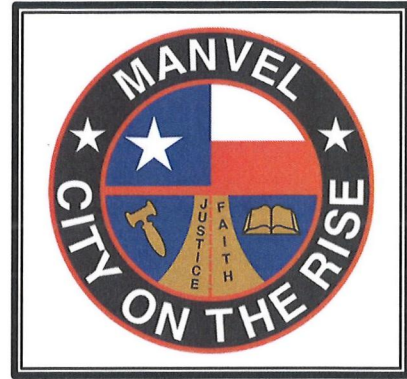


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
April 27, 2026

NOTICE IS HEREBY GIVEN
6:15 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

- Position #1 Ryan Miller, Chair 03/2027
- Position #2 Kyle Marasckin, Vice-Chair 03/2027
- Position #3 Mary Ann Atkinson 03/2027
- Position #4 Kenneth Haynes 03/2027
- Position #5 Christy Kennard 03/2028
- Position #6 Delores Martin 03/2028
- Position #7 Benterah Morton 03/2028

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

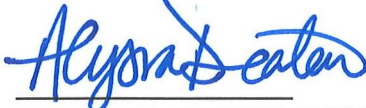
- A. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO INCLUDE REQUIREMENTS AND PROVISIONS OF HOUSE BILL 24 (2025) REGARDING NOTICE, HEARING, AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY AND POSSIBLE CORRECTION OF EXISTING TYPOGRAPHIC ERRORS. (PROPOSED ORDINANCE NO. 2026-O-14)
- B. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT. (PROPOSED ORDINANCE NO. 2026-O-12)
- C. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-13, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 56 AND 57, BY AMENDING CERTAIN PROVISIONS TO ALLOWING DETACHED SINGLE-FAMILY HOMES ON LOTS WITHIN THE REMAINING, UNDEVELOPED TOWNHOME LAND USE AREAS, AND TO ALLOW TWO-STORY STRUCTURES ON ALL PATIO HOME LOTS. (PROPOSED ORDINANCE NO. 2026-O-13)

D. Development Services Staff Update.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 04/21/2026 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z DATA SHEET

MEETING DATE: April 27, 2026

TOPIC: Text Amendment to the Manvel Code of Ordinances, *Chapter 77 – Zoning* (Zoning Ordinance), to amend Article I “In General” and Article II “District Regulations” relating to definitions and notice, hearing, and sign posting requirements for zoning changes, and related enforcement provisions.

BACKGROUND: Staff is presenting amendments to the Zoning Ordinance; Chapter 77 of the Code of Ordinances to reflect the recently passed House Bill 24.

The proposed amendments include:

- Revisions to Article I – “In General,” Section 77-3 (Definitions) to add or clarify applicable terms;
- Updates to Article II – “District Regulations,” Section 77-25 to reflect requirements related to notice, hearings, and protest procedures to be in accordance with State law House Bill 24 (2025).

The amendment includes the definition for “Proposed Comprehensive Zoning Change” which is provided by the Bill and requirement to place a Sign Notice on the property proposed for zoning change. The House Bill allows cities to require that the applicant place the Sign notice on the property. The proposed amendment requires the applicant to place the notice sign and provide evidence of timely placement of the notice sign.

RECOMMENDATION: Staff recommends approval of the proposed text amendment to *Chapter 77 – Zoning* of the Code of Ordinances related to definitions, notice and hearing procedures, sign posting requirements, enforcement provisions, and severability.

ATTACHMENTS: Redline and clean version of the proposed amendment, copy of HB 24

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Jose Abraham Director of Development Services	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
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ORDINANCE NO. 2026-O-14

AN ORDINANCE AMENDING CHAPTER 77 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. “IN GENERAL,” SECTION 77-3.-- DEFINITIONS PERTAINING TO DEFINITIONS; BY AMENDING ARTICLE II. “DISTRICT REGULATIONS,” BY AMENDING AND ADDING A NEW SUBSECTION (D) TO SECTION 77-25 TO PROVIDE THAT NOTICE, HEARING AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY MUST FOLLOW THE REQUIREMENTS OF STATE LAW [HOUSE BILL 24 (2025)]; ADDING A NEW SUBSECTION (E) TO SECTION 77-25 TO REQUIRE THE PLANNING COMMISSION TO POST A NOTICE SIGN ON LOCATION FOR ANY PROPOSED CHANGE IN ZONING CLASSIFICATION THAT DOES NOT APPLY TO THE WHOLE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City of Manvel to amend the Zoning Ordinance; and

WHEREAS, the amendments here include the addition of a new definition and new provisions governing notice, hearing and protest requirements in response to the adoption of House Bill 24 (2025) by the State of Texas; and

WHEREAS, the Planning Commission (PD&Z) has issued its report regarding the amendments to the Zoning Ordinance herein; and

WHEREAS, the Planning Commission (PD&Z) and City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such amendment to the zoning ordinance and both entities find that the adoption of this ordinance is in the best interest of the citizens of Manvel; 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. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article I. "In General," Section 77-3, by adding a new definition to read and provide as follows:

"Chapter 77 - ZONING

ARTICLE I. IN GENERAL

...

Sec. 77-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "building" shall include the meaning of the word "structure"; the word "lot" shall include the meaning of the word "plot"; and the term "used for" shall include the meaning of the terms "designed for" or "intended for."

Accessory use means a use of a building or land which serves an incidental function to the principal use of a building, structure, or land.

Administratively complete application means any application containing all the required documents listed on any application in the appropriate format, the correct number of copies, paid fees, and any required signatures when submitted to the city, in a final form to be deemed complete for processing.

Adult day care means a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping management plan based on an intentionally structured relationship providing organization and stability.

Adult entertainment business shall have the same meaning as "sexually oriented business" as that term is defined in V.T.C.A., Local Government Code § 243.001 et seq., and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to

provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this article. The determination of what constitutes an adult entertainment business shall be made by the police chief or his designee, and such determination shall be appealable to the zoning board of adjustment.

Alley means minor ways that are used primarily for vehicle service access to the back or the side of properties otherwise abutting a street.

Americans with Disabilities Act means a law enacted in 1990, which is intended to make American society more accessible to persons with disabilities.

Apartments means a structure containing three or more dwelling units with common walls, including units that are located one over the other.

Applicant means any developer that submits an administratively complete application.

Automobile/vehicle sales and rentals means a business which provides for the sale or rental of new or used automobiles and other vehicles, including automobiles, trailers, recreational vehicles, travel trailers, water craft and other similar land or water-form vehicles, but shall not include auto or motor vehicle repair work, except minor reconditioning of automobiles or motor vehicles to be displayed, sold or rented on the premises; provided, however, such term shall not include the sale or rental of salvaged parts, nor shall it include the storage of either new or used automobiles or motor vehicles that are not on display or for sale or rent.

Bar/lounge means a place of business whose revenues from mixed drink liquor service are more than 20 percent and whose revenues from food service are less than 80 percent of the total gross revenues of the establishment.

Building, accessory or structure means a structure detached from a principal building and located on the same lot and incidental and subordinate to the principal building or use.

City means the City of Manvel, Texas.

Community fence means a fence located at the perimeter of a residential neighborhood, visible to the public and maintained by a Home Owners Association or Municipal Utility District. Residential fences owned and maintained by an individual are not considered community fence.

Council means the city council of the city.

Corner lot side yard setback means the open space extending from the front yard to the rear yard and lying between the side lot line adjacent to the public right of way or easement and the closest point of the building or structure on a lot at the junction of and abutting two or more intersecting streets.

Critical Root Zone means the area around a tree's trunk where the most vital roots are located, generally measured five feet beyond the outer base of the branching system, requiring protection from disturbance during construction or development.

Developer means any person or entity that develops land within the city. This term shall be synonymous with the term "subdivider" in cases where the subdivision of land is involved.

Development plat means a plan for a development project that is not part of and does not require the subdivision of property.

Diameter at Breast Height (DBH) means the diameter of the tree trunk at 4.5 feet above ground.

Family means two or more persons related by blood, marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility per single housekeeping unit with one kitchen.

Fence means a constructed vertical structure, barrier or partition of any material or combination of materials erected to enclose, screen, or separate outdoor areas, and which has no roof or overhead covering. A masonry wall with a foundation serving the purpose of enclosing, screening, or separating outdoor areas is considered a fence.

Front of building means the part of side which contains the principal entrance of the side adjacent to a public roadway.

Game-room means a business or commercial establishment or building or location wherein machines or apparatus may be played or operated by the insertion of a coin or slug and on which games or tests of skill, chance or ability are played, including pinball machines, and any machine initiating games of sport, shooting or guiding objects, or any machine designed for amusement or relaxation, but not including machines for vending food, drink and tobacco products, music playing or recording or apparatus commonly known as kiddie rides.

Garage means an accessory building, or a part of a main building comprised of a minimum of 200 square feet, enclosed on all sides, with an overhead door, and capable of enclosing one or more vehicles.

Garage sales, also referred to by such names as "back yard sale," "yard sale," or "porch sale," shall mean a sale or an offer for sale of miscellaneous items to the general public, upon residential property not otherwise being used for commercial purposes (see [section 77-33\(c\)](#)).

Gross square feet means the entire floor area of a building, including uninhabitable space such as bathrooms, closets, halls, and similar areas.

Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principal residence, and:

- (1) Contains no kitchen or cooking facility;

(2) Is clearly subordinate and incidental to the principal residence on the same building site; and

(3) Is not rented or leased, whether compensation be direct or indirect.

Home business means a business operation that takes place in a home.

HUD-Code manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Legal nonconforming land use means a land use that lawfully existed immediately prior to the effective date of these regulations and not listed as a permitted use in the zoning district in which it is located.

Legal nonconforming structure means a structure that was lawfully existing prior to the effective date of these regulations, but as of the effective date of these regulations, the site of the use, the structure in which the use is situated, does not comply with these regulations.

Lot means a physically undivided tract or parcel of land having frontage on a public or private street, which is, or in the future may be offered for sale, conveyance, transfer or improvement, and which is designated as a separate and distinct tract and identified by numerical or letter identification on a duly and properly recorded subdivision plat.

Lot, tract, or parcel means a designated area of land established by a properly recorded subdivision plat or otherwise permitted by law to be separately owned, used, developed, or built upon.

Lot Line means the boundary of a lot separating it from an abutting lot.

Mobile home or manufactured home means a structure constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Non-Protected Tree means any tree that is not established as a protected tree or is exempt from the provisions of Section 77-44 (B) of the city of Manvel Zoning Ordinance.

Off-street parking means a concrete parking surface other than a street or alley accessible from an approved driveway approach and upon which vehicles may be parked.

Open-planned unit development plan means a development plan for a project located within the open-planned unit development district.

Parking aisle means the area of a parking lot or off-street parking area which provides vehicular access to parking spaces (stalls). The term "parking aisle" does not include the words "driveway" or "access point".

Parking space means an area designated for the parking of motor vehicles, and connected to an approved driveway approach, street, parking aisle, access easement, or other accessway.

Patio home/zero lot line home means a single-family home built on a separate lot with building setbacks on the front, rear and one side.

Planned unit development plan means a development plan for a project located within the planned unit development district.

Planning commission means a commission appointed by the council that is responsible for certain planning and zoning items, as provided in the zoning ordinance and applicable state law.

Plat means an instrument prepared by a registered professional land surveyor in conformity with the provisions of [Chapter 62](#), Subdivisions, used to describe subdivided land, with ties to permanent landmarks or monuments, approved by the city or a governmental entity with jurisdiction of the land in accordance with V.T.C.A., Local Government Code § 212.023, and recorded in the Brazoria County Property Records.

Principal building or use means the primary use and chief purpose of a premises or building.

Proposed comprehensive zoning change means a city proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire City of Manvel; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

Protected Tree means any tree that is established as a protected tree within Section 77-44 of the City of Manvel Zoning Ordinance.

Restaurant means a place of business whose revenues from food sales are 80 percent or more and whose revenues for mixed drink liquor service are 20 percent or less.

Rot board means a horizontal board installed along the bottom of the fence panel which runs along the base of the entire fence panel for a finished look and added protection. Rot Boards are also commonly known as baseboards and kickboards.

Setback means a minimum distance that is required from a lot line to a building or structure.

Single-family residence means a residence that is to be occupied by only one family.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

State means the State of Texas.

Structure means anything constructed or erected with a fixed location upon, under, or above the ground or attached to something having a fixed location on the ground.

Tavern means a place of business, which includes the sale of beer and wine beverages, but does not provide mixed drink liquor sales.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the content of the information as sent and received.

Top Cap is a horizontal element of a wood fence covering the top end of pickets and posts. A privacy fence with a top cap is commonly referred to as a cap and trim fence.

Tower or tower structure means a fixed, freestanding or guyed, uninhabitable structure, not designed as a shelter or to be occupied for any use. This definition includes, but is not limited to, any such structure supporting antennae that transmits or receives any portion of the electromagnetic spectrum of radio waves. The following are by way of example but not limitation, towers or tower

structures: guyed or freestanding monopole structures, lattice or open framed structures, antennae sports, water towers, and other similar self-supporting, trussed, or open framed structures.

Tree means any woody perineal plant with a single stem or trunk, typically supporting branches and leaves.

Tree Survey means an on-the-ground survey drawing containing the location of the trees, their circumference, type (species) and protected root zone limits.

Tree Preservation Plan means a plan that identifies trees being preserved on a site proposed for development and shows details of tree protection and preservation measures being taken during construction activity.

Zoning board of adjustment means a board appointed by the council that is responsible for certain zoning items, as provided in the zoning regulations and applicable state law.

Zoning official means the person appointed by council to administer and enforce the zoning regulations of the city.

Secs. 77-4—77-24. Reserved.”

Section 3. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article II. “District Regulations,” *Section 77-44. Trees, landscaping, fencing, and screening* to read and provide as follows:

“Chapter 77 - ZONING

...

ARTICLE II. DISTRICT REGULATIONS

...

Sec. 77-25. - Official zoning map; establishment of districts and boundaries.

(a) Official zoning map. The boundaries of the zoning districts of the city are shown on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this article.

This official zoning map shall be identified by the signature of the mayor, attested by the city secretary and shall be on file in the office of the city secretary.

If changes are made in zoning district boundaries or other matters portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the council.

The notices described the Texas Local Government Code § 211.006(a) or 211.007(d), as applicable, and section 211.006(a-1) are the only notices required for a proposed comprehensive zoning change.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this article. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this article.

(b) For the purposes of this chapter, the city is hereby divided into districts, as follows:

District O-SFR:	Open-Single-Family Residential
District SFR:	Single-Family Residential
District PUD:	Planned Unit Development (underlying zoning controls)
District MF:	Multi-family
District LC:	Light Commercial
District HC:	Heavy Commercial
District HCMH:	HUD-Code Manufactured Home
District HMU:	Highway Mixed Use

(c) Rezoning.

(1) Rezoning is the process of changing the zoning designation of a lot or parcel on the official zoning map from one zoning district to another.

(2) ~~[Rezoning]~~ Any change to a zoning regulation or zoning district boundary/rezoning shall conform to the provisions and requirements of Chapter 211 of the Texas Local Government Code, the City of Manvel Comprehensive Plan, and this Zoning Ordinance.

(3) Applications for a rezoning shall be on a form approved by the Zoning Official and may be initiated by motion of the City Council or by Petition of the owner(s) of the property which is the subject of the proposed zoning change.

(4) Applications for rezoning shall be accompanied with detailed legal description, survey, or plat.

(5) The City Engineer may require a traffic impact study for rezoning proposals that may result in increased traffic volumes with significant impact on the capacity and/or safety of the street system.

(d) Notice, hearing and protest procedures.

(1) No change to any zoning regulation or zoning district boundary/rezoning shall be effective until after a public hearing the matter. Notices and hearings shall conform to the requirements of Chapter 211 of the Texas Local Government Code.

(2) Any notice of the time and place of a hearing required herein shall be published on the City of Manvel's website, in addition to other required notices.

(3) Notwithstanding the above, the only notices required for a proposed comprehensive zoning change are Texas Local Government Code § 211.006(a) or 211.007(d), as applicable, and section 211.006(a-1).

(4) Protest procedures for a proposed change to a zoning regulation or district boundary that is not a proposed comprehensive zoning change shall conform to Texas Local Government Code § 211.0061.

(e) Sign notice.

(1) Not later than the 10th day before the date the planning commission holds a hearing on a proposed change in zoning classification that does not apply to the whole City of Manvel, and until the date of a final determination on the proposed change by the city council, the applicant for the zoning change shall post a notice sign in accordance with this section on:

(a) the property affected by the change; or

(b) a public right-of-way for a change initiated by the city that affects multiple properties.

(2) The notice sign must be at least 24 inches long by 48 inches wide.

(3) The applicant for change in zoning classification shall provide photograph(s) or other evidence to show the timely placement of the notice sign.”

Section 3. 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 described above.

Section 4. 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 5. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2026.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

ORDINANCE NO. 2026-O-14

AN ORDINANCE AMENDING CHAPTER 77 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. “IN GENERAL,” SECTION 77-3.-- DEFINITIONS PERTAINING TO DEFINITIONS; BY AMENDING ARTICLE II. “DISTRICT REGULATIONS,” BY AMENDING AND ADDING A NEW SUBSECTION (D) TO SECTION 77-25 TO PROVIDE THAT NOTICE, HEARING AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY MUST FOLLOW THE REQUIREMENTS OF STATE LAW [HOUSE BILL 24 (2025)]; ADDING A NEW SUBSECTION (E) TO SECTION 77-25 TO REQUIRE THE PLANNING COMMISSION TO POST A NOTICE SIGN ON LOCATION FOR ANY PROPOSED CHANGE IN ZONING CLASSIFICATION THAT DOES NOT APPLY TO THE WHOLE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City of Manvel to amend the Zoning Ordinance; and

WHEREAS, the amendments here include the addition of a new definition and new provisions governing notice, hearing and protest requirements in response to the adoption of House Bill 24 (2025) by the State of Texas; and

WHEREAS, the Planning Commission (PD&Z) has issued its report regarding the amendments to the Zoning Ordinance herein; and

WHEREAS, the Planning Commission (PD&Z) and City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such amendment to the zoning ordinance and both entities find that the adoption of this ordinance is in the best interest of the citizens of Manvel; 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. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article I. "In General," Section 77-3, by adding a new definition to read and provide as follows:

"Chapter 77 - ZONING

ARTICLE I. IN GENERAL

...

Sec. 77-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "building" shall include the meaning of the word "structure"; the word "lot" shall include the meaning of the word "plot"; and the term "used for" shall include the meaning of the terms "designed for" or "intended for."

Accessory use means a use of a building or land which serves an incidental function to the principal use of a building, structure, or land.

Administratively complete application means any application containing all the required documents listed on any application in the appropriate format, the correct number of copies, paid fees, and any required signatures when submitted to the city, in a final form to be deemed complete for processing.

Adult day care means a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping management plan based on an intentionally structured relationship providing organization and stability.

Adult entertainment business shall have the same meaning as "sexually oriented business" as that term is defined in V.T.C.A., Local Government Code § 243.001 et seq., and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to

provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this article. The determination of what constitutes an adult entertainment business shall be made by the police chief or his designee, and such determination shall be appealable to the zoning board of adjustment.

Alley means minor ways that are used primarily for vehicle service access to the back or the side of properties otherwise abutting a street.

Americans with Disabilities Act means a law enacted in 1990, which is intended to make American society more accessible to persons with disabilities.

Apartments means a structure containing three or more dwelling units with common walls, including units that are located one over the other.

Applicant means any developer that submits an administratively complete application.

Automobile/vehicle sales and rentals means a business which provides for the sale or rental of new or used automobiles and other vehicles, including automobiles, trailers, recreational vehicles, travel trailers, water craft and other similar land or water-form vehicles, but shall not include auto or motor vehicle repair work, except minor reconditioning of automobiles or motor vehicles to be displayed, sold or rented on the premises; provided, however, such term shall not include the sale or rental of salvaged parts, nor shall it include the storage of either new or used automobiles or motor vehicles that are not on display or for sale or rent.

Bar/lounge means a place of business whose revenues from mixed drink liquor service are more than 20 percent and whose revenues from food service are less than 80 percent of the total gross revenues of the establishment.

Building, accessory or structure means a structure detached from a principal building and located on the same lot and incidental and subordinate to the principal building or use.

City means the City of Manvel, Texas.

Community fence means a fence located at the perimeter of a residential neighborhood, visible to the public and maintained by a Home Owners Association or Municipal Utility District. Residential fences owned and maintained by an individual are not considered community fence.

Council means the city council of the city.

Corner lot side yard setback means the open space extending from the front yard to the rear yard and lying between the side lot line adjacent to the public right of way or easement and the closest point of the building or structure on a lot at the junction of and abutting two or more intersecting streets.

Critical Root Zone means the area around a tree's trunk where the most vital roots are located, generally measured five feet beyond the outer base of the branching system, requiring protection from disturbance during construction or development.

Developer means any person or entity that develops land within the city. This term shall be synonymous with the term "subdivider" in cases where the subdivision of land is involved.

Development plat means a plan for a development project that is not part of and does not require the subdivision of property.

Diameter at Breast Height (DBH) means the diameter of the tree trunk at 4.5 feet above ground.

Family means two or more persons related by blood, marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility per single housekeeping unit with one kitchen.

Fence means a constructed vertical structure, barrier or partition of any material or combination of materials erected to enclose, screen, or separate outdoor areas, and which has no roof or overhead covering. A masonry wall with a foundation serving the purpose of enclosing, screening, or separating outdoor areas is considered a fence.

Front of building means the part of side which contains the principal entrance of the side adjacent to a public roadway.

Game-room means a business or commercial establishment or building or location wherein machines or apparatus may be played or operated by the insertion of a coin or slug and on which games or tests of skill, chance or ability are played, including pinball machines, and any machine initiating games of sport, shooting or guiding objects, or any machine designed for amusement or relaxation, but not including machines for vending food, drink and tobacco products, music playing or recording or apparatus commonly known as kiddie rides.

