September 2, 2025 CITY COUNCIL MEETING AGENDA

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

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

QR to Agenda Packet

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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
September 2, 2025

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

Taxpayer Impact Statement
This statement shows the estimated annual property tax bill for a **median-valued homestead in Manvel** ($359,719), comparing the **current tax rate**, the **no-new-revenue rate**, and the **proposed tax rate options**.

Tax Rate Scenario	Tax Rate per $100 Valuation	Estimated Annual Tax Bill	Difference from Current FY
Current FY 2024-25	$0.560000	**$2,014.43**	—
No-New-Revenue Rate	$0.539339	**$1,940.10**	-$74.33
Proposed Rate – $0.56	$0.560000	**$2,014.43**	No change
Proposed Rate – $0.58	$0.580000	**$2,086.37**	+$71.94

Proposed Budget
A physical copy is available at City Hall and online at https://cityofmanvel.news/Proposed-FY-25-26-Budget

QR to Budget

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:
NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

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

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

Discussion on the FY 2025-2026 FY Budget.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Lands

Pledge

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

Presentations

Proclamation
National Diaper Need Awareness Week - September 15, 2025 - September 21, 2025

Staff Presentation on Public Hearing Item(s)

Public Hearing

PUBLIC HEARING
TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) 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.

PUBLIC HEARING
TO HEAR COMMENTS FOR OR AGAINST REAUTHORIZATION OF BUILDING PERMIT FEES TO BE INCLUDED IN THE FISCAL YEAR 2025-2026 BUDGET ADOPTION ORDINANCE, REAUTHORIZING ALL CITY FEES CHARGED AS A CONDITION OF CONSTRUCTING, RENOVATING, OR REMODELING A RESIDENTIAL OR COMMERCIAL STRUCTURE.

PUBLIC HEARING
TO HEAR COMMENTS FOR OR AGAINST THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2025, TO SEPTEMBER 30, 2026.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $1,173,608.84 OR 9.74% AND OF THAT AMOUNT, $1,068,821.80 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Public Comments: "Comment Card" Required

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

City Manager Update
Update on current events and city issues.

Consent Agenda

1. Approve the second and final reading of Ordinance 2025-O-24;
   AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. (Postponed 8/4/25 Council Meeting)

2. Acceptance of the meeting minutes to date.

3. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Orchard Park Lane Phase 2 for Brazoria County Municipal Utility District 40, Brazoria County, Texas" and release the associated maintenance bond.

4. Final acceptance of infrastructure improvements for "Lake "F" Phase 3 to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas" and release the associated maintenance bond.

5. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 19 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-22;
   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 ALLISON 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 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. (Favorable Recommendation by PD&Z FAILED with a 0-6 vote - 8/18 Council Meeting - Applicant requested item be postponed)

2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-23;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)". (Forwarded with favorable recommendation by PD&Z - vote 7-0)

3. Consideration and possible action to approve a request for pump detention for an approximate 1.101-acre tract of land (PID: 678969) located on the south side of Highway 6, abutting the west side of the Chevron gas station at 17230 Highway 6. (Based on the provision in Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G of the Design Criteria Manual).
(Forwarded by PD&Z with favorable recommendation - Vote 7-0)

4. Consideration and possible action to schedule the adoption date for the Fiscal Year 2025-2026 Budget for September 15, 2025.

5. Consideration and possible action to approve Alam Farias's appointment to fill the Building and Standards Board vacancy.

6. Consideration and possible action to approve Resolution 2025-R-35;
A RESOLUTION OF THE CITY OF MANVEL NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

7. Consideration and possible action to approve Resolution 2025-R-36;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, REVISING THE COMPOSITION OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE, IN COMPLIANCE WITH SENATE BILL 1883 (2025).

8. Consideration and possible action to approve an Interlocal Agreement between Brazoria County and the City of Manvel for FY 2025-26 Road Repair Assistance.

9. Consideration and possible action on submitting a qualified applicant to the TML Board, Region 14.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" and Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Duties of the Animal Control Division*
- *Legal matters involving Animal Control Division*

Mayor and Council Comments

Update on current events and city issues.

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

Items of community interest include:

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on August 26, 2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

CITY OF MANVEL CORPORATE SEAL 1960 TEXAS

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: September 2, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate13.08-acre commercial reserve, located at 17315 Highway 6, Manvel Texas, from Manvel Town Center PUD/ Highway 6 Overlay District to Manvel Town Center PUD/ Highway 6 Overlay District/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 requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve “A” of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan included in the Staff Report). The entire Reserve “A” is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection.
- The applicant, Gerard Hillsman with Identity Architecture, is requesting approval of a Specific Use Permit (SUP) on behalf of the property owner, Steve Chandler with Manvel Town Center, LTD, to allow the operation of a family medicine clinic under the Memorial Hermann Medical Group Primary Care network. A SUP is required for this use, as it falls under NAICS Code 621111 – “Offices of Physicians (Except Mental Health Specialists)”, which requires an SUP within the PUD and LC zoning district per the 2020 zoning ordinance amendment.
- The request includes the first-time interior buildout of an existing shell space. The clinic is proposed to operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and will be staffed by approximately three to four personnel, including doctors, nurses, and an office manager. A previous PUD amendment was submitted to allow this use but was withdrawn, prompting this SUP application. Parking, drainage, and traffic-related requirements have been addressed through the approved plat and construction plans.
- 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 and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of this requested SUP with the conditions listed in the Staff Report. (Proposed Ordinance No. 2025-O-24)

PD&Z PUBLIC HEARING AND DISCUSSION: There were no public comments made on the proposed project. The commission clarified that the existing Memorial Hermann facility in Manvel Town Center is an urgent care and that the proposed use is a clinic.

PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-24 with a vote of seven (7) “Yeas” to zero (0) “Nays” at their September 25, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-24

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	August 25, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	PUD/ SH-6 to PUD/ SH-6-SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to approve Ordinance No. 2025-O-24		

SUMMARY

The subject site is located at 17315 Highway 6, within the Manvel Town Center Planned Unit Development (PUD)/State Highway 6 Overlay (SH6) District. The applicant, Gerard Hillsman of Identity Architecture, on behalf of property owner Steve Chandler (Manvel Town Center, LTD), is requesting an SUP to allow a family medicine facility under the Memorial Hermann Medical Group Primary Care network within a lease space at the subject site. The proposed use, classified as NAICS Code 621111 "Offices of Physicians (Except Mental Health Specialists)," is allowed in the Town Center PUD with the approval of a Specific Use Permit (SUP). The proposed primary care clinic is expected to operate Monday through Friday from 8:00 a.m. to 5:00 p.m., staffed by approximately three to four doctors, nurses, and an office manager.

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Manvel Town Center Site Plan, Application, Letter of Authorization, Letter of Request, Plat, Partial Enlarged Vicinity Map, Overall Landscape Plan, Site Plan, Floor Plan, Exterior Elevations, Public Hearing Notice, And Site Photos.

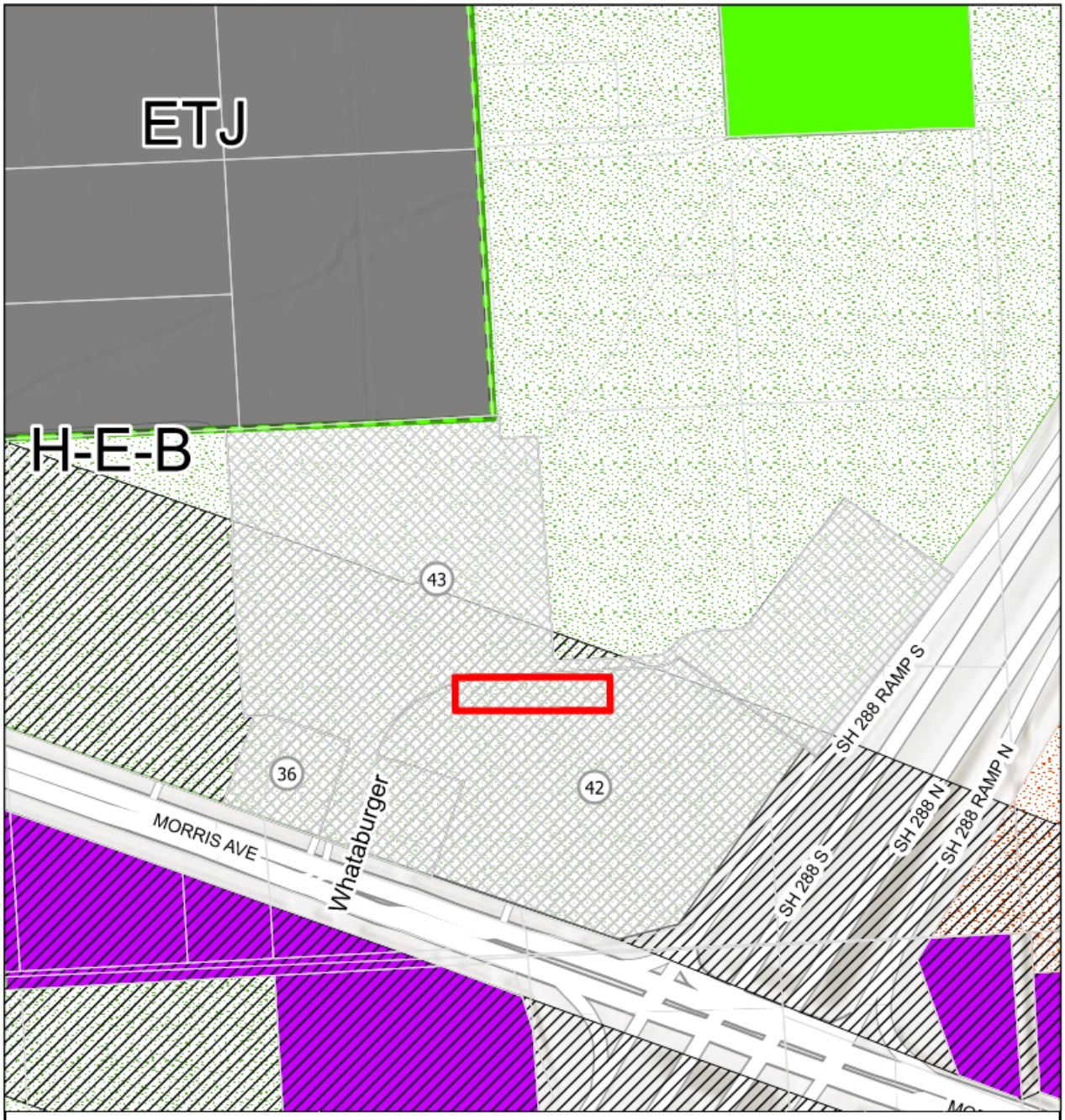
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	**North:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Nail Salons) **South:** Light Commercial District / State Highway 6 Overlay District (LC/SH6) **East:** Planned Unit Development District / Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Ambulatory Health Care Services) **West:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Offices of Dentists)
Surrounding Land Use	**North:** H-E-B, Under Construction Lowe's, Milano Nail Spa, and retail stores **South:** Chevron gas station with convenience store, and vacant/undeveloped land **East:** Verizon, Memorial Hermann–GoHealth Urgent Care, Smoothie King, and retail stores **West:** Dental Office, McDonald's, Whataburger, and additional commercial uses within the Town Center
Major Thoroughfare	Subject site is located at the intersection of Hwy 6 and SH 288

AERIAL VICINITY MAP

ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
36	17205 Highway 6/ Morris Ave	NACIS USE OFFICE OF DENTISTS	2023-O-15	3/20/2023	PUD/SH6-SUP
42	21708 Highway 288	NAICS USE 621493 "Ambulatory Health Care Services"	2024-O-17	5/6/2024	PUD/SH6-SUP
43	17221 State Highway 6, Suite 103	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP

Memorial Hermann Medical Group Primary Care
17315 state Highway 6, Suite 101

Memorial Hermann Medical Group Primary Care
Light Commercial District
Planned Unit Development
Single-Family Residential District
Open - Planned Unit Development
Parcels
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District

0 170 340 680 1,020 1,360 US Feet

N W E S

Date: May 2025
Reference: 20250047
Data Source: City of Manvel, Brazoria County Open Data

MAJOR THOROUGHFARE PLAN 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 requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve "A" of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan attached). The entire Reserve "A" is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection. The applicant plans to lease approximately 8,910 square feet of an existing 16,460-square-foot retail building to operate a primary care clinic, expected to run Monday through Friday, 8:00 a.m. to 5:00 p.m., with a staff of three to four doctors, nurses, and an office manager.

The Manvel Town Center PUD document (Ordinance No. 2017-O-33) allows all uses that are permitted within City's LC district and certain other additional specific commercial uses. However, the PUD document also requires SUP approval for land uses allowed in the LC district with SUP. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621111 – "Offices of Physicians (Except Mental Health Specialists)" at the subject site.

Please note that a PUD amendment was previously submitted to allow this use, but the request was later withdrawn. Manvel Town Center is currently under construction and is intended to include a mix of retail, commercial, and office uses. Parking, drainage, and traffic impact analysis (TIA) requirements for the site have already been addressed through the existing plat and approved construction plans.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50. (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 Ambulatory health care services use.

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 vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "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 site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.

2. *Compatibility with the character of the neighborhood:* The proposed primary care clinic will occupy an existing retail lease space and will not involve any new exterior development or building expansion. The proposed use is consistent with the overall character of the area, given that the Manvel Town Center PUD is planned and zoned to accommodate a mix of commercial, office, and retail uses. A primary care clinic aligns well with this vision and will contribute to the diverse range of services offered within the Manvel Town Center.

3. The suitability *of the property for the uses permitted by right*: The subject site is zoned Manvel Town Center PUD and lies within the SH6 Overlay District, surrounded by established commercial uses such as H-E-B, Lowe's, Verizon, Memorial Hermann – GoHealth Urgent Care, Teal Ridge Dental Care, McDonald's, and various retail shops. This context supports the suitability and compatibility of the proposed primary care clinic within the area.

4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Manvel Town Center.

5. *Traffic and Parking issues:* The proposed primary care clinic will occupy an existing space within Manvel Town Center, built per approved plans. Adequate shared parking is already provided, and no additional parking is required. A TIA has been completed, and no significant traffic impacts are anticipated. The development meets the minimum parking requirement of 5 spaces per 1,000 sq ft, ensuring sufficient capacity for the proposed use and other uses.

6. *Harm to the value of nearby properties:* The surrounding properties are primarily zoned Manvel Town Center PUD and LC or consist of vacant land. Given the commercial nature of the area and the existing zone designations, the proposed use is not expected to negatively impact nearby property values. Additionally, the presence of the Town Center PUD and the Highway 6 Overlay District further reinforces the appropriateness of this type of medical office use at the subject location.

7. *Impedance to orderly development surrounding vacant property*: The surrounding properties are zoned Manvel Town Center PUD, LC, and SH6 District. These zoning designations support

a range of commercial and office uses. As such, the proposed primary care clinic is compatible with the intended development pattern and is not expected to impede the orderly development of adjacent or nearby vacant land.

8. *Utility Provisions:* The proposed use will not have any additional impact on utility services.
9. *Safe site development and layout:* The proposed primary care clinic will occupy an existing commercial lease space and will not include any exterior site improvements, and the existing complies with all applicable city regulations and development standards.
10. *Lighting*: Exterior lighting was installed per Manvel Town Center PUD standards. No changes are proposed, and no additional impacts are anticipated.
11. *Landscaping and screening:* Landscaping was completed in accordance with Manvel Town Center PUD standards. No additional landscaping or screening is required at this time.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

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. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. 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;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-24)

PD&Z DISCUSSION AND RECOMMENDATION

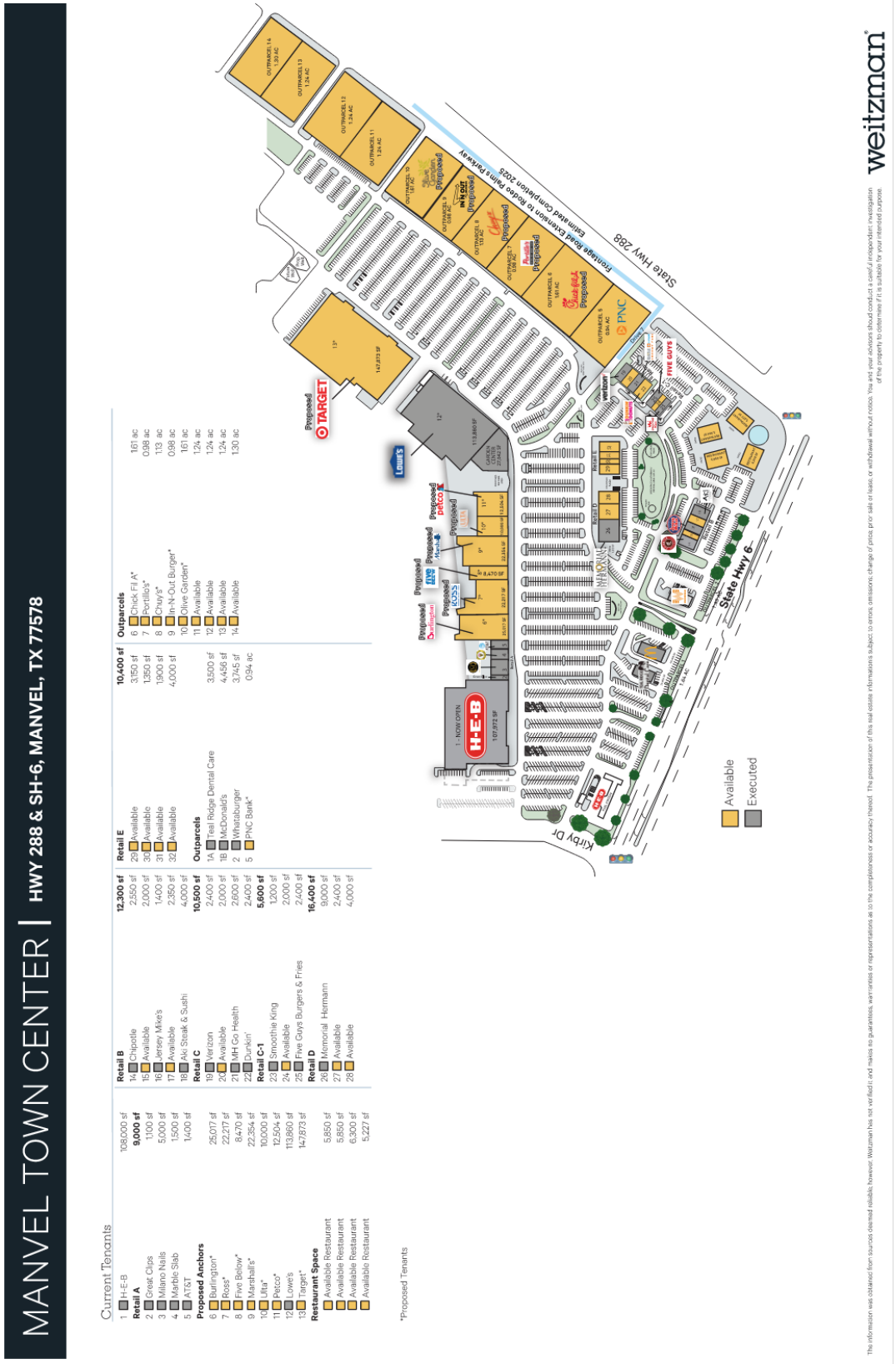
At August 25, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The commission clarified that the existing Memorial Hermann facility in Manvel Town Center is an urgent care and that the proposed use is a clinic.

The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of seven (7) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-24

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 is not aware of any opposition to the request. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Highway 6 and SH 288 were located within 200 feet.

MANVEL TOWN CENTER SITE PLAN



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: Memorial Hermann Medical Group Primary Care

Project Location/Address: 17315 Highway 6, Suite 101, Manvel, TX USA 77578

Legal Description: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) 13.08 ACRES

Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621111

Parcel/Tax ID# (s): 713693 Total Acreage: 13.08

First Time Buildout of an Existing Tenant Leased Space within Office Building for a Primary Care Clinic

APPLICANT INFORMATION

Applicant Name: Gerard Hillsman

Company Name: Identity Architecture

Address: 111 Travis Street City: Houston State: TX Zip: 77002

Phone #: 346-772-4242 Email: ghillsman@identityarchitects.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.

Gerard Hillsman 6/13/2025

Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center, LTD

Address: 1800 Bering, Suite 550 City: Houston State: TX Zip: 77057

Phone #: 713-781-7111 Email: schandler@weitzmangroup.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.

6.13.25

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- Buildout Plans
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	N/A
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	Pending Invoice

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.

Gerard Hillsman 6/13/2025

Applicant Signature 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.

Manvel Town Center, LTD
Owner Name

1800 Bering, Suite 550
Owner Address

Houston, Texas 77057
Owner City, State Zip

6-13-25
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at **17315 Highway 6, Suite 101, 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 Gerard Hillsman with the company Identity Architecture (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 713-781.7111 if you have any questions.

Sincerely,

Owner Name Manvel Town Center, LTD

Owner Signature

REQUEST LETTER

identity
ARCHITECTURE

July 7, 2025

City of Manvel
Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Warmest Greeting Planning Department,

Please accept this Letter of Intent for a commercial construction project located

17315 Highway 6, Suite 101, Manvel, TX 77578 located in the Manvel Town Center.

The legal description of the space is: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08

We will be doing a first-time buildout of the interior existing tenant space within the shell building.

The space is going to be used as a Primary Care Clinic not an Urgent Care Clinic.

It is going to be used for Family Medicine, and they will provide general exams

There will be about 3 to 4 doctors, nurses and an office manager in attendance at the clinic.

The hours of operation will be Monday- Friday from 8am to 5pm.

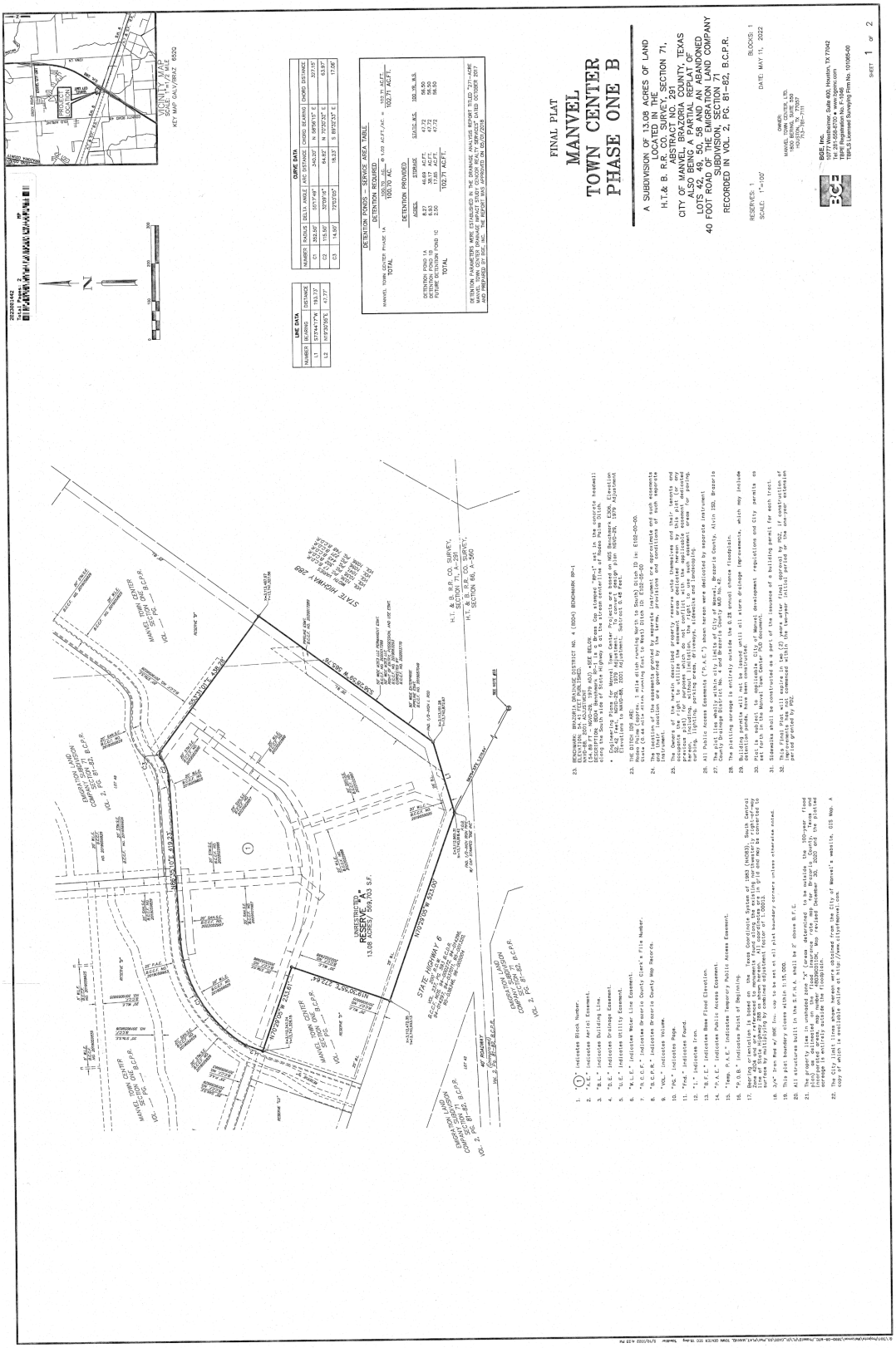
Please see the enclosed Site Plan, Plat, Floor Plans for the Building and Suite, Equipment List, Exterior Elevations.

Thanks.

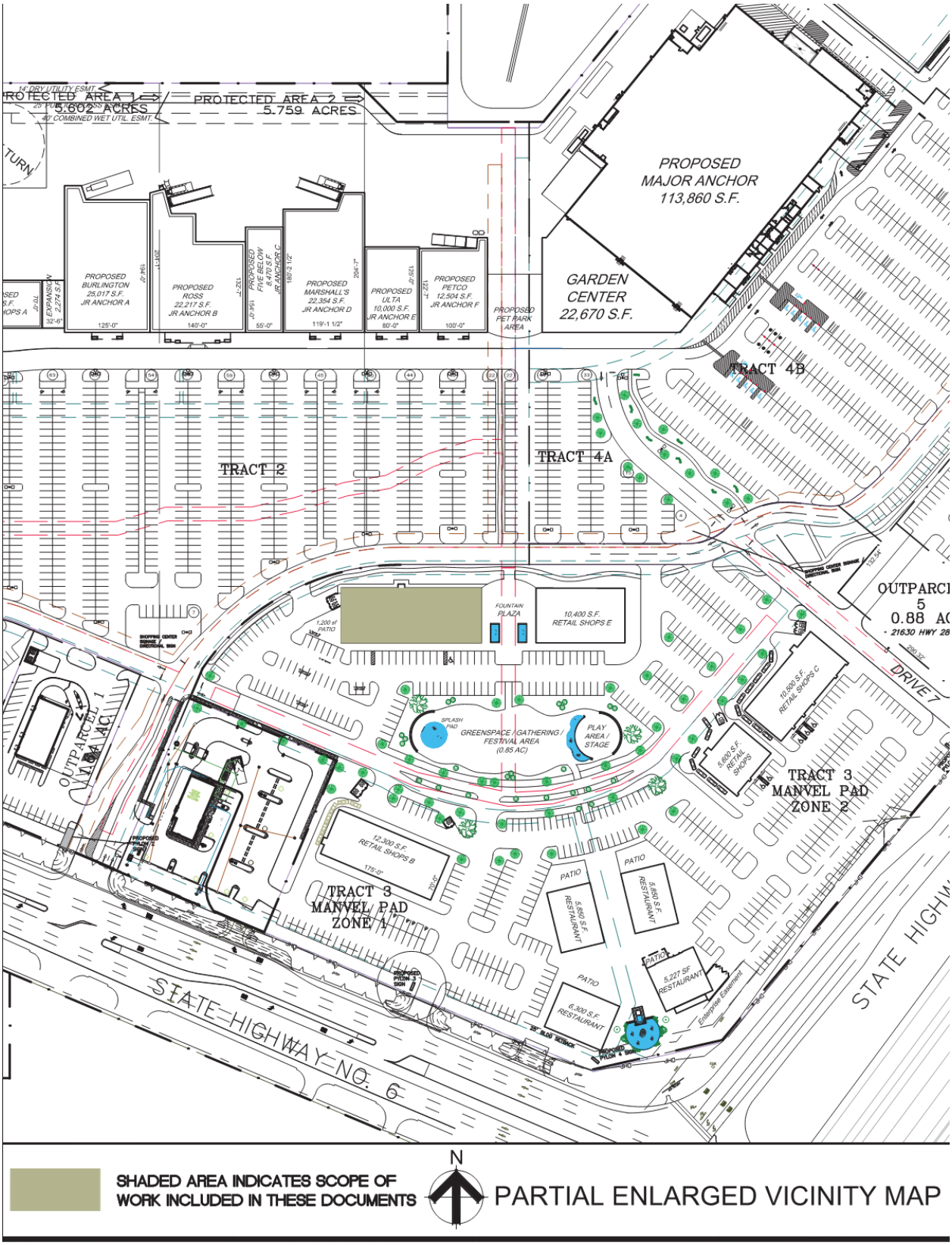
GERARD HILLSMAN
Construction Coordinator
713.595.2150 *office*
346.772.4242 *direct*
ghillsman@identityarchitects.com
www.identityarchitects.com
111 Travis Street, Houston, Texas 77002

identity
ARCHITECTURE

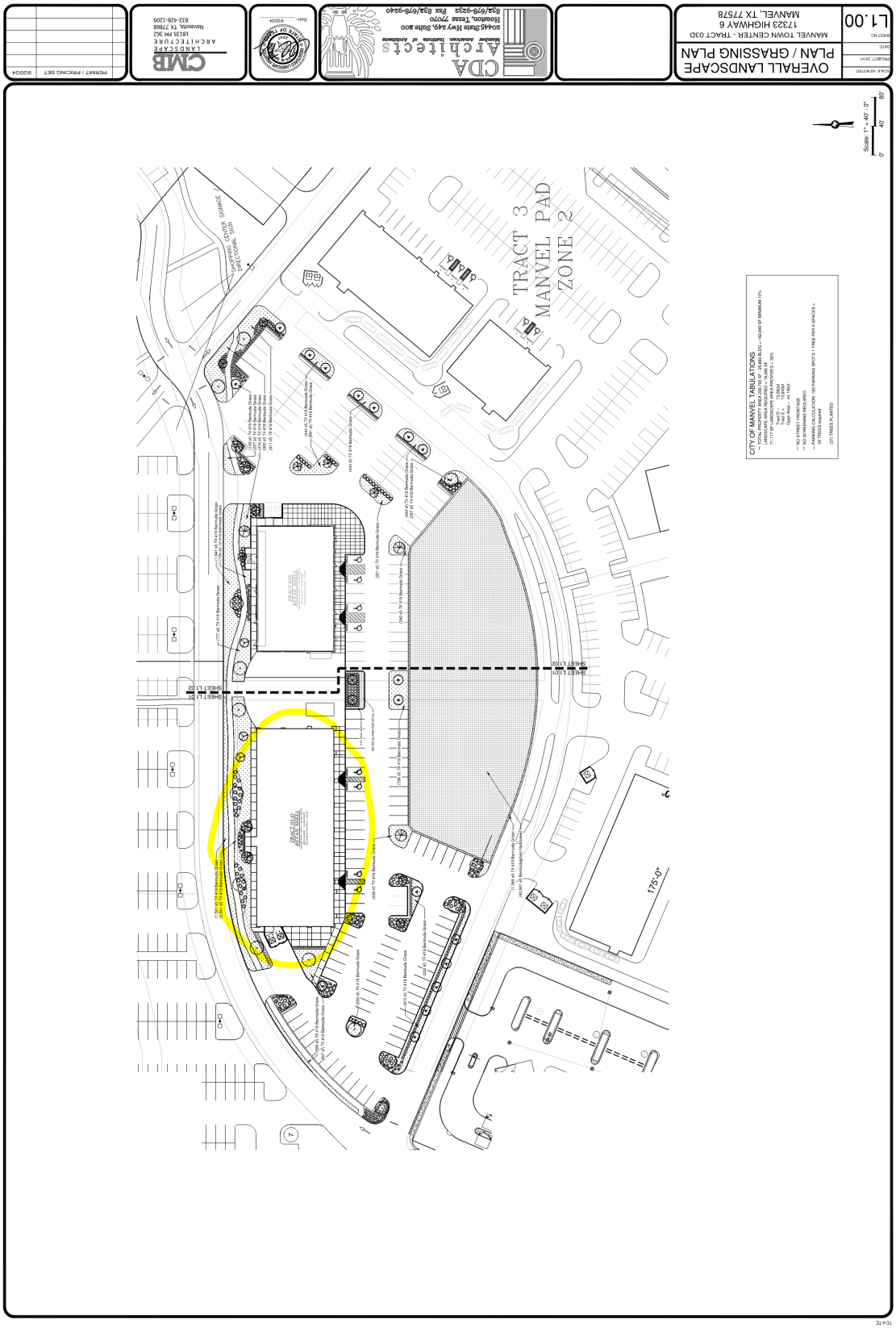
PLAT


FINAL PLAT
MANVEL
TOWN CENTER
PHASE ONE B
A SUBDIVISION OF 13.08 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 42, 43, 50, 58 AND AN ABANDONED
40 FOOT ROAD OF THE EMIGRATION LAND COMPANY
SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
RESERVE "A"
13.08 ACRES / 569,703 S.F.
RESERVES: 1
SCALE: 1"=100'
BLOCKS: 1
DATE: MAY 11, 2022
OWNER:
MANVEL TOWN CENTER LTD.
14800 BROWN, SUITE 350
HOUSTON, TX 77070
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Firm Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
SHEET 1 OF 2

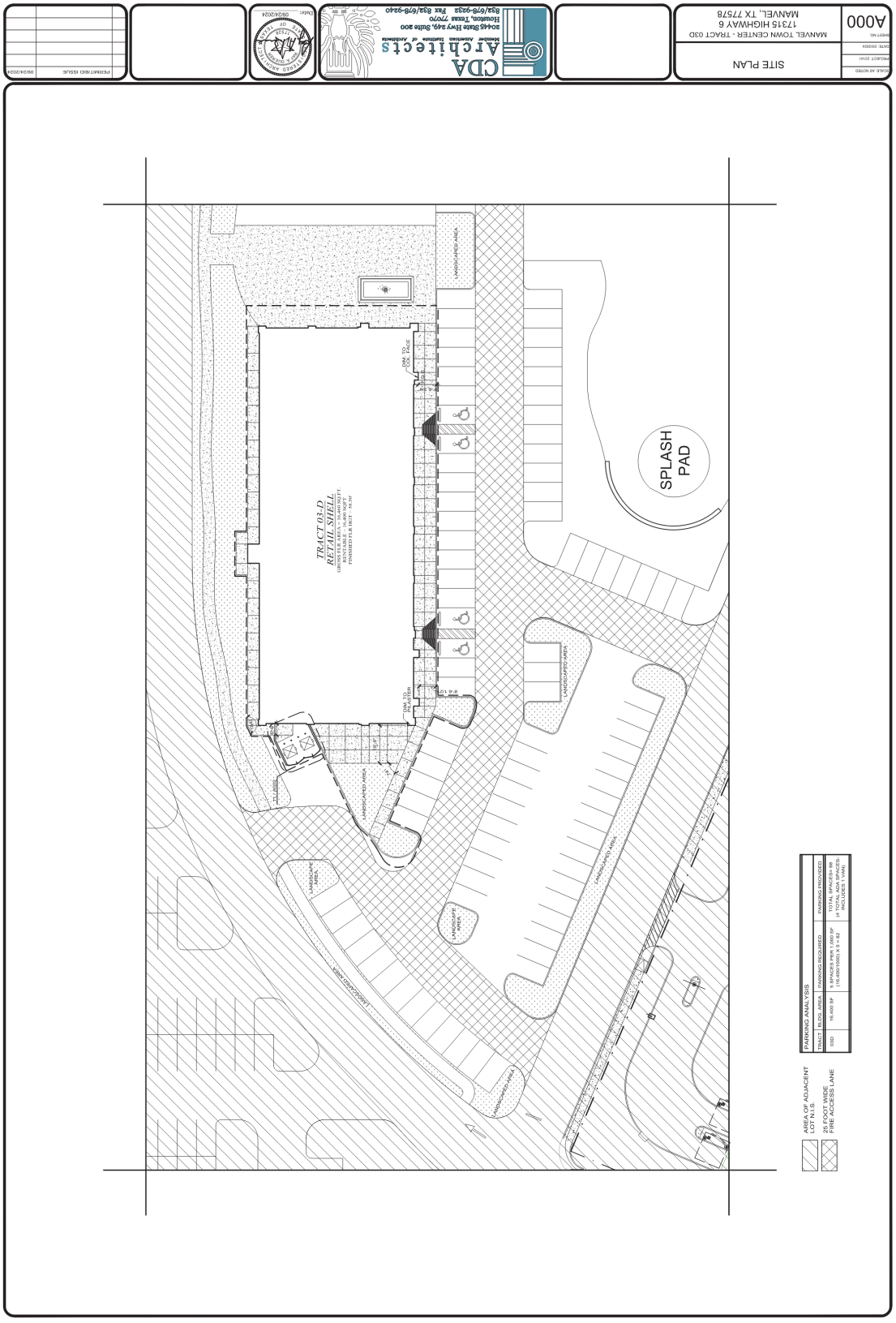
PARTIAL ENLARGED VICINITY MAP



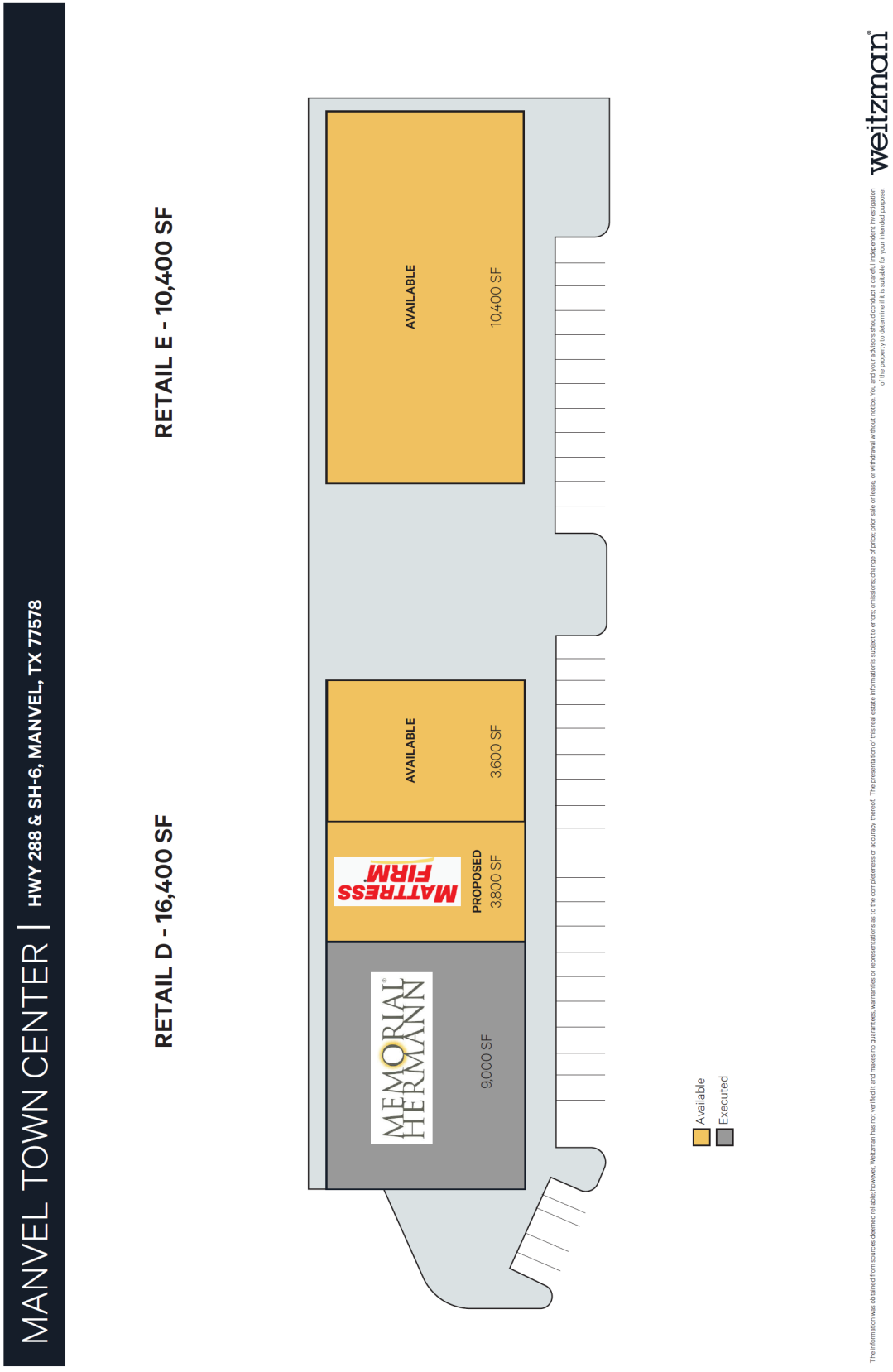
OVERALL LANDSCAPE PLAN



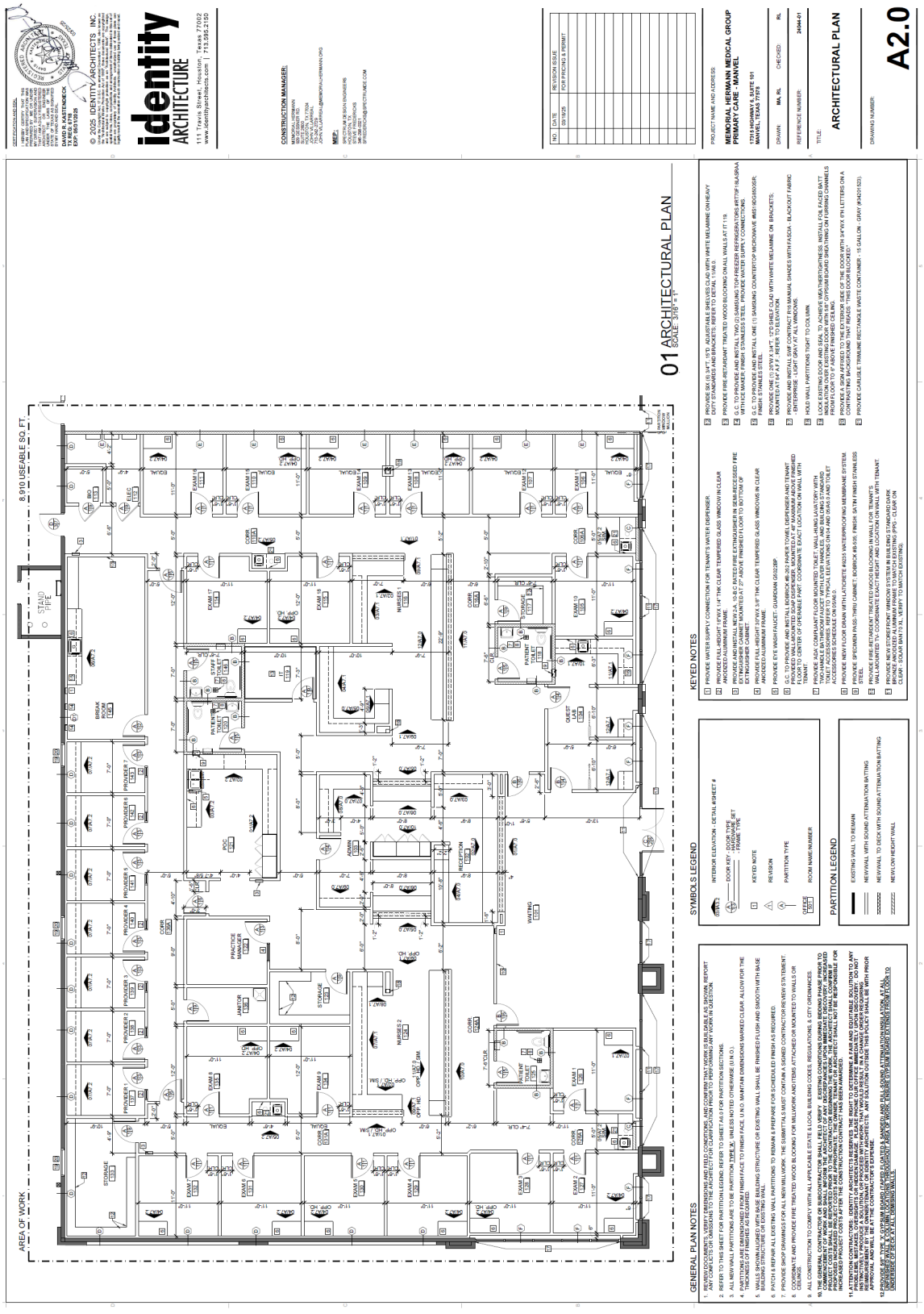
SITE PLAN


A000
SITE PLAN
MANVEL TOWN CENTER - TRACT 03D
17315 HIGHWAY 6
MANVEL, TX 77578
CDA Architects
30445 State Hwy 249, Suite 300
Houston, Texas 77070
832/678-9232 Fax 832/678-9240
09/24/2024
PERMIT/BID ISSUE
TRACT 03-D
RETAIL SHELL
SPLASH PAD
LANDSCAPED AREA
PARKING ANALYSIS
PARKING REQUIRED
PARKING PROVIDED
AREA OF ADJACENT LOT N.I.S.
25 FOOT WIDE FIRE ACCESS LANE

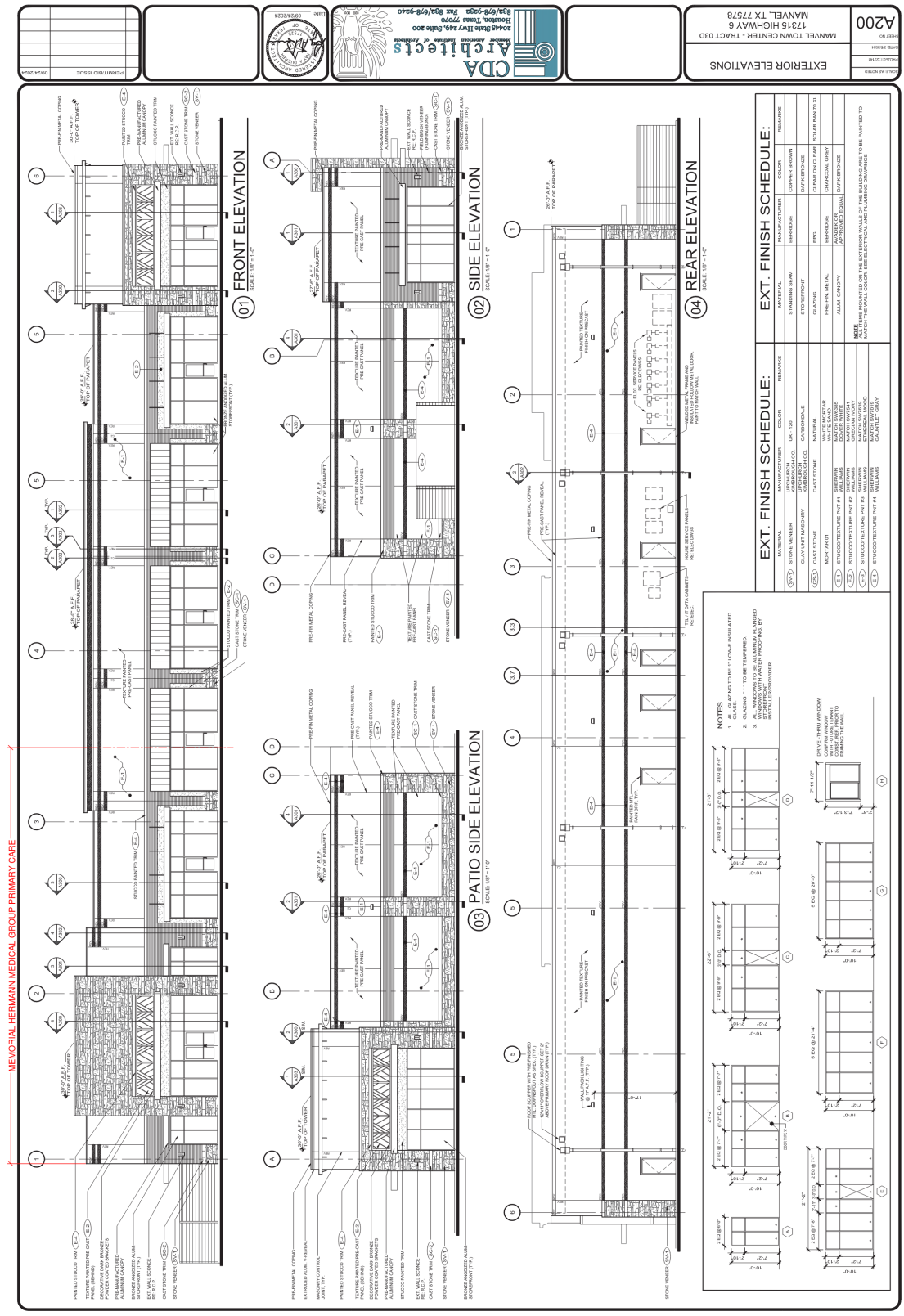
SITE PLAN


MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578
RETAIL D - 16,400 SF
RETAIL E - 10,400 SF
MEMORIAL HERMANN
9,000 SF
MATTRESS FIRM
PROPOSED
3,800 SF
AVAILABLE
3,600 SF
AVAILABLE
10,400 SF
Available
Executed
weitzman
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate informationis subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

FLOOR PLAN


identity
ARCHITECTURE
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com | 713.595.2150
© 2025 IDENTITY ARCHITECTS INC.
CONSTRUCTION MANAGER:
MEP:
NO. DATE REVISION ISSUE
09/19/25 FOR PRICING & PERMIT
PROJECT NAME AND ADDRESS:
MEMORIAL HERMANN MEDICAL GROUP
PRIMARY CARE - MANVEL
17215 HIGHWAY 6, SUITE 101
MANVEL, TEXAS 77578
DRAWN: MA, RL CHECKED: RL
REFERENCE NUMBER: 25064.01
TITLE
ARCHITECTURAL PLAN
DRAWING NUMBER:
A2.0
01 ARCHITECTURAL PLAN
SCALE: 3/16" = 1'-0"
AREA OF WORK
8,910 USEABLE SQ. FT.
GENERAL PLAN NOTES
KEYED NOTES
SYMBOLS LEGEND
PARTITION LEGEND

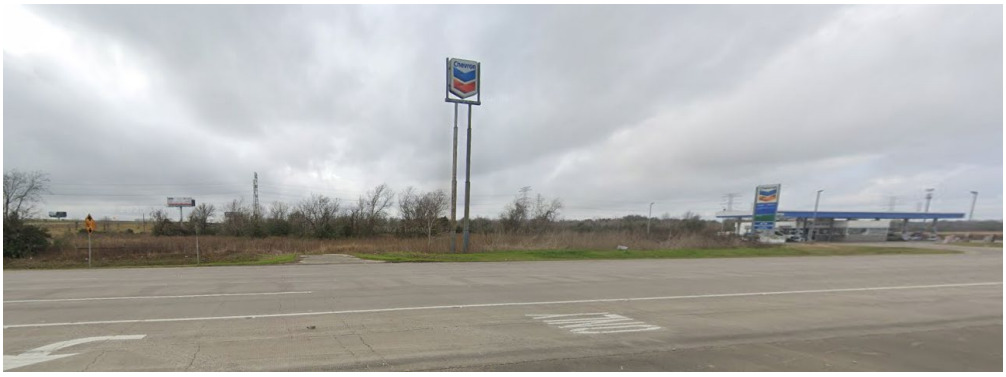
EXTERIOR ELEVATIONS



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 08/10/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, AUGUST 25, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, SEPTEMBER 02, 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 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) 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 property to the south from Morris Avenue/SH6 (Chevron Gas Station)

View of the subject site from within the Manvel Town Center parking lot, looking north.

Bird's-eye view of the updated overall Manvel Town Center site.

ORDINANCE NO. 2025-O-23

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) 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.

* * * * * * * * *

WHEREAS, Manvel Town Center, LTD., is the owner (the "Owner") of a certain 13.08-acre tract of land developed with a retail building (17315 Highway 6, Manvel, Texas) and associated parking, such tract is located at the northwestern corner of the intersection of State Highway 6 and State Highway 288, and described as Reserve "A" of Manvel Town Center Phase One, a subdivision recorded in file number 2023001442 of Brazoria County Plat Records, which is attached hereto as Exhibit "A"; and

WHEREAS, the 13.08-acre tract is currently zoned Planned Unit Development District and Highway 6 Overlay District (PUD-SH6); and

WHEREAS, the applicant, Gerard Hillsman, has filed an application to change the zoning classification of the 13.08-acre tract to Planned Unit Development

District and Highway 6 Overlay District with a Specific Use Permit (PUD-SH6-SUP) allowing the proposed use of the property for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)" within the retail building lease space located at 17315 Highway 6, Suite #101, Manvel, Texas; and

WHEREAS, the applicant has submitted a site plan showing building location, building elevation, and floor plan for the proposed use attached hereto as Exhibit "B"; and

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

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

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

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

Section 2. The zoning classification of a certain 13.08-acre tract of land developed with a retail building (17315 Highway 6, Manvel, Texas) and associated parking located at the northwestern corner of the intersection of State Highway 6 and State Highway 288, and described as Reserve "A" of Manvel Town Center Phase One, a subdivision recorded in file number 2023001442 of Brazoria County Plat Records, which

is attached hereto as Exhibit "A," shall be changed from Planned Unit Development and State Highway 6 Overlay District (PUD-SH6) to Planned Unit Development and State Highway 6 Overlay District (PUD-SH6), with a Specific Use Permit (PUD-SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, and conditions hereinafter set forth:

1. Offices of Physicians (Except Mental Health Specialists) – (NAICS 621111)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions for the granting of the Specific Use Permit as shown in Exhibit "C", attached hereto and incorporated herein as if set out in full. This proposed use of "Offices of Physicians (Except Mental Health Specialists)" and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

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

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

_____

_____
Dan Davis, Mayor

ATTEST:

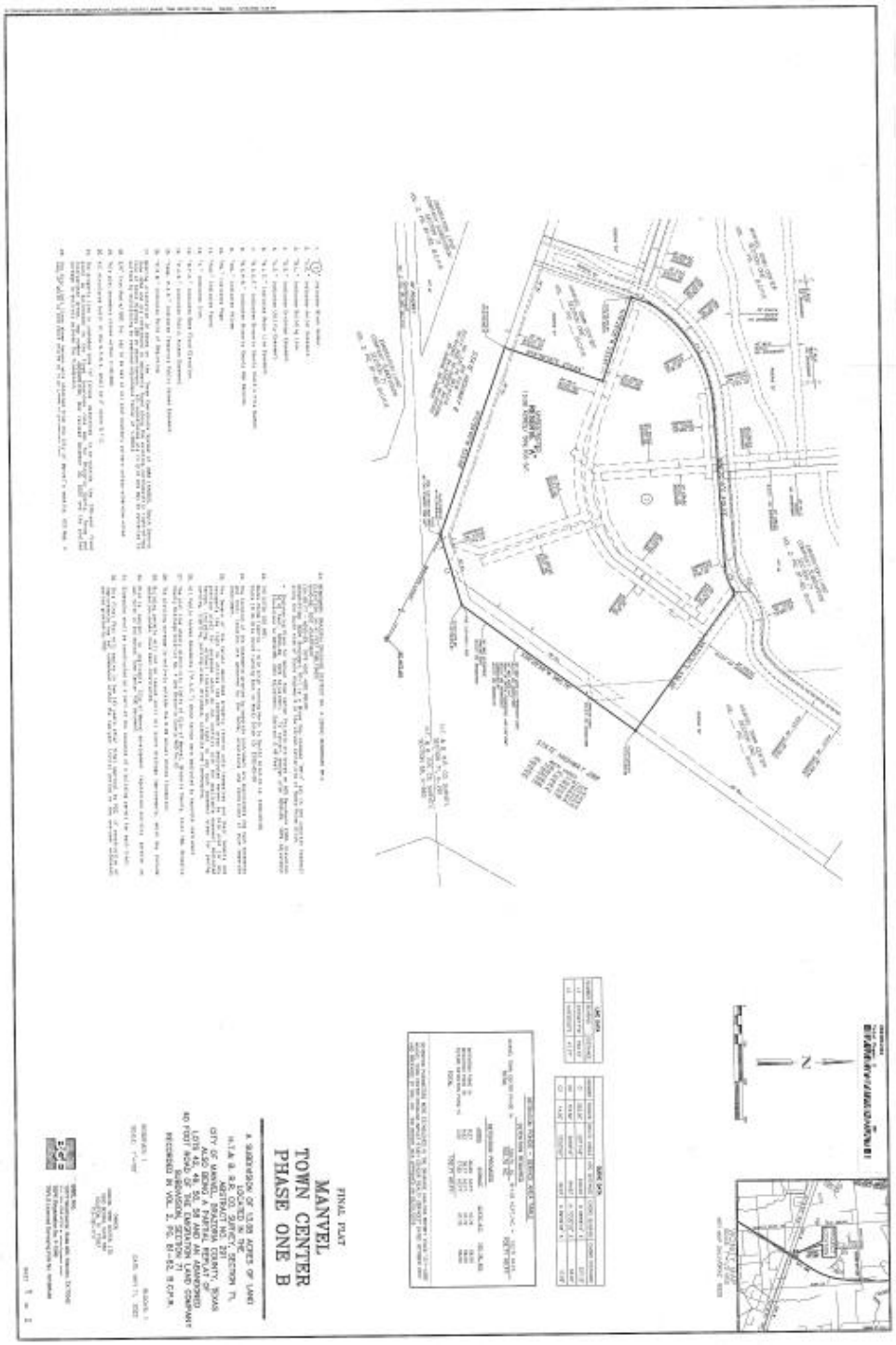
_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

Exhibit A

Certain 13.08-acre tract of land located at 17315 Highway 6, Manvel, Texas, such tract described as Reserve "A" of Manvel Town Center Phase One, a final plat recorded in file number 2023001442 of Brazoria County Plat Records, Texas.



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.L.C., a Texas limited liability company, its general partner, hereinafter referred to as Owner (whether one or more), acting herein by Steven Shandler, Vice President, owner of the property subdivided in the plat of MANVEL TOWN CENTER PHASE ONE B, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements as shown on the plat attached hereto and designated as MANVEL TOWN CENTER PHASE ONE B, and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed; and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional twenty feet (20' 0") for ten foot (10' 0") perimeter ground easements or seven feet (7' 0") for five foot (5' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals forty feet (40' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") exclusive ground easements, or eight feet (8' 0") for fourteen feet (14' 0") dual-exclusive ground easements or seven feet (7' 0") for sixteen feet (16' 0") dual-exclusive ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals forty feet (40' 0") in width.

In Testimony, Versus, the MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G.Steven Shandler, its Vice President, thereunto authorized, this 21st day of August, 2008

MANVEL TOWN CENTER, LTD.
a Texas limited partnership

By: Manvel Town Center One, L.L.C.
a Texas limited liability company
general partner

By: _____
G.Steven Shandler
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Steven Shandler, Vice President of Manvel Town Center One, L.L.C., a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said corporation, for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of April, 2009

Notary Public in and for the State of Texas
Printed Name: Laurens Stuckey
Commission Expires: 11-19-2009

I, Chris Kubes, a Registered Professional Land Surveyor of the State of Texas, hereby certify that to subdivision of that site certain and properties from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were set as the subdivision is accurately described on this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8"inch diameter iron rod with a cap unless otherwise noted.

The streets contain in this subdivision were not laid on the time this plat was signed and sealed by me. Those streets are expected to be laid after construction of the public infrastructure and final grading within the subdivision.

Chris Kubes
Registered Professional Land Surveyor
Texas Registration No. 6760

4/30/09
Date

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MANVEL TOWN CENTER PHASE ONE B in conformance with the laws of the State of Texas and the ordinances of the City of Manvel, as shown hereon and authorizes the recording of this plat.

Dated this 5th day of May, A.D. 20 09

Chairman, Planning and Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO. 4

APPROVED by the BOARD OF COMMISSIONERS on 05/04/09

President, Brazoria Drainage District No. 4

ATTESTED BY:

Secretary

The above have signed these plans under said bond on the recommendation of the DISTRICT'S Engineer and has reviewed and checks practices and found that so far it generally conforms with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred eighty-five (385) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the provisions given in these plans and/or plats have been implemented, checked and verified. In the event of any conflicts or inconsistencies between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any deviations or changes shall be requested on the cover sheet, and placed on the appropriate green sheet applications. Plans submitted must bear properly signed and sealed by a Professional Engineer registered to practice engineering in the State of Texas and plats that bears signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and knowledge of the project.

2009 Ref. 10402-00010

DESCRIPTION OF 13.06 GROSS ACRE TRACT OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291 BRAZORIA COUNTY, TEXAS

BEING a 13.06 acre (568,722 square foot) tract of land situated in the H.T. & B.R.R. Survey, Section 71, Abstract No. 291 of Harris County, said being a portion of Lot 42, Lot 49, Lot 50, Lot 58, and a 40 foot wide Exonerated, as shown in SHORTER'S Land Company Subdivision 803 Sec. 2, a subdivision per plat recorded under recorded under volume Vol. 2, Page 81, B.C.P.R.P. and Brazoria County Plat Records, and being out of and a part of a called 1,000 acre tract of land as described in an instrument to Manvel Town Center, LTD recorded under Brazoria County Clerk's File No. 2007042833, of Official Records of Brazoria County, Texas (O.R.B.C.T.), said 13.06 acre tract being more particularly described by metes and bounds as follows, with all bearings based on the Texas State Plane Coordinate System of 1983 (NAD83), South Central Zone and said coordinates to monuments found along the north right-of-way line of Shadow Highway 6 as a said herein;

BEGINNING at a 5/8"inch iron rod with cap stamped "BGE, INC" found for the most Southerly corner of the herein described tract and the West most end of a cut-back corner to the Northeast intersection of Shadow Highway (FM) (variable width), as described in Vol. 2026, Page 94, 268 of the Official Records Brazoria County, Texas, said point being in the Northeast right-of-way line of Shadow Highway 6 and the Northwest right-of-way line of Shadow Highway 6, and having a grid coordinate of N: 13,803,000.00, E: 3,000,000.00, for the most Southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 30°29'40" W, along said with the Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 151.83 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for Northeast intersection of said 40 foot road and Shadow Highway 6, and having along and of the Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 676.72 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for the Northeast intersection of said 40 foot road and said Shadow Highway 6 and the Southeast corner of said Tract No. 1, continuing along and of the Northeasterly right-of-way line of said Shadow Highway 6 and the Southeasterly line of said Tract No. 1, continuing from and in all for a total distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the Southwest corner of the herein described tract;

THENCE, over and across said Tract No. 1 and said Lot 58, the following courses and distances:

N 59°30'20" E, a distance of 200.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for an interior corner of the herein described tract;

N 30°29'40" W, a distance of 322.91 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Westerly corner of the herein described tract;

N 59°30'20" E, a distance of 41.77 feet to the beginning of a non-tangent curve to the right, from which its center bears S 59°30'20" E, 350.00 feet;

In a Northeasterly direction, along said with said curve to the right, an arc distance of 183.84 feet, having a radius of 350.00 feet, a central angle of 30°05'47" and chord which bears N 74°32'47" E, 181.75 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of tangency and the Northwest corner of the herein described tract;

THENCE, S 89°35'40" E, over and across said Tract No. 1, Lot 58, Tract No. 2, said 40 foot road, said Lot 49, and said Lot 50, and said Tract No. 3, a distance of 1,204.80 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the beginning of a tangent curve to the left;

THENCE, in a Northeasterly direction, over and across said Tract No. 3, said Lot 50, said Lot 49, said 40 foot road and said Lot 42, and said Tract No. 4, along said curve to the left, an arc distance of 81.64 feet, having a radius of 175.00 feet, a central angle of 26°43'40" and chord which bears N 76°00'30" E, 80.89 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of reverse curvature to the right;

THENCE, in a Southeasterly direction, over and across said Tract No. 4, said Lot 42, said 40 foot road and said Lot 49, and said Tract No. 3, along said curve to the right, an arc distance of 183.84 feet, having a radius of 350.00 feet, a central angle of 30°05'47" and chord which bears S 74°32'47" E, 181.75 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of tangency and the Northeast corner of the herein described tract;

THENCE, S 59°30'20" W, over and across said 40 foot road, said Lot 49, said Lot 50, said Tract No. 2, said Lot 58, said Tract No. 1, a distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Westerly corner of the herein described tract, a cut-back corner to the Northeast intersection of said Shadow Highway 6, said 40 foot road and said Shadow Highway 6, and the Northeasterly right-of-way line of said Shadow Highway 6, and the Southwesterly line of said Tract No. 1, a distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Southerly corner of the herein described tract;

THENCE, N 30°29'40" W, along said with said Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 525.17 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for the Northeast intersection of said Shadow Highway 6 and the Southeast corner of said Tract No. 1, continuing from and in all for a total distance of 676.72 feet to the POINT OF BEGINNING and containing 13.06 acres (568,722 square feet) of land.

KEY MAP
KEY MAP Coordinates: 6560

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The OWNER(S) will provide maintenance of regional facilities owned and constructed by Districts, or maintenance of facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval. The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the District Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The District's personnel shall have the right to enter upon the property for inspection at any time during construction and we may be permitted to ensure the successful facility of operating property.
6. Appropriate repair for the said slopes, service and maintenance work shall be established at or by agreement of the construction by the Districts. In case, the performance of the grass must be established prior to acceptance of construction by the District.
7. No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District.
8. The District's approval of any Final Drainage Plan Cand Final Plat or Construction does not affect the property rights of third parties. No Variance is considered for obtaining any and all easements. Any other and/or any other rights-of-way across third parties' properties for any purposes in placing drainage facility to the OWNER(S) drainage facilities as recommended by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be kept free for the purposes of conveying, operating, maintaining, repairing, and reconstructing of a drainage facility, and shall not include easements and facilities together with any and all necessary ingress/egress and appurtenances thereto, upon over, across, and through the Easement Area. The OWNER(S) successors, assigns, agents, employees, engineers, and representatives shall at all present and future times, have the right and privilege at pleasure and express to, upon over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. All Applications and Re-Submittals Packages are required to be submitted to the DISTRICT before 3 Certificates of Completion can be issued. Contact the DISTRICT'S inspector for further clarification.
12. All drainage plans and plats shall be conformance with DISTRICT'S Rules, Regulations & Guidelines. Prior approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a specific written variance. Any variances granted by the DISTRICT shall be noted in the variance shall be referenced on the plan cover page and on the appropriate green sheet application. The plan cover page and on the appropriate green sheet applications. The use of this term "Authorized Agent" does not affect the statutory powers of Board Action, Regulations & Guidelines.

FINAL PLAT

MANVEL TOWN CENTER PHASE ONE B

A SUBDIVISION OF 13.06 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 42, 49, 50, 58 AND AN ABANDONED
40 FOOT ROAD OF THE EMIGRATION LAND COMPANY
SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: APRIL 20, 2009

OWNER:
MANVEL TOWN CENTER, LTD.
9990 RESEARCH, SUITE 200
HOUSTON, TX 77063
713-780-9112

ENGINEER / SURVEYOR:
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281.558.8700 ● www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101886-00

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Steven Shandler, Vice President
Jorge Pedroza, Deputy Clerk

sheet 2 of 2

Exhibit B

(Retail Building: 17315 Highway 6, Manvel, Texas)

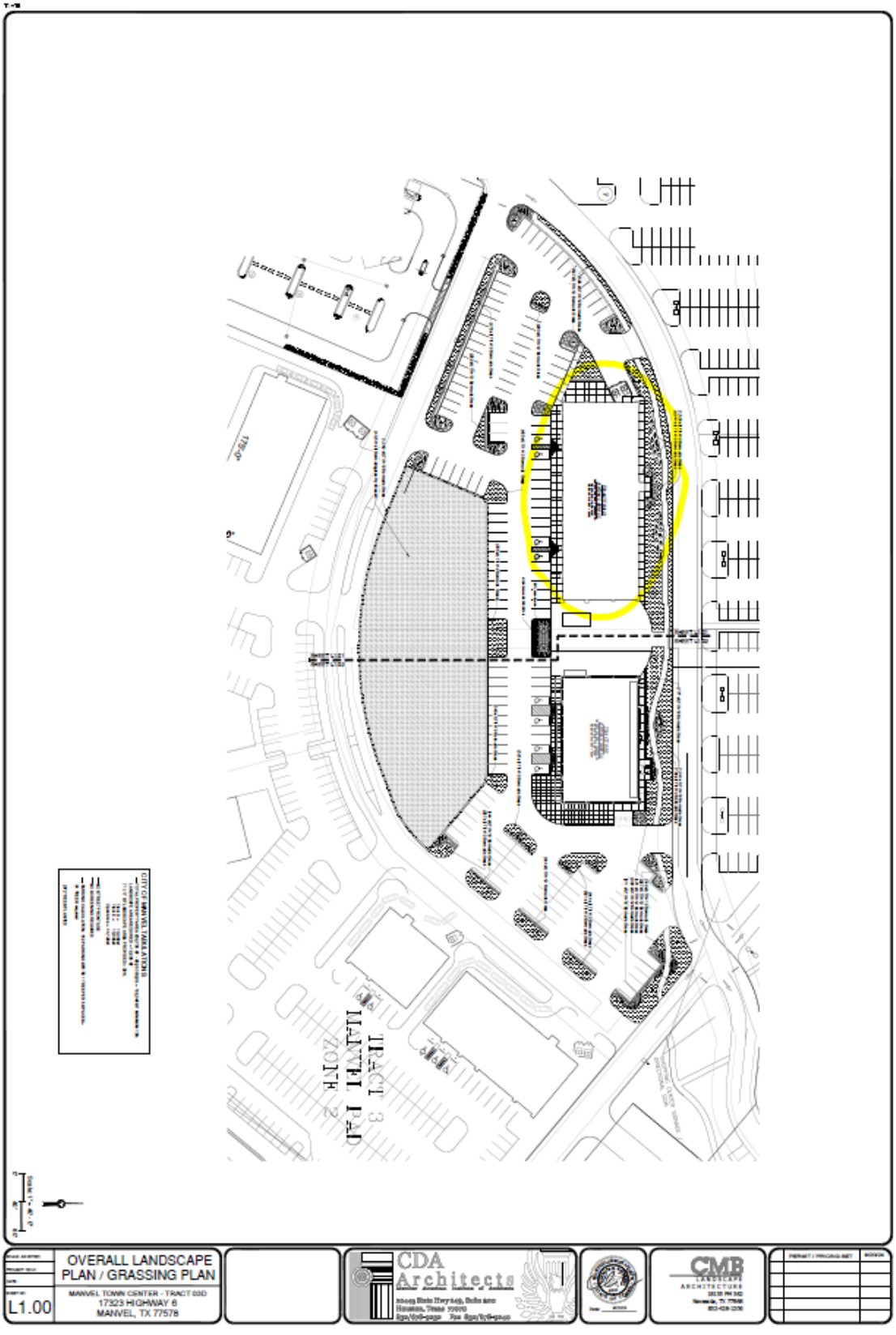


Exhibit B
(Floor Plan: 17315 Highway 6, Manvel, Ste # 101Texas)

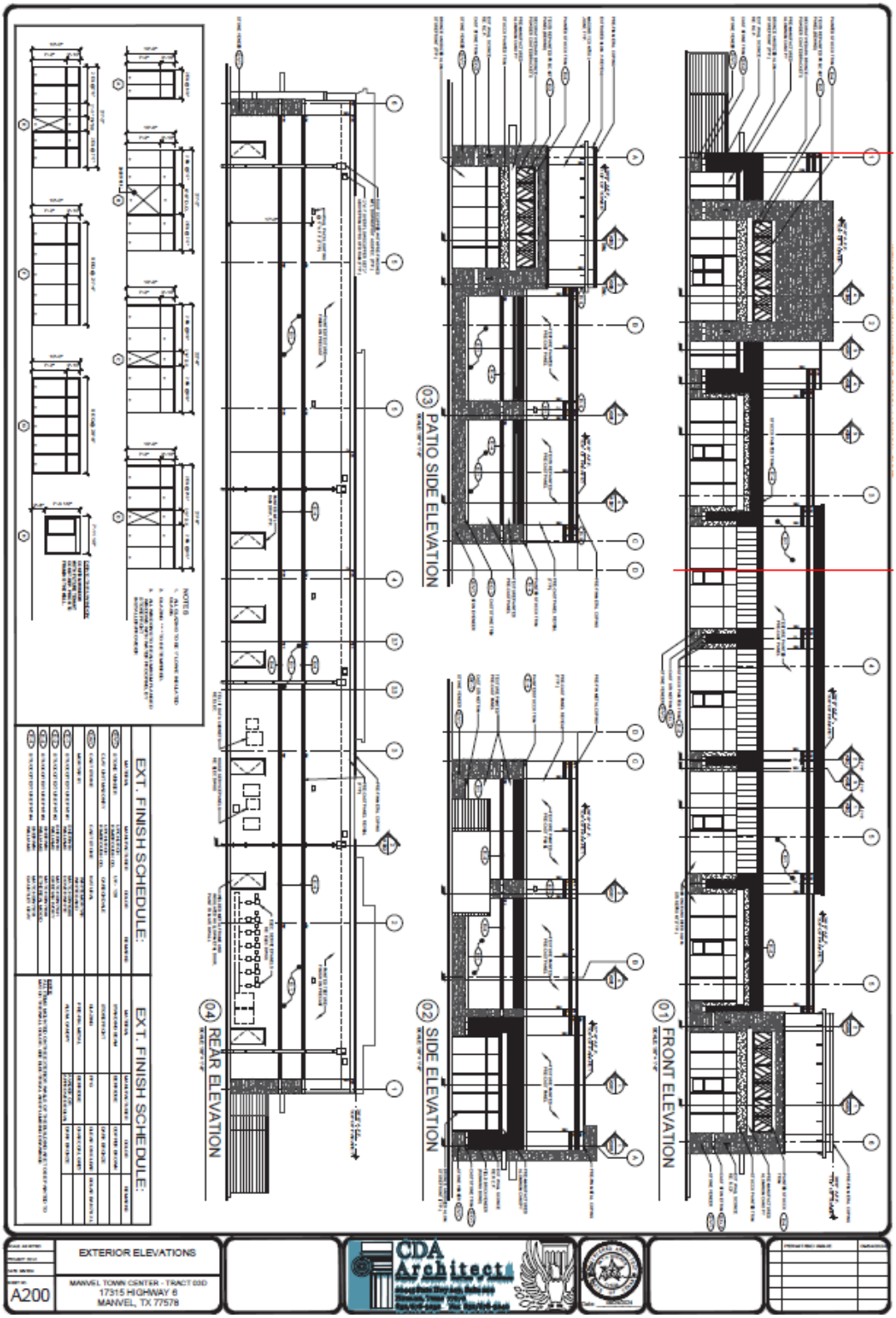


Exhibit B

(Floor Plan: 17315 Highway 6, Manvel, Ste # 101Texas)

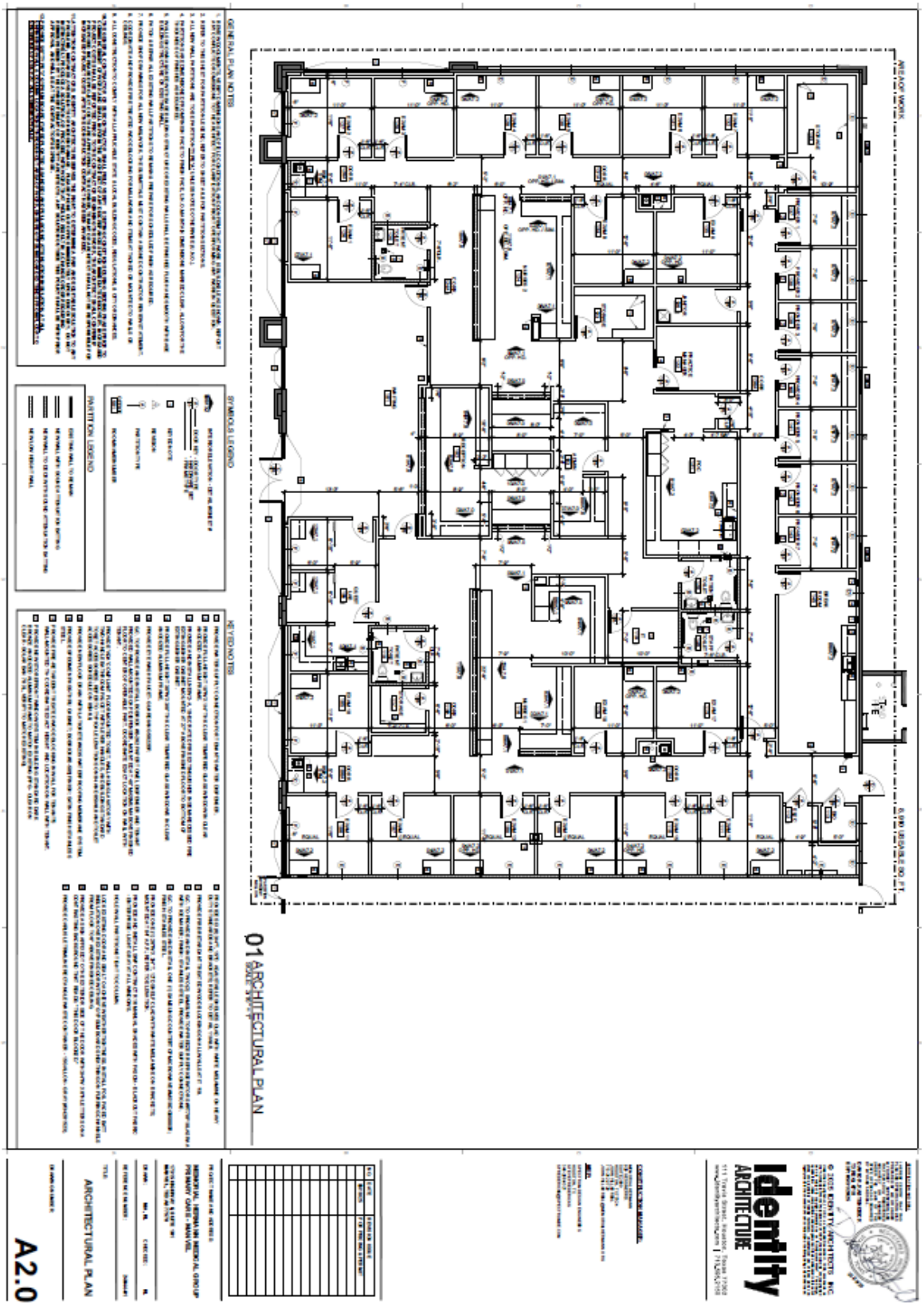


Exhibit C

Conditions of Approval:

1. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. 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;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

CITY COUNCIL DATA SHEET

MEETING DATE: August 04, 2025 **Regular Agenda**

TOPIC:
Utility Rate Increase Ordinance

BACKGROUND:
Staff is requesting that Council approve the Utility rate increase of 11.2% according to the study conducted by Freese & Nichols in 2022. The increase is necessary to keep up with the increase in population and businesses coming to Manvel. It would provide funds for the growth of infrastructure, water and sewer line connections, and additional employees needed to provide top-notch service for our residents. They would be effective October 1, 2025.

