary of findings for the Turn Lane Analysis prepared by LJA Engineering, Inc. (LJA) for the two proposed intersections of Croix Road at Access Roadway 1 and Manvel Parkway at Access Roadway 2 in City of Manvel, Texas. The proposed intersections are stop controlled T-Intersections with a stop control sign along the access roadway approaches (northbound on Access Roadway 1 and westbound on Access Roadway 2). The proposed roadways provide access for the extension of Del Bello Lakes Development located south of Croix Road and east of Manvel Parkway. The development comprises 315 single-family detached houses which expect to be constructed and sold in 2027. All roadways are assumed to be undivided two-lane. Speed limits are 45 miles per hour (mph) and 30 mph on Croix Road and Manvel Parkway respectively. The proposed map is shown in **Attachment A**. This analysis has been conducted to determine if additional turn lanes on Croix Road and Manvel Parkway are required based on traffic generated by the proposed development.

Trip Generation

The Trip Generation Manual, 11th Edition which is published by the Institute of Transportation Engineers (ITE) is a compilation of trip generation studies, which have been performed at various sites throughout the United States. Standard engineering practice dictates the use of this manual to determine the amount of entering and exiting traffic a proposed development will generate by using rates or equations provided in the manual for various types of developments. **Table 1** shows the amount of traffic which will be generated by the proposed residential development. Trip generation calculations and traffic volume assumptions are presented in **Attachment B**.

Table 1: Vehicle Trips Generated by the Proposed Development

Land Use	ITE	Daily Trips (vpd)			AM Peak Trips (vph)			PM Peak Trips (vph)		
	Code	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	1485	1485	2970	57	163	220	187	110	297
Totals		1,485	1,485	2,970	57	163	220	187	110	297

Right and Left Turn Lane Analyses

Turn lane analyses were conducted for the proposed and existing intersections following the guidelines outlined in the National Cooperative Highway Research Program (NCHRP) Report 475 for left-turn deceleration lanes and NCHRP Report 348 for right-turn lanes. **Attachment C** provides calculated traffic volumes and criteria for a left-turn lane. **Attachment D** provides calculated traffic volumes and the right-turn criteria. The results of the analysis indicate that neither left nor right turn lanes are warranted at the proposed access points. Table 2 summarizes the findings for the two study intersections. **Table 2** summarizes the analysis results at two study intersections.

Table 2: Summary Turn Lane Analysis		
Intersections	Left Turn Lane Warranted	Right Turn Lane Warranted
Croix Road at Access Road 1	No	No
Manvel Parkway at Access Road 2	No	No

Conclusion

Based on the analysis, left and right turn lanes are not warranted at the proposed driveways; therefore, no mitigation measures are recommended.