Garage means an accessory building, or a part of a main building comprised of a minimum of 200 square feet, enclosed on all sides, with an overhead door, and capable of enclosing one or more vehicles.

Garage sales, also referred to by such names as "back yard sale," "yard sale," or "porch sale," shall mean a sale or an offer for sale of miscellaneous items to the general public, upon residential property not otherwise being used for commercial purposes (see [section 77-33\(c\)](#)).

Gross square feet means the entire floor area of a building, including uninhabitable space such as bathrooms, closets, halls, and similar areas.

Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principal residence, and:

- (1) Contains no kitchen or cooking facility;

(2) Is clearly subordinate and incidental to the principal residence on the same building site; and

(3) Is not rented or leased, whether compensation be direct or indirect.

Home business means a business operation that takes place in a home.

HUD-Code manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Legal nonconforming land use means a land use that lawfully existed immediately prior to the effective date of these regulations and not listed as a permitted use in the zoning district in which it is located.

Legal nonconforming structure means a structure that was lawfully existing prior to the effective date of these regulations, but as of the effective date of these regulations, the site of the use, the structure in which the use is situated, does not comply with these regulations.

Lot means a physically undivided tract or parcel of land having frontage on a public or private street, which is, or in the future may be offered for sale, conveyance, transfer or improvement, and which is designated as a separate and distinct tract and identified by numerical or letter identification on a duly and properly recorded subdivision plat.

Lot, tract, or parcel means a designated area of land established by a properly recorded subdivision plat or otherwise permitted by law to be separately owned, used, developed, or built upon.

Lot Line means the boundary of a lot separating it from an abutting lot.

Mobile home or manufactured home means a structure constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on-site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.

Non-Protected Tree means any tree that is not established as a protected tree or is exempt from the provisions of Section 77-44 (B) of the city of Manvel Zoning Ordinance.

Off-street parking means a concrete parking surface other than a street or alley accessible from an approved driveway approach and upon which vehicles may be parked.

Open-planned unit development plan means a development plan for a project located within the open-planned unit development district.

Parking aisle means the area of a parking lot or off-street parking area which provides vehicular access to parking spaces (stalls). The term "parking aisle" does not include the words "driveway" or "access point".

Parking space means an area designated for the parking of motor vehicles, and connected to an approved driveway approach, street, parking aisle, access easement, or other accessway.

Patio home/zero lot line home means a single-family home built on a separate lot with building setbacks on the front, rear and one side.

Planned unit development plan means a development plan for a project located within the planned unit development district.

Planning commission means a commission appointed by the council that is responsible for certain planning and zoning items, as provided in the zoning ordinance and applicable state law.

Plat means an instrument prepared by a registered professional land surveyor in conformity with the provisions of [Chapter 62](#), Subdivisions, used to describe subdivided land, with ties to permanent landmarks or monuments, approved by the city or a governmental entity with jurisdiction of the land in accordance with V.T.C.A., Local Government Code § 212.023, and recorded in the Brazoria County Property Records.

Principal building or use means the primary use and chief purpose of a premises or building.

Proposed comprehensive zoning change means a city proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire City of Manvel; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

Protected Tree means any tree that is established as a protected tree within Section 77-44 of the City of Manvel Zoning Ordinance.

Restaurant means a place of business whose revenues from food sales are 80 percent or more and whose revenues for mixed drink liquor service are 20 percent or less.

Rot board means a horizontal board installed along the bottom of the fence panel which runs along the base of the entire fence panel for a finished look and added protection. Rot Boards are also commonly known as baseboards and kickboards.

Setback means a minimum distance that is required from a lot line to a building or structure.

Single-family residence means a residence that is to be occupied by only one family.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

State means the State of Texas.

Structure means anything constructed or erected with a fixed location upon, under, or above the ground or attached to something having a fixed location on the ground.

Tavern means a place of business, which includes the sale of beer and wine beverages, but does not provide mixed drink liquor sales.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the content of the information as sent and received.

Top Cap is a horizontal element of a wood fence covering the top end of pickets and posts. A privacy fence with a top cap is commonly referred to as a cap and trim fence.

Tower or tower structure means a fixed, freestanding or guyed, uninhabitable structure, not designed as a shelter or to be occupied for any use. This definition includes, but is not limited to, any such structure supporting antennae that transmits or receives any portion of the electromagnetic spectrum of radio waves. The following are by way of example but not limitation, towers or tower

structures: guyed or freestanding monopole structures, lattice or open framed structures, antennae sports, water towers, and other similar self-supporting, trussed, or open framed structures.

Tree means any woody perineal plant with a single stem or trunk, typically supporting branches and leaves.

Tree Survey means an on-the-ground survey drawing containing the location of the trees, their circumference, type (species) and protected root zone limits.

Tree Preservation Plan means a plan that identifies trees being preserved on a site proposed for development and shows details of tree protection and preservation measures being taken during construction activity.

Zoning board of adjustment means a board appointed by the council that is responsible for certain zoning items, as provided in the zoning regulations and applicable state law.

Zoning official means the person appointed by council to administer and enforce the zoning regulations of the city.

Secs. 77-4—77-24. Reserved.”

Section 3. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article II. “District Regulations,” *Section 77-44. Trees, landscaping, fencing, and screening* to read and provide as follows:

“Chapter 77 - ZONING

...

ARTICLE II. DISTRICT REGULATIONS

...

Sec. 77-25. - Official zoning map; establishment of districts and boundaries.

(a) Official zoning map. The boundaries of the zoning districts of the city are shown on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this article.

This official zoning map shall be identified by the signature of the mayor, attested by the city secretary and shall be on file in the office of the city secretary.

If changes are made in zoning district boundaries or other matters portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the council.

The notices described the Texas Local Government Code § 211.006(a) or 211.007(d), as applicable, and section 211.006(a-1) are the only notices required for a proposed comprehensive zoning change.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this article. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this article.

(b) For the purposes of this chapter, the city is hereby divided into districts, as follows:

District O-SFR:	Open-Single-Family Residential
District SFR:	Single-Family Residential
District PUD:	Planned Unit Development (underlying zoning controls)
District MF:	Multi-family
District LC:	Light Commercial
District HC:	Heavy Commercial
District HCMH:	HUD-Code Manufactured Home
District HMU:	Highway Mixed Use

(c) Rezoning.

(1) Rezoning is the process of changing the zoning designation of a lot or parcel on the official zoning map from one zoning district to another.

(2) ~~[Rezoning]~~ Any change to a zoning regulation or zoning district boundary/rezoning shall conform to the provisions and requirements of Chapter 211 of the Texas Local Government Code, the City of Manvel Comprehensive Plan, and this Zoning Ordinance.

(3) Applications for a rezoning shall be on a form approved by the Zoning Official and may be initiated by motion of the City Council or by Petition of the owner(s) of the property which is the subject of the proposed zoning change.

(4) Applications for rezoning shall be accompanied with detailed legal description, survey, or plat.

(5) The City Engineer may require a traffic impact study for rezoning proposals that may result in increased traffic volumes with significant impact on the capacity and/or safety of the street system.

(d) Notice, hearing and protest procedures.

(1) No change to any zoning regulation or zoning district boundary/rezoning shall be effective until after a public hearing the matter. Notices and hearings shall conform to the requirements of Chapter 211 of the Texas Local Government Code.

(2) Any notice of the time and place of a hearing required herein shall be published on the City of Manvel's website, in addition to other required notices.

(3) Notwithstanding the above, the only notices required for a proposed comprehensive zoning change are Texas Local Government Code § 211.006(a) or 211.007(d), as applicable, and section 211.006(a-1).

(4) Protest procedures for a proposed change to a zoning regulation or district boundary that is not a proposed comprehensive zoning change shall conform to Texas Local Government Code § 211.0061.

(e) Sign notice.

(1) Not later than the 10th day before the date the planning commission holds a hearing on a proposed change in zoning classification that does not apply to the whole City of Manvel, and until the date of a final determination on the proposed change by the city council, the applicant for the zoning change shall post a notice sign in accordance with this section on:

(a) the property affected by the change; or

(b) a public right-of-way for a change initiated by the city that affects multiple properties.

(2) The notice sign must be at least 24 inches long by 48 inches wide.

(3) The applicant for change in zoning classification shall provide photograph(s) or other evidence to show the timely placement of the notice sign.”

Section 3. 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 described above.

Section 4. 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 5. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2026.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

AN ACT

relating to procedures for changes to a zoning regulation or district boundary.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0011 to read as follows:

Sec. 211.0011. DEFINITION. In this subchapter, "proposed comprehensive zoning change" means a municipal proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire municipality; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

SECTION 2. Section 211.006(a), Local Government Code, is amended to read as follows:

(a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district

1 boundaries shall establish procedures for adopting and enforcing
2 the regulations and boundaries. A regulation or boundary is not
3 effective until after a public hearing on the matter at which
4 parties in interest and citizens have an opportunity to be
5 heard. Before the 15th day before the date of the hearing, notice
6 of the time and place of the hearing must be:

7 (1) published in an official newspaper or a newspaper
8 of general circulation in the municipality; and

9 (2) if the municipality maintains an Internet website,
10 published on the municipality's Internet website.

11 SECTION 3. Subchapter A, Chapter 211, Local Government
12 Code, is amended by adding Section 211.0061 to read as follows:

13 Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED
14 CHANGES. (a) This section applies only to a proposed change to a
15 zoning regulation or district boundary that is not a proposed
16 comprehensive zoning change.

17 (b) A protest of a proposed change to a zoning regulation or
18 district boundary must be written and signed by the owners of:

19 (1) at least 20 percent of the area of the lots or land
20 covered by the proposed change;

21 (2) except as provided by Subdivision (3), at least 20
22 percent of the area of the lots or land immediately adjoining the
23 area covered by the proposed change and extending 200 feet from that
24 area; or

25 (3) at least 60 percent of the area of the lots or land
26 immediately adjoining the area covered by the proposed change and
27 extending 200 feet from that area if the proposed change has the

1 effect of allowing more residential development than the existing
2 zoning regulation or district boundary and does not have the effect
3 of allowing additional commercial or industrial uses unless the
4 additional use is limited to the first floor of any residential
5 development and does not exceed 35 percent of the overall
6 development.

7 (d) If a proposed change to a regulation or district
8 boundary is protested in accordance with Subsection (b), the
9 proposed change must receive, in order to take effect, the
10 affirmative vote of at least:

11 (1) three-fourths of all members of the governing body
12 for a protest described by Subsection (b)(1) or (2); or

13 (2) a majority of all members of the governing body for
14 a protest described by Subsection (b)(3).

15 SECTION 4. Section 211.006(e), Local Government Code, is
16 transferred to Section 211.0061, Local Government Code, as added by
17 this Act, redesignated as Section 211.0061(c), Local Government
18 Code, and amended to read as follows:

19 (c) [~~(e)~~] In computing the percentage of land area under
20 Subsection (b):

21 (1) [~~(d)~~] the area of streets and alleys shall be
22 included; and

23 (2) the land area is not calculated individually for
24 each tract of land subject to a proposed change in a zoning
25 regulation or district boundary but in the aggregate for all tracts
26 of land subject to the change.

27 SECTION 5. Subchapter A, Chapter 211, Local Government

1 Code, is amended by adding Sections 211.0063 and 211.0065 to read as
2 follows:

3 Sec. 211.0063. NOTICE FOR PROPOSED COMPREHENSIVE ZONING
4 CHANGES. The notices described by Section 211.006(a) or
5 211.007(d), as applicable, and Section 211.006(a-1) are the only
6 notices required for a proposed comprehensive zoning change.

7 Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES
8 TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning
9 regulation or district boundary that has the effect of allowing
10 more residential development than the previous regulation is
11 conclusively presumed valid and to have occurred in accordance with
12 all applicable statutes and ordinances if an action to annul or
13 invalidate the change has not been filed before the 60th day after
14 the effective date of the change.

15 SECTION 6. Subchapter A, Chapter 211, Local Government
16 Code, is amended by adding Section 211.0073 to read as follows:

17 Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING
18 CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th
19 day before the date the zoning commission of a home-rule
20 municipality holds a hearing on a proposed change in zoning
21 classification that does not apply to the whole municipality and
22 until the date of a final determination on the proposed change by
23 the governing body of the municipality, the zoning commission shall
24 post a notice sign in accordance with this section on:

25 (1) the property affected by the change; or
26 (2) a public right-of-way for a change initiated by
27 the municipality that affects multiple properties.

1 (b) The notice sign must be at least 24 inches long by 48
2 inches wide.

3 (c) The zoning commission may elect to provide, maintain,
4 and pay for a notice sign under this section or require an applicant
5 for a change in zoning classification to provide, maintain, and pay
6 for the sign.

7 (d) Notice requirements prescribed under this section are
8 in addition to notice required by Section 211.007.

9 SECTION 7. Sections 211.006(d) and (f), Local Government
10 Code, are repealed.

11 SECTION 8. The changes in law made by this Act apply only to
12 a proposal to change a municipal zoning regulation or district
13 boundary made on or after the effective date of this Act.

14 SECTION 9. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 24 was passed by the House on May 6, 2025, by the following vote: Yeas 83, Nays 56, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 24 on May 29, 2025, by the following vote: Yeas 104, Nays 30, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 24 was passed by the Senate, with amendments, on May 25, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

APPROVED: _____

Date

Governor



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: April 27, 2026

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 19.99-acre tract of land, generally located at 3404 CR 58 / AKA Croix Rd (PID 168084), from Single-Family Residential district (SFR) to Light Commercial (LC).

BACKGROUND:

- The subject site is an approximate 19.99-acre tract located at 3404 CR 58, at the southeast corner of the intersection of Rodeo Drive and CR 58. The subject site includes a single-family home and has access only from CR 58.
- George and Pamela Collins (applicants and property owners) have attempted to sell the property in recent years and have had potential buyers interested in commercial development. In 2024, they submitted a rezoning request for approximately 3 acres of the larger tract to the Light Commercial (LC) zoning district to facilitate retail and commercial uses. The proposed development at that time included a gas station, convenience store, and retail uses. However, staff received several opposition letters, and the application was withdrawn prior to a public hearing.
- The current request is solely to rezone the subject property from Single-Family Residential (SFR) to Light Commercial (LC) to accommodate retail development.
- The notice of public hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends forwarding a Final Report to City Council indicating approval of the requested Rezoning.

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

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

Rezoning

Agenda of:	April 27, 2026	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, SFR to LC	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u>			
<p>The proposed rezoning involves an approximately 19.99-acre tract of land located at 3404 CR 58 (Croix Road), at the southeast corner of the intersection of Rodeo Drive and CR 58, from Single-Family Residential (SFR) to Light Commercial (LC). The subject site is the applicant's (George and Pamela Collins) current residence and is accessed from CR 58, which is classified as a Parkway on the City's Major Thoroughfare Plan. The applicants intend to sell the subject site upon rezoning to allow for future commercial development. A previous rezoning request submitted in 2024 for a portion of the property to allow a gas station, convenience store, and retail uses was withdrawn prior to a public hearing due to public opposition related to the gas station use. The current request does not include a specific development plan and is limited to establishing appropriate zoning designation for future uses permitted within the LC district. The surrounding area includes a mix of existing and planned commercial development, single-family residential uses, and a religious place of assembly. The proposed rezoning is generally compatible with the surrounding development pattern and aligns with the City's current Comprehensive Plan goals.</p> <p><i>Staff Recommendation: Approval</i></p>			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Request, survey, Site Plan, and Public Hearing Notice.

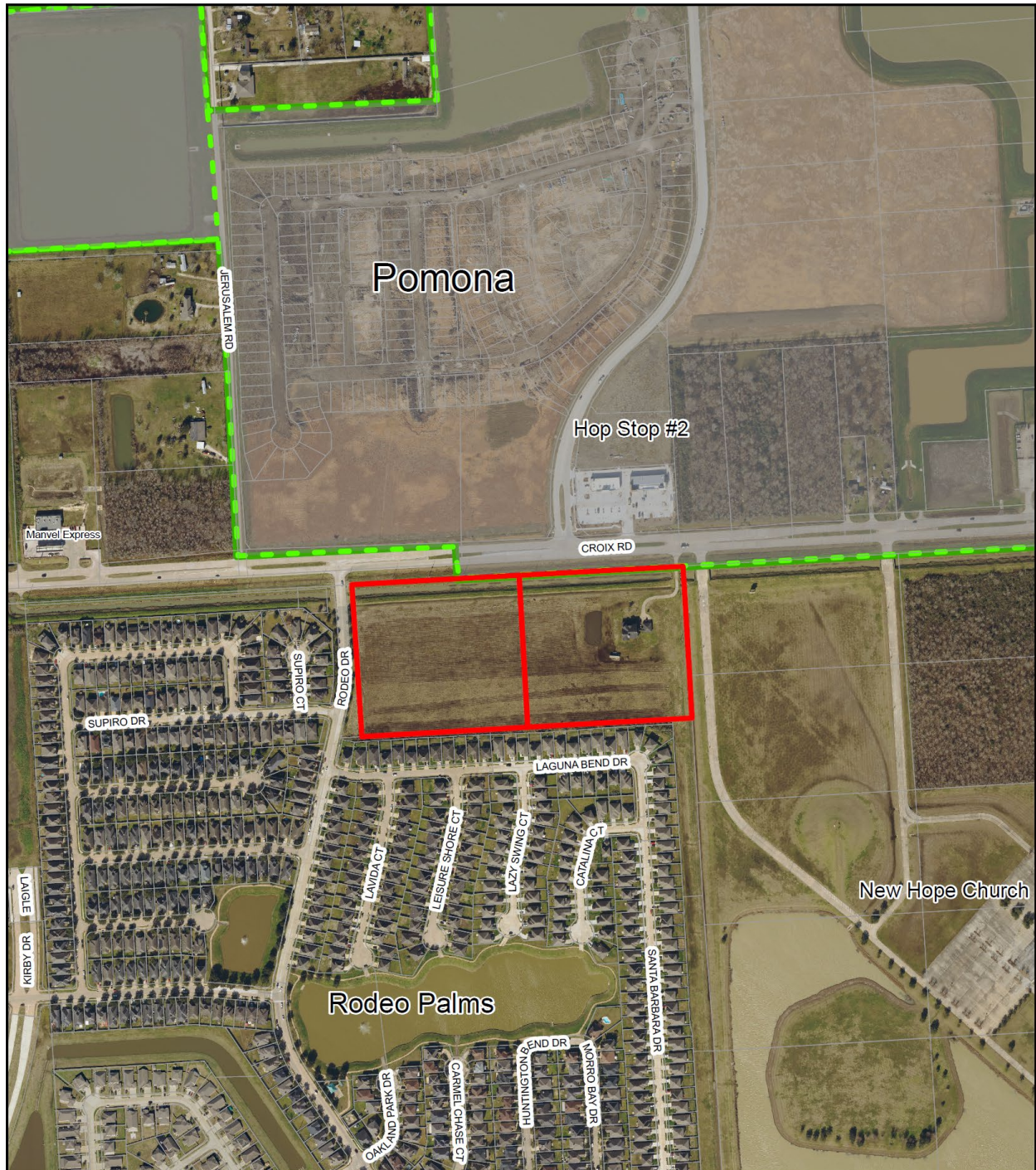
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	<p>North: Extra Territorial Jurisdiction (ETJ) – Pomona Development Commercial Tracts</p> <p>South: Open – Planned Unit Development (O-PUD) – Rodeo Palms Development</p> <p>East: Single-Family Residential (SFR/SUP) – Religious Organizations</p> <p>West: Open – Planned Unit Development (O-PUD) – Rodeo Palms Development</p>
Surrounding Land Use	<p>North: Chevron Gas Station, Convenience Store, and Retail Center / Future Pomona Commercial Tract</p> <p>South: Single Family Residential / Rodeo Palms</p> <p>East: New Hope Church</p> <p>West: Single Family Residential / Rodeo Palms</p>
Major Thoroughfare	Subject site is located at the southeast corner of the intersection of Rodeo Drive and CR 58 (AKA Croix Rd). CR 58 is classified as a Parkway with a planned right-of-way width of 120 feet (see attachments).