Rates will be increased as follows:

Residential Water Base	$32.59 to $35.58
Additional Volume	$3.34 to $3.98
Residential Wastewater Base	$39.11 to $42.70
Additional Volume	$3.34 to $3.98
Commercial Water Base	$39.11 to 42.70
Additional Volume	$3.34 to $3.98
Commercial Wastewater	$45.63 to $49.82
Additional Volume	$3.34 to $3.98

RECOMMENDATION:
Staff recommends approval of Ordinance.

ATTACHMENTS: Freese & Nichols Study on Ordinance Rates

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
_X_ Funds to be transferred

SUBMITTING STAFF MEMBER Rosa Donaire	FINANCE DIRECTOR APPROVAL ✓ CITY MANAGER APPROVAL: ✓

Water Calculation 2023-2024 Current Rate

Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12
Residential	1,841	12,957,510	$ 32.59	$ 3.34	$ 1,091,740.72
Commercial	112	2,136,323	$ 39.11	$ 3.34	$ 131,314.80
Commercial	3	102,707	$ 39.11	$ 3.34	$ 4,305.24
Commercial	72	4,968,930	$ 39.11	$ 3.34	$ 229,574.88
Temp	9		$ 39.11		$ 9,399.96
					$ 1,466,335.60
Wastewater					
Residential	1,797	9,774,510	$ 39.11	$ 3.34	$ 1,091,071.08
Commercial	83	1,899,323	$ 45.63	$ 3.34	$ 114,909.96
					$ 1,205,981.04
					$ 2,672,316.64

Water Calculation 2024-2025 Rate

Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12	Revenue Inc
Residential	1,916	12,957,510	$ 34.65	$ 3.79	$ 1,211,700.99	
Commercial	117	2,136,323	$ 41.58	$ 3.79	$ 144,895.97	
Commercial	3	102,707	$ 41.58	$ 3.79	$ 5,895.11	
Commercial	72	4,968,930	$ 41.58	$ 3.79	$ 255,362.94	
Temp	9		$ 41.58		$ 9,399.96	
					$ 1,627,254.98	**$160,919.37**
Wastewater						
Residential	1,872	9,774,510	$ 41.58	$ 3.79	$ 1,208,320.71	
Commercial	88	1,899,323	$ 48.51	$ 3.79	$ 129,603.29	
					$ 1,337,924.00	**$131,942.96**
					$ 2,965,178.98	**$292,862.34**

Water Calculation 2025-2026 Rate

Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12	Revenue Inc
Residential	1,916	12,957,510	$ 35.58	$ 3.98	$ 1,253,889.72	
Commercial	117	2,136,323	$ 42.70	$ 3.98	$ 150,805.75	
Commercial	3	102,707	$ 42.70	$ 3.98	$ 6,155.93	
Commercial	72	4,968,930	$ 42.70	$ 3.98	$ 267,331.46	
Temp	9		$ 42.70		$ 9,399.96	
					$ 1,687,582.81	**$221,247.21**
Wastewater						
Residential	1,872	9,774,510	$ 42.70	$ 3.98	$ 1,247,229.96	
Commercial	88	1,899,323	$ 49.82	$ 3.98	$ 134,915.83	
					$ 1,382,145.78	**$176,164.74**
					$ 3,069,728.59	**$397,411.95**

Residential	$	2.99
	$	3.59
	$	6.58
Commercial	$	3.59
	$	4.19
	$	7.78
Plus Volumetric Inc	$	0.64

	Current Rate w/ CC Fees	Current Rate w/ CC Fees
Revenue	$ 3,369,775.00	$ 3,369,775.00
Expense	$ 3,899,839.90	$ 3,734,839.90
Net:	**$ (530,064.90)**	**$ (365,064.90)**
Transfer from	$ 530,064.94	$ 365,064.90

Water	Accts
Residential	1,916
Commercial	117
Commercial	3
Commercial	72

	Current Rate w/ CC Fees	2024-2025 Rates w/o CC Fees
Revenue	$ 3,662,637.34	$ 3,662,637.34
Expense	$ 3,899,839.90	$ 3,734,839.90
Net:	**$ (237,202.56)**	**$ (72,202.56)**
Transfer from	$ 296,661.36	$ 131,661.36

Wastewater		
Residential	1,872	
Commercial	88	
	4,068	
	$530,064.94	Total deficit
	$ 130.30	Per account Cost per yr
	$ 10.86	Per Month

	Current Rate w/ CC Fees	2025-2026 Rates w/o CC Fees
Revenue	$ 3,767,186.95	$ 3,767,186.95
Expense	$ 3,899,839.90	$ 3,734,839.90
Net:	**$ (132,652.95)**	**$ 32,347.05**
Transfer from	$ 193,372.95	$ 28,372.95

Innovative approaches
Practical results
Outstanding service

WATER AND WASTEWATER RATE STUDY

Prepared for:

City of Manvel

March 2022

Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
832-456-4700

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FNI Project No.: MNV20631

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Appendix A: Projected Expenses for Water and Wastewater Fund

EXECUTIVE SUMMARY

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides retail water and wastewater services to customers within the City and outside the City limits. In August 2020, the City authorized Freese and Nichols, Inc. to perform a water and wastewater rate study. The purpose of the rate study is to develop a multi-year plan for rates that will provide sufficient revenue to implement needed capital improvements and allow the water and wastewater systems to be self-supporting. Freese and Nichols' methodology for performing this study is based on accepted industry standards and practices, specifically the American Water Works Association (AWWA) Manual 1 (M1) "Principles of Water Rates, Fees, and Charges", Seventh Edition, and the Water Environment Federation's (WEF) *Financing and Charges* manual.

The study included the following steps:

- Obtain data from City needed for the rate study.
- Review and analyze the data and develop projections of the operating expenses and revenues at current rates.
- Identify the revenue requirements for the water and wastewater system using the projected operating expenses and projected capital expenses in the next few years.
- Develop a rate model for the City's water and wastewater systems that projects the rates needed to provide sufficient annual revenue.
- Document the findings in a report.

This report describes the findings and recommendations of the water and wastewater rate study. The calculations are based on the City's Fiscal Year, which runs from October 1 through September 30.

A financing plan has been developed based on an analysis of the rates utilized to furnish water and wastewater services to customers connected to the City's water and wastewater utilities, herein referred to as the "Utility System." The financing plan compares the adequacy of projected revenues under existing rates in meeting the revenue requirement of the Utility System and identifies any adjustments which may be necessary to the existing revenue levels during the study period. The plan consists of implementing annual rate increases over the forecast period of Fiscal Years 2022 through 2030 and crafting a Utility System financing plan that provides the City with the ability to adequately fund operating and capital requirements over the forecast period. The City's goal is to have both the Water and Wastewater Utilities operate individually as self-sufficient or stand-alone entities while maintaining both a Debt Service

Coverage ratio of 1.25 for each Utility. While the City does not have a policy target for Fund Balances, this study leverages surplus fund balances to reduce debt issuances, and strives to achieve a Fund Balance of $1-2 million as a combined system. This Fund Balance target is recommended in excess of the target of 20% of operating expenditures because while the monies assessed for Impact Fees are collected within a 10-year period, the debt service payments will be over a 30-year period.

As a result of the evaluations and analyses, the following summary of findings and recommendations is offered for consideration by the City.

REVENUE UNDER EXISTING RATES

The City of Manvel provided treated water and wastewater services to just over 1,000 water customers (residential, commercial and irrigation) and just over 1,000 wastewater customers (residential, commercial) as of September 30, 2020. In Fiscal Year 2022, it is projected that the City will serve just over 2,000 water customers (residential, commercial and irrigation) and just under 2,000 wastewater customers (residential, commercial), which illustrates a customer growth rate of roughly 50 percent annually over the two year period. Annual growth rate is projected to decrease from 15 percent between Fiscal Year 2023 and Fiscal Year 2024, to 5 percent between Fiscal Year 2029 and Fiscal Year 2030.

Revenue is primarily derived from charges for treated water and wastewater services. Additional revenue is derived from miscellaneous services and fees that the City may offer or charge for services that are not directly related to the production of water or transmission of wastewater. Operating revenue from rates for water and wastewater service, under existing rates, is projected to be $771,224 for water and $866,583 for wastewater in Fiscal Year 2022. Other operating revenues are projected to be $153,564 for water and $27,921 for wastewater in the same period. Currently water and wastewater sales revenues are estimated to increase based upon the projected increase of between roughly 15 percent per year and 5 percent per year in the number of customers over the forecast period. Other operating water and wastewater revenues are estimated to increase by the same rate as water and wastewater sales revenues, since those operating revenues are derived from the number of meters in the system.

Other non operating water and wastewater revenue in Fiscal Year 2022 is estimated to be $1,470,892, the majority of which derives from transfers from the General Fund to the Utility Fund. This practice is not used in this rate study for Fiscal Year 2023 through Fiscal Year 2030. The forecast of revenues projected herein assumes that existing rates will be maintained throughout the forecast period.

IMPACT FEES

In parallel with this Water and Wastewater Rate Study, Freese and Nichols performed a Water and Wastewater Impact Fee Study, to update the City's water and wastewater impact fees. A maximum allowable impact fee of $4,818 per service unit for water and $14,221 per service unit for wastewater was calculated. The City decided to implement 50 percent of the maximum allowable impact fee, resulting in a new impact fee rate of $2,409 per service unit for water and $7,111 per service unit for wastewater. Based on the projected growth in new connections, this new impact fee is estimated to collect roughly $1.7 million in Fiscal Year 2022, growing to a maximum of roughly $4.8 million in Fiscal Year 2026 and 2027, and roughly $2.5 million in Fiscal Year 2030.

EXPENSES

Expenses include operating and maintenance expenses, transfers, debt service obligations, capital projects cash funded from Utility System revenues and cash reserve funding. Operating and maintenance expenses include the costs of labor, materials, power, chemicals, salaries, and other expenses associated with the utility's operations.

Total expenses for the water utility are projected to be $816,423 for the water system and $2,468,760 for the wastewater system in Fiscal Year 2022. Expenses in Fiscal Year 2022 are anomalously high due to a one-year practice of funding capital improvements via capital outlay versus debt service. Total expenses are projected to increase to $2,732,560 for the water system and $3,026,090 for the wastewater system in Fiscal Year 2030. The increases for both systems come partially from inflation, cost of materials, and the cost of fuel, but principally from the principal and interest payments associated with a growing Capital Improvements Program.

The debt service payments are calculated for both the total issuance, as well as the amount of issuance paid for by rates. For the purposes of this rate study, only the portion of debt service payments associated with rates is accounted for. Annual debt payments associated with rates will be $263,008 for the water system and $740,678 for the wastewater system in Fiscal Year 2023, growing to $1,613,306 for the water system and $1,886,994 for the wastewater system in Fiscal Year 2030.

A cash reserve fund balance of $1-2 million from revenues generated from operations is targeted annually for the combined Utility System.

PROPOSED WATER AND WASTEWATER RATE ADJUSTMENTS

Based upon the analysis, revenues generated under existing rates by the Utility System are not sufficient to fund the Utility System's obligations. The proposed rate plan meets all the forecasted Utility System revenue requirements, fulfills the bond coverage requirement and maintains adequate cash balances of the Utility System. The following sections of this report provide a detailed summary of the Utility System's financial forecast.

An analysis of projected revenues and revenue requirements for the Utility System was conducted to determine the adequacy of existing rates. The illustration below summarizes the projected annual revenue increases required over the next nine years to meet future revenue requirements, to maintain and improve Utility System infrastructure, to maintain adequate debt service coverage ratios, and maintain adequate cash reserves to improve the financial condition of the Utility System.

Table ES-1: Indicated Required Revenue Increases

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

ADDITIONAL RECOMMENDATIONS

Listed below are the general recommendations associated with the analysis performed herein:

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be updated sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.

1.0 WATER AND WASTEWATER SYSTEM

1.1 GENERAL DESCRIPTION

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides water service to over 1,000 connections, and wastewater service to over 1,000 connections as well. The City is experiencing rapid growth, and this Water and Wastewater Rate Study assumes an initial growth in connections of roughly 40 percent per year, stabilizing at roughly 5 percent per year by Fiscal Year 2030.

The City of Manvel's existing water infrastructure consists of the School Road Water Plant and associated pumps, water supply wells, and transmission and distribution pipelines. The City relies entirely on groundwater from the Gulf Coast Aquifer System. The City holds four groundwater well permits from the Brazoria County Groundwater Conservation District.

The City of Manvel's existing wastewater collection system consisting of eight (8) lift stations and associated force mains, a network of manholes and gravity mains, and one wastewater treatment plant (WWTP).

The City's water and wastewater customer base includes residential, commercial, and irrigation users. Water and sewer sales revenue is primarily supported by residential base charges, accounting for roughly two-thirds of total water sales revenue and nearly three-quarters of total wastewater sales revenue. Breakdowns of water and wastewater sales revenues by customer class are provided in **Figure 1-1** and **Figure 1-2**, respectively.

A review of Fiscal Year 2016 through Fiscal Year 2020 historical financial and billing data provided by the City showed the following general patterns:

- The combined water and wastewater expenses have averaged $930,000 (including depreciation and transfers to the General Fund). Without depreciation and transfers, the average for that period is $790,000.
- The combined water and wastewater revenue has averaged $750,000.

1.2 PROJECTED WATER NEEDS AND WASTEWATER FLOWS

Table 1-1 shows projected water and wastewater connections, and metered water and wastewater billed volumes for Manvel. These projections are based on input from City staff. These projections are for an average year. Water use will tend to be more in dry years and less in wet years. **Figure 1-3** shows the historical and projected number of water and wastewater connections.

Review of historical water production in comparison to historical water billed volumes revealed substantial fluctuations in non-revenue water (both positive and negative). Values of non-revenue water above 12 percent are considered high for a retail water supplier. However, not all this non-revenue water is unaccounted for water. Some is used for authorized, beneficial purposes such as fire flow, line flushing, and irrigating city facilities, such as parks. Currently the city estimates the amount used for these purposes. To the extent possible, FNI recommends that the City meter as much of its unbilled authorized usage as feasible, particularly irrigation of City facilities. This will enable the City to better track how much water is actually being lost through leaks in the system. The City should continue to monitor non-revenue water and perform detailed water audits and seek to further reduce non-revenue water, unaccounted for water usage. The City should also audit its water production data, to ensure more accurate estimates of what is coming into the system.

Table 1-1: Projected Connections, and Water and Wastewater Billed Volume (including base)

Fiscal Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Connections	1,368	1,910	2,130	2,453	2,777	3,192	3,422	3,588	3,752	3,918
Wastewater Connections	1,326	1,864	2,080	2,399	2,718	3,127	3,352	3,511	3,668	3,827
Water Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265
Wastewater Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265

Figure 1-1: Historical Water Sales Revenues, by Customer Class

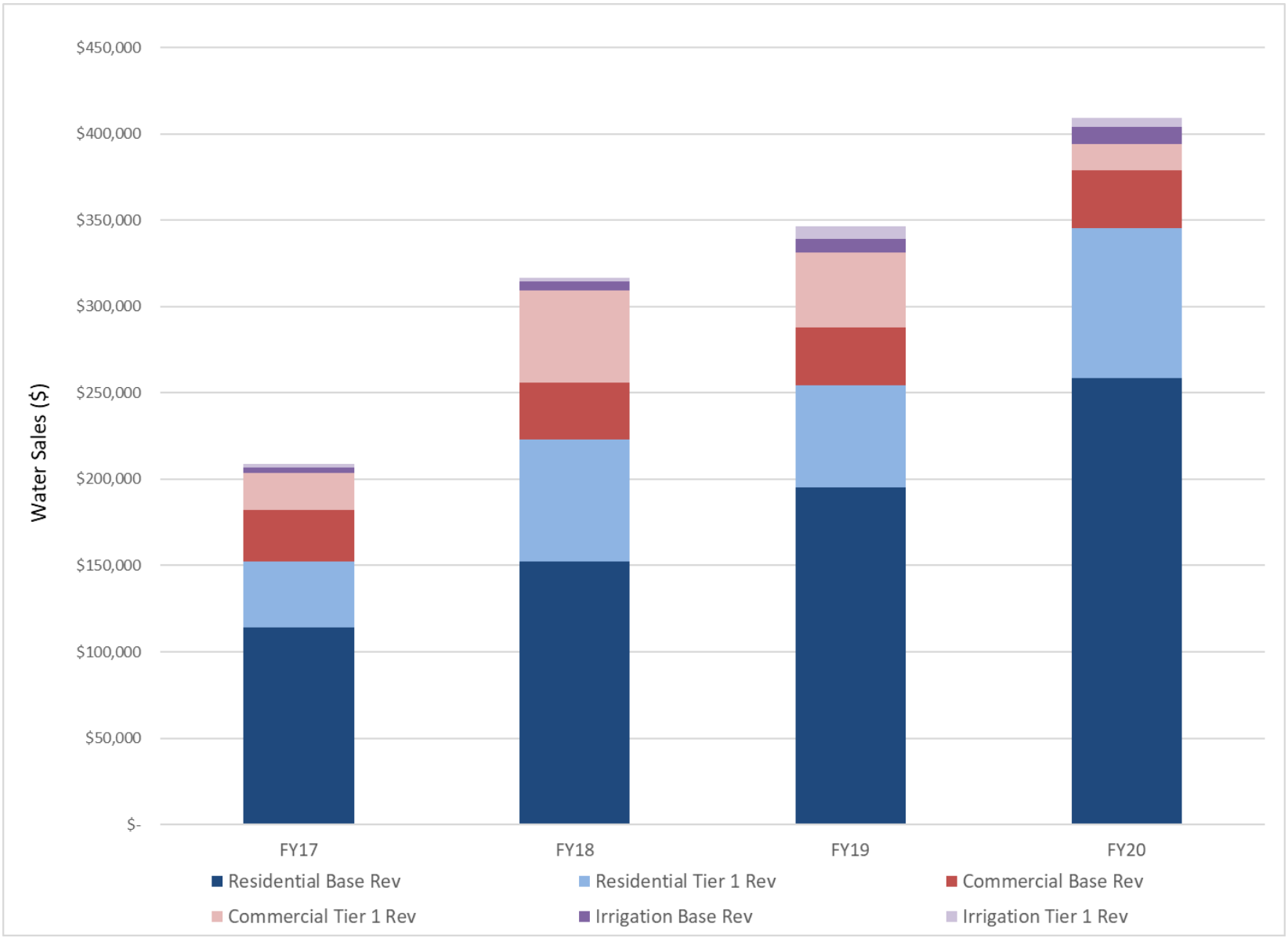


Figure 1-2: Historical Wastewater Sales Revenues, by Customer Class

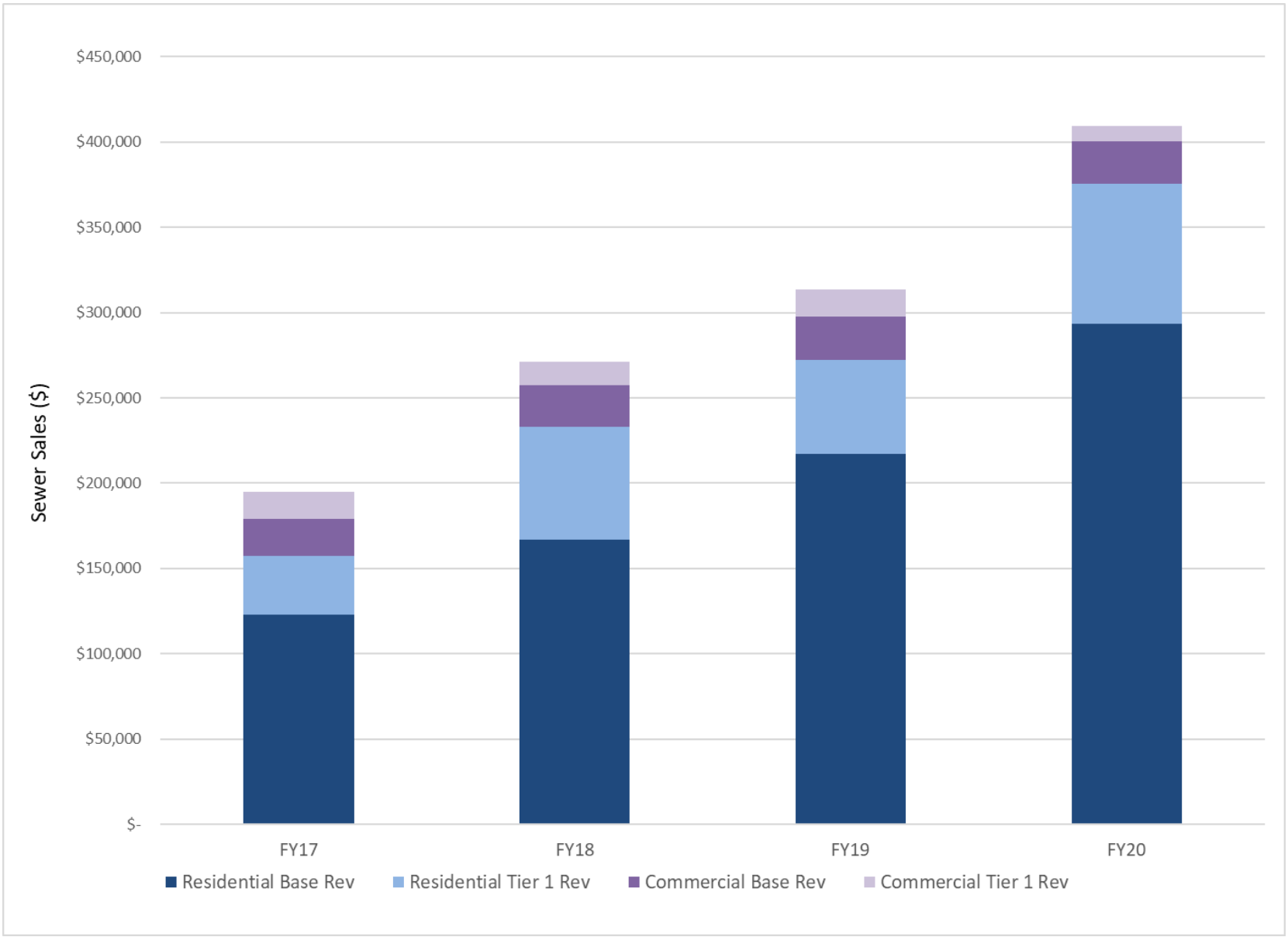
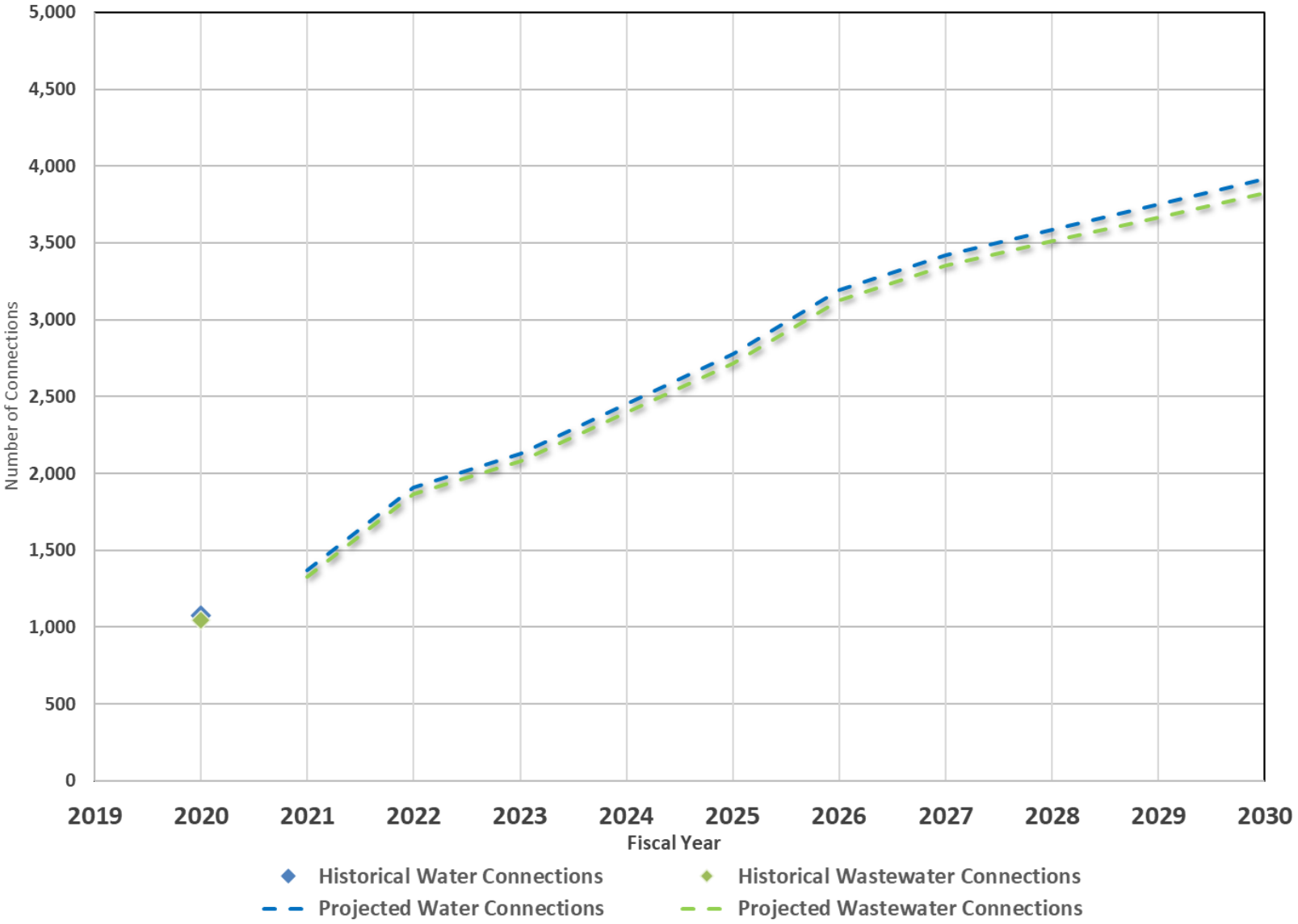


Figure 1-3: Historical and Projected Connections



2.0 HISTORICAL REVENUES AND EXPENSES

2.1 HISTORICAL REVENUES

Table 2-1 shows the historical revenues for the water and wastewater fund over the last four complete years (Fiscal Year 2016 – Fiscal Year 2020), as well as the budgeted revenues for Fiscal Year 2021. During this time, the City did not increase water or wastewater volumetric or base charges. Current rates as of September 2021 are shown in **Table 2-2.** Annual revenue from sales has averaged approximately $531,000 over the previous four years, with total revenues (including transfers from the General Fund) averaging approximately $745,000 over the same period. Over that time, water sales revenue made up on average approximately 50 percent of all sales revenue, and wastewater sales revenue made up on average approximately 50 percent.

2.2 HISTORICAL EXPENSES

Table 2-3 shows a summary of the historical expenses by major department. The annual expenses have averaged $930,000. Historically, Water Expenditures make up on average approximately 50 percent of all expenses, followed by Administration Expenditures at 31 percent and Wastewater Expenditures at 19 percent. **Appendix Table A-1** provides a breakdown of historical expenses by line item.

2.3 COMPARISON OF HISTORICAL REVENUE AND EXPENSES

Figure 2-1 compares the historical revenue and expenses for the water and wastewater fund. The figure shows that in Fiscal Year 2016 through Fiscal Year 2020, expenses exceeded revenue (deficit), before taking into account the transfers from the General Fund.

Table 2-1: Historical Revenue for the Water and Wastewater Fund

Category	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Utility Revenue (to include Sales)	$438,389	$456,564	$588,268	$702,040	$869,137
Interest Revenue	$382	$0	$1,464	$335	$0
Other Revenue	$31,221	$68,658	$79,565	$18,379	$191
Transfers-In Revenue	$400	$98,426	$57	$375,000	$0
TOTAL REVENUE	**$470,393**	**$623,648**	**$669,354**	**$1,095,755**	**$869,328**

Table 2-2: Current City of Manvel Monthly Water & Wastewater Rates

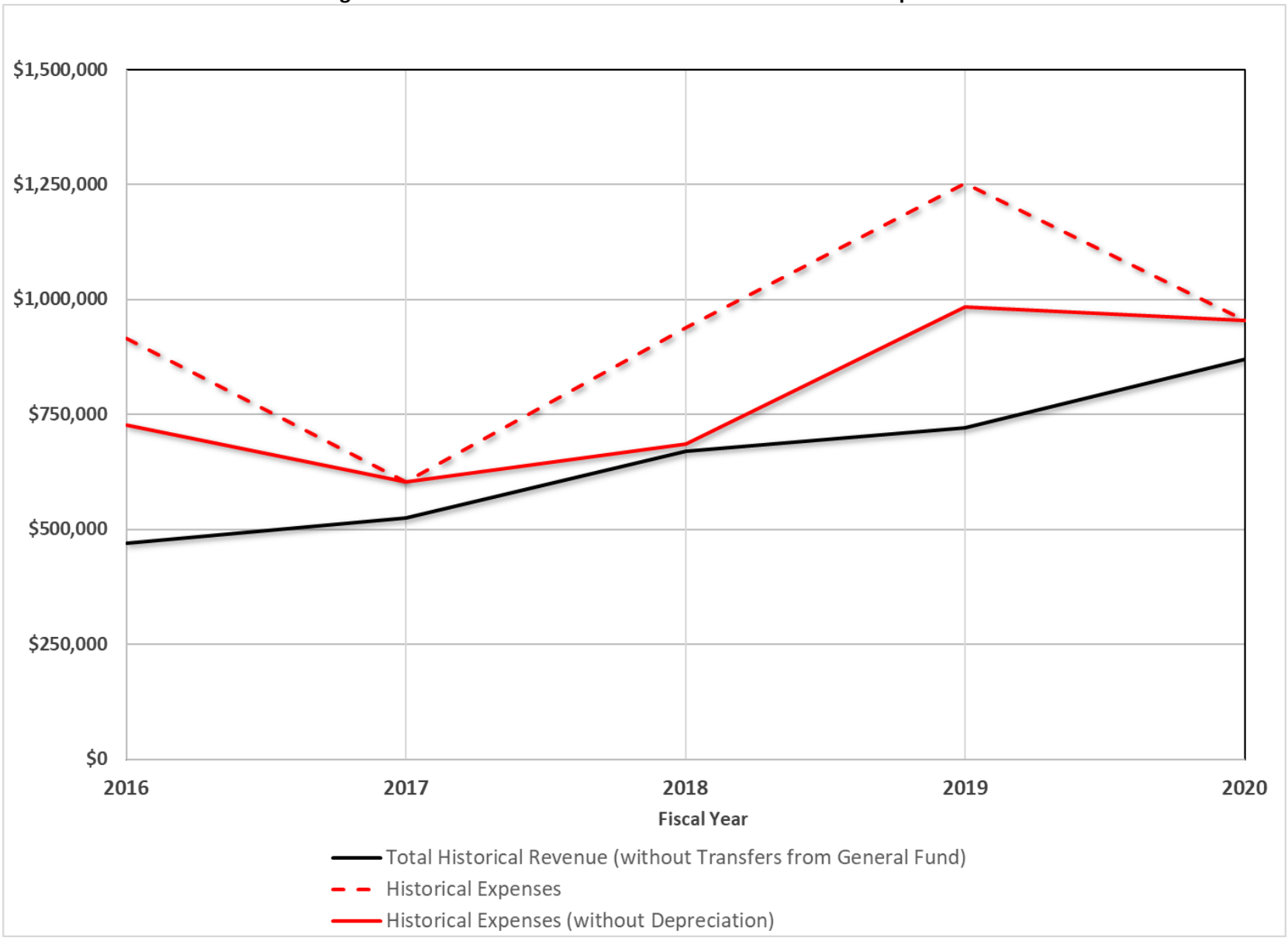
Current Water Rates		
Residential		
Service Charge (includes 2,000 gallons)	$25.00	
Volume Charge (2,001 gallons and above)	$2.00	Per 1,000 gallons
Commercial/Irrigation		
Service Charge (includes 2,000 gallons)	$30.00	
Volume Charge (2,001 gallons and above)	$2.00	Per 1,000 gallons
Current Wastewater Rates		
Residential		
Service Charge (includes 2,000 gallons)	$30.00	
Volume Charge (2,001 – 20,000 gallons*)	$2.00	Per 1,000 gallons
Commercial		
Service Charge (includes 2,000 gallons)	$35.00	
Volume Charge (2,001 – 20,000 gallons*)	$2.00	Per 1,000 gallons

**No charge on Wastewater above 20,000 gallons*

Table 2-3: Historical Expenses for the Water and Wastewater Fund, by Department

Department	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Administration Expenses	$342,491	$246,462	$274,339	$336,797	$251,307
Water Expenses	$522,443	$331,529	$565,076	$636,195	$284,445
Wastewater Expenses	$50,401	$24,348	$99,681	$278,990	$419,334
Non-Departmental Expenses	$0	$0	$0	$0	$0
Total Operating Expenses	**$915,335**	**$602,338**	**$939,096**	**$1,251,982**	**$995,086**
Total Revenue from Table 2-1	**$470,393**	**$623,648**	**$669,354**	**$1,095,755**	**$869,328**
Deficit (-) or Surplus (+)	**-$444,942**	**$21,310**	**-$269,742**	**-$156,228**	**-$85,757**

Figure 2-1: Historical Water and Wastewater Revenue and Expenses



3.0 WATER AND WASTEWATER FUND RATE ANALYSIS

3.1 PROJECTED REVENUES AT CURRENT RATES

Table 3-1 shows projected revenues at current rates for the water and wastewater fund. Without impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately $3.3 million. A large portion of those revenues is derived from a one-time transfer from the General Fund, a practice which is not used in Fiscal Year 2023 through Fiscal Year 2030. With impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately $5.0 million. If held to current rates, revenue is anticipated to increase by the same trend in increased connections and water/wastewater use. **Figure 3-1** shows the historical water and wastewater revenues and projected revenues at current rates. This figure does not include any revenues associated with impact fees. Volumetric sales and other operating revenues increase by the growth in number of connections and therefore, the corresponding consumption volume. Base sales revenues increase by the growth factor for number of connections. Other non-operating revenues are held constant at the Fiscal Year 2021 budget amount, with the exception of the one-time transfer from the General Fund in Fiscal Year 2022.

3.2 PROJECTED EXPENSES

Table 3-2 is a summary by major category of the projected expenses for the water and wastewater fund**. Appendix Table A-1** details the projected expenses by department and line item, as well as the basis for those projections. Projected expenses for Fiscal Year 2022 are roughly $3.3 million, largely derived from a one-time capital outlay expense. In future years, O&M expenses (not including debt service) are projected to increase at a modest rate, primarily due to inflation and other escalators.

Over the next 10 years, the City is anticipated to undertake approximately $84 million (2021 dollars) in improvements to its water and wastewater system. Approximately $37 million of this capital program will be paid for with rates. This study assumes the capital improvements are programmed in debt issuances every year between Fiscal Year 2022 and Fiscal Year 2027, and a small issuance in Fiscal Year 2030. On average, approximately 70 percent of the funds will be for wastewater projects and 30 percent for water projects. These improvements are necessary to provide for future growth, replace aging infrastructure, maintain reliable service, keep facilities in compliance with new regulations, and improve efficiency. Debt service payments for each year's bond issuance were calculated using an interest rate of 3 percent, 30-year repayment terms, and a yearly inflation rate of 4 percent applied to the present-day capital cost of

CIP projects that will be constructed in future years. A debt service coverage requirement of 1.25 was assumed for both the water fund and the wastewater fund. **Appendix Table A-2** identifies the timing of future debt service issuances paid for with rates (in 2021 dollars), and **Appendix Table A-3** calculates the annual payments for the rate portion of those future debt service issuances. Figure 3-2 shows the historical and projected expenses for the water and wastewater fund, taking into account the rate portion only of debt service payments. **Table 3-1** depicts the total projected revenue, with and without impact fees. **Table 3-2** depicts the total projected expenses, with only the rate portion of debt service payments. At current rates, without impact fee revenues and only taking into account the rate portion of debt service payments, expenses exceed revenues in Fiscal Year 2023 by roughly $200,000, increasing to roughly $2.3 million by Fiscal Year 2030. **Figure 3-3** compares projected expenses and revenues (at current rates).

Table 3-1: Projected Revenue at Current Rates for the Water and Wastewater Fund

Category	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Utility Revenue (to include Sales)	*$780,000*	$1,819,291	$2,030,102	$2,339,309	$2,648,781	$3,044,306	$3,268,879	$3,426,820	$3,583,107	$3,741,825
Other Revenue	*$5,000*	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Transfers-In Revenue	*$319,580*	$1,465,892	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REVENUE (without impact fee)	***$1,104,580***	**$3,290,183**	**$2,035,102**	**$2,344,309**	**$2,653,781**	**$3,049,306**	**$3,273,879**	**$3,431,820**	**$3,588,107**	**$3,746,825**
Impact Fee Revenue (50%)		$1,665,913	$2,732,097	$4,007,710	$4,007,710	$4,864,465	$4,864,465	$2,484,590	$2,475,070	$2,484,590
TOTAL REVENUE (with impact fee at 50%)	***$1,104,580***	**$4,956,096**	**$4,767,198**	**$6,352,018**	**$6,661,490**	**$7,913,770**	**$8,138,344**	**$5,916,410**	**$6,063,177**	**$6,231,415**

Figure 3-1: Historical and Projected Water and Wastewater Revenue (not including impact fees)

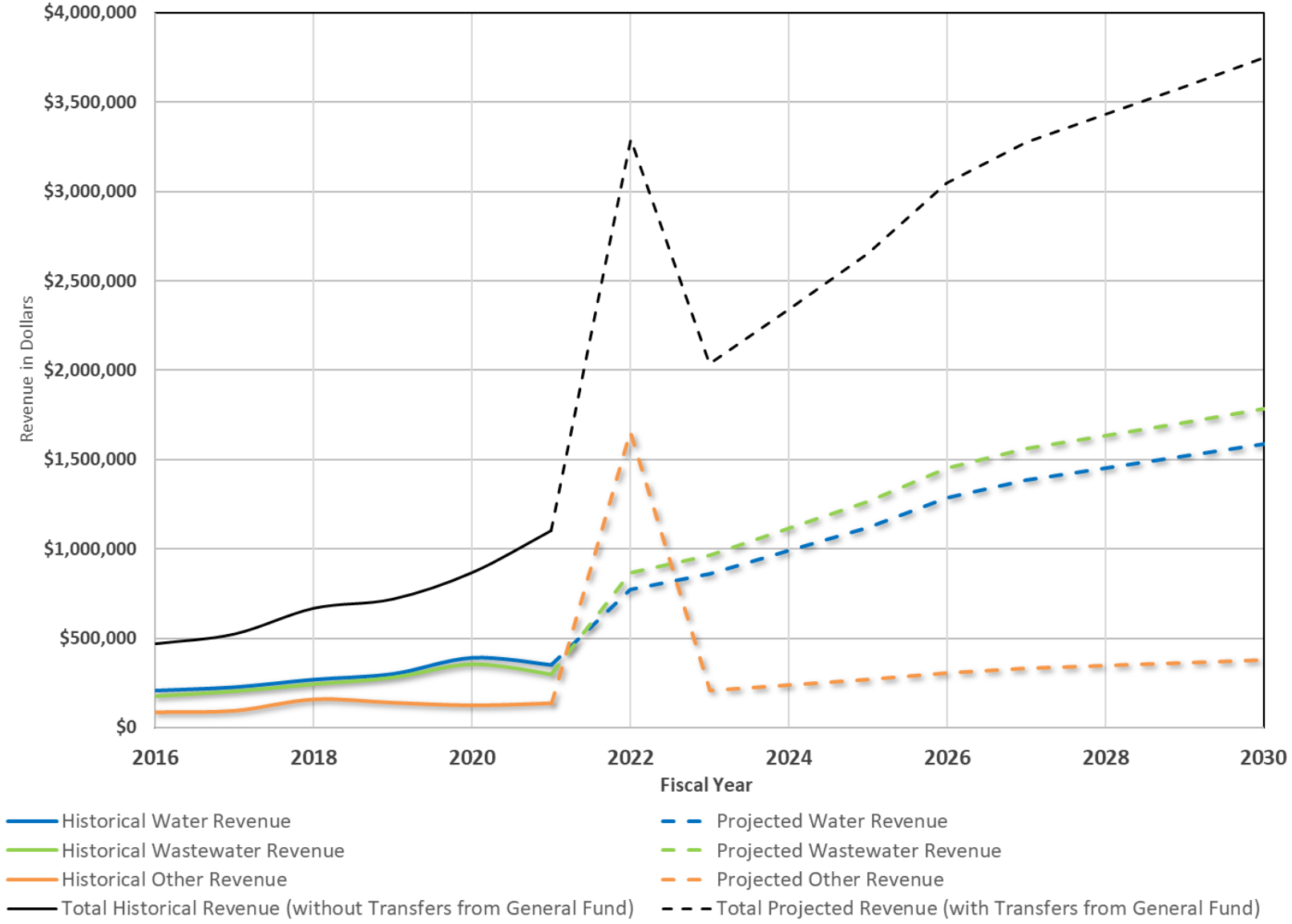


Table 3-2: Projected Expenses for the Water and Wastewater Fund, by Department

Department	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Utility										
Administrative	*$233,790*	$240,804	$248,030	$255,471	$362,137	$370,031	$427,663	$436,038	$444,666	$453,551
Operational	*$365,000*	$575,619	$425,589	$461,925	$503,137	$549,993	$603,390	$664,376	$734,170	$814,203
Non-Departmental	*$0*	$0	$0	$0	$0	$0	$0	$0	$0	$0
Planned Debt Service – Rate Portion	*$0*	$0	$263,008	$580,978	$739,280	$855,331	$855,331	$859,663	$980,915	$1,613,306
TOTAL WATER	***$598,790***	**$816,423**	**$936,627**	**$1,298,374**	**$1,604,554**	**$1,775,355**	**$1,886,384**	**$1,960,077**	**$2,159,751**	**$2,881,060**
Wastewater Utility										
Administrative	*$233,790*	$240,804	$248,030	$255,471	$362,137	$370,031	$427,663	$436,038	$444,666	$453,551
Operational	*$272,000*	$2,227,956	$320,945	$350,430	$814,503	$902,897	$946,502	$776,091	$805,471	$834,046
Non-Departmental	*$0*	$0	$0	$0	$0	$0	$0	$0	$0	$0
Planned Debt Service – Rate Portion	*$0*	$0	$740,678	$871,360	$1,050,860	$1,173,840	$1,874,348	$1,874,348	$1,874,348	$1,886,994
TOTAL WASTEWATER	***$505,790***	**$2,468,760**	**$1,309,653**	**$1,477,261**	**$2,227,499**	**$2,446,768**	**$3,248,513**	**$3,086,477**	**$3,124,484**	**$3,174,590**
Total Operating Expenses	***$1,104,580***	**$3,285,183**	**$2,246,279**	**$2,775,635**	**$3,832,053**	**$4,222,123**	**$5,134,897**	**$5,046,554**	**$5,284,235**	**$6,055,650**

Figure 3-2: Historical and Projected Water and Wastewater Expenses

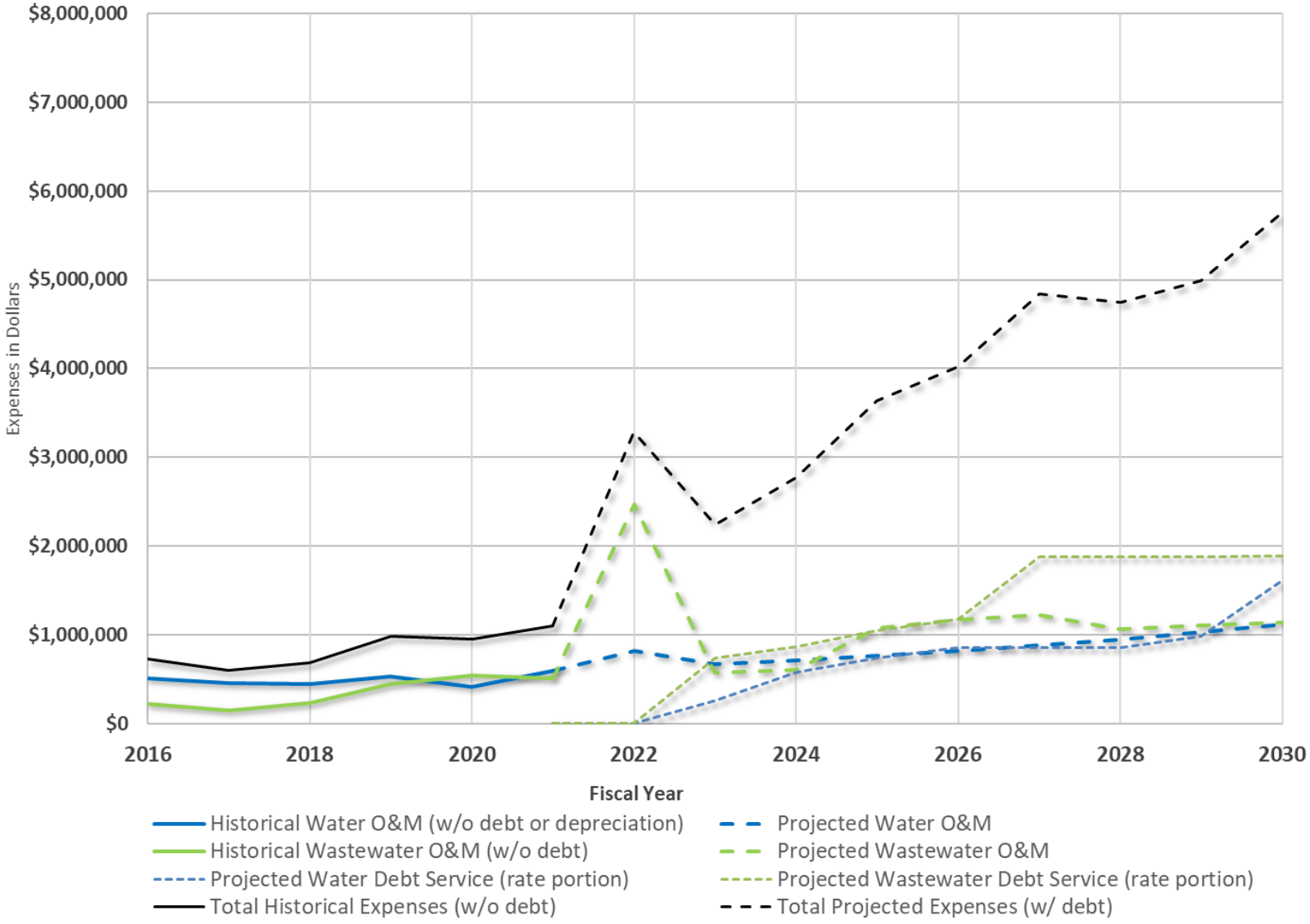
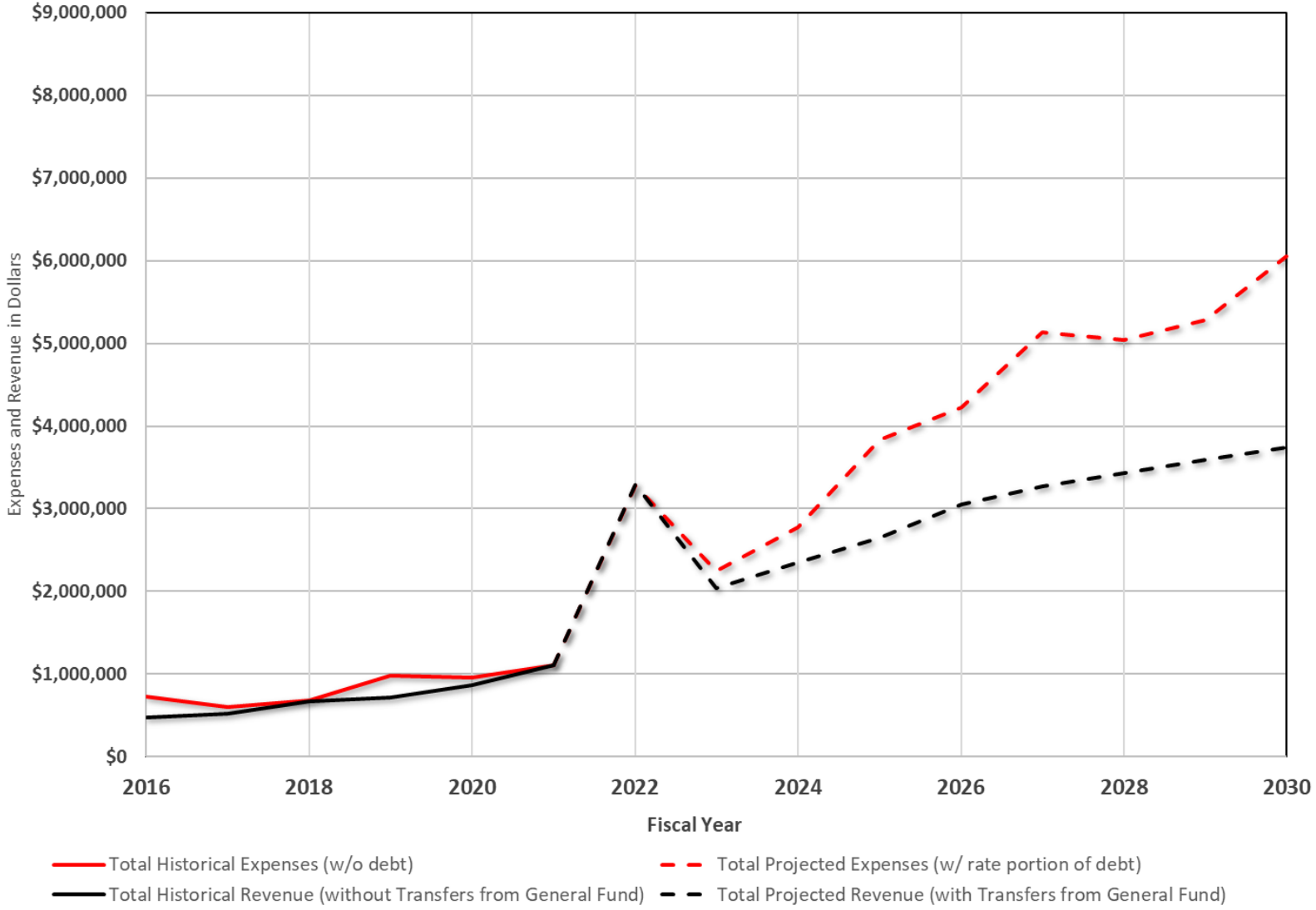


Figure 3-3: Historical and Projected Water and Wastewater Expenses (with rate portion of future Debt Service) and Revenue (at current rates)



4.0 RATE DESIGN

The schedule of proposed water rates has been designed toward implementing rate adjustments that meet the City's goals and objectives. Generally, the proposed rates have been designed to limit increases in the current service availability charge levels and to increase the volume charges for water consumption where necessary.

The schedule of proposed rates is designed following the same general form of rate structure as the existing water rates, which consist of a schedule of service availability charges and volume charges. The proposed service availability charge is designed to recover a portion of customer billing and collection costs, customer meter and service-related costs, and provision for a readiness-to-serve component. The schedule of volume charges have been designed to recover a portion of those costs related to supplying customers with water to meet their average and peak rates of use.

5.0 SUMMARY OF RATE RECOMMENDATIONS

The recommendations for water and wastewater rates and projected rate increases are summarized below in **Table 5-1.** Pro forma statements for the combined utility, wastewater fund, and water fund are found in **Appendix Table A-4** through **Table A-6,** respectively.

Table 5-1: Rate Adjustment Summary

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

Table 5-1 through **Table 5-4** identify the specific rates recommended as a result of the rate study, by customer class. These rate adjustments are projected to provide sufficient revenue through Fiscal Year 2030 while maintaining a 1.25 debt service coverage ratio for both the water fund and the wastewater fund, and maintaining stable operating cash balances. Projected rate increases should be examined annually in light of future growth, revenues and system expenses.

Other Recommendations

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be done sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.

Table 5-2: Residential Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential										
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$25.00	$25.00	$28.36	$32.59	$34.65	$35.58	$38.46	$40.24	$42.09	$45.98
Volumetric	per thousand gallons	$2.00	$2.00	$2.60	$3.34	$3.79	$3.98	$4.48	$4.93	$5.42	$6.78
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$30.00	$30.00	$34.03	$39.11	$41.58	$42.70	$46.15	$48.28	$50.51	$55.18
Volumetric	per thousand gallons	$2.00	$2.00	$2.60	$3.34	$3.79	$3.98	$4.48	$4.93	$5.42	$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential										
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$37.50	$37.50	$42.54	$48.89	$51.98	$53.38	$57.69	$60.35	$63.14	$68.98
Volumetric	per thousand gallons	$3.00	$3.00	$3.90	$5.01	$5.69	$5.97	$6.72	$7.39	$8.13	$10.16
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$45.00	$45.00	$51.05	$58.67	$62.37	$64.05	$69.23	$72.42	$75.77	$82.77
Volumetric	per thousand gallons	$3.00	$3.00	$3.90	$5.01	$5.69	$5.97	$6.72	$7.39	$8.13	$10.16

Table 5-3: Commercial Rate Adjustments Needed

Inside City Limits		Projected									
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)				13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)				30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%
Commercial											
Water Monthly Fees		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$30.00	$30.00	$34.03	$39.11	$41.58	$42.70	$46.15	$48.28	$50.51	$55.18
Volumetric	per thousand gallons	$2.00	$2.00	$2.60	$3.34	$3.79	$3.98	$4.48	$4.93	$5.42	$6.78
Wastewater Monthly Fees		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$35.00	$35.00	$39.71	$45.63	$48.51	$49.82	$53.84	$56.33	$58.93	$64.38
Volumetric	per thousand gallons	$2.00	$2.00	$2.60	$3.34	$3.79	$3.98	$4.48	$4.93	$5.42	$6.78

Outside City Limits		Projected									
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)				13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)				30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%
Commercial											
Water Monthly Fees		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$45.00	$45.00	$51.05	$58.67	$62.37	$64.05	$69.23	$72.42	$75.77	$82.77
Volumetric	per thousand gallons	$3.00	$3.00	$3.90	$5.01	$5.69	$5.97	$6.72	$7.39	$8.13	$10.16
Wastewater Monthly Fees		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$52.50	$52.50	$59.56	$68.45	$72.77	$74.73	$80.77	$84.49	$88.40	$96.57
Volumetric	per thousand gallons	$3.00	$3.00	$3.90	$5.01	$5.69	$5.97	$6.72	$7.39	$8.13	$10.16

Table 5-4: Irrigation Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation										
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$30.00	$30.00	$34.03	$39.11	$41.58	$42.70	$46.15	$48.28	$50.51	$55.18
Volumetric	per thousand gallons	$2.00	$2.00	$2.60	$3.34	$3.79	$3.98	$4.48	$4.93	$5.42	$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation										
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	**Unit**	**Fee**									
Base	First 2,000 gallons	$45.00	$45.00	$51.05	$58.67	$62.37	$64.05	$69.23	$72.42	$75.77	$82.77
Volumetric	per thousand gallons	$3.00	$3.00	$3.90	$5.01	$5.69	$5.97	$6.72	$7.39	$8.13	$10.16

6.0 COMPARISON TO NEARBY CITIES

Table 6-1 shows the monthly cost for residential water and wastewater service for use of 5,000 gallons for Manvel and other nearby cities, while **Table 6-2** shows the same for 10,000 gallons. The costs for water and wastewater services are based on information found on the cities' websites as of November 2021.

Figure 6-1 shows the comparison of costs for 5,000 gallons of water and wastewater service for a typical residential customer inside city limits, while **Figure 6-2** shows the same for 10,000 gallons. At its current rates, Manvel has the fifth lowest total water and wastewater cost out of eight area cities surveyed for the cost of 5,000 gallons, and has the second lowest for 10,000 gallons.

Table 6-1: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	5,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	$17.25	$17.25	$34.50
Clute	$28.95	$28.95	$57.60
Angleton ICL	$38.28	$23.34	$61.62
Pearland	$27.96	$37.74	$65.70
Manvel FY21	$31.00	$36.00	$67.00
Port Lavaca ICL	$36.37	$31.37	$67.74
Richwood	$37.45	$35.45	$72.90
Alvin	$34.06	$44.67	$78.73
Portland	$37.58	$43.98	$81.56

Table 6-2: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	10,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	$30.75	$28.50	$59.25
Manvel FY 2021	$41.00	$46.00	$87.00
Clute	$48.70	$48.70	$97.40
Angleton ICL	$67.88	$36.84	$104.72
Portland	$57.23	$50.63	$107.86
Pearland	$52.38	$62.74	$115.12
Richwood	$59.20	$57.20	$116.40
Port Lavaca ICL	$62.67	$57.82	$120.49
Alvin	$58.71	$69.32	$128.03

Figure 6-1: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (5,000 gallons)

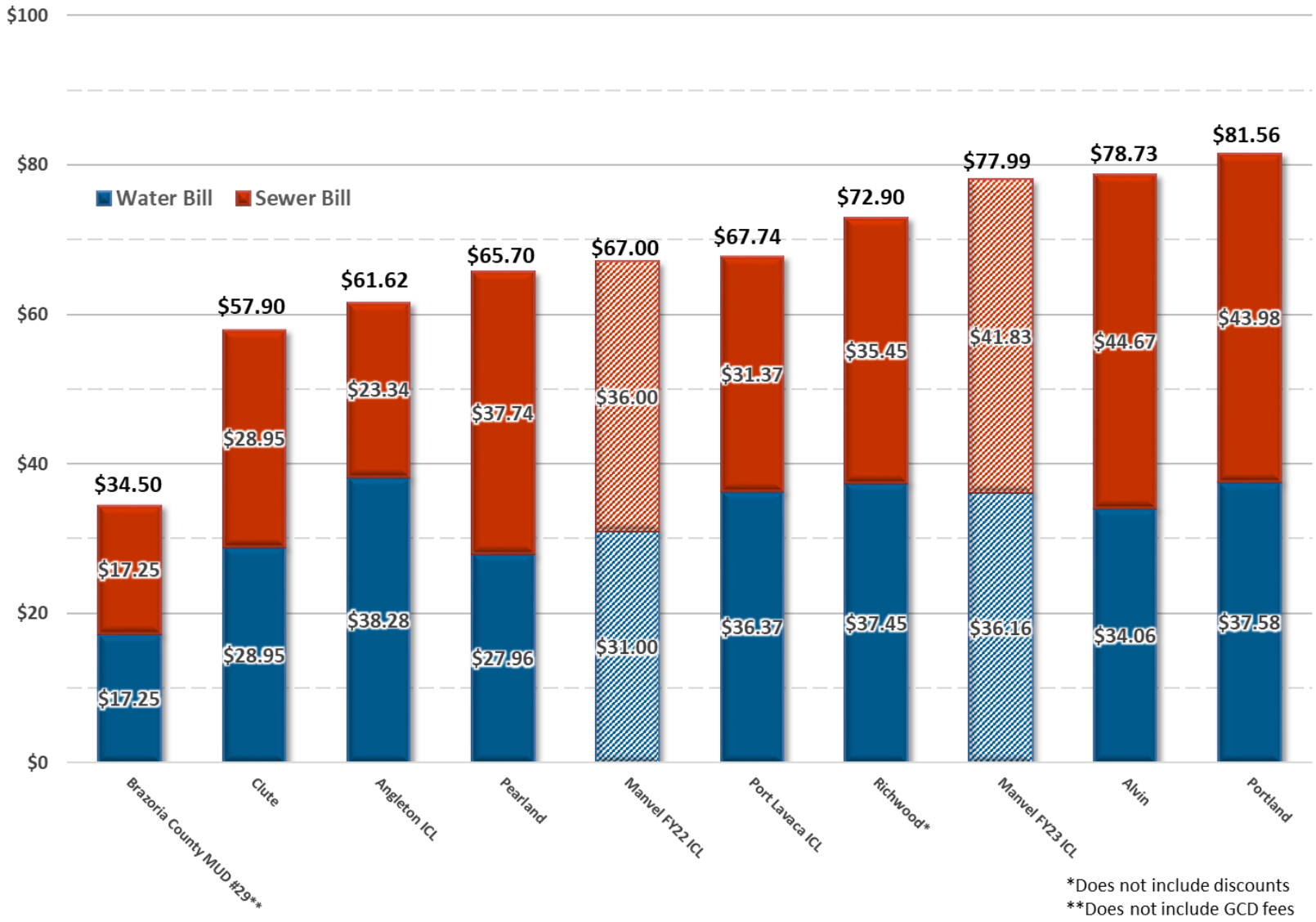
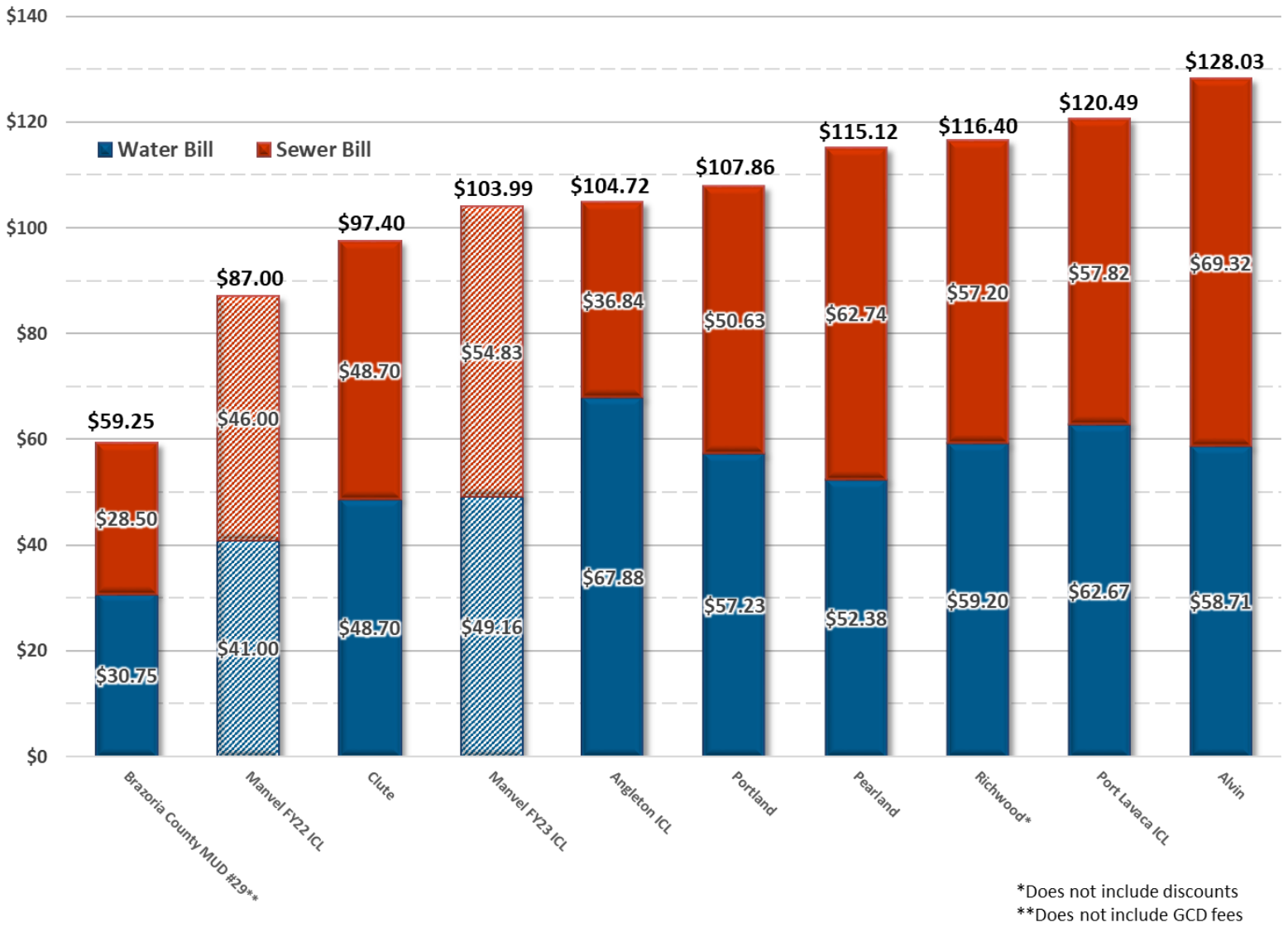


Figure 6-2: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (10,000 gallons)



*Does not include discounts
**Does not include GCD fees

APPENDIX A

Expenses for Water and Wastewater Fund

Table A-1: Historical Expenses, by Line Item

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
Administration					
40-10-5000 Salaries	$72,600	$117,869	$142,989	$159,345	$112,495
40-10-5002 Overtime	$8,763	$10,361	$11,340	$10,975	$949
40-10-5003 Holiday Pay	$3,436	$0	$0	$0	$0
40-10-5004 Taxes, Social Security	$6,392	$0	$0	$0	$0
40-10-5005 Retirement	$4,912	$0	$0	$0	$0
40-10-5006 Longevity	$353	$600	$720	$840	$840
40-10-5007 Part Time Wages	$0	$0	$0	$158	$0
40-10-5010 Taxes, Social Security	$0	$9,098	$10,996	$10,617	$8,290
40-10-5012 TWC	$0	$875	$0	$0	$0
40-10-5030 Health & Life Insurance	$9,608	$19,658	$30,485	$29,506	$16,398
40-10-5031 Vision	$0	$0	$351	$349	$192
40-10-5032 Life & LTD	$0	$0	$655	$713	$402
40-10-5033 Dental	$0	$0	$1,468	$1,586	$818
40-10-5034 Retirement	$0	$14,904	$19,509	$20,834	$12,760
40-10-5035 Cell Phone Allowance	$0	$519	$173	$1,004	$595
40-10-5038 Flex	$0	$0	$92	$152	$57
40-10-5039 Flex Card - Health Ins	$0	$0	$1,167	$1,277	$471
40-10-5040 Workers Compensation	$2,972	-$805	$11,196	$0	$4,502
40-10-5041 Pension Expense	$0	$0	-$8,962	-$4,428	$0
40-10-5201 Contract Services	$3,725	$0	$0	$0	$0
40-10-5202 Mowing & Weed Control	$1,298	$688	$355	$2,301	$0
40-10-5220 Janitorial Supplies & Cleaning	$0	$432	$0	$0	$0
40-10-5222 Postage	$2,363	$2,200	$1,813	$2,567	$2,000
40-10-5225 Fuel	$0	$0	$0	$47	$0
40-10-5230 Office Expense	$880	$1,437	$667	$0	$687

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-5240 Minor Tools & Equipment	$0	$2,282	$0	$12,110	$9,537
40-10-5300 Equipment Rental	$0	$4,577	$3,983	$6,732	$1,123
40-10-5320 Bank/Convenience Charges	$0	$0	$0	$0	$0
40-10-5370 Radio Repairs	$0	$0	$0	$0	$0
40-10-5380 Building Repair & Maintenance	$0	$0	$0	$0	$0
40-10-5418 Employment Testing	$0	$0	$0	$0	$0
40-10-5432 Rental Equipment	$6,265	$0	$0	$0	$0
40-10-5440 Computer Maintenance/Support	$0	$0	$0	$0	$1,442
40-10-5441 Computer Software	$4,160	$7,927	$0	$0	$0
40-10-5445 Telephone	$2,029	$1,179	$0	$303	$0
40-10-5446 Uniforms	$0	$0	$90	$0	$556
40-10-5458 Maintenance Agreements	$0	$0	$0	$0	$0
40-10-5550 Radio Usage	$810	$1,476	$1,476	$1,968	$1,476
40-10-5615 Credit Card Processing Fees	$4,181	$5,937	$8,958	$10,532	$12,294
40-10-5622 Dues & Subscriptions	$0	$0	$0	$0	$0
40-10-5630 Insurance and Bonds	$114	$14,454	$0	$0	$0
40-10-5636 Equipment Repairs/Maintenance	$0	$0	$0	$0	$0
40-10-5638 Vehicle Repairs/Maintenance	$0	$0	$0	$2,204	$0
40-10-5645 Training & Travel	$1,129	$1,807	$307	$2,465	$175
40-10-5650 Mileage	$0	$0	$0	$0	$0
40-10-5655 Other Expenses	$0	$0	$7,772	$0	$0
40-10-5700 Vehicle/Equip Replacement Fees	$4,125	$10,438	$24,149	$62,641	$58,000
40-10-5701 Legal Fees	$0	$0	$0	$0	$0
40-10-5742 Subsidence Fees	$627	$2,155	$0	$0	$0
40-10-5800 Eng/Consulting/Planning Fees	$10,300	$16,394	$2,590	$0	$5,250
40-10-8641 Transfer from	$191,450	$0	$0	$0	$0
40-10-8700 Salary Adjustments	$0	$0	$0	$0	$0