Attachment A

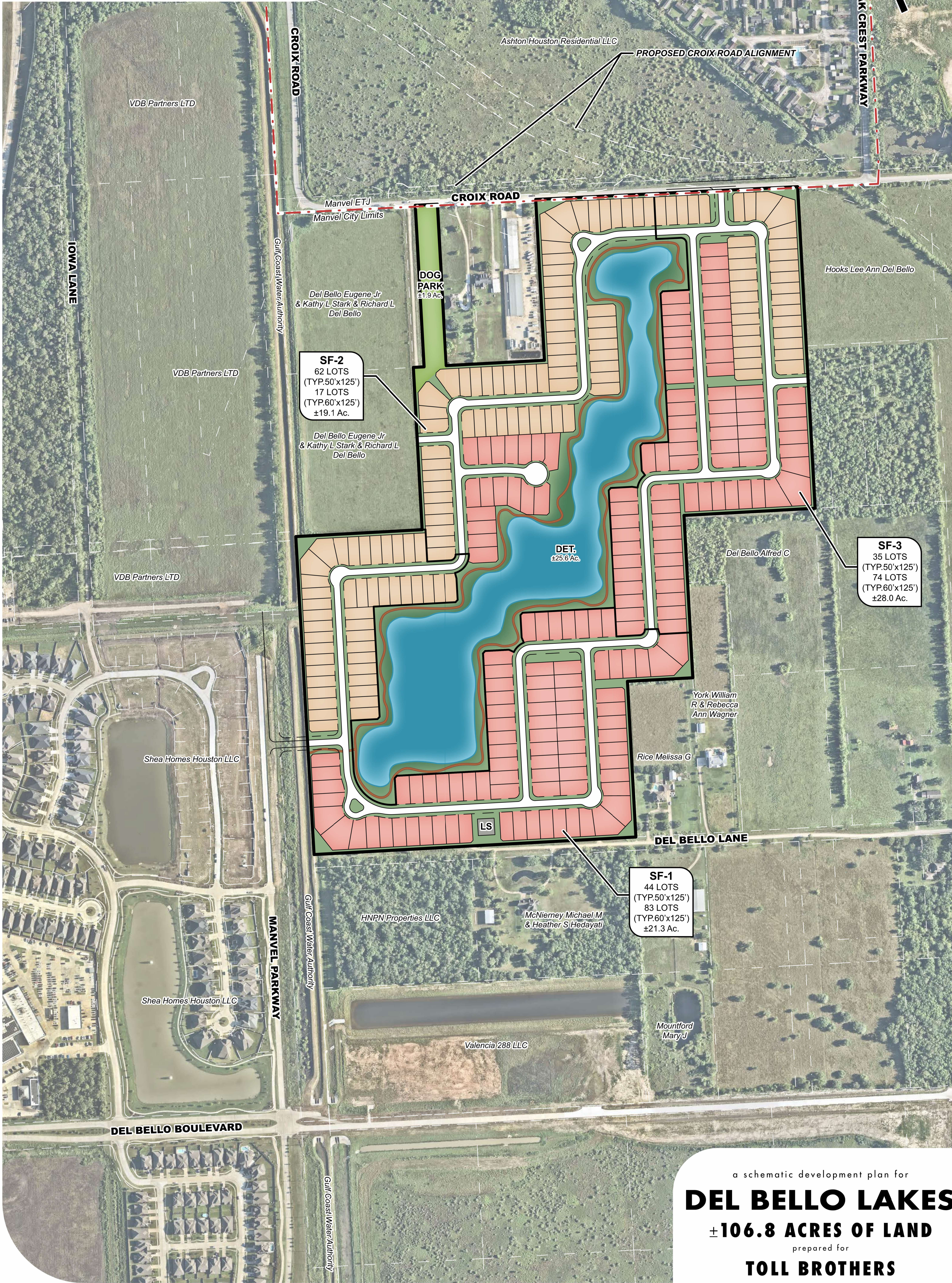
Proposed Development Map

LOT SUMMARY

50'x125'	141 LOTS	45 %
60'x125'	174 LOTS	55 %

TOTAL 315 LOTS

*APPROXIMATELY 8,021 LF OF TRAILS



a schematic development plan for

DEL BELLO LAKES

±106.8 ACRES OF LAND

prepared for

TOLL BROTHERS

META
PLANNING + DESIGN

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

SCALE
0 100 200 400

MTA-09301F
FEBRUARY 26, 2025

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Attachment B

Trip Generation & Assumptions

From Trip Gen 11th ed	ITE Code	Daily Ratio			AM Ratio			PM Ratio		
	Code	In	Out	Average	In	Out	Average	In	Out	Average
Single-Family Detached Housing	210	0.5	0.5	9.43	0.26	0.74	0.7	0.63	0.37	0.94

From Del Bello Site Plan	#Unit	Daily Trip			AM Trip			PM Trip		
		In	Out	Total	In	Out	Total	In	Out	Total
	315	1485	1485	2970	57	163	220	187	110	297

From TCDS 2025-06-03	STA	Year	AADT	DHV-30	K Factor	D Factor	Growth (2016-2021)	Located on
	20UR26	2021	4944	479	0.1		4%	Croix Rd
	20CR569	2021	1203	119	0.1	0.54		Del Bello Blvd

Assumptions

- 1 Diamond intersection of SH 288 at Del Bello Blvd/ Rodeo Palms Pkwy is built and in operation
- 2 Manvel Pkwy will have NB-SB through traffic at AW2
- 3 No Iowa Lane connects Del Bello Lakes to Croix Rd
- 4 Trip distribution

From/ To	North	South	East	West
	45%	45%	5%	5%
- 5 At AW1 (N): 5% E + 5% W + 25% N + 15% S
At AW2 (S): 20% N + 30% S
- 6 200 trips on Manvel Pkwy for year 2021
- 7 479 trips on Croix Rd for year 2021
- 8 54% Directional Distribution on both Croix Rd and Del Bello Blvd with EB peaks on AM and WB peaks on PM.

Calculations

% Site Trip		AM		PM	
		In	Out	In	Out
Through AW1	NBL		45%		45%
	NBR		5%		5%
	EBR	45%		45%	
	WBL	5%		5%	
Through AW2	EBL		50%		50%
	NBR	50%		50%	
Total		100%	100%	100%	100%

Site Trips		AM		PM	
		In	Out	In	Out
Through AW1	NBL	0	73	0	49
	NBR	0	8	0	6
	EBR	26	0	84	0
	WBL	3	0	9	0
Through AW2	WBL	0	82	0	55
	NBR	28	0	94	0
Total		57	163	187	110

Year	2021	2027
Croix Rd		
Trips	479	606
Directional Trips		
		AM PM
EBT		279 327
WBT		327 279