AERIAL VICINITY MAP



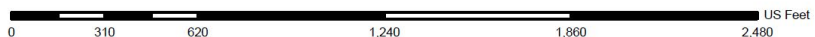
3404 County Road 58 (PID: 168084)



-  3404 County Road 58 (PID: 168084)
-  City of Manvel ETJ
-  Parcels
-  City of Manvel City Limits



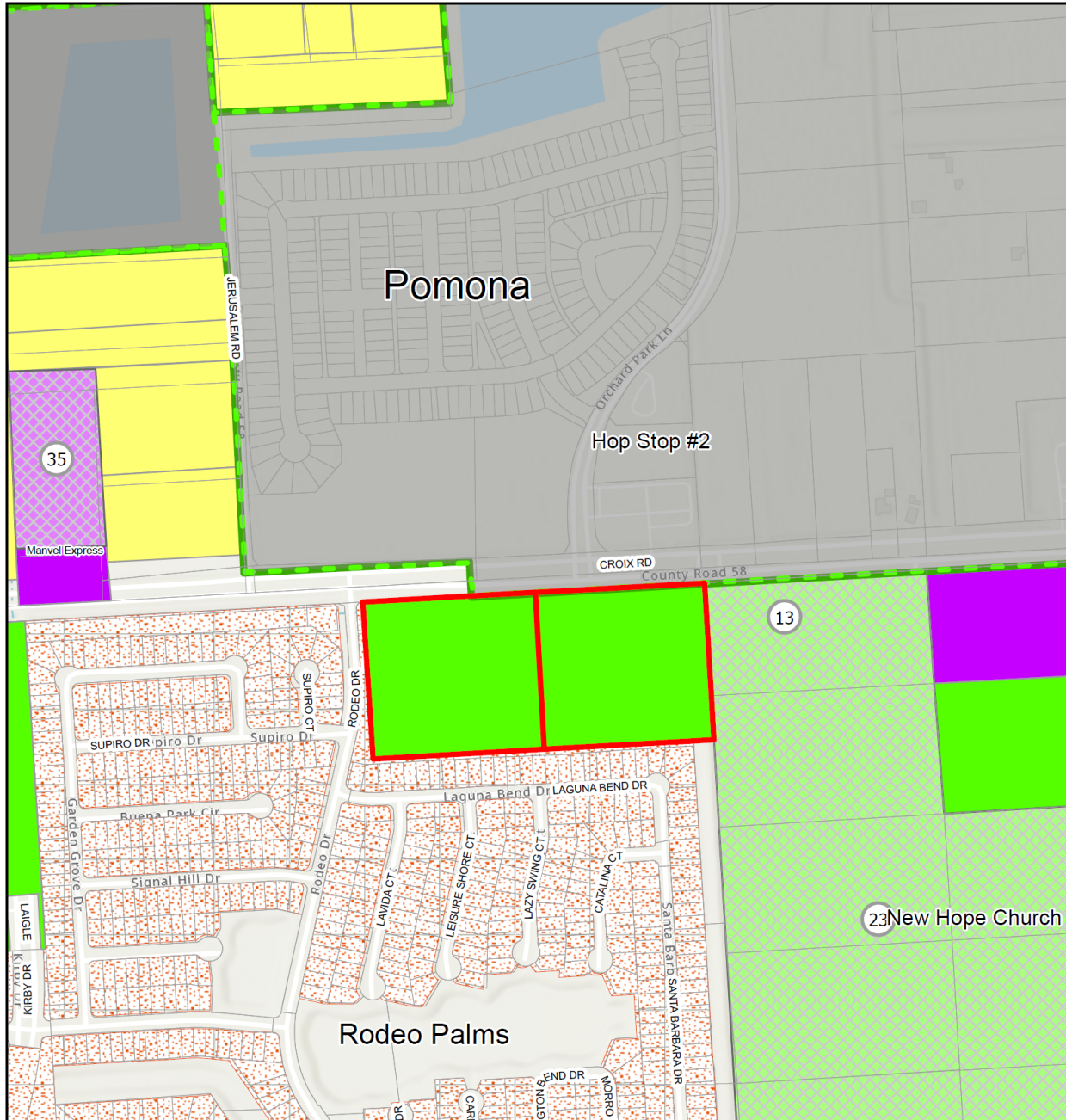
This map is made available for reference purposes only and should not be considered for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Date: March 2026
Reference: 20250116
Data Source: City of Manvel,
Brazoria County Open Data



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
13	3640 CR 58	NON-CONFORMING SIGN - NEW HOPE CHURCH	2015-0-31	10/13/2015	SFR
23	3640 COUNTY RD 58	NAICS USES #813110 RELIGIOUS ORGANIZATIONS	2018-0-33	10/15/2018	O-SFR
35	2951 County Road 58/ Croix Rd	NAICS USE 47110 GAS STATION WITH CONVENIENCE STORE	2022-0-33	1/17/2023	LC/SH6-SUP

3404 County Road 58 (PID: 168084)

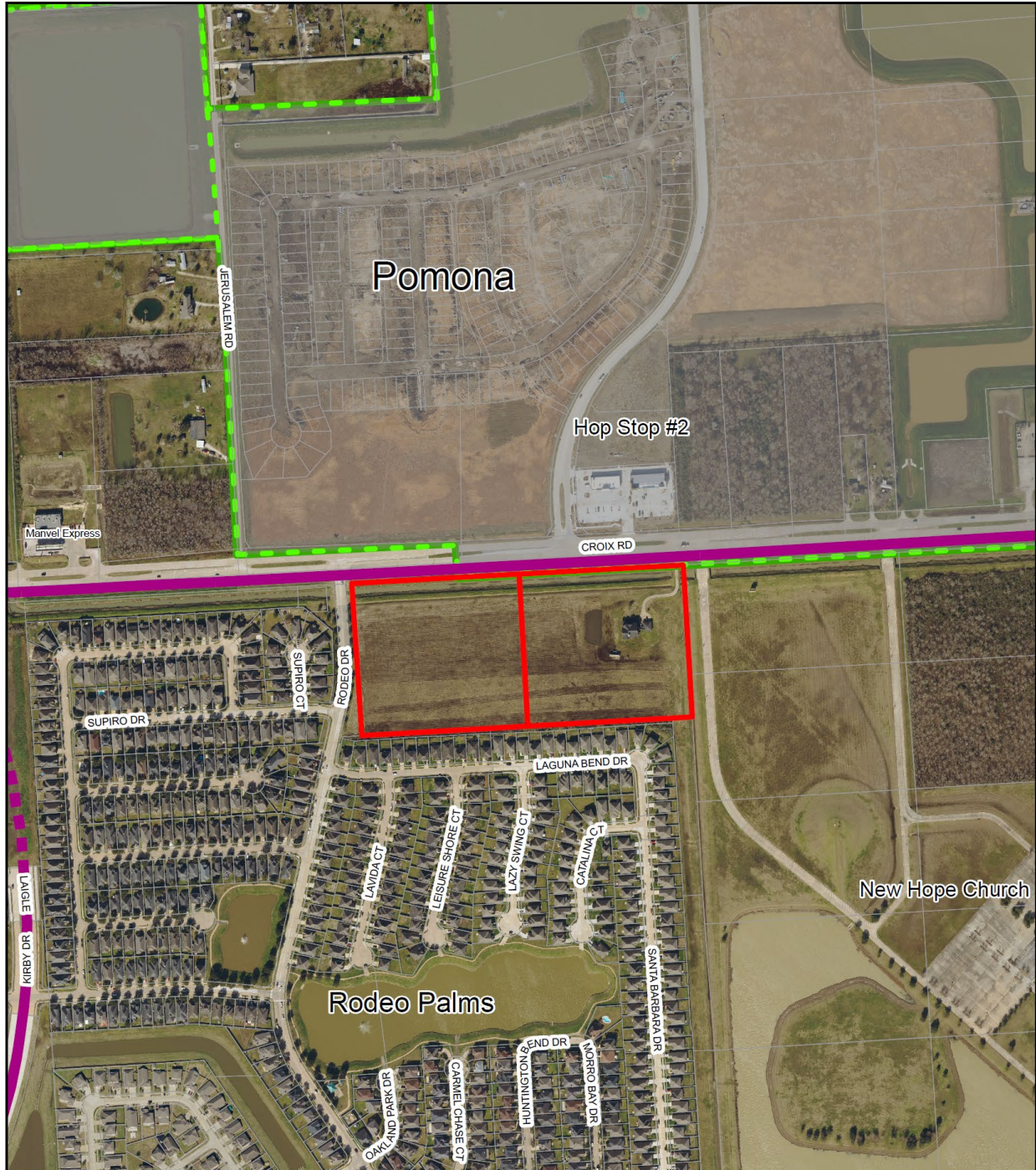
This map is made available for reference purposes only and should not be searched for a zoning product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- 3404 County Road 58 (PID: 168084)
- Parcels
- City of Manvel ETJ
- City of Manvel City Limits
- Specific Use Permits
- Heavy Commercial District
- Light Commercial District
- Open Single-Family Residential District
- Single-Family Residential District
- Open - Planned Unit Development

Date: March 2025
Reference: 3/2025/18
Data Source: City of Manvel, Brazoria County Open Data



MAJOR THOROUGHFARE PLAN MAP

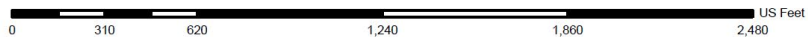


3404 County Road 58 (PID: 168084)

- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- 3404 County Road 58 (PID: 168084)
- Parcels
- City of Manvel ETJ
- City of Manvel City Limits



This map is made available for reference purposes only and should not be substituted for a survey project. The City of Manvel will not accept liability of any kind in conjunction with its use.



Date: March 2020
Reference: 2020010
Data Source: City of Manvel,
Brazoria County Open Data



PURPOSE AND INTENT OF THE PROPOSED ZONING DISTRICT

LC zoning district is intended for low intensity retail sales and service land uses. Rezoning the property to LC zoning district would also allow uses included in Section 77-26., *Permitted Uses*, and listed below:

1. retail bakeries;
2. printing and related support activities;
3. furniture and home furnishing stores;
4. electronics and appliance stores;
5. building material, garden equipment and supplies dealers;
6. food and beverage stores;
7. general merchandise retailers;
8. health and personal care stores;
9. clothing and clothing accessory stores;
10. sporting goods, hobby, book and music stores;
11. miscellaneous store retailers;
12. postal service;
13. finance and insurance;
14. real estate;
15. lessors of nonresidential buildings (except mini warehouses);
16. consumer good rental;
17. professional, scientific, and technical services;
18. accounting, tax preparation, bookkeeping and payroll;
19. veterinary services;
20. management of companies and enterprises;
21. administrative and support services;
22. educational support services;
23. social assistance;
24. child day care services;
25. arts, entertainment, and recreation;
26. fitness and sports centers;
27. food services and drinking places;
28. automotive glass replacement shop;
29. electronic and precision equipment repair and maintenance;
30. personal and laundry services; and
31. public administration.

PROJECT DETAILS

The subject site is an approximately 19.99-acre tract currently zoned Single-Family Residential (SFR) with an existing residence on-site. The applicants/owners, George and Pamela Collins, are requesting to rezone the property to Light Commercial (LC) to allow for future retail and commercial development. The owners have indicated their intent to market the property for commercial uses. In 2024, a previous rezoning request was submitted for approximately 3 acres of the site to allow for a gas station, convenience store, and retail development. That request was withdrawn prior to a public hearing following public concerns related specifically to the proposed gas station use. The current request does not include a specific development plan or use and is limited to establishing appropriate zoning for future development.



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

1. Land use Compatibility with surrounding uses and zoning districts: The subject property is adjacent to a mix of residential developments and existing/planned commercial uses. Commercial development exists to the north, while residential uses are located to the south and west. The existing residential lots on the south side are 50-foot-wide lots that are part of Rodeo Palms master planned development which represents an auto-oriented suburban character. This type of residential development is generally compatible with low intensity commercial fronting major thoroughfares. There are two other properties zoned LC district on the east side of the subject site along CR 58, between the subject site and SH 288.
2. Infrastructure, Utility Availability, and Environmental Considerations: The subject site is not serviced by City utilities currently. Utility infrastructure will be evaluated at the time of site development. No significant environmental constraints exist at the location.
3. Impact of Traffic and conformance to Major Thoroughfare Plan: The subject site currently has one access from CR 58, which is classified as a Parkway on the Major Thoroughfare Plan. Traffic impacts will be evaluated at the time of development. Any required improvements or access management will be addressed during the site development review process. Additional access to the subject site from CR 58 would require approval from Gulf Coast Water Authority (GCWA) since the American canal runs between the street and the subject site. Also, note that there is an existing strip of land along Rodeo Drive that is owned by the Rodeo Palms Homeowners Association.
4. Conformance to Comprehensive Plan Vision and Goals: Based on general planning principles and existing development character of the area, the subject site is an appropriate location for the proposed LC zoning district designation. The Manvel 2015 Comprehensive Plan focuses on maintaining 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 LC zoning district corresponds to the recommendations made in the Comprehensive Plan.
5. Other considerations: A prior rezoning request in 2024 generated opposition due to a proposed gas station use; however, the current request does not include a specific use, reducing the likelihood of similar concerns. The surrounding area consists of planned single-family residential development rather than rural residential lots. Given the existing development pattern and the range of uses permitted within the Light Commercial (LC) district, the proposed rezoning is compatible with the area and is not anticipated to adversely impact public health, safety, or quality of life

STAFF RECOMMENDATION

Based on the above analysis, staff finds the request to be reasonable and consistent with the City's development goals.

City staff recommends forwarding a Final Report to City Council indicating Approval of the requested Rezoning.



PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified.

At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.

APPLICATION



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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: _____
Project Location/Address: 3404 County Road 58 Manvel, TX 77578
Legal Description: A0299 HT + BRR Tract 16F-16G Acres 20.0
Current Zoning: Residential (SFR) Proposed Zoning: Light Commercial
Parcel/Tax ID# (s): 168084 / Property ID Total Acreage: 20 Proposed Land Use: Retail

APPLICANT INFORMATION

Applicant Name: George + Pamela Collins
Company Name: _____
Address: _____ City: Manvel State: TX Zip: 77578
Phone #: _____ Email: _____

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.

George Collins 2/27/2026
Applicant Signature (REQUIRED) Pamela Collins Date

PROPERTY OWNER INFORMATION

Owner(s) Name: George Collins + Pamela Collins
Address: _____ City: Manvel State: TX Zip: 77578
Phone #: _____ Email: _____

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.

Pamela Collins 2/27/2026
Owner's Signature (REQUIRED) Date



REQUEST LETTER

GEORGE AND PAMELA COLLINS

February 27, 2026

City of Manvel
Planning, Development & Zoning Department
20025 Highway 6
Manvel, TX 77578

RE: Request to Rezone Property at 3404 County Road 58, Manvel, TX 77578

ATTN: City of Manvel Planning, Development & Zoning Commission

We, George and Pamela Collins, submit this letter of intent to formally request a zoning change for our property located at 3404 County Road 58, Manvel, TX 77578, which is approximately 20 acres in size.

Current Zoning: Single Family Residence

Proposed Zoning: Light Commercial

The intent of this request is to rezone the above-mentioned property to accommodate retail development. This project aligns with the City of Manvel's 2045 Strategic Plan, which encourages high-quality development and the expansion of the commercial tax base.

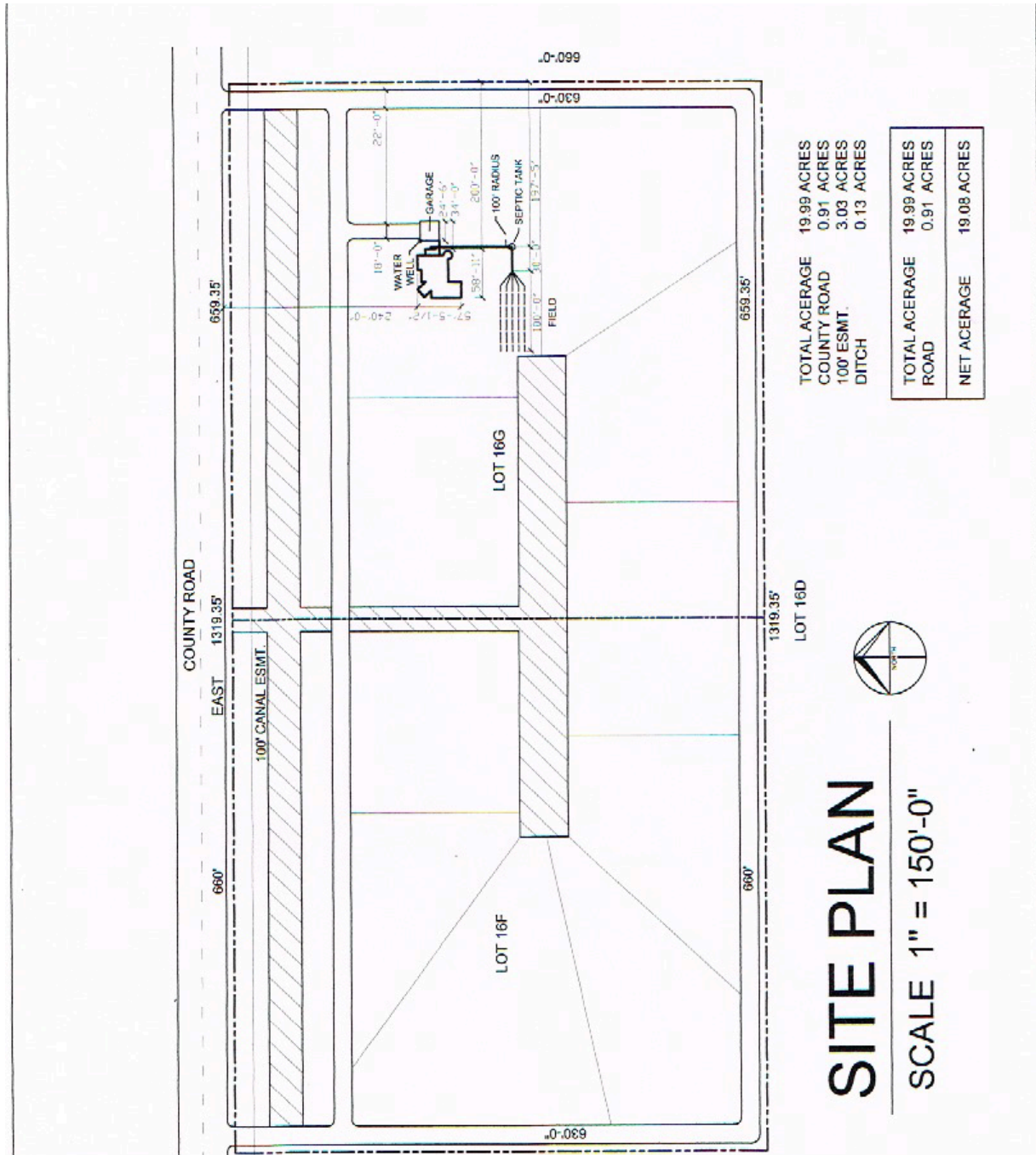
Thank you for your consideration of this application. We are available to answer any questions and can be reached at :

Sincerely,

George and Pamela Collins



SITE PLAN





Public Hearing Notice to run on Sunday 04/12/2026

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, APRIL 27, 2026, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MAY 4, 2026, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



View of the subject site from CR 58, looking southwest



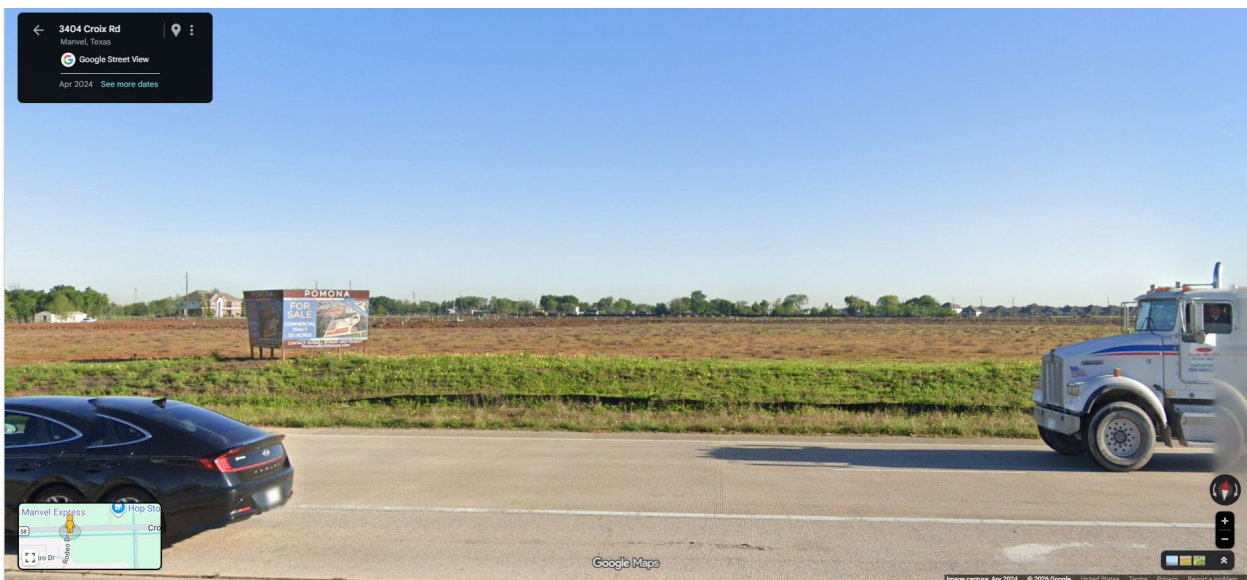
View of the subject site from CR 58, looking southeast (Rodeo Dr)



SITE PICTURES



View of the property to the northeast from CR 58 (Chevron Gas Station and Convenience Store)



View of the property to the northwest from CR 58 (Retail Center / Future Pomona Commercial Tract)



SITE PICTURES



View of adjacent property to the east (New Hope Church)



View of adjacent property to the south (Single Family Residential / Rodeo Palms)



SITE PICTURES



View of the property to the west, across Rodeo Dr (Single Family Residential / Rodeo Palms)



MANVEL PD&Z DATA SHEET

MEETING DATE: April 27, 2026

TOPIC: Consideration and possible action to approve a requested amendment to zoning and development-related provisions and requirements for the Meridiana Planned Unit Development (PUD), established by Ordinance No. 2024-O-13. The proposed amendment pertains to:

- Allowing 40-foot-wide single-family lots within the remaining undeveloped Townhome Land Use areas; and
- Allowing two-story structures on all Patio Home lots.

BACKGROUND: Ordinance No. 2024-O-13 established the Meridiana PUD district and outlined specific zoning and development standards. EHRA Engineering (the applicant), on behalf of GR-M1, LTD. (property owner), has been working with staff to amend certain PUD requirements and is requesting an amendment to Ordinance No. 2024-O-13. The applicant is requesting the following changes to the PUD document:

1. Removing restrictions on two-story structure within Patio-Home Land Use.
2. Adding allowance for detached single family dwelling units within Townhome Land Use.
3. Updating Townhome land use regulation to include restrictions for detached single-family units.
4. Excluding detached single family unit sections from off-street parking requirements for Townhomes land use.

The applicant states that the proposed amendments are intended to provide additional flexibility in housing types and respond to evolving market conditions while maintaining consistency with the overall vision of the development.