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-8701 Compensation Study Adjustment	$0	$0	$0	$0	$0
Administration Subtotal	**$342,491**	**$246,462**	**$274,339**	**$336,797**	**$251,307**
Water					
40-54-5204 Chemicals	$6,202	$11,530	$9,204	$16,300	$13,514
40-54-5210 Supplies	$0	$0	$0	$0	$0
40-54-5212 Safety Equipment/Supplies	$0	$0	$0	$0	$0
40-54-5222 Postage	$0	$0	$0	$0	$0
40-54-5225 Fuel	$0	$0	$61	$422	$126
40-54-5240 Minor Tools & Equipment	$4,288	$4,828	$2,116	$2,110	$6,701
40-54-5245 Fire Hydrants	$0	$0	$0	$0	$0
40-54-5310 Meter Replacement Program	$11,240	$19,671	$44,567	$114,811	$92,983
40-54-5312 Other Reimbursements	$0	$0	$600	$0	$0
40-54-5325 Utility Billing Charges	$0	$0	$249	$0	$0
40-54-5420 Electricity	$48,961	$66,228	$55,629	$29,055	$26,195
40-54-5421 Electrical Service	$0	$0	$0	$0	$0
40-54-5435 Safety & Water Testing	$0	$0	$0	$0	$0
40-54-5440 Computer Maintenance/Support	$0	$0	$4,484	$5,124	$6,529
40-54-5441 Computer Software	$1,360	$367	$824	$0	$0
40-54-5445 Telephone	$0	$0	$1,351	$1,224	$2,556
40-54-5446 Uniforms	$0	$0	$0	$1,074	$543
40-54-5498 Tap Connecttion Expense	$0	$0	$0	$1,650	$0
40-54-5499 Laboratory Expenses	$9,691	$12,821	$17,744	$11,322	$8,894
40-54-5622 Dues & Subscriptions	$0	$0	$0	$0	$0
40-54-5630 Insurance and Bonds	$0	$0	$0	$0	$0
40-54-5636 Equipment Repairs/Maintenance	$184,955	$191,581	$156,203	$161,162	$105,671
40-54-5638 Vehicle Repairs/Maintenance	$1,688	$6,659	$4,671	$3,506	$3,848
40-54-5645 Training & Travel	$660	$416	$2,394	$245	$115

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-54-5655 Other Expenses	$8,055	$0	$0	$0	$0
40-54-5700 Vehicle/Equip Replacement Fees	$4,125	$4,014	$5,955	$11,638	$9,000
40-54-5729 Permits & Assessments	$2,464	$3,562	$3,717	$3,707	$3,871
40-54-5730 Legal Notices	$0	$0	$0	$0	$0
40-54-5742 Subsidence Fees	$1,378	$357	$2,167	$4,387	$3,900
40-54-5746 Water Sample Inspection	$0	$0	$0	$0	$0
40-54-5800 Eng/Consulting/Planning Fees	$13,585	$9,495	$0	$0	$0
40-54-6010 Capital Outlay - Technology	$0	$0	$0	$0	$0
40-54-6020 Capital Outlay - Equipment	$21,092	$0	$0	$0	$0
40-54-6030 Capital Outlay - Vehicle	$0	$0	$0	$0	$0
40-54-6040 Capital Outlay - Furniture & Fixtures	$0	$0	$0	$0	$0
40-54-6070 Capital Outlay - Improvements	$0	$0	$0	$0	$0
40-54-6203 Capital Outlay - Capitalize Taps	$14,000	$0	$0	$0	$0
40-54-7025 WWTP to - Blowers/auto Dialer	$0	$0	$0	$0	$0
40-54-8410 Depreciation Expense	$188,699	$0	$253,138	$268,458	$0
40-54-8700 Salary Adjustments	$0	$0	$0	$0	$0
Water Subtotal	**$522,443**	**$331,529**	**$565,076**	**$636,195**	**$284,445**
Wastewater					
40-56-5203 Sludge Hauling	$0	$0	$0	$0	$0
40-56-5204 Chemicals	$0	$0	$7,187	$8,936	$9,717
40-56-5210 Supplies	$0	$0	$0	$0	$0
40-56-5212 Safety Equipment/Supplies	$0	$0	$0	$0	$0
40-56-5225 Fuel	$0	$0	$3,744	$39	$0
40-56-5240 Minor Tools & Equipment	$0	$0	$896	$5,954	$9,882
40-56-5312 Other Reimbursements	$0	$0	$2,662	$0	$0
40-56-5325 Utility Billing Charges	$0	$0	$0	$0	$0
40-56-5419 Sludge Hauling	$14,200	$24,348	$33,238	$44,090	$46,036

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	$0	$0	$2,859	$40,809	$34,421
40-56-5421 Electrical Service	$0	$0	$0	$0	$0
40-56-5432 Rental Equipment	$0	$0	$10,075	$17,275	$17,802
40-56-5445 Telephone	$0	$0	$229	$538	$1,384
40-56-5446 Uniforms	$0	$0	$0	$855	$1
40-56-5480 Contract Labor	$0	$0	$18,000	$0	$0
40-56-5499 Laboratory Expenses	$0	$0	$540	$10,985	$15,145
40-56-5500 Operator Fees	$28,650	$0	$0	$0	$0
40-56-5630 Insurance and Bonds	$0	$0	$16,045	$0	$0
40-56-5636 Equipment Repairs/Maintenance	-$1,600	$0	$2,559	$126,330	$114,846
40-56-5637 Sewer Line Maintenance & Repairs	$0	$0	$0	$0	$0
40-56-5645 Training & Travel	$0	$0	$1,646	$3,284	$100
40-56-6010 Capital Outlay - Technology	$0	$0	$0	$0	$0
40-56-6020 Capital Outlay - Equipment	$9,150	$0	$0	$19,893	$170,000
40-56-6030 Capital Outlay - Vehicle	$0	$0	$0	$0	$0
40-56-6040 Capital Outlay - Furniture & Fixtures	$0	$0	$0	$0	$0
40-56-6070 Capital Outlay - Improvements	$0	$0	$0	$0	$0
40-56-6080 Capital Outlay - Building	$0	$0	$0	$0	$0
40-56-5203 Sludge Hauling	$0	$0	$0	$0	$0
40-56-5204 Chemicals	$0	$0	$7,187	$8,936	$9,717
40-56-5210 Supplies	$0	$0	$0	$0	$0
40-56-5212 Safety Equipment/Supplies	$0	$0	$0	$0	$0
40-56-5225 Fuel	$0	$0	$3,744	$39	$0
40-56-5240 Minor Tools & Equipment	$0	$0	$896	$5,954	$9,882
40-56-5312 Other Reimbursements	$0	$0	$2,662	$0	$0
40-56-5325 Utility Billing Charges	$0	$0	$0	$0	$0
40-56-5419 Sludge Hauling	$14,200	$24,348	$33,238	$44,090	$46,036

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	$0	$0	$2,859	$40,809	$34,421
40-56-5421 Electrical Service	$0	$0	$0	$0	$0
40-56-5432 Rental Equipment	$0	$0	$10,075	$17,275	$17,802
40-56-5445 Telephone	$0	$0	$229	$538	$1,384
40-56-5446 Uniforms	$0	$0	$0	$855	$1
40-56-5480 Contract Labor	$0	$0	$18,000	$0	$0
40-56-5499 Laboratory Expenses	$0	$0	$540	$10,985	$15,145
40-56-5500 Operator Fees	$28,650	$0	$0	$0	$0
40-56-5630 Insurance and Bonds	$0	$0	$16,045	$0	$0
40-56-5636 Equipment Repairs/Maintenance	-$1,600	$0	$2,559	$126,330	$114,846
40-56-5637 Sewer Line Maintenance & Repairs	$0	$0	$0	$0	$0
40-56-5645 Training & Travel	$0	$0	$1,646	$3,284	$100
40-56-6010 Capital Outlay - Technology	$0	$0	$0	$0	$0
40-56-6020 Capital Outlay - Equipment	$9,150	$0	$0	$19,893	$170,000
40-56-6030 Capital Outlay - Vehicle	$0	$0	$0	$0	$0
40-56-6040 Capital Outlay - Furniture & Fixtures	$0	$0	$0	$0	$0
40-56-6070 Capital Outlay - Improvements	$0	$0	$0	$0	$0
40-56-6080 Capital Outlay - Building	$0	$0	$0	$0	$0
Wastewater Subtotal	**$50,401**	**$24,348**	**$99,681**	**$278,990**	**$419,334**
Non-Departmental					
40-95-8510 Transfer to General Fund	$0	$0	$0	$0	$0
40-95-8590 Transfer Out - Debt Service Fund	$0	$0	$0	$0	$0
40-95-8591 Transfer Out - Veh/Equip Replace Fund	$0	$0	$0	$0	$0
Non-Departmental Subtotal	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL OPERATING EXPENSES (w/ Depreciation)	**$915,335**	**$602,338**	**$939,096**	**$1,251,982**	**$955,086**
TOTAL OPERATING EXPENSES (w/o Depreciation)	**$726,636**	**$602,338**	**$685,958**	**$983,524**	**$955,086**

Table A-2: Projected Expenses, by Line Item

	Budgeted	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Administration										
40-10-5000 Salaries (Existing Plant)	$256,941	$264,649	$272,588	$280,766	$289,189	$297,865	$306,801	$316,005	$325,485	$335,250
Salaries and Benefits (MBR Plant)					$198,000	$198,000	$297,000	$297,000	$297,000	$297,000
40-10-5002 Overtime	$4,000	$4,120	$4,244	$4,371	$4,502	$4,637	$4,776	$4,919	$5,067	$5,219
40-10-5003 Holiday Pay	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5004 Taxes, Social Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5005 Retirement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5006 Longevity	$120	$124	$128	$132	$136	$140	$144	$148	$152	$157
40-10-5007 Part Time Wages	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5010 Taxes, Social Security	$20,017	$20,618	$21,237	$21,874	$22,530	$23,206	$23,902	$24,619	$25,358	$26,119
40-10-5012 TWC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5030 Health & Life Insurance	$46,214	$47,600	$49,028	$50,499	$52,014	$53,574	$55,181	$56,836	$58,541	$60,297
40-10-5031 Vision	$541	$557	$574	$591	$609	$627	$646	$665	$685	$706
40-10-5032 Life & LTD	$1,129	$1,163	$1,198	$1,234	$1,271	$1,309	$1,348	$1,388	$1,430	$1,473
40-10-5033 Dental	$2,260	$2,328	$2,398	$2,470	$2,544	$2,620	$2,699	$2,780	$2,863	$2,949
40-10-5034 Retirement	$26,873	$27,679	$28,509	$29,364	$30,245	$31,152	$32,087	$33,050	$34,042	$35,063
40-10-5035 Cell Phone Allowance	$600	$618	$637	$656	$676	$696	$717	$739	$761	$784
40-10-5038 Flex	$241	$248	$255	$263	$271	$279	$287	$296	$305	$314
40-10-5039 Flex Card - Health Ins	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612
40-10-5040 Workers Compensation	$5,694	$5,865	$6,041	$6,222	$6,409	$6,601	$6,799	$7,003	$7,213	$7,429
40-10-5041 Pension Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5201 Contract Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5202 Mowing & Weed Control	$1,500	$1,545	$1,591	$1,639	$1,688	$1,739	$1,791	$1,845	$1,900	$1,957
40-10-5220 Janitorial Supplies & Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5222 Postage	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612
40-10-5225 Fuel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-5230 Office Expense	$1,000	$1,030	$1,061	$1,093	$1,126	$1,160	$1,195	$1,231	$1,268	$1,306
40-10-5240 Minor Tools & Equipment	$10,000	$10,300	$10,609	$10,927	$11,255	$11,593	$11,941	$12,299	$12,668	$13,048
40-10-5300 Equipment Rental	$5,000	$5,150	$5,305	$5,464	$5,628	$5,797	$5,971	$6,150	$6,335	$6,525
40-10-5320 Bank/Convenience Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5370 Radio Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5380 Building Repair & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5418 Employment Testing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5432 Rental Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5440 Computer Maintenance/Support	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5441 Computer Software	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5445 Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5446 Uniforms	$450	$464	$478	$492	$507	$522	$538	$554	$571	$588
40-10-5458 Maintenance Agreements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5550 Radio Usage	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612
40-10-5615 Credit Card Processing Fees	$12,000	$12,360	$12,731	$13,113	$13,506	$13,911	$14,328	$14,758	$15,201	$15,657
40-10-5622 Dues & Subscriptions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5630 Insurance and Bonds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5636 Equipment Repairs/Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5638 Vehicle Repairs/Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5645 Training & Travel	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612
40-10-5650 Mileage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5655 Other Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5700 Vehicle/Equip Replacement Fees	$60,000	$61,800	$63,654	$65,564	$67,531	$69,557	$71,644	$73,793	$76,007	$78,287
40-10-5701 Legal Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5742 Subsidence Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-10-5800 Eng/Consulting/Planning Fees	$5,000	$5,150	$5,305	$5,464	$5,628	$5,797	$5,971	$6,150	$6,335	$6,525
40-10-8641 Transfer from	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

	Budgeted	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-8700 Salary Adjustments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Administration Subtotal	***$467,580***	**$481,608**	**$496,059**	**$510,942**	**$724,273**	**$740,062**	**$855,326**	**$872,076**	**$889,331**	**$907,101**
Water										
40-54-5204 Chemicals	*$18,000*	$21,696	$26,151	$31,521	$37,994	$45,796	$55,200	$66,535	$80,198	$96,667
40-54-5210 Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5212 Safety Equipment/Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5222 Postage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5225 Fuel	$1,000	$1,030	$1,061	$1,093	$1,126	$1,160	$1,195	$1,231	$1,268	$1,306
40-54-5240 Minor Tools & Equipment	$3,000	$3,090	$3,183	$3,278	$3,376	$3,477	$3,581	$3,688	$3,799	$3,913
40-54-5245 Fire Hydrants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5310 Meter Replacement Program	$100,000	$115,000	$132,250	$152,088	$174,901	$201,136	$231,306	$266,002	$305,902	$351,787
40-54-5312 Other Reimbursements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5325 Utility Billing Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5420 Electricity	$25,000	$25,750	$26,523	$27,319	$28,139	$28,983	$29,852	$30,748	$31,670	$32,620
40-54-5421 Electrical Service	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5435 Safety & Water Testing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5440 Computer Maintenance/Support	$5,000	$5,305	$5,628	$5,971	$6,335	$6,721	$7,130	$7,564	$8,025	$8,514
40-54-5441 Computer Software	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5445 Telephone	$15,000	$15,450	$15,914	$16,391	$16,883	$17,389	$17,911	$18,448	$19,001	$19,571
40-54-5446 Uniforms	$1,500	$1,545	$1,591	$1,639	$1,688	$1,739	$1,791	$1,845	$1,900	$1,957
40-54-5498 Tap Connecttion Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5499 Laboratory Expenses	$13,000	$15,134	$17,619	$20,512	$23,879	$27,799	$32,363	$37,676	$43,861	$51,062
40-54-5622 Dues & Subscriptions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5630 Insurance and Bonds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5636 Equipment Repairs/Maintenance	$160,000	$164,800	$169,744	$174,836	$180,081	$185,483	$191,047	$196,778	$202,681	$208,761
40-54-5638 Vehicle Repairs/Maintenance	$6,000	$6,180	$6,365	$6,556	$6,753	$6,956	$7,165	$7,380	$7,601	$7,829
40-54-5645 Training & Travel	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612

	Budgeted	Projected							
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-54-5655 Other Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5700 Vehicle/Equip Replacement Fees	$9,000	$9,270	$9,548	$9,834	$10,129	$10,433	$10,746	$11,068	$11,400	$11,742
40-54-5729 Permits & Assessments	$4,500	$4,875	$5,281	$5,721	$6,198	$6,715	$7,275	$7,882	$8,539	$9,251
40-54-5730 Legal Notices	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5742 Subsidence Fees	$2,000	$2,284	$2,609	$2,980	$3,403	$3,886	$4,438	$5,069	$5,789	$6,611
40-54-5746 Water Sample Inspection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-5800 Eng/Consulting/Planning Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6010 Capital Outlay - Technology	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6020 Capital Outlay - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6030 Capital Outlay - Vehicle	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6040 Capital Outlay - Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6070 Capital Outlay - Improvements	$0	$182,150	$0	$0	$0	$0	$0	$0	$0	$0
40-54-6203 Capital Outlay - Capitalize Taps	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-7025 WWTP to - Blowers/auto Dialer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-8410 Depreciation Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-54-8700 Salary Adjustments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Subtotal	***$365,000***	**$575,619**	**$425,589**	**$461,925**	**$503,137**	**$549,993**	**$603,390**	**$664,376**	**$734,170**	**$814,203**
Wastewater										
40-56-5203 Sludge Hauling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5204 Chemicals (Existing Plant)	*$12,500*	$15,071	$18,171	$21,909	$26,416	$31,850	$38,402			
40-56-5204 Chemicals (MBR Plant)					$29,034	$36,034	$36,034	$53,068	$55,068	$57,068
40-56-5210 Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5212 Safety Equipment/Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5225 Fuel	$4,000	$4,120	$4,244	$4,371	$4,502	$4,637	$4,776	$4,919	$5,067	$5,219
40-56-5240 Minor Tools & Equipment	$7,500	$7,725	$7,957	$8,196	$8,442	$8,695	$8,956	$9,225	$9,502	$9,787
40-56-5312 Other Reimbursements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5325 Utility Billing Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-56-5419 Sludge Hauling (Existing Plant)	*$50,000*	$57,500	$66,125	$76,044	$87,451	$100,569	$115,654			
40-56-5419 Sludge Hauling (MBR Plant)					$71,106	$88,882	$88,882	$128,848	$136,845	$143,954
40-56-5420 Electricity (Existing Plant)	*$35,000*	$40,250	$46,288	$53,231	$61,216	$70,398	$80,958			
40-56-5420 Electricity (MBR Plant)					$166,280	$191,700	$191,700	$236,170	$246,484	$255,652
40-56-5421 Electrical Service	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5432 Rental Equipment	$15,000	$15,450	$15,914	$16,391	$16,883	$17,389	$17,911	$18,448	$19,001	$19,571
40-56-5445 Telephone	$1,000	$1,030	$1,061	$1,093	$1,126	$1,160	$1,195	$1,231	$1,268	$1,306
40-56-5446 Uniforms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5480 Contract Labor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5499 Laboratory Expenses	$20,000	$23,000	$26,450	$30,418	$34,981	$40,228	$46,262	$53,201	$61,181	$70,358
40-56-5500 Operator Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5630 Insurance and Bonds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5636 Equipment Repairs/Maintenance (Existing Plant)	*$125,000*	$128,750	$132,613	$136,591	$140,689	$144,910	$149,257			
40-56-5636 Equipment Repairs/Maintenance (MBR Plant)					$164,125	$164,125	$164,125	$268,519	$268,519	$268,519
40-56-5637 Sewer Line Maintenance & Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-5645 Training & Travel	$2,000	$2,060	$2,122	$2,186	$2,252	$2,320	$2,390	$2,462	$2,536	$2,612
40-56-6010 Capital Outlay - Technology	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-6020 Capital Outlay - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-6030 Capital Outlay - Vehicle	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-6040 Capital Outlay - Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-56-6070 Capital Outlay - Improvements	$0	$1,933,000	$0	$0	$0	$0	$0	$0	$0	$0
40-56-6080 Capital Outlay - Building	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wastewater Subtotal	***$272,000***	**$2,227,956**	**$320,945**	**$350,430**	**$814,503**	**$902,897**	**$946,502**	**$776,091**	**$805,471**	**$834,046**
Non-Departmental										
40-95-8510 Transfer to General Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40-95-8590 Transfer Out - Debt Service Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

	Budgeted	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-95-8591 Transfer Out - Veh/Equip Replace Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Non-Departmental Subtotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL OPERATING EXPENSES	***$1,104,580***	**$3,285,183**	**$1,242,593**	**$1,323,297**	**$2,041,913**	**$2,192,952**	**$2,405,218**	**$2,312,543**	**$2,428,972**	**$2,555,350**
Future Debt Service										
FY2022 Series $0.0M (Rate Portion)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FY2023 Series $32.2M (Rate Portion)	$0	$0	$1,003,686	$1,003,686	$1,003,686	$1,003,686	$1,003,686	$1,003,686	$1,003,686	$1,003,686
FY2024 Series $11.7M (Rate Portion)	$0	$0	$0	$448,652	$448,652	$448,652	$448,652	$448,652	$448,652	$448,652
FY2025 Series $8.1M (Rate Portion)	$0	$0	$0	$0	$337,802	$337,802	$337,802	$337,802	$337,802	$337,802
FY2026 Series $6.0M (Rate Portion)	$0	$0	$0	$0	$0	$239,031	$239,031	$239,031	$239,031	$239,031
FY2027 Series $16.8M (Rate Portion)	$0	$0	$0	$0	$0	$0	$700,508	$700,508	$700,508	$700,508
FY2028 Series $0.1M (Rate Portion)	$0	$0	$0	$0	$0	$0	$0	$4,332	$4,332	$4,332
FY2029 Series $2.7M (Rate Portion)	$0	$0	$0	$0	$0	$0	$0	$0	$121,252	$121,252
FY2030 Series $13.9M (Rate Portion)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$645,037
Future Debt Service Subtotal	**$0**	$0	$1,003,686	$1,452,338	$1,790,140	$2,029,171	$2,729,679	$2,734,011	$2,855,263	$3,500,300
TOTAL EXPENSES	**$1,104,580**	**$3,285,183**	**$2,246,279**	**$2,775,635**	**$3,832,053**	**$4,222,123**	**$5,134,897**	**$5,046,554**	**$5,284,235**	**$6,055,650**

Table A-3: Rate Portion of Future Debt Issuances (2021 Dollars)

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Water	$0	$6,665,394	$8,294,028	$3,878,550	$2,843,352	$0	$106,182	$2,744,004	$13,921,980
Wastewater	$0	$26,262,042	$3,679,344	$4,433,124	$3,257,472	$17,162,826	$0	$0	$283,254
TOTAL	**$0**	**$32,917,436**	**$11,973,372**	**$8,311,674**	**$6,100,824**	**$17,162,826**	**$106,182**	**$2,744,004**	**$14,205,234**

Table A-4: Pro Forma Statement for Combined Utility

Combined Utility

Line	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			Fiscal Year Ending September 30								
1	**Beginning Operating Cash Balance**	$ -	$ -	$ 0	$ 104,415	$ 417,103	$ 271,402	$ 374,074	$ 150,062	$ 431,682	$ 906,989
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	**Retail Rate Revenue**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Base Charges		$ 1,259,801	$ 1,406,124	$ 1,620,561	$ 1,835,143	$ 2,109,284	$ 2,266,238	$ 2,375,740	$ 2,484,008	$ 2,593,939
4	Volume Charges		$ 378,005	$ 421,574	$ 485,603	$ 549,712	$ 631,722	$ 677,407	$ 710,133	$ 742,576	$ 775,538
5	**Total Retail Rate Revenue**		**$ 1,637,806**	**$ 1,827,698**	**$ 2,106,164**	**$ 2,384,855**	**$ 2,741,006**	**$ 2,943,645**	**$ 3,085,873**	**$ 3,226,584**	**$ 3,369,477**
6	**Base Charge Revenue Increase Needed**		**0.0%**	**13.4%**	**14.9%**	**6.3%**	**2.7%**	**8.1%**	**4.6%**	**4.6%**	**9.2%**
7	**Volumetric Charge Revenue Increase Needed**		**0.0%**	**30.0%**	**28.5%**	**13.5%**	**5.0%**	**12.5%**	**10.0%**	**10.0%**	**25.0%**
8	**Overall Increase Needed**		**0.0%**	**17.3%**	**18.1%**	**8.0%**	**3.2%**	**9.1%**	**5.9%**	**5.9%**	**12.9%**
9	**Additional Retail Rate Revenue**										
10	**Year 1**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11	**Year 2**		$ -	$ 315,592	$ 363,796	$ 412,024	$ 473,722	$ 508,472	$ 532,885	$ 557,018	$ 581,501
12	**Year 3**		$ -	$ -	$ 380,218	$ 430,559	$ 494,926	$ 531,333	$ 556,936	$ 582,263	$ 607,972
13	**Year 4**		$ -	$ -	$ -	$ 189,989	$ 218,414	$ 234,455	$ 245,733	$ 256,886	$ 268,205
14	**Year 5**		$ -	$ -	$ -	$ -	$ 88,427	$ 94,920	$ 99,476	$ 103,978	$ 108,545
15	**Year 6**		$ -	$ -	$ -	$ -	$ -	$ 267,826	$ 280,674	$ 293,369	$ 306,246
16	**Year 7**		$ -	$ -	$ -	$ -	$ -	$ -	$ 180,649	$ 188,960	$ 197,412
17	**Year 8**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,960	$ 197,412
18	**Year 9**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 433,600
19	**Total Additional Retail Rate Revenue**		**$ -**	**$ 315,592**	**$ 744,014**	**$ 1,032,572**	**$ 1,275,489**	**$ 1,637,006**	**$ 1,896,353**	**$ 2,171,435**	**$ 2,700,894**
20	**Other Operating Revenue**		**$ 181,485**	**$ 202,404**	**$ 233,145**	**$ 263,926**	**$ 303,300**	**$ 325,234**	**$ 340,947**	**$ 356,523**	**$ 372,348**
21	**Non-Operating Revenue**		**$ 1,465,892**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
22	**Impact Fees (50% Max Allowable)**		**$ 1,665,913**	**$ 2,732,097**	**$ 4,007,710**	**$ 4,007,710**	**$ 4,864,465**	**$ 4,864,465**	**$ 2,484,590**	**$ 2,475,070**	**$ 2,484,590**
23	**TOTAL REVENUE**		**$ 4,951,096**	**$ 5,082,790**	**$ 7,096,032**	**$ 7,694,062**	**$ 9,189,259**	**$ 9,775,350**	**$ 7,812,763**	**$ 8,234,612**	**$ 8,932,309**
24	**O&M Expenses**										
25	Administrative		$ 481,608	$ 496,059	$ 510,942	$ 724,273	$ 740,062	$ 855,326	$ 872,076	$ 889,331	$ 907,101
26	Operational		$ 2,803,575	$ 746,534	$ 812,355	$ 1,317,640	$ 1,452,890	$ 1,549,892	$ 1,440,467	$ 1,539,641	$ 1,648,249
27	Non-Departmental		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28	**Total O&M Expenses**		**$ 3,285,183**	**$ 1,242,593**	**$ 1,323,297**	**$ 2,041,913**	**$ 2,192,952**	**$ 2,405,218**	**$ 2,312,543**	**$ 2,428,972**	**$ 2,555,350**
29	**Net Revenue**		**$ 1,665,913**	**$ 3,840,197**	**$ 5,772,735**	**$ 5,652,149**	**$ 6,996,307**	**$ 7,370,132**	**$ 5,500,220**	**$ 5,805,640**	**$ 6,376,959**
30	**Debt Service (Existing)**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
31	Debt Service (Future - Total Issuance)		$ -	$ 1,679,933	$ 2,290,805	$ 2,714,861	$ 3,026,121	$ 3,901,756	$ 3,907,173	$ 4,047,170	$ 4,771,910
32	**Debt Service (Future - Rate Portion of Total Issuance)**		$ -	$ 1,003,686	$ 1,452,338	$ 1,790,140	$ 2,029,171	$ 2,729,679	$ 2,734,011	$ 2,855,263	$ 3,500,300
33	**Total Debt Service - Rate Portion**		**$ -**	**$ 1,003,686**	**$ 1,452,338**	**$ 1,790,140**	**$ 2,029,171**	**$ 2,729,679**	**$ 2,734,011**	**$ 2,855,263**	**$ 3,500,300**
34	**Debt Service Coverage**										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	**0.00** ✓	**2.29** ✓	**2.52** ✓	**2.08** ✓	**2.31** ✓	**1.89** ✓	**1.41** ✓	**1.43** ✓	**1.34**
37	**Annual Cash Surplus (Deficiency)**		**$ 1,665,913**	**$ 2,160,264**	**$ 3,481,930**	**$ 2,937,288**	**$ 3,970,186**	**$ 3,468,376**	**$ 1,593,047**	**$ 1,758,470**	**$ 1,605,049**
38	**Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses**		**$ 0**	**$ 104,415**	**$ 312,687**	**$ (145,700)**	**$ 102,671**	**$ (224,012)**	**$ 281,620**	**$ 475,307**	**$ 392,069**
39	**Fund Balance to Debt Service**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
40	**Ending Operating Cash Balance**		**$ 0**	**$ 104,415**	**$ 417,103**	**$ 271,402**	**$ 374,074**	**$ 150,062**	**$ 431,682**	**$ 906,989**	**$ 1,299,058**

Table A-5: Pro Forma Statement for Wastewater Utility

Wastewater Utility

Line	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			Fiscal Year Ending September 30								
1	**Beginning Operating Cash Balance**	$ -	$ -	$ (108,364)	$ (101,518)	$ 210,259	$ 162,630	$ 310,417	$ 114,885	$ 227,698	$ 447,064
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	**Retail Rate Revenue**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Base Charges		$ 677,580	$ 756,480	$ 872,460	$ 988,440	$ 1,136,820	$ 1,221,000	$ 1,279,380	$ 1,336,980	$ 1,395,360
4	Volume Charges		$ 189,003	$ 210,787	$ 242,801	$ 274,856	$ 315,861	$ 338,704	$ 355,067	$ 371,288	$ 387,769
5	**Total Retail Rate Revenue**		**$ 866,583**	**$ 967,267**	**$ 1,115,261**	**$ 1,263,296**	**$ 1,452,681**	**$ 1,559,704**	**$ 1,634,447**	**$ 1,708,268**	**$ 1,783,129**
6	**Base Charge Revenue Increase Needed**		**0.0%**	**25.0%**	**20.0%**	**10.0%**	**5.0%**	**15.0%**	**0.0%**	**0.0%**	**0.0%**
7	**Volumetric Charge Revenue Increase Needed**		**0.0%**	**60.0%**	**40.0%**	**20.0%**	**10.0%**	**25.0%**	**0.0%**	**0.0%**	**0.0%**
8	**Overall Increase Needed**		**0.0%**	**32.6%**	**24.4%**	**12.2%**	**6.1%**	**17.2%**	**0.0%**	**0.0%**	**0.0%**
9	**Additional Retail Rate Revenue**										
10	**Year 1**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11	**Year 2**		$ -	$ 315,592	$ 363,796	$ 412,024	$ 473,722	$ 508,472	$ 532,885	$ 557,018	$ 581,501
12	**Year 3**		$ -	$ -	$ 271,613	$ 307,630	$ 353,708	$ 379,681	$ 397,903	$ 415,911	$ 434,180
13	**Year 4**		$ -	$ -	$ -	$ 153,815	$ 176,854	$ 189,841	$ 198,951	$ 207,956	$ 217,090
14	**Year 5**		$ -	$ -	$ -	$ -	$ 88,427	$ 94,920	$ 99,476	$ 103,978	$ 108,545
15	**Year 6**		$ -	$ -	$ -	$ -	$ -	$ 267,826	$ 280,674	$ 293,369	$ 306,246
16	**Year 7**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17	**Year 8**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18	**Year 9**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19	**Total Additional Retail Rate Revenue**		**$ -**	**$ 315,592**	**$ 635,408**	**$ 873,469**	**$ 1,092,711**	**$ 1,440,741**	**$ 1,509,888**	**$ 1,578,232**	**$ 1,647,562**
20	**Other Operating Revenue**		**$ 27,921**	**$ 31,140**	**$ 35,869**	**$ 40,605**	**$ 46,663**	**$ 50,037**	**$ 52,455**	**$ 54,851**	**$ 57,285**
21	**Non-Operating Revenue**		**$ 1,465,892**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**
22	**Impact Fees (50% Max Allowable)**		**$ 1,244,338**	**$ 2,040,714**	**$ 2,993,521**	**$ 2,993,521**	**$ 3,633,466**	**$ 3,633,466**	**$ 1,855,841**	**$ 1,848,730**	**$ 1,855,841**
23	**TOTAL REVENUE**		**$ 3,604,733**	**$ 3,357,212**	**$ 4,782,559**	**$ 5,173,390**	**$ 6,228,020**	**$ 6,686,447**	**$ 5,055,130**	**$ 5,192,580**	**$ 5,346,317**
24	**O&M Expenses**										
25	Administrative		$ 240,804	$ 248,030	$ 255,471	$ 362,137	$ 370,031	$ 427,663	$ 436,038	$ 444,666	$ 453,551
26	Operational		$ 2,227,956	$ 320,945	$ 350,430	$ 814,503	$ 902,897	$ 946,502	$ 776,091	$ 805,471	$ 834,046
27	Non-Departmental		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28	**Total O&M Expenses**		**$ 2,468,760**	**$ 568,975**	**$ 605,901**	**$ 1,176,639**	**$ 1,272,928**	**$ 1,374,165**	**$ 1,212,129**	**$ 1,250,136**	**$ 1,287,596**
29	**Net Revenue**		**$ 1,135,973**	**$ 2,788,238**	**$ 4,176,658**	**$ 3,996,751**	**$ 4,955,092**	**$ 5,312,282**	**$ 3,843,001**	**$ 3,942,444**	**$ 4,058,720**
30	**Debt Service (Existing)**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
31	Debt Service (Future - Total Issuance)		$ -	$ 1,339,870	$ 1,527,587	$ 1,753,762	$ 1,919,956	$ 2,795,591	$ 2,795,591	$ 2,795,591	$ 2,810,042
32	**Debt Service (Future - Rate Portion of Total Issuance)**		$ -	$ 740,678	$ 871,360	$ 1,050,860	$ 1,173,840	$ 1,874,348	$ 1,874,348	$ 1,874,348	$ 1,886,994
33	**Total Debt Service - Rate Portion**		**$ -**	**$ 740,678**	**$ 871,360**	**$ 1,050,860**	**$ 1,173,840**	**$ 1,874,348**	**$ 1,874,348**	**$ 1,874,348**	**$ 1,886,994**
34	**Debt Service Coverage**										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	**0.00** ✓	**2.08** ✓	**2.73** ✓	**2.28** ✓	**2.58** ✓	**1.90** ✓	**1.37** ✓	**1.41** ✓	**1.44**
37	**Annual Cash Surplus (Deficiency)**		**$ 1,135,973**	**$ 1,448,368**	**$ 2,649,071**	**$ 2,242,989**	**$ 3,035,136**	**$ 2,516,691**	**$ 1,047,410**	**$ 1,146,853**	**$ 1,248,678**
38	**Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses**		**$ (108,364)**	**$ 6,846**	**$ 311,778**	**$ (47,629)**	**$ 147,786**	**$ (195,532)**	**$ 112,813**	**$ 219,366**	**$ 315,886**
39	**Fund Balance to Debt Service**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
40	**Ending Operating Cash Balance**		**$ (108,364)**	**$ (101,518)**	**$ 210,259**	**$ 162,630**	**$ 310,417**	**$ 114,885**	**$ 227,698**	**$ 447,064**	**$ 762,949**

Table A-6: Pro Forma Statement for Water Utility

Line	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Water Utility										
		Fiscal Year Ending September 30									
1	**Beginning Operating Cash Balance**	$ -	$ -	$ 108,365	$ 205,933	$ 206,843	$ 108,772	$ 63,657	$ 35,177	$ 203,984	$ 459,925
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	**Retail Rate Revenue**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Base Charges		$ 582,221	$ 649,644	$ 748,101	$ 846,703	$ 972,464	$ 1,045,238	$ 1,096,360	$ 1,147,028	$ 1,198,579
4	Volume Charges		$ 189,003	$ 210,787	$ 242,801	$ 274,856	$ 315,861	$ 338,704	$ 355,067	$ 371,288	$ 387,769
5	**Total Retail Rate Revenue**		**$ 771,224**	**$ 860,431**	**$ 990,902**	**$ 1,121,559**	**$ 1,288,325**	**$ 1,383,942**	**$ 1,451,427**	**$ 1,518,316**	**$ 1,586,348**
6	**Base Charge Revenue Increase Needed**		**0.0%**	**0.0%**	**9.0%**	**2.0%**	**0.0%**	**0.0%**	**10.0%**	**10.0%**	**20.0%**
7	**Volumetric Charge Revenue Increase Needed**		**0.0%**	**0.0%**	**17.0%**	**7.0%**	**0.0%**	**0.0%**	**20.0%**	**20.0%**	**50.0%**
8	**Overall Increase Needed**		**0.0%**	**0.0%**	**11.0%**	**3.2%**	**0.0%**	**0.0%**	**12.4%**	**12.4%**	**27.3%**
9	**Additional Retail Rate Revenue**										
10	**Year 1**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11	**Year 2**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12	**Year 3**		$ -	$ -	$ 108,605	$ 122,929	$ 141,218	$ 151,651	$ 159,034	$ 166,351	$ 173,793
13	**Year 4**		$ -	$ -	$ -	$ 36,174	$ 41,560	$ 44,614	$ 46,782	$ 48,931	$ 51,115
14	**Year 5**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15	**Year 6**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
16	**Year 7**		$ -	$ -	$ -	$ -	$ -	$ -	$ 180,649	$ 188,960	$ 197,412
17	**Year 8**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,960	$ 197,412
18	**Year 9**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 433,600
19	**Total Additional Retail Rate Revenue**		**$ -**	**$ -**	**$ 108,605**	**$ 159,103**	**$ 182,778**	**$ 196,265**	**$ 386,465**	**$ 593,203**	**$ 1,053,332**
20	**Other Operating Revenue**		**$ 153,564**	**$ 171,265**	**$ 197,276**	**$ 223,321**	**$ 256,638**	**$ 275,197**	**$ 288,493**	**$ 301,673**	**$ 315,063**
21	**Non-Operating Revenue**		**$ -**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,500**
22	**Impact Fees (50% Max Allowable)**		**$ 421,575**	**$ 691,383**	**$ 1,014,189**	**$ 1,014,189**	**$ 1,230,999**	**$ 1,230,999**	**$ 628,749**	**$ 626,340**	**$ 628,749**
23	**TOTAL REVENUE**		**$ 1,346,363**	**$ 1,725,578**	**$ 2,313,473**	**$ 2,520,672**	**$ 2,961,239**	**$ 3,088,903**	**$ 2,757,633**	**$ 3,042,032**	**$ 3,585,992**
24	**O&M Expenses**										
25	Administrative		$ 240,804	$ 248,030	$ 255,471	$ 362,137	$ 370,031	$ 427,663	$ 436,038	$ 444,666	$ 453,551
26	Operational		$ 575,619	$ 425,589	$ 461,925	$ 503,137	$ 549,993	$ 603,390	$ 664,376	$ 734,170	$ 814,203
27	Non-Departmental		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28	**Total O&M Expenses**		**$ 816,423**	**$ 673,619**	**$ 717,396**	**$ 865,274**	**$ 920,024**	**$ 1,031,053**	**$ 1,100,414**	**$ 1,178,836**	**$ 1,267,754**
29	**Net Revenue**		**$ 529,940**	**$ 1,051,960**	**$ 1,596,077**	**$ 1,655,398**	**$ 2,041,215**	**$ 2,057,850**	**$ 1,657,219**	**$ 1,863,196**	**$ 2,318,239**
30	**Debt Service (Existing)**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
31	Debt Service (Future - Total Issuance)		$ -	$ 340,063	$ 763,218	$ 961,099	$ 1,106,165	$ 1,106,165	$ 1,111,582	$ 1,251,579	$ 1,961,868
32	**Debt Service (Future - Rate Portion of Total Issuance)**		$ -	$ 263,008	$ 580,978	$ 739,280	$ 855,331	$ 855,331	$ 859,663	$ 980,915	$ 1,613,306
33	**Total Debt Service - Rate Portion**		**$ -**	**$ 263,008**	**$ 580,978**	**$ 739,280**	**$ 855,331**	**$ 855,331**	**$ 859,663**	**$ 980,915**	**$ 1,613,306**
34	**Debt Service Coverage**										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	**0.00** ✓	**3.09** ✓	**2.09** ✓	**1.72** ✓	**1.85** ✓	**1.86** ✓	**1.49** ✓	**1.49** !	**1.18**
37	**Annual Cash Surplus (Deficiency)**		**$ 529,940**	**$ 711,897**	**$ 832,859**	**$ 694,299**	**$ 935,050**	**$ 951,685**	**$ 545,637**	**$ 611,617**	**$ 356,371**
38	**Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses**		**$ 108,365**	**$ 97,569**	**$ 910**	**$ (98,071)**	**$ (45,115)**	**$ (28,480)**	**$ 168,807**	**$ 255,941**	**$ 76,184**
39	**Fund Balance to Debt Service**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
40	**Ending Operating Cash Balance**		**$ 108,365**	**$ 205,933**	**$ 206,843**	**$ 108,772**	**$ 63,657**	**$ 35,177**	**$ 203,984**	**$ 459,925**	**$ 536,109**

ORDINANCE NO. 2025-O-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

* * * * * *

WHEREAS, pursuant to **Texas Water Code** § 13.042, the governing body of each municipality has exclusive original jurisdiction over all water and sewer utility rates, operations, and services provided by a water and sewer utility within its corporate limits; and

WHEREAS, pursuant to **Tex. Loc. Gov't Code** § 552.001(b), a municipality is permitted to operate and regulate a utility system "in a manner that protects the interests of the municipality"; and

WHEREAS, the City Council of the City of Manvel seeks to exercise its exclusive original jurisdiction over water and sewer utility rates and operations and adopt new rates and provisions governing the provision of utilities by the City of Manvel; and

WHEREAS, the City Council commissioned Freese and Nichols to prepare a Water and Wastewater Rate Study to report on water and sewer rates and utility operations; and

WHEREAS, the City Council has reviewed all necessary data to make a reasonable determination of rate base, expenses, investment, and rate of return within the municipal boundaries, including the Water and Wastewater Rate Study by Freese and Nichols; and

WHEREAS, the City Council deems the new rates to be fair, just, and reasonable; and

WHEREAS, the revisions to the city's utility ordinance are deemed to be in the best interest of the City of Manvel; NOW THEREFORE,

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

Section 1. The Code of Ordinances of the City of Manvel, Texas is hereby amended by amending Chapter 71. "Utilities", to read and provide as follows:

"Chapter 71 UTILITIES

ARTICLE I. IN GENERAL

Sec. 71-4. Water rates.

(a) *Monthly rates.*

(1) *Single-family residential users.* Single-family residential users shall be charged monthly for water as follows:

First 2,000 gallons	[~~$32.59~~] $35.58 base charge
All over 2,000 gallons	[~~$3.34~~] $3.98 per 1,000 gallons

(2) *Multifamily residential users.*

a. *Single meter.* Each multifamily building that is served by a single meter shall be charged monthly.

b. *Multiple meters.* If a multifamily building is served by more than one meter, water delivered through each meter shall be charged the base rate for single-family residential users multiplied by the number of units served through such meter, with consumption over the base amount charged at the rates quoted above for single-family residential users.

(3) *Commercial users.* Each business unit occupied by a separate business, including separate establishments within a single building, whether connected by a single meter or multiple meters, shall be charged monthly for water as follows:

First 2,000 gallons	[~~$39.11~~] $42.70 base
All over 2,000 gallons	[~~$3.34~~] $3.98 per 1,000 gallons

(4) *Irrigation systems.* Metered water connections established solely for the purpose of providing water to irrigation systems shall be charged monthly for water usage at the above-quoted rates that apply to such type of user. There shall be no sewer service charge for irrigation meters.

(5) *One-thousand gallon unit.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.

(b) *Pressure of water.* The city intends to use all reasonable efforts to supply adequate pressure of water to any user. The city does not and will not guarantee to any user a specific quantity

or pressure of water for any purpose whatsoever. The city is required only to furnish a connection to its water system and in no case shall the city be liable for the failure or refusal to furnish water or any particular amount or pressure of water; however, the city shall use reasonable efforts to supply water to all users at an acceptable minimum pressure.

(c) *Sale or use of water or sewer services.*

(1) No person or entity except the city shall sell or resell water from the city's water system.

(2) No person or entity except the city shall sell or resell city sewer services.

(3) No person or entity except the city shall receive or use water from the city's water system without having a direct connection to the city's water system.

(4) No person or entity except the city shall receive or use city sewer services without having a direct connection to the city's sewer system.

(5) It is an affirmative defense to this subsection that the person or entity has the express, written, unrevoked consent of the city council or its designee for such sale, resale, receipt, or use.

Sec. 71-5. Sewer.

(a) *Single-family residential users:*

First 2,000 gallons	[~~$39.11~~] $42.70 base
All over 2,000 gallons	[~~$3.34~~] $3.98 per 1,000 gallons

(b) *Multifamily residential users:*

First 2,000 gallons	[~~$39.11~~] $42.70 base
All over 2,000 gallons	[~~$3.34~~] $3.98 per 1,000 gallons

(c) *Commercial users:*

First 2,000 gallons	[~~$45.63~~] $49.82 base
All over 2,000 gallons	[~~$3.34~~] $3.98 per 1,000 gallons

(d) *Additional applications.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.

(e) *Sewer fees.* Sewer fees are calculated using the metered amount of water provided to the user. Sewer fees shall be calculated using the average of the sewer fees of the winter months. Each customer's water meter readings during the three consecutive winter months (November, December, and January) shall be used each year to determine the customer's winter monthly average sewer fee. This winter monthly average sewer fee will then be applied to the sewer component of the customer's utility bills as a fixed monthly sewer fee charged to the

household over the following year. The city shall not be required to prove that the water went into the city's sewer system.

(f) *Quality of sewage.*

(1) *Domestic waste.* Only ordinary liquid and water-carried waste from domestic activities that is amenable to biological treatment and that is discharged from sanitary conveniences of buildings connected to a public sanitary sewer system shall be discharged in the city's sanitary sewer lines. Waste resulting from any process of commerce or industry may not be discharged in the city's sanitary sewer lines except as authorized pursuant to subsection (f)(2) of this section.

(2) *Commercial and industrial waste.* All discharges other than waste described in subsection (f)(1) of this section are prohibited unless the user has applied to and received written authorization from the city for such discharge. The applicant must file a statement with the city containing the following information:

a. Name and address of applicant;

b. Type of industry, business, activity, or other waste-creative process;

c. Quantity of waste to be discharged;

d. Typical analysis of waste;

e. Type of pretreatment proposed; and

f. Such other information as the city may request in writing.

The city shall have the right to reject any application for discharge of nondomestic waste into the city's sanitary sewer lines if the city determines in its sole discretion that the proposed discharge may be harmful to the city's sanitary sewer system or the environment. The city also shall have the right in approving any application for the discharge of nondomestic waste to impose any limitations on such discharge that the city determines in its sole discretion to be necessary to protect the city's sanitary sewer system or the environment.

(3) *National categorical pretreatment standard.* If a user is subject to a national categorical pretreatment standard pursuant to regulations promulgated by the Environmental Protection Agency under Section 307 of the Federal Clean Water Act, the user is prohibited from discharging pollutants into the city's sanitary sewer system in violation of applicable categorical pretreatment standards.

(4) *City testing; pretreatment.* The city shall have the right to sample and test any user's discharge at the discretion of the city's operator, with no limit as to the frequency of the tests, and to charge the user for the city's cost of such sampling and testing. The city also shall have the right to require pretreatment, at the user's expense, of any discharge of nondomestic waste if the city determines in its sole discretion that pretreatment of such waste is necessary to protect the city's sanitary sewer system or the environment, even if pretreatment is not otherwise required pursuant to subsection (f)(3) of this section.

(d) *Maintenance and repair.* It shall be the responsibility of each user to maintain the water and sewer lines from the building served to the point of connection to the city's system.

(e) *Out-of-city service.* The city council shall determine whether to provide any utility service to areas outside of the city and the terms and conditions for such service.

(f) *Nonliability of city.* Neither the city nor its agents, employees, officers, or representatives shall bear any liability to any person other than the city for any act, omission, or condition in any way directly or indirectly related to the subject matter of this article.

Section 3. **Effective date**. The rates established by this ordinance shall take effect the first billing cycle that occurs after October 31, 2025.

Section 4. **Penalty**. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

Section 5. **Repealer**. All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

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

PASSED AND APPROVED on first reading this _____ day of _____2024.

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

_____

Dan Davis, Mayor

Attest:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

EXHIBIT A

2022 Water and Wastewater Rate Study prepared by Freese and Nichols

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

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

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

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

MINUTES 8/18/2025

Workshop Session

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

Those in attendance were:

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

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

Discussion on FY 2025-2026 Budget.

Council held a workshop discussion on the FY 2025–2026 proposed budget, focusing on staffing, the vehicle replacement fund, and departmental reallocations.

Police Staffing

Two lieutenant promotions were made, with backfilling still underway. The department is currently two positions short following a resignation.

Vehicle Replacement Fund
Roughly $500,000 is planned for three patrol cars and three public works vehicles.
Remaining balance of the $887,000 is allocated toward depreciation ($200,000) and accident contingencies.
Heavy equipment will be funded separately from the $10M CO allocation.
Council requested a detailed vehicle maintenance cost breakdown and raised the issue of whether the full $400,000 contribution is still necessary.
Council asked for a lease vs. purchase analysis for non-police vehicles to be presented in next year's budget cycle.
General Fund & Employee Benefits
$200,000 was shifted from the general fund to debt service to cover higher employee benefit elections. Staff will provide a clearer breakdown of how these funds and utility allocations are being applied.
Administrative & Legal Budgets
While administration reflects a reduction on paper, the combined administration/legal budgets will increase by approximately $204,000 due to liability insurance (+$50,000), legal expenses (+$30,000), marketing/donations, and line item adjustments.
Prosecuting Attorney
Annual costs are projected at ~$93,000, though only 6–8 hours per week are worked. Council questioned whether this should be brought in-house given the cost.
Animal Control & Police Budget
Animal control's budget was reduced by $105,000 after initial overestimates, with funds shifted toward police operations.
The police budget increases by about $300,000 due to new hires, promotions, and insurance elections. Staff clarified one position was initially omitted and has now been included.
Unallocated / Additional Funds
Council inquired about the $2.2M identified during review. Staff explained:
~$1M is committed to public works equipment.
~$300,000 to employee benefits.
Remaining amounts under review.
Council requested a clear itemized breakdown.
Other Highlights
Library Lease: 5% annual increase anticipated; City covers certain maintenance.
Hotel Occupancy Tax Fund: ~$58,000 annual revenue; ~$439,000 rolling forward for events such as the Fall Festival.
Capital Projects: $2.44M from CO/ARPA funds applied; grant/donation revenues budgeted as placeholders.
Parks: Vacancy in mowing/maintenance to be refilled; Council emphasized need for qualified staff to maintain investments at Croix Park.
Staff direction provided in the workshop:
Provide breakdown of vehicle maintenance costs and depreciation.
Prepare lease vs. purchase analysis for non-police vehicles (next year's cycle).
Provide itemized distribution of $200,000 transfer and $2.2M in additional funds.
Review feasibility of bringing prosecutor services in-house.
Refill parks maintenance position with qualified staff.
Council will provide direction on the proposed tax rate (56¢, 57¢, or 58¢) at the regular meeting agenda item.

Discussion on any topic as listed on the current agenda.

Regular Session
Call To Order
Mayor Davis called the meeting of the Manvel City Council to order at 6:07 p.m. Those in attendance were:

Present:	Mayor Dan Davis
	City Councilmember Place 1 Keith Bonner
	City Councilmember Place 2 David Lands
	City Councilmember Place 3 Harry Opliger
	City Councilmember Place 4 Carmyn Robey-Robinson
	City Councilmember Place 5 Crystal Sarmiento
	City Councilmember Place 6 Garrett Rossi Knox
Absent:	None
Also Present:	Dan Johnson, City Manager
	Robert Gervais, City Attorney
	Keith Traylor, Chief of Police
	Tammy Bell, City Secretary
	Jose Abraham, Director of Development Services
	Rosa Donaire, Director of Finance
	Robbie Hall, Director of Public Works
	Chad Dumont, Director of Personnel

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Presentations
Proclamation
National Preparedness Month - September 2025

Public Comments: "Comment Card" Required
Donald Atkinson - 7425 Jordan Rd - Wanted information on who is inspecting behind CenterPoint or their contractors with the underground electrical that is being put in. He has flooding concerns.
Cynthia Cortinez - 7204 Carpenter Road - Animal Control
Cindy Guire - Animal Control - wants to work with the city and animal control to help take steps to make things better.

City Manager Update
Wednesday - Budget and TxDOT Town Hall
Wednesday, November 5 - State of the City, New Hope Church
October 18 - Manvel Fall Music Festival - Croix Park
Monday September 1 - Labor Day

Consent Agenda
1. Acceptance of the meeting minutes to date.

2. Acceptance of infrastructure improvements for the Manvel Police Station Project (Keith Traylor Criminal Justice Center) to begin the Two-Year Maintenance Period.

3. Acceptance of infrastructure improvements for the Manvel Elevated Storage Tank Project (Booth Water Tower) to begin the Two-Year Maintenance Period.

4. Acceptance of infrastructure improvements for the McCoy and Masters Utility Extensions Project to begin the Two-Year Maintenance Period.

5. Consideration and possible action to approve participation in the Perdue and the Sackler Family Direct Settlement (collectively, the "Perdue Direct Settlement", and together with the Estate Settlement, the "Purdue Settlement") in opioid litigation, and authorize the City Manager to execute the Subdivision Settlement Participation Forms and any other documents needed to participate in the settlement.

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

   The motion carried with a vote: 7/0

   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
   No: None
   Absent: None
   Abstained: None

Items Removed from Consent Agenda
None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-22; 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 ALLISON 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 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. (Favorable Recommendation by PD&Z FAILED with a 0-6 vote)

   The applicant has asked to postpone this item to the next agenda.

   Mayor Davis made the motion to postpone to the next agenda. Councilmember Sarmiento seconded the motion.

   The motion carried with a vote: 7/0

   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
   No: None
   Absent: None
   Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-24; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 FOR ANY VIOLATION OF ANY

PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. (Postponed at the 8/4/25 Council Meeting)

This ordinance would implement an 11.2% utility rate increase. Staff explained that the utility fund must remain self-sustaining, and the increase is necessary to cover essential infrastructure repairs, debt service, and operational needs without relying on transfers from the general fund. Council discussed the need for transparency in showing how the additional revenue, approximately $1 million, would be allocated. Identified costs included water and wastewater tank coatings, manhole rehabilitation, fence repairs, potential meter replacements, and debt service transfers. Members emphasized the importance of having clear breakdowns to explain the increase to residents.
While acknowledging concerns, council agreed the rate adjustment was necessary to keep the utility fund solvent, maintain infrastructure, and plan responsibly for future growth.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: None
Abstained: None

3. Consideration and possible action to approve Resolution 2025-R-33;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Staff was able to reduce the 6% (approximately $6) service fee to 0.98% (approximately $1.25)

Councilmember Lands made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: None
Abstained: None

4. Consideration and possible action to approve Resolution 2025-R-30;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AND ADOPTING A REVISED PURCHASING POLICY FOR THE CITY OF MANVEL.

Council considered updates to the City's purchasing policy to align with recent changes in state law. Effective September 1, 2025, the competitive bidding threshold for governmental entities will increase from $50,000 to $100,000. The City's policy and the City Manager's signature authority, which are tied to this threshold, will be updated accordingly.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: None
Abstained: None

5. Consideration and possible action to approve Resolution 2025-R-31;
A RESOLUTION TO EXPRESS SUPPORT FOR PHASE II, LOWER CLEAR CREEK AND DICKINSON BAYOU WATERSHED 203 FEASIBILITY STUDY, TO CULMINATE WITH THE CREATION OF A LIST OF PROJECTS AND FUNDING OPTIONS TO ADDRESS FLOODING AND ITS DEVASTATING IMPACTS.

*This item was moved to the top of the agenda after Regular Agenda item #9, which was also moved up.

Council considered supporting participation in a regional feasibility study to address flooding and drainage across the Clear Creek and Dickinson Bayou watersheds. City Manager Dan explained Manvel's inclusion due to a portion of the city draining into Clear Creek. Commissioner Hank Dugie of Galveston County presented the initiative, noting it involves 19 cities and 4 counties, with U.S. Army Corps of Engineers approval secured to move forward. The study, estimated at $3 million with additional environmental work, aims to identify large-scale projects to reduce flood elevations by as much as four feet, potentially protecting 98% of homes that flooded during Hurricane Harvey. While funding contributions from cities are encouraged, the resolution itself focused on formal support, with no immediate financial commitment required. Council expressed appreciation for the regional effort and the opportunity for long-term flood mitigation.
Mayor Davis made the motion to approve. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: None
Abstained: None

6. Consideration and possible action to approve Resolution 2025-R-34;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-02 – GREASE MONKEY LOCATED AT 20815 HIGHWAY 6, MANVEL TEXAS TO APPROVE AN EXPENDITURE OF UP TO $20,000.00 FOR SITE IMPROVEMENTS FOR THE AUTO SHOP FACILITY IN A COMMERCIALLY TARGETED AREA, WHICH WILL FURTHER ECONOMIC DEVELOPMENT, CREATE COMMERCIAL INVESTMENT, AND CREATE AND/OR RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Council considered approval of the Manvel Economic Development Corporation's recommendation to provide up to $20,000 in funding assistance to Grease Monkey, located at Highway 6 and Mississippi. The funds will support site improvements, including construction of underground service pits to enhance operations.
Councilmembers noted Grease Monkey's active involvement in the community and expressed support for backing local businesses.

Councilmember Sarmiento made the motion to approve. Councilmember Robey-Robinson seconded the motion.
The motion carried with a vote: 6/0
Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: City Councilmember Place 2 David Lands
Abstained: None

7. Discussion/update on Phase 4: Streets and Drainage Equipment.

Staff presented proposed Phase 4 equipment purchases, estimated at just under $1 million, from the $10 million streets and drainage bond allocation. Items include a skid steer, street sweeper, zero-turn mowers, and trail improvements. Councilmembers voiced support for the list while highlighting the need for compliance with bond restrictions, interlocal agreements for shared facilities, and consideration of skid steer attachments. Some members also suggested exploring technology investments, such as drones or software, though concerns were raised about eligibility under debt requirements. Council agreed to retain funds for future drainage projects and possible land acquisition. Staff confirmed other eligible items remain on a supplemental list for later phases and reported that Lewis Lane construction is on track, with segment A nearing completion and subsequent phases scheduled to minimize school traffic impacts. **No formal action was taken;** Council provided consensus for staff to proceed.

8. Discussion regarding the coordination of meals for Patriots' Day to be delivered by council members to first responders, as requested by Mayor Davis.
Small groups of Council Members to take food to the first responders for Patriots Day on 9/11
Fire Dept - Harry and David
EMS - Dan and Garrett
Police - Crystal, Keith, and Carmyn

9. Consideration and possible action to direct staff on the Keep Manvel Beautiful funds gifted to the City in 2023.

*This was moved before Regular Agenda item #1.

Tammy presented background, noting the board had dissolved and left approximately $837, which was later turned over to the City. Interest has recently grown in reinstating the organization, including filing to reinstate its tax-exempt status, which will require funding.

Erica Davis and her two children shared their vision for reviving Keep Manvel Beautiful, emphasizing projects such as cleanups, sustainability education, textile drives, and community art initiatives. Council expressed strong support, highlighting the importance of youth involvement and potential partnerships with other organizations.

Councilmember Opliger made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

10. Discussion on the FY 2025-26 Budget.

Council held an in-depth discussion on the proposed FY 2025–2026 budget, focusing on personnel costs, retirement benefits, and funding priorities.

Prosecutor Services

Staff reviewed the current arrangement with the contracted prosecutor, who averages about 50 hours per month at a cost of roughly $92,000 annually. Council questioned whether an in-house attorney could be hired at a comparable rate to provide greater capacity. The idea of transitioning to an assistant city attorney role was raised for further exploration, with input needed from the municipal judge and city attorney.

TMRS Retirement / Updated Service Credit

Council revisited the issue of the TMRS updated service credit. Staff explained the cost has risen to approximately $600,000 this year. Alternatives such as a one-time "true-up" were discussed, though members expressed philosophical differences about the fairness of the program versus its importance in retaining long-tenured employees. No funding for the update is included in the proposed budget, but Council agreed it remains an important issue for future consideration.

Tax Rate Scenarios and Staffing

Discussion centered on whether to maintain the proposed $0.56 tax rate or increase it to $0.57 or $0.58. Staff explained that at $0.57, the city could add approximately two to three staff positions, and at $0.58, possibly four to five. Council stressed that public safety—particularly staffing jailers and a records clerk for the Police Department—was a top priority.

Vehicle Replacement Fund

Staff outlined options for contributing to the vehicle replacement fund: $200,000, $400,000 (recommended), or $600,000 to fully catch up past deferrals. Council leaned toward maintaining a $400,000 contribution but requested further clarity on the long-term implications.

Revenue Projections and Sales Tax

Sales tax revenues are projected to continue growing, especially with new commercial developments such as Lowe's. Council discussed the importance of diversifying revenue sources beyond restaurants and retail, including pursuing larger commercial and industrial projects with support from MEDC and the comprehensive plan.

Future Planning & Efficiency Audit

Members raised the need for an efficiency audit to review spending and streamline operations, emphasizing it would not be a fault-finding exercise but a way to identify savings and better processes. Ideas for longer-term planning—such as a parks plan, animal control strategy, and potential assistant city manager position—were also highlighted.

Council Consensus

- Staff will prepare side-by-side projections for tax rates of $0.56, $0.57, and $0.58, showing the impact on staffing and services.
- Council emphasized safety as the top priority, particularly filling jailer and records positions.
- The vehicle replacement fund contribution will be revisited with clearer numbers.
- No decision was made on TMRS updates; further discussion will occur in future budget cycles.

Mayor and Council Comments

Mayor's Comments

Recognized the Manvel High School men's water polo team for going undefeated (4–0) at a recent San Antonio tournament.

Noted an email from TML regarding potential board appointments to the Texas Health Pool Benefits Board. Councilman Bonner expressed interest in being nominated, and Council agreed to review the nomination process.

Addressed concerns regarding the Manvel Cemetery, noting its historic value and current maintenance issues. The Mayor is reaching out to community members and exploring whether a group or 501(c)(3) could be formed to support care, maintenance, and fundraising.

Council Comments

Councilman Bonner announced that the Northern Brazoria County Metro Go Texan Fall Fair & Car Show will return on Saturday, October 11, at Wolfe Air Park. The event will feature cars, planes, helicopters, skydivers, food, and family entertainment. The Mayor noted he will serve as MC for the event.

Mayor Pro Tem expressed concern that Manvel does not currently have a Cub Scout group and suggested exploring options to establish one, noting the city's growth makes it a community need.

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:30 p.m. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes:	Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No:	None
Absent:	None
Abstained:	None

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

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

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

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

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

MINUTES 8/25/2025

Regular Session

Call To Order

Mayor Davis called the Special meeting of the Manvel City Council to order at 4:00 p.m. Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson (Arrived late)
City Councilmember Place 5 Crystal Sarmiento (Arrived late)
City Councilmember Place 6 Garrett Knox

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

Pledge

Public Comments: "Comment Card" Required

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" and Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Duties of the Animal Control Division*
- *Legal matters involving Animal Control Division*

Mayor Davis convened the meeting into Executive Session at 4:02 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 5:06 p.m.
No action was taken during the Executive Session.

Regular Agenda

Discussion on the FY 2025-2026 Budget

Council reviewed the proposed budget with focus on vehicle replacement, supplemental requests, staffing needs, and fund balance policy.
Vehicle Replacement Fund: Six vehicles are slated for replacement (three police units, utility trucks, and a public works truck). Although the fund is listed at $1.2 million, only ~$480,000 is actual available cash. The remainder reflects fixed assets.
Supplemental & One-Time Purchases: Items such as copiers, folding machines, and other small equipment may be purchased from the general fund or through fund balance transfers once year-end balances are finalized. This could free up operating funds for staffing.
Fund Balance Policy Debate: The City currently maintains a 50% reserve requirement (~6 months of operating expenses).
Some councilmembers questioned whether this is too high compared to neighboring cities (most maintain ~90 days).
Discussion centered on whether reducing the reserve requirement temporarily could free $2–3 million for one-time purchases, allowing the general fund to cover personnel costs instead.
Staff will prepare an analysis of risks, comparison with peer cities, and potential impacts to credit ratings.
Staffing Requests: Key requests included jail staff (four detention officers and one supervisor, ~$450K annually), additional patrol officers, an engineer in Development Services, a fire records clerk, a custodian, a code enforcement officer, and communications/criminal investigator positions in PD.
Concerns were raised about the cost of jail staff versus demonstrated need, given current detainee transfers to the county jail. However, PD emphasized that without detention staff, officers would be pulled off the streets to manage the jail.
Development Services justified the engineering position to handle rising workload, project reviews, and regulatory deadlines, freeing the City Engineer (also City Manager) for higher-level duties.
General Fund & Tax Rate: At the proposed flat tax rate of $0.56, the budget provides a 3% cost-of-living adjustment for employees, maintains enhanced benefits, adds two new staff positions, and covers over half of the one-time supplemental requests.
Councilmembers stressed balancing staff needs with taxpayer realities and avoiding a tax rate increase if possible.
Action Items:
- Staff to analyze fund balance policy (50% vs. 90 days) compared with other cities and outline what funding could be unlocked.
- Clarify which supplemental items could be shifted to fund balance to free general fund dollars for personnel.
- Provide updated numbers heading into the next meetings and hearings.

Next Steps:
- Public hearing on the proposed budget and permit fee ratification scheduled for the next council meeting.
- Council will then set the final adoption date for the FY 2025–2026 budget.

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 6:00 p.m. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 7/0

Yes:	Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No:	None
Absent:	None
Abstained:	None

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: April 18, 2025

TOPIC: Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Orchard Park Lane Phase 2 for Brazoria County Municipal Utility District 40, Brazoria County, Texas" and release the associated maintenance bond.

BACKGROUND: City Staff has conducted a final acceptance walk-through for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Orchard Park Lane Phase 2 for Brazoria County Municipal Utility District 40, Brazoria County, Texas". All punch list items have been addressed.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

ATTACHMENTS: N/A

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Percy Ben	**FINANCE DIRECTOR APPROVAL** Yes **CITY MANAGER APPROVAL** Yes

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: August 4, 2025

TOPIC: Final acceptance of infrastructure improvements for "Lake "F" Phase 3 to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas" and release the associated maintenance bond.

BACKGROUND: City Staff has conducted a final acceptance walk-through for "Lake "F" Phase 3 to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas". All punch list items have been addressed.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

ATTACHMENTS: N/A

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Robbie Hall	**FINANCE DIRECTOR APPROVAL Yes** **CITY MANAGER APPROVAL Yes**

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: April 18, 2025

TOPIC: Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 19 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

BACKGROUND: City Staff has conducted a final acceptance walk-through for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 19 for Brazoria County Municipal Utility District 39, Brazoria County, Texas". All punch list items have been addressed.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

ATTACHMENTS: N/A

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Percy Ben	**FINANCE DIRECTOR APPROVAL** Yes **CITY MANAGER APPROVAL** Yes

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: September 2, 2025

TOPIC: Consideration of a request to amend the Del Bello Lakes Planned Unit Development (PUD) to include an approximate 106.2-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 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.

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. Both required public hearings for the request were held *(PD&Z on June 23, 2025 & City Council on July 7, 2025)*. The applicant made changes to the site layout and provide Drainage and Traffic Impact studies prior to the August 11, 2025, PD&Z Commission meeting where a motion to approve the request failed.

The applicant has requested to postpone consideration of this item to the September 2, 2025, City Council Meeting to address concerns raised by the PD&Z Commission. The applicant has again requested to postpone consideration of this item to the September 15, 2025, City Council Meeting.

STAFF RECOMMENDATION: City staff recommends postponing consideration and action on this item to the September 2, 2025 City Council Meeting.

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

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

DEL BELLO LAKES
formally known as
Southpointe Crossing

Planned Unit Development
~~±267.7~~ ±373.9 **ACRES**

Prepared for:
MAK Development
and Shea Homes

AMENDMENT **PREPARED BY:**

META Planning + Design

24285 KATY FREEWAY, SUITE 525

KATY, TX 77494~~BGE| Kerry R. Gilbert and Associates 23501 Cinco Ranch Blvd.~~

~~Suite A-250~~
~~Katy, Texas 77494~~

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I. INTRODUCTION

This application was prepared on behalf of MAK Development 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~~Del Bello Lakes (f.k.a. Southpointe Crossing) PUD District ("~~Southpointe Crossing~~Del Bello Lakes") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. ~~Southpointe Crossing~~Del Bello Lakes consists of approximately ~~267.7~~267.7 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 (Exhi~~-~~bit A) located in the Exhibits section of this document illustrates the location of ~~Southpointe Crossing~~Del Bello Lakes. 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~~Del Bello Lakes ~~will be~~has been divided into two areas: 1) commercial and 2) single-family residential. The commercial area will be immediately adjacent to SH 288 and the residential area ~~will~~ compose~~s~~ the remainder of the tract. As a part of the residential component, ~~Southpointe Crossing~~Del Bello Lakes ~~will~~ contain~~s~~ a wide variety of housing products and price ranges.

In 2025, MAK Development and Shea Homes amended the PUD document to add an additional ±106.2 acres of land to the now existing Del Bello Lakes. The remainder of this document has been updated to reflect the expansion tract as part of Del Bello Lakes, totaling approximately 373.9 acres of land.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the site upon which ~~Southpointe Crossing~~Del Bello Lakes ~~will be~~is 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~~Manvel 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~~ has 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~~is 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~~Del Bello Lakes 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~~Del Bello Lakes are outlined below.

Goal	Objective
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~~Del Bello Lakes ~~will be~~are achieved through the implementation of a strong neighborhood character and coordination of compatible land uses. In addition, ~~Southpointe Crossing~~Del Bello Lakes's desirability ~~shall be~~is 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~~is 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~~are guidelines and controls for the single-family residential and for the Commercial development.

Long-term sustainability ~~will be~~are 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~~is achieved through a master plan implemented by an experienced land development team. This ~~will~~ ensures 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~~Del Bello Lakes ~~will~~ ensures 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~~Del Bello Lakes ~~will be~~is composed of multiple land uses that may include single-family residential, commercial, retail, recreational, etc. The final composition of the allowed land uses shall be dictated by market conditions.

The Conceptual Development Plan (Exhibit E) for ~~Southpointe Crossing~~Del Bello Lakes 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 east and west of Manvel Parkway and the American Canal. It ~~will be~~is a collection of individual neighborhood cells that take their access from Del Bello Blvd., Manvel Parkway, Croix Road 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~~are 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~~	~~±31.8~~	~~12.0%~~
~~Major Thoroughfares (Manvel Parkway and Del Bello Blvd)~~	~~±17.9~~	
~~Local Streets~~	~~±6.7~~	
~~Water Plant Site~~	~~±2.2~~	
~~Wastewater Treatment Plant Sites~~	~~±3.0~~	
~~Elevated Storage Tank Site***~~	~~±2.0~~	
~~Recreation / Open Space~~	~~±67.0~~	~~25%~~
~~Recreation Center/Parks~~	~~±4.1~~	
~~Landscape/ Open Space/ Easements~~	~~±9.2~~	
~~American Canal~~	~~±7.7~~	
~~Detention Lakes/Drainage Easements~~	~~±41.2~~	
~~Drill Site/Park~~	~~±4.8~~	
~~Non-Residential~~	~~±50.0~~	~~19%~~
~~Commercial~~	~~±50.0~~	
~~Residential~~	~~±118.9~~	~~44%~~
~~SF Residential (50' x 120')~~	~~97 lots~~	~~22%~~
~~SF Residential (55' x 120')~~	~~101 lots~~	~~23%~~
~~SF Residential (60' x 125')~~	~~150 lots~~	~~35%~~
~~SF Residential (70' x 125')~~	~~89 lots~~	~~20%~~
~~Total~~	~~**437 lots~~	
~~TOTALS~~	~~267.7~~	

Land Use Category	Acreage*	% Of Gross Acreage
Infrastructure/Constraints	±20.0	11%
Major Thoroughfares (Manvel Parkway and Del Bello Blvd)	±17.6	
Lift Stations	±0.4	
Elevated Storage Tank Site	±2.0	

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Recreation / Open Space	**+104.4**	**28%**
Recreation Center/Parks	+9.9	
Landscape/ Open Space/ Easements	+14.6	
BDD#4 Ditch	+2.5	
Detention Lakes/Drainage Easements	+72.6	
Drill Site/Park	+4.8	
Non-Residential	**+54.2**	**14%**
Commercial	+54.2	
Residential	**+195.3**	**52%**
SF Residential (50' x 120/125')	231 lots	31%
SF Residential (55' x 120/125')	103 lots	14%
SF Residential (60' x 120/125/130')	346 lots	47%
SF Residential (70' x 125'130')	64 lots	8%
Total	**744 lots	
TOTALS	**373.9**	

*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.	~~50.0~~ 54.2 **acres**	~~18.4~~14.5**%**
Single-family Residential Single Family Residential, Recreation/ Open Space, Drainage/Detention, Utilities (WTP, WWTP, Drill Site)	~~217.7~~319.7 **acres**	~~81.6~~85.5**%**
TOTAL	~~±267.7~~373.9 **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~~Del Bello Lakes by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow ~~Southpointe Crossing~~Del Bello Lakes 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~~ 360 total lots.

~~c.~~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
Less than 60' wide	45%
60' wide or larger	55%

~~Typical Lot Size~~	~~Percentage of Lots~~
~~50'X120'~~	~~22%~~
~~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~~Del Bello Lakes are illustrated on the Land Use/ Zoning Categories, Exhibit F.