Manvel Pkwy		
Trips	200	
Directional Trips		AM PM
NBT		92 108
SBT		108 92

Croix Rd at AW1		
Movements	AM	PM
NBL	73	49
NBR	8	6
EBT	279	327
EBR	26	84
WBL	3	9
WBT	327	279

Manvel Pkwy at AW2		
Movements	AM	PM
NBR	28	94
NBT	92	108
SBT	108	92
WBL	82	55

Attachment C

Left-Turn Lane Criteria

NCHRP 457 Left Turn Warrant Analysis					
Intersection	Year 2027				
	Advancing Volume	Opposing Volume	Left Turn Volume	AM	PM
Croix Rd at Access Roadway 1	330(288)	305(411)	1%(3%)	No	No
Manvel Pkwy at Access Roadway 2	108(92)	120(202)	0%(0%)	No	No

LEGEND:

AM Volume (PM Volume)

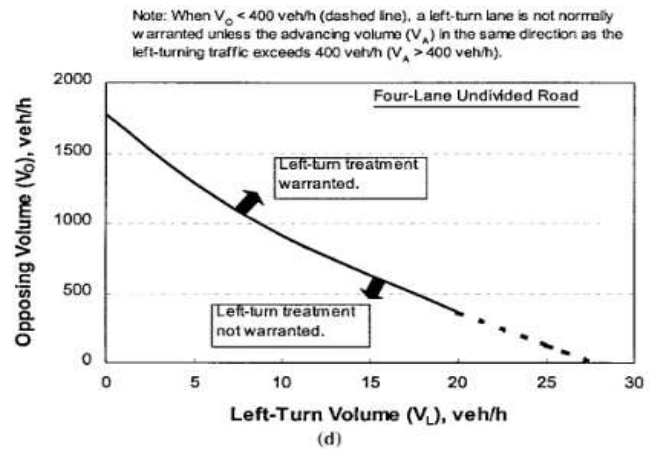
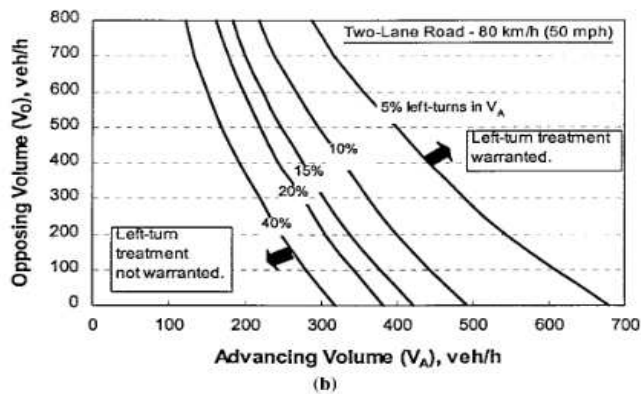
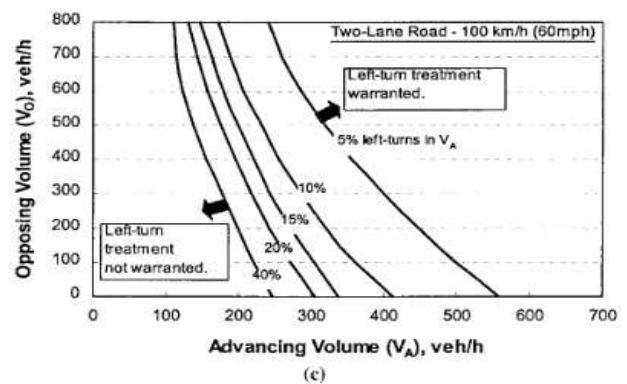
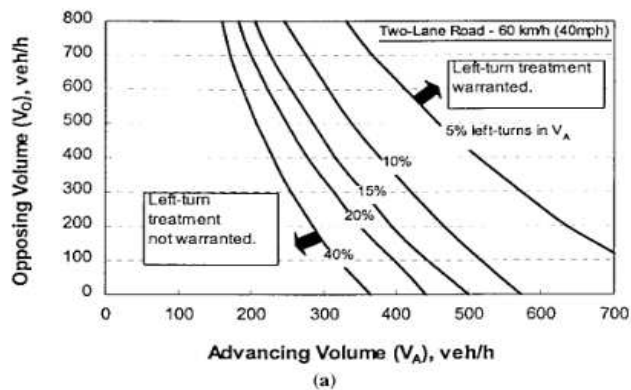


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Attachment D

Right-Turn Lane Criteria

NCHRP 457 RT Turn Warrant Analysis					
Intersection	Year 2027				
	Advancing Volume	Opposing Volume	Right Turn Volume	AM	PM
Croix Rd at Access Roadway 1	305(411)	330(288)	26(84)	No	No
Manvel Pkwy at Access Roadway 2	120(202)	108(92)	28(94)	No	No

LEGEND:

AM Volume (PM Volume)

*Threshold of 300 VPH or more