STAFF FINDINGS:

Staff has reviewed the requested PUD Amendment and finds the following:

1. Townhome Land Use Areas: The proposed amendment introduces flexibility by allowing detached single-family homes within areas designated for Townhomes. Previous versions of the PUD allowed detached single family dwelling units within these areas. The following table summarizes the proposed changes.

Requirement	Previous Standard	Proposed Standard
Permitted Uses	Attached single-family only	Attached + Detached single-family
Minimum Lot Area	2,500 sq. ft.	Attached: 2,500 sq. ft. / Detached: 4,400 sq. ft.
Minimum Lot Width	25 ft	Attached: 25 ft / Detached: 40 ft
Setbacks	Front: 20 ft (front-loaded), 10 ft (rear-loaded); Rear: 5 ft; Side: 0 ft; Corner: 10 ft	Attached: Same as existing / Detached: Front: 20 ft; Side: 5 ft; Rear: 10 ft; Corner: 10 ft
Building Configuration	2–4 units required	Applies only to attached units
Guest Parking	Not specified	Not required for detached-only sections

The proposed inclusion of detached dwelling unit with minimum lot width of 40 feet and minimum lot area of 4,400 square feet can potentially result in lower-density development compared the current restriction of Townhomes.

2. Patio Home Land Use Areas: The proposed amendment removes the increased lot area and lot width requirements for two-story homes, making them the same as the minimum requirements for one-story homes.

Requirement	Previous Standard	Proposed Standard
Minimum Lot Area	4,500 sq. ft. (1-story) / 5,000 sq. ft. (2-story)	4,500 sq. ft. (all structures)
Minimum Lot Width	45 ft (1-story) / 50 ft (2-story)	45 ft at building setback line (all structures)

Based on the existing minimum requirements for patio homes, the proposed change will not result in an increase in density. However, please note that based on the current restrictions, developing two-storied dwelling units could result in slightly lower density. In totality, the proposed changes will not deviate significantly from the current allowance of the PUD in terms of density, aesthetics, and overall development outcome.

RECOMMENDATION: Based on the above discussion, staff recommends approval of the requested amendment to the Meridiana PUD.

ATTACHMENTS: Application, Letter of Request, Affected Areas Map, Meridiana PUD Document Amendment (Redline).

FUNDING ISSUES

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

<p>SUBMITTING STAFF MEMBER Ellie Roohbakhsh / Senior Planner</p>	<p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p>
---	---



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

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

(Please Type or Print Clearly with Dark Ink)

Master Plan PUD Small PUD Site Plan Only

General Information

PUD Name: Meridiana Planned Unit Development Amendment No. 4 Meridiana PUD Amendment

Number of Units Proposed: N/A Current Zoning Designation: No. 3 (Ordinance # 2024-O-13)

Zoning District under Which PUD Will Be Designed: Planned Unit Development (PUD)

Address/Location: Meridiana, Manvel, TX 77583

Brazoria County Parcel Number (s): N/A Acres: 1735

Legal Description: N/A

Applicant Information

Name: EHRA Engineering Daytime Phone: _____

Mailing Address: 10011 Meadowglen Ln

City/State/Zip: Houston, TX 77042

Contact Person: Brad Sweitzer

Email Address: _____

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

Name: GR-M1, LTD. -Matthew Lawson Daytime Phone: _____

Mailing Address: 162 Avenue D, Ste. 100

City/State/Zip: Katy, TX 77943

Email Address: _____

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

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

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property: The owner does not own any property that is directly adjacent to the proposed PUD.

2. Concept Statement- Brief description of the project including proposed the use or uses: This amendment would allow the developer to provide 40' wide single family lots within remaining, undeveloped Townhome Land Use Areas. It would also allow two-story structures on all lots within the Patio Home Land Use area.

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

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development: Previous versions of the PUD have allowed detached single family homes within the Townhome Land Use area. The proposed amendment would restore this option and provide flexibility to adapt to market trends. Additionally, no other land use areas within the PUD restrict building height to one story. This amendment would make the Patio home land use consistent with other land uses and allow homebuilders more flexibility in these sections.

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan: This amendment is in line with the intent of the currently approved Meridiana PUD Amendment No. 3.

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties: _____
This amendment is in line with the intent of the currently approved Meridiana PUD Amendment No. 3

02/17/2026
Date

Applicant's Signature

02/17/2026
Date

Owner's Signature (If different from Applicant)

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



ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

DATE: February 17, 2026

TO: Dan Johnson – City Manager & Meridiana PUD Designated Official

CC: Jose Abraham – Director of Development Services
Elaheh Roohbakhsh – Senior Planner

FROM: EHRA/Brad Sweitzer
Director of Planning & Visioning

RE: Meridiana PUD Amendment No. 4

Mr. Johnson,

On behalf of Rise Communities, please accept and consider this request to amend the Meridiana Planned Unit Development Amendment No. 3 (Ordinance #2024-O-13). The intent of this amendment is to allow the developer to provide 40' wide, single family lots within the remaining, undeveloped Townhome Land Use areas, and to allow two-story structures on all Patio Home lots.

Under Meridiana PUD Amendment No. 3, detached single family homes are not permitted within the Townhome Land Use (see below).

Section III: Development Regulations:

C. Development Standards – 4. Townhome (TH)

Permitted uses: Attached single family dwelling units, Entry Features & monuments, Minor Utilities, Open Space, Parks, Patio Homes, Recreational facilities, Religious assembly, Temporary uses, Tree farms

Additional Requirements: Buildings shall consist of a minimum of two (2) units with a maximum of four (4) units.

Previous versions of the PUD have allowed detached single family units in these areas. The proposed amendment would restore this option and provide flexibility to adapt to changing market trends.

Additionally, Meridiana PUD Amendment No. 3 requires lots within Patio Home Land Use areas to be a minimum of 50 feet wide with a minimum area of 5,000 square feet in order to accommodate a two-story structure. The proposed amendment would allow two-story structures on all lots within this land use.



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www.EHRA.team

The specific changes to the text are detailed in the attached memorandum. Outside of those changes described in the document, the requirements set forth in Meridiana PUD Amendment No. 3 (Ordinance #2024-O-13) will remain intact. No new development ordinances passed since its ratification will apply based on the approval of this amendment.

Please let me know if there are any questions or if any additional information is needed to complete this change.

Thanks,

A handwritten signature in black ink that reads "Brad Sweitzer". The signature is written in a cursive, slightly slanted style.

Brad Sweitzer, PLA, AICP
Director of Planning & Visioning
EHRA



ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

MEMORANDUM

CHANGES TO MERIDIANA PUD AMENDMENT NO. 3 (Ordinance #2024-O-13)
FEBRUARY 17, 2026

1. Change: Update Patio Home Land Use Regulations to remove restrictions on two-story structures.

- a. PUD reference (pg. 73):
 - i. **Previous Text:** "Minimum Lot Area: 4,500 square feet for one-story "cottage" Structures
5,000 square feet for two-story structures"
 - ii. **Revised Text:** "~~Minimum Lot Area: 4,500 square feet for one-story "cottage" Structures~~
~~5,000 square feet for two-story structures"~~"
- b. PUD reference (pg. 73):
 - i. **Previous Text:** "Minimum Lot Width: 45 feet for one-story "cottage" structures
50 feet for two-story structures"
 - ii. **Revised Text:** "~~Minimum Lot Width: 45 feet at the building setback line~~
~~50 feet for two-story structures"~~"

2. Change: Single Family homes are an allowed use within the remaining Townhome Land Use area.

- a. PUD reference (pg. 75):
 - i. **Previous text:** "Permitted uses: Attached single family dwelling units, Entry Features & monuments, Minor Utilities, Open Space, Parks, Patio Homes, Recreational facilities, Religious assembly, Temporary uses, Tree farms"
 - ii. **Revised text:** "Permitted uses: Attached single family dwelling units, **Detached single family dwelling units**, Entry Features & monuments, Minor Utilities, Open Space, Parks, Patio Homes, Recreational facilities, Religious assembly, Temporary uses, Tree farms"

3. Change: Update Townhome Land Use Regulations to include restrictions for detached single family dwelling units.

- a. PUD reference (pg. 75):
 - i. **Previous text:** "Minimum Lot Area: 2,500 square feet"
 - ii. **Revised text:** "Minimum Lot Area: **Attached Single Family Dwelling Units: 2,500 square feet**
Detached Single Family Dwelling Units: 4,400 square feet"



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- b. PUD reference (pg. 75):
 - i. **Previous text:** *"Minimum Lot Width: 25 feet at the building setback line"*
 - ii. **Revised text:** *"Minimum Lot Width: Attached Single Family Dwelling Units: 25 feet at the building setback line
Detached Single Family Dwelling Units: 40 feet at the building setback line"*

- c. PUD reference (pg. 75):
 - i. **Previous text:** *"Minimum Setbacks:
Front: 20 feet if front loaded (see lot diagram below)
10 feet if rear loaded (see lot diagram below)
Rear: 5 feet
Side: Zero (0) feet
Corner: 10 feet"*

 - ii. **Revised text:** *"Minimum Setbacks:
Attached Single Family Dwelling Units:
Front: 20 feet if front loaded (see lot diagram below)
10 feet if rear loaded (see lot diagram below)
Rear: 5 feet
Side: Zero (0) feet
Corner: 10 feet
Detached Single Family Dwelling Units:
Front: 20 feet
Side: 5 feet
Rear: 10 feet
Corner: 10 feet"*

- d. PUD reference (pg. 77):
 - i. **Previous text:** *"Additional Requirements: Buildings shall consist of a minimum of two (2) units with a maximum of four (4) units."*
 - ii. **Revised text:** *"Additional Requirements: Attached single family dwelling units shall consist of a minimum of two (2) units with a maximum of four (4) units."*

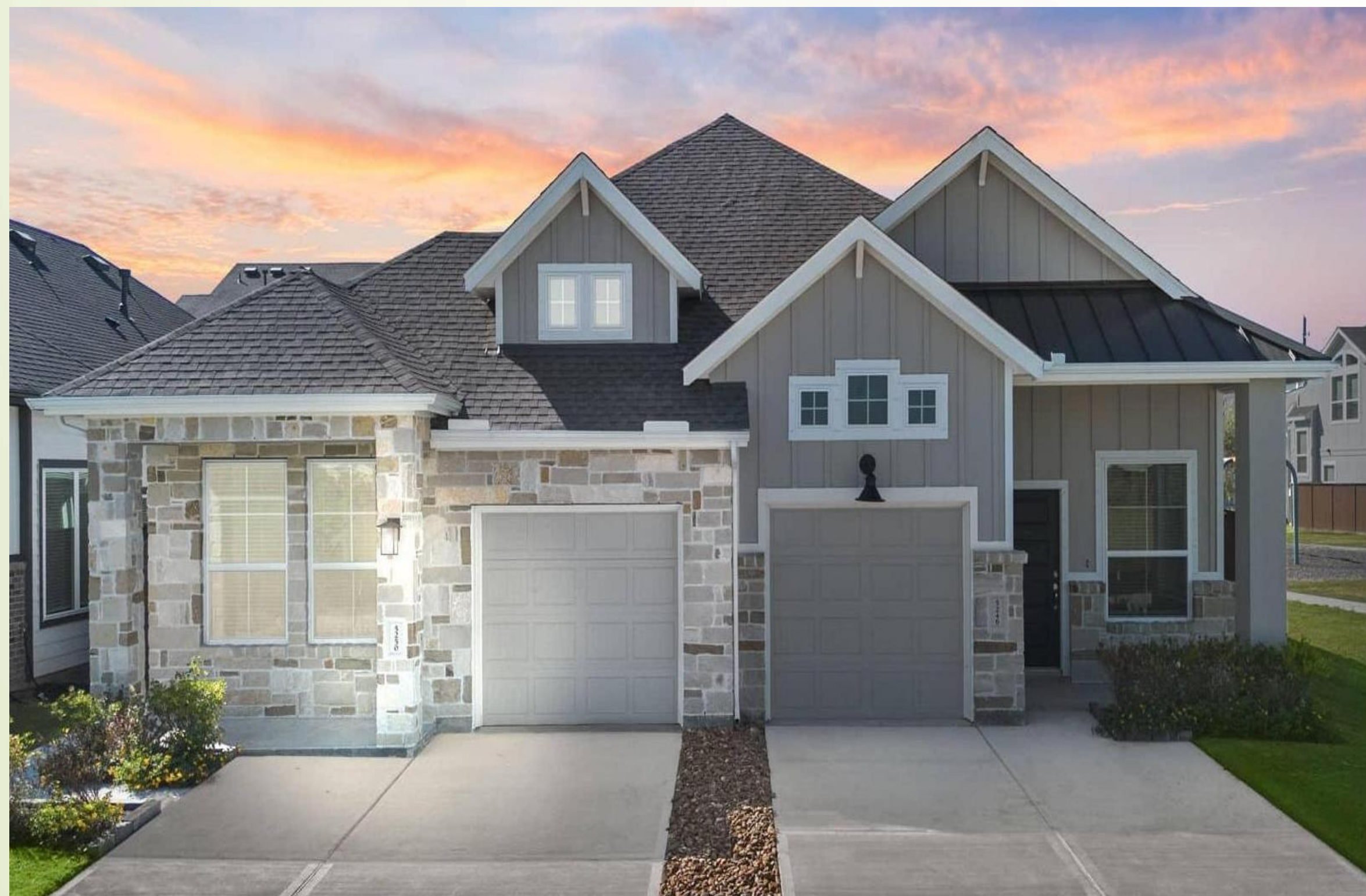
- e. PUD reference (pg. 77):
 - i. **Added text:** *"Sections containing only detached single family dwelling units are not required to provide off street guest parking."*



40' Wide Detached Single Family (proposed)



28' Wide Attached Townhome Duplex (allowed)





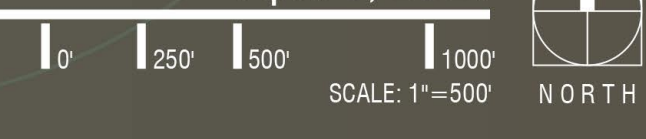
	Attached Townhome Duplex	40' Detached Single Family
Minimum Lot Width	25'	40'
Minimum Lot Area	2,500 sq. ft.	4,400 sq. ft.
Setbacks	Front: 20' Side: 0' Rear: 5'	Front: 20' Side: 5' Rear: 10'
Current Sales Price	Starting at \$269,990	Starting at \$332,990
Expected Lot Count at Build Out	198	154



Meridiana: Planned Unit Development Amendment No. 4 - Affected Areas Map

Brazoria County, TX

April 8, 2026



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 HOUSTON, TEXAS 77042
 713.784.4500
 EHR@EHRA.COM
 TBPLS No. F-726
 TBPLS No. 10092300

EHRA JOB NO:
 081-011-150

No warranty or representation of intended use, fitness for purpose, or accuracy of information is made herein. All Plans for use of facilities are subject to change without notice.



Meridiana Planned Unit Development District Amendment #4

The City of Manvel

Ordinance #2026-O-xx
Adopted xxxxxxxxxxxx

Prepared for:
Rise Communities
1602 Avenue D, Suite 100
Katy, Texas 77493
832.916.2160

Prepared by:



10011 Meadowglen Ln.
Houston, Texas 77042
www.EHRA.team | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

TABLE OF CONTENTS

I. INTRODUCTION

A. Summary	7
B. Purpose of the Amendment	7
C. Project Location	7
D. Site History	7
E. Existing Zoning	8
F. Out Parcel	8
G. Surrounding Land Use	8
H. Existing Site Conditions	8

II. DEVELOPMENT PLAN

A. Purpose & Intent	12
B. Goals & Objectives	12
1. Establish a Strong Community Character & Sense of Place	12
2. Provide a Variety of Housing Types	13
3. Ensure Quality Development	13
4. Provide for Orderly Growth	13
C. Preliminary Land Use Plan	13
1. Proposed Uses & Densities	13
D. Benefits to the City of Manvel	16
E. Transportation	20
1. Existing Access	20
2. Street Hierarchy	20

3. Minimum Right-of-Way Widths & Paving Sections	22
4. Vehicular Circulation Plan	22
5. Meridiana Parkway	22
6. County Roads 67 & 72	23
7. Kreuzer Road	23
8. Street Design Criteria	35
9. Street Sidewalks	39
F. Parks, Open Space & Trails	41
1. Parks & Open Space	41
2. Trails	42
G. Infrastructure	48
1. Municipal Utility Districts	48
2. Water	48
3. Wastewater	48
4. Storm Drainage & Detention System	49
5. Flood Plain Management	49
6. Other Utilities	50
7. Schools	50
8. Home Owner’s Association & Architectural Review Committee	50
H. Project Phasing	51
III. DEVELOPMENT REGULATIONS	
A. Purpose & Intent	60
B. General Provisions	60

1. Applicability	60
2. Additional Uses	60
3. Non-Conforming Land Uses	61
4. Non-Conforming Structures	61
5. Existing Utilities	61
6. Drill Sites	62
7. General Development Plan	62
8. Grading	62
9. Temporary Uses	63
10. Design Guidelines	63
11. Signage	64
12. Lighting	65
13. Site Development Standards	67
14. Design Criteria Manual	67
C. Development Standards	68
1. Single Family Residential	68
2. Garden Homes	70
3. Patio Home	73
4. Townhome	75
5. Village Center	77
6. Commercial	82
7. Institutional	87
8. Parks & Open Space	88

9. Parking	90
D. Definitions	91
IV. GENERAL ADMINISTRATION & AMENDMENTS	
A. Purpose	98
B. Changes to Zoning Ordinance	98
C. Variances from the Subdivision Ordinance	98
D. Variances from the Design Manual	98
E. Interpretation	105
F. Administrative Change	105
G. Substantial Change	106
H. Fees	106
EXHIBITS	
Exhibit 1 Vicinity Map	9
Exhibit 2 Ownership Map	10
Exhibit 3 Jurisdictional Map	11
Exhibit 4 Preliminary Land Use Plan	18
Exhibit 5 Preliminary Land Use Plan - Manvel	19
Exhibit 6 Circulation Plan	24
Exhibit 7 Circulation Plan - Manvel	25
Exhibit 8 Street Sections	26
Exhibit 9 Parks & Open Space Plan	44
Exhibit 10 Parks & Open Space Plan - Manvel	45
Exhibit 11 Trails Plan	46

Exhibit 12	Trails Plan - Manvel	47
Exhibit 13	MUD Boundary Map	52
Exhibit 14	Phasing Plan	53
Exhibit 15	Water Supply & Distribution Plan	54
Exhibit 16	Water Supply & Distribution Plan - Manvel	55
Exhibit 17	Sanitary Sewer Collection & Treatment Plan	56
Exhibit 18	Sanitary Sewer Collection & Treatment Plan – Manvel	57
Exhibit 19	Storm Water Detention & Floodplain Mitigation Plan	58
Exhibit 20	Storm Water Detention & Floodplain Mitigation Plan – Manvel	59
Exhibit 21	Master Signage Plan	66

TABLES

Table 1	Land Use	15
Table 2	Minimum Right-of-Way Widths & Paving Sections	22
Table 3	Sidewalk Requirements	39
Table 4	Open Space	41
Table 5	Parking Requirements	90
Table 6	Shared Parking Schedule	91
Table 7	Subdivision Ordinance Variances	99
Table 8	Design Manual Variances	103

APPENDIX

Appendix 1	Metes & Bounds and Boundary Map	
Appendix 2	Ordinance No. 2023-O-__ (Zoning Ordinance)	
Appendix 3	Ordinance No. 2023-O-__ (PUD Ordinance)	
Appendix 4	Ordinance No. 2023-O-__ (Bissell Road Right-of-Way Abandonment Ordinance)	

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Meridiana. Meridiana is comprised of approximately 2,906 acres of privately owned land. Of this area, approximately 1,735 acres lie within the City of Manvel, 26 acres lie within the City of Alvin and the remaining 1,145 acres are within the City of Iowa Colony. The policies and regulations established by this PUD will replace Ordinance # 2009-O-04 and shall supersede current zoning and other city regulations in conflict with this PUD once adopted by ordinance.

The PUD will help Manvel to manage growth while preserving its rural character and small town values which is the vision established by the comprehensive plan. The PUD will achieve this by providing a means by which development may occur in an orderly and responsible manner and establishing guidelines that ensure quality development and specifically address the goals of both the city and the developer.

B. Purpose of the Amendment

Since the adoption of the amended PUD on February 23, 2009, new parcels of land have been acquired and there have been significant changes in the marketplace. These factors have forced the project team to reevaluate the currently approved plan for Meridiana and make adjustments in order to ensure that Meridiana is a sustainable project.

C. Project Location

The Project is located generally east of State Highway 288 and south of State Highway 6 in the northern portion of Brazoria County, just south of the metro Houston area. The Overall Project falls under the jurisdiction of three municipalities: Alvin, Iowa Colony, and Manvel.

D. Site History

The project is located near the original Manvel rail depot at Masters Road and the Burlington Northern Santa Fe Railroad where the original town site was formed in 1890. Since that time, land within the project area has been primarily used for agricultural purposes. Construction began on the Project in Iowa Colony in 2014 and in Manvel in 2018.

E. Existing Zoning

The majority of the site is currently zoned Planned Unit Development, or PUD established by the Seven Oaks Ranch Open-Planned Unit Development District, City of Manvel Ordinance #2009-O-04 approved on February 23, 2009. The balance is zoned Heavy Commercial and Open Single-Family Residential.

F. Out Parcel

Located in the southeast portion of the project is a parcel of land that is not owned or controlled by the developer. This tract of land is surrounded by the project area, but is not a part of this PUD and therefore is not subject to any of the regulations contained herein. Access to the tract will be provided by a minimum of sixty (60) feet of frontage along a public right-of-way as part of the development of the adjacent area or by other means determined to be suitable by the City's Designated Official.