PERMITTED USES

Residential

In addition to all uses permitted with the City of Manvel 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
Lift Stations

Commercial

All uses permitted with the City of Manvel 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: NAICS Code 441 (2017) - Motor Vehicle and Parts Dealers. This use is allowed without a Specific Use Permit:

a) On commercial property located north of Del Bello Blvd,

b) On the specified 16+/- acre tract south of Del Bello Blvd as identified on Exhibit L, subject to the following conditions:

1. Motor Vehicle Sales use on the south side of Del Bello Road shall be limited to 16 acres of land as shown in the proposed concept plan ("16-acre Tract"). .
2. Only motor vehicle sales use which primarily sells new cars shall be permitted.
3. At least 60% of vehicle sales shall be new vehicle sales.
4. A minimum 30-foot landscaping buffer shall be provided between the 16-acre Tract and abutting residential lots with a minimum of one 3.5-inch caliper evergreen tree planted every 25-feet.
5. A minimum 8-foot-tall perimeter masonry fence shall be installed within the outer edge of the landscape buffer.
6. 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.
7. Outdoor lighting shall be deflected, shaded, dimmable 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.
8. Motor vehicle sales use must accommodate any vehicle transport deliveries on property.
9. No mini storage shall be permitted on the 30-acre commercial tract south of Del Bello Boulevard.
10. No Public Storage, self-storage, mini storage, boat storage, and RV storage shall be permitted on the 30-acre commercial tract south of Del Bello Boulevard.
11. An updated Traffic Impact analysis (TIA), reflecting the impact of the proposed motor vehicle sales use and its remediation, shall be submitted and must be approved by the City Engineer.

THOROUGHFARE PLAN

~~Southpointe Crossing~~Del Bello Lakes ~~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 the tract to SH 6 and CR 58 (Croix Rd) which further increased the mobility.

Commercial Tract

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

Residential

The single-family residential component of the development ~~will~~ takes primary access off Manvel Parkway. Additional access may be taken from Del Bello Blvd. and CR 58 (Croix Rd) where appropriate. Internal local streets ~~will~~ complete the circulation of the residential neighborhood. An additional stub street will also be provided for future access to abutting future development to the east of the tract.

The thoroughfare street plan for ~~Southpointe Crossing~~Del Bello Lakes 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
4) Points of Access
    a. The expansion tract must have a minimum of two (2) points of access to existing collectors.

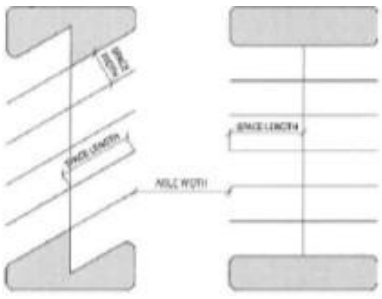
Commercial

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:
      ~~g.~~ 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~~are provided by B.C.M.U.D. No. 43 and the City pursuant to a Utility Agreement. Utilities for the expansion tract will be coordinated through B.C.M.U.D. No. 43.

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. ~~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
      ~~i.~~ii. Entrances to expansion tract off of Croix Road and Manvel Parkway
      ~~ii.~~iii. Intersection of HWY 288 and Del Bello Blvd
      ~~iii.~~iv. Intersection of Manvel Pkwy and Del Bello Blvd.
      ~~iv.~~v. Signage shall be consistent with the style of the Primary Neighborhood Monumentation
      ~~v.~~vi. Signage height shall not exceed eight (8) feet when measured from grade
      ~~vi.~~vii. Signage width shall not exceed fifteen (15) feet

3) Commercial Signage
   a. **Multi-Tenant Pylon Signs** -A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. (For example, a multi-tenant sign serving a shopping center may be located on land not owned by the primary tenant but would still be permitted, provided that it's a part of the same development.)

      i. Maximum Height
         1) Signs shall not exceed fifty (50) feet in height along SH 288 frontage.
         2) Signs shall not exceed forty (40) in height along all other street frontage.
         3) The bottom of such sign message area shall not be less than

ten (10) feet above the surrounding finished grade level.

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~~Del Bello Lakes. 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 publicly accessible detention/ drainage facilities. The proposed open space amenities and the acreages are as follows:

Amenities / Open Space	Acreage*
Recreation Center/Parks	±~~4.1~~14.7
Landscape/ Open Space	±~~1.2~~14.6
~~American Canal~~BDD#4 Ditch	~~±7.7~~2.5
Detention Lakes/Drainage Easements	±~~41.2~~72.6
~~Drill Site/Park~~	~~±4.8~~
TOTAL	~~**67.0**~~**104.4**

*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~~ 744 single-family residential homes, the ~~Southpointe Crossing~~Del Bello Lakes PUD district will be required to provide approximately ±~~4.4~~7.4 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 ±~~4.1~~14.7 acres of a park and recreation center for the ~~Southpointe Crossing~~Del Bello Lakes as well as ~~over ±40~~ 72.6 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~~includes 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. Public parks/open space and/or;
       - v. 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.

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 for the entire development 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~~Del Bello Lakes development.

As a part of the development process for ~~Southpointe Crossing~~Del Bello Lakes, Iowa Lane ~~is proposed to be eliminated~~was ~~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~~ constructed 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~~ maintained a public North south roadway thru the property.

Existing CR 58 (Croix Rd) abuts the expansion tract to the north and will be used as a secondary access point to the proposed development. A future realignment of CR 58 (Croix Rd) has been submitted by the adjoining development to the north. Our access point to the north of the expansion tract will be coordinated to connect to the future alignment of Croix Rd.

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 inconsistence 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* with the detention being split through phases* (See Exhibit J).

*Number of phases and phase boundaries are preliminary and subject to change.

META PLANNING + DESIGN

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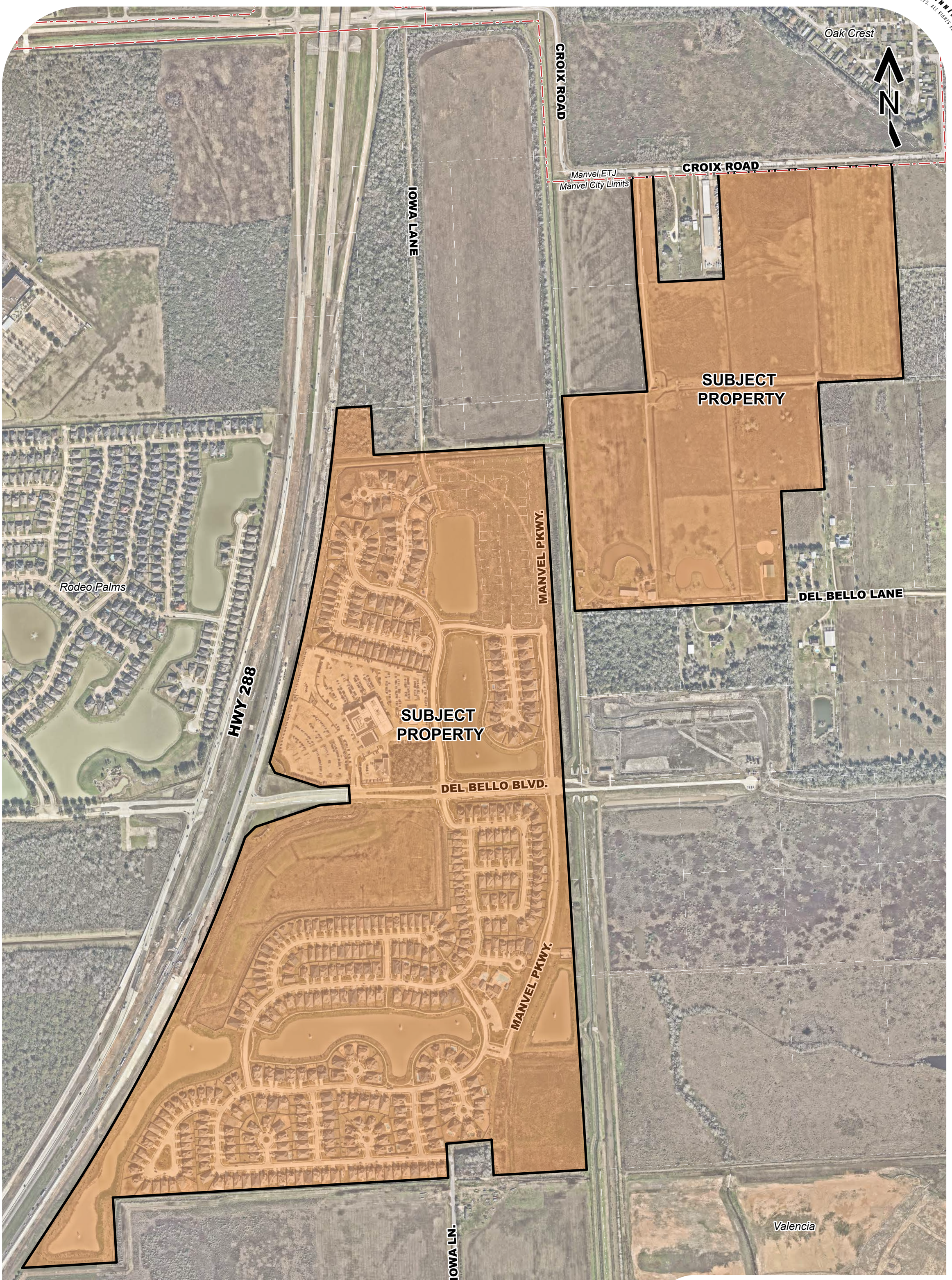

a project area map for

DEL BELLO LAKES

±373.9 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
AUGUST 11, 2025

EXHIBIT A

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EXHIBIT B

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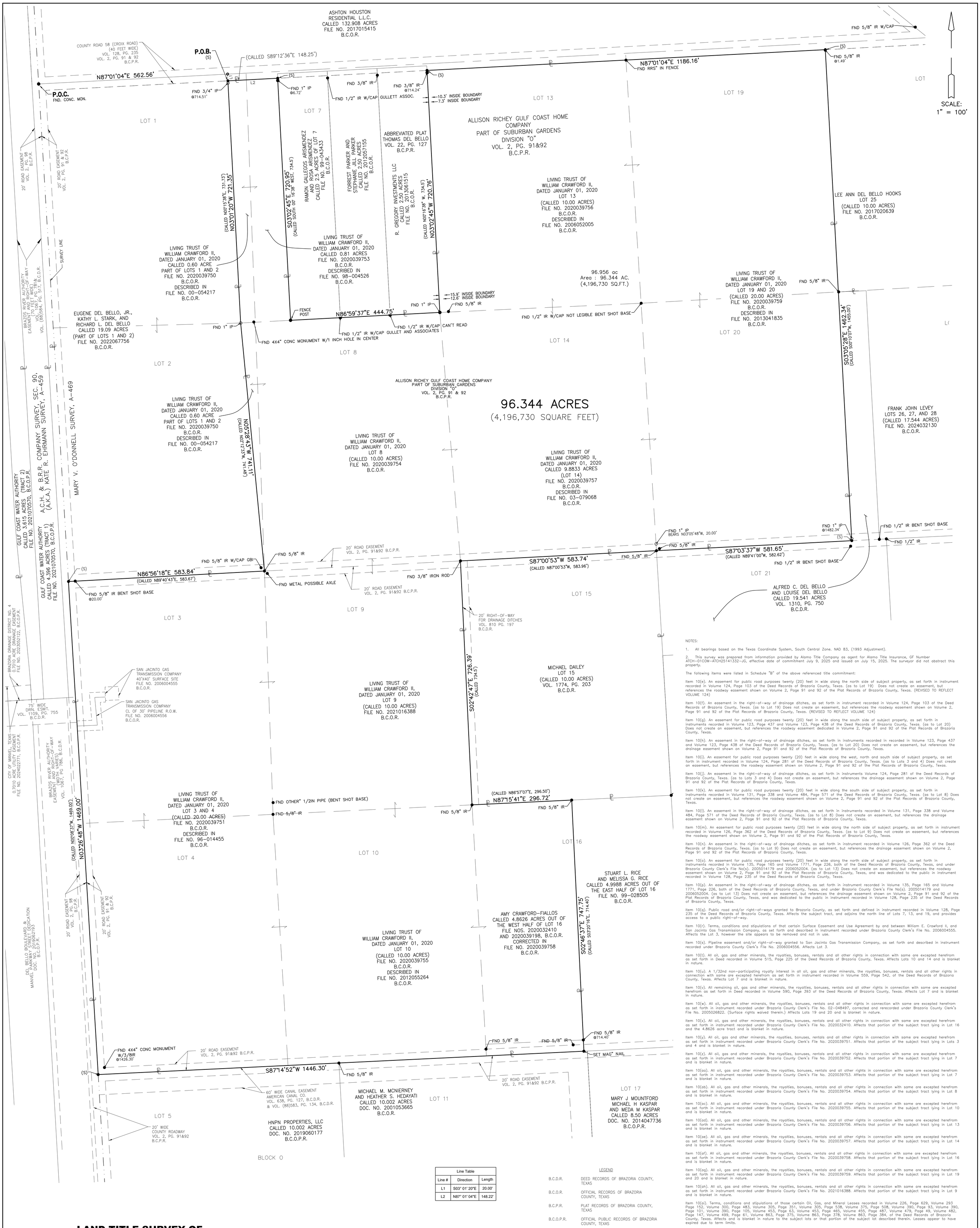
META PLANNING + DESIGN



Line Table		
Line #	Direction	Length
L1	S03° 01' 20"E	20.00'
L2	N87° 01' 04"E	148.22'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
(F)	FOUND 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
FND.	FOUND
℄	SAME OWNER
℄	PROPERTY LINE
— — — — —	HIGHBANK OF DITCH
——— X ———	FENCE (AS SPECIFIED)

NOTES:

1. All bearings based on the Texas Coordinate System, South Central Zone. NAD 83, (1993 Adjustment).

2. This survey was prepared from information provided by Alamo Title Company as agent for Alamo Title Insurance, GF Number ATCH-01COM-ATCH25141332-JG, effective date of commitment July 9, 2025 and issued on July 15, 2025. The surveyor did not abstract this property.

The following items were listed in Schedule "B" of the above referenced title commitment:

Item 10(e). An easement for public road purposes twenty (20) feet in wide along the north side of subject property, as set forth in instrument recorded in Volume 124, Page 103 of the Deed Records of Brazoria County, Texas. (as to Lot 19) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas. (REVISED TO REFLECT VOLUME 124)

Item 10(f). An easement in the right-of-way of drainage ditches, as set forth in instrument recorded in Volume 124, Page 103 of the Deed Records of Brazoria County, Texas. (as to Lot 19) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas. (REVISED TO REFLECT VOLUME 124)

Item 10(g). An easement for public road purposes twenty (20) feet in wide along the south side of subject property, as set forth in instruments recorded in Volume 123, Page 437 and Volume 123, Page 438 of the Deed Records of Brazoria County, Texas. (as to Lot 20) Does not create an easement, but references the roadway easement dedicated in Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(h). An easement in the right-of-way of drainage ditches, as set forth in instruments recorded in recorded in Volume 123, Page 437 and Volume 123, Page 438 of the Deed Records of Brazoria County, Texas. (as to Lot 20) Does not create an easement, but references the drainage easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(i). An easement for public road purposes twenty (20) feet in wide along the west, north and south side of subject property, as set forth in instrument recorded in Volume 124, Page 281 of the Deed Records of Brazoria County, Texas. (as to Lots 3 and 4) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(j). An easement in the right-of-way of drainage ditches, as set forth in instruments Volume 124, Page 281 of the Deed Records of Brazoria County, Texas. (as to Lots 3 and 4) Does not create an easement, but references the drainage easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(k). An easement for public road purposes twenty (20) feet in wide along the south side of subject property, as set forth in instruments recorded in Volume 131, Page 338 and Volume 484, Page 571 of the Deed Records of Brazoria County, Texas. (as to Lot 8) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(l). An easement in the right-of-way of drainage ditches, as set forth in instruments recorded in Volume 131, Page 338 and Volume 484, Page 571 of the Deed Records of Brazoria County, Texas. (as to Lot 8) Does not create an easement, but references the drainage easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(m). An easement for public road purposes twenty (20) feet in wide along the north side of subject property, as set forth in instrument recorded in Volume 126, Page 362 of the Deed Records of Brazoria County, Texas. (as to Lot 9) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(n). An easement in the right-of-way of drainage ditches, as set forth in instrument recorded in Volume 126, Page 362 of the Deed Records of Brazoria County, Texas. (as to Lot 9) Does not create an easement, but references the drainage easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas.

Item 10(o). An easement for public road purposes twenty (20) feet in wide along the north side of subject property, as set forth in instruments recorded in Volume 135, Page 165 and Volume 1771, Page 226, both of the Deed Records of Brazoria County, Texas, and under Brazoria County Clerk's File No(s). 2005014179 and 2006052004. (as to Lot 13) Does not create an easement, but references the roadway easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas, and was dedicated to the public in instrument recorded in Volume 128, Page 235 of the Deed Records of Brazoria County, Texas.

Item 10(p). An easement in the right-of-way of drainage ditches, as set forth in instrument recorded in Volume 135, Page 165 and Volume 1771, Page 226, both of the Deed Records of Brazoria County, Texas, and under Brazoria County Clerk's File No(s). 2005014179 and 2006052004. (as to Lot 13) Does not create an easement, but references the drainage easement shown on Volume 2, Page 91 and 92 of the Plat Records of Brazoria County, Texas, and was dedicated to the public in instrument recorded in Volume 128, Page 235 of the Deed Records of Brazoria County, Texas.

Item 10(q). Public road and/or right-of-ways granted to Brazoria County, as set forth and defined in instrument recorded in Volume 128, Page 235 of the Deed Records of Brazoria County, Texas. Affects the subject tract, and adjoins the north line of Lots 7, 13, and 19, and provides access to a public right-of-way.

Item 10(r). Terms, conditions and stipulations of that certain Surface Easement and Use Agreement by and between William E. Crawford II, and San Jacinto Gas Transmission Company, as set forth and described in instrument recorded under Brazoria County Clerk's File No. 2006004555. Affects the Lot 3, however the site appears to be removed and not in use.

Item 10(s). Pipeline easement and/or right-of-way granted to San Jacinto Gas Transmission Company, as set forth and described in instrument recorded under Brazoria County Clerk's File No. 2006004556. Affects Lot 3.

Item 10(t). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in Deed recorded in Volume 515, Page 225 of the Deed Records of Brazoria County, Texas. Affects Lots 10 and 14 and is blanket in nature.

Item 10(u). A 1/32nd non-participating royalty interest in all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded in Volume 559, Page 542, of the Deed Records of Brazoria County, Texas. Affects Lot 7 and is blanket in nature.

Item 10(v). All remaining oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in Deed recorded in Volume 590, Page 393 of the Deed Records of Brazoria County, Texas. Affects Lot 7 and is blanket in nature.

Item 10(w). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 02-048497, corrected and rerecorded under Brazoria County Clerk's File No. 2005026822. (Surface rights waived therein.) Affects Lots 19 and 20 and is blanket in nature.

Item 10(x). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020032410. Affects that portion of the subject tract lying in Lot 16 and the 4.8626 acre tract and is blanket in nature.

Item 10(y). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039751. Affects that portion of the subject tract lying in Lots 3 and 4 and is blanket in nature.

Item 10(z). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039752. Affects that portion of the subject tract lying in Lot 7 and is blanket in nature.

Item 10(aa). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039753. Affects that portion of the subject tract lying in Lot 7 and is blanket in nature.

Item 10(ab). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039754. Affects that portion of the subject tract lying in Lot 8 and is blanket in nature.

Item 10(ac). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039755. Affects that portion of the subject tract lying in Lot 10 and is blanket in nature.

Item 10(ad). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039756. Affects that portion of the subject tract lying in Lot 13 and is blanket in nature.

Item 10(ae). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039757. Affects that portion of the subject tract lying in Lot 14 and is blanket in nature.

Item 10(af). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039758. Affects that portion of the subject tract lying in Lot 16 and is blanket in nature.

Item 10(ag). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2020039759. Affects that portion of the subject tract lying in Lot 19 and 20 and is blanket in nature.

Item 10(ah). All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded under Brazoria County Clerk's File No. 2021016388. Affects that portion of the subject tract lying in Lot 9 and is blanket in nature.

Item 10(ai). Terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases recorded in Volume 226, Page 629, Volume 293 Page 152, Volume 300, Page 483, Volume 305, Page 351, Volume 305, Page 538, Volume 375, Page 508, Volume 390, Page 93, Volume 390, Page 101, Volume 390, Page 105, Volume 453, Page 63, Volume 453, Page 465, Volume 455, Page 487, Volume 479, Page 49, Volume 482, Page 147, Volume 499, Page 61, Volume 863, Page 375, Volume 863, Page 378, Volume 863, Page 384, of the Deed Records of Brazoria County, Texas. Affects and is blanket in nature to the subject lots or that portion of the subject lot described therein. Leases appear to have expired due to term limits.

Item 10(aj). Terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases recorded in Volume (89)705, Page 305, Volume (89)718, Page 832, Volume (90)770, Page 388, Volume (90)770, Page 391, Volume (90)786, Page 923, Volume (90)828, Page 926, Volume (90)828, Page 929, Volume (90)861, Page 66, Volume (90)861, Page 91, Volume (91)886, Page 23, Volume (91)886, Page 27, Volume (91)906, Page 910, Volume (92)1061, Page 361, Volume (92)1061, Page 376, Volume (92)1061, Page 384, all of the Official Records of Brazoria County, Texas. Affects and is blanket in nature to the subject lots or that portion of the subject lot described therein. Leases appear to have expired due to term limits.

Item 10(ak). Terms, conditions and stipulations of those certain Oil, Gas, and Mineral Leases filed for record under Brazoria County Clerk's File No(s). 93-011844, 94-004743,95-003308,95-005192, 95-005195, 95-005196, 95-012262, 97-039876, 00-020998, 01-004947, 2005014156, 2005066282, 2006074988, and 2006074989. Affects and is blanket in nature to the subject lots or that portion of the subject lot described therein. Leases appear to have expired due to term limits.

Item 10(am). Terms, conditions and stipulations of that certain Designation of Gas Unit, as set forth and described in instrument recorded under Brazoria County Clerk's File No. 2005066773. Affects Lots 3 and 4 of the subject tract and is blanket in nature.

Item 10(an). Terms, conditions and stipulations of that certain Development Agreement (For Variance) by and between the City of Manvel, Texas, and Amy Crawford-Fiallos, as set forth and described in instrument recorded under Brazoria County Clerk's File No. 2021015085. Affects that portion of the subject tract lying in Lot 16 and the 4.8626 acre tract and is blanket in nature.

Item 10(ao). Terms, conditions and stipulations as set forth in that certain Affidavit to the Public in connection with an on-site wastewater treatment system, recorded under Brazoria County Clerk's File No. 2021025815. Affects that portion of the subject tract lying in Lot 16 and the 4.8626 acre tract and is blanket in nature.

3. By graphical plotting the subject tract lies within in Zone "X" (unshaded on the FIRM map) as shown on Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 48039C0020K, map revised December 30, 2020. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SCALE OF SAID MAP.

4. A Metes and Bounds description was prepared for the subject tract instrument by the undersigned dated April 18, 2025, and revised July 23, 2025.

5. Field work was performed March, 2025.

6. The surveyor has not been provided with any offsite easements or servitudes at the time of this survey.

7. Only perimeter improvements were located. Internal improvements were not located at the Client's request.

LAND TITLE SURVEY OF 96.344 ARES

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O" VOL. 2, PAGE 91 & 92, B.C.P.R. LOCATED IN THE MARY V. O'DONELL SURVEY, ABSTRACT 469 BRAZORIA COUNTY, TEXAS

APRIL 2025 JOB NO. LJAS001-2660-2501

LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

SURVEYOR'S CERTIFICATE

TO: LIVING TRUST OF WILLIAM CRAWFORD II, DATED JANUARY 01, 2020 AND AMY CRAWFORD-FIALLOS, SHEA HOMES HOUSTON, LLC, ALAMO TITLE COMPANY AS AGENT FOR ALAMO TITLE INSURANCE,

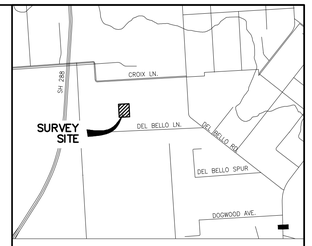
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, SURVEY.

DATED APRIL 18, 2025

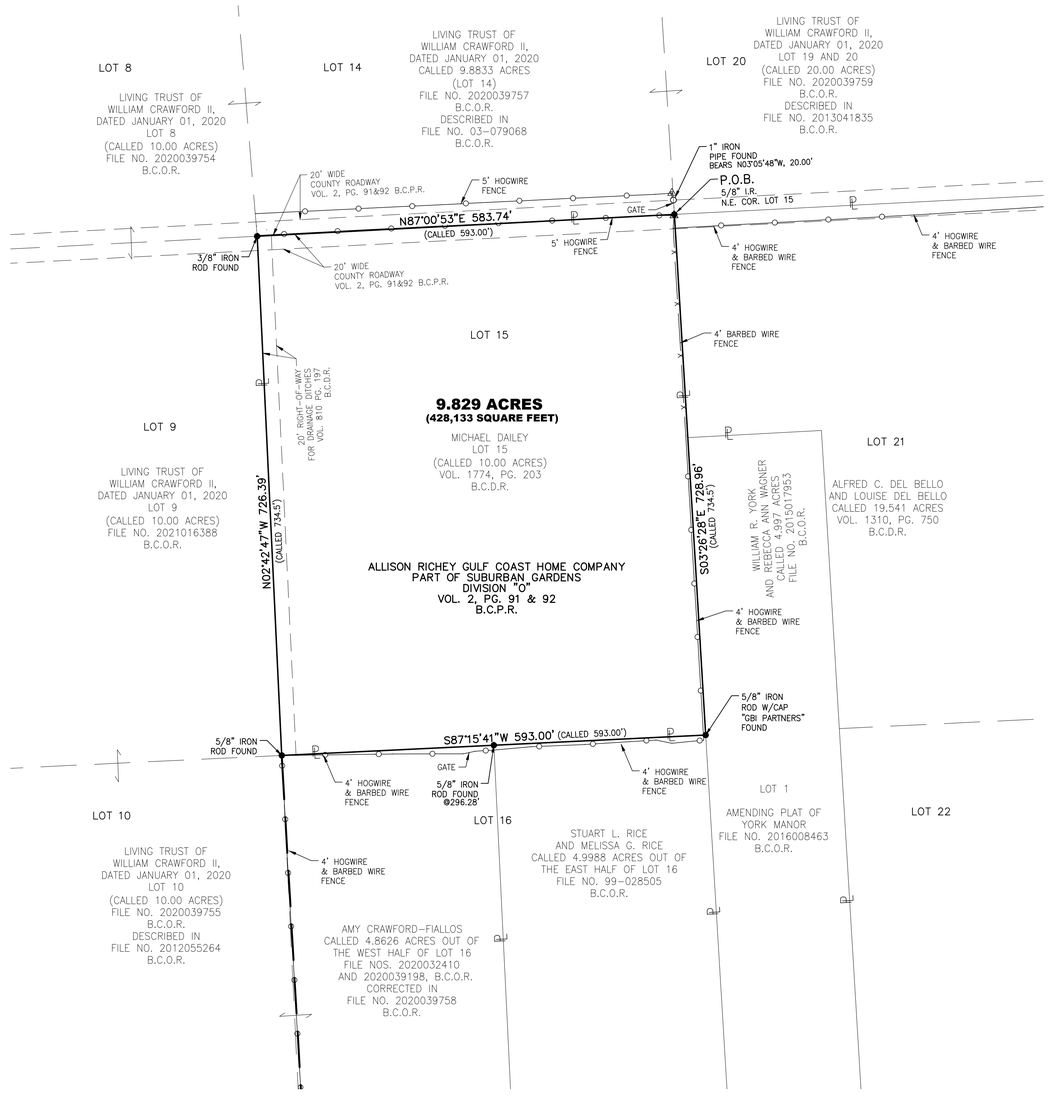
REVISED July 23, 2025, NEW TITLE COMMITMENT.

STATE OF TEXAS REGISTERED GARY D. NUTTER 5659 PROFESSIONAL LAND SURVEYOR

GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



VICINITY MAP
NOT TO SCALE



LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
VOL./PG.	VOLUME/PAGE
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
x	FENCE (AS SPECIFIED)

NOTES:

1. ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. NAD 83, (1993 ADJUSTMENT).

2. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE INSURANCE, OF NUMBER ATCH-01COM-ATCH2514179З-JG, EFFECTIVE DATE OF COMMITMENT FEBRUARY 25, 2025 AND ISSUED ON MARCH 5, 2025. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY.

THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT:

ITEM 10(C). ONE-HALF (1/2) INTEREST IN ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HEREFROM AS SET FORTH IN DEED DATED JANUARY 10, 1962 AND RECORDED IN VOLUME 810, PAGE 197 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT, AND IS BLANKET IN NATURE.

ITEM 10(D). EASEMENT FOR ROAD PURPOSES 20 FEET IN WIDTH ALONG THE WEST SIDE OF SAID TRACT OF LAND AND TO RIGHTS-OF-WAY OR DRAINAGE DITCHES, IF ANY, IN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 AS SET OUT IN DEED RECORDED JANUARY 10, 1962 AND RECORDED IN VOLUME 810, PAGE 197 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 10(E). OIL, GAS AND MINERAL LEASE EXECUTED BY AND BETWEEN MICHAEL DAILEY AND MERCURY OIL COMPANY, DATED APRIL 21, 1992 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. VOL.(92)1061 PG. 389. AFFECTS THE SUBJECT TRACT, AND IS BLANKET IN NATURE, HOWEVER MAY HAVE EXPIRED AS IT APPEARS IT WAS A 3 YEAR LEASE EFFECTIVE AS OF APRIL 21, 1992.

ITEM 10(F). NOTICE OF SEISMIC PERMIT AND LEASE OPTION AGREEMENT OIL, GAS AND MINERAL LEASE EXECUTED BY AND BETWEEN MICHAEL DAILEY AND ASPECT RESOURCES, LLC, DATED MARCH 8, 2000 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-021403. AFFECTS THE SUBJECT TRACT, AND IS BLANKET IN NATURE, HOWEVER MAY HAVE EXPIRED AS IT APPEARS IT WAS A 1 YEAR LEASE.

ITEM 10(G). NOTICE OF OIL, GAS AND MINERAL LEASE EXECUTED BY AND BETWEEN MICHAEL DAILEY AND ASPECT RESOURCES, LLC, DATED MARCH 8, 2000 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 02-015483. AFFECTS THE SUBJECT TRACT, AND IS BLANKET IN NATURE, HOWEVER MAY HAVE EXPIRED AS IT APPEARS IT WAS A 3 YEAR LEASE EFFECTIVE AS OF SEPTEMBER 8, 2001.

ITEM 10(H). OIL, GAS AND MINERAL LEASE EXECUTED BY AND BETWEEN MICHAEL DAILEY AND ORBIT RESOURCE CORPORATION, DATED JULY 24, 2006 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2006074987. AFFECTS THE SUBJECT TRACT, AND IS BLANKET IN NATURE.

3. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN IN ZONE "X" (UNSHADED ON THE FIRM MAP) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48039C0020K, MAP REVISED DECEMBER 30, 2020. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SCALE OF SAID MAP.

4. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THE SUBJECT TRACT INSTRUMENT BY THE UNDERSIGNED DATED APRIL 18, 2025

5. FIELD WORK WAS PERFORMED MARCH, 2025.

SURVEYOR'S CERTIFICATE

TO: MICHAEL DAILEY, SHEA HOMES HOUSTON, LLC, ALAMO TITLE COMPANY AS AGENT FOR ALAMO TITLE INSURANCE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, SURVEY.

DATED APRIL 18, 2025

"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."

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

LAND TITLE SURVEY OF 9.829 ACRES (LOT 15)

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O" VOL. 2, PAGE 91 & 92, B.C.P.R. LOCATED IN THE MARY V. O'DONELL SURVEY, ABSTRACT 469 BRAZORIA COUNTY, TEXAS

APRIL 2025 JOB NO. LJAS001-2660-2501

LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

S:\Sector\Survey\Projects\LJAS001\2660\2501\06 CAD\Working Files\Base Files\Lot15 LTS.dwg 4/30/2025

April 18, 2025
Revised July 23, 2025
Job No. 2660-2501

DESCRIPTION OF
96.344 ACRES

Being 96.344 acres (4,196,730 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, 19, and 20, of Division "O" of the Allison 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 Brazoria County, Texas (B.C.P.R.), all of said Lots 3 and 4 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039751 and described in File Number 96-014455, in the Official Records of said Brazoria County, Texas (B.C.O.R.), all of said Lot 8 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039754, B.C.O.R., all of said Lot 9 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2021016388 B.C.O.R., all of said Lot 10 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039755 and described in File Number 2012055264, B.C.O.R., all of said Lot 13 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039756 and described in File Number 2006052005, B.C.O.R., said all of Lot 14 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039757 and described in File Number 03-079068, B.C.O.R., all of said Lots 19 and 20 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039759 and described in File Number 2013041835, B.C.O.R., all that certain called 0.60 acre tract (a portion of said Lots 1 and 2) conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039750 and described in File Number 00-054217, B.C.O.R., all that certain called 0.81 acre tract (a portion of said Lot 7) conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039753 and described in File Number 98-004526, B.C.O.R., and that portion of a 2.50 acre tract lying within Lot 7 conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039752 and described in File Number 97-039876, B.C.O.R., and all that certain called 4.8626 acre tract conveyed to Amy Crawford-Fiallos, by instruments of record in File Number 2020032410 and File Number 2020039198, B.C.O.R. and corrected in File Number 2020039758, B.C.O.R., said 96.344 acres being more particularly described by metes and

bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

COMMENCING for reference at a concrete monument found for the northwest corner of Lot 1 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, same being the southwest corner of that certain called 132.908 acre tract conveyed to Ashton Houston Residential L.L.C., by an instrument of record under File Number 2017015415, B.C.O.R., and on the east line of the A. C. H. & B. R. R. Co. Survey, Section 90 also known as the Kate R. Ehrmann Survey, Abstract 459, also being Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, B.C.P.R., said point located on the centerline of County Road 58 (Croix Road) (40-foot wide as shown on said Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision of which the south 20 feet dedicated to the public in Volume 128, Page 235, of the Deed Records of Brazoria County, Texas (B.C.D.R.) ;

Thence, North 87° 01' 04" East, along the centerline of said County Road 58, the south line of said 132.908 acre tract, and the north line of said Lot 1, the residue of Lots 1 being a portion of that certain called 19.09 acre tract conveyed to Eugene Del Bello, Jr., Kathy L. Stark, and Richard L. Del Bello by an instrument of record under File number 2022067756, B.C.O.R., 562.56 feet to a point;

Thence, South 03° 01' 20" East, departing the centerline of said County Road 58, the south line of said 132.908 acre tract, and the north line of said Lot 1, 20.00 feet to a Mag nail set for the northwest corner of said 0.60 acre tract, and the northwest corner and POINT OF BEGINNING of the herein described tract, said point being on the south right-of-way line of said County Road 58 as described in Volume 128, Page 235, B.C.D.R.;

Thence, North 87° 01' 04" East, along the south right-of-way line of said County Road 58, 148.22 feet to a Mag nail set for corner, said point being on the west line of that certain called 2.5 acre tract out of Lot 7 conveyed to Ramon Gallegos Arismendez and Rosa Arismendez by and instrument of record under File Number 99-043433, B.C.O.R.;

Thence, South 03° 02' 45" East (called South 00° 16' 38" West per File Number 97-039876, B.C.O.R.), departing the south right-of-way line of said County Road 58, at 6.72 feet pass a 1-inch iron pipe found for reference, continuing in all a total distance of 720.95 feet (called 734.5 feet) to a fence post found for the common south corner of said 0.81 acre tract and said 2.5 acre Arismendez tract, said point being on the south line of Lot 7 and the north line of the aforementioned Lot 8;

Thence, North 86° 59' 37" East, along the south line of said Lot 7 and the north line of said Lot 8, 444.75 feet to a 1-inch iron pipe found for the southeast corner of Tract "D" of Abbreviated Plat Thomas Del Bello, said Tract "D" (called 2.50 acres) conveyed to R. Gregory Investments LLC by an instrument of record under File Number 2013061515, B.C.O.R.;

Thence, North 03° 02' 45" West (called North 00° 00' 00" West per File Number 2006052005, B.C.O.R.), along the east line of said Tract "D", at 714.24 feet pass a found 3/8-inch iron rod found for reference, continuing in all 720.76 feet (called 734.5 feet) to a Mag nail set for corner on the south right-of-way line of said County Road 58;

Thence, North 87° 01' 04" East (called South 89° 27' 36" East per File Number 2006052005, B.C.O.R.), along the south right-of-way line of said County Road 58, 1,186.16 feet to a Mag nail for set for corner on the recognized east line of Lot 19 and the west line of Lot 25, said Lot 25 (called 10 acres) conveyed to Lee Ann Del Bello Hooks by an instrument of record under File Number 2017020639, B.C.O.R.;

Thence, South 03° 05' 28" East (called South 00° 10' 07" West per File Number 2013041835, B.C.O.R.), along the recognized east line of said Lot 19 and the west line of said Lot 25, at 1.49 feet pass a found 5/8-inch iron rod, at 1,456.30 feet pass a 1-inch iron pipe found for reference, continuing in all a total distance of 1,462.34 feet (called 1,455.00 feet) to a 5/8-inch iron rod with cap stamped "LJA Survey" set for the southeast corner of the aforementioned Lot 20, and the common corner of Lots 21, 26, and 27 of the aforementioned Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, said point being an interior corner on the westerly lines of that certain called 19.541 acre tract conveyed to Alfred C. Del Bello and Louis Del Bello by an instrument of record in Volume 1310, Page 750, B.C.D.R., said point also being the centerline of a 40 foot wide platted road easement

(unimproved) as shown on said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision;

Thence, South 87° 03' 37" West (called North 89° 41' 00" West per File Number 2013041835, B.C.O.R.), along the south line of said Lot 20 and the north line of said Lot 21, the centerline of said 40-foot wide road easement, and a north line of said 19.541 acre tract, 581.65 feet (called 593 feet per plat and 582.62 feet per File Number 2013041835, B.C.O.R.) to a 5/8-inch iron rod found for the common corner of Lots 14, 15, 20 and 21, from which a found 1-inch iron pipe bears North 03° 05' 48" West, 20.00 feet as described in said Volume 1310, Page 750, B.C.D.R.;

Thence, South 87° 00' 53" West (called North 87° 00' 53" West per File Number 03-079068, B.C.O.R.), along the south line of Lot 14 and the north line of Lot 15, and the centerline of said 40-foot wide road easement, 583.74 feet (called 593 feet per plat and called 583.96 feet per File Number 03-079068, B.C.O.R.) to a 3/8-inch iron rod found for the common corner of Lots 8, 9, 14, and 15;

Thence, South 02° 42' 47" East, along the east line of said Lot 9 and the west line of said Lot 15, 726.39 feet (called 734.5 feet per plat) to a 5/8-inch iron rod found for the common corner of said Lots 9, 10, 15, and 16;

Thence, North 87° 15' 41" East (called North 86° 57' 07" East per File Number 2020032410, B.C.O.R.), along the south line of said Lot 15 and the north line of said Lot 16, 296.72 feet (called 296.50 feet) to a 5/8-inch iron rod found for the northeast corner of the aforementioned 4.8626 acre tract, same being the northwest corner of that certain called 4.9988 acre tract conveyed to Stuart L. Rice and Melissa G. Rice by an instrument of record under File Number 99-028505, B.C.O.R.;

Thence, South 02° 46' 37" East (called South 03° 20' 16" East, along the east line of said 4.8626 acre tract and the west line of said 4.9988 acre tract, at 714.28 feet (called 714.40 feet) pass a 5/8-inch iron rod found for the southeast corner of said 4.8626 acre tract, continuing 747.75 feet to a Mag nail set for corner on the south line of said Lot 16, same being in the

centerline of Del Bello Lane (a 40 feet wide road easement) as shown on said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision;

Thence, South 87° 14' 52" West, along the centerline of Del Bello Lane and said road easement, and along the south lines of Lots 16, 10 and 4, and the north line of Lots 10 and 5 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, at 1,426.30 feet and 20.00 feet to the right pass a concrete monument with 3/8-inch iron rod in the center found for reference as described in File Number 96-014455, B.C.O.R., continuing in all a total distance of 1,446.30 feet to a 5/8-inch iron rod with cap stamped "LJA Survey" set for the common west corner of Lots 4 and 5, said point being on the east line of the aforementioned Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision;

Thence, North 03° 26' 48" West (called North 00° 08' 37" West per File Number 96-014455, B.C.O.R.), along the east line of said Section 90 and the west lines of said Lots 4 and 3, 1,469.00 feet (called 1,469.00 feet) to a 5/8-inch iron rod with cap stamped "LJA Survey" set for the common west corner of the aforementioned Lots 2 and 3;

Thence, North 86° 56' 18" East (called North 89° 40' 43" East per File Number 96-014455, B.C.O.R.), departing the east line of said Section 90 and along the south line of said Lot 2 and the north line of said Lot 3, at 20 feet pass a 5/8-inch iron rod (bent) found for reference, continuing in all a total distance of 583.84 feet (called 593 per plat and 583.67 feet per File Number 96-014455, B.C.O.R.) to a 5/8-inch iron rod found for the common corner of Lots 2, 3, 8, and 9 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, said point being the common south corner of the aforementioned 19.09 acre tract and the aforementioned 0.60 acre tract;

Thence, North 05° 28' 43" West (called North 02° 12' 33" West per File Number 00-054217, B.C.O.R.), along the east line of said 19.09 acre tract and the west line of said 0.60 acre tract, 741.11 feet (called 741.48 feet) to a 1-inch iron pipe found for corner;

Thence, North 03° 01' 20" West (called North 00° 15' 38" East per File Number 00-054217, B.C.O.R.), continuing along the east line of said 19.09 acre tract and the west line of said 0.60 acre tract, at 714.74 feet (called 714.51 feet) pass a 3/4-inch iron pipe found for reference, continuing in all a total distance of 741.35 feet (called 731.73 feet) to the POINT OF BEGINNING and containing 96.344 acres (4,196,730 square feet) of land of land.

Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration Number 5659
LJA Surveying, Inc.

April 18, 2025
Job No. 2660-2501

DESCRIPTION OF
9.829 ACRES

Being 9.829 acres of land located in the Mary V. O'Donnell Survey, Abstract 469, of Brazoria County, Texas, being all of Lot 15, of Division "O" of the Allison 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 Brazoria County, Texas (B.C.P.R.), said Lot15 conveyed to Michael Daily by an instrument of record in Volume 1774, Page 203, of the Deed Records of Brazoria County, Texas (B.C.D.R.), said 9.829 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at 5/8-inch iron rod found for the common corner of Lots 14, 15, 20, and 21 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, said point being the southeast corner of that certain called 9.8833 acre tract conveyed to Living Trust of William Crawford II dated January 01, 2020, by an instrument of record in File Number 2020039757, in the Official Records of said Brazoria County, Texas (B.C.O.R.) and described in File Number 03-079068, B.C.O.R., said point being the northwest corner of that certain called 19.541 acre tract conveyed to Alfred C. Del Bello and Louis Del Bello by an instrument of record in Volume 1310, Page 750, B.C.D.R., from which a found 1-inch iron pipe bears North 03° 05' 48" West, 20.00 feet as described in said Volume 1310, Page 750, B.C.D.R.;

Thence, South 03° 26' 28" East, along the east line of said Lot 15 and the west line of said Lot 21, 728.96 feet (called 734.5 feet) to a 5/8-inch iron rod capped "GBI PARTNERS" found for the common corner of Lots 15, 16, 21, and 22 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, said point being on the west line of Lot 1 of the Amending Plat of York Manor, a subdivision of record in File Number 2013008463, B.C.O.R., also being the northeast corner of that certain called 4.9988 acre tract conveyed to Stuart L. Rice and Melissa G. Rice by an instrument of record under File Number 99-028505, B.C.O.R.;

Thence, South 87° 15' 41" West, along the south line of said Lot 15 and the north line of said Lot 16, at 296.28 feet pass a 5/8-inch iron rod found for the common north corner of said 4.9988 acre tract and that certain called 4.8626 acre tract conveyed to Amy Crawford-Fiallos, by instruments of record in File Number 2020032410 and File Number 2020039198, B.C.O.R. and corrected in File Number 2020039758, B.C.O.R., continuing in all a total distance of 593.00 feet (called 593.0 feet) to a 5/8-inch iron rod found for the common corner of Lots 9, 10, 15 and 16, of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision;

Thence, North 02° 42' 47" West, along the west line of said Lot 15 and the east line of said Lot 9, 726.39 feet (called 734.5 feet) to a 3/8-inch iron rod found for the common corner of Lots 8, 9, 14, and 15 of said Division "O" of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision;

Thence, North 87° 00' 53" East, along the north line of said Lot 15 and the south line of said Lot 14, 583.74 feet (called 593.0 feet) to the POINT OF BEGINNING and containing 9.829 acres (428,133 square feet) of land of land.

"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."

_____

Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration Number 5659
LJA Surveying, Inc.

META PLANNING + DESIGN
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DEL BELLO LAKES

	TYP. 50'x120'	100 LOTS	22%
	TYP. 55'x120'	103 LOTS	23%
	TYP. 60'x120'	181 LOTS	40%
	TYP. 70'x120'	64 LOTS	15%

TOTAL 448 LOTS

DEL BELLO LAKES EXPANSION

	TYP. 50'x125'	131 LOTS	44%
	TYP. 60'x125'	165 LOTS	56%

TOTAL 296 LOTS

TOTAL LOT SUMMARY

	TYP. 50'x120'/125'	231 LOTS	31%
	TYP. 55'x120'	103 LOTS	14%
	TYP. 60'x120'/125'	346 LOTS	47%
	TYP. 70'x120'	64 LOTS	8%

TOTAL 744 LOTS

Ashton Houston Residential LLC
PROPOSED CROIX ROAD ALIGNMENT
VDB Partners LTD
CROIX ROAD
Gulf Coast Water Authority
IOWA LANE
Manvel ETJ
Manvel City Limits
Del Bello Eugene Jr & Kathy L Stark & Richard L Del Bello
DOG PARK ±2.9 Ac.
SF-2B 62 LOTS (TYP.50'x125') ±15.0 Ac.
SF-1 33 LOTS (TYP.50'x125') 57 LOTS (TYP.60'x125') ±25.1 Ac.
LAKE/ DET ±5.5 Ac.
SEC 9 42 LOTS (TYP.60'x130') ±11.7 Ac.
SEC 8 30 LOTS (TYP.60'x130') ±8.0 Ac.
SEC 7 46 LOTS (TYP.50'x120') 5 LOTS (TYP.60'x130') ±13.5 Ac.
O.S. ±2.0 Ac.
75' DRAINAGE ESMT
50' LANDSCAPE BUFFER
LAKE/ DET ±6.3 Ac.
O.S. ±0.3 Ac.
MANVEL PKWY.
BDD#4 DITCH
PARK ±1.6 Ac.
LAKE/ DET ±20.0 Ac.
SF-3 36 LOTS (TYP.50'x125') 43 LOTS (TYP.60'x125') ±17.9 Ac.
York William R & Rebecca Ann Wagner
Rice Melissa G
LS
DEL BELLO LANE
SF-2A 65 LOTS (TYP.60'x125') ±18.1 Ac.
HNPN Properties LLC
McNierney Michael M & Heather S Hedayati
Rodeo Palms
HWY 288
COM ±18.0 Ac.
COM ±1.9 Ac.
LAKE/ DET ±9.4 Ac.
SEC 10 19 LOTS (TYP.70'x130') ±6.1 Ac.
Valencia 288 LLC
Mountford Mary J
DEL BELLO BLVD.
SEC 1 2 LOTS (TYP.50'x120') 60 LOTS (TYP.55'x120') 6 LOTS (TYP.60'x120') ±18.7 Ac.
SEC 2 52 LOTS (TYP.50'x120') 13 LOTS (TYP.60'x125'/130') ±14.4 Ac.
COM ±30.2 Ac.
SEC 6 27 LOTS (TYP.60'x125'/130') ±7.3 Ac.
REC ±3.1 Ac.
Lift Station
LAKE/ DET ±4.2 Ac.
LAKE/DET ±12.1 Ac.
LAKE/ DET ±15.1 Ac.
D.S./ PARK ±4.8 Ac.
30' Esmt
COM ±4.1 Ac.
10' Reserve
SEC 5 43 LOTS (TYP.55'x120') 4 LOTS (TYP.60'x130') 6 LOTS (TYP.70'x130') ±14.5 Ac.
SEC 4 34 LOTS (TYP.60'x130') 4 LOTS (TYP.70'x130') ±10.4 Ac.
SEC 3 20 LOTS (TYP.60'x130') 35 LOTS (TYP.70'x130') ±19.5 Ac.
IOWA LN.

a conceptual development plan for

DEL BELLO LAKES

±373.9 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
AUGUST 11, 2025

EXHIBIT E

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LOT SUMMARY

50'x125'	131 LOTS	44%
60'x125'	165 LOTS	56%
TOTAL	**296 LOTS**	

N

CROIX ROAD

OAK CREST PARKWAY

IOWA LANE

MANVEL PARKWAY

DEL BELLO BOULEVARD

DEL BELLO LANE

Granite Oak Crest

Ashton Houston Residential LLC

PROPOSED CROIX ROAD ALIGNMENT

VDB Partners LTD

Manvel ETJ

Manvel City Limits

20' Landscape Buffer

Hooks Lee Ann Del Bello

Gulf Coast Water Authority

DOG PARK ±2.9 Ac.

15' Drainage Swale

DET. ±5.5 Ac.

SF-2B
62 LOTS
(TYP.50'x125')
±15.0 Ac.

SF-3
36 LOTS
(TYP.50'x125')
43 LOTS
(TYP.60'x125')
±17.9 Ac.

Del Bello Alfred C

PARK ±1.6 Ac.

DET. ±20.0 Ac.

SF-1
33 LOTS
(TYP.50'x125')
57 LOTS
(TYP.60'x125')
±25.1 Ac.

BDD#4 Ditch

York William R & Rebecca Ann Wagner

Rice Melissa G

Shea Homes Houston LLC

LS

20' Road Esmt

SF-2A
65 LOTS
(TYP.60'x125')
±18.1 Ac.

HNPN Properties LLC

McNierney Michael M & Heather S Hedayati

Valencia 288 LLC

Mountford Mary J

a schematic development plan for

DEL BELLO LAKES

±106.2 ACRES OF LAND

prepared for

SHEA HOMES/TOLL BROTHERS

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
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SCALE 0 100 200 400

MTA-09301F
AUGUST 11, 2025

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a land use classification plan for

DEL BELLO LAKES

±373.9 ACRES OF LAND

prepared for

SHEA HOMES/TOLL BROTHERS

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Katy, Texas 77494
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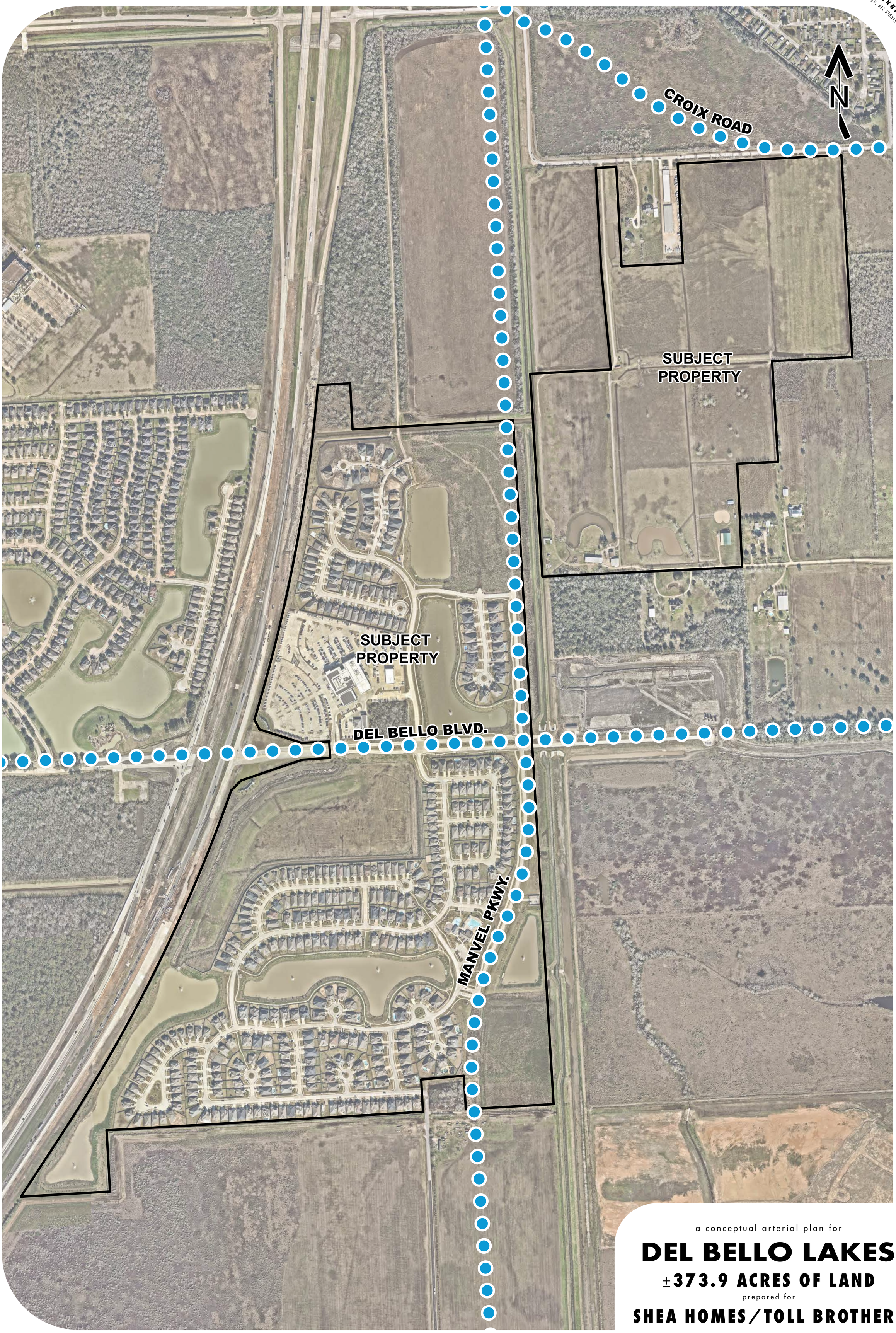

a conceptual arterial plan for

DEL BELLO LAKES

±373.9 ACRES OF LAND

prepared for

SHEA HOMES/TOLL BROTHERS

META PLANNING + DESIGN

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Katy, Texas 77494
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DEL BELLO LAKES

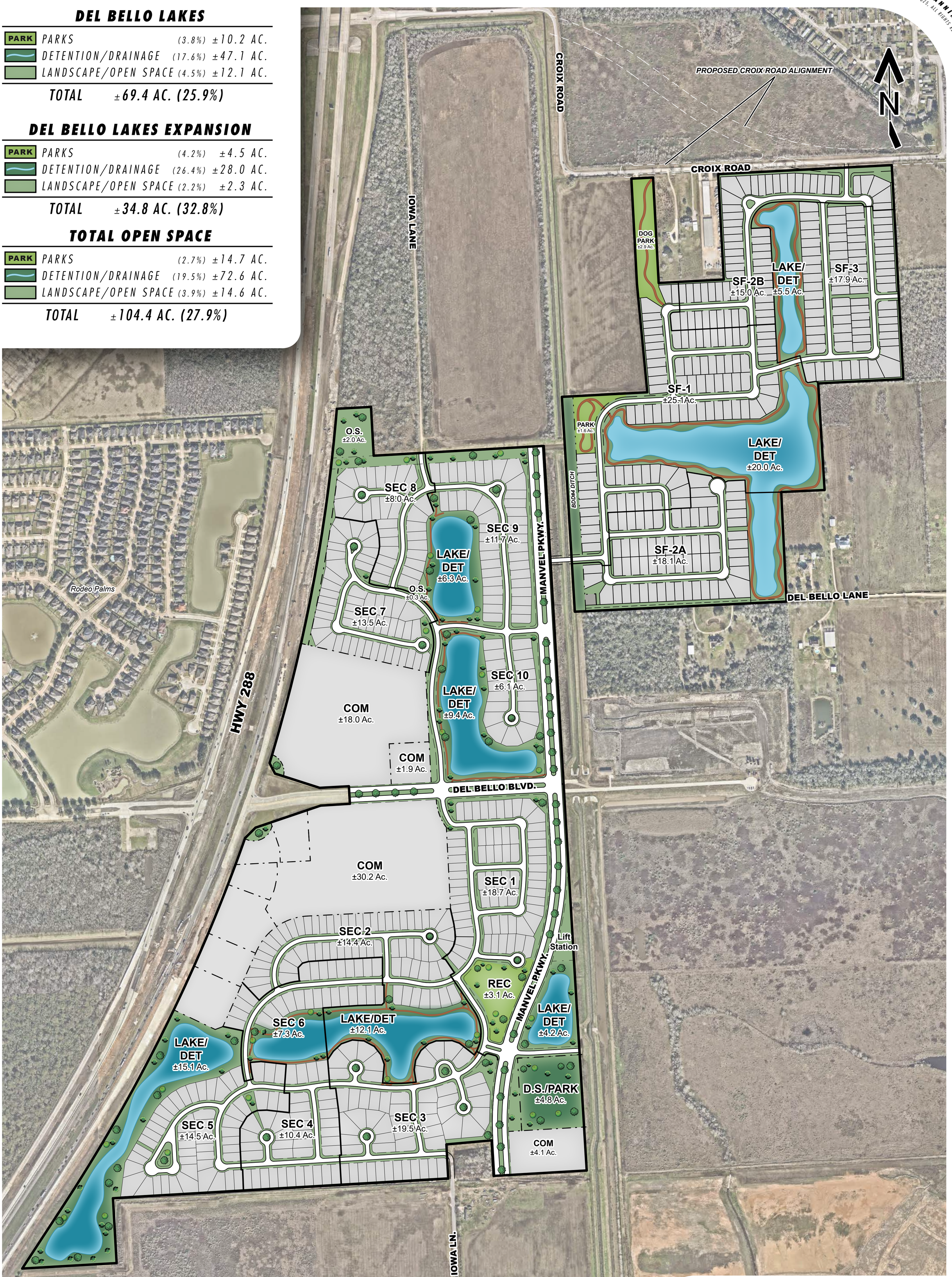
PARK	PARKS	(3.8%)	±10.2 AC.
	DETENTION/DRAINAGE	(17.6%)	±47.1 AC.
	LANDSCAPE/OPEN SPACE	(4.5%)	±12.1 AC.
	TOTAL		±69.4 AC. (25.9%)

DEL BELLO LAKES EXPANSION

PARK	PARKS	(4.2%)	±4.5 AC.
	DETENTION/DRAINAGE	(26.4%)	±28.0 AC.
	LANDSCAPE/OPEN SPACE	(2.2%)	±2.3 AC.
	TOTAL		±34.8 AC. (32.8%)

TOTAL OPEN SPACE

PARK	PARKS	(2.7%)	±14.7 AC.
	DETENTION/DRAINAGE	(19.5%)	±72.6 AC.
	LANDSCAPE/OPEN SPACE	(3.9%)	±14.6 AC.
	TOTAL		±104.4 AC. (27.9%)



a project area map for

DEL BELLO LAKES

±373.9 ACRES OF LAND

prepared for

SHEA HOMES/TOLL BROTHERS

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AUGUST 11, 2025

EXHIBIT H

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PHASING SUMMARY

	50'x125'	60'x125'	TOTALS
PHASE I	33 LOTS	57 LOTS	90 LOTS
PHASE II	62 LOTS	65 LOTS	127 LOTS
PHASE III	36 LOTS	43 LOTS	79 LOTS
TOTALS	131 LOTS	165 LOTS	296 LOTS

a preliminary phasing plan for

DEL BELLO LAKES

±106.2 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 0 100 200 400

MTA-09301F
AUGUST 11, 2025

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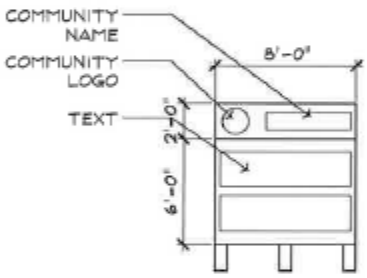
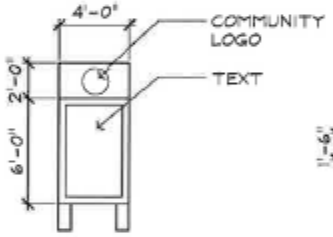




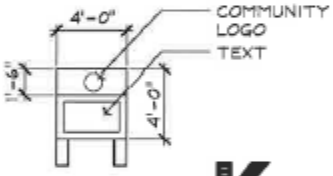


EXHIBIT K

a signage exhibit for

SOUTHPOINTE CROSSING

± 267.7 ACRES OF LAND

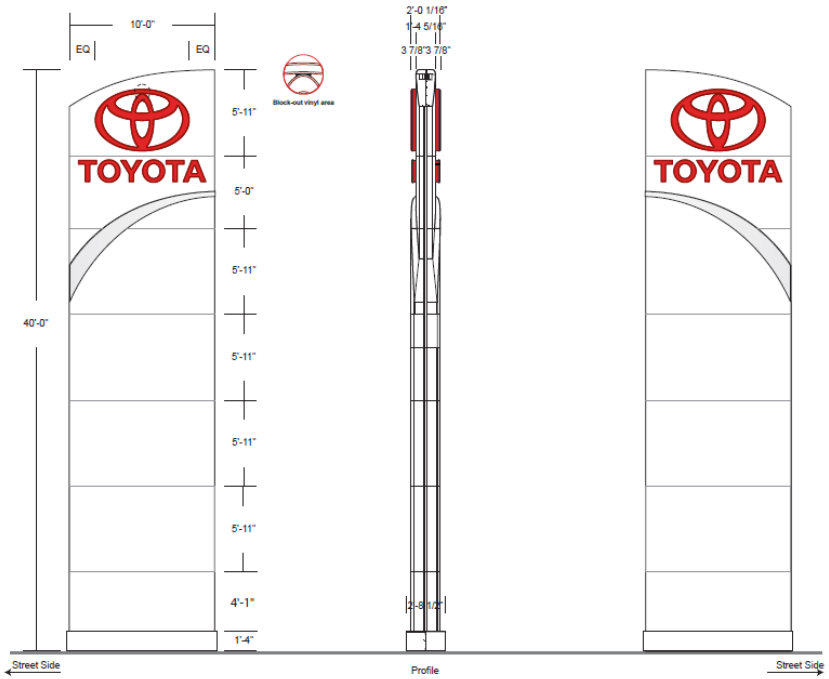
Exhibit K1

Exhibit K2

30′
28.5″
4.75′
4.75′
10′
6′
Build Your Story Here.
Del Bello Lakes
A New Home Community | Coming Soon
DelBelloLakes.com
Ashton Woods Homes | Perry Homes | Shea Homes | Westin Homes
5′
3′
4″x6″ - Wood Posts
SignMAXX
PLEASE CHECK YOUR PROOF THOROUGHLY
Check the artwork as well as the copy.
You are responsible for finding errors at the proofing stage.
Once a proof is approved, we considered it ready for print.
Any artwork, copy and /or layout errors discovered
after the print will be your responsibility.
Sept 2019
Del Bello Lakes 10′x30′ - "V" Billboard
Phone: 281-395-9100 info@signmaxx.com 1403 Vander Wilt Ln., Katy, Texas 77449

EXHIBIT K4

CUSTOM 40' HEIGHT TO BE REVIEWED & APPROVED BY TOYOTA



Specifications

Custom 1040 - D/F Illuminated Pylon Sign

1/8" aluminum fabricated panels
Painted Toyota white

Toy-5: Panned & embossed molded Toyota logo
(4'-3"h x 6'-6 13/16"w) 21.99 sq.ft.
Clamshell trim
Lexan polycarbonate: Bayer Red D99
3M 3635-20B block out vinyl applied second surface
Aluminum coil pre-painted red
Illuminated with red LED

Panned & embossed molded Toyota letters
(1'-5 13/16"h x 8'-10 15/16"w) 13.22 sq.ft.
Clamshell trim
Lexan polycarbonate: Bayer Red D99
Aluminum coil pre-painted red
Illuminated with red LED

1/8" aluminum 3D "Swoosh"
Painted 31 Medium Gray

Electrical hook-up by others

Colors

- ☐ Toyota White
- ■ Bayer Red D99
- ■ 3M 3635-20B Block Out Vinyl
- ■ 31 Medium Gray

Project ID
NF2-25965

Date: Jan-23-2019
Scale: 1/8" = 1'-0"
Sales: N.Fry
Designer: A.Ioannou

Rev. #: R1
Date: May-1-2019

Revision Note:
Revised to custom 40' height.

☑ Conceptual

Information Required:

☐ Master

Electrical
☑ 120V ☐ 347V
☐ Other _____

Customer Approval
Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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TOYOTA
42321s
Toyota of Alvin
3507 FM 528
Alvin, TX

Sign Item
SG8

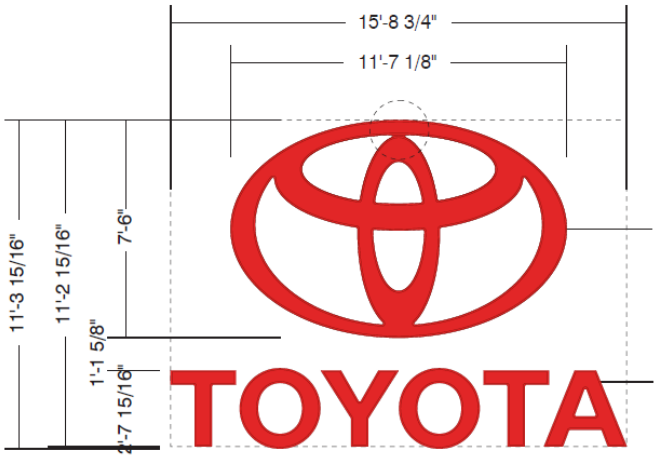
Pattison Sign Group
Powering Your Brand
555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Exhibit K4

EXHIBIT K5



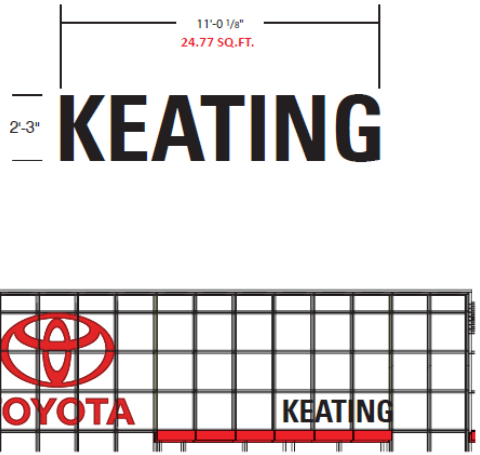
inside view
block-out vinyl area

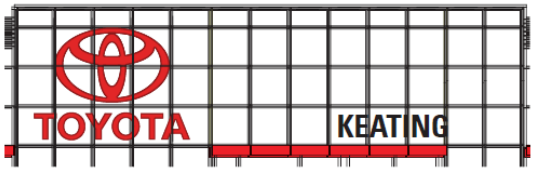
Toyota Brand
Overall Perimeter
11'-2 15/16" x 15'-8 3/
176.87 SQ. FT.

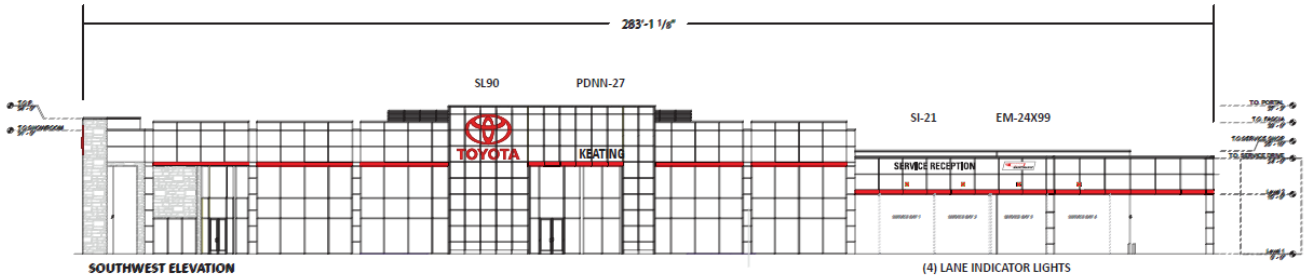
68.69 SQ. FT.

41.86 SQ. FT.

Toyota Brand Elemer
110.55 SQ. FT.







SOUTHWEST ELEVATION

(4) LANE INDICATOR LIGHTS

Project ID
NF2-25965
Date: Jan-23-2019
Scale: 1/4 = 1'-0"
Sales: N.Fry
Designer: C.Sabatino
Rev. #: R3
Date: FEB-20-2020
Revision Note: Variance Package

☑ Conceptual

Information Required:

☐ Master

☐ Electrical

☑ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

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TOYOTA
42321s
Toyota of Alvin
3507 FM 528
Alvin, TX

Sign Item
SG1

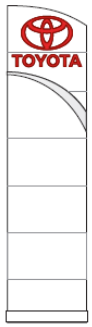
Pattison Sign Group
Powering Your Brand
555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Exhibit K5

EXHIBIT K6



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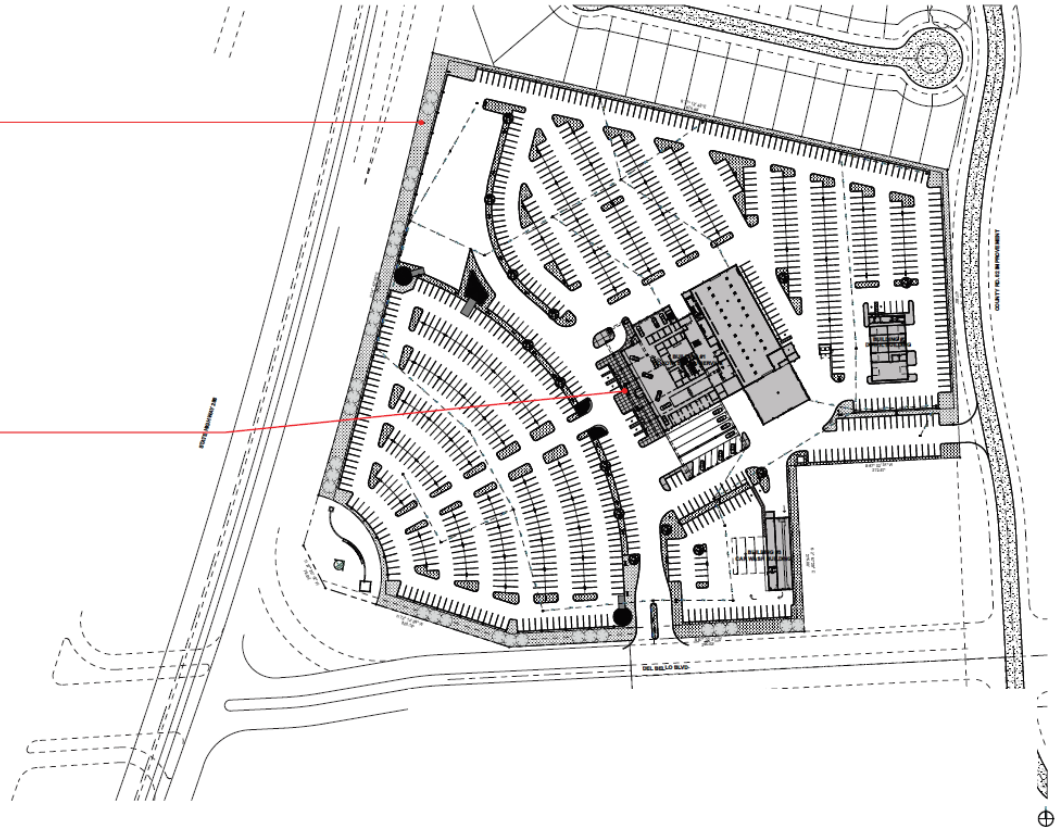

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Date:	FEB-20-2020
Scale:	N.T.S.
Sales:	N.Fry
Designer:	C.Sabatino
Rev. #:	R5
Date:	
Revision Note:	

☑ Conceptual

Information Required:

☐ Master

Electrical

☐ 120V ☐ 347V

☐ Other _____

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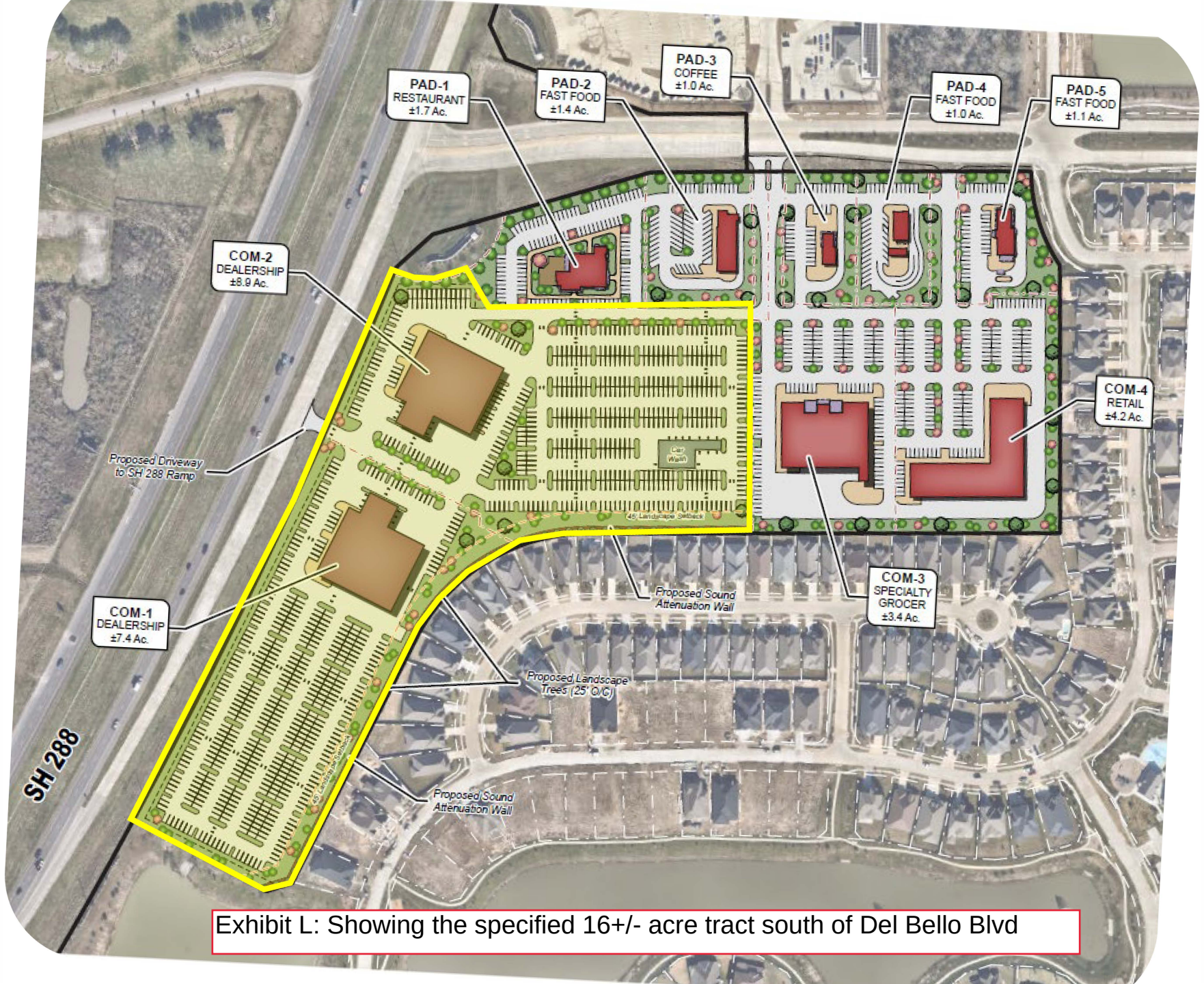

Exhibit L: Showing the specified 16+/- acre tract south of Del Bello Blvd

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 (Tc). 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.