G. Surrounding Land Use

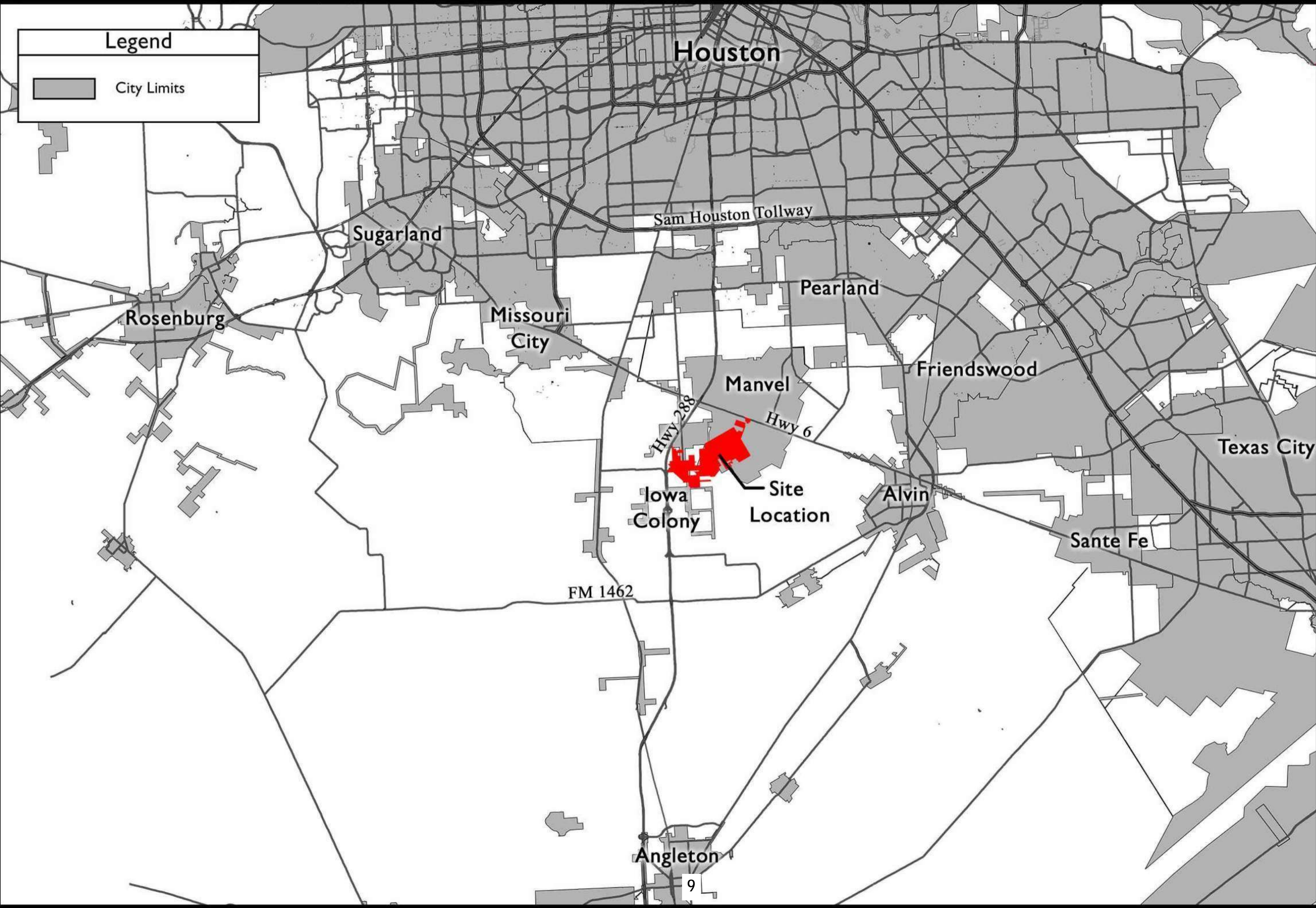
The majority of properties surrounding the project are undeveloped with pockets of large lot residential development. Commercial and Institutional uses are adjacent to the property along Highway 6.

H. Existing Site Conditions

The most notable natural feature of the site is Chocolate Bayou, which traverses the property generally from north to south. In addition to Chocolate Bayou, there are several man-made drainage and irrigation canals as well as pipelines that cross the property in various locations. The property is generally flat with little topography. A Phase One environmental site assessment was conducted for the entire property and no significant environmental conditions or endangered species were found. There are currently several sections of single family lots, along with parks, two school sites, and multiple commercial developments.

Legend

City Limits



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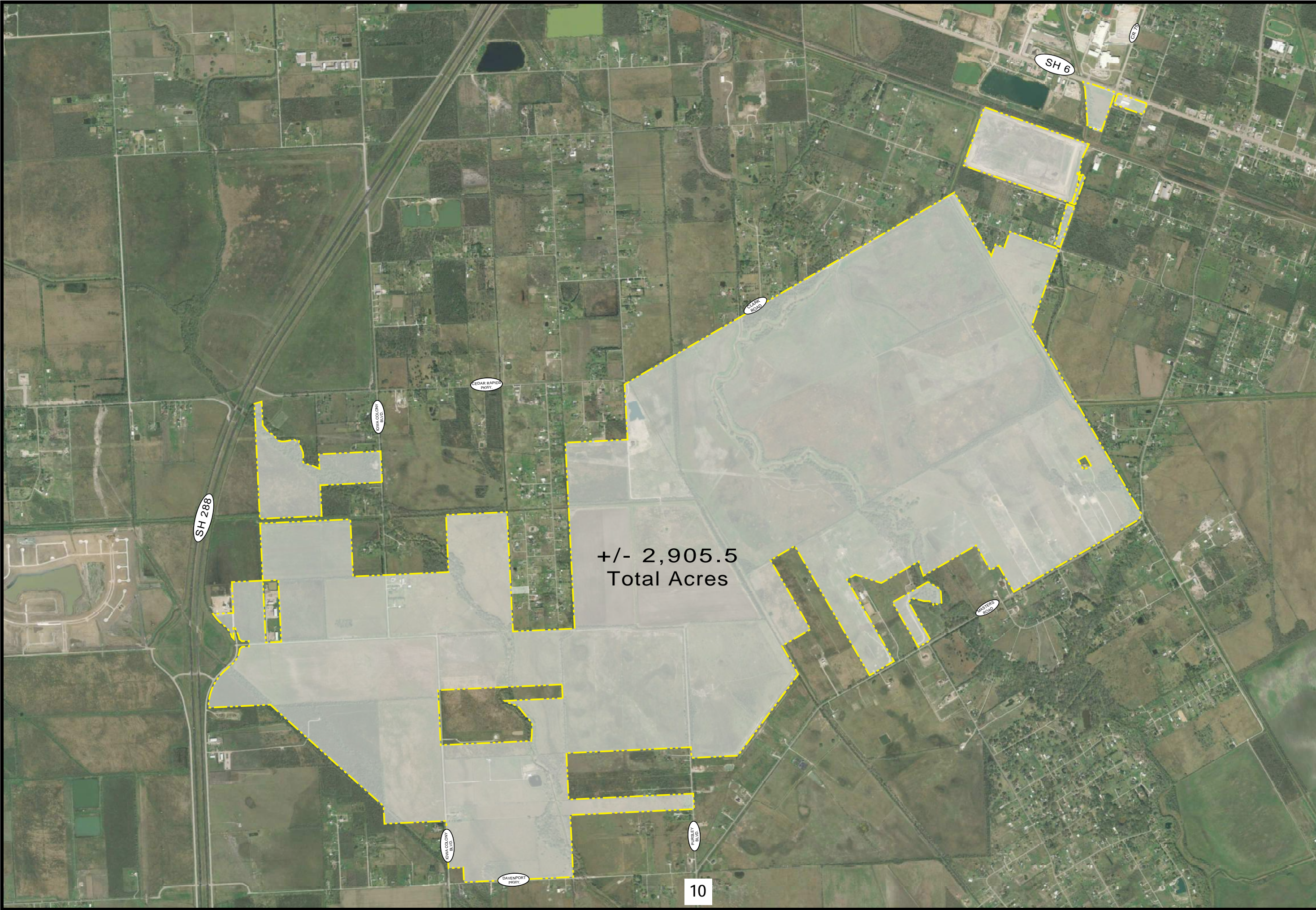
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Exhibit 1: Vicinity Map

Brazoria County, Texas



**+/- 2,905.5
Total Acres**

Exhibit 2: Ownership Map

Brazoria County, Texas

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Legend		
Use	Area	
	Iowa Colony	+/- 1,144.7 Ac.
	Manvel	+/- 1,735.4 Ac.
	Alvin	+/- 25.4 Ac.
Site Total		+/- 2,905.5 Ac.

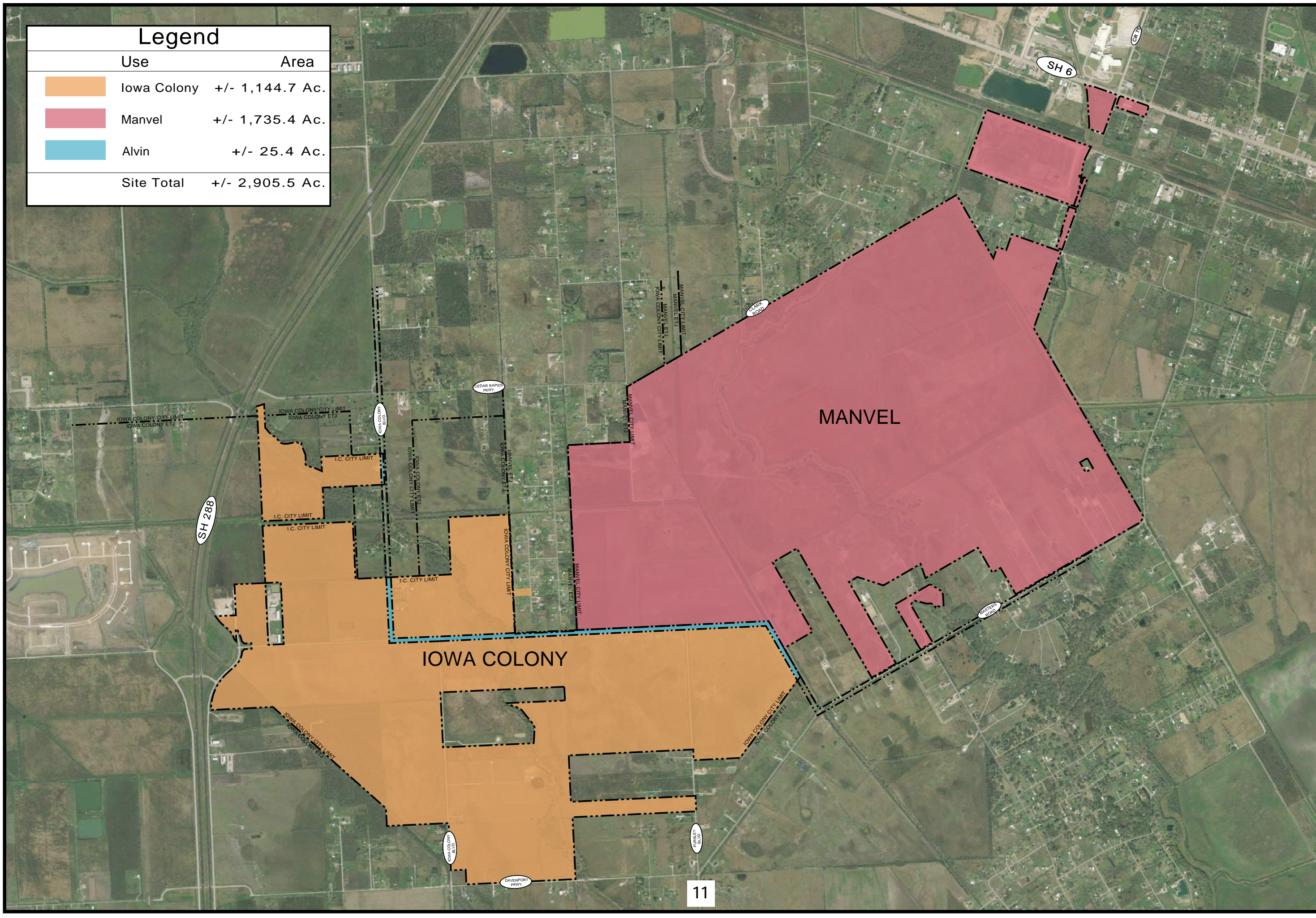


Exhibit 3: Jurisdictional Map
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II. DEVELOPMENT PLAN

A. Purpose & Intent

The purpose of the Development Plan is to clarify planning considerations within the plan area and guide the implementation of the vision for the community in addition to establishing a framework for Meridiana by identifying the type, location, and projected density of the various land uses proposed within the development.

This section contains a description of the goals, objectives, and policies of the PUD combined with various plan components intended to guide the design principles of the community.

B. Goals & Objectives

The primary goal of the Meridiana Planned Unit Development District is to create a master planned community that will assist the City in implementing its Comprehensive Plan by featuring a mixture of uses and a variety of housing types that will encourage sustainable neighborhoods and attract investment to the area while preserving the natural environment.

In order to achieve this goal, key objectives have been established in order to guide development and provide direction for the overall vision of the community. These objectives are consistent with the vision statement contained in the Comprehensive Plan adopted by the City and are as follows:

1. Establish a Strong Community Character & Sense of Place

A strong community character will be created by the extensive open space system which will offer neighborhood connectivity within the community as well as access to daily activities, thus reducing dependency on vehicular travel and preserving the rural character of the area.

Strategically located public gathering areas will encourage community activities and enhance Manvel's small town quality of life.

In addition, the implementation of a community theming plan will establish a strong sense of place by assuring design and visual continuity throughout the community.

2. Provide a Variety of Housing Types

Providing a variety of housing types will help to create a community that attracts individuals from all stages of life. The establishment of a well balanced population base is critical to the long term sustainability of Meridiana and will enhance the social and economic base of the community.

3. Ensure Quality Development

Meridiana will ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development. Copies of these guidelines will be provided to the City prior to the subdivision platting process.

4. Provide for Orderly Growth

Meridiana will provide for orderly growth by being sensitive to the natural features of the site and selecting land uses that are appropriate based on site characteristics. Buffering between incompatible land uses will be achieved by parks, greenbelts, landscaping, streets, open space or drainage features.

In addition, Meridiana will help the City achieve a highly efficient and cohesive public infrastructure system.

C. Preliminary Land Use Plan

1. Proposed Uses & Densities

Successful master planned communities provide a variety of uses and housing options in order to attract residents from all stages of life. The proposed land uses will help to achieve a variety of housing choices in order to create a sustainable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Land uses proposed for Meridiana consist of Single-Family Residential (SFR), Garden Home (GH), Patio Home (PH), Townhome (TH), Village Center (VC), Commercial (C), Institutional (I) and Parks & Open Space (POS). The following is a brief description of these proposed uses.

Single Family Residential - The Single Family Residential category (SFR) is intended for the development of detached, single family dwelling units. Lot sizes within the Single Family Residential category are intended to range in size from

55-foot wide lots to 80-foot wide lots or larger with a minimum lot area of 6,300 square feet.

Garden Home – The Garden Home category (GH) is intended for the development of detached, single family dwelling units on the perimeter of the overall Project boundary. Lots shall have a minimum lot width of 50 feet and a minimum lot area of 6,300 square feet.

Patio Home – The Patio Home category (PH) provides for the development of detached, single family dwelling units that feature a zero foot side setback on one of the interior lot lines. Single story patio homes or “Cottage” homes shall have a minimum lot width of 45 feet and a minimum lot area of 4,500 square feet. Two story patio homes shall have a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet.

Townhome – The Townhome category (TH) provides for the development of attached, single family dwelling units separated by a fire rated wall. Buildings shall consist of a minimum of two (2) units with a maximum of four (4) units and shall be separated by a minimum of ten (10) feet. Each townhome shall be platted on an individual lot and shall have a minimum lot width of 25 feet and a minimum lot area of 2,500 square feet.

Village Center – The Village Center category (VC) is intended to create a distinctive venue within Meridiana that will serve as the heart of the community. The village center will feature a civic component together with a mixture of uses in a pedestrian friendly environment.

Commercial – The Commercial category (C) is designed to meet the demand for commercial development along State Highway 6.

Institutional – The Institutional category is intended to provide for the development of public facilities within the community including school, civic uses, and water and wastewater facilities.

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

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

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

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

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

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

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

D. Benefits to the City of Manvel

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

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

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

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

way has been dedicated at the intersection of County Road 64 (Clark Road) and Jordan Road, and the remaining portion of Meridiana north of this intersection will be dedicated to the City as a public facilities site. The developer of Meridiana will also dedicate a tract of +/- 2 acres outside of the PUD, at the southwest corner of Rogers Road and Wilson Drive, to the City for municipal purposes. Adding the tract at the northwest corner of Meridiana Parkway and Kreuzer Road will also be beneficial. By adding acreage but not increasing the maximum allowed units, Meridiana will be less dense overall. Kreuzer Road will also be improved to provide access to this tract and to provide better access to adjacent property owners. Adding this tract to the PUD will ensure that its future land use is more compatible with the surrounding residential land use than its current Heavy Commercial zoning designation. The Meridiana Parkway bridge over the Burlington Northern Santa Fe Rail Line near Highway 6 provides a significant benefit to the City of Manvel. It provides a safe and efficient means to cross the rail line and thus greatly improves area mobility. In addition, the infrastructure constructed by Meridiana helps the city to achieve its goal of a well planned and designed infrastructure system, which will benefit the city and its residents for many years to come.

Land Use Table	
Use	Area
	Single Family Home 1,214 Ac.
	Garden Home 30 Ac.
	Patio Home 203 Ac.
	Townhome 53 Ac.
	Village Center 96 Ac.
	Multi Family 12 Ac.
	Commercial 61 Ac.
	Institutional 188 Ac.
	Right of Way 160 Ac.
	Parks, Detention, OS 890 Ac.
	Drill Site
	Rec Center
	Public Facilities Site
Site Total	2,907 Ac.

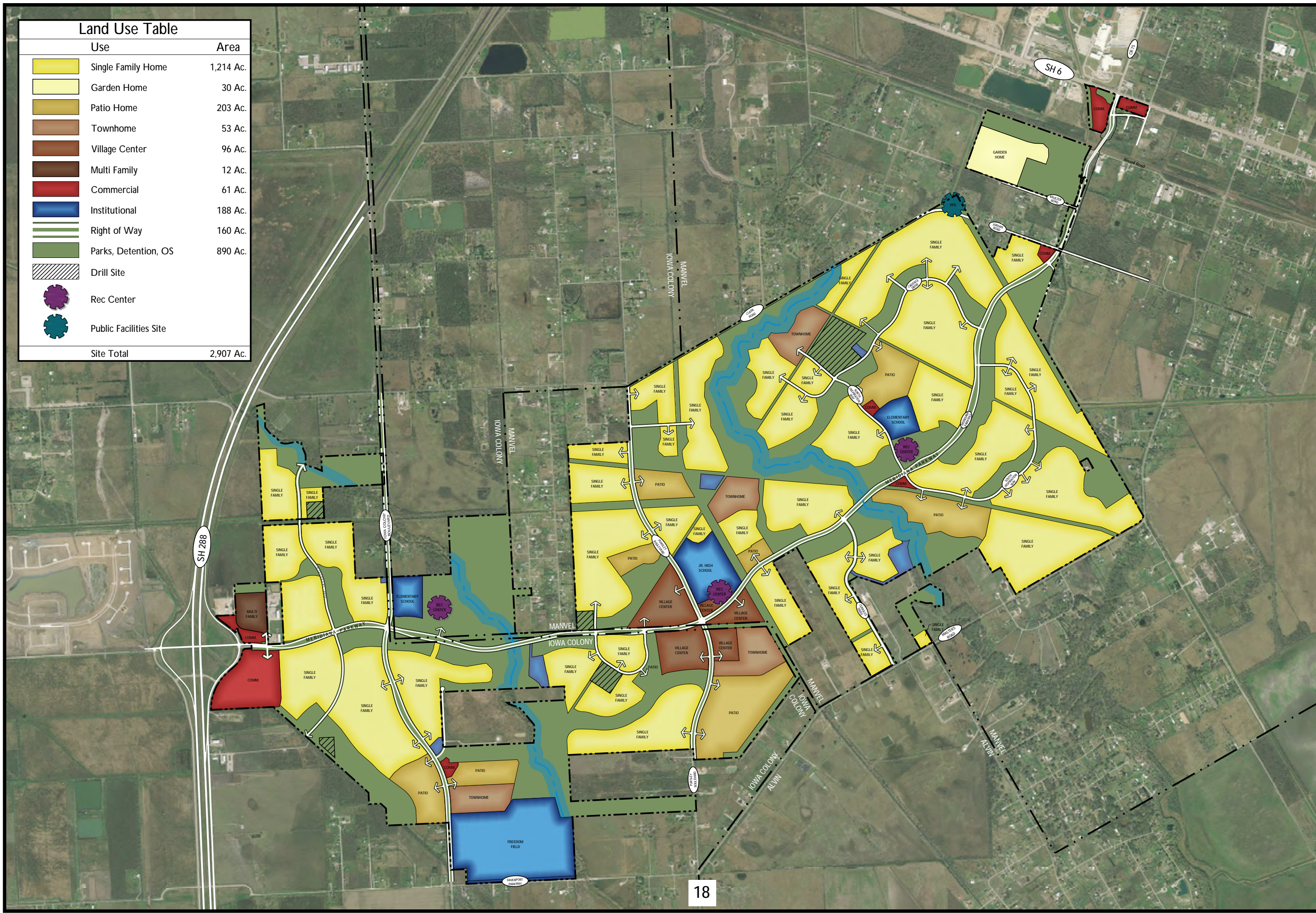


Exhibit 4: Preliminary Land Use Plan

Brazoria County, Texas

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




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Land Use Table

Use	Area
 Single Family Home	914 Ac.
 Garden Home	30 Ac.
 Patio Home	88 Ac.
 Townhome	35 Ac.
 Village Center	38 Ac.
 Commercial	15 Ac.
 Institutional	70 Ac.
 Right of Way	96 Ac.
 Parks, Detention, OS	450 Ac.
 Drill Site	
 Rec Center	
 Public Facilities Site	
Site Total	1,736 Ac.