100- Year Event

	Existing Conditions	Proposed Conditions
Drainage Area (Acres) =	137.00	137.00
Percent Impervious	7.02	39.34
Excess rainfall volume (in) =	14.48	15.34
Peak Flow Rate (cfs) =	146.00	548.00
Computed Tp (hrs) =	9.86	2.78
Tlime Increment (hrs) =	0.250	0.250

* Required Detention Rate **0.97 ac-ft/ac**

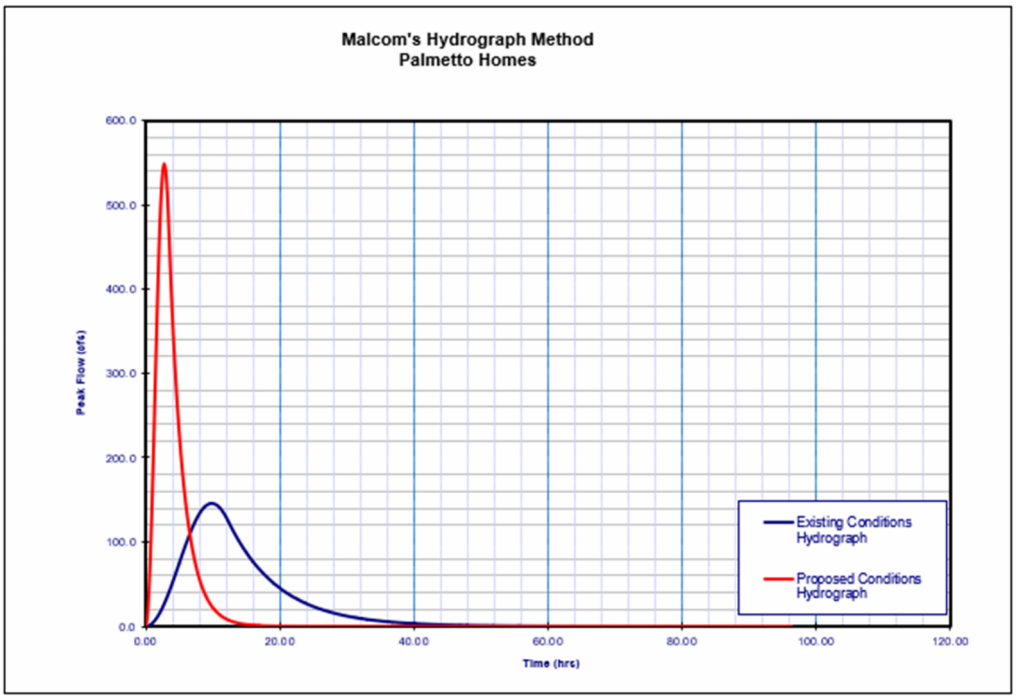

Figure 4. Proposed Drainage Plan

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.

DRAFT

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DEL BELLO LAKES DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

LJA Project No. 2660-2503

Bahareh Bakhtiari, PE, PTOE
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July 2025

DEL BELLO LAKES DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

July 12, 2025

LJA Project No. 2660-2503

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July 2023

Executive Summary

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Del Bello Lakes Development in Manvel, Texas. This proposed development will consist of 315 single-family detached houses. The development site is located south of Croix Road, east of Manvel Parkway, and north of Del Bello Boulevard. Construction for this development is expected to be completed in 2027, therefore the study horizon for this TIA is year 2027. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding street network and to determine the required mitigation measures to address any resulting deficiencies.

Access to the development will be provided via two driveways. Driveway 1 is located along Manvel Parkway, approximately 1,600 feet north of Del Bello Boulevard. Driveway 2 is located along Croix Road, approximately 1,970 feet east of the point where Croix curves and transitions from an east–west to a north–south alignment. The study area for this TIA includes the street network located within half a mile from the proposed development's access points.

Due to the nature of this development and the traffic conditions within the study area, only the weekday AM and the weekday PM peak hour periods were analyzed in this TIA. The overall proposed development is expected to generate 2,900 daily vehicle trips with 220 vehicle trips during the AM peak hour period and 296 vehicle trips during the PM peak hour period.

Given the current limitations in obtaining recent traffic counts—and considering that this area is rapidly developing with several approved or ongoing TIAs, along with major nearby intersections either under construction or having approved plans for future signals and improvements—existing conditions were not analyzed as part of this TIA. Instead, the focus of this study is on the No-Build Ultimate conditions, which reflects anticipated future development and infrastructure improvements in the area.

For the intersection of Del Bello Boulevard and SH 288 and Manvel Boulevard and Del Bello Boulevard, data provided by the Valencia Development TIA were utilized. At the intersection of Croix Road and SH 288, the most recent available counts were from 2014 and considered outdated. However, TCDS provided traffic volume data for all approaches at this intersection. To estimate current turning movement counts (TMCs), the 2014 turning movement distribution was applied to the TCDS volumes. The growth rate was then applied to the estimated 2022 volumes to project traffic conditions for 2027 without the proposed development (Future No Build Conditions). The traffic expected to be generated by the proposed development was subsequently added to the No Build Conditions to determine the Future Build Conditions.

Right Turn Lane Analyses was completed for the proposed driveway in accordance with the National Cooperative Highway Research Program (NCHRP) 475 requirements for right and left turn deceleration lanes. Based on the analysis, an exclusive right-turn lane on eastbound approach of Croix Road and Driveway 2 intersection is warranted at opening year 2027. Therefore, LJA recommend installing an eastbound right-turn lane with 100 feet storage length, 340 feet deceleration length and 100 feet taper at Croix Road and Driveway 2 intersection when constructing Access Roadway 1.

Intersection Capacity Analyses were completed for major intersections within the study area. Mitigation measures for this TIA require that when the LOS without development is LOS A, B, C or D, the minimum acceptable projected LOS shall be LOS D, and when the LOS without

development is LOS E or F, the minimum acceptable projected LOS shall be equal to the LOS without development.

The results of this analysis indicate that construction of an eastbound left-turn lane along Del Bello Boulevard at its intersection with Manvel Parkway will be necessary to accommodate traffic generated by the proposed Del Bello Lakes Development. It should be noted that this analysis also considered traffic from the SLP Tract Development, Bluewater Lakes Development, Del Bello Development, Manvel City Center Complex Planning-Level TIA, SH 288 and Rodeo Palms Parkway/Del Bello Boulevard improvements, and the Valencia Development. The need for the eastbound left-turn lane is therefore dependent not only on the Del Bello Lakes Development, but also on the cumulative impact of these other developments.

Recommendations

The improvement that will be required to successfully accommodate the traffic that will be generated by the proposed Del Bello Lakes Development is listed below:

- Construct an eastbound right turn lane along Croix Road at its intersection with Driveway 2. This right turn lane should include 140 feet storage length and 100 feet taper.
- Construct an eastbound left turn lane along Del Bello Blvd at its intersection with Manvel Pkwy. This left turn lane should include 315 feet storage length and 100 feet taper.

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Introduction

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Del Bello Lakes Development in Manvel, Texas. This proposed development will consist of 315 single-family detached houses. The development site is located south of Croix Road, east of Manvel Parkway, and north of Del Bello Boulevard. Construction for this development is expected to be completed in 2027, therefore the study horizon for this TIA is year 2027. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding street network and to determine the required mitigation measures to address any resulting deficiencies. **Figure 1** shows the vicinity map and the existing street network within the study area. **Appendix A** provides a site plan of the proposed development.

Existing Area Conditions

The study area for this TIA includes the street network located within half a mile from the proposed development's access points. Major intersections within the study area include:

1. SH 288 NB Exit/Entrance Ramp and Del Bello Boulevard (Stop Controlled T-Intersection)
2. SH 288 and Rodeo Palms Pkwy (Stop Controlled T-Intersection)
3. Croix Road and SB/NB SH 288 Frontage Roads (The intersection is currently stop-controlled but is planned to be signalized.)
4. Manvel Parkway and Del Bello Boulevard (Stop Controlled)

The major roadways included in the study network are SH 288 Frontage Road, Manvel Parkway, and Croix Road. Within the study area, SH 288 is a four-lane divided highway that generally runs in the north–south direction, with a posted speed limit of 65 mph. The SH 288 Frontage Road is a one-way, two-lane roadway with a speed limit of 45 mph. Del Bello Boulevard is a four-lane divided roadway running east–west, with a posted speed limit of 30 mph. The speed limits along Croix Road and Manvel Parkway are 45 mph and 30 mph, respectively. Existing lane configurations and traffic control features at all study intersections are presented in **Figure 2.**

Given the current limitations in obtaining recent traffic counts—and considering that this area is rapidly developing with several approved or ongoing TIAs, along with major nearby intersections either under construction or having approved plans for future signals and improvements—existing conditions were not analyzed as part of this TIA. Instead, the focus of this study is on the No-Build - Ultimate conditions, which reflects anticipated future development and infrastructure improvements in the area. No Build - Ultimate lane configurations and traffic control features at all study intersections are presented in **Figure 3.**

Proposed Area Conditions

Access to the development will be provided via two driveways. Driveway 1 is located along Manvel Parkway, approximately 1,600 feet north of Del Bello Boulevard. Driveway 2 is located along Croix Road, approximately 1,970 feet east of the point where Croix curves and transitions from an east–west to a north–south alignment. The study area for this TIA includes the street network located within half a mile from the proposed development's access points.

To calculate the No-Build Ultimate traffic volumes along Del Bello Boulevard, we used data from the approved Valencia Development TIA. That TIA's Build condition already incorporated all of the following proposed developments within the study area:

- SLP Tract Development (Phases 1 and 2)
- Bluewater Lakes Development (Phases 1 and 2)
- Del Bello Development (Phases 1 and 2)
- Manvel City Center Complex – Planning Level Traffic Assessment (Phase 2)
- SH 288 and Rodeo Palms Pkwy / Del Bello Boulevard (CSJ 0598-02-111, Phases 1 and 2)
- Valencia Development

Exhibits from the approved Valencia Development TIA, which account for all of the above developments, are included in **Appendix C**.

For the intersection of Croix Road and SH 288, the most recent available counts dated back to 2014 and were considered outdated. However, TCDS provided more recent traffic volume data for all approaches. To estimate current turning movement counts (TMCs), we applied the 2014 turning movement distribution to the TCDS volumes. A growth rate was then applied to estimate 2022 volumes and to project conditions for 2025 and 2027 without the proposed development (Future No-Build -Ultimate Conditions). Traffic Counts Calculation at Croix and SH 288 are presented in **Appendix B**.

VICINITY MAP
MANVEL, TEXAS

US 59
US 90
SAM HOUSTON TOLL WAY
FORT BEND PARKWAY TOLL ROAD
FM 521
SH 288
SH 6
PROJECT LOCATION
SH 6
SH 288

COUNTY RD 58
SH 288 SB FRONTAGE RD
CROIX ROAD
PROPOSED DEVELOPMENT SITE
MANVEL PARKWAY
DEL BELLO BOULEVARD
RODEO PALMS PARKWAY
SH 288 NB FRONTAGE RD

N

NOT TO SCALE

LEGEND

PROPOSED DEVELOPMENT SITE

STOP CONTROLLED INTERSECTION

DEL BELLO LAKES TIA

FIGURE 1

EXISTING AREA CONDITIONS

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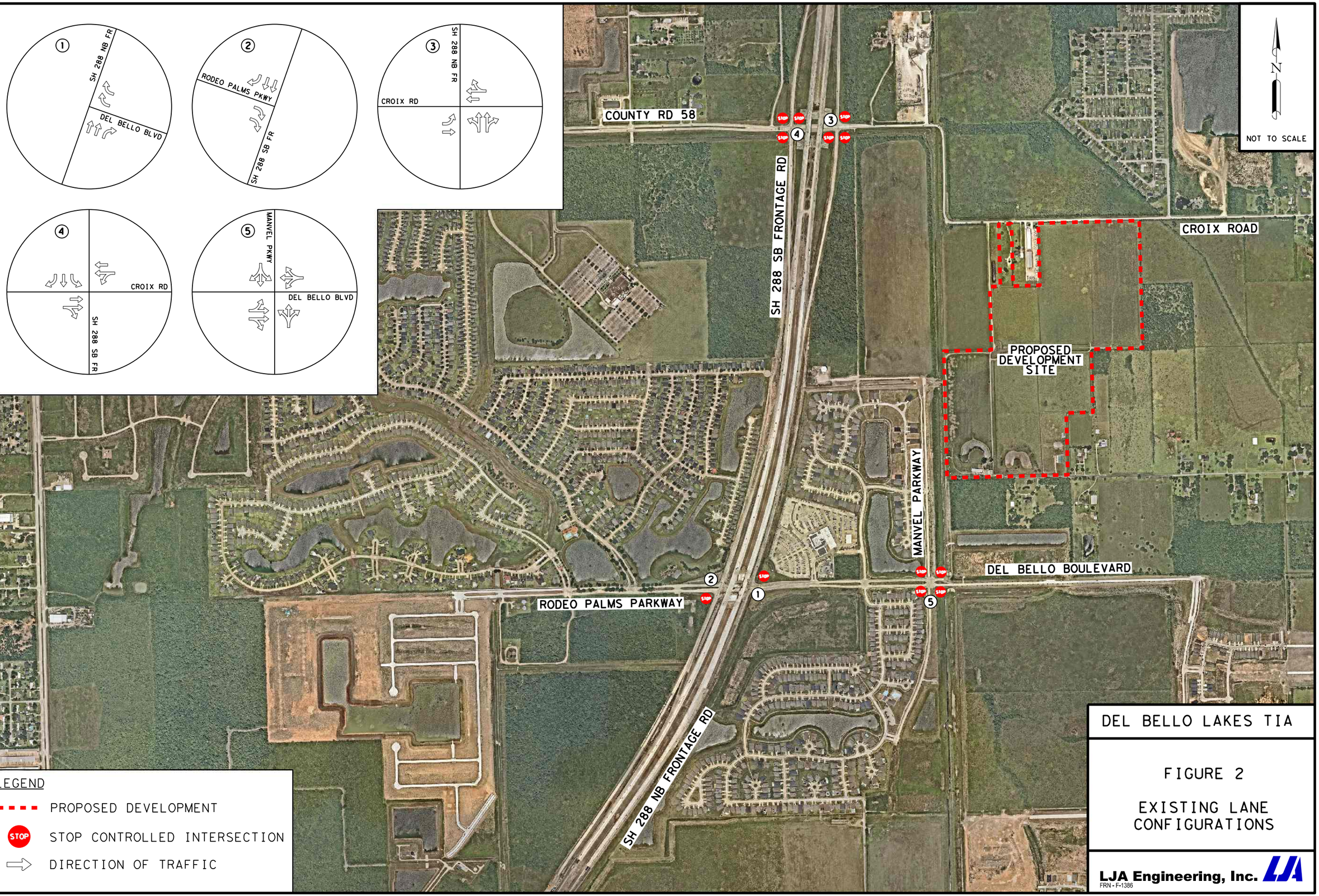

DEL BELLO LAKES TIA

FIGURE 2

EXISTING LANE CONFIGURATIONS

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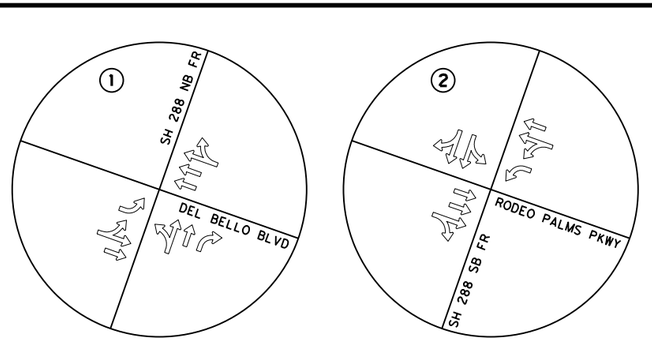

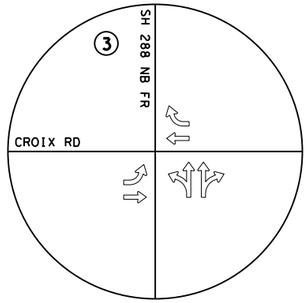

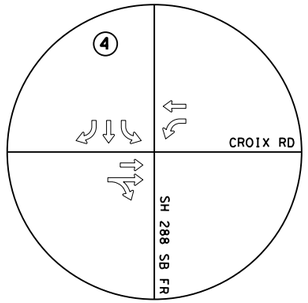

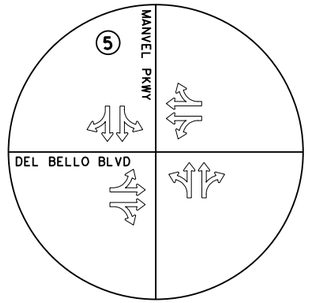

LEGEND

- PROPOSED DEVELOPMENT
- SIGNALIZED INTERSECTION
- YIELD CONTROLLED APPROACH
- DIRECTION OF TRAFFIC

DEL BELLO LAKES TIA

FIGURE 3

NO BUILD-ULTIMATE LANE CONFIGURATIONS

LJA Engineering, Inc.
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$$$$$$SYSTIME$$$$$ $DATE$
$$$$$$DCN$SPECIFICATION$$$$$

Methodology

In order to evaluate the traffic impacts of the proposed development on the surrounding street network, future traffic conditions were analyzed without the development's generated traffic but with surrounding background traffic (No Build - Ultimate), and with the development's generated traffic (Build Ultimate). After the future Build Conditions were analyzed, mitigation measures were established in order to address any resulting deficiencies in the performance of the surrounding street network. The AM and PM peak hours were analyzed for each of the No Build -Ultimate, Build - Ultimate, and Mitigated scenarios. A total of six scenarios were analyzed in this TIA:

- 2027 No Build - Ultimate AM Condition
- 2027 No Build - Ultimate PM Condition
- 2027 Build - Ultimate AM Condition
- 2027 Build - Ultimate PM Condition
- 2027 Mitigated AM Condition
- 2027 Mitigated PM Condition

Traffic Growth

While we understand that the overall growth rate for the City of Manvel is approximately 7 percent, the 2 percent rate was applied based on the fact that the Valencia TIA already accounted for all proposed developments within the study area. This growth rate was applied to the calculated 2025 traffic volumes in order to determine the future traffic volumes without the proposed development generated traffic (Future No Build – Ultimate Conditions). It should be noted that the traffic generated by the SLP Tract Development, Bluewater Lake Development, Del Bello Development, Manvel City Center Complex Planning Level TIA and SH 288, Rodeo Palms Pkwy/ Del Bello Boulevard and Valencia Development were already considered in the No Build - Ultimate Condition. The traffic that would be generated by this proposed development was then added to the No Build - Ultimate Conditions to establish the future Build - Ultimate Conditions. **Figure 3 and 4** show the future No Build – Ultimate Lane Configuration and traffic volumes, respectively for year 2027.

Trip Generation

The amount of traffic a proposed development will generate depends on a number of factors including the nature, size, and location of the proposed development. 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 during the peak hours of traffic 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 this proposed development. Trip generation calculations are presented in **Appendix D**.

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	1,450	1,450	2,900	57	163	220	187	110	296
Totals		1,450	1,450	2,900	57	163	220	187	110	296

The overall proposed development is expected to generate 2,900 daily vehicle trips with 220 vehicle trips during the AM peak hour period and 296 vehicle trips during the PM peak hour period. These traffic volumes were distributed to the surrounding roadway network in accordance to the existing travel patterns within the study area (Refer to the Trip Distribution and Assignment section of this report for generated vehicle percentages and volumes).

Trip Distribution and Assignment

Peak hour trips generated by the proposed development were distributed to the entrances and exits of the surrounding roadway network based on the existing traffic patterns within the study area. Generated traffic volumes were assigned to the study street network according to the routes that provide the shortest travel distance to their corresponding origins/destinations. Vehicle distribution and assignment percentages are presented in **Figure 5**. Generated vehicle trips are presented in **Figure 6**. Generated vehicle trips were then added to the No Build- Ultimate traffic volumes in order to determine the future 2027 Build - Ultimate traffic volumes. **Figure 7** shows the total traffic volumes which are projected within the study area following the completion of this development.

Internal Capture

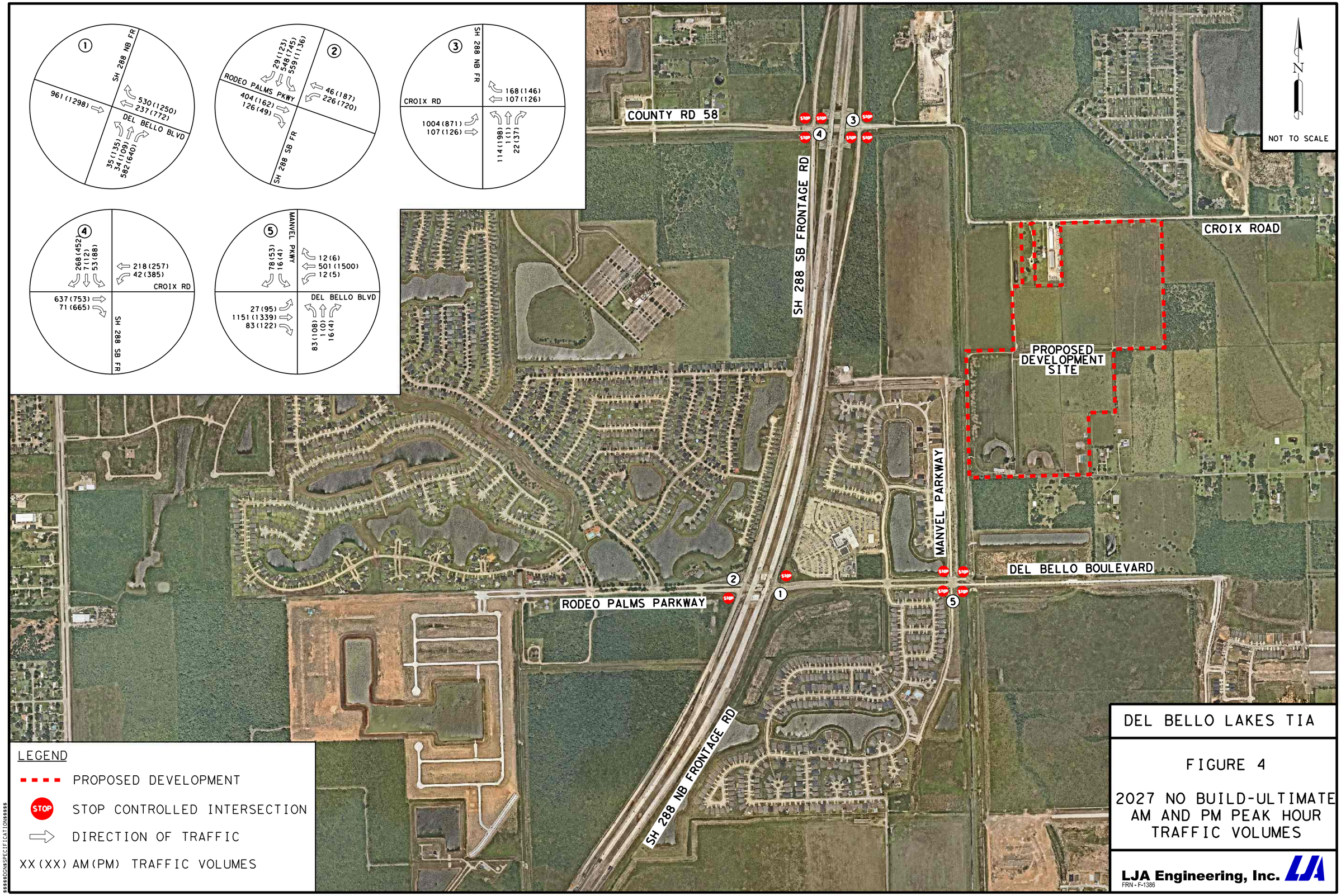
Internal Capture only applies to certain types of developments. These types of developments are presented in the Trip Generation Manual (Volume 1 of 3), 9th Edition which is published by the Institute of Transportation Engineers (ITE). Internal Capture does not apply to this type of development and was not considered in this analysis.

Pass-by Reduction

The total external trips of the generated traffic may be reduced by a Pass-By Reduction factor to account for the projected traffic that is already traveling along the roadways adjacent to the proposed development. Pass-by Reduction methodologies are established by the Institute of Transportation Engineers (ITE) and only apply to certain types of development. Pass-by Reduction does not apply to this type of development and was not considered in this analysis.

Modal Split

This study assumed that all existing private vehicular trips would continue to be made as private vehicular trips. In order to be conservative in the determination of the development impacts on the adjacent street network, no credit was taken for mass transit and carpooling.



DEL BELLO LAKES TIA

FIGURE 4

2027 NO BUILD-ULTIMATE AM AND PM PEAK HOUR TRAFFIC VOLUMES

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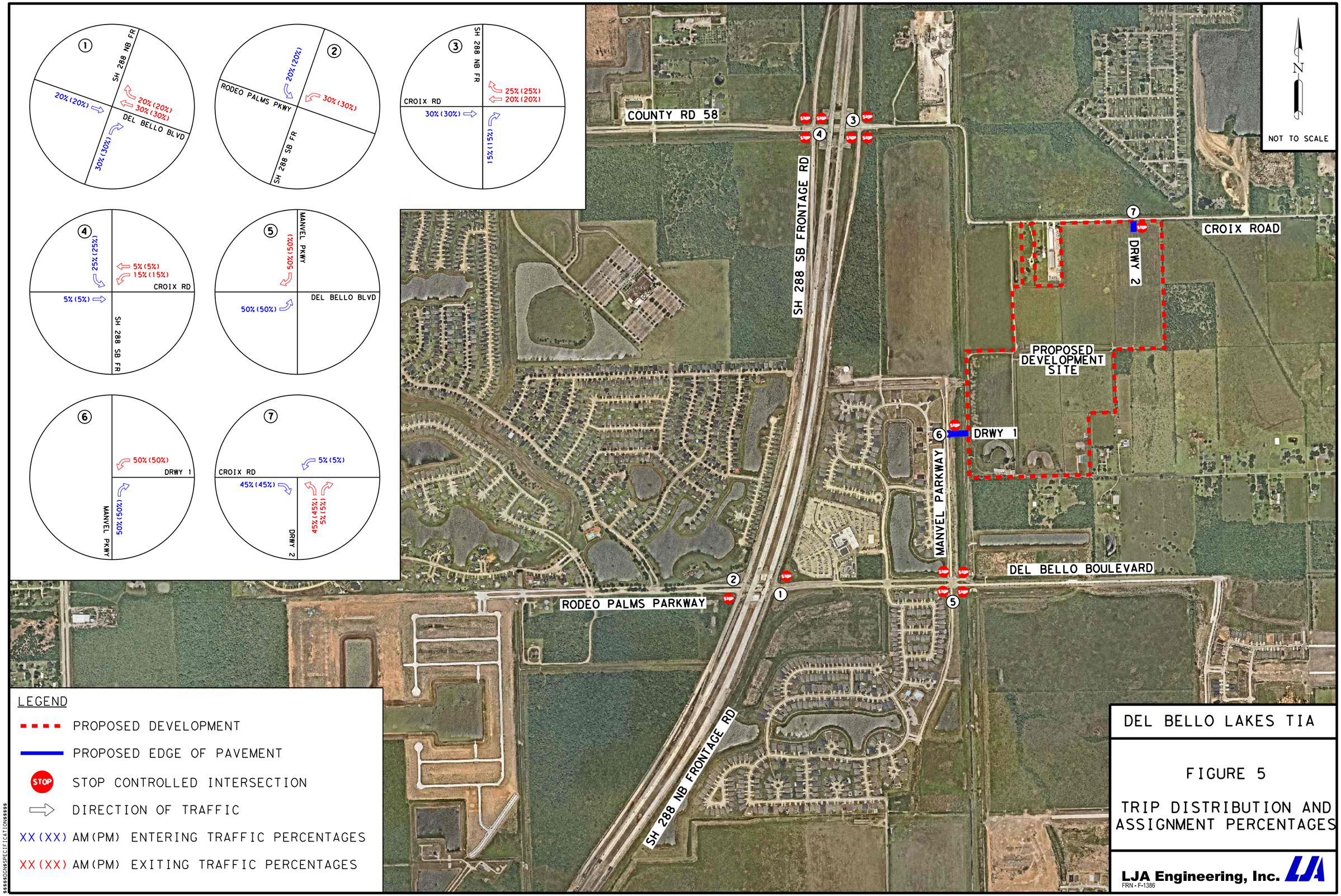
$$$$$$DONOTSPECIFICATION$$$$$$



DEL BELLO LAKES TIA

FIGURE 5

TRIP DISTRIBUTION AND ASSIGNMENT PERCENTAGES

LJA Engineering, Inc.
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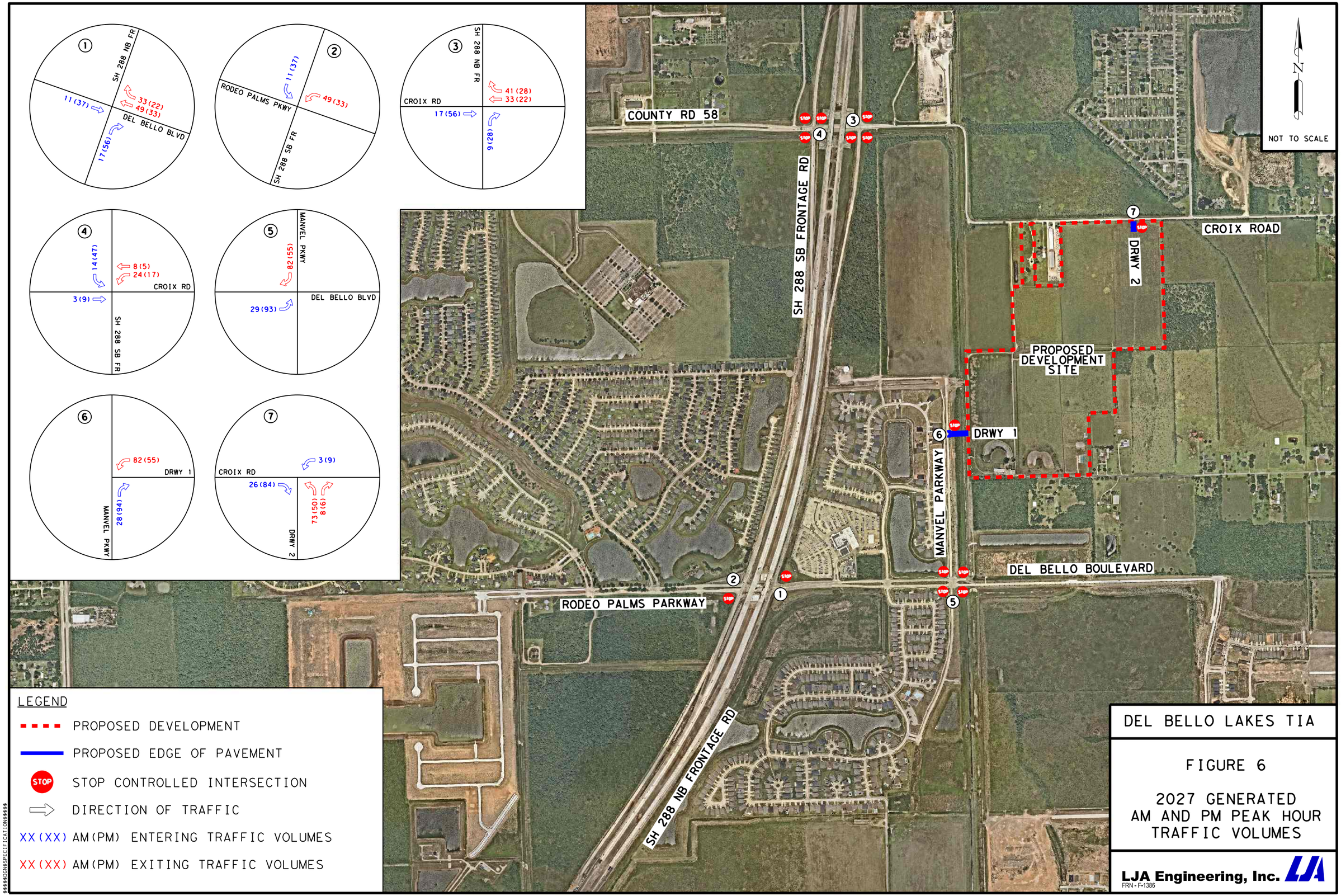
$$$$$$SYSTIME$$$$$$ $DATE$
$$$$$$DONOTSPECIFICATION$$$$$$



LEGEND

- PROPOSED DEVELOPMENT
- PROPOSED EDGE OF PAVEMENT
- STOP CONTROLLED INTERSECTION
- DIRECTION OF TRAFFIC
- XX (XX) AM (PM) ENTERING TRAFFIC VOLUMES
- XX (XX) AM (PM) EXITING TRAFFIC VOLUMES

DEL BELLO LAKES TIA

FIGURE 6

2027 GENERATED
AM AND PM PEAK HOUR
TRAFFIC VOLUMES

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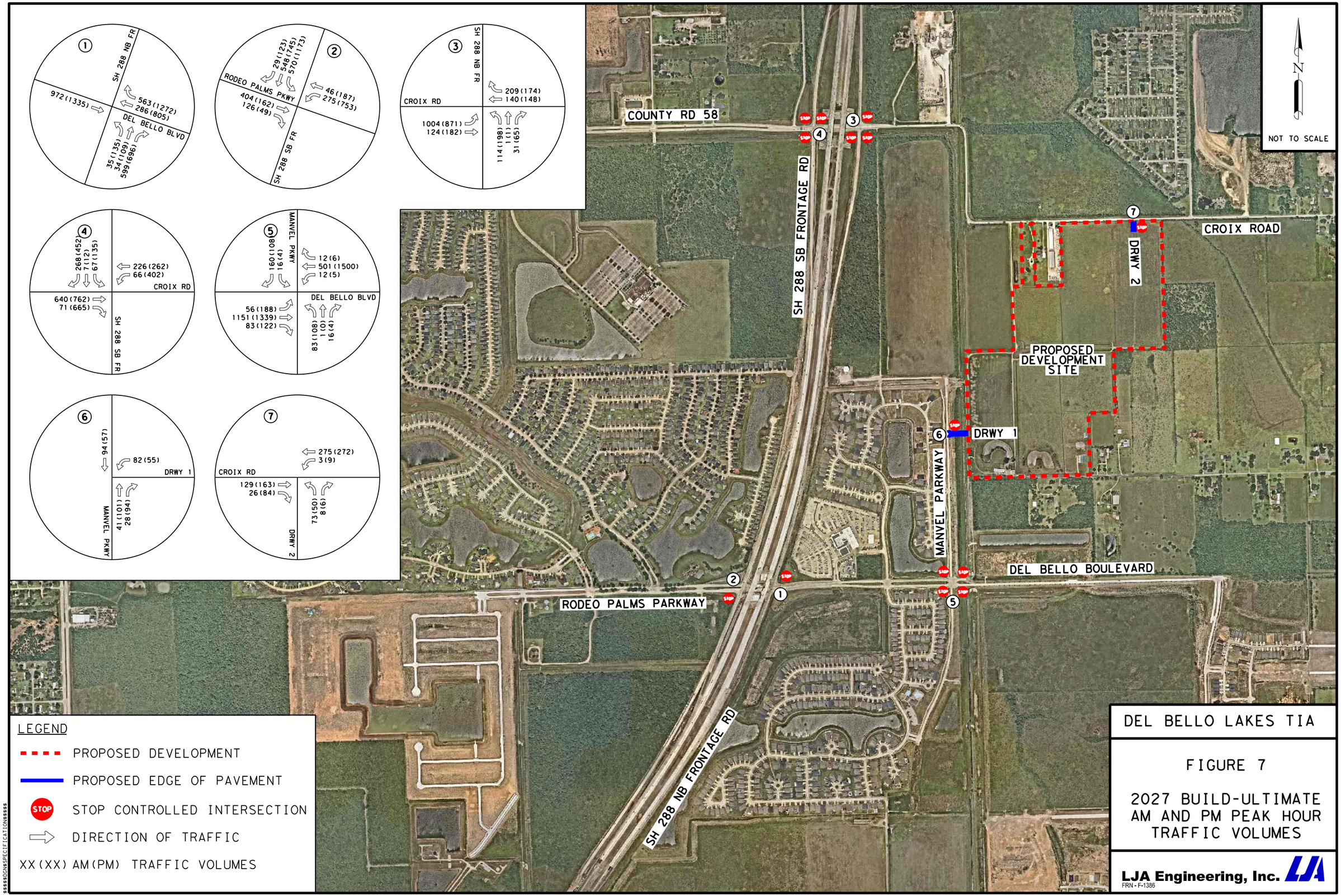
$$$$$$SYSTIME$$$$$$ $DATE$
$$$$$$DONOTSPECIFICATION$$$$$$



LEGEND

- PROPOSED DEVELOPMENT
- PROPOSED EDGE OF PAVEMENT
- STOP CONTROLLED INTERSECTION
- DIRECTION OF TRAFFIC
- XX (XX) AM (PM) TRAFFIC VOLUMES

DEL BELLO LAKES TIA

FIGURE 7

2027 BUILD-ULTIMATE AM AND PM PEAK HOUR TRAFFIC VOLUMES

LJA Engineering, Inc.
FRN - F-1386

$$$$$$SYSTIME$$$$$$ $DATE$
$$$$$$DONOTSPECIFICATIONS$$$$$$

Intersection Capacity Analysis

The Highway Capacity Manual, 7th Edition (HCM) provides procedures, which are used to evaluate the operations of all types of transportation facilities, including both signalized and unsignalized intersections. These procedures require the input of the intersection geometrics, operational characteristics, as well as the traffic volumes in order to determine the maximum capacity the intersection can handle and to calculate the amount of average delay a driver will experience as they travel through the intersection. Following these procedures, a Level of Service (LOS) is given to each of the controlled movements at an intersection, which is based on the average amount of control delay drivers experience traveling through the intersection. Control delay is the delay experienced by drivers due to the presence of a traffic control device (such as a stop sign, a yield sign, or a traffic signal) and includes the time associated with drivers slowing down as they approach the intersection, the delay associated in traveling through the intersection in the desired direction, as well as the time it takes drivers to accelerate back to their desired speed. There are six Levels of Service, which can be assigned to a controlled movement at an intersection (A through F). The level of service that is given to a lane group is solely based upon the average amount of control delay drivers experience while traveling through the intersection.

Generally, a LOS D or better is considered acceptable. LOS E represents a condition where the demand volume is approaching the maximum capacity for a particular movement or the intersection in general, and a LOS F represents a condition where the demand volume exceeds the capacity. For signalized intersections and all-way stop controlled intersections, a LOS is calculated for each of the lane groups at the intersection, and an overall LOS is calculated by aggregating the delays at the intersection weighted by the traffic volumes. For two-way stop controlled intersections, an overall LOS is not defined, and a LOS is only calculated for the movements, which are controlled with a stop sign, a yield sign, or left turning traffic, which must yield to the opposing conflicting traffic at the intersection. Capacity Analysis results are analyzed in the following sub-sections. **Table 2** shows the criteria for each of the levels of service as listed in the HCM for intersections and intersection lane groups for both unsignalized and signalized intersections.

Table 2: Level of Service Criteria for Intersections and Intersection Lane Groups

Level of Service	Average Amount of Control Delay (sec/veh)	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	10 – 15	10 – 20
C	15 – 25	20 – 35
D	25 – 35	35 – 55
E	35 – 50	55 – 80
F	> 50	> 80

Capacity Analysis results are presented in the following sub-sections of the report. Complete Capacity Analyses output files are presented in **Appendix E.**

SH 288 NB Frontage Road and Del Bello Boulevard

The intersection of SH 288 NB Frontage Road and Del Bello Boulevard is a currently a stop controlled T-Intersection with a stop control along the westbound approach. The northbound approach consists of two through lanes and one right turn lane. The westbound approach consists of two right turn lanes. Plans for an underpass connection between Rodeo Palms Pkwy and Del Bello Boulevard is an upcoming construction, therefore these plans were considered for No Build - Ultimate and Build -Ultimate conditions. The southbound approach will consist of one shared left/through lane and one shared through/right lane. The eastbound approach consists of two through lanes and one shared through/right lane. The westbound approach consists of one through lane, one shared left/through lane and one left turn lane. The Valencia TIA assumed this intersection would be signalized, and accordingly, this study also assumes it will be signalized prior to the completion of the proposed development. **Table 3** provides the summary of MOEs at this intersection for the AM and PM peak hours.

Table 3: Summary of MOEs at SH 288 NB Frontage Rd and Del Bello Blvd/Rodeo Palms Dr - Delay(sec)/LOS

Roadway	Del Bello Blvd/ Rodeo Palms Dr		SH 288 NB Frontage	Intersection
Lane Group	**EB**	**WB**	**NB**	
2027 No Ultimate Build AM	26.6/C	17.9/B	43.5/D	28.4/C
2027 No Ultimate Build PM	**61.3/E**	51.6/D	**68.5/E**	**58.2/E**
2027 Ultimate Build AM	27.8/C	18.2/B	44.9/D	29.1/C
2027 Ultimate Build PM	**72.8/E**	**70.3/E**	**79.8/E**	**73.1/E**

With the completion of all proposed developments included in the Valencia TIA and the installation of a traffic signal at this intersection, the PM peak level of service (LOS) is projected to operate at LOS E. The addition of traffic from the Del Bello Development does not further degrade the overall intersection LOS, which remains at E; therefore, no mitigation is required at this intersection.

SH 288 SB Frontage Rd and Rodeo Palms Pkwy

The intersection of SH 288 SB Frontage Rd and Rodeo Palms Pkwy is currently a one-way stop controlled T-intersection with the stop control along the eastbound approach. The eastbound approach consists of one right turn lane. The southbound approach consists of two through lanes and one right turn lane. Plans for an underpass connection between Rodeo Palms Pkwy and Del Bello Boulevard is an upcoming construction, therefore these plans were considered for No Build - Ultimate and Build conditions. The northbound approach consists of one shared left/through lane, one through lane, and one right turn lane. The eastbound approach consists of one left turn lane, one shared left/through lane, and one through lane. The westbound approach consists of one shared through/right lane, and two through lanes. The Valencia TIA assumed this intersection would be signalized, and accordingly, this study also assumes it will be signalized prior to the completion of the proposed development. **Table 4** provides the summary of MOEs at this intersection for the AM and PM peak hours.

Table 4: Summary of MOEs at SH 288 SB Frontage Rd and Del Bello Blvd/Rodeo Palms Dr - Delay(sec)/LOS				
Roadway	**Del Bello Blvd/ Rodeo Palms Dr**		**SH 288 SB Frontage**	**Intersection**
Lane Group	**EB**	**WB**	**SB**	
2027 No Ultimate Build AM	31.6/C	26.2/C	12.0/B	19.3/B
2027 No Ultimate Build PM	54.9/D	**57.5/E**	**61.9/E**	**60.1/E**
2027 Ultimate Build AM	31.3/C	23.4/C	14.0/B	20.1/C
2027 Ultimate Build PM	**58.8/E**	**62.8/E**	**69.3/E**	**66.7/E**

With the completion of all proposed developments included in the Valencia TIA and the installation of a traffic signal at this intersection, the PM peak level of service (LOS) is projected to operate at LOS E. The addition of traffic from the Del Bello Development does not further degrade the overall intersection LOS, which remains at E; therefore, no mitigation is required at this intersection.

SH 288 NB Frontage Road and Croix Road

The intersection of SH 288 Northbound Frontage Road and Del Bello Boulevard is currently an all-way stop-controlled intersection. The northbound approach consists of one through lane and one shared through/right-turn lane. The westbound approach includes one through lane and one shared through/right-turn lane, while the eastbound approach has an exclusive left-turn lane and one through lane. LJA is currently coordinating with TxDOT and a separate client to signalize this intersection. The traffic signal has already been approved under TR24020061, and it is assumed the signal will be in place by 2027. The approved signalization plans include the addition of a westbound right-turn lane to the existing configuration described above. Signal plans are presented in **Appendix G**. **Table 5** provides the summary of MOEs at this intersection for the AM and PM peak hours.

Table 5: Summary of MOEs at SH 288 NB Frontage Rd and Croix Rd - Delay(sec)/LOS				
Roadway	**Croix Rd**		**SH 288 NB Frontage**	**Intersection**
Lane Group	**EB**	**WB**	**NB**	
2027 No Ultimate Build AM	40.6/D	44.7/D	53.9/D	42.5/D
2027 No Ultimate Build PM	45.4/D	33.0/C	39.6/D	42.2/D
2027 Ultimate Build AM	40.2/D	45.8/D	45.8/D	53.9/D
2027 Ultimate Build PM	50.0/D	34.1/C	39.0/D	45.1/D

This intersection is expected to operate at an acceptable level with the proposed traffic signal, which is being constructed as part of a separate LJA project. Therefore, no additional mitigation is required. Approved Signal plans are presented in **Appendix G**.

SH 288 SB Frontage Road and Croix Road

The intersection of SH 288 Northbound Frontage Road and Del Bello Boulevard is currently an all-way stop-controlled intersection. The southbound approach consists of one through lane and one exclusive right and one exclusive left turn lanes. The eastbound approach has one through lane and one shared through/right turn lane. The westbound approach includes one through lane and one shared through/right turn lane and one exclusive left turn lane. LJA is currently coordinating with TxDOT and a separate client to signalize this intersection. The traffic signal has already been approved under TR24020061, and it is assumed the signal will be in place by 2027. Signal plans are presented in **Appendix G**. **Table 6** provides the summary of MOEs at this intersection for the AM and PM peak hours.

Table 6: Summary of MOEs at SH 288 SB Frontage Rd and Croix Rd - Delay(sec)/LOS				
Roadway	**Croix Rd**		**SH 288 NB Frontage**	**Intersection**
Lane Group	**EB**	**WB**	**SB**	
2027 No Ultimate Build AM	5.6/A	7.6/A	32.4/C	12.8/B
2027 No Ultimate Build PM	25.8/C	29.8/C	33.0/C	28.3/C
2027 Ultimate Build AM	6.1/A	6.9/A	32.9/C	13.1/B
2027 Ultimate Build PM	28.5/C	35.4/D	33.3/C	31.3/C

This intersection is expected to operate at an acceptable level with the proposed traffic signal, which is being constructed as part of a separate LJA project. Therefore, no additional mitigation is required. Approved Signal plans are presented in **Appendix G**.

Del Bello Blvd and Manvel Pkwy

The intersection of Del Bello Blvd and Manvel Pkwy currently is a all-way stop controlled intersection. The northbound and southbound approaches consist of one shared left/through/right lane. The eastbound and westbound approaches consist of one shared left/through lane and one shared through/right lane.

The Manvel City Center Complex Planning Level Traffic Assessment recommends that this intersection be signalized and a northbound and southbound left turn lane to be constructed when the Manvel City Center Complex development is completed. Therefore, these improvements were included as part of the 2027 No Build – Ultimate and 2027 Build -Ultimate conditions. **Table 7** provides the summary of the MOEs at this intersection for the AM and PM peak hours.

Table 7: Summary of MOEs at Manvel Pkwy and Del Bello Blvd - Delay(sec)/LOS					
Roadway	**Del Bello Blvd**		**Manvel Pkwy**		**Intersection**
Lane Group	**EB**	**WB**	**NB**	**SB**	
2027 No Ultimate Build AM	14.2/B	8.5/A	14.7/B	13.3/B	12.6/B
2027 No Ultimate Build PM	52.2/D	7.4/A	54.9/D	49.9/D	31.4/C
2027 Ultimate Build AM	14.9/B	8.3/A	17.4/B	15.8/B	13.5/B
2027 Ultimate Build PM	**85.7/F**	5.2/A	62.7/E	**74.4/E**	48.6/D
2027 Mitigation PM	40.6/D	12.0/B	53.6/D	49.7/D	28.5/C

With the completion of all proposed developments included in the Valencia TIA, the Del Bello Development, and the installation of a traffic signal at this intersection, the PM peak level of service (LOS) is projected to operate at LOS F on the eastbound approach and LOS E on the southbound approach. Adding an eastbound left-turn lane would improve operations, bringing all approaches—and the overall intersection—to acceptable LOS levels.

Manvel Pkwy and Driveway 1

The intersection of Manvel Pkwy and Driveway 1 would be a one way stop controlled T-intersection with stop control sign along the westbound approach. The northbound approach would consist of one shared through/right turn lane, the southbound approach would consists of one shared through/left turn lane and the westbound approach would consists of one shared right/left turn lane.

Table 8: Summary of MOEs at Manvel Pkwy and Driveway 1 - Delay(sec)/LOS	
Roadway	**Driveway 1**
Lane Group	**WB**
2027 Ultimate Build AM	9.9/A
2027 Ultimate Build PM	10.2/B

The intersection is expected to operate at an acceptable level of service (LOS) with the proposed development.

Croix Road and Driveway 2

The intersection of Croix Road and Driveway 2 would be a one way stop controlled T-intersection with stop control sign along the northbound approach. Eastbound approach would consist of one shared through/right turn lane, the westbound approach would consist of one shared through/left turn lane and the northbound approach would consist of one shared right/left turn lane **Table 9** provides the summary of MOEs at this intersection for the AM and PM peak hours.

Table 9: Summary of MOEs at Croix Rd and Driveway 2- Delay(sec)/LOS		
Roadway	**Croix Rd**	**Driveway 2**
Lane Group	**WB**	**NB**
2027 Ultimate Build AM	0.08/A	12.3/B
2027 Ultimate Build PM	0.25/A	12.8/B

The intersection is expected to operate at an acceptable level of service (LOS) with the proposed development.

Right Turn Lane Analysis

Right and Left Turn Lane Analyses were completed for the proposed and existing intersections in accordance with the National Cooperative Highway Research Program (NCHRP) 475 requirements for right turn deceleration lanes and for left turn deceleration lanes. **Appendix F** provides calculated traffic volumes and the right and left turn lanes criteria. This analysis determined that eastbound right turn lane warrants along Croix Road at Driveway 2. The following right and left turn lanes are recommended. **Table 10** summarizes the analysis results at two study intersections.

Table 10: Summary Turn Lane Analysis		
Intersections	**Left Turn Lane Warranted**	**Right Turn Lane Warranted**
Croix Road at Driveway 2	No	Yes
Manvel Parkway at Driveway 1	No	No

Conclusion

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Del Bello Lakes Development in Manvel, Texas. This proposed development will consist of 315 single-family detached houses. The development site is located south of Croix Road, east of Manvel Parkway, and north of Del Bello Boulevard. Construction for this development is expected to be completed in 2027, therefore the study horizon for this TIA is year 2027. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding street network and to determine the required mitigation measures to address any resulting deficiencies.

Access to the development will be provided via two driveways. Driveway 1 is located along Manvel Parkway, approximately 1,600 feet north of Del Bello Boulevard. Driveway 2 is located along Croix Road, approximately 1,970 feet east of the point where Croix curves and transitions from an east–west to a north–south alignment. The study area for this TIA includes the street network located within half a mile from the proposed development's access points.

Due to the nature of this development and the traffic conditions within the study area, only the weekday AM and the weekday PM peak hour periods were analyzed in this TIA. The overall proposed development is expected to generate 2,900 daily vehicle trips with 220 vehicle trips during the AM peak hour period and 296 vehicle trips during the PM peak hour period.

Given the current limitations in obtaining recent traffic counts—and considering that this area is rapidly developing with several approved or ongoing TIAs, along with major nearby intersections either under construction or having approved plans for future signals and improvements—existing conditions were not analyzed as part of this TIA. Instead, the focus of this study is on the No-Build Ultimate conditions, which reflects anticipated future development and infrastructure improvements in the area.

For the intersection of Del Bello Boulevard and SH 288 and Manvel Boulevard and Del Bello Boulevard, data provided by the Valencia Development TIA were utilized. At the intersection of Croix Road and SH 288, the most recent available counts were from 2014 and considered outdated. However, TCDS provided traffic volume data for all approaches at this intersection. To estimate current turning movement counts (TMCs), the 2014 turning movement distribution was applied to the TCDS volumes. The growth rate was then applied to the estimated 2022 volumes to project traffic conditions for 2027 without the proposed development (Future No Build

Conditions). The traffic expected to be generated by the proposed development was subsequently added to the No Build Conditions to determine the Future Build Conditions.

Right Turn Lane Analyses was completed for the proposed driveway in accordance with the National Cooperative Highway Research Program (NCHRP) 475 requirements for right and left turn deceleration lanes. Based on the analysis, an exclusive right-turn lane on eastbound approach of Croix Road and Driveway 2 intersection is warranted at opening year 2027. Therefore, LJA recommend installing an eastbound right-turn lane with 100 feet storage length, 340 feet deceleration length and 100 feet taper at Croix Road and Driveway 2 intersection when constructing Access Roadway 1.

Intersection Capacity Analyses were completed for major intersections within the study area. Mitigation measures for this TIA require that when the LOS without development is LOS A, B, C or D, the minimum acceptable projected LOS shall be LOS D, and when the LOS without development is LOS E or F, the minimum acceptable projected LOS shall be equal to the LOS without development.

The results of this analysis indicate that construction of an eastbound left-turn lane along Del Bello Boulevard at its intersection with Manvel Parkway will be necessary to accommodate traffic generated by the proposed Del Bello Lakes Development. It should be noted that this analysis also considered traffic from the SLP Tract Development, Bluewater Lakes Development, Del Bello Development, Manvel City Center Complex Planning-Level TIA, SH 288 and Rodeo Palms Parkway/Del Bello Boulevard improvements, and the Valencia Development. The need for the eastbound left-turn lane is therefore dependent not only on the Del Bello Lakes Development, but also on the cumulative impact of these other developments.

Recommendations

The improvement that will be required to successfully accommodate the traffic that will be generated by the proposed Del Bello Lakes Development is listed below:

- Construct an eastbound right turn lane along Croix Road at its intersection with Driveway 2. This right turn lane should include 140 feet storage length and 100 feet taper.

- Construct an eastbound left turn lane along Del Bello Blvd at its intersection with Manvel Pkwy. This left turn lane should include 315 feet storage length and 100 feet taper

References

1. Highway Capacity Manual 7th Edition, Transportation Research Board, National Research Council, Washington D.C., 2018.
2. TxDOT Access Management Manual, Texas Department of Transportation, July 2011
3. Trip Generation Manual, 2017 11th Edition, Institute of Transportation Engineers
4. A Policy on Geometric Design of Highways and Streets, 7th Edition, 2018, American Association of State Highway and Transportation Officials

Appendix A

Proposed Site Plan

META PLANNING + DESIGN

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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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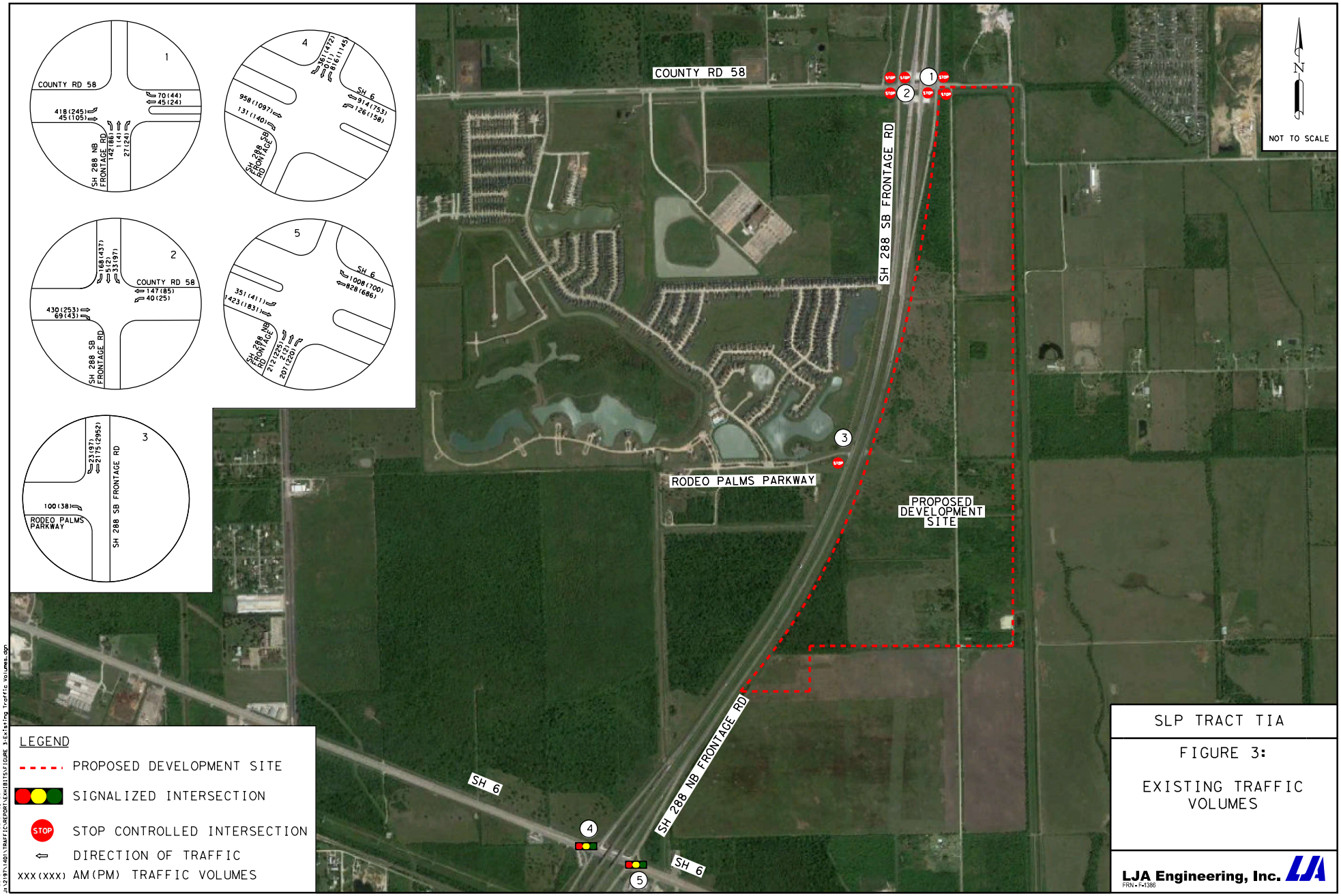
META PLANNING + DESIGN

Appendix B

Traffic Counts Calculation at Croix and SH 288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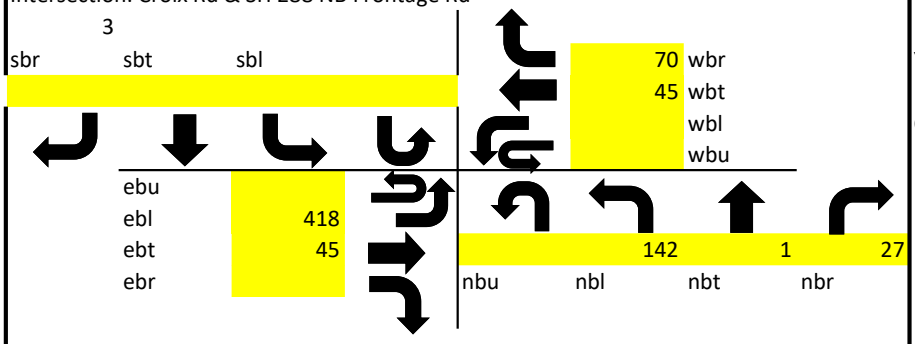
COUNTY RD 58
70 (44)
45 (24)
418 (245)
45 (105)
SH 288 NB FRONTAGE RD
142 (86)
1 (4)
27 (24)
4
361 (472)
816 (1145)
SH 6
974 (753)
126 (158)
958 (1097)
131 (140)
SH 288 SB FRONTAGE RD
2
168 (437)
512)
33 (97)
COUNTY RD 58
147 (85)
40 (25)
430 (253)
69 (43)
SH 288 SB FRONTAGE RD
5
SH 6
1008 (700)
828 (686)
351 (411)
1423 (1831)
SH 288 NB FRONTAGE RD
212 (225)
207 (220)
3
23 (97)
2175 (2952)
100 (38)
RODEO PALMS PARKWAY
SH 288 SB FRONTAGE RD
COUNTY RD 58
SH 288 SB FRONTAGE RD
RODEO PALMS PARKWAY
PROPOSED DEVELOPMENT SITE
SH 6
SH 288 NB FRONTAGE RD
SH 6
LEGEND
PROPOSED DEVELOPMENT SITE
SIGNALIZED INTERSECTION
STOP
STOP CONTROLLED INTERSECTION
DIRECTION OF TRAFFIC
XXX (XXX) AM (PM) TRAFFIC VOLUMES
N
NOT TO SCALE
SLP TRACT TIA
FIGURE 3:
EXISTING TRAFFIC VOLUMES
LJA Engineering, Inc.
FRN - F-1386
Oct. 10, 2014
4:35:51 PM
J:\2197X\140\TRAFFIC\REPORT\EXHIBITS\FIGURE 3-Existing Traffic Volumes.dgn

Intersection: Croix Rd & SH 288 NB Frontage Rd



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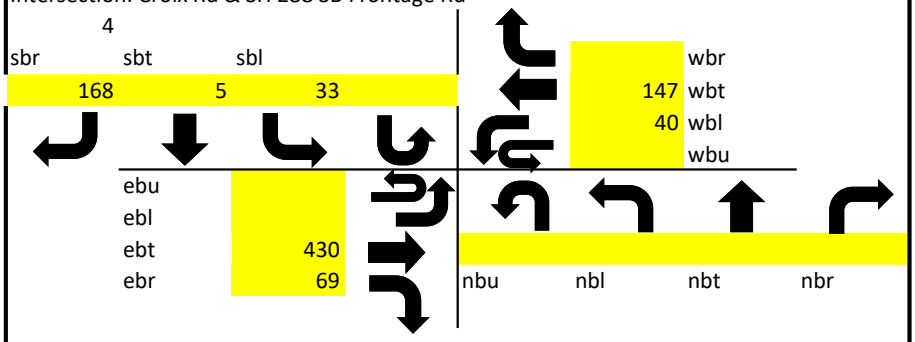
Counts	SYNCHRO
Peak	AM

Intersection: Croix Rd & SH 288 SB Frontage Rd

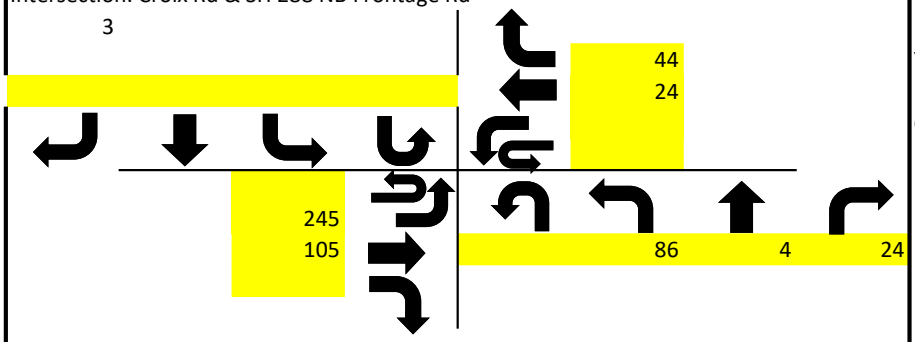


Import from SYNCHRO csv

Export

Next Sheet

Intersection: Croix Rd & SH 288 NB Frontage Rd



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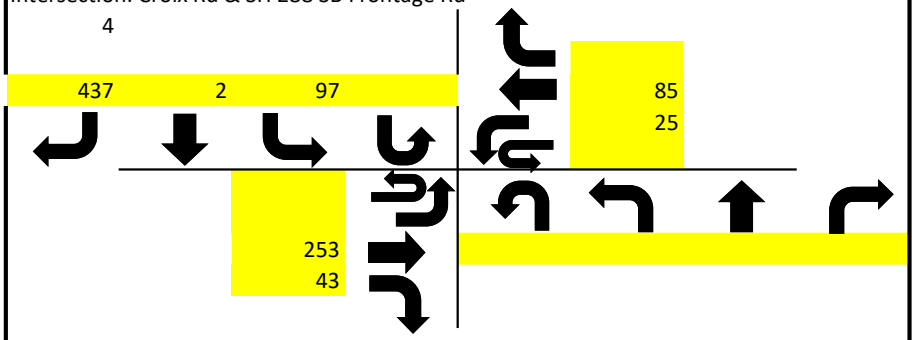
Counts	SYNCHRO
Peak	PM

Intersection: Croix Rd & SH 288 SB Frontage Rd

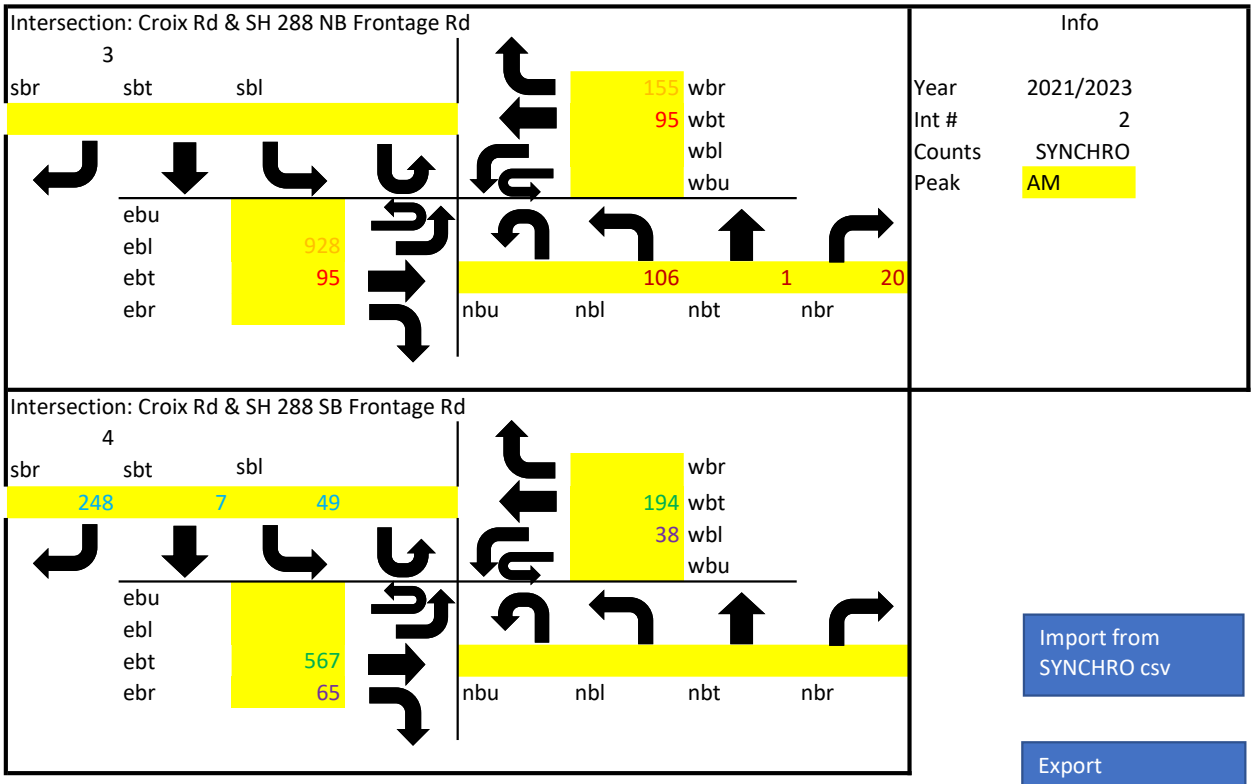


Copy Intersections

Import from SYNCHRO csv

Export

Next Sheet



Import from SYNCHRO csv

Export

Intersection 3:

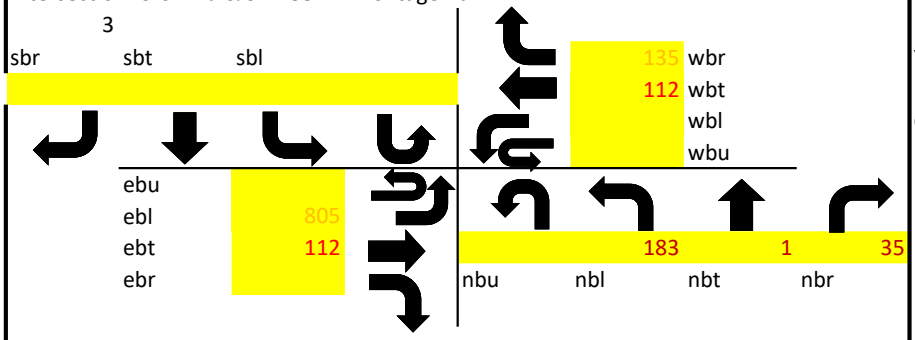
Location ID:		Relevant Movements:	Historical (2014) VolumeDistribution:	TCDS Peak Hour Volume:
EB & WB:	20UR26, 2021	,WBT,WBR,EBT,NBR	187	393
NB1 :	20RP2881 8, 2023	,NBL,NBT,NBR	170	127
NB2 :	20RP2881 6, 2023	,EBL,WBR,NBT	489	1086

Intersection 4:

EB & WB:	20UR28, 2021	,EBT,EBR,WBT,SBR	814	1073
SB1 :	20RP2881 5, 2023	,SBL,SBT,SBR	206	304
SB2 :	20RP2881 7, 2023	,EBR,WBL,SBT	114	108

Next Sheet

Intersection: Croix Rd & SH 288 NB Frontage Rd



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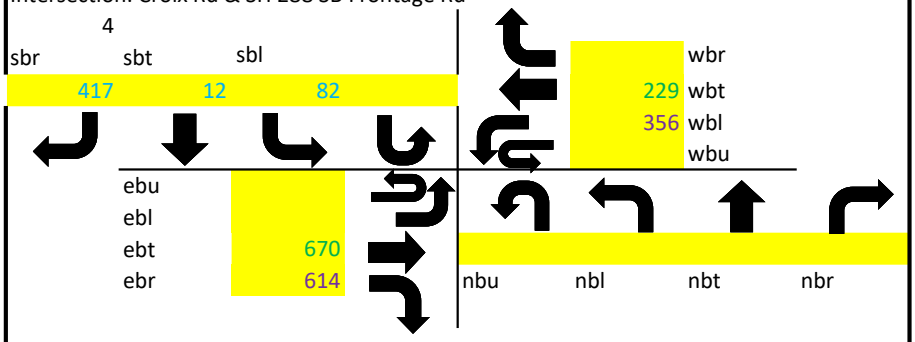
Counts	SYNCHRO
Peak	PM

Intersection: Croix Rd & SH 288 SB Frontage Rd



Import from SYNCHRO csv

Export

Intersection 3:

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NB1 :	8, 2023	,NBL,NBT,NBR	114	147
NB2 :	20RP2881 6, 2023	,EBL,WBR,NBT	293	564

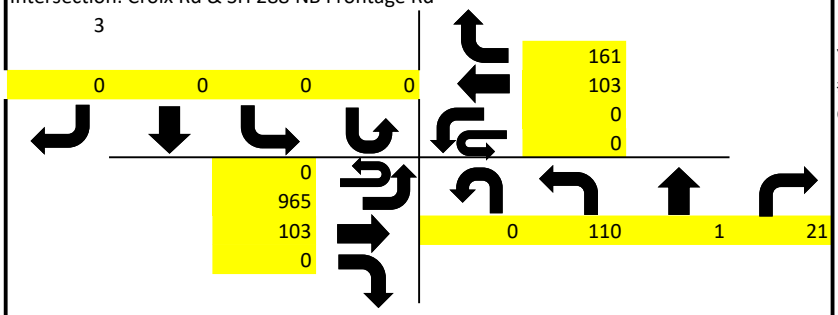
Intersection 4:

EB & WB:	20UR28, 2021 20RP2881	,EBT,EBR,WBT,SBR	818	1274
SB1 :	5, 2023 20RP2881	,SBL,SBT,SBR	536	1330
SB2 :	7, 2023	,EBR,WBL,SBT	70	623

Next Sheet

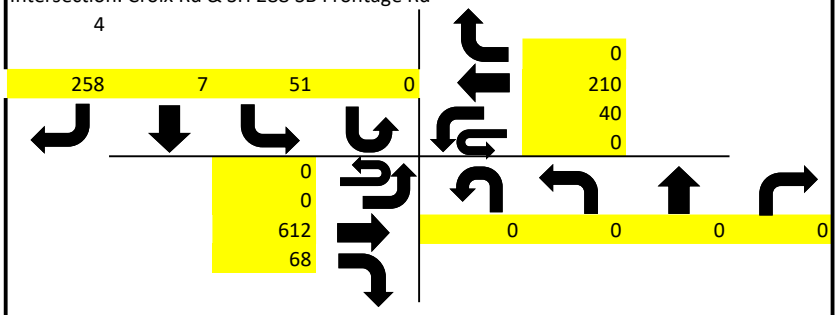
Intersection: Croix Rd & SH 288 NB Frontage Rd

3



Intersection: Croix Rd & SH 288 SB Frontage Rd

4



Info	
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# of Int	2
Growth Rate	2.0%
Peak	AM
Extra Volumes From:	Background AM

Copy Existing Intersections

No Build Vols - Exp

No B

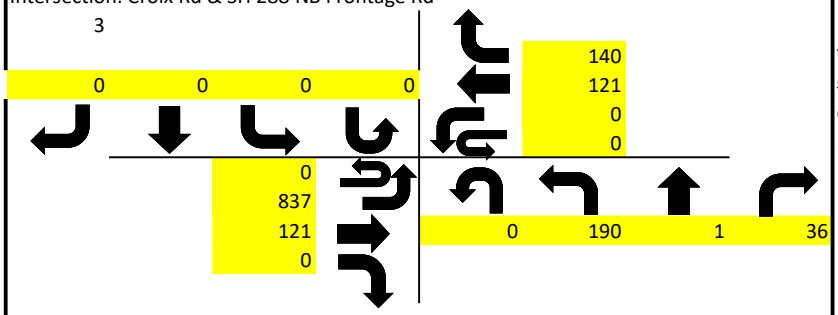
Add Extra/Background Volumes

Growth Rate: **2%**

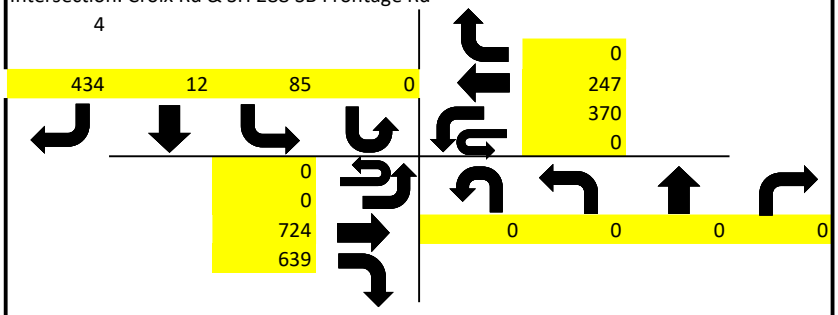
Export

Next Sheet

Intersection: Croix Rd & SH 288 NB Frontage Rd



Intersection: Croix Rd & SH 288 SB Frontage Rd



Info	
Year	2025
# of Int	2
Growth Rate	2.0%
Peak	PM
Extra Volumes From:	Background PM

Copy Existing

No Build Vols - EXP

Add Extra/Backg round

Export

Next

Growth Rate: **2%**

Home | Back | Login | + Locate | - Locate All

Auto-Locate ON

Volume Count Report

LOCATION INFO

Location ID	20UR26
Type	SPOT
Fnct'l Class	5
Located On	OR0000
Loc On Alias	028AA6058
Direction	2-WAY
County	Brazoria
Community	-
MPO ID	15
HPMS ID	ASSIGNED
Agency	Texas DOT

COUNT DATA INFO

Count Status	Accepted
Holiday	No
Start Date	Mon 5/10/2021
End Date	Tue 5/11/2021
Start Time	7:15:00 AM
End Time	7:15:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	29.512374, -95.385583

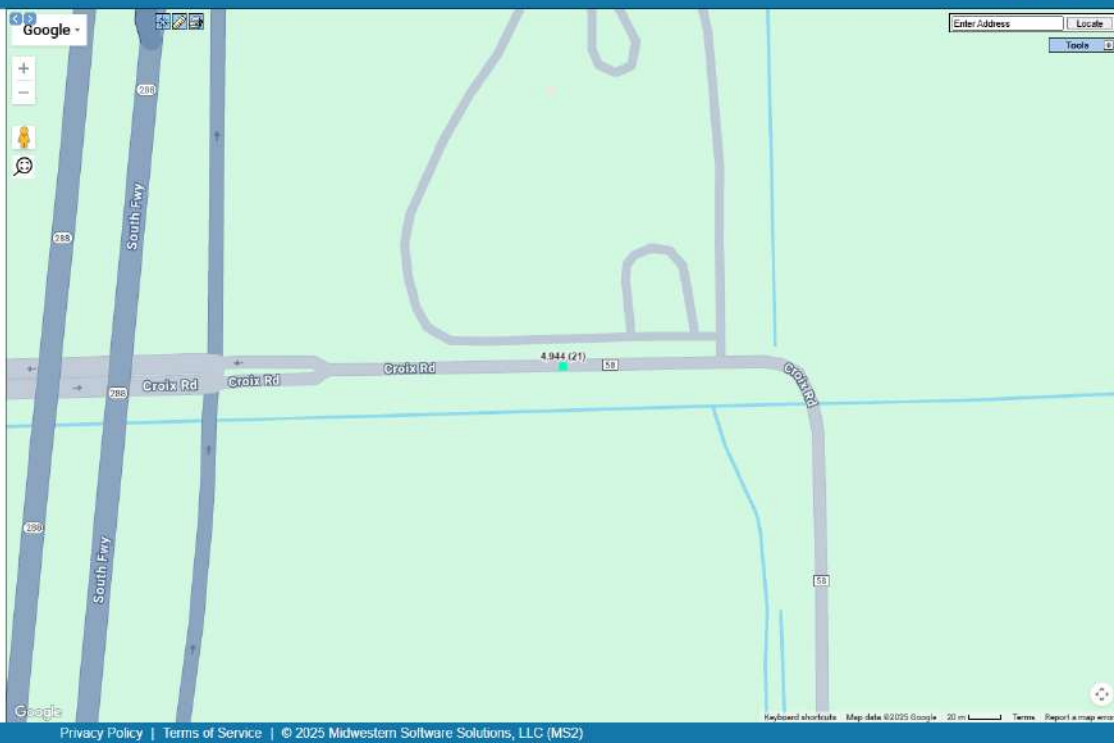
INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	7	4	4	2	17
1:00-2:00	1	1	3	4	9
2:00-3:00	3	2	5	4	14
3:00-4:00	6	5	8	19	38
4:00-5:00	25	19	16	16	76
5:00-6:00	22	28	41	38	129
6:00-7:00	61	53	72	63	249
7:00-8:00	101	112	103	77	393
8:00-9:00	101	93	71	61	326
9:00-10:00	67	63	56	83	269
10:00-11:00	86	63	86	56	271
11:00-12:00	67	67	77	81	312
12:00-13:00	91	92	64	73	320
13:00-14:00	78	89	86	94	347
14:00-15:00	69	73	96	82	342
15:00-16:00	91	78	119	94	382
16:00-17:00	99	85	89	91	364
17:00-18:00	95	131	152	111	489
18:00-19:00	84	62	64	68	278
19:00-20:00	58	67	45	40	210
20:00-21:00	36	44	42	32	154
21:00-22:00	24	15	28	24	91
22:00-23:00	31	12	11	14	68
23:00-24:00	8	6	8	4	26
Total					5,174
AADT					4,944
AM Peak					07:00-08:00 393
PM Peak					17:00-18:00 489

Count Navigation: |<< | < | > | >> Count Type: VOLUME

Directions: 2-WAY

View Calendar | View in Excel | Bar Graph | Line Graph | Weekly Report | Hourly Volume By Lane



Home | Back | Login | + Locate | - Locate All

Auto-Locate ON

Volume Count Report

LOCATION INFO

Location ID	20RP26816
Type	SPOT
Fnct'l Class	7
Located On	SH0288
Loc On Alias	SH0288-XG
Direction	RAMP
County	Brazoria
Community	-
MPO ID	15
HPMS ID	ASSIGNED
Agency	Texas DOT

COUNT DATA INFO

Count Status	Accepted
Holiday	No
Start Date	Mon 2/27/2023
End Date	Tue 2/28/2023
Start Time	12:45:00 PM
End Time	12:45:00 PM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	
Latitude,Longitude	29.512211, -95.386517

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	12	6	10	9	37
1:00-2:00	11	7	6	11	35
2:00-3:00	10	15	20	17	62
3:00-4:00	11	15	20	14	60
4:00-5:00	29	44	57	69	199
5:00-6:00	89	120	134	142	485
6:00-7:00	191	248	277	288	1,004
7:00-8:00	277	269	286	261	1,086
8:00-9:00	247	225	217	184	873
9:00-10:00	156	141	137	124	558
10:00-11:00	120	127	114	107	468
11:00-12:00	111	120	133	106	470
12:00-13:00	132	114	125	105	476
13:00-14:00	117	110	126	125	478
14:00-15:00	135	108	110	115	468
15:00-16:00	121	111	118	132	482
16:00-17:00	124	146	139	155	564
17:00-18:00	137	123	183	141	564
18:00-19:00	175	151	116	120	562
19:00-20:00	114	105	95	77	391
20:00-21:00	69	42	40	45	193
21:00-22:00	30	20	24	17	91
22:00-23:00	32	24	27	25	108
23:00-24:00	19	14	10	8	51
Total					9,785
AADT					10,263
AM Peak					06:45-07:45 1,113
PM Peak					17:30-18:30 630

Count Navigation: |<< | < | > | >>| Count Type: VOLUME

Directions: RAMP

View Calendar | View in Excel | Bar Graph | Line Graph | Weekly Report

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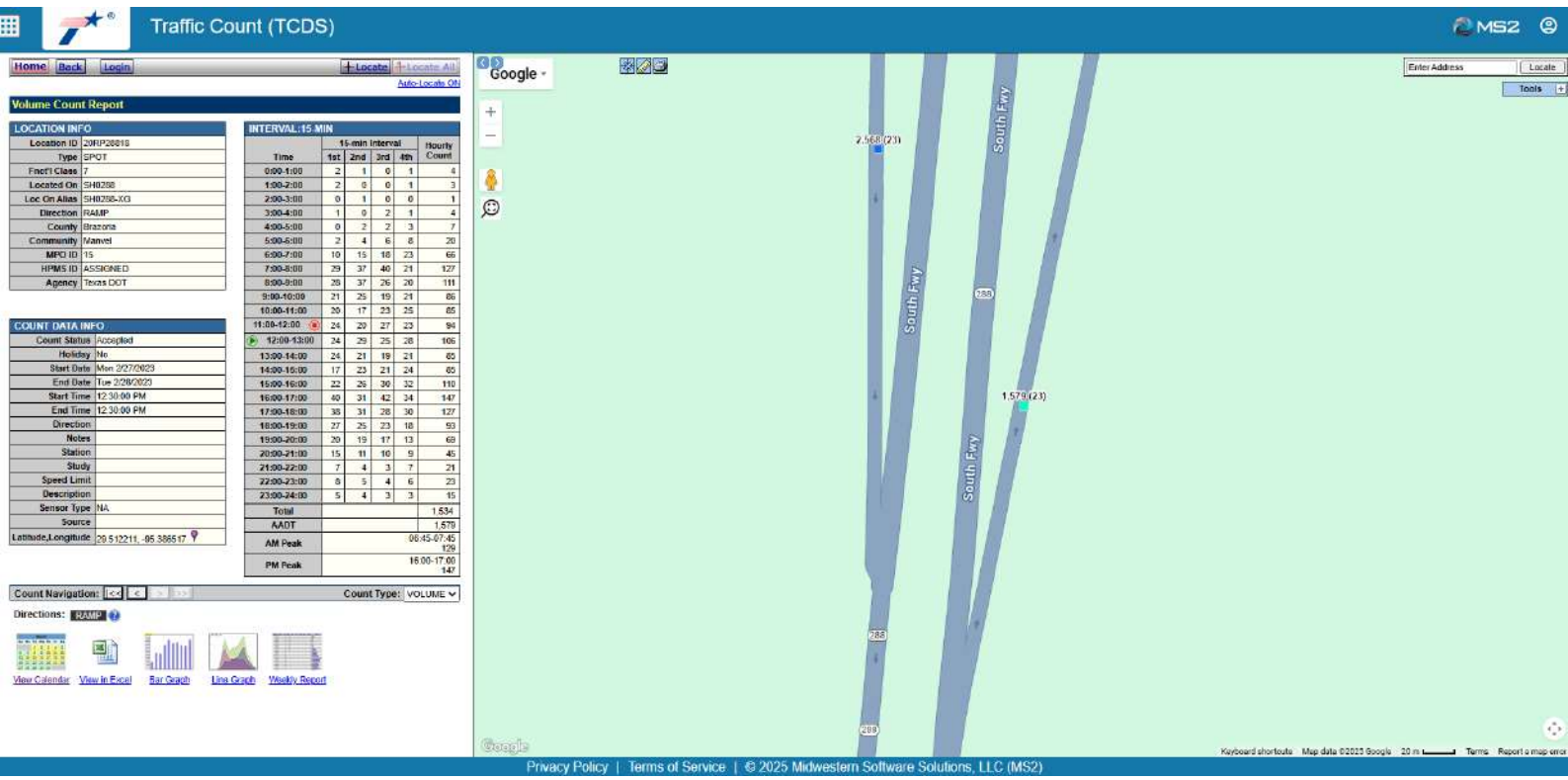
Traffic Count (TCDS)
MS2
Home
Back
Login
Locate
Locate All
Auto-Locate ON
Volume Count Report
LOCATION INFO
Location ID 20RP2881S
Type SPOT
Fnc'l Class 7
Located On SH0288
Loc On Alias SH0288-XG
Direction RAMP
County Brazoria
Community Manvel
MPO ID 15
HPMS ID ASSIGNED
Agency Texas DOT
COUNT DATA INFO
Count Status Accepted
Holiday No
Start Date Mon 2/27/2023
End Date Tue 2/28/2023
Start Time 12:30:00 PM
End Time 12:30:00 PM
Direction
Notes
Station
Study
Speed Limit
Description
Sensor Type NA
Source
Latitude,Longitude 29.512211, -95.386517
INTERVAL:15 MIN
Time | 15-min interval 1st 2nd 3rd 4th | Hourly Count
0:00-1:00 2 1 0 1 4
1:00-2:00 2 0 0 1 3
2:00-3:00 0 1 0 0 1
3:00-4:00 1 0 2 1 4
4:00-5:00 0 2 2 3 7
5:00-6:00 2 4 6 8 20
6:00-7:00 10 15 18 23 66
7:00-8:00 29 37 40 21 127
8:00-9:00 28 37 26 20 111
9:00-10:00 21 25 19 21 86
10:00-11:00 20 17 23 25 85
11:00-12:00 24 29 27 23 103
12:00-13:00 24 29 25 28 106
13:00-14:00 24 21 19 21 85
14:00-15:00 17 23 21 24 85
15:00-16:00 22 26 30 32 110
16:00-17:00 40 31 42 34 147
17:00-18:00 38 31 28 30 127
18:00-19:00 27 25 23 18 93
19:00-20:00 20 19 17 13 69
20:00-21:00 15 11 10 9 45
21:00-22:00 7 4 3 7 21
22:00-23:00 8 5 4 6 23
23:00-24:00 5 4 3 3 15
Total 1,534
AADT 1,579
AM Peak 06:45-07:45 129
PM Peak 16:00-17:00 147
Count Navigation:
Count Type: VOLUME
Directions: RAMP
View Calendar
View in Excel
Bar Graph
Line Graph
Weekly Report
Google
Enter Address
Locate
Tools
7,568 (23)
1,579 (23)
South Fwy
South Fwy
South Fwy
288
288
288
Keyboard shortcuts
Map data ©2025 Google
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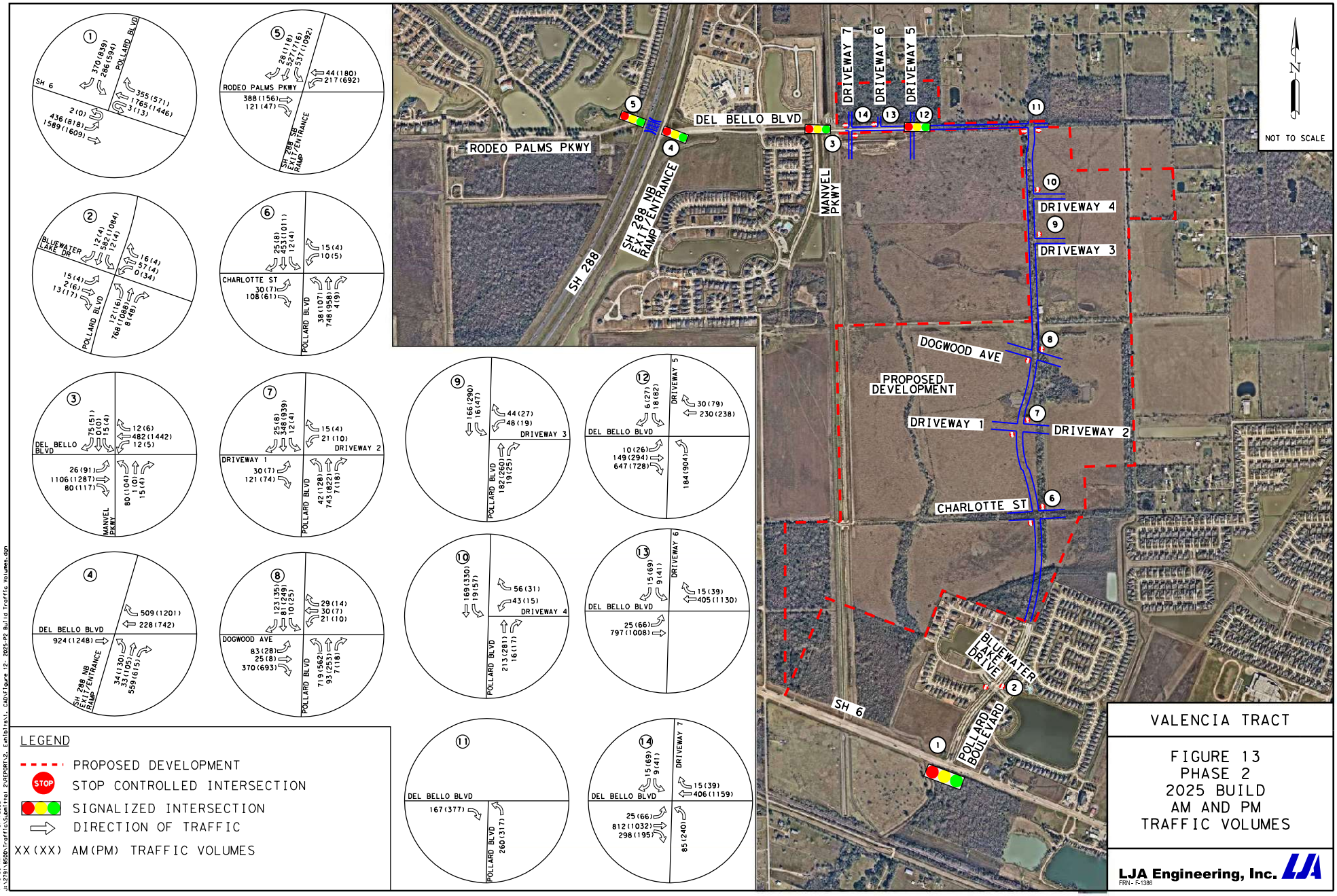
Appendix C

Traffic Counts Calculation at Del Bello and SH-288


1
SH 6
POLLARD BLVD
370 (839)
286 (594)
355 (571)
1765 (1446)
3 (13)
2 (0)
436 (818)
1589 (1609)
5
RODEO PALMS PKWY
SH 288 SB EXIT/ENTRANCE RAMP
28 (18)
527 (716)
337 (1092)
44 (180)
217 (692)
388 (156)
121 (47)
2
BLUEWATER LAKE DR
POLLARD BLVD
12 (4)
582 (1084)
12 (4)
16 (4)
57 (4)
0 (34)
15 (4)
2 (6)
13 (17)
12 (16)
768 (1088)
8 (48)
6
CHARLOTTE ST
POLLARD BLVD
25 (8)
453 (1011)
12 (4)
15 (4)
10 (5)
30 (7)
108 (61)
38 (107)
748 (958)
4 (9)
3
DEL BELLO BLVD
MANVEL PKWY
75 (51)
0 (0)
15 (4)
12 (6)
482 (1442)
12 (5)
26 (91)
1106 (1287)
80 (117)
80 (104)
1 (0)
15 (4)
7
DRIVEWAY 1
DRIVEWAY 2
POLLARD BLVD
25 (8)
348 (939)
12 (4)
15 (4)
21 (10)
30 (7)
121 (74)
42 (128)
743 (822)
7 (18)
9
DRIVEWAY 3
POLLARD BLVD
166 (290)
16 (47)
44 (27)
48 (19)
182 (260)
19 (25)
12
DEL BELLO BLVD
DRIVEWAY 5
6 (27)
18 (82)
30 (79)
230 (238)
10 (26)
149 (294)
647 (728)
184 (904)
4
DEL BELLO BLVD
SH 288 NB EXIT/ENTRANCE RAMP
509 (1201)
228 (742)
924 (1248)
34 (130)
33 (105)
559 (615)
8
DOGWOOD AVE
POLLARD BLVD
123 (35)
81 (249)
10 (25)
29 (14)
30 (7)
21 (10)
83 (28)
25 (8)
370 (693)
719 (562)
93 (253)
7 (18)
10
DRIVEWAY 4
POLLARD BLVD
169 (330)
19 (57)
56 (31)
43 (15)
213 (281)
16 (17)
13
DEL BELLO BLVD
DRIVEWAY 6
15 (69)
9 (41)
15 (39)
405 (1130)
25 (66)
797 (1008)
11
DEL BELLO BLVD
POLLARD BLVD
167 (377)
260 (317)
14
DEL BELLO BLVD
DRIVEWAY 7
15 (69)
9 (41)
15 (39)
406 (1159)
25 (66)
812 (1032)
298 (195)
85 (240)
LEGEND
PROPOSED DEVELOPMENT
STOP CONTROLLED INTERSECTION
SIGNALIZED INTERSECTION
DIRECTION OF TRAFFIC
XX (XX) AM (PM) TRAFFIC VOLUMES
RODEO PALMS PKWY
DEL BELLO BLVD
SH 288
SH 288 NB EXIT/ENTRANCE RAMP
MANVEL PKWY
DRIVEWAY 7
DRIVEWAY 6
DRIVEWAY 5
DRIVEWAY 4
DRIVEWAY 3
DOGWOOD AVE
PROPOSED DEVELOPMENT
DRIVEWAY 1
DRIVEWAY 2
CHARLOTTE ST
BLUEWATER LAKE DRIVE
SH 6
POLLARD BOULEVARD
N
NOT TO SCALE
VALENCIA TRACT
FIGURE 13
PHASE 2
2025 BUILD
AM AND PM
TRAFFIC VOLUMES
LJA Engineering, Inc.
FRN - F-1386
5/4/2022
11:46:58 AM
J:\2791\8500\Traffic\Submittal 2\REPORT\2. Exhibits\ CAD\Figure 12- 2025-P2 Build Traffic Volumes.dgn

Appendix D

Trip Generation

Trip Generation

Project:	Del Bello
Job Number:	2660-2503
Phase	I
Land Use:	Single-Family Detached Housing
ITE Code:	210
Independent Variable:	Dwelling Units
Variable Value:	315

Daily Traffic

Type of Equation: 3

Average Rate:		9.43			1 Rate
Linear Equation:	T=		(X) +		2 Linear
Exponential Equation:	Ln (T)=	0.92	Ln(X) +	2.68	3 Exponential
		%	Volume		
	Total Traffic	100%	**2,900**		
	In	50%	**1,450**		
	Out	50%	**1,450**		

AM Peak Traffic

Type of Equation: 1

Average Rate:		0.7			1 Rate
Linear Equation:	T=		(X) +		2 Linear
Exponential Equation:	Ln (T)=	0.91	Ln(X) +	0.12	3 Exponential
		%	Volume		
	Total Traffic	100%	**220**		
	In	26%	**57**		
	Out	74%	**163**		

PM Peak Traffic

Type of Equation: 1

Average Rate:		0.94			1 Rate
Linear Equation:	T=		(X) +		2 Linear
Exponential Equation:	Ln (T)=	0.94	Ln(X) +	0.27	3 Exponential
		%	Volume		
	Total Traffic	100%	**297**		
	In	63%	**187**		
	Out	37%	**110**		

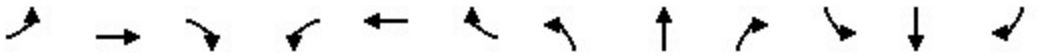
Appendix E

Intersection Capacity Analysis Reports

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	961	0	0	237	530	35	34	582	0	0	0
Future Volume (vph)	0	961	0	0	237	530	35	34	582	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5			4.5			4.5	4.5			
Lane Util. Factor		0.91			0.91			0.95	1.00			
Frt		1.00			0.90			1.00	0.85			
Flt Protected		1.00			1.00			0.98	1.00			
Satd. Flow (prot)		3390			4558			3452	1583			
Flt Permitted		1.00			1.00			0.98	1.00			
Satd. Flow (perm)		3390			4558			3452	1583			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1045	0	0	258	576	38	37	633	0	0	0
RTOR Reduction (vph)	0	0	0	0	353	0	0	0	346	0	0	0
Lane Group Flow (vph)	0	1045	0	0	481	0	0	75	287	0	0	0
Turn Type	Prot	NA			NA		Split	NA	Perm			
Protected Phases	5	6			6		8	8				
Permitted Phases									8			
Actuated Green, G (s)		32.3			32.3			18.4	18.4			
Effective Green, g (s)		32.3			32.3			18.4	18.4			
Actuated g/C Ratio		0.39			0.39			0.22	0.22			
Clearance Time (s)		4.5			4.5			4.5	4.5			
Vehicle Extension (s)		3.0			3.0			3.0	3.0			
Lane Grp Cap (vph)		1311			1763			760	348			
v/s Ratio Prot		c0.31			0.11			0.02				
v/s Ratio Perm									c0.18			
v/c Ratio		0.80			0.27			0.10	0.82			
Uniform Delay, d1		22.7			17.5			25.9	31.0			
Progression Factor		0.98			1.00			1.00	1.00			
Incremental Delay, d2		4.3			0.4			0.1	14.6			
Delay (s)		26.6			17.9			26.0	45.6			
Level of Service		C			B			C	D			
Approach Delay (s/veh)		26.6			17.9			43.5			0.0	
Approach LOS		C			B			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	83.5	Sum of lost time (s)	13.5
Intersection Capacity Utilization	99.5%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	404	126	226	46	0	0	0	0	559	548	29
Future Volume (vph)	0	404	126	226	46	0	0	0	0	559	548	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5						4.5	
Lane Util. Factor		0.91		0.91	0.91						0.95	
Frt		0.96		1.00	1.00						1.00	
Flt Protected		1.00		0.95	0.97						0.98	
Satd. Flow (prot)		4904		1610	3274						3441	
Flt Permitted		1.00		0.30	0.65						0.98	
Satd. Flow (perm)		4904		511	2199						3441	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	439	137	246	50	0	0	0	0	608	596	32
RTOR Reduction (vph)	0	65	0	0	0	0	0	0	0	0	2	0
Lane Group Flow (vph)	0	511	0	123	173	0	0	0	0	0	1234	0
Turn Type		NA		pm+pt	NA					Split	NA	
Protected Phases		2		1	2					4	4	
Permitted Phases				2								
Actuated Green, G (s)		15.6		21.5	21.5						48.5	
Effective Green, g (s)		15.6		21.5	21.5						48.5	
Actuated g/C Ratio		0.19		0.26	0.26						0.58	
Clearance Time (s)		4.5		4.5	4.5						4.5	
Vehicle Extension (s)		3.0		3.0	3.0						3.0	
Lane Grp Cap (vph)		916		209	642						1998	
v/s Ratio Prot		0.10		c0.04	0.02						c0.36	
v/s Ratio Perm				c0.11	0.05							
v/c Ratio		0.56		0.59	0.27						0.62	
Uniform Delay, d1		30.8		31.1	24.7						11.4	
Progression Factor		1.00		0.89	0.90						1.00	
Incremental Delay, d2		0.7		4.0	0.2						0.6	
Delay (s)		31.6		31.5	22.4						12.0	
Level of Service		C		C	C						B	
Approach Delay (s/veh)		31.6			26.2			0.0			12.0	
Approach LOS		C			C			A			B	

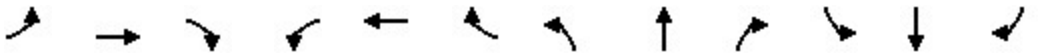
Intersection Summary			
HCM 2000 Control Delay (s/veh)	19.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	83.5	Sum of lost time (s)	13.5
Intersection Capacity Utilization	95.2%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1004	107	0	0	107	168	114	1	22	0	0	0
Future Volume (vph)	1004	107	0	0	107	168	114	1	22	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5			4.5	4.5		4.5				
Lane Util. Factor	1.00	1.00			1.00	1.00		0.95				
Frt	1.00	1.00			1.00	0.85		0.98				
Flt Protected	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (prot)	1770	1863			1863	1583		3316				
Flt Permitted	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (perm)	1770	1863			1863	1583		3316				
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1091	116	0	0	116	183	124	1	24	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	153	0	13	0	0	0	0
Lane Group Flow (vph)	1091	116	0	0	116	30	0	136	0	0	0	0
Turn Type	Prot	NA			NA	Perm	Split	NA				
Protected Phases	5	6			6		8	8				
Permitted Phases						6						
Actuated Green, G (s)	77.6	20.1			20.1	20.1		11.0				
Effective Green, g (s)	77.6	20.1			20.1	20.1		11.0				
Actuated g/C Ratio	0.64	0.16			0.16	0.16		0.09				
Clearance Time (s)	4.5	4.5			4.5	4.5		4.5				
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0				
Lane Grp Cap (vph)	1123	306			306	260		298				
v/s Ratio Prot	c0.62	c0.06			0.06			c0.04				
v/s Ratio Perm						0.02						
v/c Ratio	0.97	0.38			0.38	0.12		0.46				
Uniform Delay, d1	21.2	45.5			45.5	43.5		52.8				
Progression Factor	0.94	0.99			1.00	1.00		1.00				
Incremental Delay, d2	20.1	0.8			0.8	0.2		1.1				
Delay (s)	40.0	45.9			46.3	43.7		53.9				
Level of Service	D	D			D	D		D				
Approach Delay (s/veh)		40.6			44.7			53.9			0.0	
Approach LOS		D			D			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	42.5	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	122.2	Sum of lost time (s)	13.5
Intersection Capacity Utilization	58.1%	ICU Level of Service	B
Analysis Period (min)	15		

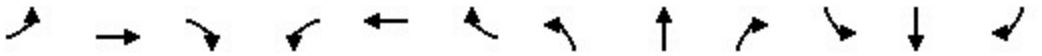
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	637	71	42	218	0	0	0	0	53	7	268
Future Volume (vph)	0	637	71	42	218	0	0	0	0	53	7	268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Lane Util. Factor		0.95		1.00	1.00					1.00	1.00	1.00
Frt		0.98		1.00	1.00					1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		3486		1770	1863					1770	1863	1583
Flt Permitted		1.00		0.34	1.00					0.95	1.00	1.00
Satd. Flow (perm)		3486		635	1863					1770	1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	692	77	46	237	0	0	0	0	58	8	291
RTOR Reduction (vph)	0	7	0	0	0	0	0	0	0	0	0	258
Lane Group Flow (vph)	0	762	0	46	237	0	0	0	0	58	8	33
Turn Type		NA		pm+pt	NA					Split	NA	Perm
Protected Phases		2		1	2					4	4	
Permitted Phases				2								4
Actuated Green, G (s)		53.9		56.8	53.9					9.1	9.1	9.1
Effective Green, g (s)		53.9		56.8	53.9					9.1	9.1	9.1
Actuated g/C Ratio		0.68		0.72	0.68					0.11	0.11	0.11
Clearance Time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		2366		495	1264					202	213	181
v/s Ratio Prot		c0.22		c0.00	0.13					c0.03	0.00	
v/s Ratio Perm				0.06								0.02
v/c Ratio		0.32		0.09	0.19					0.29	0.04	0.18
Uniform Delay, d1		5.2		3.4	4.7					32.2	31.3	31.8
Progression Factor		1.00		1.49	1.66					1.00	1.00	1.00
Incremental Delay, d2		0.4		0.1	0.3					0.8	0.1	0.5
Delay (s)		5.6		5.1	8.1					33.0	31.3	32.3
Level of Service		A		A	A					C	C	C
Approach Delay (s/veh)		5.6			7.6			0.0			32.4	
Approach LOS		A			A			A			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	12.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.31		
Actuated Cycle Length (s)	79.4	Sum of lost time (s)	13.5
Intersection Capacity Utilization	58.1%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	27	1151	83	12	501	12	83	1	16	16	0	78
Future Volume (veh/h)	27	1151	83	12	501	12	83	1	16	16	0	78
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	29	1251	90	13	545	13	90	1	17	17	0	85
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	85	1601	114	80	1674	39	523	27	466	593	0	489
Arrive On Green	0.50	0.50	0.50	0.50	0.50	0.50	0.34	0.34	0.34	0.34	0.00	0.34
Sat Flow, veh/h	33	3229	230	22	3376	80	1152	81	1374	1361	0	1442
Grp Volume(v), veh/h	719	0	651	295	0	276	90	0	18	17	0	85
Grp Sat Flow(s),veh/h/ln	1831	0	1661	1790	0	1688	1152	0	1455	1361	0	1442
Q Serve(g_s), s	2.8	0.0	17.7	0.0	0.0	5.4	2.8	0.0	0.5	0.5	0.0	2.3
Cycle Q Clear(g_c), s	17.4	0.0	17.7	5.2	0.0	5.4	5.1	0.0	0.5	0.9	0.0	2.3
Prop In Lane	0.04		0.14	0.04		0.05	1.00		0.94	1.00		1.00
Lane Grp Cap(c), veh/h	976	0	823	957	0	837	523	0	493	593	0	489
V/C Ratio(X)	0.74	0.00	0.79	0.31	0.00	0.33	0.17	0.00	0.04	0.03	0.00	0.17
Avail Cap(c_a), veh/h	1155	0	989	1118	0	1006	523	0	493	593	0	489
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	0.0	11.4	8.2	0.0	8.3	14.4	0.0	12.1	12.4	0.0	12.7
Incr Delay (d2), s/veh	2.1	0.0	3.7	0.2	0.0	0.2	0.7	0.0	0.1	0.1	0.0	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	0.0	5.7	1.6	0.0	1.5	0.9	0.0	0.1	0.1	0.0	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	13.3	0.0	15.1	8.4	0.0	8.5	15.2	0.0	12.2	12.5	0.0	13.4
LnGrp LOS	B		B	A		A	B		B	B		B
Approach Vol, veh/h		1370			571			108			102	
Approach Delay, s/veh		14.2			8.5			14.7			13.3	
Approach LOS		B			A			B			B	

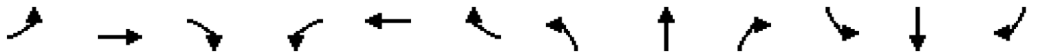
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		23.0		31.5		23.0		31.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.5		32.5		18.5		32.5				
Max Q Clear Time (g_c+I1), s		7.1		19.7		4.3		7.4				
Green Ext Time (p_c), s		0.4		7.3		0.4		3.6				

Intersection Summary												
HCM 7th Control Delay, s/veh			12.6									
HCM 7th LOS			B									

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1298	0	0	772	1250	135	109	640	0	0	0
Future Volume (vph)	0	1298	0	0	772	1250	135	109	640	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5			4.5			4.5	4.5			
Lane Util. Factor		0.91			0.91			0.95	1.00			
Frt		1.00			0.91			1.00	0.85			
Flt Protected		1.00			1.00			0.97	1.00			
Satd. Flow (prot)		3390			4614			3444	1583			
Flt Permitted		1.00			1.00			0.97	1.00			
Satd. Flow (perm)		3390			4614			3444	1583			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1411	0	0	839	1359	147	118	696	0	0	0
RTOR Reduction (vph)	0	0	0	0	209	0	0	0	193	0	0	0
Lane Group Flow (vph)	0	1411	0	0	1989	0	0	265	503	0	0	0
Turn Type	Prot	NA			NA		Split	NA	Perm			
Protected Phases	5	6			6		8	8				
Permitted Phases									8			
Actuated Green, G (s)		62.3			62.3			45.4	45.4			
Effective Green, g (s)		62.3			62.3			45.4	45.4			
Actuated g/C Ratio		0.45			0.45			0.32	0.32			
Clearance Time (s)		4.5			4.5			4.5	4.5			
Vehicle Extension (s)		3.0			3.0			3.0	3.0			
Lane Grp Cap (vph)		1508			2053			1116	513			
v/s Ratio Prot		0.42			c0.43			0.08				
v/s Ratio Perm									c0.32			
v/c Ratio		0.94			1.47dr			0.24	0.98			
Uniform Delay, d1		36.9			37.9			34.6	46.9			
Progression Factor		1.54			1.00			1.00	1.00			
Incremental Delay, d2		4.6			13.7			0.1	34.5			
Delay (s)		61.3			51.6			34.7	81.3			
Level of Service		E			D			C	F			
Approach Delay (s/veh)		61.3			51.6			68.5			0.0	
Approach LOS		E			D			E			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	58.2	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.83		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	148.5%	ICU Level of Service	H
Analysis Period (min)	15		

dr Defacto Right Lane. Recode with 1 though lane as a right lane.
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	162	49	720	187	0	0	0	0	1136	745	123
Future Volume (vph)	0	162	49	720	187	0	0	0	0	1136	745	123
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5						4.5	
Lane Util. Factor		0.91		0.91	0.91						0.95	
Frt		0.97		1.00	1.00						0.99	
Flt Protected		1.00		0.95	0.97						0.97	
Satd. Flow (prot)		4909		1610	3282						3410	
Flt Permitted		1.00		0.56	0.66						0.97	
Satd. Flow (perm)		4909		944	2247						3410	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	176	53	783	203	0	0	0	0	1235	810	134
RTOR Reduction (vph)	0	39	0	0	0	0	0	0	0	0	4	0
Lane Group Flow (vph)	0	190	0	391	595	0	0	0	0	0	2175	0
Turn Type		NA		pm+pt	NA					Split	NA	
Protected Phases		2		1	2					4	4	
Permitted Phases				2								
Actuated Green, G (s)		18.7		41.4	41.4						85.1	
Effective Green, g (s)		18.7		41.4	41.4						85.1	
Actuated g/C Ratio		0.13		0.30	0.30						0.61	
Clearance Time (s)		4.5		4.5	4.5						4.5	
Vehicle Extension (s)		3.0		3.0	3.0						3.0	
Lane Grp Cap (vph)		655		387	832						2072	
v/s Ratio Prot		0.04		c0.16	0.12						c0.64	
v/s Ratio Perm				c0.13	0.10							
v/c Ratio		0.29		1.01	0.97dl						1.14dl	
Uniform Delay, d1		54.7		47.8	44.0						27.5	
Progression Factor		1.00		0.94	0.95						1.00	
Incremental Delay, d2		0.2		34.2	1.4						34.4	
Delay (s)		54.9		79.2	43.3						61.9	
Level of Service		D		E	D						E	
Approach Delay (s/veh)		54.9			57.5			0.0			61.9	
Approach LOS		D			E			A			E	

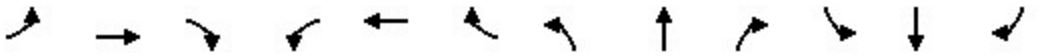
Intersection Summary			
HCM 2000 Control Delay (s/veh)	60.1	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.04		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	144.1%	ICU Level of Service	H
Analysis Period (min)	15		

dl Defacto Left Lane. Recode with 1 though lane as a left lane.
c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	871	126	0	0	126	146	198	1	37	0	0	0
Future Volume (vph)	871	126	0	0	126	146	198	1	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5			4.5	4.5		4.5				
Lane Util. Factor	1.00	1.00			1.00	1.00		0.95				
Frt	1.00	1.00			1.00	0.85		0.98				
Flt Protected	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (prot)	1770	1863			1863	1583		3317				
Flt Permitted	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (perm)	1770	1863			1863	1583		3317				
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	947	137	0	0	137	159	215	1	40	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	129	0	16	0	0	0	0
Lane Group Flow (vph)	947	137	0	0	137	30	0	240	0	0	0	0
Turn Type	Prot	NA			NA	Perm	Split	NA				
Protected Phases	5	6			6		8	8				
Permitted Phases						6						
Actuated Green, G (s)	50.6	17.6			17.6	17.6		12.5				
Effective Green, g (s)	50.6	17.6			17.6	17.6		12.5				
Actuated g/C Ratio	0.54	0.19			0.19	0.19		0.13				
Clearance Time (s)	4.5	4.5			4.5	4.5		4.5				
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0				
Lane Grp Cap (vph)	950	348			348	295		440				
v/s Ratio Prot	c0.54	c0.07			0.07			c0.07				
v/s Ratio Perm						0.02						
v/c Ratio	1.00	0.39			0.39	0.10		0.86dl				
Uniform Delay, d1	21.7	33.6			33.6	31.7		38.2				
Progression Factor	1.10	0.76			1.00	1.00		1.00				
Incremental Delay, d2	24.2	0.5			0.7	0.2		1.4				
Delay (s)	48.1	26.2			34.4	31.9		39.6				
Level of Service	D	C			C	C		D				
Approach Delay (s/veh)		45.4			33.0			39.6			0.0	
Approach LOS		D			C			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	42.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	94.2	Sum of lost time (s)	13.5
Intersection Capacity Utilization	79.6%	ICU Level of Service	D
Analysis Period (min)	15		

dl Defacto Left Lane. Recode with 1 though lane as a left lane.
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	753	665	385	257	0	0	0	0	88	12	452
Future Volume (vph)	0	753	665	385	257	0	0	0	0	88	12	452
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Lane Util. Factor		0.95		1.00	1.00					1.00	1.00	1.00
Frt		0.93		1.00	1.00					1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		3290		1770	1863					1770	1863	1583
Flt Permitted		1.00		0.10	1.00					0.95	1.00	1.00
Satd. Flow (perm)		3290		185	1863					1770	1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	818	723	418	279	0	0	0	0	96	13	491
RTOR Reduction (vph)	0	166	0	0	0	0	0	0	0	0	0	421
Lane Group Flow (vph)	0	1375	0	418	279	0	0	0	0	96	13	70
Turn Type		NA		pm+pt	NA					Split	NA	Perm
Protected Phases		2		1	2					4	4	
Permitted Phases				2								4
Actuated Green, G (s)		40.3		58.1	40.3					11.9	11.9	11.9
Effective Green, g (s)		40.3		58.1	40.3					11.9	11.9	11.9
Actuated g/C Ratio		0.48		0.70	0.48					0.14	0.14	0.14
Clearance Time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		1587		466	899					252	265	225
v/s Ratio Prot		0.42		c0.19	0.15					c0.05	0.01	
v/s Ratio Perm				c0.43								0.04
v/c Ratio		0.87		0.90	0.31					0.38	0.05	0.31
Uniform Delay, d1		19.2		23.7	13.1					32.5	30.9	32.1
Progression Factor		1.00		0.80	1.24					1.00	1.00	1.00
Incremental Delay, d2		6.6		19.4	0.9					1.0	0.1	0.8
Delay (s)		25.8		38.2	17.2					33.4	31.0	32.9
Level of Service		C		D	B					C	C	C
Approach Delay (s/veh)		25.8			29.8			0.0			33.0	
Approach LOS		C			C			A			C	

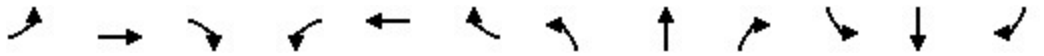
Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	83.5	Sum of lost time (s)	13.5
Intersection Capacity Utilization	79.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	95	1339	122	5	1500	6	108	0	4	4	0	53
Future Volume (vph)	95	1339	122	5	1500	6	108	0	4	4	0	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Lane Util. Factor		0.95			0.95		0.95	0.95		1.00	1.00	
Frt		0.99			1.00		1.00	0.99		1.00	0.85	
Flt Protected		1.00			1.00		0.95	0.96		0.95	1.00	
Satd. Flow (prot)		3487			3536		1681	1674		1770	1583	
Flt Permitted		0.59			0.95		0.72	0.71		0.72	1.00	
Satd. Flow (perm)		2076			3356		1273	1247		1333	1583	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	103	1455	133	5	1630	7	117	0	4	4	0	58
RTOR Reduction (vph)	0	5	0	0	0	0	0	10	0	0	49	0
Lane Group Flow (vph)	0	1687	0	0	1642	0	61	50	0	4	9	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Actuated Green, G (s)		108.5			108.5		22.5	22.5		22.5	22.5	
Effective Green, g (s)		108.5			108.5		22.5	22.5		22.5	22.5	
Actuated g/C Ratio		0.78			0.78		0.16	0.16		0.16	0.16	
Clearance Time (s)		4.5			4.5		4.5	4.5		4.5	4.5	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		1608			2600		204	200		214	254	
v/s Ratio Prot											0.01	
v/s Ratio Perm		c0.81			0.49		c0.05	0.04		0.00		
v/c Ratio		1.05			0.63		0.30	0.25		0.02	0.04	
Uniform Delay, d1		15.7			6.9		51.8	51.4		49.5	49.6	
Progression Factor		1.00			1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		36.5			0.5		3.7	3.0		0.2	0.3	
Delay (s)		52.2			7.4		55.5	54.3		49.6	49.9	
Level of Service		D			A		E	D		D	D	
Approach Delay (s/veh)		52.2			7.4			54.9			49.9	
Approach LOS		D			A			D			D	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	31.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.92		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	106.5%	ICU Level of Service	G
Analysis Period (min)	15		

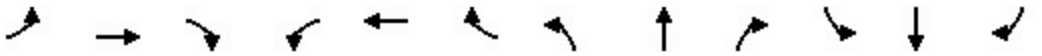
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	972	0	0	286	563	35	34	599	0	0	0
Future Volume (vph)	0	972	0	0	286	563	35	34	599	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5			4.5			4.5	4.5			
Lane Util. Factor		0.91			0.91			0.95	1.00			
Frt		1.00			0.90			1.00	0.85			
Flt Protected		1.00			1.00			0.98	1.00			
Satd. Flow (prot)		3390			4580			3452	1583			
Flt Permitted		1.00			1.00			0.98	1.00			
Satd. Flow (perm)		3390			4580			3452	1583			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1057	0	0	311	612	38	37	651	0	0	0
RTOR Reduction (vph)	0	0	0	0	375	0	0	0	340	0	0	0
Lane Group Flow (vph)	0	1057	0	0	548	0	0	75	311	0	0	0
Turn Type	Prot	NA			NA		Split	NA	Perm			
Protected Phases	5	6			6		8	8				
Permitted Phases									8			
Actuated Green, G (s)		32.3			32.3			19.3	19.3			
Effective Green, g (s)		32.3			32.3			19.3	19.3			
Actuated g/C Ratio		0.39			0.39			0.23	0.23			
Clearance Time (s)		4.5			4.5			4.5	4.5			
Vehicle Extension (s)		3.0			3.0			3.0	3.0			
Lane Grp Cap (vph)		1314			1775			799	366			
v/s Ratio Prot		c0.31			0.12			0.02				
v/s Ratio Perm									c0.20			
v/c Ratio		0.80			0.31			0.09	0.85			
Uniform Delay, d1		22.7			17.7			25.1	30.6			
Progression Factor		1.03			1.00			1.00	1.00			
Incremental Delay, d2		4.4			0.5			0.1	16.5			
Delay (s)		27.8			18.2			25.2	47.1			
Level of Service		C			B			C	D			
Approach Delay (s/veh)		27.8			18.2			44.9			0.0	
Approach LOS		C			B			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	29.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	83.3	Sum of lost time (s)	13.5
Intersection Capacity Utilization	102.6%	ICU Level of Service	G
Analysis Period (min)	15		

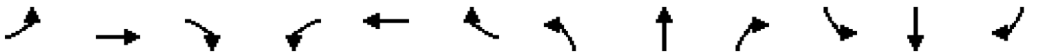
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	404	126	275	46	0	0	0	0	570	548	29
Future Volume (vph)	0	404	126	275	46	0	0	0	0	570	548	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5						4.5	
Lane Util. Factor		0.91		0.91	0.91						0.95	
Frt		0.96		1.00	1.00						1.00	
Flt Protected		1.00		0.95	0.96						0.98	
Satd. Flow (prot)		4904		1610	3268						3440	
Flt Permitted		1.00		0.30	0.65						0.98	
Satd. Flow (perm)		4904		515	2219						3440	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	439	137	299	50	0	0	0	0	620	596	32
RTOR Reduction (vph)	0	65	0	0	0	0	0	0	0	0	2	0
Lane Group Flow (vph)	0	511	0	149	200	0	0	0	0	0	1246	0
Turn Type		NA		pm+pt	NA					Split	NA	
Protected Phases		2		1	2					4	4	
Permitted Phases				2								
Actuated Green, G (s)		15.7		23.9	23.9						45.9	
Effective Green, g (s)		15.7		23.9	23.9						45.9	
Actuated g/C Ratio		0.19		0.29	0.29						0.55	
Clearance Time (s)		4.5		4.5	4.5						4.5	
Vehicle Extension (s)		3.0		3.0	3.0						3.0	
Lane Grp Cap (vph)		924		255	739						1895	
v/s Ratio Prot		0.10		c0.06	0.03						c0.36	
v/s Ratio Perm				c0.11	0.05							
v/c Ratio		0.55		0.58	0.27						0.66	
Uniform Delay, d1		30.6		29.1	23.0						13.2	
Progression Factor		1.00		0.86	0.85						1.00	
Incremental Delay, d2		0.7		3.2	0.2						0.8	
Delay (s)		31.3		28.2	19.8						14.0	
Level of Service		C		C	B						B	
Approach Delay (s/veh)		31.3			23.4			0.0			14.0	
Approach LOS		C			C			A			B	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	20.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.63		
Actuated Cycle Length (s)	83.3	Sum of lost time (s)	13.5
Intersection Capacity Utilization	98.2%	ICU Level of Service	F
Analysis Period (min)	15		

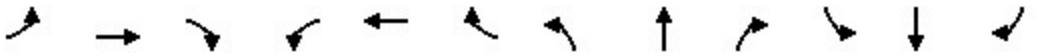
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1004	124	0	0	140	209	114	1	31	0	0	0
Future Volume (vph)	1004	124	0	0	140	209	114	1	31	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5			4.5	4.5		4.5				
Lane Util. Factor	1.00	1.00			1.00	1.00		0.95				
Frt	1.00	1.00			1.00	0.85		0.97				
Flt Protected	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (prot)	1770	1863			1863	1583		3297				
Flt Permitted	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (perm)	1770	1863			1863	1583		3297				
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1091	135	0	0	152	227	124	1	34	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	190	0	20	0	0	0	0
Lane Group Flow (vph)	1091	135	0	0	152	37	0	139	0	0	0	0
Turn Type	Prot	NA			NA	Perm	Split	NA				
Protected Phases	5	6			6		8	8				
Permitted Phases						6						
Actuated Green, G (s)	77.9	19.8			19.8	19.8		11.2				
Effective Green, g (s)	77.9	19.8			19.8	19.8		11.2				
Actuated g/C Ratio	0.64	0.16			0.16	0.16		0.09				
Clearance Time (s)	4.5	4.5			4.5	4.5		4.5				
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0				
Lane Grp Cap (vph)	1126	301			301	256		301				
v/s Ratio Prot	c0.62	0.07			c0.08			c0.04				
v/s Ratio Perm						0.02						
v/c Ratio	0.97	0.45			0.50	0.14		0.46				
Uniform Delay, d1	21.1	46.4			46.8	44.0		52.7				
Progression Factor	0.94	1.00			1.00	1.00		1.00				
Incremental Delay, d2	19.4	1.1			1.3	0.3		1.1				
Delay (s)	39.3	47.6			48.2	44.3		53.9				
Level of Service	D	D			D	D		D				
Approach Delay (s/veh)		40.2			45.8			53.9			0.0	
Approach LOS		D			D			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	42.6	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.83		
Actuated Cycle Length (s)	122.4	Sum of lost time (s)	13.5
Intersection Capacity Utilization	60.7%	ICU Level of Service	B
Analysis Period (min)	15		

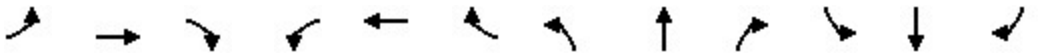
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	640	71	66	226	0	0	0	0	67	7	268
Future Volume (vph)	0	640	71	66	226	0	0	0	0	67	7	268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Lane Util. Factor		0.95		1.00	1.00					1.00	1.00	1.00
Frt		0.99		1.00	1.00					1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		3486		1770	1863					1770	1863	1583
Flt Permitted		1.00		0.34	1.00					0.95	1.00	1.00
Satd. Flow (perm)		3486		627	1863					1770	1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	696	77	72	246	0	0	0	0	73	8	291
RTOR Reduction (vph)	0	8	0	0	0	0	0	0	0	0	0	257
Lane Group Flow (vph)	0	765	0	72	246	0	0	0	0	73	8	34
Turn Type		NA		pm+pt	NA					Split	NA	Perm
Protected Phases		2		1	2					4	4	
Permitted Phases				2								4
Actuated Green, G (s)		53.8		57.7	53.8					9.3	9.3	9.3
Effective Green, g (s)		53.8		57.7	53.8					9.3	9.3	9.3
Actuated g/C Ratio		0.67		0.72	0.67					0.12	0.12	0.12
Clearance Time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		2329		504	1245					204	215	182
v/s Ratio Prot		c0.22		c0.01	0.13					c0.04	0.00	
v/s Ratio Perm				0.10								0.02
v/c Ratio		0.33		0.14	0.20					0.36	0.04	0.18
Uniform Delay, d1		5.7		3.4	5.1					32.8	31.6	32.2
Progression Factor		1.00		1.34	1.40					1.00	1.00	1.00
Incremental Delay, d2		0.4		0.1	0.3					1.1	0.1	0.5
Delay (s)		6.1		4.7	7.5					33.9	31.7	32.7
Level of Service		A		A	A					C	C	C
Approach Delay (s/veh)		6.1			6.9			0.0			32.9	
Approach LOS		A			A			A			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	13.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.32		
Actuated Cycle Length (s)	80.5	Sum of lost time (s)	13.5
Intersection Capacity Utilization	60.7%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	56	1151	83	12	501	12	83	1	16	16	0	160
Future Volume (veh/h)	56	1151	83	12	501	12	83	1	16	16	0	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	61	1251	90	13	545	13	90	1	17	17	0	174
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	117	1568	112	79	1702	40	423	27	458	584	0	481
Arrive On Green	0.50	0.50	0.50	0.50	0.50	0.50	0.33	0.33	0.33	0.33	0.00	0.33
Sat Flow, veh/h	92	3110	221	22	3376	80	879	81	1374	1360	0	1442
Grp Volume(v), veh/h	726	0	676	295	0	276	90	0	18	17	0	174
Grp Sat Flow(s),veh/h/ln	1761	0	1662	1790	0	1688	879	0	1455	1360	0	1442
Q Serve(g_s), s	8.7	0.0	18.9	0.0	0.0	5.4	3.4	0.0	0.5	0.5	0.0	5.1
Cycle Q Clear(g_c), s	18.7	0.0	18.9	5.2	0.0	5.4	8.4	0.0	0.5	0.9	0.0	5.1
Prop In Lane	0.08		0.13	0.04		0.05	1.00		0.94	1.00		1.00
Lane Grp Cap(c), veh/h	958	0	838	970	0	851	423	0	485	584	0	481
V/C Ratio(X)	0.76	0.00	0.81	0.30	0.00	0.32	0.21	0.00	0.04	0.03	0.00	0.36
Avail Cap(c_a), veh/h	1097	0	974	1103	0	989	423	0	485	584	0	481
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	0.0	11.5	8.1	0.0	8.2	17.2	0.0	12.5	12.8	0.0	14.0
Incr Delay (d2), s/veh	2.7	0.0	4.5	0.2	0.0	0.2	1.1	0.0	0.1	0.1	0.0	2.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	0.0	6.2	1.6	0.0	1.5	1.0	0.0	0.2	0.1	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	14.0	0.0	15.9	8.3	0.0	8.4	18.3	0.0	12.6	12.9	0.0	16.1
LnGrp LOS	B		B	A		A	B		B	B		B
Approach Vol, veh/h		1402			571			108			191	
Approach Delay, s/veh		14.9			8.3			17.4			15.8	
Approach LOS		B			A			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		23.0		32.4		23.0		32.4				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		18.5		32.5		18.5		32.5				
Max Q Clear Time (g_c+I1), s		10.4		20.9		7.1		7.4				
Green Ext Time (p_c), s		0.3		7.1		0.8		3.6				

Intersection Summary												
HCM 7th Control Delay, s/veh			13.5									
HCM 7th LOS			B									

Intersection	
Int Delay, s/veh	3.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	82	0	41	28	0	94
Future Vol, veh/h	82	0	41	28	0	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	89	0	45	30	0	102

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	162	38	0	0	75	0
Stage 1	60	-	-	-	-	-
Stage 2	102	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	821	1027	-	-	1523	-
Stage 1	956	-	-	-	-	-
Stage 2	921	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	821	1027	-	-	1523	-
Mov Cap-2 Maneuver	821	-	-	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	921	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.92	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	821	1523	-
HCM Lane V/C Ratio	-	-	0.109	-	-
HCM Control Delay (s/veh)	-	-	9.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	129	26	3	275	73	8
Future Vol, veh/h	129	26	3	275	73	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	140	28	3	299	79	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	168	0	460	154
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	305	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1409	-	560	892
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	747	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1409	-	558	892
Mov Cap-2 Maneuver	-	-	-	-	558	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	745	-

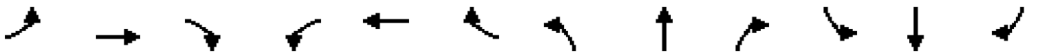
Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.08	12.32
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	579	-	-	19	-
HCM Lane V/C Ratio	0.152	-	-	0.002	-
HCM Control Delay (s/veh)	12.3	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1335	0	0	805	1272	135	109	696	0	0	0
Future Volume (vph)	0	1335	0	0	805	1272	135	109	696	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5			4.5			4.5	4.5			
Lane Util. Factor		0.91			0.91			0.95	1.00			
Frt		1.00			0.91			1.00	0.85			
Flt Protected		1.00			1.00			0.97	1.00			
Satd. Flow (prot)		3390			4618			3444	1583			
Flt Permitted		1.00			1.00			0.97	1.00			
Satd. Flow (perm)		3390			4618			3444	1583			
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	1451	0	0	875	1383	147	118	757	0	0	0
RTOR Reduction (vph)	0	0	0	0	190	0	0	0	176	0	0	0
Lane Group Flow (vph)	0	1451	0	0	2068	0	0	265	581	0	0	0
Turn Type	Prot	NA			NA		Split	NA	Perm			
Protected Phases	5	6			6		8	8				
Permitted Phases									8			
Actuated Green, G (s)		65.3			65.3			53.2	53.2			
Effective Green, g (s)		65.3			65.3			53.2	53.2			
Actuated g/C Ratio		0.44			0.44			0.35	0.35			
Clearance Time (s)		4.5			4.5			4.5	4.5			
Vehicle Extension (s)		3.0			3.0			3.0	3.0			
Lane Grp Cap (vph)		1475			2010			1221	561			
v/s Ratio Prot		0.43			c0.45			0.08				
v/s Ratio Perm									c0.37			
v/c Ratio		0.98			1.55dr			0.22	1.04			
Uniform Delay, d1		41.8			42.4			33.8	48.4			
Progression Factor		1.52			1.00			1.00	1.00			
Incremental Delay, d2		9.0			27.9			0.1	47.4			
Delay (s)		72.8			70.3			33.9	95.8			
Level of Service		E			E			C	F			
Approach Delay (s/veh)		72.8			70.3			79.8			0.0	
Approach LOS		E			E			E			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	73.1	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.90		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	154.1%	ICU Level of Service	H
Analysis Period (min)	15		

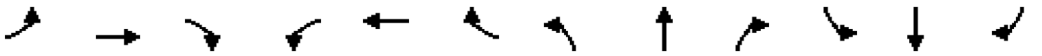
dr Defacto Right Lane. Recode with 1 though lane as a right lane.
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	162	49	753	187	0	0	0	0	1173	745	123
Future Volume (vph)	0	162	49	753	187	0	0	0	0	1173	745	123
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5						4.5	
Lane Util. Factor		0.91		0.91	0.91						0.95	
Frt		0.97		1.00	1.00						0.99	
Flt Protected		1.00		0.95	0.97						0.97	
Satd. Flow (prot)		4909		1610	3281						3409	
Flt Permitted		1.00		0.55	0.66						0.97	
Satd. Flow (perm)		4909		928	2222						3409	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	176	53	818	203	0	0	0	0	1275	810	134
RTOR Reduction (vph)	0	36	0	0	0	0	0	0	0	0	3	0
Lane Group Flow (vph)	0	193	0	409	612	0	0	0	0	0	2216	0
Turn Type		NA		pm+pt	NA					Split	NA	
Protected Phases		2		1	2					4	4	
Permitted Phases				2								
Actuated Green, G (s)		20.1		45.0	45.0						91.5	
Effective Green, g (s)		20.1		45.0	45.0						91.5	
Actuated g/C Ratio		0.13		0.30	0.30						0.61	
Clearance Time (s)		4.5		4.5	4.5						4.5	
Vehicle Extension (s)		3.0		3.0	3.0						3.0	
Lane Grp Cap (vph)		657		391	842						2079	
v/s Ratio Prot		0.04		c0.17	0.12						c0.65	
v/s Ratio Perm				c0.14	0.10							
v/c Ratio		0.29		1.05	1.00dl						1.18dl	
Uniform Delay, d1		58.5		51.0	47.0						29.3	
Progression Factor		1.00		0.93	0.94						1.00	
Incremental Delay, d2		0.2		41.5	1.3						40.0	
Delay (s)		58.8		89.0	45.3						69.3	
Level of Service		E		F	D						E	
Approach Delay (s/veh)		58.8			62.8			0.0			69.3	
Approach LOS		E			E			A			E	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	66.7	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.06		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	149.8%	ICU Level of Service	H
Analysis Period (min)	15		

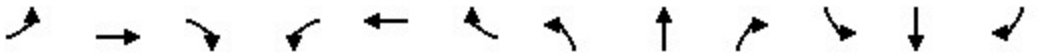
dl Defacto Left Lane. Recode with 1 though lane as a left lane.
c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	871	182	0	0	148	174	198	1	65	0	0	0
Future Volume (vph)	871	182	0	0	148	174	198	1	65	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5			4.5	4.5		4.5				
Lane Util. Factor	1.00	1.00			1.00	1.00		0.95				
Frt	1.00	1.00			1.00	0.85		0.96				
Flt Protected	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (prot)	1770	1863			1863	1583		3285				
Flt Permitted	0.95	1.00			1.00	1.00		0.96				
Satd. Flow (perm)	1770	1863			1863	1583		3285				
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	947	198	0	0	161	189	215	1	71	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	154	0	33	0	0	0	0
Lane Group Flow (vph)	947	198	0	0	161	35	0	254	0	0	0	0
Turn Type	Prot	NA			NA	Perm	Split	NA				
Protected Phases	5	6			6		8	8				
Permitted Phases						6						
Actuated Green, G (s)	50.6	17.7			17.7	17.7		13.9				
Effective Green, g (s)	50.6	17.7			17.7	17.7		13.9				
Actuated g/C Ratio	0.53	0.18			0.18	0.18		0.15				
Clearance Time (s)	4.5	4.5			4.5	4.5		4.5				
Vehicle Extension (s)	3.0	3.0			3.0	3.0		3.0				
Lane Grp Cap (vph)	935	344			344	292		477				
v/s Ratio Prot	c0.54	c0.11			0.09			c0.08				
v/s Ratio Perm						0.02						
v/c Ratio	1.01	0.58			0.47	0.12		0.53				
Uniform Delay, d1	22.6	35.6			34.8	32.5		37.9				
Progression Factor	1.16	0.81			1.00	1.00		1.00				
Incremental Delay, d2	28.0	1.7			1.0	0.2		1.1				
Delay (s)	54.1	30.6			35.8	32.7		39.0				
Level of Service	D	C			D	C		D				
Approach Delay (s/veh)		50.0			34.1			39.0			0.0	
Approach LOS		D			C			D			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	45.1	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.84		
Actuated Cycle Length (s)	95.7	Sum of lost time (s)	13.5
Intersection Capacity Utilization	83.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	762	665	402	262	0	0	0	0	135	12	452
Future Volume (vph)	0	762	665	402	262	0	0	0	0	135	12	452
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Lane Util. Factor		0.95		1.00	1.00					1.00	1.00	1.00
Frt		0.93		1.00	1.00					1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00					0.95	1.00	1.00
Satd. Flow (prot)		3292		1770	1863					1770	1863	1583
Flt Permitted		1.00		0.10	1.00					0.95	1.00	1.00
Satd. Flow (perm)		3292		185	1863					1770	1863	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	828	723	437	285	0	0	0	0	147	13	491
RTOR Reduction (vph)	0	167	0	0	0	0	0	0	0	0	0	415
Lane Group Flow (vph)	0	1384	0	437	285	0	0	0	0	147	13	76
Turn Type		NA		pm+pt	NA					Split	NA	Perm
Protected Phases		2		1	2					4	4	
Permitted Phases				2								4
Actuated Green, G (s)		40.3		58.6	40.3					13.2	13.2	13.2
Effective Green, g (s)		40.3		58.6	40.3					13.2	13.2	13.2
Actuated g/C Ratio		0.47		0.69	0.47					0.15	0.15	0.15
Clearance Time (s)		4.5		4.5	4.5					4.5	4.5	4.5
Vehicle Extension (s)		3.0		3.0	3.0					3.0	3.0	3.0
Lane Grp Cap (vph)		1555		467	880					273	288	244
v/s Ratio Prot		0.42		c0.20	0.15					c0.08	0.01	
v/s Ratio Perm				c0.44								0.05
v/c Ratio		0.89		0.94	0.32					0.54	0.05	0.31
Uniform Delay, d1		20.5		25.0	14.0					33.2	30.7	32.0
Progression Factor		1.00		0.84	1.19					1.00	1.00	1.00
Incremental Delay, d2		8.0		26.0	1.0					2.0	0.1	0.7
Delay (s)		28.5		47.0	17.7					35.3	30.8	32.7
Level of Service		C		D	B					D	C	C
Approach Delay (s/veh)		28.5			35.4			0.0			33.3	
Approach LOS		C			D			A			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.86		
Actuated Cycle Length (s)	85.3	Sum of lost time (s)	13.5
Intersection Capacity Utilization	83.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	188	1339	122	5	1500	6	108	1	4	4	1	108
Future Volume (veh/h)	188	1339	122	5	1500	6	108	1	4	4	1	108
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	204	1455	133	5	1630	7	121	0	0	4	1	117
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	173	1555	170	26	2889	12	404	231	0	186	42	195
Arrive On Green	0.82	0.82	0.82	0.82	0.82	0.82	0.12	0.00	0.00	0.12	0.12	0.12
Sat Flow, veh/h	175	1904	208	3	3538	15	2548	1870	0	1159	340	1585
Grp Volume(v), veh/h	726	0	1066	858	0	784	121	0	0	5	0	117
Grp Sat Flow(s),veh/h/ln	622	0	1665	1857	0	1699	1274	1870	0	1500	0	1585
Q Serve(g_s), s	99.0	0.0	49.0	0.0	0.0	23.5	6.6	0.0	0.0	0.0	0.0	10.5
Cycle Q Clear(g_c), s	122.5	0.0	49.0	23.3	0.0	23.5	6.9	0.0	0.0	0.4	0.0	10.5
Prop In Lane	0.28		0.12	0.01		0.01	1.00		0.00	0.80		1.00
Lane Grp Cap(c), veh/h	538	0	1359	1541	0	1388	404	231	0	228	0	195
V/C Ratio(X)	1.35	0.00	0.78	0.56	0.00	0.56	0.30	0.00	0.00	0.02	0.00	0.60
Avail Cap(c_a), veh/h	538	0	1359	1541	0	1388	404	231	0	228	0	195
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.3	0.0	7.0	4.7	0.0	4.7	60.8	0.0	0.0	57.8	0.0	62.2
Incr Delay (d2), s/veh	168.6	0.0	3.1	0.4	0.0	0.5	1.9	0.0	0.0	0.2	0.0	12.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	45.0	0.0	14.6	7.4	0.0	6.8	2.2	0.0	0.0	0.2	0.0	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	196.8	0.0	10.1	5.1	0.0	5.2	62.7	0.0	0.0	58.0	0.0	75.1
LnGrp LOS	F		B	A		A	E			E		E
Approach Vol, veh/h		1792			1642			121			122	
Approach Delay, s/veh		85.7			5.2			62.7			74.4	
Approach LOS		F			A			E			E	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	23.0	127.0	23.0	127.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	18.5	122.5	18.5	122.5
Max Q Clear Time (g_c+I1), s	8.9	124.5	12.5	25.5
Green Ext Time (p_c), s	0.2	0.0	0.2	21.3

Intersection Summary	
HCM 7th Control Delay, s/veh	48.6
HCM 7th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	0	101	94	0	57
Future Vol, veh/h	55	0	101	94	0	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	0	110	102	0	62

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	223	106	0	0	212	0
Stage 1	161	-	-	-	-	-
Stage 2	62	-	-	-	-	-
Critical Hdwy	6.63	6.93	-	-	4.13	-
Critical Hdwy Stg 1	5.83	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.519	3.319	-	-	2.219	-
Pot Cap-1 Maneuver	755	928	-	-	1357	-
Stage 1	852	-	-	-	-	-
Stage 2	960	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	755	928	-	-	1357	-
Mov Cap-2 Maneuver	755	-	-	-	-	-
Stage 1	852	-	-	-	-	-
Stage 2	960	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.18	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	755	1357	-
HCM Lane V/C Ratio	-	-	0.079	-	-
HCM Control Delay (s/veh)	-	-	10.2	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0	-

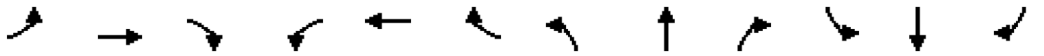
Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	163	84	9	272	50	6
Future Vol, veh/h	163	84	9	272	50	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	177	91	10	296	54	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	268	0	538	223
Stage 1	-	-	-	-	223	-
Stage 2	-	-	-	-	315	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1295	-	504	817
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1295	-	500	817
Mov Cap-2 Maneuver	-	-	-	-	500	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	733	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.25	12.82
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	521	-	-	58	-
HCM Lane V/C Ratio	0.117	-	-	0.008	-
HCM Control Delay (s/veh)	12.8	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	188	1339	122	5	1500	6	108	0	4	4	0	108
Future Volume (vph)	188	1339	122	5	1500	6	108	0	4	4	0	108
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5			4.5		4.5	4.5			4.5	4.5
Lane Util. Factor	1.00	0.95			0.95		1.00	1.00			1.00	1.00
Frt	1.00	0.99			1.00		1.00	0.85			1.00	0.85
Flt Protected	0.95	1.00			1.00		0.95	1.00			0.95	1.00
Satd. Flow (prot)	1770	3495			3536		1770	1583			1770	1583
Flt Permitted	0.10	1.00			0.95		0.76	1.00			0.76	1.00
Satd. Flow (perm)	192	3495			3357		1407	1583			1407	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	204	1455	133	5	1630	7	117	0	4	4	0	117
RTOR Reduction (vph)	0	4	0	0	0	0	0	3	0	0	0	42
Lane Group Flow (vph)	204	1584	0	0	1642	0	117	1	0	0	4	75
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		6
Actuated Green, G (s)	108.5	108.5			108.5		32.5	32.5			32.5	32.5
Effective Green, g (s)	108.5	108.5			108.5		32.5	32.5			32.5	32.5
Actuated g/C Ratio	0.72	0.72			0.72		0.22	0.22			0.22	0.22
Clearance Time (s)	4.5	4.5			4.5		4.5	4.5			4.5	4.5
Vehicle Extension (s)	3.0	3.0			3.0		3.0	3.0			3.0	3.0
Lane Grp Cap (vph)	138	2528			2428		304	342			304	342
v/s Ratio Prot		0.45						0.00				
v/s Ratio Perm	c1.06				0.49		c0.08				0.00	0.05
v/c Ratio	1.48	0.63			0.68		0.38	0.00			0.01	0.22
Uniform Delay, d1	20.7	10.5			11.2		50.2	46.0			46.2	48.3
Progression Factor	1.00	1.00			1.00		1.00	1.00			1.00	1.00
Incremental Delay, d2	249.9	0.5			0.8		3.7	0.0			0.1	1.5
Delay (s)	270.7	11.0			12.0		53.9	46.1			46.2	49.8
Level of Service	F	B			B		D	D			D	D
Approach Delay (s/veh)		40.6			12.0			53.6			49.7	
Approach LOS		D			B			D			D	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	28.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	1.22		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	106.6%	ICU Level of Service	G
Analysis Period (min)	15		

c Critical Lane Group

Appendix F

Right and Left Turn Lanes Criteria

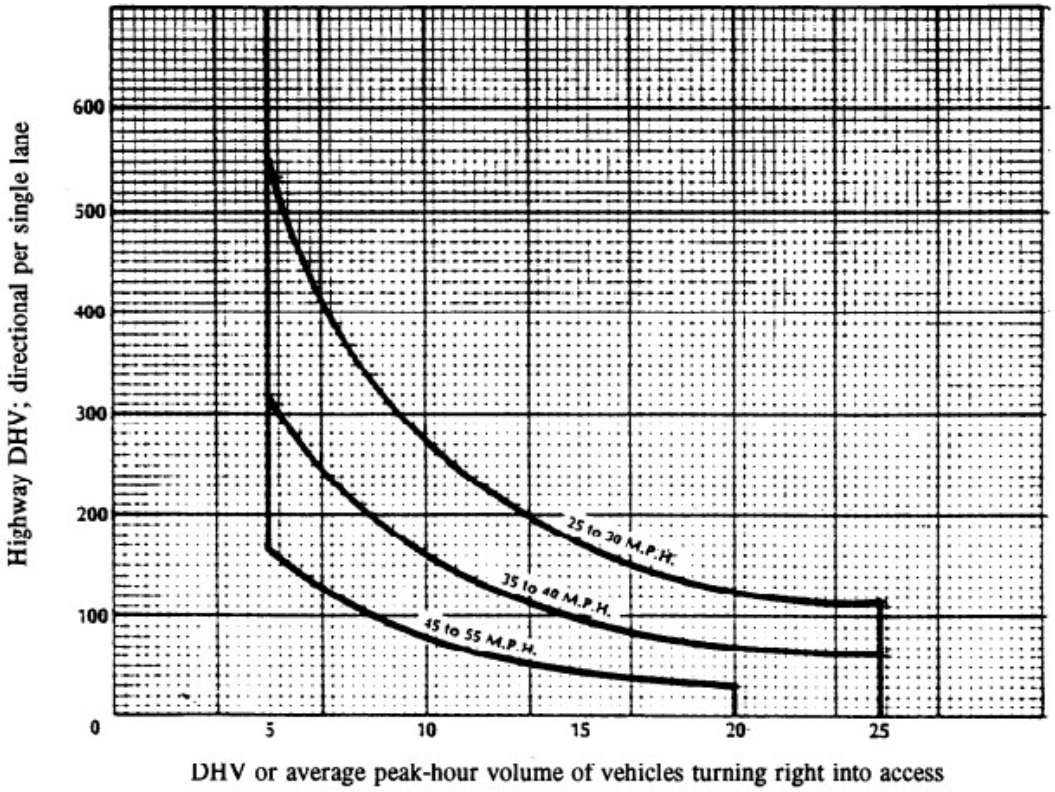
NCHRP 348 Right Turn Warrant Analysis for a Multi-Lane Road					
Intersection	Year 2029				
	Right Turn Volume	Adjacent Through Volume	Threshold	AM	PM
Manvel Parkway and Driveway 1 (NB Approach)	28(94)	41(101)	300	**No**	**No**

LEGEND:
AM Volume (PM Volume)

NCHRP 348 Right Turn Warrant Analysis for a Single-Lane Road				
Intersection	Year 2029			
	Arterial DHV	Right Turn Volume	AM	PM
Croix Road and Driveway 2 (EB Approach)	155(247)	26(84)	**Yes**	**Yes**

LEGEND:

AM Volume (PM Volume)



NCHRP 457 Left Turn Warrant Analysis					
Intersection	Year 2027				
	Advancing Volume	Opposing Volume	Left Turn Volume	AM	PM
Manvel Parkway and Driveway 1 (SB Approach)	94(57)	69(195)	0(0)	**No**	**No**
Croix Road and Driveway 2 (WB Approach)	278(272)	155(247)	3(9)	**No**	**No**

LEGEND:

AM Volume (PM Volume)

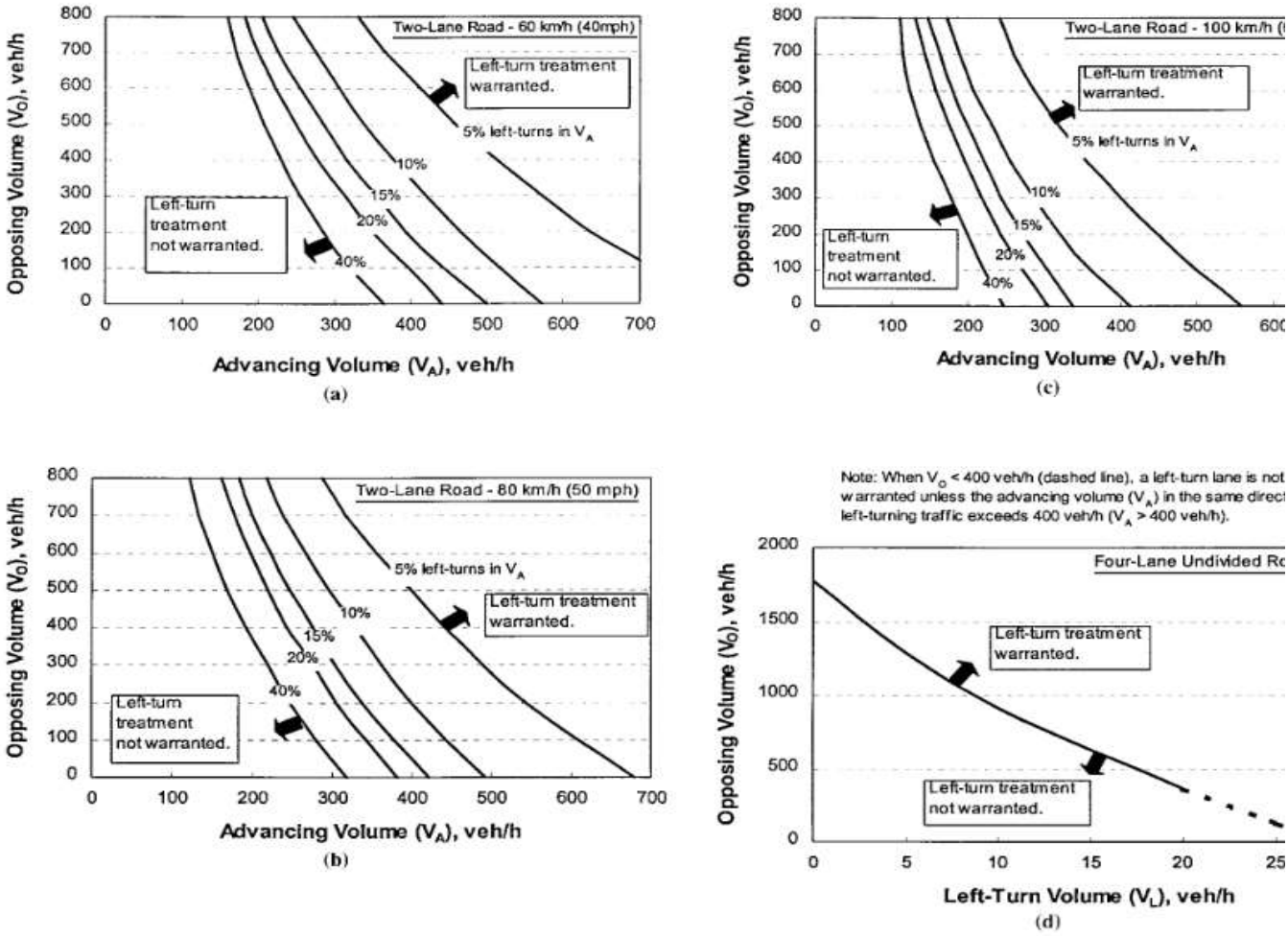


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled interse

Appendix G

Approved Traffic Signal at Croix and SH 288

PROPOSED TRAFFIC SIGNAL INSTALLATION
SH 288 FEEDER ROAD AT COUNTY ROAD 58

POSTED SPEED = 45 MPH CR 58
ADT = 14,234 (2021)

JANUARY, 2025

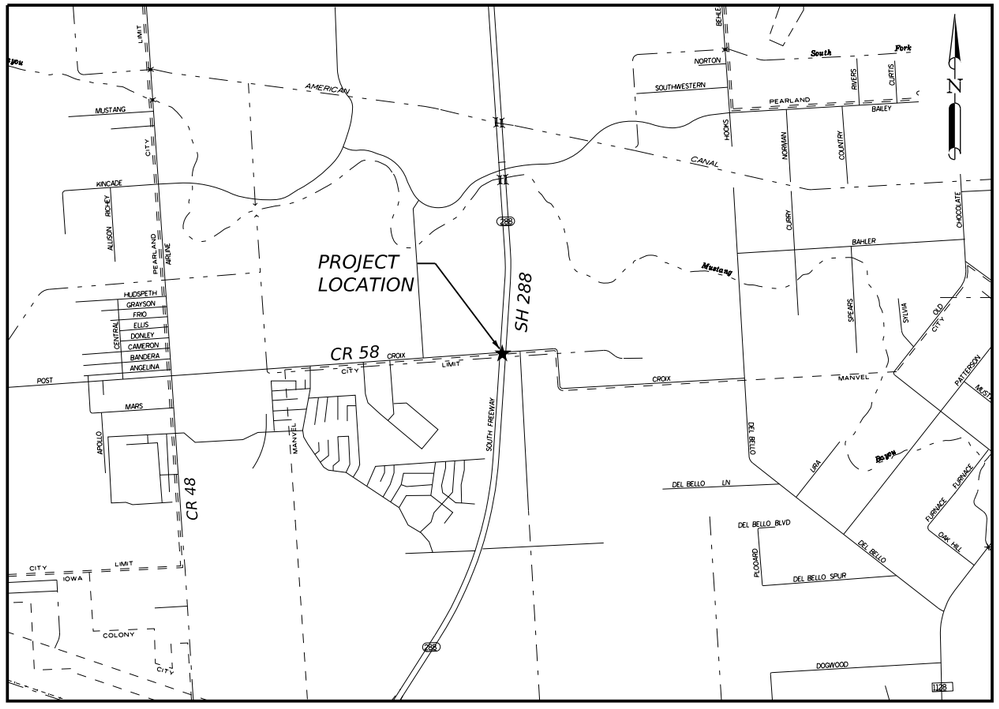
INDEX OF SHEETS

	SHEET	DESCRIPTION
	1	TITLE SHEET
	2-8	GENERAL NOTES
	9	TRAFFIC SIGNAL NOTES
	10	SUMMARY OF QUANTITIES
	11-12	EXISTING CONDITIONS
	13-14	TRAFFIC SIGNAL LAYOUT
	15-16	SIGNAL DETAIL
	17-18	PAVEMENT MARKINGS AND CURB RAMPS LAYOUT
*	19-25	ED-14
*	26-30	LMA-12
*	31	LUM-A-12
*	32	MA-C-12
*	33	MA-D-12
*	34	MA-DPD-20
*	35	RID(1)-20
*	36	CFA-12
*	37	SD/SCFD
*	38	SDS BSM
*	39	OSNS/MD
*	40	TS-BP-20
*	41	CD/PM(APS)PS
*	42-43	WZ(BTS)-13
*	44-47	PM-22
*	48-51	PED-18

* THE STANDARD DRAWINGS INCLUDED HEREIN HAVE BEEN SELECTED BY ME AS BEING APPLICABLE TO THIS PROJECT.