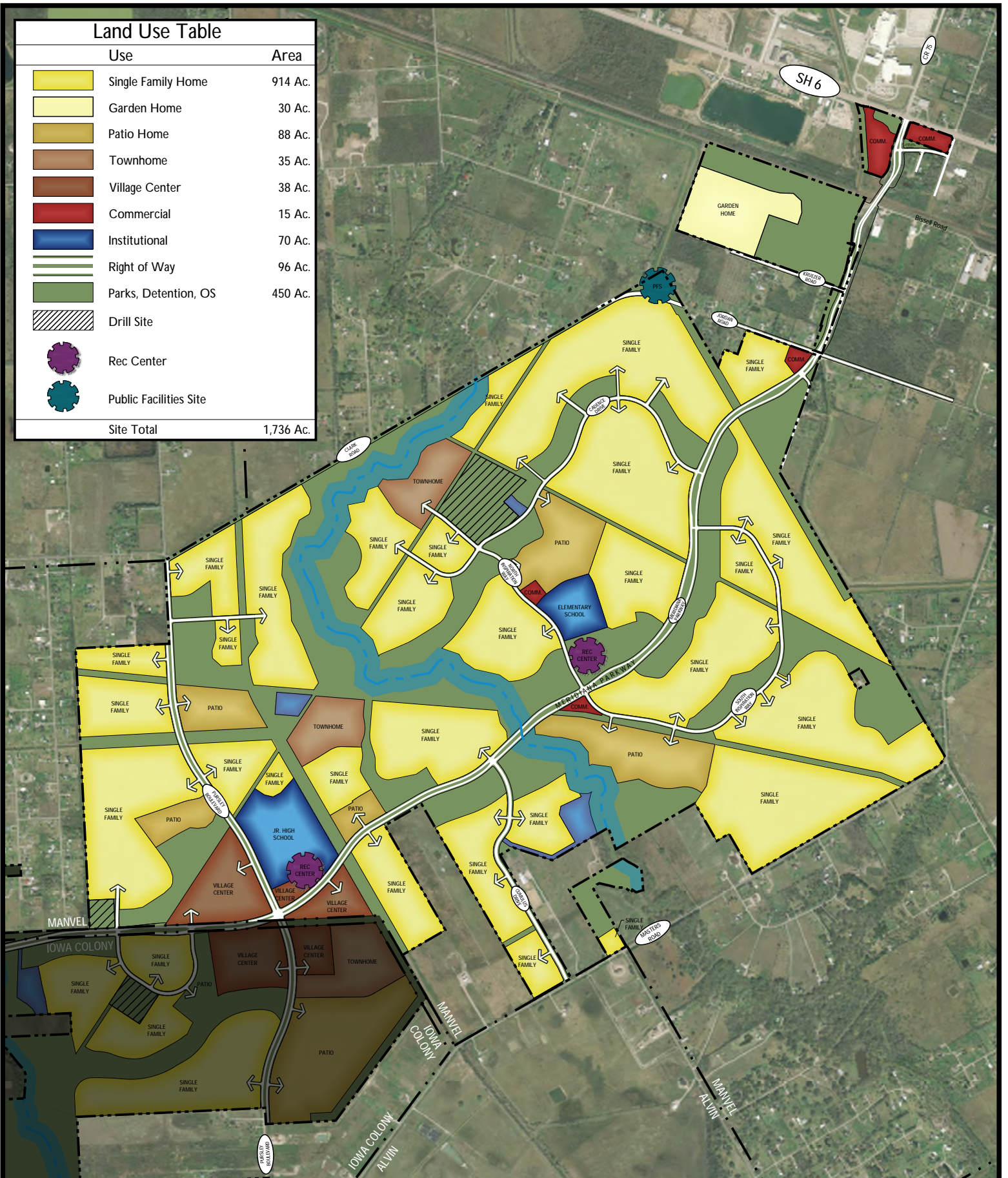


Exhibit 5: Preliminary Land Use Plan - Manvel

Brazoria County, Texas

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E. Transportation

Meridiana will establish a transportation network consisting of streets and other forms of transportation that will comply with the City's Major Thoroughfare Plan (the Transportation Corridor Plan contained within the adopted Comprehensive Plan) adopted by City Council January 26, 2015 and meet the mobility needs of the community.

This proposed transportation network is in compliance with the City's Major Thoroughfare Plan as amended on October 13, 2015.

The HOA will maintain all enhanced landscaping within Meridiana street right-of-way.

1. Existing Access

Meridiana currently has access to State Highway 288 to the west and State Highway 6 to the northeast. In addition, the property has frontage along County Road 72 (Clark Road) to the north and County Road 67 (Masters Road) to the south. The new tracts being added to the PUD have frontage along Meridiana Parkway and Kreuzer Road.

2. Street Hierarchy

The street system in Meridiana will consist of a hierarchy of streets ranging from major thoroughfares to alleys. The intent of the system is to establish a series of streets that are sized appropriately for the land uses that they serve and to direct traffic within the community to the collector streets and major thoroughfares while discouraging any negative impact on residential neighborhoods and surrounding properties. The following is a brief description of street types that may be implemented within Meridiana:

Major Thoroughfares – Major thoroughfares are intended to serve as principal thoroughfares and occur within major corridors as identified on the City's Major Thoroughfare Plan.

Collector Streets – Collector streets are intended to help distribute traffic between major thoroughfares and other collector streets and are identified on the City's Major Thoroughfare Plan as Minor Transportation Corridors.

Neighborhood Collectors – Neighborhood collectors are designed to help distribute local street traffic within residential areas, as well as to provide direct access to lots.

Village Center Local Streets – Village Center Local Streets may be used in the village center area to allow for on-street parking while fostering a pedestrian friendly environment.

Local Streets – Local streets are designed to provide access to residential lots.

Private Streets (Type 1) – Type 1 private streets will be privately maintained and may be gated. The right-of-way for type 1 private streets shall be identified as a 50 foot wide public utility easement in order to allow for public utility service. Any gates shall be equipped to provide for police, fire, and emergency access.

Private Streets (Type 2) – Type 2 private streets may be used in lieu of local streets to provide access to more dense types of housing such as patio homes, townhomes or condominiums. Type 2 private streets will be privately maintained and may be gated. Any gates shall be equipped to provide for police, fire, and emergency access. Underground utilities may be designed and constructed under the pavement section, but must be privately maintained.

Alleys – Alleys shall be private and are intended to provide vehicular access to the side or rear of buildings or properties that front on a neighborhood collector, local street, village center local street, or type 1 or type 2 private street.

3. Minimum Right-of-Way Widths & Paving Sections

Streets within Meridiana shall conform to the following standards:

TABLE 2 Minimum Right-of-Way Widths & Paving Sections		
	Minimum Right-of-Way Width	Standard Paving Section (Measured from back of curb to back of curb)
Major Thoroughfare	120 feet ¹	Two (2) 25 foot divided sections ²
Collector	80 feet	38 feet
Neighborhood Collector	60 feet	32 feet
Village Center Local Street	70 feet	Two (2) 12 foot travel lanes with angled parking on both sides
Local Street	50 feet ³	28 feet
Private Street (Type 1)	50 feet	28 feet
Private Street (Type 2)	28 feet	28 feet
Private Alley	20 feet	14 feet ⁴

- 1) Shall be widened to 130 feet at the intersection of SH 6.
- 2) All bridge crossings may have a reduced median width.
- 3) Local streets shall have a minimum right-of-way width of 60 feet within single family sections in which 50% or more of the lots are 70 feet wide or greater.
- 4) Paving for alleys shall be measured from edge to edge, as curbs are not provided.

4. Vehicular Circulation Plan

The Vehicular Circulation Plan illustrates the proposed circulation system for Meridiana. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall area.

5. Meridiana Parkway

Meridiana Parkway connects State Highway 288 to State Highway 6 and thus is the primary thoroughfare within Meridiana. Because of its prominence, Meridiana Parkway creates a “signature” boulevard that is one of the most distinguishing features of the development. The parkway is designed to have variation in median width as well as elevation.

Esplanade openings are strategically placed along Meridiana Parkway and feature left turn lanes when desired. The circulation plan illustrates the general location of the esplanade openings. Requests for additional esplanade openings not shown on

the exhibit will be considered on a case by case basis, subject to approval by City's Designated Official.

6. County Roads 67 and 72

County Road 67 (Masters Road) is adjacent to the southern boundary of the project and County Road 72 (Clark Road) is adjacent to the northern boundary. As the project develops, and the property immediately adjacent to these roads is subdivided, an amount equal to one half of the ultimate right-of-way width established by the City's Major Thoroughfare Plan for these roads shall be dedicated by plat. No improvements for paving or drainage for these roads shall be required.

7. Kreuzer Road

Kreuzer Road is adjacent to the southern boundary of the tracts of land that are being added to the PUD. Construction of Kreuzer Road shall not be required to the west of the westernmost entrance to any subdivision of these tracts.

Legend

- Major Thoroughfare
- Collector
- Neighborhood Collector
- Esplanade Opening

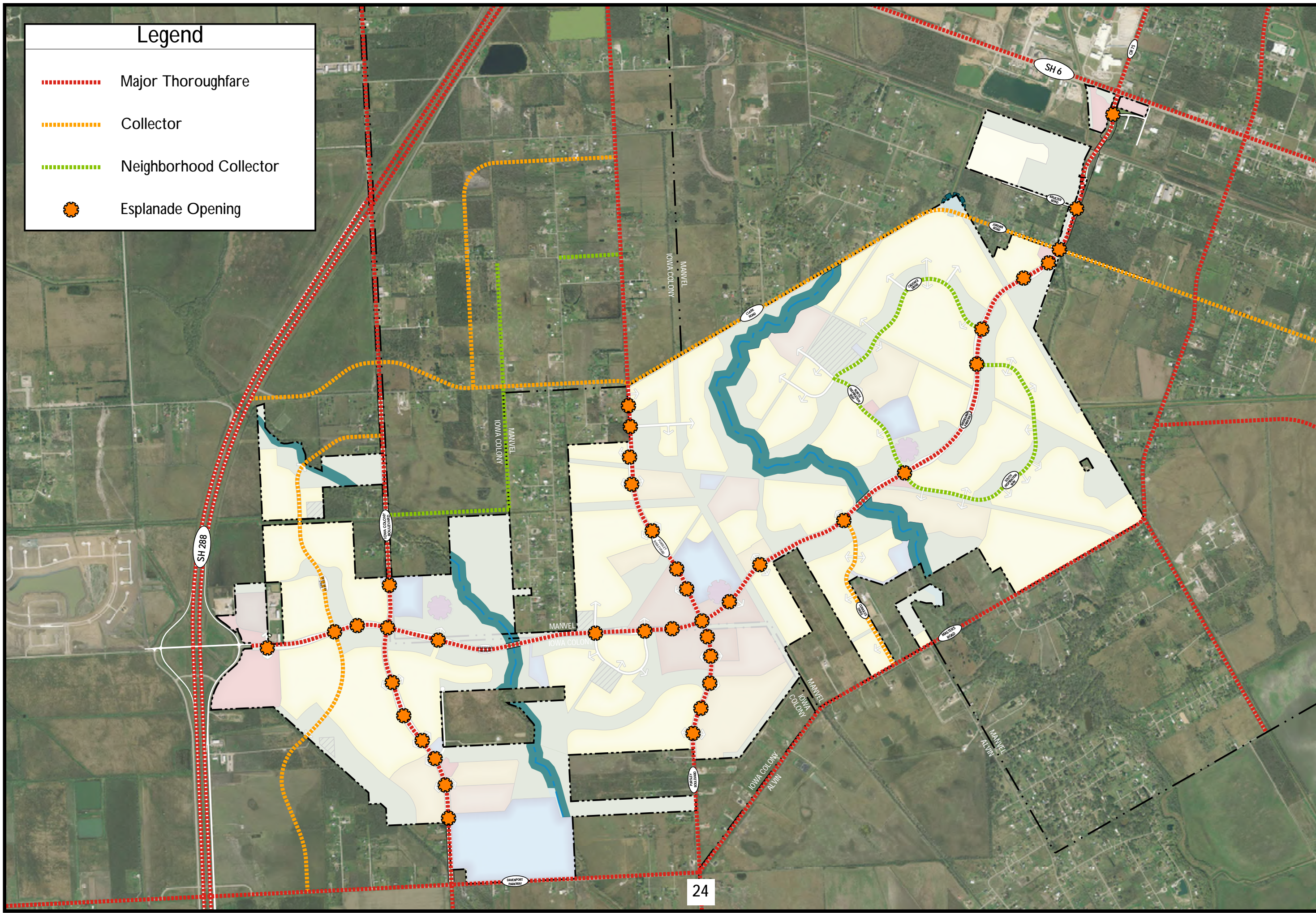


Exhibit 6: Circulation Plan

Brazoria County, Texas

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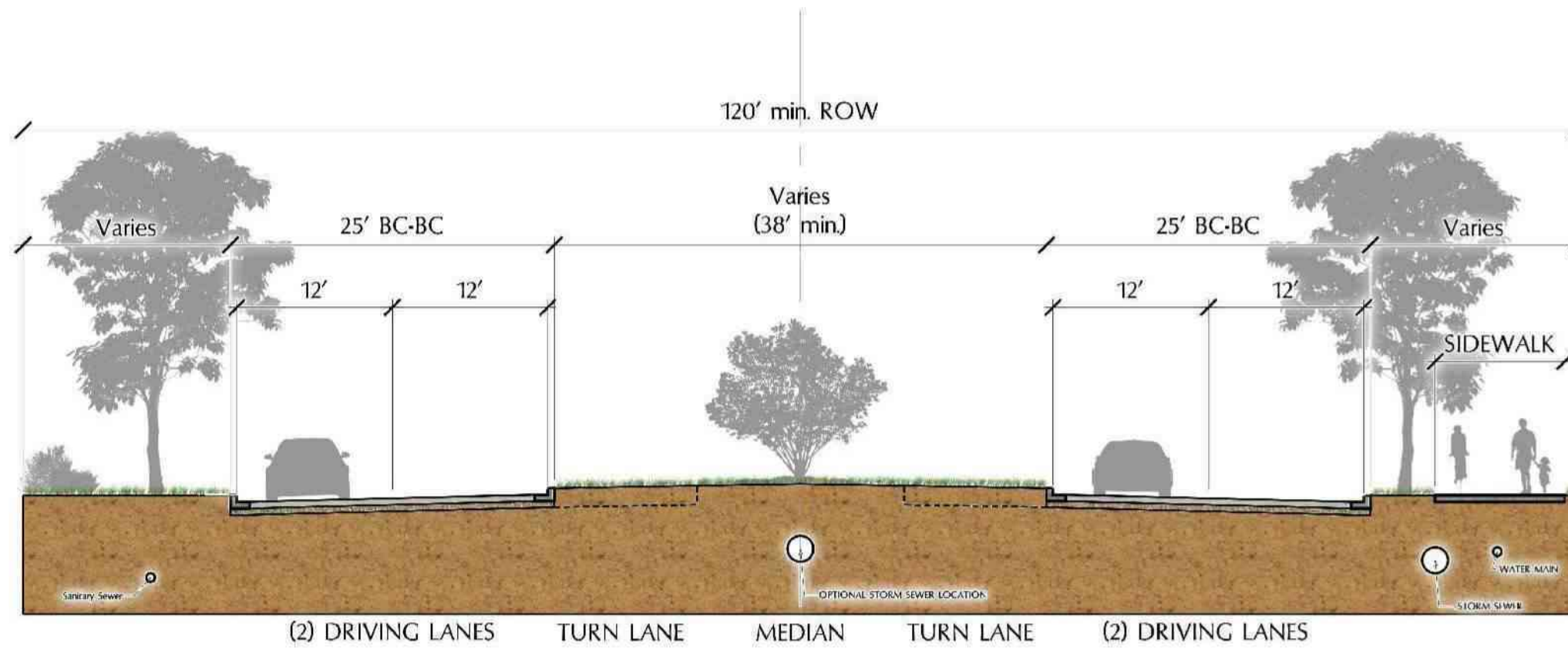
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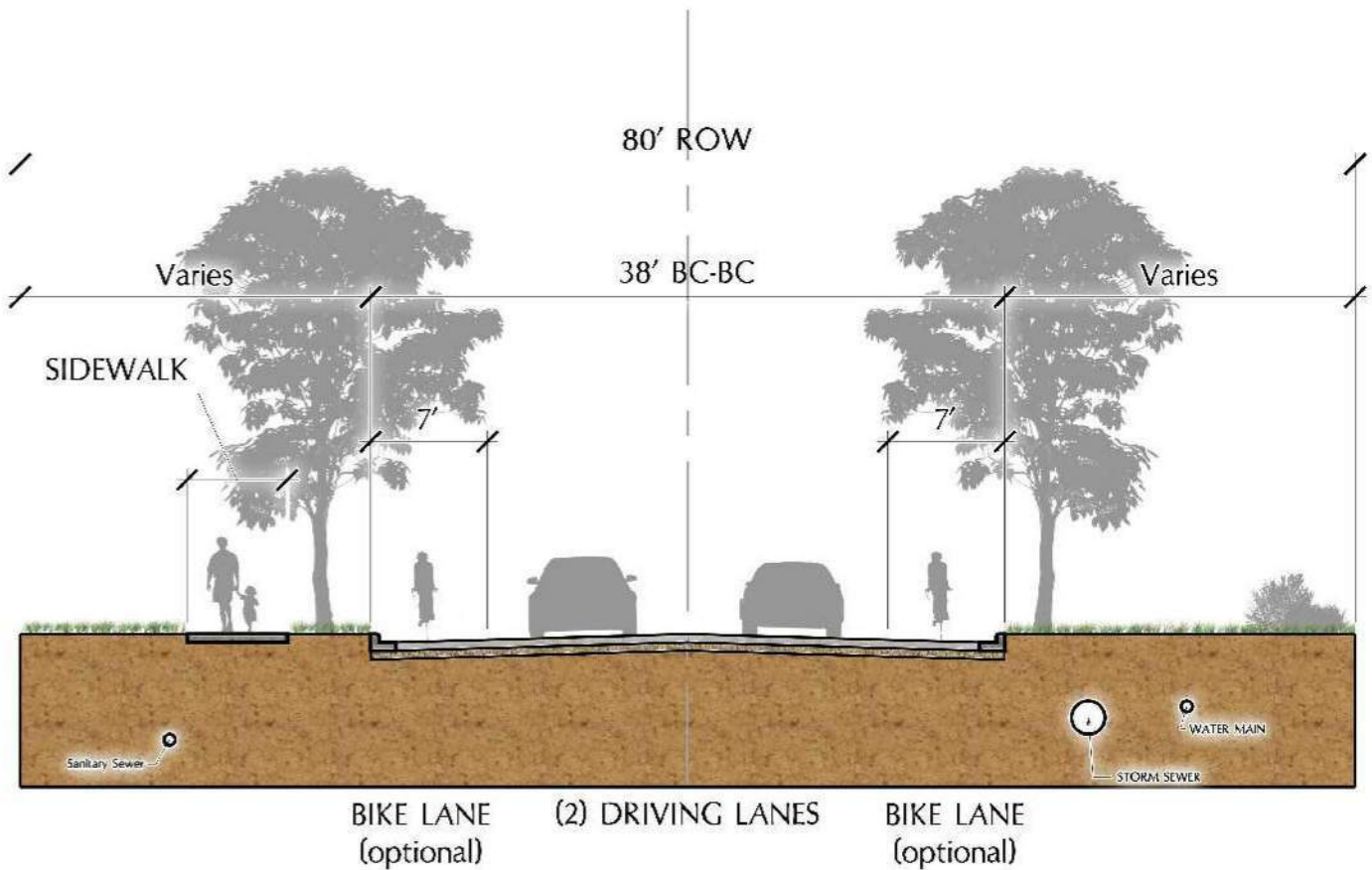
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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Sidewalk may be located as 6' sidewalk on both sides of ROW or as 10' sidewalk on one side of ROW.
3. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
4. Median openings shall be located in conformance with the Circulation Plan.
5. Median width may be reduced to 16 feet to accommodate left turn lanes.
6. Driving lanes may meander within the right-of-way as right-of-way widens greater than 120' minimum.
7. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
8. Proposed trees within median will be planted a minimum of 5' from utility lines.



Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Sidewalk may be located as 4' sidewalk on both sides of ROW or as 6' sidewalk on one side of ROW.
3. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
4. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.