1/28/2025

THIRULOKESH KRISHNAN, PE (12099) DATE



LOCATION MAP

SCALE: NTS

EQUATION: NONE
EXCEPTIONS: NONE
RAILROAD CROSSINGS: NONE

NOTES:

1. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, SEPTEMBER 1, 2024, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS. (FORM FHWA 1273, OCT 23, 2023)

2. FOR BARRICADES AND SIGNING AT INDIVIDUAL INTERSECTIONS UNDER SIGNAL CONSTRUCTION REFER TO STANDARD SHEETS, WZ(BTS-1)-13 & WZ(BTS-2)-13

STATE OF TEXAS
THIRULOKESH KRISHNAN
112099
LICENSED
PROFESSIONAL ENGINEER

1/28/2025

LJA Engineering, Inc.
FRN - F-1386

COUNTY BRAZORIA PROJ. NO. 3909-2301
HWY. NO. SH 288 LETTING DATE
DATE ACCEPTED

DATE: 1/28/2025 12:01:42 PM
FILE: I:\jaeng.com\shares\Sectors\Transportation\3909\23011\400 Production\4 - Design\Plan Set\1. General\SH288_COVER.dgn

P-1
PB1
W1
P-1
SH 288 SB FEEDER
ONLY
ONLY
SH 288
N
CR 58
ONLY
ONLY
℄ CR 58
MATCH LINE STA 14+80
10+00
11+00
12+00
13+00
14+00
10
Z
9
POLE P-1
50' LMA
8
PR1
W1
S1
PR2
C
S7
B
A
7
S8
D
E
POLE P-4
PEDESTAL
W2
6
4
G
F
AR1
S3
S2
2
11
5
W3
W4
PR3
3
1
EXIST CCTV POLE
TO REMAIN
POLE P-3
PEDESTAL
POLE P-2
55'-44' LMA
ROW
ROW
ROW
EB
PP
OE
W2
PB2
P-4
PB3
P-3
W3
P-3 AND P-4
PB4
P-2
W4
P-2

LEGEND

- SIGNAL POLE
- MAST ARM
- SIGNAL CONTROLLER W/ BBU SYSTEM
- A — HORIZONTAL SIGNAL HEAD
- W# — PEDESTRIAN SIGNAL
- PB# — PEDESTRIAN PUSHBUTTON
- S# — SIGN ON MAST ARM
- GROUND BOX (TY D) W/APRON
- GROUND BOX (TY 2) W/APRON
- MAST ARM DAMPENER
- SERVICE & METER DISCONNECT
- LUMINAIRE & ARM
- CONDUIT (TRENCH)
- CONDUIT (BORE)
- PR# — PRESENCE RADAR DETECTOR
- AR# — ADVANCE RADAR DETECTOR
- RADAR PRESENCE DETECTION ZONE
- TRAFFIC DIRECTION

STATE OF TEXAS
THIRULOKESH KRISHNAN
112099
LICENSED
PROFESSIONAL ENGINEER
1/28/2025

0' 20' 40'
SCALE: 1"=40'

LJA Engineering, Inc.
FRN - F-1386

Texas Department of Transportation

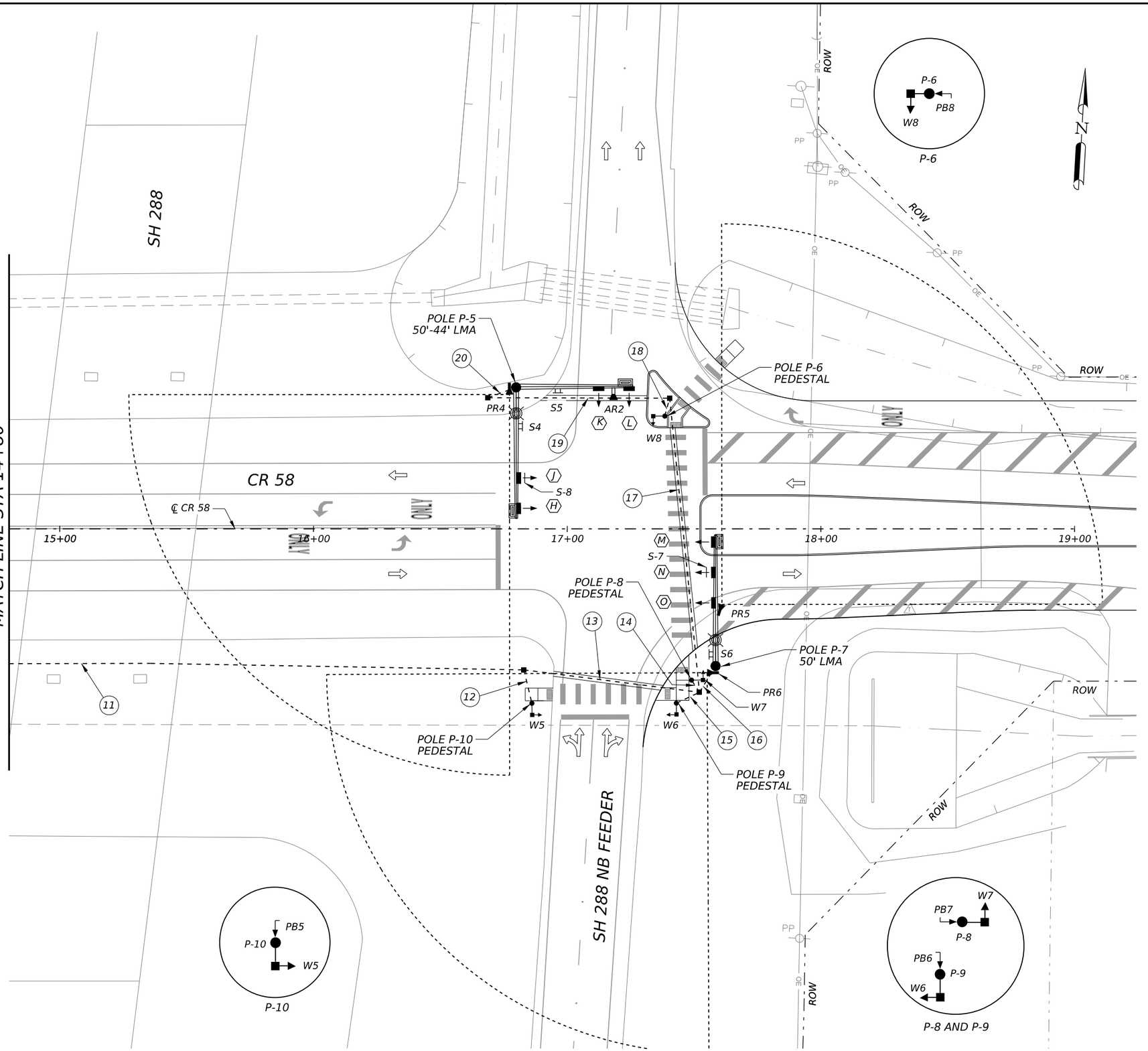
SH 288 @ CR 58

TRAFFIC SIGNAL LAYOUT

SHEET 1 OF 2

CONT	SECT	JOB	HIGHWAY
			SH 288
DIST	COUNTY		SHEET NO.
HOU	BRAZORIA		13

DATE: 1/28/2025
FILE: \\laeng.com\shares\Sectors\Transportation\39091\2301\400 Production\4 - Design\Plan Set\8. TrafficSignals\SH288_SG01.dgn



LEGEND

- SIGNAL POLE
- MAST ARM
- SIGNAL CONTROLLER W/ BBU SYSTEM
- HORIZONTAL SIGNAL HEAD
- W# PEDESTRIAN SIGNAL
- PB# PEDESTRIAN PUSHBUTTON
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- SERVICE & METER DISCONNECT
- LUMINAIRE & ARM
- CONDUIT (TRENCH)
- CONDUIT (BORE)
- PR# PRESENCE RADAR DETECTOR
- AR# ADVANCE RADAR DETECTOR
- RADAR PRESENCE DETECTION ZONE
- TRAFFIC DIRECTION

NOTE:

1. CR 58 ROADWAY IMPROVEMENTS BETWEEN SH 288 AND CR 94 IS BY OTHERS.

THIRULOKESH KRISHNAN
112099
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
1/28/2025

0' 20' 40'
SCALE: 1"=40'

LJA Engineering, Inc.
FRN - F-1386

Texas Department of Transportation

SH 288 @ CR 58

TRAFFIC SIGNAL LAYOUT

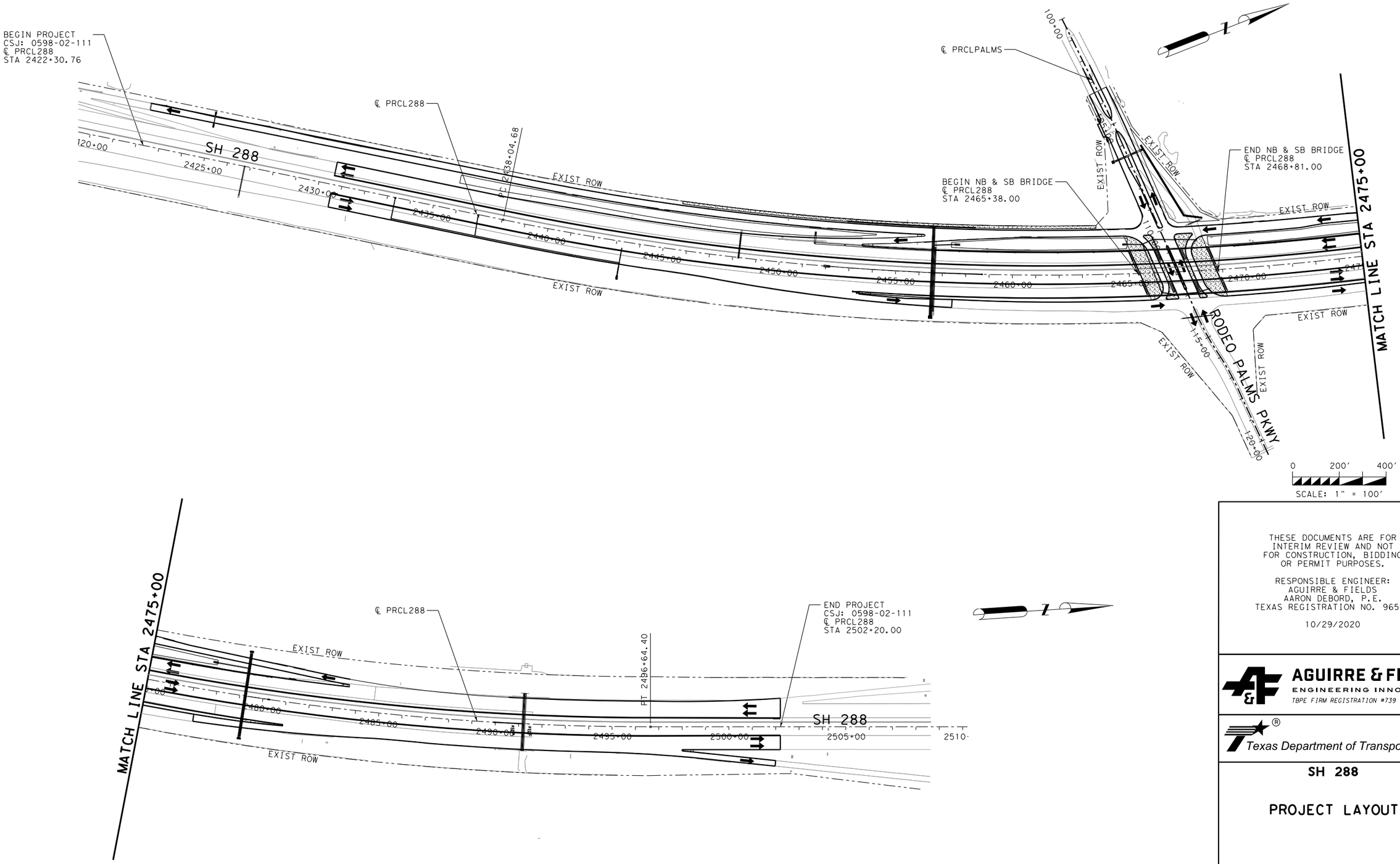
SHEET 2 OF 2

CONT	SECT	JOB	HIGHWAY
			SH 288
DIST	COUNTY		SHEET NO.
HOU	BRAZORIA		14

DATE: 1/28/2025
FILE: \\jaeng.com\shares\Sectors\Transportation\3909\23011400 Production\4 - Design\Plan Set\8. Traffic\Signals\SH288_SG02.dgn

Appendix H

SH 288 at Rodeo Palms Plans



THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

RESPONSIBLE ENGINEER:
AGUIRRE & FIELDS
AARON DEBORD, P.E.
TEXAS REGISTRATION NO. 96578

10/29/2020

AGUIRRE & FIELDS
ENGINEERING INNOVATORS
TBPE FIRM REGISTRATION #739

©2020
Texas Department of Transportation

SH 288

PROJECT LAYOUT

FED RD DIV NO.	FEDERAL AID PROJECT		HIGHWAY
6			SH 288
STATE	DISTRICT	COUNTY	SHEET NO.
TEXAS	HOU	BRAZORIA	4
CONTROL	SECTION	JOB	
0598	02	111	

10/29/2020
c:\pw-gf\pw-gf-prod\bi101.ghandour@aguirre-fields.com\dms07433\1203320PL01.dgn
USER: default

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: September 2, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate13.08-acre commercial reserve, located at 17315 Highway 6, Manvel Texas, from Manvel Town Center PUD/ Highway 6 Overlay District to Manvel Town Center PUD/ Highway 6 Overlay District/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 requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve “A” of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan included in the Staff Report). The entire Reserve “A” is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection.
- The applicant, Gerard Hillsman with Identity Architecture, is requesting approval of a Specific Use Permit (SUP) on behalf of the property owner, Steve Chandler with Manvel Town Center, LTD, to allow the operation of a family medicine clinic under the Memorial Hermann Medical Group Primary Care network. A SUP is required for this use, as it falls under NAICS Code 621111 – “Offices of Physicians (Except Mental Health Specialists)”, which requires an SUP within the PUD and LC zoning district per the 2020 zoning ordinance amendment.
- The request includes the first-time interior buildout of an existing shell space. The clinic is proposed to operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and will be staffed by approximately three to four personnel, including doctors, nurses, and an office manager. A previous PUD amendment was submitted to allow this use but was withdrawn, prompting this SUP application. Parking, drainage, and traffic-related requirements have been addressed through the approved plat and construction plans.
- 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 and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of this requested SUP with the conditions listed in the Staff Report. (Proposed Ordinance No. 2025-O-24)

PD&Z PUBLIC HEARING AND DISCUSSION: There were no public comments made on the proposed project. The commission clarified that the existing Memorial Hermann facility in Manvel Town Center is an urgent care and that the proposed use is a clinic.

PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-24 with a vote of seven (7) “Yeas” to zero (0) “Nays” at their September 25, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-24

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	August 25, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	PUD/ SH-6 to PUD/ SH-6-SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to approve Ordinance No. 2025-O-24		

SUMMARY

The subject site is located at 17315 Highway 6, within the Manvel Town Center Planned Unit Development (PUD)/State Highway 6 Overlay (SH6) District. The applicant, Gerard Hillsman of Identity Architecture, on behalf of property owner Steve Chandler (Manvel Town Center, LTD), is requesting an SUP to allow a family medicine facility under the Memorial Hermann Medical Group Primary Care network within a lease space at the subject site. The proposed use, classified as NAICS Code 621111 "Offices of Physicians (Except Mental Health Specialists)," is allowed in the Town Center PUD with the approval of a Specific Use Permit (SUP). The proposed primary care clinic is expected to operate Monday through Friday from 8:00 a.m. to 5:00 p.m., staffed by approximately three to four doctors, nurses, and an office manager.

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Manvel Town Center Site Plan, Application, Letter of Authorization, Letter of Request, Plat, Partial Enlarged Vicinity Map, Overall Landscape Plan, Site Plan, Floor Plan, Exterior Elevations, Public Hearing Notice, And Site Photos.

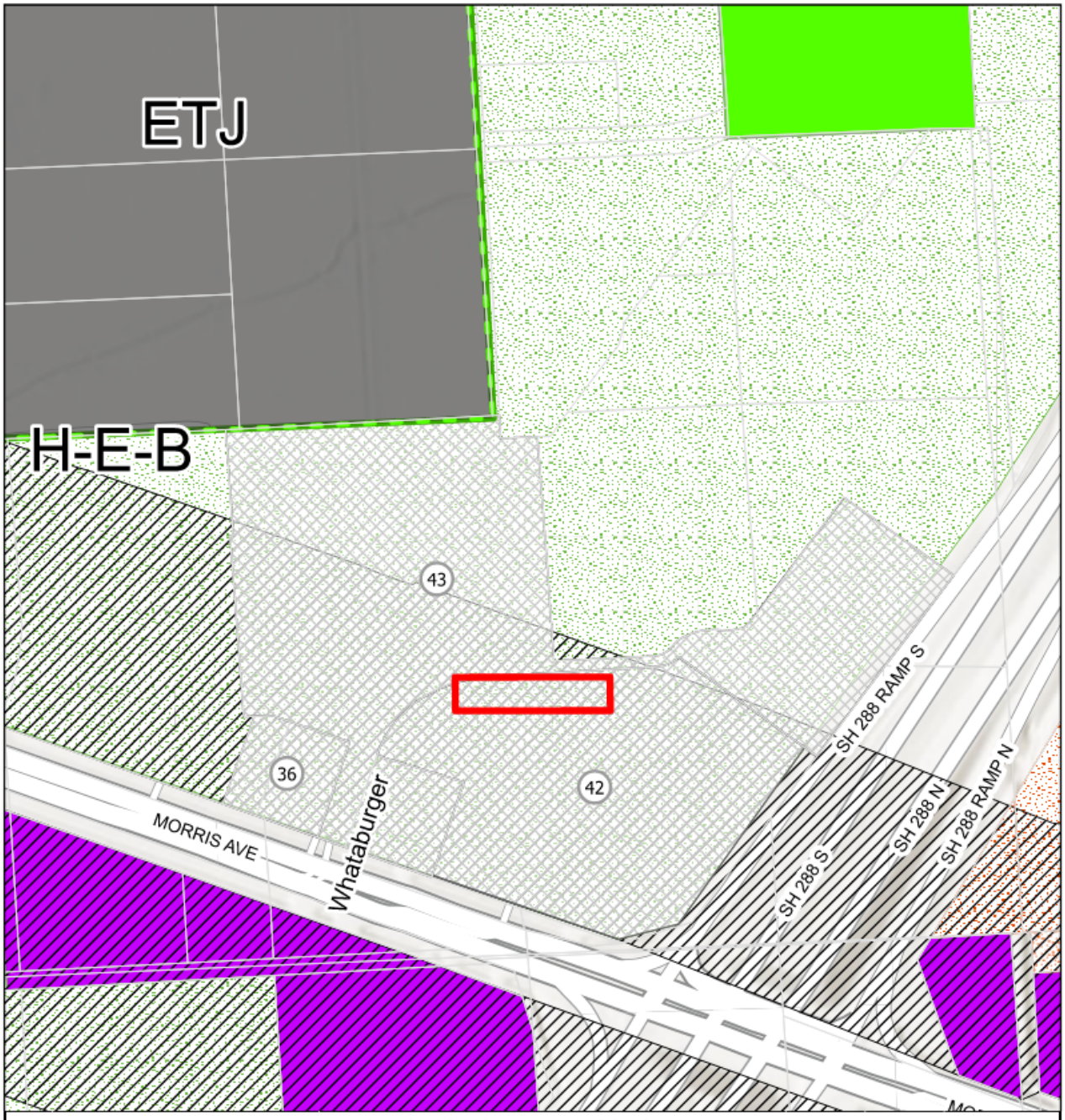
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	**North:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Nail Salons) **South:** Light Commercial District / State Highway 6 Overlay District (LC/SH6) **East:** Planned Unit Development District / Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Ambulatory Health Care Services) **West:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Offices of Dentists)
Surrounding Land Use	**North:** H-E-B, Under Construction Lowe's, Milano Nail Spa, and retail stores **South:** Chevron gas station with convenience store, and vacant/undeveloped land **East:** Verizon, Memorial Hermann–GoHealth Urgent Care, Smoothie King, and retail stores **West:** Dental Office, McDonald's, Whataburger, and additional commercial uses within the Town Center
Major Thoroughfare	Subject site is located at the intersection of Hwy 6 and SH 288

AERIAL VICINITY MAP

ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
36	17205 Highway 6/ Morris Ave	NACIS USE OFFICE OF DENTISTS	2023-O-15	3/20/2023	PUD/SH6-SUP
42	21708 Highway 288	NAICS USE 621493 "Ambulatory Health Care Services"	2024-O-17	5/6/2024	PUD/SH6-SUP
43	17221 State Highway 6, Suite 103	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP

Memorial Hermann Medical Group Primary Care
17315 state Highway 6, Suite 101

Memorial Hermann Medical Group Primary Care
Light Commercial District
Planned Unit Development
Single-Family Residential District
Open - Planned Unit Development
Parcels
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District

0 170 340 680 1,020 1,360 US Feet

N W E S

Date: May 2025
Reference: 20250047
Data Source: City of Manvel, Brazoria County Open Data

MAJOR THOROUGHFARE PLAN 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 requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve "A" of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan attached). The entire Reserve "A" is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection. The applicant plans to lease approximately 8,910 square feet of an existing 16,460-square-foot retail building to operate a primary care clinic, expected to run Monday through Friday, 8:00 a.m. to 5:00 p.m., with a staff of three to four doctors, nurses, and an office manager.

The Manvel Town Center PUD document (Ordinance No. 2017-O-33) allows all uses that are permitted within City's LC district and certain other additional specific commercial uses. However, the PUD document also requires SUP approval for land uses allowed in the LC district with SUP. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621111 – "Offices of Physicians (Except Mental Health Specialists)" at the subject site.

Please note that a PUD amendment was previously submitted to allow this use, but the request was later withdrawn. Manvel Town Center is currently under construction and is intended to include a mix of retail, commercial, and office uses. Parking, drainage, and traffic impact analysis (TIA) requirements for the site have already been addressed through the existing plat and approved construction plans.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50. (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 Ambulatory health care services use.

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 vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "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 site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.

2. *Compatibility with the character of the neighborhood:* The proposed primary care clinic will occupy an existing retail lease space and will not involve any new exterior development or building expansion. The proposed use is consistent with the overall character of the area, given that the Manvel Town Center PUD is planned and zoned to accommodate a mix of commercial, office, and retail uses. A primary care clinic aligns well with this vision and will contribute to the diverse range of services offered within the Manvel Town Center.

3. The suitability *of the property for the uses permitted by right*: The subject site is zoned Manvel Town Center PUD and lies within the SH6 Overlay District, surrounded by established commercial uses such as H-E-B, Lowe's, Verizon, Memorial Hermann – GoHealth Urgent Care, Teal Ridge Dental Care, McDonald's, and various retail shops. This context supports the suitability and compatibility of the proposed primary care clinic within the area.

4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Manvel Town Center.

5. *Traffic and Parking issues:* The proposed primary care clinic will occupy an existing space within Manvel Town Center, built per approved plans. Adequate shared parking is already provided, and no additional parking is required. A TIA has been completed, and no significant traffic impacts are anticipated. The development meets the minimum parking requirement of 5 spaces per 1,000 sq ft, ensuring sufficient capacity for the proposed use and other uses.

6. *Harm to the value of nearby properties:* The surrounding properties are primarily zoned Manvel Town Center PUD and LC or consist of vacant land. Given the commercial nature of the area and the existing zone designations, the proposed use is not expected to negatively impact nearby property values. Additionally, the presence of the Town Center PUD and the Highway 6 Overlay District further reinforces the appropriateness of this type of medical office use at the subject location.

7. *Impedance to orderly development surrounding vacant property*: The surrounding properties are zoned Manvel Town Center PUD, LC, and SH6 District. These zoning designations support

a range of commercial and office uses. As such, the proposed primary care clinic is compatible with the intended development pattern and is not expected to impede the orderly development of adjacent or nearby vacant land.

8. *Utility Provisions:* The proposed use will not have any additional impact on utility services.
9. *Safe site development and layout:* The proposed primary care clinic will occupy an existing commercial lease space and will not include any exterior site improvements, and the existing complies with all applicable city regulations and development standards.
10. *Lighting*: Exterior lighting was installed per Manvel Town Center PUD standards. No changes are proposed, and no additional impacts are anticipated.
11. *Landscaping and screening:* Landscaping was completed in accordance with Manvel Town Center PUD standards. No additional landscaping or screening is required at this time.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

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. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. 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;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-24)

PD&Z DISCUSSION AND RECOMMENDATION

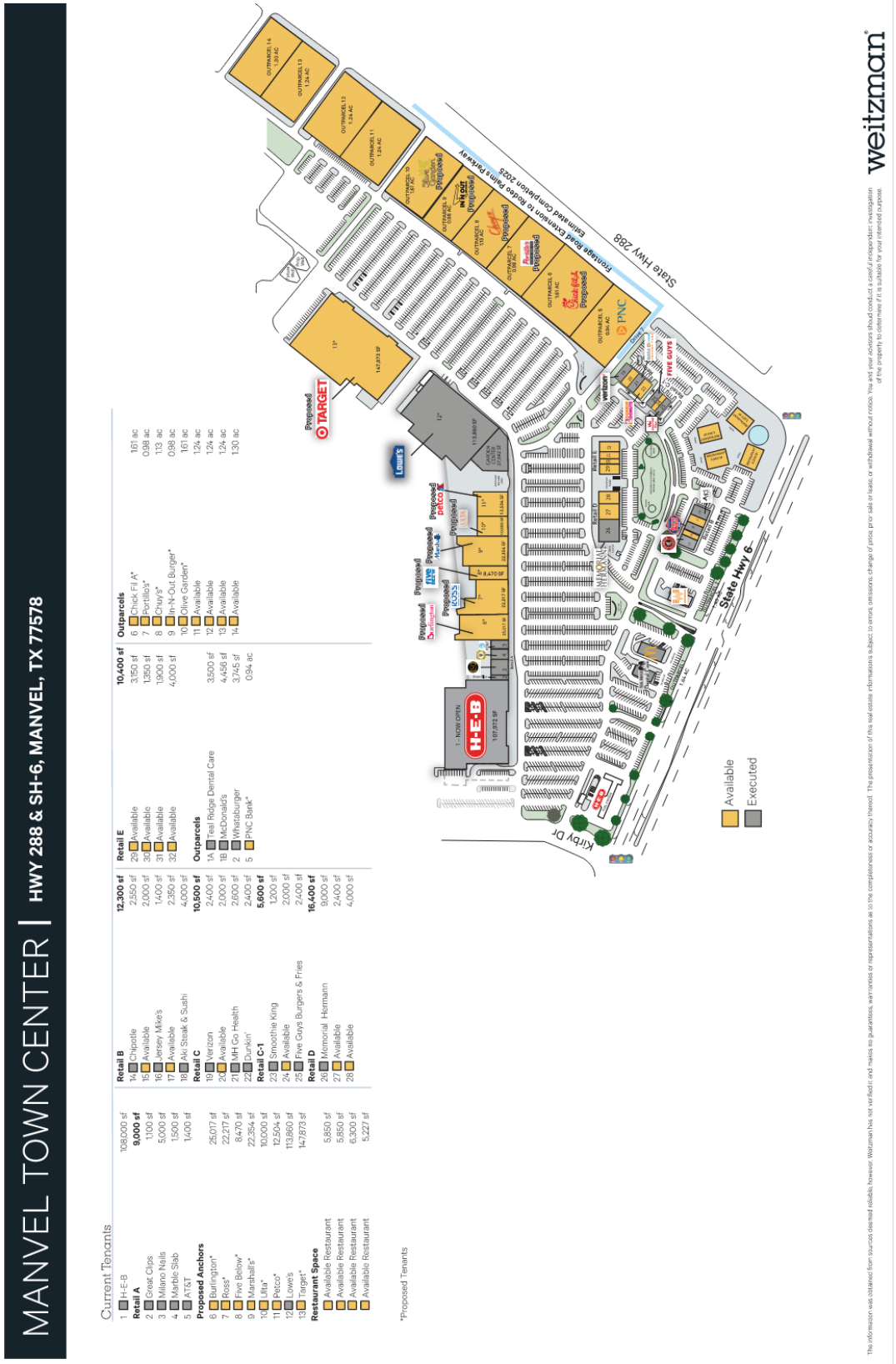
At August 25, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The commission clarified that the existing Memorial Hermann facility in Manvel Town Center is an urgent care and that the proposed use is a clinic.

The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of seven (7) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-24

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 is not aware of any opposition to the request. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Highway 6 and SH 288 were located within 200 feet.

MANVEL TOWN CENTER SITE PLAN



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: Memorial Hermann Medical Group Primary Care

Project Location/Address: 17315 Highway 6, Suite 101, Manvel, TX USA 77578

Legal Description: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) 13.08 ACRES

Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621111

Parcel/Tax ID# (s): 713693 Total Acreage: 13.08

First Time Buildout of an Existing Tenant Leased Space within Office Building for a Primary Care Clinic

APPLICANT INFORMATION

Applicant Name: Gerard Hillsman

Company Name: Identity Architecture

Address: 111 Travis Street City: Houston State: TX Zip: 77002

Phone #: 346-772-4242 Email: ghillsman@identityarchitects.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.

Gerard Hillsman 6/13/2025

Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center, LTD

Address: 1800 Bering, Suite 550 City: Houston State: TX Zip: 77057

Phone #: 713-781-7111 Email: schandler@weitzmangroup.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.

6.13.25

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- Buildout Plans
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	N/A
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	Pending Invoice

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.

Gerard Hillsman 6/13/2025

Applicant Signature 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.

Manvel Town Center, LTD
Owner Name

1800 Bering, Suite 550
Owner Address

Houston, Texas 77057
Owner City, State Zip

6-13-25
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at **17315 Highway 6, Suite 101, 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 Gerard Hillsman with the company Identity Architecture (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 713-781.7111 if you have any questions.

Sincerely,

Owner Name Manvel Town Center, LTD

Owner Signature

REQUEST LETTER

identity
ARCHITECTURE

July 7, 2025

City of Manvel
Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Warmest Greeting Planning Department,

Please accept this Letter of Intent for a commercial construction project located

17315 Highway 6, Suite 101, Manvel, TX 77578 located in the Manvel Town Center.

The legal description of the space is: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08

We will be doing a first-time buildout of the interior existing tenant space within the shell building.

The space is going to be used as a Primary Care Clinic not an Urgent Care Clinic.

It is going to be used for Family Medicine, and they will provide general exams

There will be about 3 to 4 doctors, nurses and an office manager in attendance at the clinic.

The hours of operation will be Monday- Friday from 8am to 5pm.

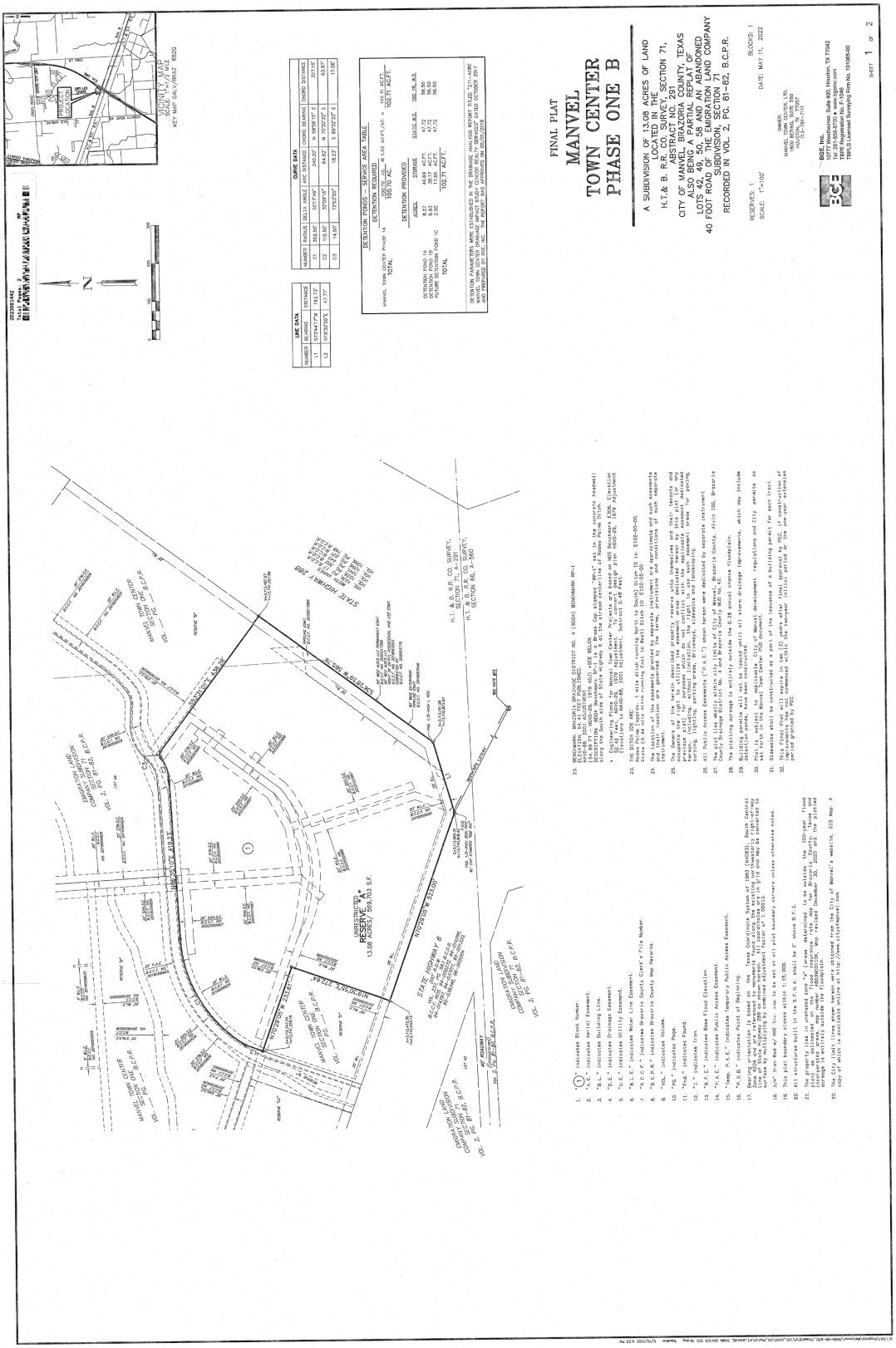
Please see the enclosed Site Plan, Plat, Floor Plans for the Building and Suite, Equipment List, Exterior Elevations.

Thanks.

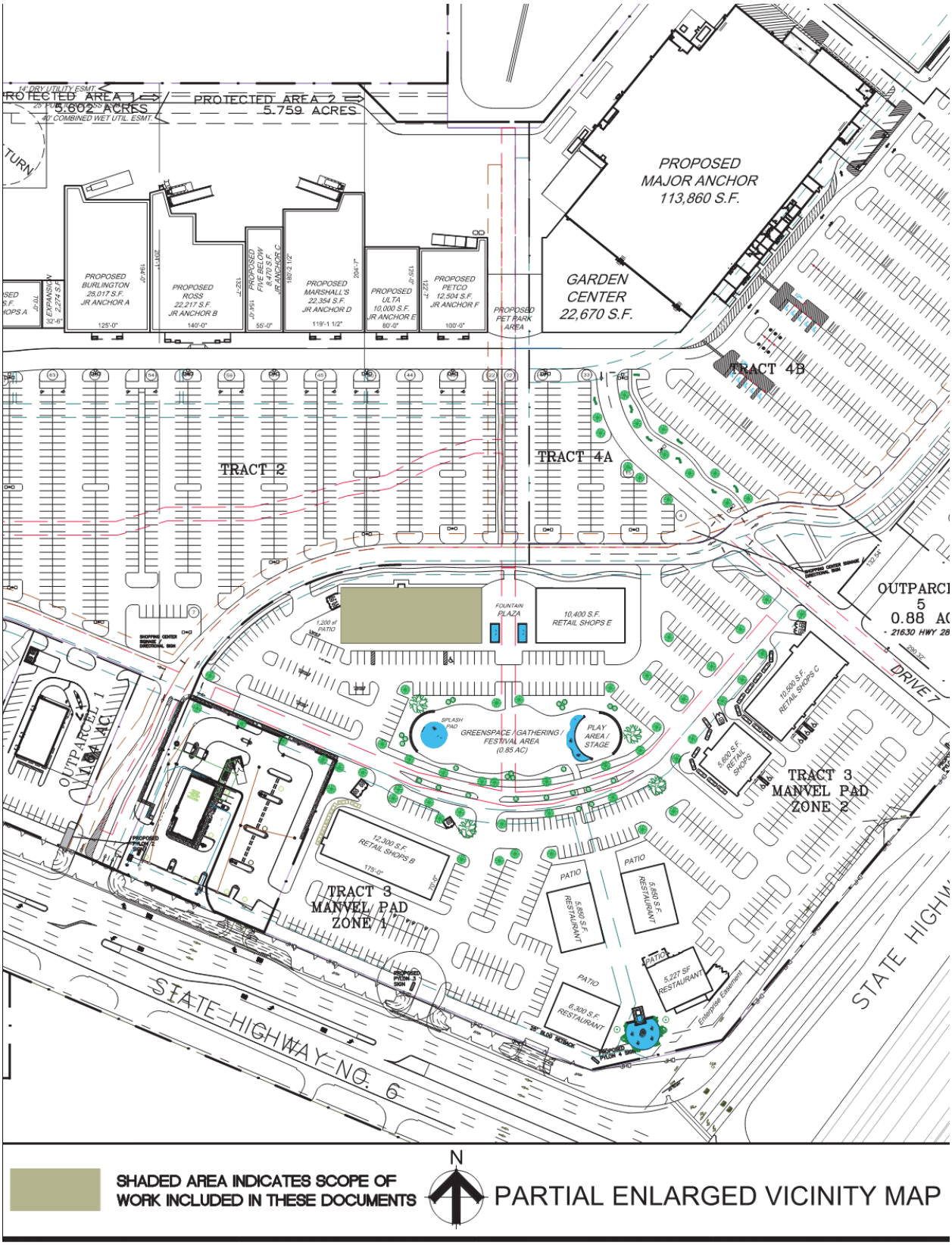
GERARD HILLSMAN
Construction Coordinator
713.595.2150 *office*
346.772.4242 *direct*
ghillsman@identityarchitects.com
www.identityarchitects.com
111 Travis Street, Houston, Texas 77002

identity
ARCHITECTURE

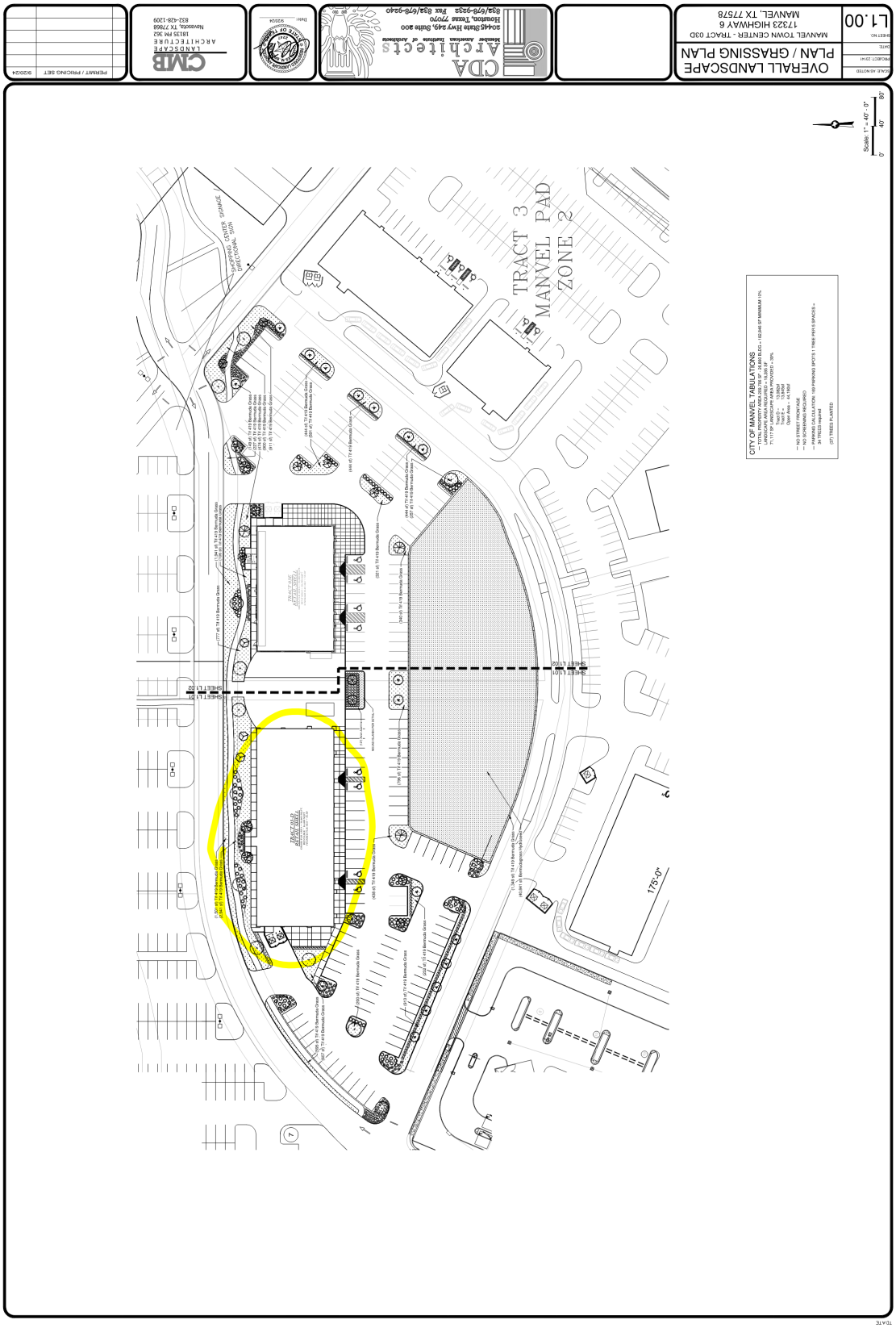
PLAT


FINAL PLAT
MANVEL
TOWN CENTER
PHASE ONE B
A SUBDIVISION OF 13.08 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 42, 43, 50, 58 AND AN ABANDONED
40 FOOT ROAD OF THE EMIGRATION LAND COMPANY
SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
RESERVE "A"
13.08 ACRES / 569,703 S.F.
RESERVES: 1
SCALE: 1"=100'
BLOCKS: 1
DATE: MAY 11, 2022
OWNER:
MANVEL TOWN CENTER LTD.
14800 BROWN, SUITE 350
HOUSTON, TX 77070
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Firm Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
SHEET 1 OF 2

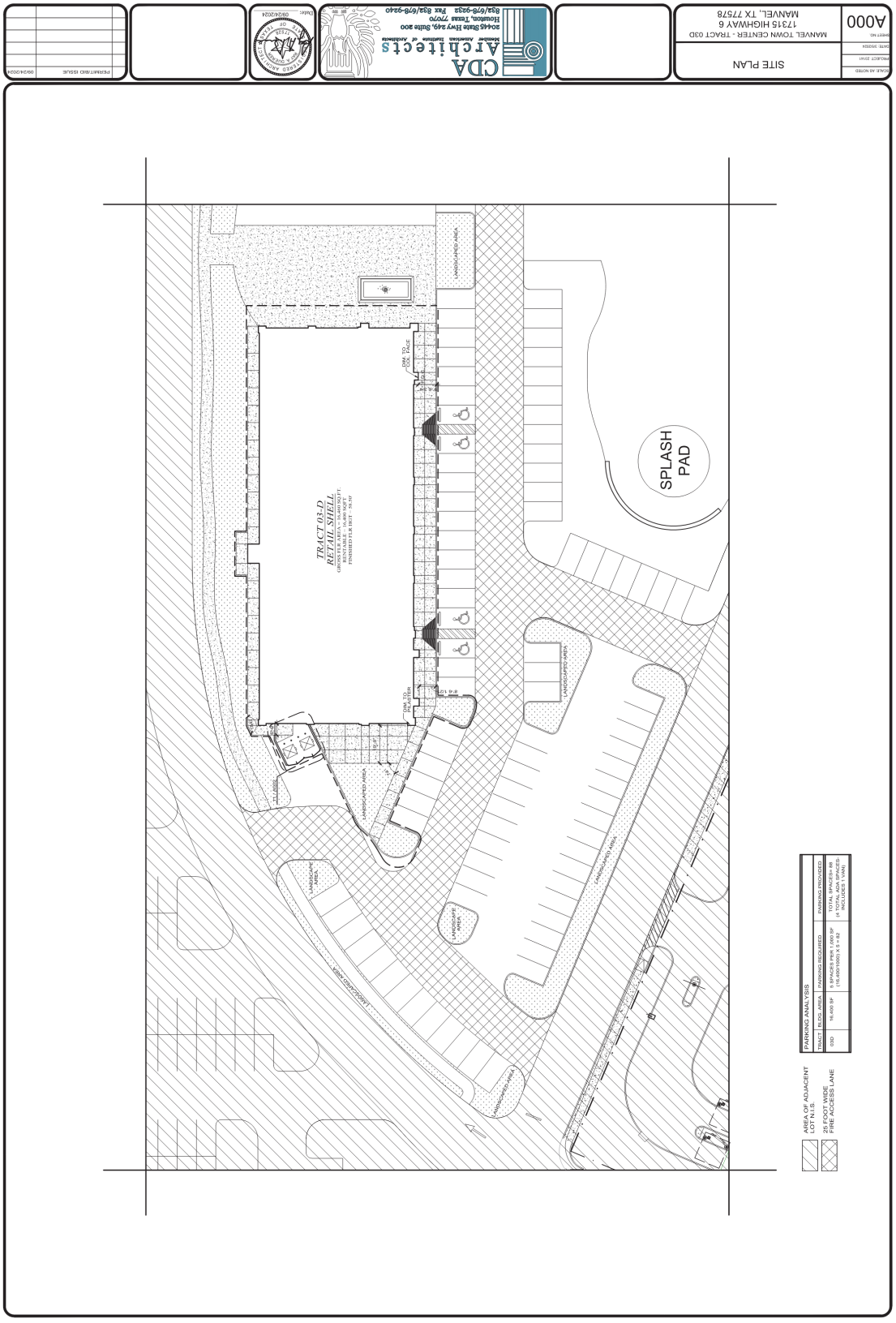
PARTIAL ENLARGED VICINITY MAP



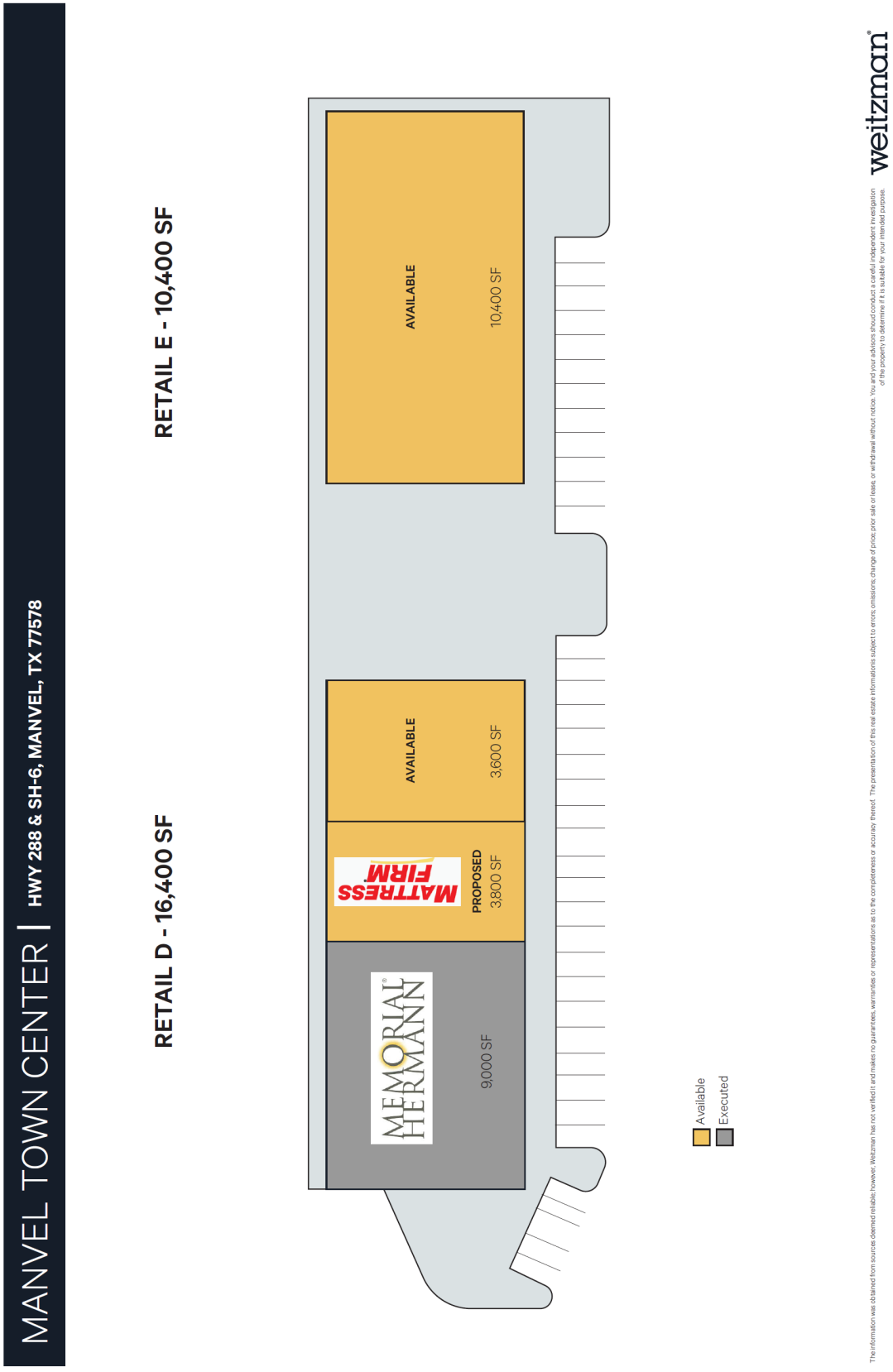
OVERALL LANDSCAPE PLAN



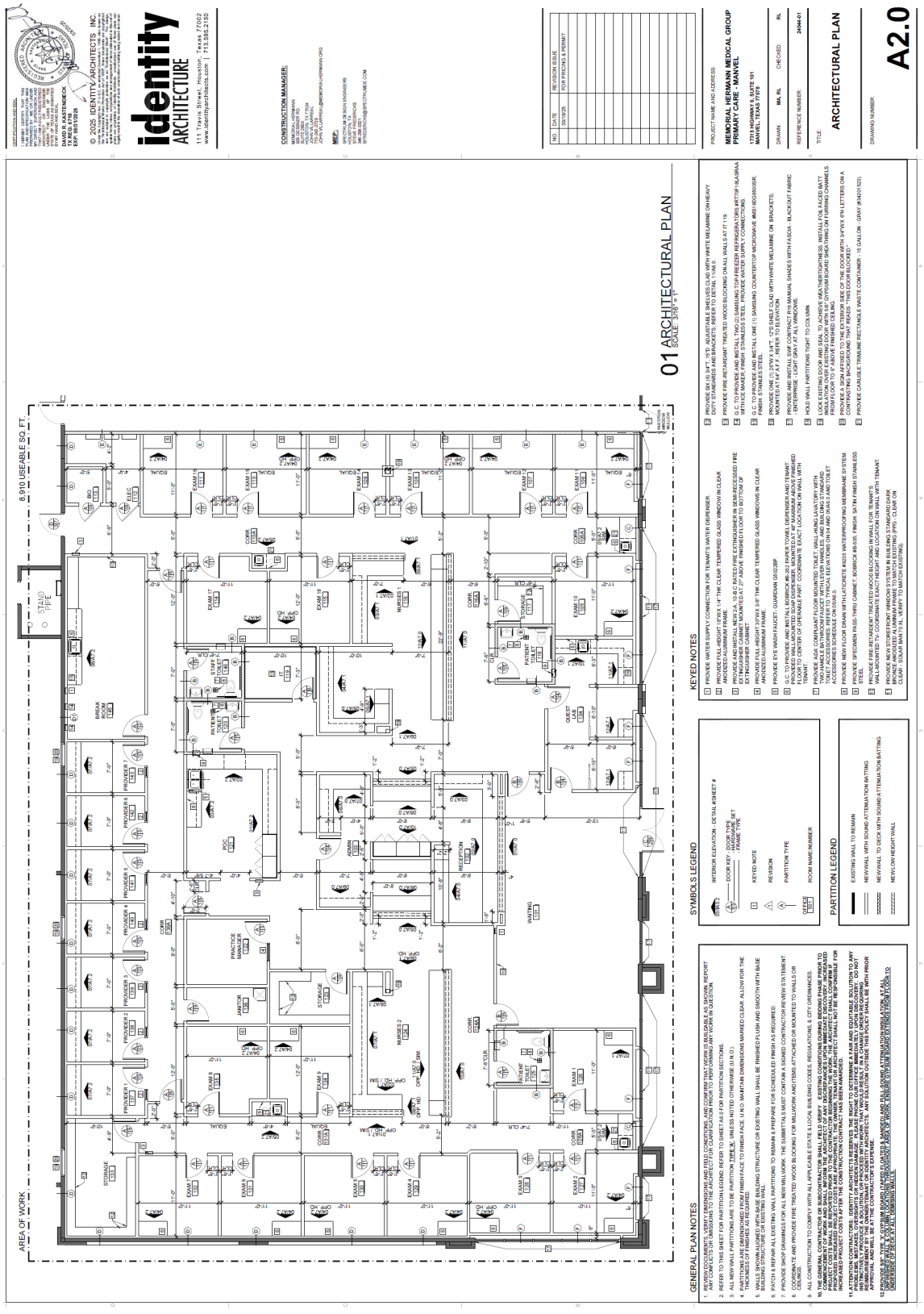
SITE PLAN


A000
SITE PLAN
MANVEL TOWN CENTER - TRACT 03D
17315 HIGHWAY 6
MANVEL, TX 77578
CDA Architects
30445 State Hwy 249, Suite 300
Houston, Texas 77070
832/678-9232 Fax 832/678-9240
09/24/2024
PERMIT/BID ISSUE
TRACT 03-D
RETAIL SHELL
SPLASH PAD
LANDSCAPED AREA
PARKING ANALYSIS
PARKING REQUIRED
PARKING PROVIDED
AREA OF ADJACENT LOT N.I.S.
25 FOOT WIDE FIRE ACCESS LANE

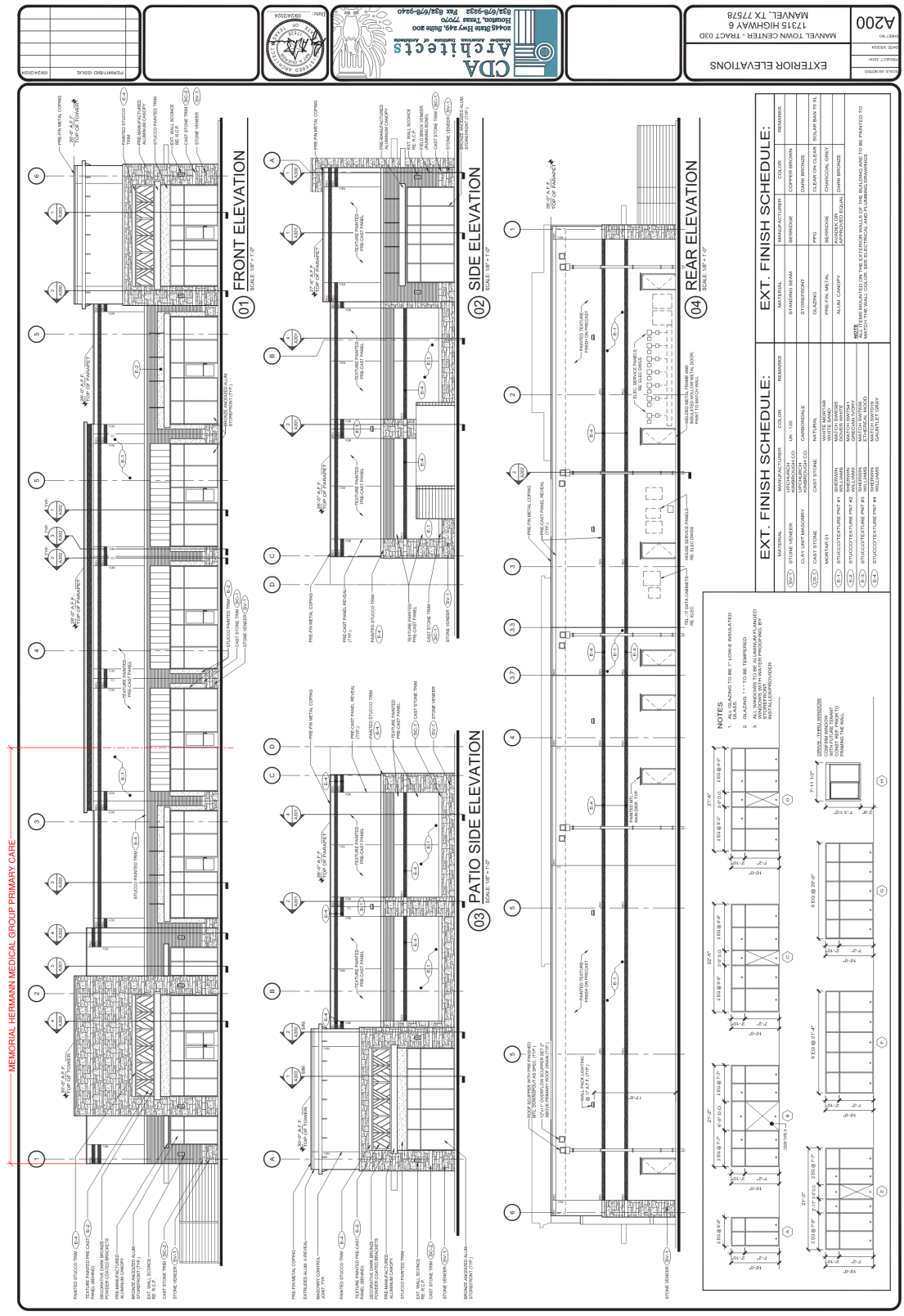
SITE PLAN


MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578
RETAIL D - 16,400 SF
RETAIL E - 10,400 SF
MEMORIAL HERMANN
9,000 SF
MATTRESS FIRM
PROPOSED
3,800 SF
AVAILABLE
3,600 SF
AVAILABLE
10,400 SF
Available
Executed
weitzman
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate informationis subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

FLOOR PLAN


identity
ARCHITECTURE
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com | 713.595.2150
© 2025 IDENTITY ARCHITECTS INC.
CONSTRUCTION MANAGER:
MEP:
NO. DATE REVISION ISSUE
09/19/25 FOR PRICING & PERMIT
PROJECT NAME AND ADDRESS:
MEMORIAL HERMANN MEDICAL GROUP
PRIMARY CARE - MANVEL
17215 HIGHWAY 6, SUITE 101
MANVEL, TEXAS 77578
DRAWN: MA, RL CHECKED: RL
REFERENCE NUMBER: 25064.01
TITLE
ARCHITECTURAL PLAN
DRAWING NUMBER:
A2.0
01 ARCHITECTURAL PLAN
SCALE: 3/16" = 1'-0"
AREA OF WORK
8,910 USEABLE SQ. FT.
GENERAL PLAN NOTES
KEYED NOTES
SYMBOLS LEGEND
PARTITION LEGEND

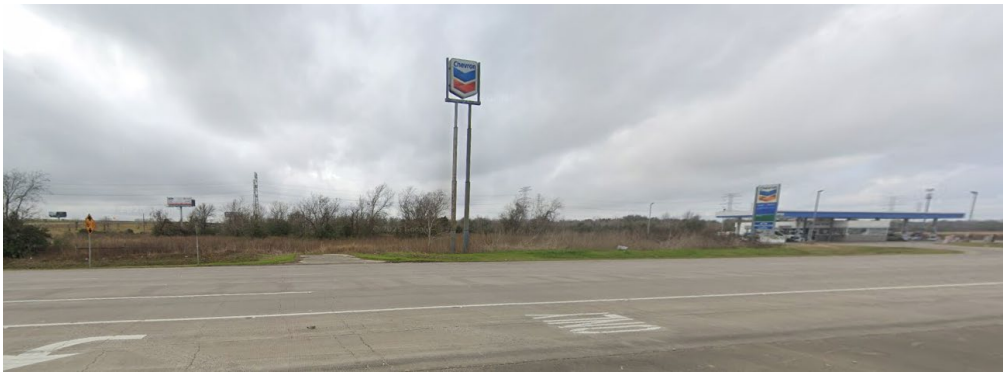
EXTERIOR ELEVATIONS



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 08/10/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, AUGUST 25, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, SEPTEMBER 02, 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 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) 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 property to the south from Morris Avenue/SH6 (Chevron Gas Station)

View of the subject site from within the Manvel Town Center parking lot, looking north.

Bird's-eye view of the updated overall Manvel Town Center site.

ORDINANCE NO. 2025-O-23

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) 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.

* * * * * * * * *

WHEREAS, Manvel Town Center, LTD., is the owner (the "Owner") of a certain 13.08-acre tract of land developed with a retail building (17315 Highway 6, Manvel, Texas) and associated parking, such tract is located at the northwestern corner of the intersection of State Highway 6 and State Highway 288, and described as Reserve "A" of Manvel Town Center Phase One, a subdivision recorded in file number 2023001442 of Brazoria County Plat Records, which is attached hereto as Exhibit "A"; and

WHEREAS, the 13.08-acre tract is currently zoned Planned Unit Development District and Highway 6 Overlay District (PUD-SH6); and

WHEREAS, the applicant, Gerard Hillsman, has filed an application to change the zoning classification of the 13.08-acre tract to Planned Unit Development

District and Highway 6 Overlay District with a Specific Use Permit (PUD-SH6-SUP) allowing the proposed use of the property for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)" within the retail building lease space located at 17315 Highway 6, Suite #101, Manvel, Texas; and

WHEREAS, the applicant has submitted a site plan showing building location, building elevation, and floor plan for the proposed use attached hereto as Exhibit "B"; and

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

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

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

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

Section 2. The zoning classification of a certain 13.08-acre tract of land developed with a retail building (17315 Highway 6, Manvel, Texas) and associated parking located at the northwestern corner of the intersection of State Highway 6 and State Highway 288, and described as Reserve "A" of Manvel Town Center Phase One, a subdivision recorded in file number 2023001442 of Brazoria County Plat Records, which

is attached hereto as Exhibit "A," shall be changed from Planned Unit Development and State Highway 6 Overlay District (PUD-SH6) to Planned Unit Development and State Highway 6 Overlay District (PUD-SH6), with a Specific Use Permit (PUD-SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, and conditions hereinafter set forth:

1. Offices of Physicians (Except Mental Health Specialists) – (NAICS 621111)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions for the granting of the Specific Use Permit as shown in Exhibit "C", attached hereto and incorporated herein as if set out in full. This proposed use of "Offices of Physicians (Except Mental Health Specialists)" and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

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

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

_____

_____
Dan Davis, Mayor

ATTEST:

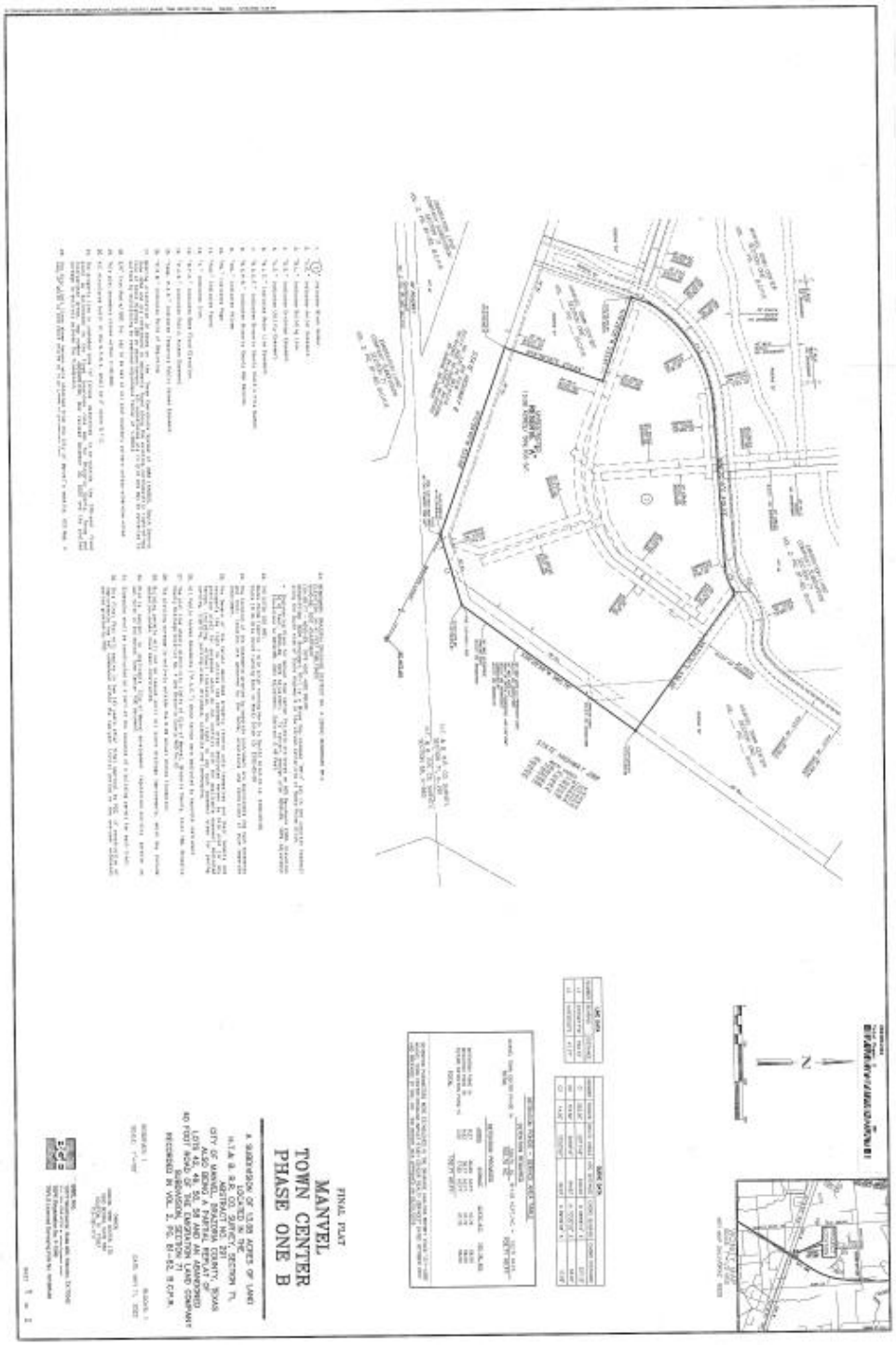
_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

Exhibit A

Certain 13.08-acre tract of land located at 17315 Highway 6, Manvel, Texas, such tract described as Reserve "A" of Manvel Town Center Phase One, a final plat recorded in file number 2023001442 of Brazoria County Plat Records, Texas.



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.L.C., a Texas limited liability company, its general partner, hereinafter referred to as Owner (whether one or more), acting herein by Steven Shandler, Vice President, owner of the property subdivided in the plat of MANVEL TOWN CENTER PHASE ONE B, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements as shown on the plat attached hereto and designated as MANVEL TOWN CENTER PHASE ONE B, and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed; and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional twenty feet (20' 0") for ten foot (10' 0") perimeter ground easements or seven feet (7' 0") for five foot (5' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals forty feet (40' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") exclusive ground easements, or eight feet (8' 0") for fourteen feet (14' 0") dual-exclusive ground easements or seven feet (7' 0") for sixteen feet (16' 0") dual-exclusive ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals forty feet (40' 0") in width.

In Testimony, Versus, the MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G.Steven Shandler, its Vice President, thereunto authorized, this 21st day of August, 2008

MANVEL TOWN CENTER, LTD.
a Texas limited partnership

By: Manvel Town Center One, L.L.C.
a Texas limited liability company
general partner

By: _____
G.Steven Shandler
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Steven Shandler, Vice President of Manvel Town Center One, L.L.C., a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said corporation, for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of April, 2009

Notary Public in and for the State of Texas
Printed Name: Laurens Stuckey
Commission Expires: 11-19-2009

I, Chris Kubes, a Registered Professional Land Surveyor of the State of Texas, hereby certify that to subdivision of that site certain and properties from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were set as the subdivision is accurately described on this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8"inch diameter iron rod with a cap unless otherwise noted.

The streets contain in this subdivision were not laid on the time this plat was signed and sealed by me. Those streets are expected to be laid after construction of the public infrastructure and final grading within the subdivision.

Chris Kubes
Registered Professional Land Surveyor
Texas Registration No. 6760

4/30/09
Date

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MANVEL TOWN CENTER PHASE ONE B in conformance with the laws of the State of Texas and the ordinances of the City of Manvel, as shown hereon and authorizes the recording of this plat.

Dated this 5th day of May, A.D. 20 09

Chairman, Planning and Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO. 4

APPROVED by the BOARD OF COMMISSIONERS on 05/04/09

President, Brazoria Drainage District No. 4

ATTESTED BY:

Secretary

The above have signed these plans under said bond on the recommendation of the DISTRICT'S Engineer and has reviewed and checks practices and found that so far it generally conforms with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred eighty-five (385) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the provisions given in these plans and/or plats have been implemented, checked and verified. In the event of any conflicts or inconsistencies between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any deviations or changes shall be requested on the cover sheet, and placed on the appropriate green sheet applications. Plans submitted must bear properly signed and sealed by a Professional Engineer registered to practice engineering in the State of Texas and plats that bears signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and knowledge of the project.

2009 Ref. 10402-00010

DESCRIPTION OF 13.06 GROSS ACRE TRACT OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291 BRAZORIA COUNTY, TEXAS

BEING a 13.06 acre (568,722 square foot) tract of land situated in the H.T. & B.R.R. Survey, Section 71, Abstract No. 291 of Harris County, said being a portion of Lot 42, Lot 49, Lot 50, Lot 58, and a 40 foot wide Exonerated, as shown in SHORTER'S Land Company Subdivision 803 Sec. 2, a subdivision per plat recorded under recorded under volume Vol. 2, Page 81, B.C.P.R.P. and Brazoria County Plat Records, and being out of and a part of a called 1,000 acre tract of land as described in an instrument to Manvel Town Center, LTD recorded under Brazoria County Clerk's File No. 2007042833, of Official Records of Brazoria County, Texas (O.R.B.C.T.), said 13.06 acre tract being more particularly described by metes and bounds as follows, with all bearings based on the Texas State Plane Coordinate System of 1983 (NAD83), South Central Zone and said coordinates to monuments found along the north right-of-way line of Shadow Highway 6 as a said herein;

BEGINNING at a 5/8"inch iron rod with cap stamped "BGE, INC" found for the most Southerly corner of the herein described tract and the West most end of a cut-back corner to the Northeast intersection of Shadow Highway (FM) (variable width), as described in Vol. 2026, Page 94, 268 of the Official Records Brazoria County, Texas, said point being in the Northeast right-of-way line of Shadow Highway 6 and the Northwest right-of-way line of Shadow Highway 6, and having a grid coordinate of N: 13,803,000.00, E: 3,000,000.00, for the most Southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 30°29'40" W, along said with the Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 151.83 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for Northeast intersection of said 40 foot road and Shadow Highway 6, and having along and of the Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 676.72 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for the Northeast intersection of said 40 foot road and said Shadow Highway 6 and the Southeast corner of said Tract No. 1, continuing along and of the Northeasterly right-of-way line of said Shadow Highway 6 and the Southeasterly line of said Tract No. 1, continuing from and in all for a total distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the Southwest corner of the herein described tract;

THENCE, over and across said Tract No. 1 and said Lot 58, the following courses and distances:

N 59°30'20" E, a distance of 200.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for an interior corner of the herein described tract;

N 30°29'40" W, a distance of 322.91 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Westerly corner of the herein described tract;

N 59°30'20" E, a distance of 41.77 feet to the beginning of a non-tangent curve to the right, from which its center bears S 59°30'20" E, 350.00 feet;

In a Northeasterly direction, along said with said curve to the right, an arc distance of 183.84 feet, having a radius of 350.00 feet, a central angle of 30°05'47" and chord which bears N 74°32'47" E, 181.75 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of tangency and the Northwest corner of the herein described tract;

THENCE, S 89°35'40" E, over and across said Tract No. 1, Lot 58, Tract No. 2, said 40 foot road, said Lot 49, and said Lot 50, and said Tract No. 3, a distance of 1,204.80 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the beginning of a tangent curve to the left;

THENCE, in a Northeasterly direction, over and across said Tract No. 3, said Lot 50, said Lot 49, said 40 foot road and said Lot 42, and said Tract No. 4, along said curve to the left, an arc distance of 81.64 feet, having a radius of 175.00 feet, a central angle of 26°43'40" and chord which bears N 76°00'30" E, 80.89 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of reverse curvature to the right;

THENCE, in a Southeasterly direction, over and across said Tract No. 4, said Lot 42, said 40 foot road and said Lot 49, and said Tract No. 3, along said curve to the right, an arc distance of 183.84 feet, having a radius of 350.00 feet, a central angle of 30°05'47" and chord which bears S 74°32'47" E, 181.75 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for a point of tangency and the Northeast corner of the herein described tract;

THENCE, S 59°30'20" W, over and across said 40 foot road, said Lot 49, said Lot 50, said Tract No. 2, said Lot 58, said Tract No. 1, a distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Westerly corner of the herein described tract, a cut-back corner to the Northeast intersection of said Shadow Highway 6, said 40 foot road and said Shadow Highway 6, and the Northeasterly right-of-way line of said Shadow Highway 6, and the Southwesterly line of said Tract No. 1, a distance of 1,202.00 feet to a 5/8"inch iron rod with cap stamped "BGE, INC" set for the most Southerly corner of the herein described tract;

THENCE, N 30°29'40" W, along said with said Northeasterly right-of-way line of said Shadow Highway 6, at a distance of 525.17 feet pass 5/8"inch iron rod with cap stamped "BGE, INC" found for the Northeast intersection of said Shadow Highway 6 and the Southeast corner of said Tract No. 1, continuing from and in all for a total distance of 676.72 feet to the POINT OF BEGINNING and containing 13.06 acres (568,722 square feet) of land.

KEY MAP
KEY MAP Coordinates: 6560

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The OWNER(S) will provide maintenance of regional facilities owned and constructed by Districts, or maintenance of facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval. The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the District Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The District's personnel shall have the right to enter upon the property for inspection at any time during construction and we may be permitted to ensure the successful facility of operating property.
6. Appropriate repair for the said slopes, service and maintenance work shall be established at or by agreement of the construction by the Districts. In case, the performance of the grass must be established prior to acceptance of construction by the District.
7. No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District.
8. The District's approval of any Final Drainage Plan Cand Final Plat or Construction does not affect the property rights of third parties. No Variance is considered for obtaining any and all easements. Any other and/or any other rights-of-way across third parties' properties for any purposes in placing drainage facility to the OWNER(S) drainage facilities as recommended by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be kept free for the purposes of conveying, operating, maintaining, repairing, and reconstructing of a drainage facility, and shall not include easements and facilities together with any and all necessary ingress/egress and appurtenances thereto, upon over, across, and through the Easement Area. The OWNER(S) successors, assigns, agents, employees, engineers, and representatives shall at all present and future times, have the right and privilege at pleasure and express to, upon over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. All Applications and Re-Submittals Packages are required to be submitted to the DISTRICT before 3 Certificates of Completion can be issued. Contact the DISTRICT'S inspector for further clarification.
12. All drainage plans and plats shall be conformance with DISTRICT'S Rules, Regulations & Guidelines. Prior approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a specific written variance. Any variances granted by the DISTRICT shall be noted in the variance shall be referenced on the plan cover page and on the appropriate green sheet application. The plan cover page and on the appropriate green sheet applications. The use of this term "Authorized Agent" does not affect the statutory powers of Board Action, Regulations & Guidelines.

FINAL PLAT

MANVEL TOWN CENTER PHASE ONE B

A SUBDIVISION OF 13.06 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 42, 49, 50, 58 AND AN ABANDONED
40 FOOT ROAD OF THE EMIGRATION LAND COMPANY
SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

RESERVES: 1 BLOCKS: 1
SCALE: 1"=100' DATE: APRIL 20, 2009

OWNER:
MANVEL TOWN CENTER, LTD.
9990 RESEARCH, SUITE 200
HOUSTON, TX 77063
713-780-9112

ENGINEER / SURVEYOR:
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281.558.8700 ● www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101886-00

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Steven Shandler, Vice President
Jorge Pedroza, Deputy Clerk

sheet 2 of 2

Exhibit B

(Retail Building: 17315 Highway 6, Manvel, Texas)

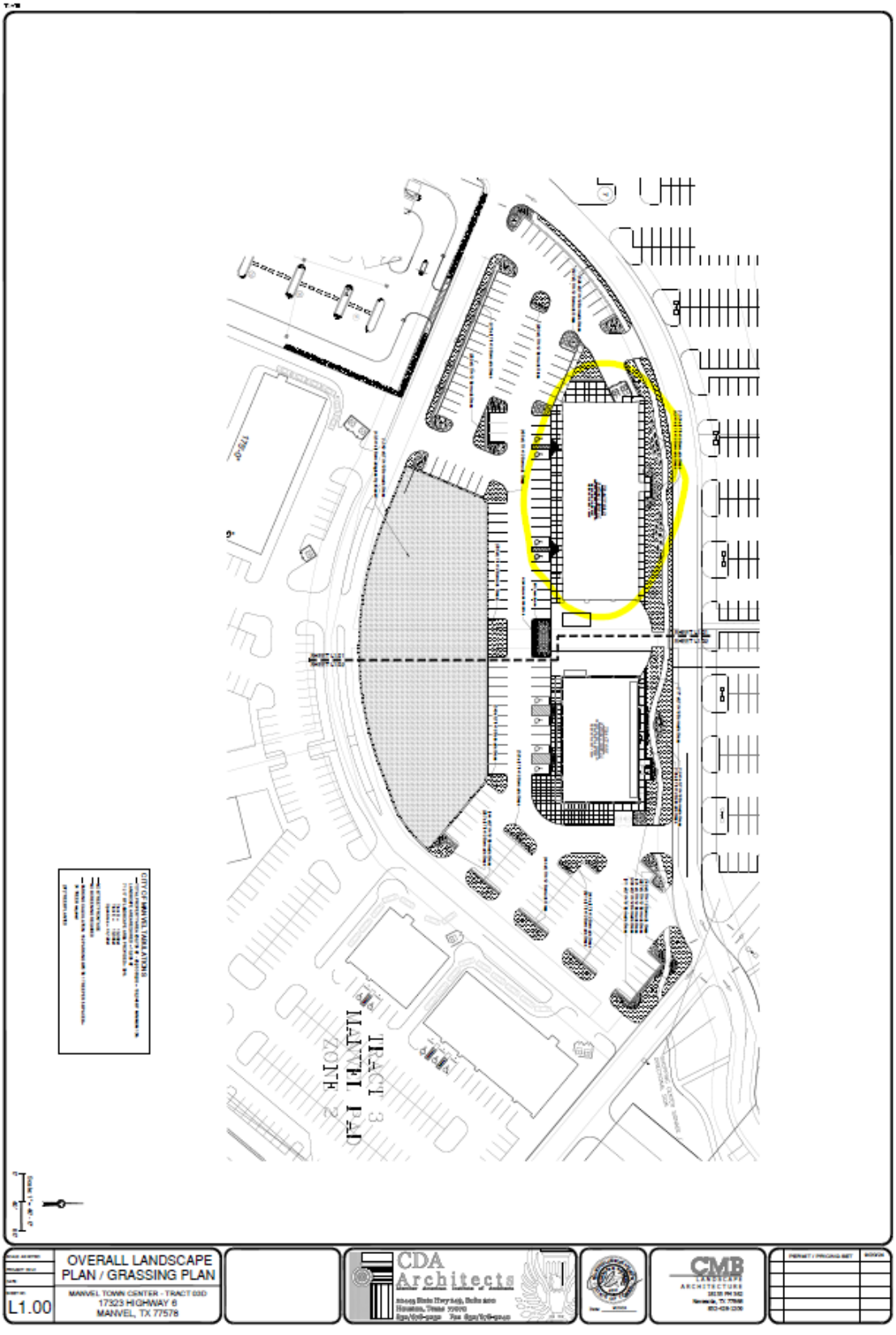


Exhibit B
(Floor Plan: 17315 Highway 6, Manvel, Ste # 101Texas)

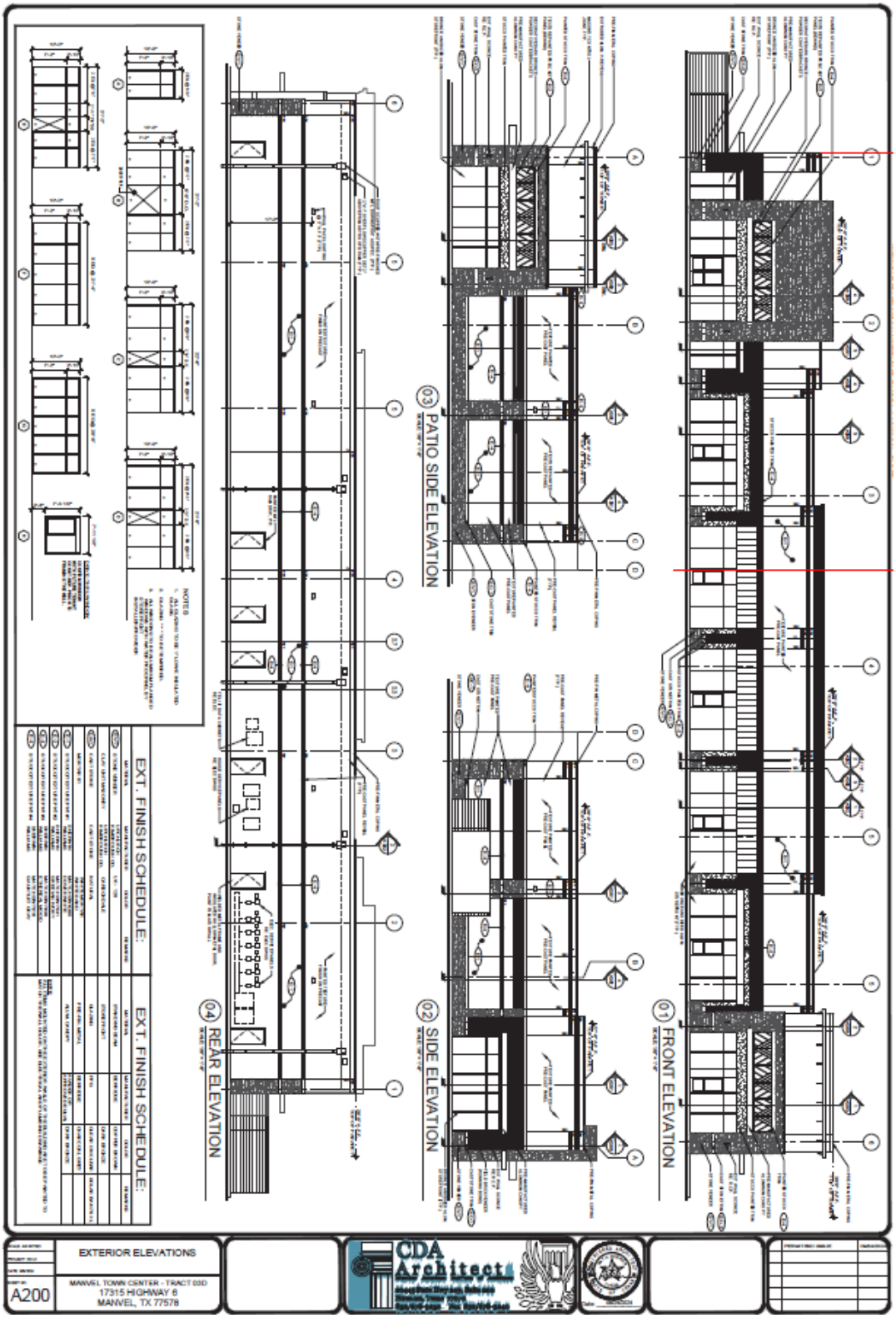


Exhibit B

(Floor Plan: 17315 Highway 6, Manvel, Ste # 101Texas)

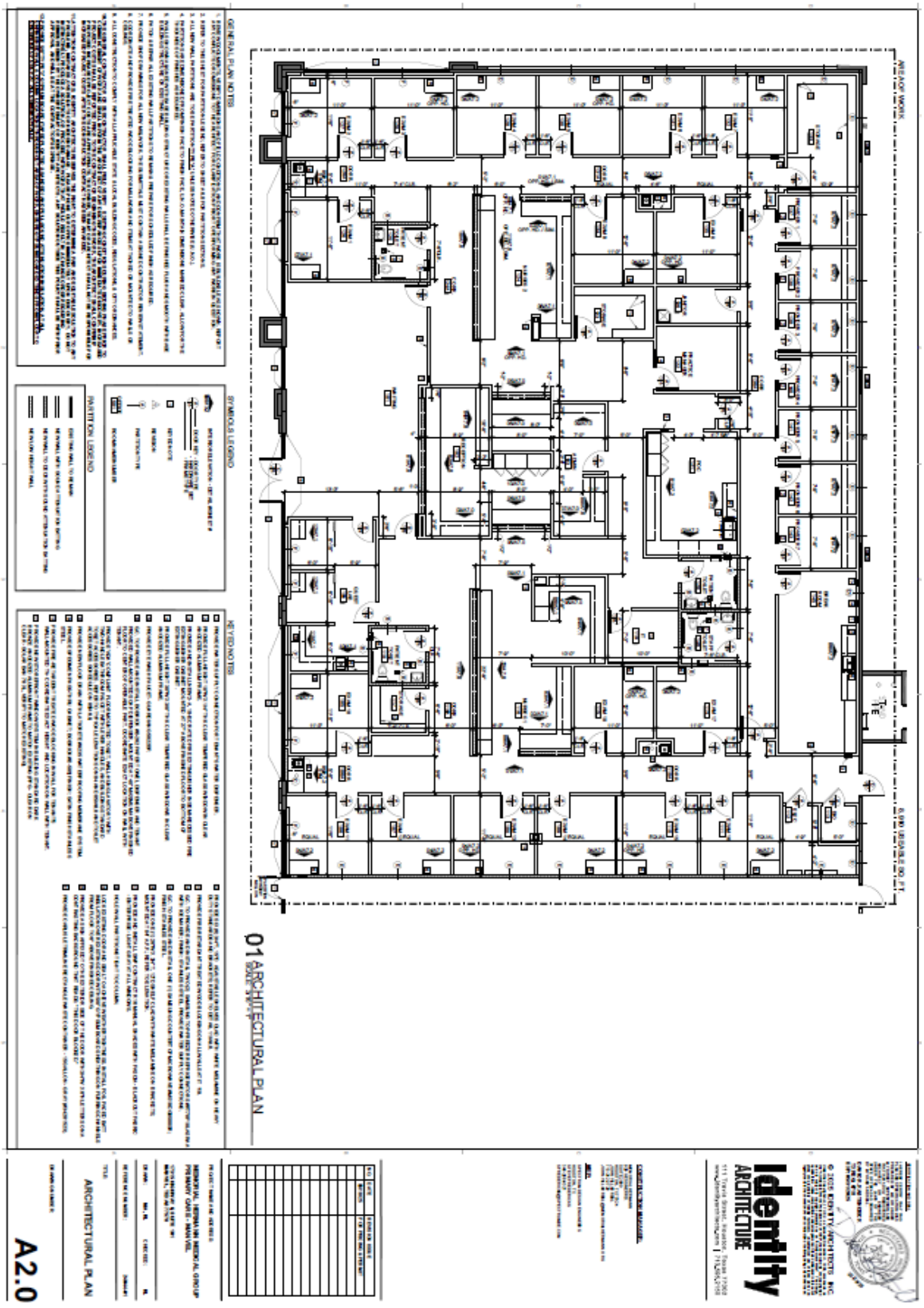


Exhibit C

Conditions of Approval:

1. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. 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;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

PARKING SUMMARY TABLE	
REQUIRED PARKING SPACES	11
PROPOSED PARKING SPACES	19
PROPOSED ACCESSIBLE SPACES	2

SCALE: 1"= 40'

40' 0' 20' 40'

STATE HIGHWAY 6
(200' PUBLIC R.O.W.)

CONCRETE PAVEMENT

OPEN DITCH

P.O.B.

FD 5/8" I.R.
(ARTHUR HOUSTON)

35' WIDE EASEMENT
0.5563 ACRE/ 24,231 SQ. FT
B.C.C.F. NO. 2018009782

S70°31'17"E 239.66'

GRASS

PRELIMINARY BACKUP
NATURAL GAS GENERATOR

PROP. PUMP

H.T.&B.R.R. CO. SURVEY
SECTION 71
ABSTRACT NO. 291

35.0

24

PROP.
BUILDING
FFE = 57.00

N02°22'52"W 260.73'

26

20

10

12

12

26

26

15

35.0

HJR HWY 6, LLC
CALLED 3.327 ACRES
BCCF NO. 2018057190

GRASS

JSC FEDERAL CREDIT UNION
CALLED 1.101 ACRE
BCCF NO. 2018009781

10

20

26

15

15' B.L.

PROP.
DET. BASIN

15

PROP.
DET. BASIN

15

15

EXISTING
DETENTION

25' B.L.

OPEN DITCH

OPEN DITCH

10" PVC
FL=51.00

S87°02'11"W 224.21'

SET 5/8" I.R.

DRAINAGE EASEMENT
0.386 ACRE/16,805 SQ FT.
B.C.C.F. NO. 2006069231

40 FOOT PLATTED ROAD
UNDEVELOPED
VOLUME 2, PAGE

GRAVEL
DRIVE

GRAVEL
DRIVE

CONCRETE
SLOPE

10" PVC
FL=51.27

SET 5/8" I.R. (PD)

FD 1/2" I.R.

H.T.&B.R.R. CO. SURVEY
SECTION 66
ABSTRACT NO. 560

CONCRETE
PAVEMENT

SIGN

SIGN

OPEN DITCH

TBM-2000
ELEVATION = 55.07'

CULVERT
FL=50.84

S.E.T.
GV

CONCRETE
DRIVEWAY

GRASS

CULVERT
FL=50.87

FD 5/8" I.R.
(ARTHUR HOUSTON)

CONCRETE
PAD
W/ BOX

CONCRETE

STORM DRAIN INLET
TOP: 55.82
8" PVC (S) FL=51.98

S02°58'51"E 169.23'

JCTJ, LTD.
CALLED 1.376 ACRES
BCCF NO. 1994011076

TBM-2001
ELEVATION = 56.07'

1-STORY BUILDING
(FF = 56.46')

GRASS

BUILDING

TRASH
ENCLOSURE

CONCRETE

STORM DRAIN INLET
TOP: 54.87
8" PVC (N) FL: 51.43
8" PVC (E) FL: 51.76
12" PVC (W) FL: 51.41

PAPE-DAWSON
2197 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

WELLBY MANVEL BRANCH

CITY OF MANVEL, TEXAS

PRELIMINARY SITE PLAN

JOB NO. 42553-00
DATE AUGUST 2025
DESIGNER TS
CHECKED KM
DRAWN XXX

SHEET 1 of 1

Date: July 16, 2025, 2:10 PM - User ID: Tahelmire
File: K:\Projects\425\53\00\2-0 Design\2-4 Exhibits\250805 - Site

DETENTION SUMMARY TABLE

DET. VOLUME (REQUIRED) = 1.00 AC-FT
DET. VOLUME (PROVIDED) = 1.01 AC-FT
- -SURFACE = 0.11 AC-FT
- -UNDERGROUND = 0.86 AC-FT
- -PARKING = 0.04 AC-FT

DET. VOLUME (GRAVITY) = 0.51 AC-FT (50%)
DET. VOLUME (PUMPED) = 0.50 AC-FT (50%)

LEGEND

PROPOSED UNDERGROUND DETENTION

SCALE: 1"= 40'

40' 0' 20' 40'

STATE HIGHWAY 6
(200' PUBLIC R.O.W.)

CONCRETE PAVEMENT

OPEN DITCH

OUTFALL
FL = 52.00

P.O.B.

FD 5/8" I.R.
(ARTHUR HOUSTON)

PROP. 18" RCP

GRASS

PRELIMINARY BACKUP NATURAL GAS GENERATOR

H.T.&B.R.R. CO. SURVEY
SECTION 71
ABSTRACT NO. 291

FL=52.3 (GRAVITY)
FL=50.0 (PUMP)

S70°31'17"E 239.66'

35.0

35' WIDE EASEMENT
0.5563 ACRE/ 24,231 SQ. FT
B.C.C.F. NO. 2018009782

SIGN

SIGN

TBM-2000
ELEVATION = 55.07'

CULVERT
FL=50.84

CONCRETE DRIVEWAY

CULVERT
FL=50.87

FD 5/8" I.R.
(ARTHUR HOUSTON)

CONCRETE PAD W/ BOX

PROP. BUILDING
FFE = 57.00

N02°22'52"W 260.73'

HJR HWY 6, LLC
CALLED 3.327 ACRES
BCCF NO. 2018057190

GRASS

PROPOSED 13,800 SF UNDERGROUND DETENTION

PROP. 18" HDPE

JSC FEDERAL CREDIT UNION
CALLED 1.101 ACRE
BCCF NO. 2018009781

15

580sf DETENTION W/ 5' VERT. WALL

602sf DETENTION W/ 5' VERT. WALL

15' B.L.

S02°58'51"E 169.23'

STORM DRAIN INLET
TOP: 55.82
8" PVC (S) FL=51.98

JCTJ, LTD.
CALLED 1.376 ACRES
BCCF NO. 1994011076

TBM-2001
ELEVATION = 56.07'

1-STORY BUILDING
(FF = 56.46')

EXISTING DETENTION

25' B.L.

PROP. 18" HDPE

10" PVC
FL=51.00

OPEN DITCH

OPEN DITCH

BUILDING

TRASH ENCLOSURE

CONCRETE

S87°02'11"W 224.21'

SET 5/8" I.R.

DRAINAGE EASEMENT
0.386 ACRE/16,805 SQ FT.
B.C.C.F. NO. 2006069231

40 FOOT PLATTED ROAD
UNDEVELOPED
VOLUME 2, PAGE

GRAVEL DRIVE

CONCRETE SLOPE

10" PVC
FL=51.27

SET 5/8" I.R. (PD)

STORM DRAIN INLET
TOP: 54.87
8" PVC (N) FL: 51.43
8" PVC (E) FL: 51.76
12" PVC (W) FL: 51.41

FD 1/2" I.R.

H.T.&B.R.R. CO. SURVEY
SECTION 66
ABSTRACT NO. 560

GRAVEL DRIVE

PAPE-DAWSON
2197 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

WELLBY MANVEL BRANCH

CITY OF MANVEL, TEXAS

PRELIMINARY DRAINAGE PLAN

JOB NO. 42553-00
DATE AUGUST 2025
DESIGNER TS
CHECKED KM
DRAWN XXX

SHEET 1 of 1

Date: August 4, 2025, 2:12 PM - User ID: Tahelmire
File: K:\Projects\425\53\00\2-0 Design\2-4 Exhibits\250805-

OFFICE OF THE CITY ENGINEER
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

DESIGN CRITERIA MANUAL VARIANCE REQUEST FORM

PROJECT INFORMATION

Project Name: \WELLBY MANVEL BRANCH

Project Location/Address: ADJACENT TRACT WEST OF 17230 HWY 6, MANVEL, TX 77578

Legal Description: JSC FEDERAL CREDIT UNION, CALLED 1.101 ACRE BCCF NO. 2018009781

Current Zoning: LIGHT COMMERCIAL Parcel/Tax ID# (s): 678969 Total Acreage: 1.101 AC

ENGINEER INFORMATION

Engineer Name: NATHAN BILLIOT, PE

Engineer Company Name: PAPE DAWSON, INC.

Address: 2107 CITYWEST BLVD, SUITE 300 City: HOUSTON State: TX Zip: 77042

Phone #: 713-428-2400 Email: NBILLIOT@PAPE-DAWSON.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.

July 30, 2025

Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: ALLEN CHOY

Address: 1330 Gemini St City: HOUSTON State: TX Zip: 77058

Phone #: 281-813-2355 Email: ACHOY@WELLBYFINANCIAL.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.

August 1, 2025

Owner's Signature (**REQUIRED**) Date

DESIGN CRITERIA MANUAL VARIANCE REQUEST

1. Specific proposed deviation from the technical standard.

   SECTION 5G.5 - OWNERSHIP AND EASEMENTS: PUMPED DETENTION FACILITIES MAY BE ALLOWED BY CITY COUNCIL ON A CASE-BY-CASE BASIS. THIS APPLICATION IS FOR THE APPROVED USE OF A PUMP DETENTION SYSTEM (50% GRAVITY/50% PUMPED) FOR A LIGHT COMMERCIAL DEVELOPMENT (BANK BRANCH).

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

   THIS DEVIATION HAS MINIMAL IMPACTS DUE TO THE SITE LOCATION'S PROXIMITY TO RESIDENTIAL DEVELOPMENTS. A PUMPED DETENTION SYSTEM SOLUTION WILL MAXIMIZE THE PROPOSED DEVELOPMENT GIVEN THE EXISTING CONSTRAINTS AND TOPOGRAPHICAL CHALLENGES TO GRAVITY FLOW THE PROPOSED STORMWATER RUNOFF OF THE SITE.

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

   THE TECHNICAL STANDARD REQUIRES 4:1 SIDE SLOPES AND MIN. WIDTH MAINTANENCE BERMS THAT RESULT IN INSUFFCIENT DETENTION STORAGE VOLUME FOR THE PROPOSED DEVELOPMENT BASED ON A SHALLOW OUTFALL ELEVATION. THEREFORE, A STANDARD DETENTION SOLUTION IS NOT VIABLE FOR THIS DEVELOPMENT. BY ALLOWING A PUMPED DETENTION SYSTEM, THIS WILL ALLOW DETENTION AREAS TO GO DEEPER AND GENERATE MORE STORAGE VOLUME WITH THE SAME OR LESS AVAILABLE SITE AREA.

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

   THE PROPOSED PUMPED DETENTION FACILITY WILL INCLUDE THE FOLLOWING CHARACTERISTICS TO MITIGATE GENERAL CONCERNS WITH THE OPERATIONAL AND MAINTANENCE REQUIREMENTS OF A PUMPED DETENTION FACILITY: 5-FT VERTICAL WALLS, PROVIDE 15-FT MAINTANENCE BERM ON ALL SIDES, INSTALL A PERIMETER FENCE, AND PROVIDE BACKUP NATURAL GAS GENERATOR. THE PROPOSED DETENTION SYSTEM WILL ACHIEVE 50% GRAVITY/50% PUMPED VOLUME WHICH IS CONSISTENT WITH BOTH TXDOT AND BRAZORIA COUNTY DRAINAGE DISTRICT STANDARDS.

5. List of supporting documentation attached?

   ☒ Yes ☐ No

- PRELIMINARY SITE PLAN
- PRELIMINARY DRAINAGE PLAN
- COORDINATION WITH TXDOT & BRAZORIA COUNTY DRAINAGE DISTRICT #4 (IN PROCESS)
- DRAFT MAINTENANCE AGREEMENT (IN PROCESS)

OFFICE OF THE CITY ENGINEER
20025 HIGHWAY 6
MANVEL, TX 77578
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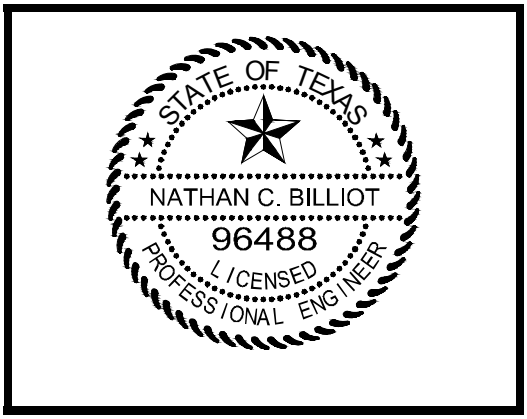
Seal of Professional Engineer:



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 Design Criteria Manual variance form 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.

DESIGN CRITERIA MANUAL VARIANCE FORM SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Design Criteria Manual Variance Form (with all signatures)	X
One (1) Legal Description of Property (metes & bounds description if not platted)	X
One (1) Copy of Recorded Plat (if platted)	X
One (1) Supporting Documentations (if applicable)	X
Paid Variance Form Fee	X

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.

July 30, 2025

Applicant Signature Date

OFFICE OF THE CITY ENGINEER
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.

Allen Choy
Owner Name

1330 Gemini St
Owner Address

Houston, TX 77058
Owner City, State Zip

8/1/2025
Date

Office of the City Engineer
20025 Highway 6
Manvel, TX 77578

Dear City Engineer,

I, Allen Choy, certify that I am the owner of the project property located at 1.101 acre BCCF No. 2018009781 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 Nathan Billiot, PE with the company Pape Dawson, INC (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 achoy@wellbyfinancial.com or 281-813-2355 if you have any questions.

Sincerely,

Owner Name Allen Choy

Owner Signature

OFFICE OF THE CITY ENGINEER
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

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

City of Manvel Use ONLY

City Engineer Modification Request		Approved	Denied
_____	_____		
City Engineer	Date		
Planning, Development & Zoning Commission Decision		Recommended	Not Recommended
_____	_____		
Chair	Date		
City Council Decision		Approved	Denied
_____	_____		
Mayor	Date		

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Dry Detention Pond Maintenance Plan

Year 1

1) Detention Basin should be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants, however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application should only be completed by certified applicators and all manufacturer's recommendations must be followed.

2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.

3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.

4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

1) Mowing should be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.

2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72-hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.

3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file.

4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Drainage System Maintenance Plan

Year 1 and Beyond

1) Monitor the drainage system following rain events to ensure that it drains completely following one or more inches of daily rainfall. If the drainage system does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.

2) Conduct regular leaf blowing to remove any leaves or debris before it breaks up and enters the drainage system.

3) Inspect the catch basins, inlets, ditches, and swales. Remove any accumulated debris.

4) Evaluate routine grounds maintenance procedures in place to ensure that flooding will not occur as a result of infrequent maintenance. Change procedures as necessary to address those issues and to prevent flooding.

5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT summarizing maintenance activities, issues identified over the past year, and changes to procedures to reduce or eliminate those issues in the future.

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Stormwater Pump Station Maintenance Plan

Year 1 and Beyond

1) Monitor the detention system following rain events to ensure that it drains completely within 48 to 72 hours, or per the design specifications. If the basin does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.

2) Monitor the water level in the downstream drainage facility to ensure that downstream capacity is not exceeded. Inspect and repair the pumps off override switch as necessary to resolve issues.

3) Inspect the one-way valve and remove any accumulated debris.

4) Evaluate systems or procedures in place to ensure that flooding will not occur as a result of power loss. Repair those systems and change procedures as necessary to prevent flooding.

5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT showing the operation times, total hours of operation, and the amount of water pumped.

DECLARATION OF MAINTENANCE COVENANT FOR STORMWATER STRUCTURAL CONTROLS & CONTINUED MAINTENANCE OF DRAINAGE & DETENTION FACILITIES

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) ("Declaration") executed on _____, is by and between _____ ("Declarant") and Brazoria Drainage District No. 4 ("District").

WHEREAS, Declarant is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

WHEREAS, to ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated;

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

1. **Covenant Running with the Land.** Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.
2. **Declarant's Responsibility to Construct and Maintain.** Declarant shall be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair and inspection of the Controls. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.
3. **Location of the Controls.** The Controls shall be located on, over, across or under the Declarant's Property.
4. **Brazoria Drainage District No. 4.** The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with this Declaration and the District's stormwater management program requirements ("District Requirements") and if necessary or desirable, to maintain the Controls as

provided under Paragraph 6 below. The District is relieved of all responsibility for the maintenance of the Controls for the term of this Declaration. In no event shall this Declaration be construed to impose any such obligation on the District.

5. **Maintenance of Controls.** The Declarant shall be entirely responsible for all maintenance activities associated with the Controls and shall maintain all Controls in a good and workmanlike manner. The Declarant shall implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Control. The Declarant shall retain documentation of all maintenance activities performed on the Control and make the records available to the District for review upon request.
6. **Failure to Maintain.** If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant shall reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum until paid in full. Nothing in this paragraph or this Declaration, shall create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.
7. **Conflicts.** The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.
8. **Successors and Assigns Bound.** Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration shall be binding upon the Declarant, its successors and assigns and upon any future owners of the Property.

   Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.
9. **Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the District or any

owners, mortgagees, occupants or otherwise; nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor shall it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

10. **Enforcement.** If any person, persons, corporation or entity of any other type shall violate or attempt to violate this Declaration, the District or its successors may institute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so in the future.
11. **Entire Agreement.** This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Declaration. The provisions of this Declaration shall be construed as a whole according to their common meaning and not strictly for or against Declarant.
12. **Notices.** All notices and approvals required or permitted under this Declaration shall be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. A courtesy email will also be sent. Date of service of notice shall be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.
13. **Governing Law; Performance.** This Declaration and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Declaration is performable only in Brazoria County, Texas.
14. **Amendment.** This Declaration may not be amended or abrogated in part or whole, without the express written consent of the District.
15. **Rights of Mortgagees, Trustees or Lienholders.** No violation of any of these restrictions, covenants or conditions shall affect or impair the rights of any mortgagee, trustee or lienholder under any mortgage or deed of trust, or the rights of any assignee of any mortgagee, trustee or lienholder under any such mortgage or deed of trust.
16. **Gender and Grammar.** The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.
17. **Titles.** The titles of sections contained herein are included for convenience only and shall not be used to construe, interpret or limit the meaning of the term or provision contained in this Declaration.
18. **Recording of Agreement.** This Declaration shall be recorded in the Official Public Records of Brazoria County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

DECLARANT

Organization: _____

Signature:_____
Print Name:_____
Title:_____
Email:_____
Phone #:_____
Mailing Address:_____
_____
_____

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ _____, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, ____.

_____
Notary Public in and for the State of _____

My commission expires: _____

BRAZORIA DRAINAGE DISTRICT NO. 4

Approved as to form and content:

Signature:_____
Print Name:_____
Title:_____

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ _____, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, ____.

_____
Notary Public in and for the State of _____

My commission expires: _____

METES AND BOUNDS DESCRIPTION

A 1.101 acres, or 47,968 square feet more or less, being all of a called 1.101 acre tract, conveyed to JSC Federal Credit Union, as recorded in Brazoria County Clerk's File No. 2018009781 of the Official Public Records of Harris County, Texas, situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract No. 291, in the City of Manvel, Brazoria County, Texas. Said 1.101 acres being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod with cap stamped "Arthur Houston" found for the northwest corner of said 1.101 acre tract and northeast corner of a called 3.327 acre tract, conveyed to HJR Highway 6, LLC, as recorded in Brazoria County Clerk's File No. 2118057190 of the Official Public Records of Brazoria County, Texas, located on the south right-of-way line of State Highway No. 6 (200' wide right-of-way), for the northwest corner of the herein described tract;

THNCE: 70°31'17" E, departing the northeast corner of said 3.327 acre tract, along and with the north line of said 1.101 acre tract and the south right-of-way line of said State Highway No. 6, a distance of 239.66 feet to a 5/8 inch iron rod with cap stamped "Arthur Houston" found for the northeast corner of said 1.101 acre tract and northwest corner of a called 1.376 acre tract, conveyed to JCTJ, LTD., as recorded in Brazoria County Clerk's File No. 1994011076 of the Official Public Records of Brazoria County, Texas, for the northeast corner of the herein described tract;

THENCE: S 02°58'51" E, departing the south right-of-way line of said State Highway No. 6, along and with the east line of said 1.101 acre tract and west line of said 1.376, a distance of 169.23 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southeast corner of said 1.101 acre tract and southwest corner of a called 1.376 acre tract, located on the north right-of-way line of a 40 foot wide platted road as recorded in Volume 2, Page 81 of Brazoria County Plat Records, for the southeast corner of the herein described tract;

THENCE: S 87°02'11" W, departing the southwest corner of said 1.376 acre tract, along and with the south line of said 1.101 acre tract and north line of said north right of way line, a distance of 224.21 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 1.101 acre tract and southeast corner of a called 3.327 acre tract and for the southwest corner of the herein described tract;

THENCE: N 02°22'52" W, departing the north line of said north of way line, along and with the west line of said 1.101 acre tract and east line of said 3.327 acre tract, a distance of 260.73 feet to the POINT OF BEGINNING, and containing 1.101 acres in the City of Manvel, Brazoria County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number ***42553-01*** by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 15, 2025
Job No.: 42431-04
DOC. ID. K:\survey\PROJECTS\CIVIL HOUSTON\42553-01\Word\FN42553-01_1.101AC.docx
Texas Registered Engineering Firm # 470
Texas Registered Surveying Firm # 10028800

PART OF IOWA COLONY PLAT SHOWING
Subdivision of Following
Section 60 H.T.&B.R.R. Abst. 517 Brazoria Co. Tex.
" 61 " " 282 " " "
" 65 " " 285 " " "
" 66 " " 560 " " "
" 67 " " 281 " " "
" 69 " " 280 " " "
" 70 " " 545 " " "
" 71 " " 291 " " "
" 76 " " 562 " " "

Scale 1200' = 1 Inch.

Note: In Blocks 60, 65, 66, 67, 70 & 71, Acreage Exclusive of Roads.

I hereby certify that Blocks 67-70 and 71 of above Map were actually surveyed on ground, Under my supervision, and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.

L. A. Fueringer.

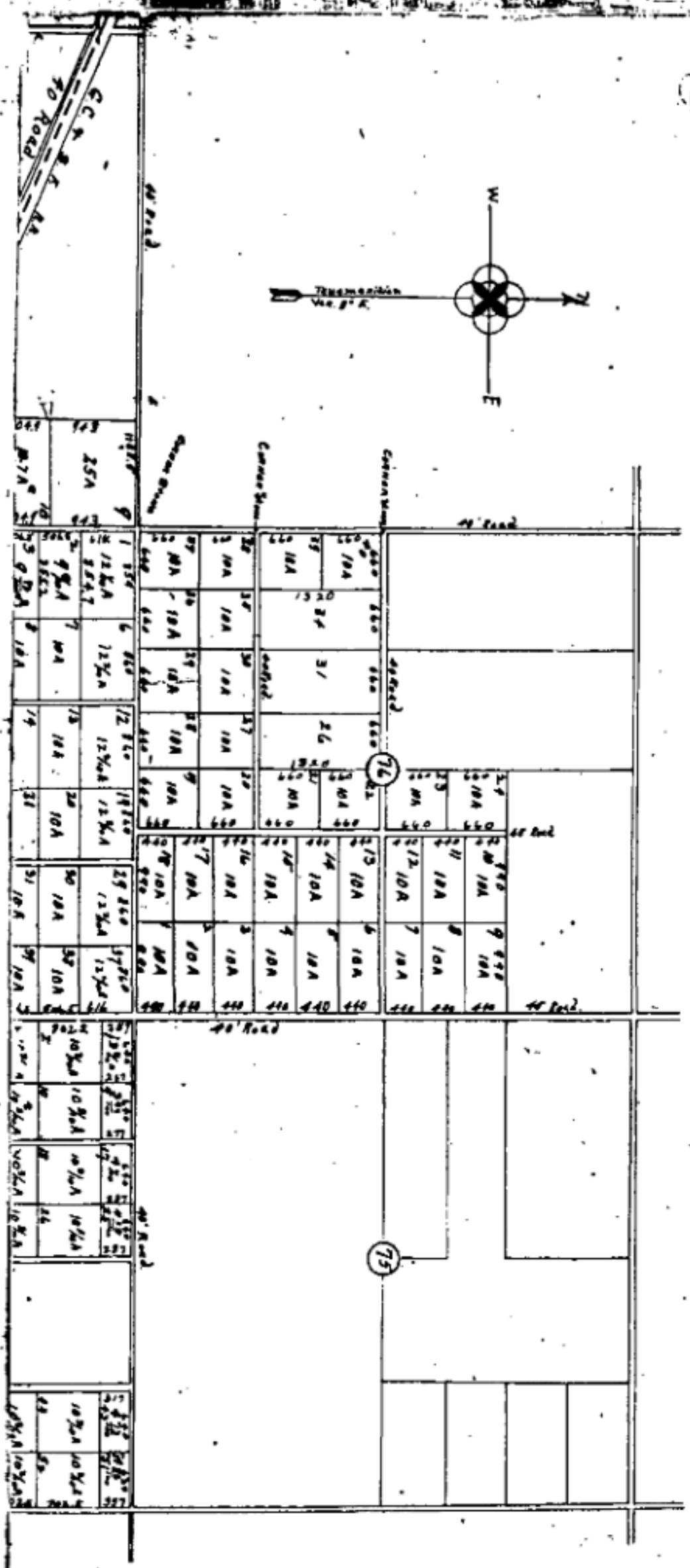
I hereby certify that Blocks 60, 65 and 66 of above Map were actually surveyed by me and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.

P. E. Edminister

I hereby certify that parts of Blocks 61, 69 and 76 of above Map were actually surveyed by me and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.

W. R. Hagerman.

SECTION 59 · SECTION 72 · 40 Road · 50 Road · 55 Road · 40 Rd · 50 Rd · 4"x4" L.O. Mon. · OLIVER HALL SURVEY


Transmission
Line
N
W
E
S
40 Road
40' Road
Canal
Canal
Canal

MANVEL
PD&Z COMMISSION
DATA SHEET

MEETING DATE: September 2, 2025

TOPIC: The applicant, Mr. Kyle Mulvey with Pape Dawson Engineering, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for the proposed Wellby Bank located along the Southwest corridor of Highway 6 and 288.

BACKGROUND:

- The subject site is a 1.1 - acre vacant tract located along the south side of Highway 6 to the West of the existing Chevron Gas Station across from the Manvel Town Center.
- The property is located within X-Unshaded flood zone.
- The entities having jurisdiction over drainage for the site are BDD4, TXDOT and the City of Manvel.
- Due to lack of depth at the outfall points within the drainage ditches along HWY6, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- A similar request for a pump detention system was approved by Council for the property located immediately to the West which includes a variety of commercial uses.
- Drainage on site is proposed to be handled by a combination of two detention ponds and an underground storage system beneath the parking lot.
- There is one proposed outfall point along Highway 6.
- On August 5, 2025, a request was made for the allowance of a pump detention system based on a provision in the Design Criteria Manual stating that pump detention will have to be approved by City Council on a case-by-case basis.
- Additional details and staff analysis are included in the attached staff report.

CITY STAFF REPORT:

- Drainage Criteria is laid out in Chapter 5 of the City's Engineering Design Criteria Manual
- Pump Detention has generally been discouraged due to potential failure of the pump system, the need for more frequent maintenance and the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 5 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
    1. Use is for non-residential developments.
    2. No residence is within 1,000 feet of the pump facility.
    3. A backup natural gas generator is provided for the entire pump facility.
    4. 50% of the detention is achieved by a gravity system.
    5. The corresponding Drainage District approves the pump facility.

- The applicant has taken the following steps to meet the City's criteria:
    1. The development is a non-residential use for a bank.
    2. There are no existing residential uses within 1,000 feet of the pump facility.
    3. A backup natural gas generator has been proposed to service the pump station.

4. The proposed outfall pipe has been set within the pump station in a way that 50% of the volume will be achieved by gravity within the station.
5. The applicant has reached out to TXDOT and BDD4 regarding the pump facility and drainage requirements. Approval from the Drainage District and TXDOT will be required prior to City permit approval.

- There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines.
  These include:
  1. The completed City Design Criteria Manual Variance Form.
  2. A maintenance plan detailing steps taken to ensure proper functionality of the system over the duration of its lifetime and the owner's obligations to the city and drainage district to be involved in the maintenance process.
  3. A proposed Maintenance Covenant with the City and drainage district detailing responsibilities assigned to the owner.
  4. The proposed drainage plan along with a detail of the pump station.
  5. The metes and bounds description and abstract of the property.

STAFF RECOMMENDATION: The applicant meets the City's criteria for the allowance of a pumped detention system with the condition of drainage approvals from the appropriate jurisdictions. The applicant has made an effort to draft and propose maintenance agreements with the city and drainage district outlining the responsibility of the owner to provide a safe and reliable system.

Generally, pump detention is not a preferred drainage solution and therefore, instead of offering a recommendation, staff is available to provide technical assistance to help the Commission in making a recommendation to the City Council.

If approved, applying the following conditions would be beneficial:

- Approval will be valid for a period of 2 years. If work does not commence within 2 years, this request will need to be resubmitted and reviewed, and new plan review fees paid.
- If significant changes to the site layout, design, or drainage calculations are made or the design professional/ Engineer for the development changes, this request shall be resubmitted and reviewed, and new plan review fees paid.

PD&Z RECOMMENDATION: At the August 25, 2025 meeting, PD&Z Commission recommended approval of the request based on the guideline outlined in the City of Manvel Design Criteria Manual.

ATTACHMENTS: Design Criteria Manual Variance Form, Proposed Maintenance Plan, Proposed Maintenance Covenant, Drainage Plan and metes and bounds/property abstract.

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Matt De La Rosa, Assistant City Engineer	**FINANCE DIRECTOR APPROVAL _____** **CITY MANAGER APPROVAL _____**

RESOLUTION NO. 2025-R-35

A RESOLUTION OF THE MANVEL CITY COUNCIL

OF THE CITY OF MANVEL

NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT

WHEREAS, those eligible taxing units participating in the Brazoria County Appraisal District have the right and responsibility to nominate up to five candidate(s) to fill the two (2) positions of the Board of Directors of the Brazoria County Appraisal District for a term of office commencing on January 1, 2026; and

WHEREAS, this governing body desires to exercise its right to nominate the said candidate(s) for such position on said board of directors; now, therefore

BE IT RESOLVED BY THE MANVEL CITY COUNCIL

OF THE CITY OF MANVEL

Section 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

Section 2. That the following individuals be, and are hereby, nominated as candidate(s) for positions on the board of directors of the Brazoria County Appraisal District to be filled by those eligible taxing units participating in the Brazoria County Appraisal District.

Name & Address: AS REFLECTED ON THE ATTACHED EXHIBIT

Name & Address:

Section 3. That the presiding officer of the governing body of this taxing unit be, and that he or she is hereby, authorized and directed to deliver or cause to be delivered a certified copy of this resolution to the chief appraiser of the Brazoria County Appraisal District on or before October 15, 2025.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2025.

_____
Mayor

ATTEST:

_____
City Secretary

BRAZORIA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS ELECTION

NOMINATIONS

PLEASE CHECK THE BOX NEXT TO YOUR NOMINEES

YOU MAY CHOOSE A TOTAL OF TWO NOMINEES FROM CURRENT MEMBERS AND/OR NEW NOMINEES

CURRENT MEMBERS

1. ☐ Gail Robinson
2. ☐ Susan Spoor

NEW NOMINEES/CANDIDATES IF YOU CHOOSE TO
Please provide name and address for new nominees

3. ☐ _____
4. ☐ _____

PLEASE ATTACH YOUR RESOLUTION TO THIS FORM

SUBMITTED BY: _____

S.B. No. 1883

AN ACT

relating to the approval of land use assumptions, capital improvement plans, and impact fees.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 395.043, Local Government Code, is amended to read as follows:

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC. At least 60 days [~~On or~~] before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

SECTION 2. Section 395.051(a), Local Government Code, is amended to read as follows:

(a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee. Approval of the imposition of an impact fee by a political subdivision requires an affirmative vote of two-thirds of the members of the governing body of the political subdivision.

SECTION 3. Subchapter C, Chapter 395, Local Government Code, is amended by adding Section 395.0515 to read as follows:

Sec. 395.0515. LIMITATION ON IMPACT FEE INCREASE. A political subdivision may not increase the amount of an impact fee for three years from the later of the date the fee was adopted or most recently increased, if applicable. Nothing in this section prohibits the political subdivision from implementing an impact fee collection schedule that allows less than the maximum adopted impact fee to be collected or phased in up to the maximum adopted impact fee for a period not to exceed ten years, as authorized by this chapter.

SECTION 4. Section 395.053, Local Government Code, is amended to read as follows:

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. The governing body of the political subdivision shall, within 120 [~~60~~] days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

SECTION 5. Section 395.054, Local Government Code, is amended to read as follows:

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE. A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. At least 60 days [~~On or~~] before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan,

including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

SECTION 6. Section 395.058(b), Local Government Code, is amended to read as follows:

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 50 [~~40~~] percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. [~~If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee.~~] If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

SECTION 7. Subchapter C, Chapter 395, Local Government Code, is amended by adding Section 395.059 to read as follows:

Sec. 395.059. INDEPENDENT FINANCIAL AUDIT. (a) Before a political subdivision may increase an existing impact fee or adopt

a new impact fee for a service area where an impact fee had previously been adopted, the political subdivision must conduct an independent financial audit in accordance with this section.

(b) An independent financial audit conducted under this section must be performed by an independent auditor who:

(1) is a certified public accountant or public accountant licensed by the Texas State Board of Public Accountancy; and

(2) is not, and has not been during the 12 months preceding the commencement of the audit, under contract to provide any other service to the political subdivision or a related entity of the political subdivision.

(c) An independent financial audit conducted under this section must provide, if applicable, a detailed accounting of:

(1) the amount of funds collected from any impact fee imposed by the political subdivision in the service area;

(2) the amount of interest accumulated under Section 395.025 on impact fees collected by the political subdivision in the service area;

(3) any proposed capital improvements or facility expansions to be financed from an impact fee collected by the political subdivision in the service area that were not constructed, as described by Section 395.025, including the categories of each improvement and expansion;

(4) the amount of funds collected from impact fees by the political subdivision in the service area that have not been spent;

(5) each impact fee collected by the political subdivision in the service area;

(6) the allocation of each impact fee made to the political subdivision in the service area;

(7) any waived impact fees in the service area under Section 395.016(g);

(8) any requested refunds of impact fees in the service area under Section 395.025;

(9) any impact fees in the service area refunded under Section 395.025; and

(10) any errors or omissions of credits in impact fee calculations for impact fees in the service area.

(d) An independent financial audit conducted under this section must be submitted to the political subdivision and advisory committee described by Section 395.058. Before the political subdivision may increase an existing impact fee or adopt a new impact fee for a service area where an impact fee had previously been adopted, the political subdivision must hold a public hearing on the results of the audit received under this subsection.

(e) A political subdivision shall make available to the public on the political subdivision's Internet website an applicable independent financial audit at least 30 days before:

(1) the publication of notice required under Section 395.044; and

(2) the adoption of an order as required under Section 395.053.

(f) A political subdivision may use money collected from an

impact fee to conduct an audit required under this section.

SECTION 8. Section 395.077, Local Government Code, is amended by adding Subsection (f) to read as follows:

(f) The attorney general may bring an action on behalf of a property owner to contest an impact fee or to recover a refund for an impact fee under Section 395.025.

SECTION 9. Section 395.078, Local Government Code, is repealed.

SECTION 10. Section 395.059, Local Government Code, as added by this Act, applies only to a new impact fee or an increase to an existing impact fee adopted on or after the effective date of this Act.

SECTION 11. Sections 395.043 and 395.054, Local Government Code, as amended by this Act, apply only to a land use assumption, capital improvement plan, or impact fee that is the subject of a public hearing required to be held by Section 395.042 or 395.053 of that code, as applicable, that is held on or after the 90th day after the effective date of this Act. A land use assumption, capital improvement plan, or impact fee subject to a public hearing that is held before the 90th day after the effective date of this Act is governed by the law in effect immediately before the effective date of this Act, and the former law is continued in effect for that purpose.

SECTION 12. Section 395.051(a), Local Government Code, as amended by this Act, applies only to the approval of the imposition of an impact fee on or after the effective date of this Act.

SECTION 13. Section 395.0515, Local Government Code, as

added by this Act, applies only to the increase of the amount of an impact fee that is adopted on or after the effective date of this Act.

SECTION 14. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 1883 passed the Senate on April 23, 2025, by the following vote: Yeas 26, Nays 5; and that the Senate concurred in House amendments on May 21, 2025, by the following vote: Yeas 26, Nays 5.

Secretary of the Senate

I hereby certify that S.B. No. 1883 passed the House, with amendments, on May 16, 2025, by the following vote: Yeas 87, Nays 32, one present not voting.

Chief Clerk of the House

Approved:

Date

Governor

RESOLUTION NO. 2025-R-36

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, REVISING THE COMPOSITION OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE, IN COMPLIANCE WITH SENATE BILL 1883 (2025).

* * * * * * *

WHEREAS, Chapter 395 of the Texas Local Government Code requires the creation of a capital improvement advisory committee (CIAC) to perform various duties in conjunction with the adoption and revision of the city's land use assumptions, capital improvement plan and related impact fees; and

WHEREAS, formerly, beginning on December 8, 2003, and again in 2013, the City Council appointed the PD&Z to serve as the CIAC; and

WHEREAS, in 2023 the City Council adopted Resolution No. 2025-R-17 providing for a separate 5 person board to act as the CIAC, as an alternative to PD&Z serving as the CIAC; and

WHEREAS, in 2025, the Texas Legislature adopted SB 1883 which made many changes to Chapter 395, including changes to the composition of the CIAC and eliminating the ability of the PD&Z to act as the CIAC; and

WHEREAS, the City Council desires to officially revise the composition of the CIAC to conform to the new changes in state law; **NOW, THEREFORE**,

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

Section 1. Findings. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. Creation. The City Council of the City of Manvel hereby acknowledges the prior creation of the capital improvement advisory committee (CIAC) to perform various duties in conjunction with the City of Manvel's land use assumptions, capital improvement plan and related impact fees.

Section 3. Members. The City Council provides for the following composition [~~two options for~~] of the [~~future~~] membership of the CIAC:

[~~(a) Planning Commission (PD&Z). For so long as the City of Manvel has a planning and zoning commission (PD&Z), this commission may act as the advisory committee. In this instance the commission must include at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the City of Manvel, the membership must include a representative from that area; or~~]

[~~(b) Separate 5 Member~~] Capital Improvement Advisory Committee. [~~As an alternative to the PD&Z, a separate~~] A 5-Member Committee may be appointed to be the CIAC and perform these duties, as provided by Chapter 395 of the Texas Local Government Code. In this instance, the advisory committee shall be composed of not less than five members of which three of the five members must reside within the City of Manvel. The members shall be appointed by a

majority vote of the City Council of the City of Manvel. Not less than 50 [~~40~~] percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.

Section 4. Chairman. The committee shall elect a chair and vice chair at its first meeting.

Section 5. Terms of Office. The City Council hereby declares that the committee members will serve for two-year terms ending after the expiration of two years from date of appointment. Committee members serve at the pleasure of the city council and may be removed at any time for any reason.

Section 6. Scope of duties. The advisory committee serves in an advisory capacity and is established to:

(1) advise and assist the city in adopting land use assumptions;
(2) review the capital improvements plan and file written comments;
(3) monitor and evaluate implementation of the capital improvements plan;
(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.
(6) The advisory committee shall file its written comments on proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

The city shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

Section 7. Bylaws. The City Council of the City of Manvel shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Section 8. State law. If Chapter 395 of the Texas Local Government Code, or other state law changes that affects the creation, duties, membership qualification or other matter affecting the CIAC, the state law shall control.

Section 9. M**eetings**. The committee shall attempt to meet monthly, at City Hall, at a date and time selected by the committee. Although advisory in nature, the City Council hereby requires the CIAC to follow, and be subject to, the Texas Open Meetings Act.

PASSED AND ADOPTED this _____ day of _____, 2025.

CITY OF MANVEL, TEXAS

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

INTERLOCAL AGREEMENT

This agreement is made at Angleton, Brazoria County, Texas between BRAZORIA COUNTY, TEXAS acting through its Commissioners' Court (hereinafter "COUNTY"), and the CITY OF MANVEL, acting through its Mayor (hereinafter "CITY").

NOW THEREFORE, THE COUNTY AND THE CITY agrees as follows:

1.0 The term of this agreement shall be from October 1, 2025, to September 30, 2026. The AGREEMENT may be renewed annually by the written approval of COUNTY and CITY.

1.1 Pursuant to the Interlocal Cooperation Act, Texas Government Code, Chapter 791 and the Texas Transportation Code, Section 251.012, the COUNTY agrees to provide personnel and equipment at its own expense to assist in the construction, improvement, maintenance and/or repair of a street or alley located within the corporate limits of the CITY OF MANVEL, subject to the approval of the County Engineer as set forth in Section 1.3, including sub grade preparation, base preparation, asphalt paving, culverts and ditch work, herbicide spraying, painting and striping roads, installation of permanent traffic signs, and other routine road maintenance operations. Any work performed on the City's streets and alleys which are not an integral part of, or a connecting link to, other roads and highways is allowed if such work is determined to be

a benefit to the County by Commissioners' Court. The CITY will provide materials, including fuel used by the equipment for these projects. All such materials shall be paid for by the CITY, and may be purchased through the County's suppliers. The CITY shall reimburse the cost of any work performed or obtained by the COUNTY, which is determined to be beyond the scope of this agreement, to the County.

1.2 The county work authorized by this AGREEMENT may be done:

(1) By the COUNTY through use of county equipment;

(2) By an independent contractor with whom the COUNTY has contracted for the provision of certain services and materials, conditioned on the CITY providing a purchase order to such independent contractor for the full amount of such services or materials.

1.3 During the term of this AGREEMENT when COUNTY work is requested, the Mayor of the City shall submit a request in writing to the County Engineer. The County Engineer and the Mayor of the City shall agree in writing as to the location and type of assistance to be provided pursuant to this AGREEMENT. It is expressly understood between the parties that the COUNTY shall have no authority or obligation to provide any service or work on any city street or alley not so agreed to in writing. The County Engineer is authorized to sign an acceptance statement for each project at the appropriate time and authorize the work subject to be completed as the Road and Bridge Department schedules permit.

1.4 The parties intend that the COUNTY in performing such services shall act as an independent contractor and shall have control of the work and the manner in which it is performed. The COUNTY shall not be considered an agent, employee, or borrowed servant of the CITY.

1.5 For and in consideration of the above agreement by the County, the CITY agrees to provide all warning and safety signs and other safety protections as required when such work is being performed by the COUNTY.

1.6 The parties further agree that such work and materials are provided by the COUNTY without warranty of any kind to the CITY or any third party, and that the COUNTY has no obligation to provide any supplemental warranty work after a project's completion. The CITY agrees to provide any engineering or design work required for work done pursuant to this agreement.

II.

2.0 The Parties expressly acknowledge that the City's and the County's authority to indemnify and hold harmless any third party is governed by Article XI, Section 7 of the Texas Constitution, and any provision that purports to require indemnification by the City or the County is invalid. Nothing in this Agreement requires that either the City or County incur debt, assess or collect funds, or create a sinking fund.

2.1 Payment for services or materials under this agreement shall be payable from current revenues available to the paying party.

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III.

3.0 Either party may terminate this agreement upon thirty (30) day's written notice to the other party.

3.1 Nothing herein shall be construed to make either party a purchaser or consumer of goods or services from the other.

3.2 Nothing herein shall be construed to create any rights in third parties.

SIGNED AND ENTERED this the _____ day of _____, 2025.

BRAZORIA COUNTY, TEXAS

Signed by:
L. M. "Matt" Sebesta, Jr.
C007E899B64A4B419...

By: L.M. "Matt" Sebesta Jr.
Brazoria County Judge

CITY OF _____

_____

By: Mayor

ATTEST:

_____

CITY SECRETARY

TX Health
BENEFITS POOL

August 15, 2025

Dear Region 14 Members,

We're reaching out with an exciting opportunity for you and your city's leadership. The TX Health Benefits Pool – the *only* benefit plan in Texas created specifically for municipalities and governed by city leaders – has an upcoming **vacancy on our Board of Trustees for Region 14**. This is your chance to make a real difference!

Why join the TX Health Benefits Pool Board:

- **Influence**: Guide decisions that directly impact the health benefits of local government employees across Texas
- **Networking:** Connect with city leaders from across the state
- **Professional Development:** Gain valuable experience in governance, healthcare and employee benefits
- **Support Your Community:** Ensure your region's voice is heard in critical health benefit decisions

What we're looking for:

- Passion for local government
- Fresh perspectives on municipal needs
- A commitment to serving your fellow members of the Pool

No healthcare expertise? No problem! We provide comprehensive training. Your local government experience is what truly matters.

Key Trustee Details:

- Usually, 4 meetings per year in various Texas locations
- All travel, lodging and meal expenses covered when attending Board meetings
- Term expires September 30, 2029 (eligible for additional 4-year terms)
- Open to elected officials or appointed officials (department head or higher) from a municipality that is a member of the Pool

Ready to step up? Here's how to apply:

- Secure a nomination from your city council
- Submit your resume or experience summary
- Send both to Jennifer Hoff at jennifer.hoff@TXHB.gov
- **Deadline: September 12, 2025**

BOARD OF TRUSTEES

Chair
Mike Smith, Region 5
City Manager, City of Jacksboro

Vice Chair
Joe Cardenas, Region 7
Asst. City Manager, City of Uvalde

Joseph Price, Region 2
City Manager, City of Canyon

Elena Quintanilla, Region 3
City Administrator, Town of Ransom Canyon

Rex Thee, Region 4
City Manager, City of Monahans

Tony Aaron, Region 6
City Administrator, City of Early

Sterling Naron, Region 8
City Administrator, City of Hudson Oaks

Warren Anglin, Region 9
Mayor Pro-Tem, City of Groesbeck

Ashley Wayman, Region 10
City Administrator, City of Rollingwood

John Green, Region 11
Mayor Pro-Tem, City of Portland

Wendi Delgado, Region 12
Director of Operations,
City of South Padre Island

Jeff Jordan, Region 13
Mayor, City of Kaufman

FaBrice Kabona, Region 14
City Manager, City of Madisonville

Wendy Hudman, Region 15
City Accountant, City of Carthage

Jon Sherwin, Region 16
Director of Public Works, City of West Orange

Glen Metcalf, Appointee
City Manager, Retired

Jay Stokes, Appointee
City Manager, City of Deer Park

Mike Slye, Appointee
City Manager, Retired

Mike Stelly, Appointee
Chief of Police, City of West Orange

Dr. Lew White, Appointee
Mayor, City of Lockhart

Stephen Haynes, Appointee
Mayor, City of Brownwood

TX HB

Find Us Online
www.txhb.gov

PO Box 140526
Austin, TX 78714-0526

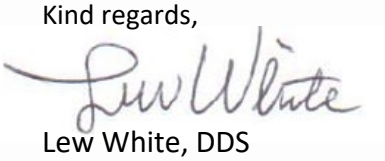
TX Health Benefits Pool is a public entity risk pool created by political subdivisions to provide group benefits services to participating political subdivisions & public entities and is not an insurance company.

Questions?

Don't hesitate to reach out to our Executive Director, Jennifer Hoff at Jennifer.hoff@txhb.gov or 512-650-0072. I am also happy to answer any questions.

Join us in shaping the future of municipal health benefits in Texas. Your region's voice matters – make it heard!

Kind regards,



Lew White, DDS
Mayor, City of Lockhart
Chair, Nominating Committee, TX Health Benefits Pool
Phone: 512.376.8376
Lwhite7@austin.rr.com

TX Health Benefits Pool is a public entity risk pool created by political subdivisions to provide group benefits services to participating political subdivisions & public entities and is not an insurance company.

SUBMISSION OF QUALIFIED PERSON

The governing body of _____ hereby submits the name of _____, elected or appointed position _____ from the City of _____ as a qualified person to be placed on the ballot for the TX Health Benefits Pool Board Trustees for **Region 14.** This qualified person is either an employee or an elected official of an incorporated city within the State of Texas that is a member of the TX Health Benefits Pool. If the qualified person is an "employee", the governing body hereby certifies that the municipal employee: holds a position of Department Head or higher; works at least 20 hours per week for an Employer Member; is paid by the Employer Member with public funds; and is hired and fired only by another incorporated city official or by the incorporated city's governing body.

We certify that this submission is made in accordance with official action taken by the governing body at a duly called meeting on the D .

Name/Title _____

Signature _____

Date _____

Return by September 12, 2025 to
Jennifer Hoff
Executive Director
TX Health Benefits Pool
PO Box 140526
Austin, Texas 78714-0526
Jennifer.hoff@txhb.gov

Please complete the submission summary on the reverse side.

Please provide a short statement for the elected or appointed official submitted for a place on the ballot describing why the official would like to serve on the TX Health Board of Trustees. This statement will be provided with the ballot packet to the Employer Members within the affected region.