Exhibit 8: Street Section - Collector

Brazoria County, Texas

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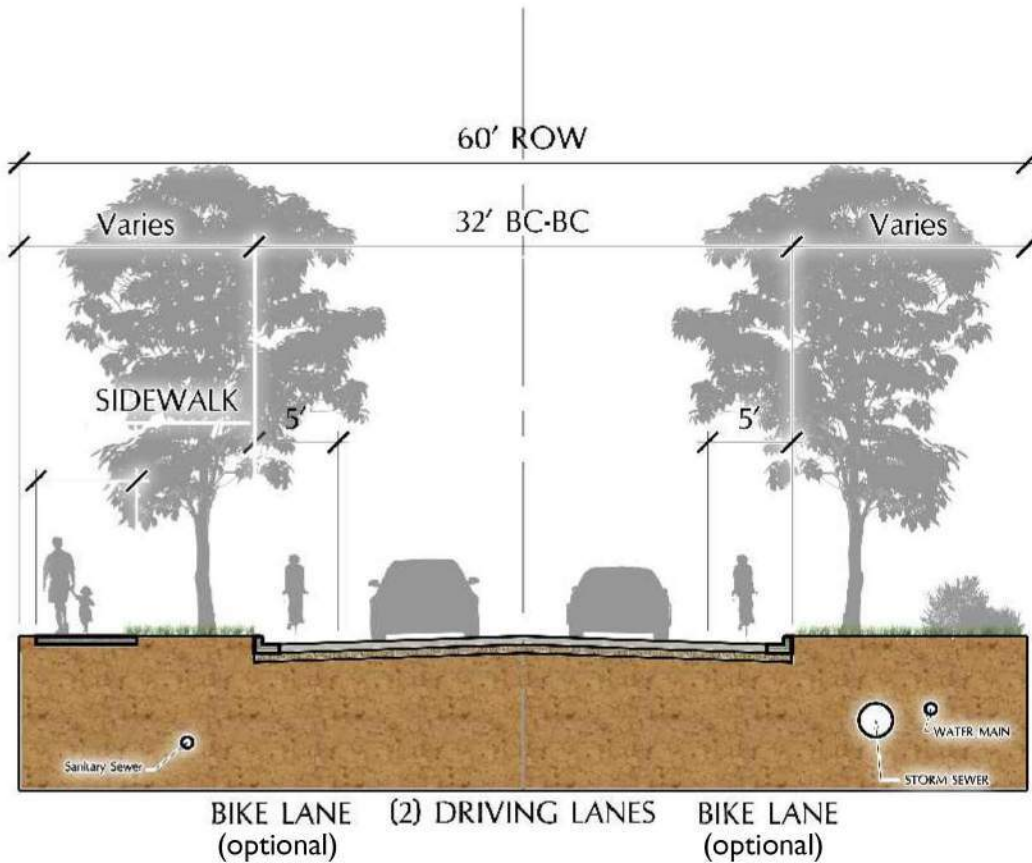


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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Sidewalk may be located as 4' sidewalk on both sides of ROW or as 6' sidewalk on one side of ROW.
4. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.

Exhibit 8: Street Section - Neighborhood Collector

Brazoria County, Texas

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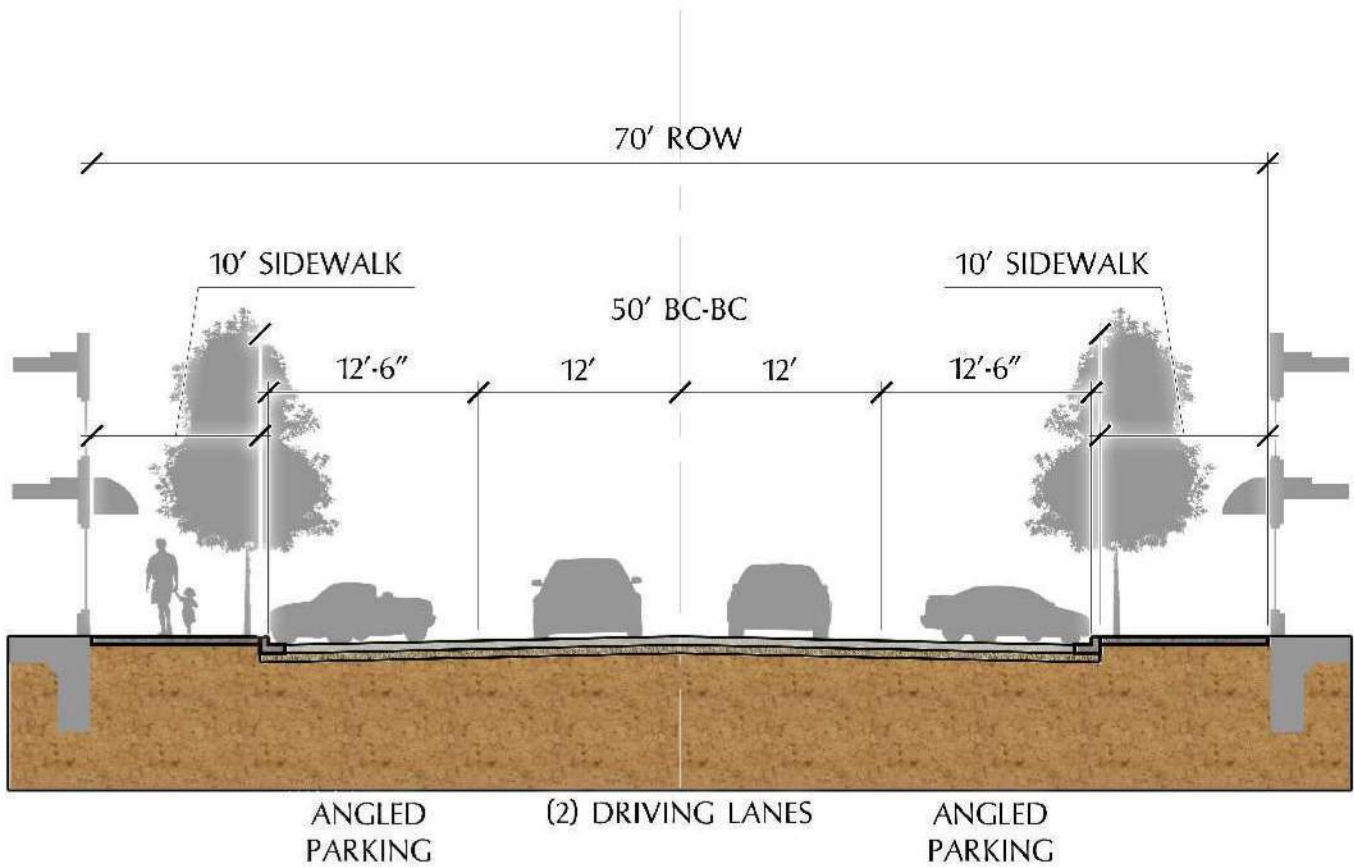


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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Minimum sidewalk width is 6' on both sides of right-of-way.
3. Where buildings have a 0' setback from the right-of-way, sidewalks shall be provided between the building and edge-of-pavement.
4. The Village Center Local section may only be located within the Village Center area.
5. Center turn lane may be provided when necessary at intersections with Major Thoroughfares.
6. Architectural features of buildings may encroach into the right-of-way a maximum of five (5) feet.
7. When angled on-street parking is not desired, the standard 50' Local street section shall apply.

Exhibit 8: Street Section - Village Center Local

Brazoria County, Texas

NOT TO SCALE

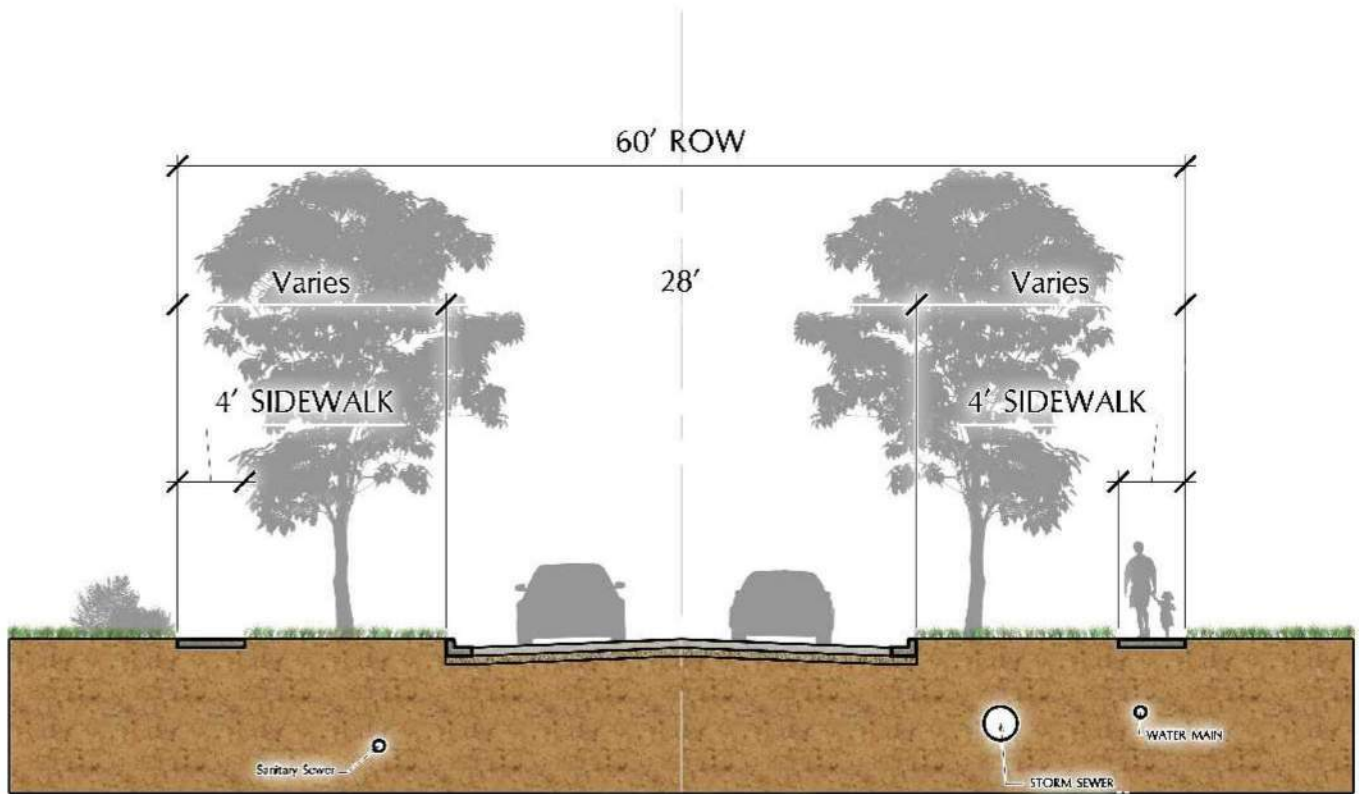


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EHRA JOB NO.
081-011-150

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(2) DRIVING LANES

Notes:

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

Exhibit 8: Street Section - 60' Local

Brazoria County, Texas

NOT TO SCALE

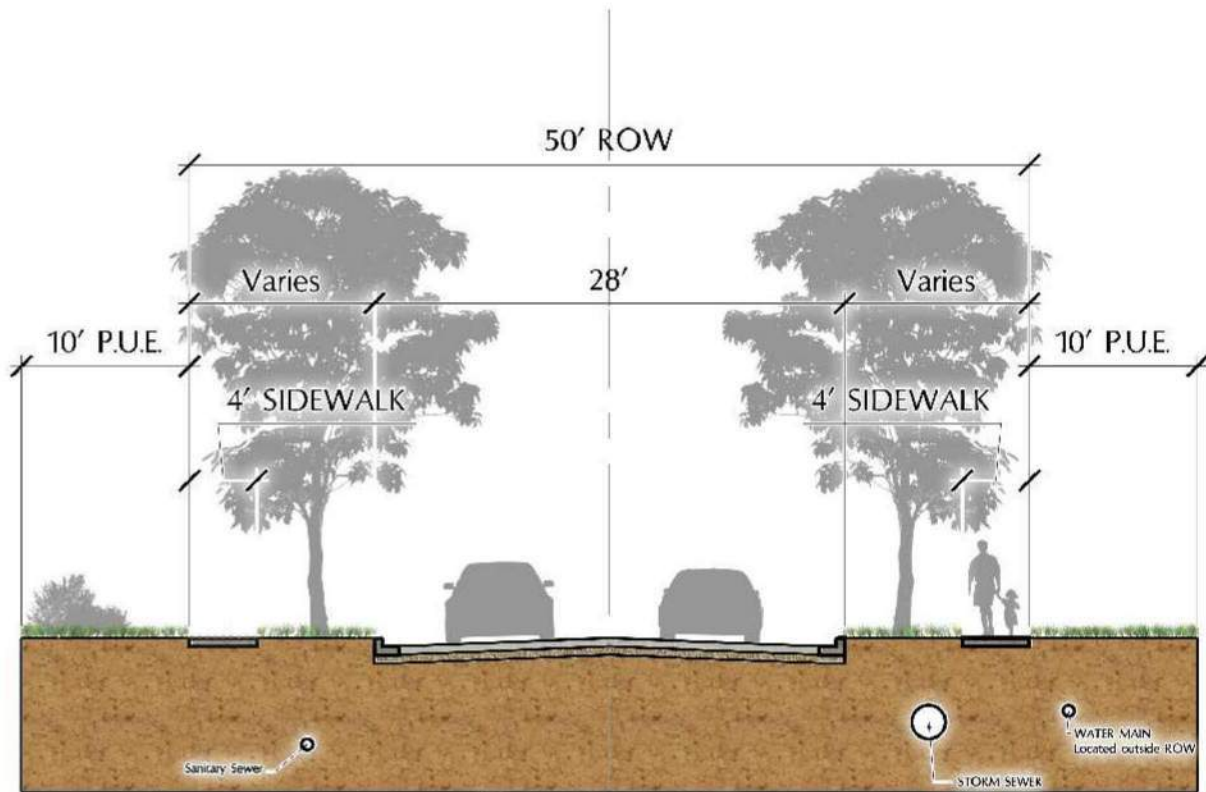


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(2) DRIVING LANES

Notes:

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

Exhibit 8: Street Section - 50' Local

Brazoria County, Texas

NOT TO SCALE

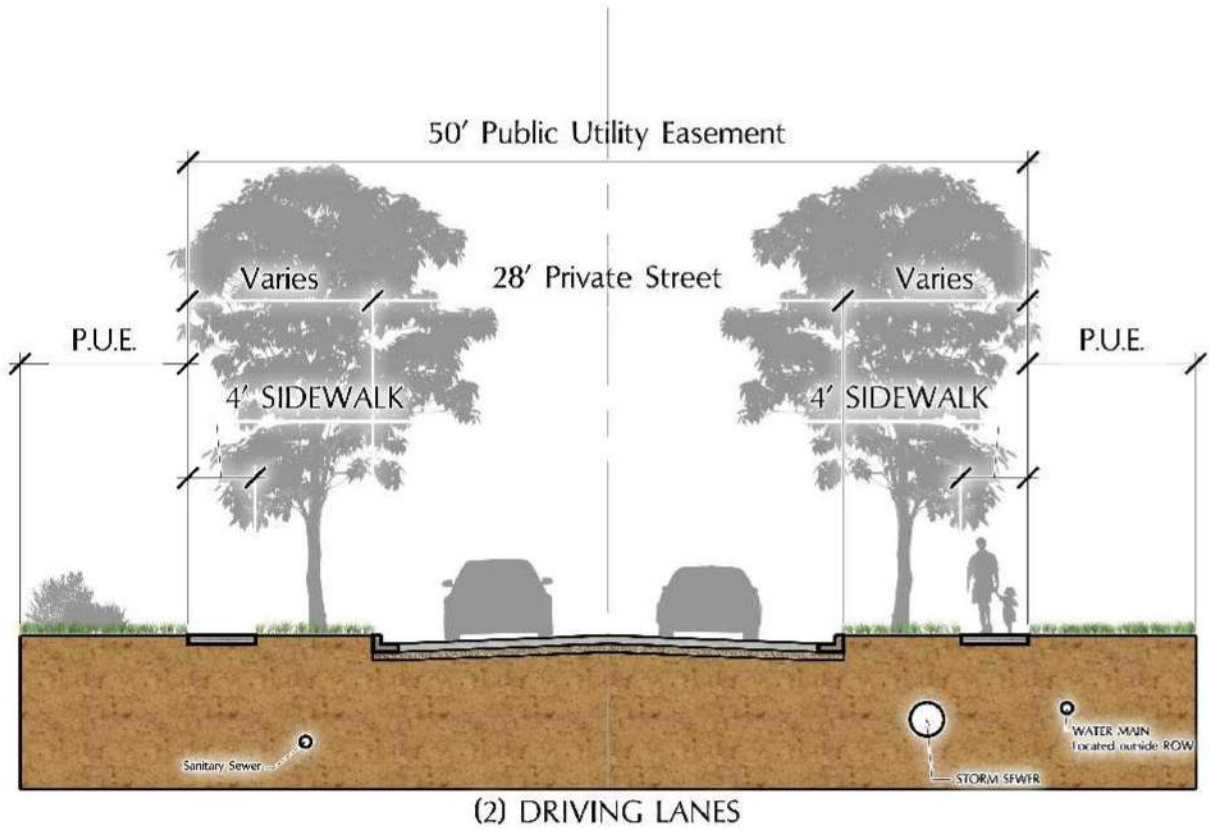


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Notes:

1. Sidewalk(s) may be located outside of Public Utility Easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. Any publicly owned or publicly maintained utility line shall not be located under street pavement with the exception of utility crossings or service line connections.

Exhibit 8: Street Section - Private Street (Type 1)

Brazoria County, Texas

NOT TO SCALE

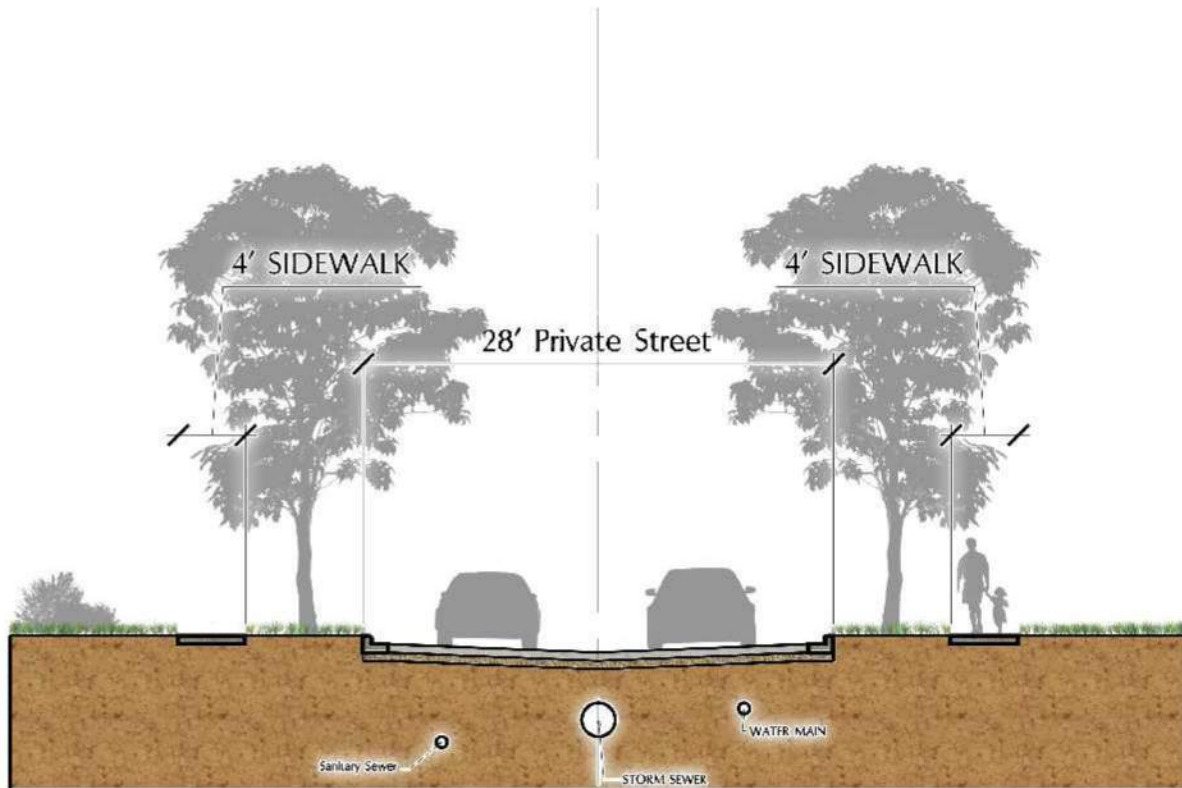


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(2) DRIVING LANES

Notes:

1. Private sidewalk(s) may be located on adjacent property within ten feet (10') of the private drive.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. Any utilities located underneath private street shall be privately owned and maintained.

Exhibit 8: Street Section - Private Street (Type 2)

Brazoria County, Texas

NOT TO SCALE

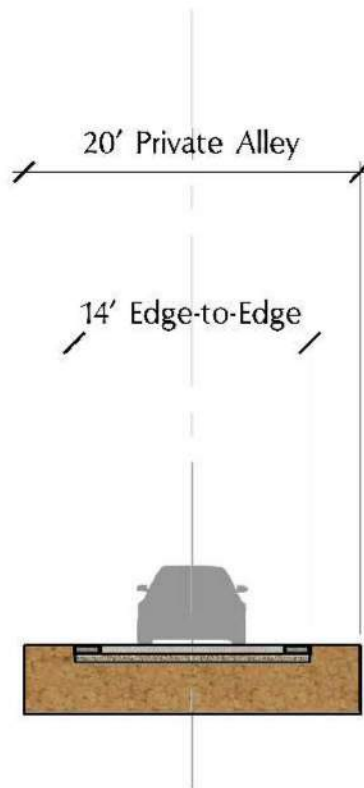


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Notes:

1. Private Alleys shall be privately owned and maintained.
2. Private Alleys shall be identified as one-way only.
3. No public water or sanitary sewer utilities shall be allowed in private alleys.

Exhibit 8: Street Section - Private Alley

Brazoria County, Texas

NOT TO SCALE



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8. Street Design Criteria

Streets within Meridiana shall conform to the following standards:

Cul-de-sacs: Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the center of the terminus bulb. The maximum length of cul-de-sacs in residential areas shall be determined by the number of vehicle trips generated per day, which shall not exceed 350. For the purposes of this requirement, the following standard shall apply:

Detached Units – 10 vehicle trips per day per unit (35 units)

Attached units – 8 vehicle trips per day per unit (44 units)

In no case shall cul-de-sacs exceed 1,200 feet in length.

Landscape “islands” having a maximum radius of sixteen (16) feet shall be permitted within cul-de-sac bulbs.

Cul-de-sacs in non-residential areas shall be considered on a case-by-case basis by the City’s Designated Official.

Intersections: Intersections of local streets shall be spaced at a minimum of 125 feet apart, as measured from centerline to centerline.

Streets and alleys shall be designed to intersect as nearly as possible to right angles.

No street or alley shall intersect any other street at less than 70 degrees.

Property lines at intersections of major thoroughfares and collector streets shall transition with a 25 foot minimum radius curve. Property lines at intersections of neighborhood collector streets, local streets, type 1 private streets and type 2 private streets shall transition with a 15 foot minimum radius curve. Property lines that intersect at less than 90 degrees shall transition with a 25-foot minimum radius curve.

Where alleys intersect with local streets, type 1 private streets or type 2 private streets, property lines shall transition with a 15 foot

minimum radius curve with a 20 foot minimum radius paving transition.

Curves: Curves along major thoroughfares shall be designed to meet or exceed minimum ASHTO standards. International Transportation Engineers (ITE) Context Sensitive Solutions shall be allowed.

Curves along collector streets shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Curves along local streets shall have a minimum centerline radius of 100 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

Block Length: Major thoroughfares shall have a maximum block length of 2,600 feet with the following exception:

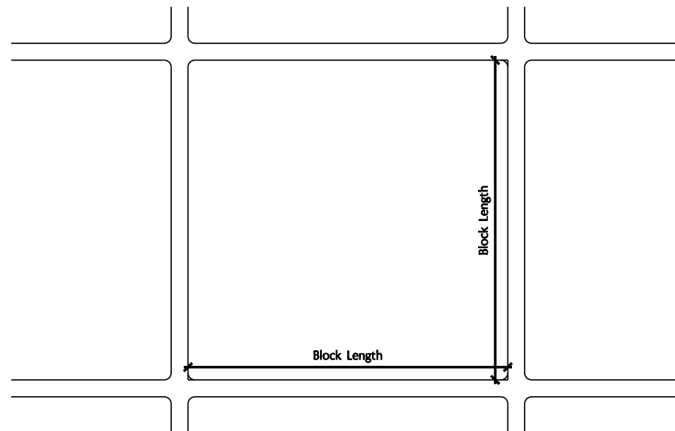
Major thoroughfares that run parallel to drainage features having a minimum width of fifty (50) feet shall have a maximum block length of 4,000 feet.

Collectors and neighborhood collectors shall have a maximum block length of 1,800 feet and local streets shall have a maximum block length of 1,200 feet with the following exceptions:

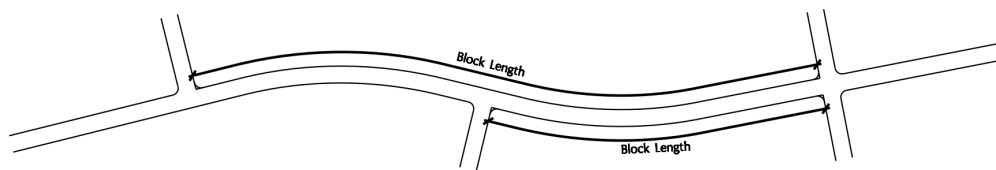
Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan.

The maximum block length along pipeline easements or drainage features having a minimum width of 50 feet shall be 2,000 feet.

Block length shall be measured between intersections from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

In cases where multiple blocks may exceed 2,400 feet and pedestrian connections are not provided, the City's Designated Official may require that a reserve, having a minimum width of twenty (20) feet, be provided in order to accommodate such a connection if it would significantly improve overall pedestrian circulation within the development.

Points of Access: All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street that is not a cul-de-sac and continues to provide two points of access to all other parts of the subdivision except cul-de-sac streets. Parking along the divided entry shall be prohibited.

Lot Frontage: Each single family, garden home, patio home, and townhome lot shall have frontage on a neighborhood collector, local street, type 1 private street, type 2 private street or common area.

Lots may not front onto Neighborhood Collectors within 500 feet of any intersection with a Major Thoroughfare.

Lots that front on a common area must have vehicular access provided by a local street, type 1 private street or type 2 private street. In addition, the common area must have a minimum dimension of 20 feet.

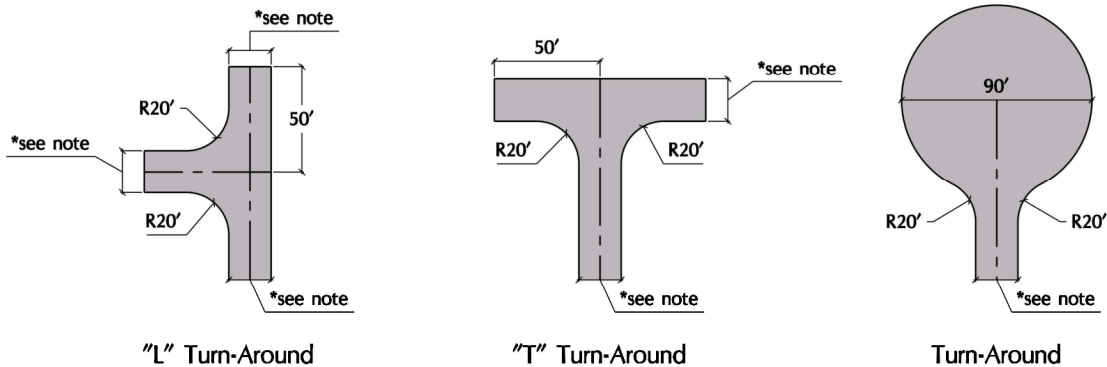
Lots in sections in which 50% or more of the lots are 70 feet wide or greater must front on a neighborhood collector or local street having a minimum right-of-way of 60 feet.

Lots may not have direct vehicular access to a major thoroughfare or collector street unless the lot is one acre or greater in size and provides a turnaround that prohibits vehicles from backing onto the major thoroughfare or collector.

Dead-End Streets: Type 2 private streets may extend up to 150 feet without a turnaround. Dead end Type 2 private streets that exceed 150 feet in length shall provide a turnaround in accordance with the diagram shown below. Dead end streets other than Type 2 Private Streets shall be terminated with a cul-de-sac. A cul-de-sac with a 40-foot pavement radius shall be provided for Bissell Road to the east of Meridiana Parkway. Kreuzer Road shall not be terminated with a cul-de-sac because its connection to the street pattern of the subdivision directly to the north will provide a loop therefore providing adequate circulation.

Dead-End Alleys: Alleys may extend up to 150 feet without a turnaround. Dead end alleys that exceed 150 feet in length shall provide a turnaround in accordance with the diagram shown below.

TYPE 2 PRIVATE STREET & ALLEY TURNAROUND OPTIONS



*Dimension shall match the corresponding paving width

Any deviation from this section shall be considered on a case by case basis and shall require written approval from the City’s Designated Official.

9. Street Sidewalks

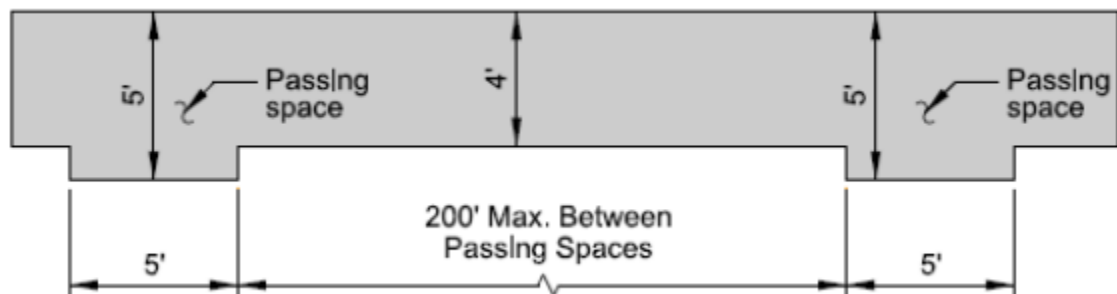
Sidewalks shall be provided in accordance with the following schedule:

TABLE 3 Sidewalk Requirements			
Street Type	Minimum Requirement		
Major Thoroughfare	6 foot sidewalks shall be provided on both sides of the street	OR	A 10 foot sidewalk shall be provided on one side of the street
Collector	4 foot sidewalks shall be provided on both sides of the street	OR	A 6 foot sidewalk shall be provided on one side of the street
Neighborhood Collector	4 foot sidewalks shall be provided on both sides of the street	OR	A 6 foot sidewalk shall be provided on one side of the street
Local Street	4 foot sidewalks shall be provided on both sides of the street		
Village Center Local Street	Where buildings have a zero (0) foot setback, ten (10) foot sidewalks with landscaping shall be provided. Where buildings have a setback greater than zero (0), 6 foot sidewalks shall be provided.		
Private Street (Type 1)	4 foot sidewalks shall be provided on both sides of the street		
Private Street (Type 2)	4 foot sidewalks shall be provided on both sides of the street		

Generally, sidewalks should be constructed within the right-of-way. However, sidewalks along Type 2 Private Streets shall be constructed on private property within a sidewalk easement located within 10 feet of the edge of paving. Sidewalks adjacent to open space areas may meander between the right-of-way and open space when desired. When trails exist or are proposed on an adjacent reserve of open space area, sidewalks shall not be required provided that the trail is constructed of concrete. If a sidewalk is provided on only one side of the street and it meanders outside of the right-of-way, it must return to the right-of-way at least every 1,400 feet. All sidewalks shall be constructed to meet ADA standards and shall provide passing spaces if less than 5 feet in width as shown in the figure below.

Deviations from the above schedule will be considered on a case by case basis, subject to approval by City's Designated Official.

4 FOOT WIDE SIDEWALK WITH PASSING SPACES PROVIDED



F. Parks Open Space & Trails

1. Parks & Open Space

Parks and Open Space will be the central feature of the community and its identity. Meridiana will celebrate and draw upon the natural beauty of Chocolate Bayou by establishing a “bayou greenbelt” system that stretches throughout the community. At the heart of this system will be Chocolate Bayou itself. The Bayou will be preserved to the greatest extent possible. There will be no clear cutting and the introduction of concrete structures will be minimized. In addition to Chocolate Bayou, several man-made detention basins will be created that will extend out into the community from Chocolate Bayou. These detention basins will be contoured and landscaped to resemble natural bayous forming the backbone of the open space system and providing a common “thread” that binds the community together both physically as well as socially.

In addition to the bayou greenbelt, many active recreational facilities will be developed and built within Meridiana, ranging from small pocket parks to the larger neighborhood parks which will be connected through an extensive pedestrian trail system. This will be the backdrop for many leisure activities. If needed, school playgrounds and athletic fields, when not servicing educational needs are anticipated to be available to community residents for informal or organized use. The Parks and Open Space Plan illustrates the proposed parks and open space areas within Meridiana.

The City of Manvel requires that one acre of open space is provided for every 100 dwelling units. Based on the maximum allowed number of units per this PUD, the park and open space requirement for Meridiana is 40.6 acres.

Approximately 450 acres of land within the Manvel portion of Meridiana are planned to be designated as parks and open space. The following table indicates the amount of open space to be provided relative to the standard requirement.

TABLE 4				
Open Space				
	Required		Proposed	
Land Use	% of Gross Acreage	Acreage	% of Gross Acreage	Acreage
Parks & Open Space (POS)	2%	40.4	23%	450.2

The recreation and open space areas, besides providing areas for neighbor interaction, will provide physical separation, buffer zones, and transitions between areas of development. The undeveloped open space portion of the project is preserved to provide the communities with “passive” recreational opportunities and to maintain a visual barrier between adjacent uses.

With the exception of any park areas that the city may choose to accept, parks and open space located within Meridiana will be owned and maintained by the municipal utility districts or the home owner’s association. Other than a few private areas, such as recreation centers and pools, all parks and open space areas will allow general public use. A minimum of 40.4 acres shall be considered “unencumbered open space.” Unencumbered open space shall be free from pipeline and utility easements, drainage ways, and wet and dry detention areas. If a reserve has easements in it, the reserve must be a maximum of 20% encumbered by such easements to be considered unencumbered open space. Based on calculations for plats previously recorded, Meridiana has already met the minimum acreage for unencumbered open space.

The Parks and Open Space Plan is preliminary in nature. The specific location of individual parks or open spaces may be moved or combined as the design and development of Meridiana moves forward however, all residential units will be located within 1,400 feet of an open space area. The city will be notified of any changes to the Parks and Open Space Plan.







The park and open space component of Meridiana will help achieve the vision established by the City’s Comprehensive Plan by preserving natural drainage areas and allowing for growth while maintaining the “open” feeling that residents value so greatly.

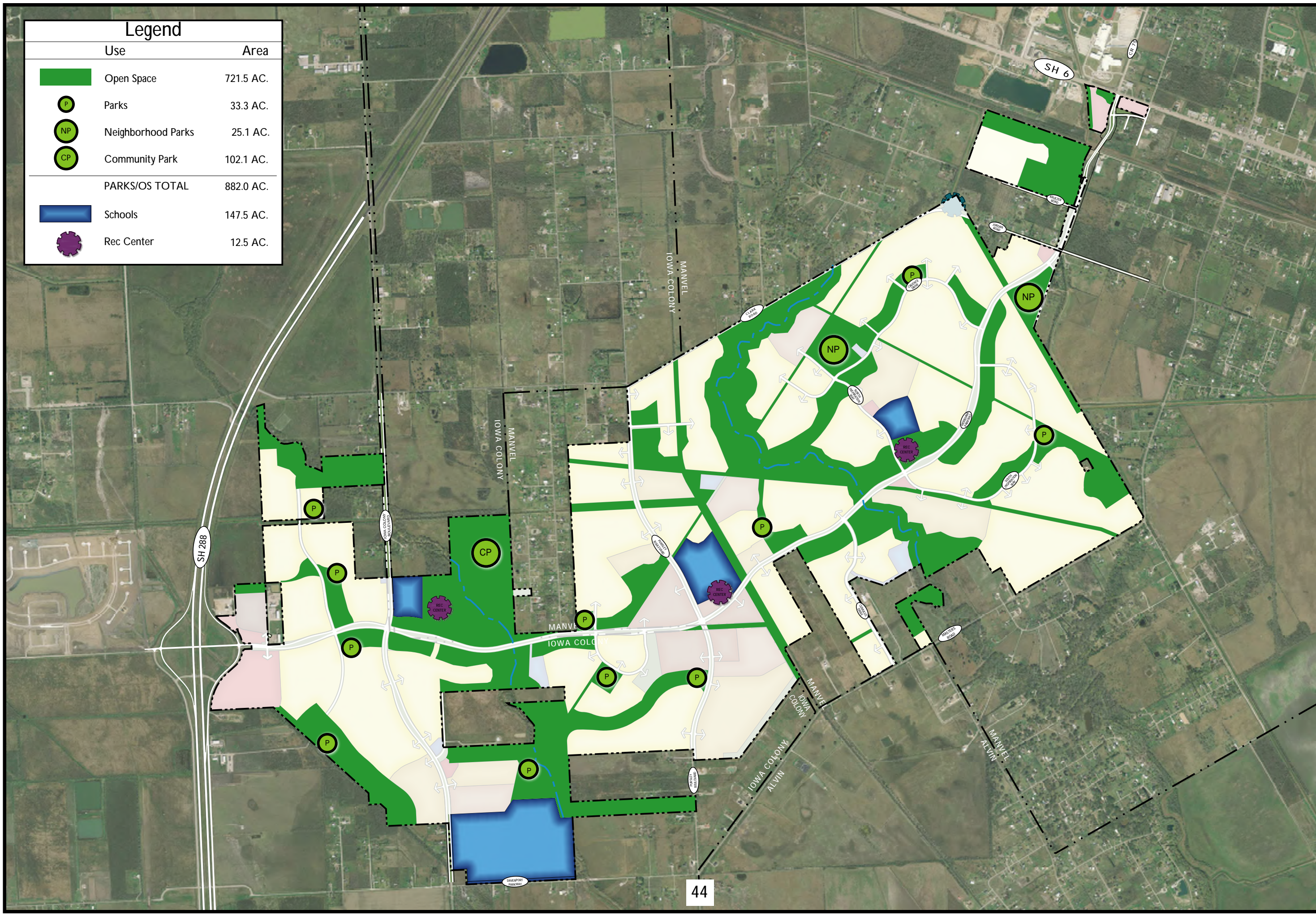
2. Trails

In addition to the required street sidewalks, Meridiana will feature an extensive trail system that will extend throughout the community providing access to the various destination centers, including the village center, commercial areas, recreation centers, schools, and parks. This system may be comprised of both paved and unpaved trails and will be linked to the required sidewalks throughout the community. It will also feature distinctive signage that will assist residents with way finding. The trail system within Meridiana will be maintained by the Municipal Utility District or Home Owner’s Association.

Pedestrian underpasses are located at strategic locations along Meridiana Parkway to allow residents to safely access areas of the community on both sides of the parkway by avoiding pedestrian/auto conflicts. This helps to create a unified community that is walkable and promotes healthy lifestyles.

The Preliminary Trail Plan identifies the proposed location of trails within Meridiana. Trails may be paved or unpaved and constructed of materials that are appropriate for the specific application. The Preliminary Trail Plan is preliminary in nature. The specific location of individual trails may be moved or combined as the design and development of Meridiana moves forward. The city will be notified of any such changes.

Legend		
Use		Area
	Open Space	721.5 AC.
	Parks	33.3 AC.
	Neighborhood Parks	25.1 AC.
	Community Park	102.1 AC.
PARKS/OS TOTAL		882.0 AC.
	Schools	147.5 AC.
	Rec Center	12.5 AC.



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Exhibit 9: Parks & Open Space Plan

Brazoria County, Texas

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NOT TO SCALE

Legend		
Use	Area	
	Open Space	426.9 AC.
	Parks	12.4 AC.
	Neighborhood Parks	10.9 AC.
PARKS/OS TOTAL		450.2 AC.
	Schools	34.6 AC.
	Rec Center	7.9 AC.

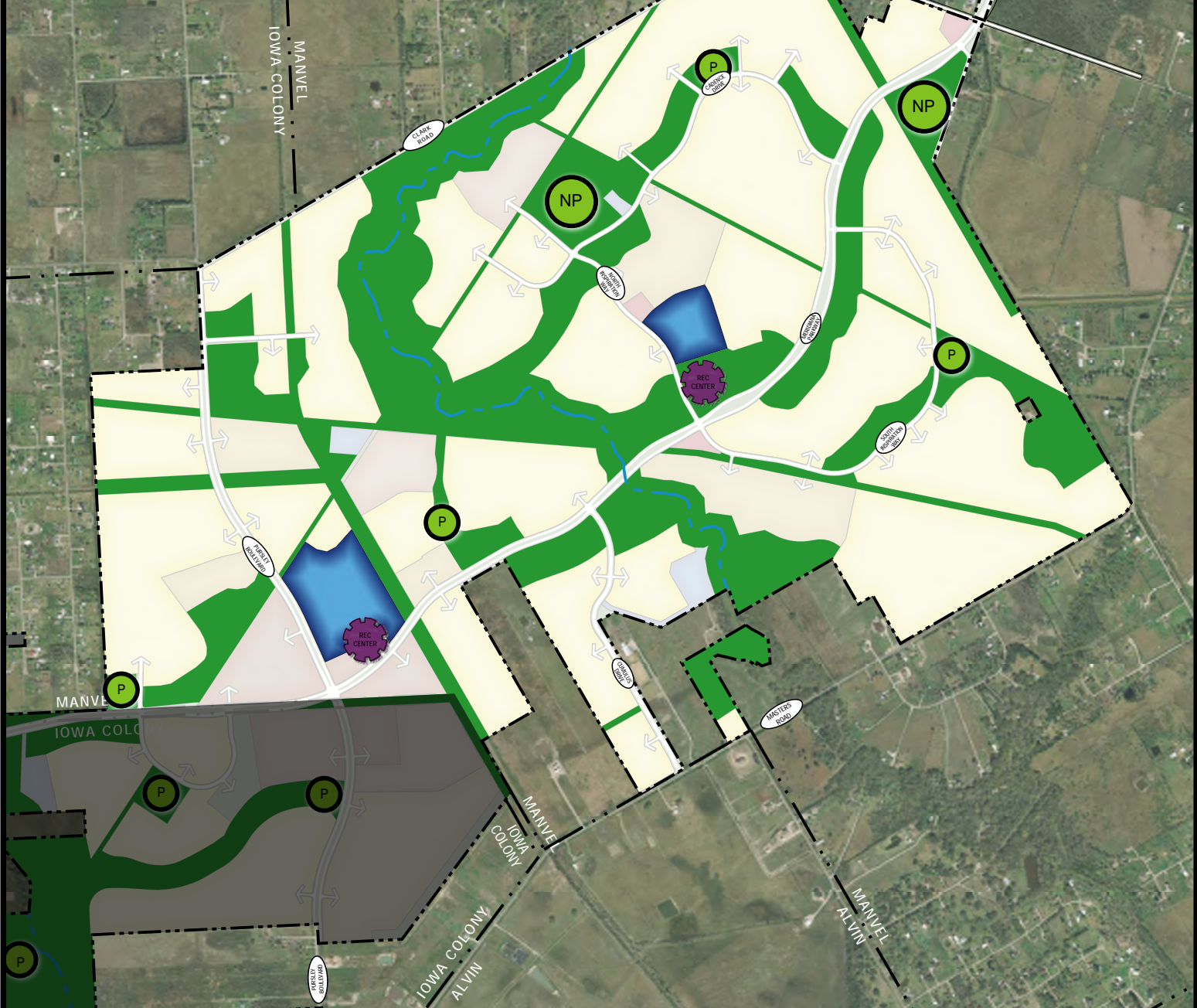


Exhibit 10: Parks & Open Space Plan - Manvel

Brazoria County, Texas

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Legend

-  Trail
-  Pedestrian Underpass
-  Parks
-  Neighborhood Parks
-  Community Park
-  Schools
-  Rec Center

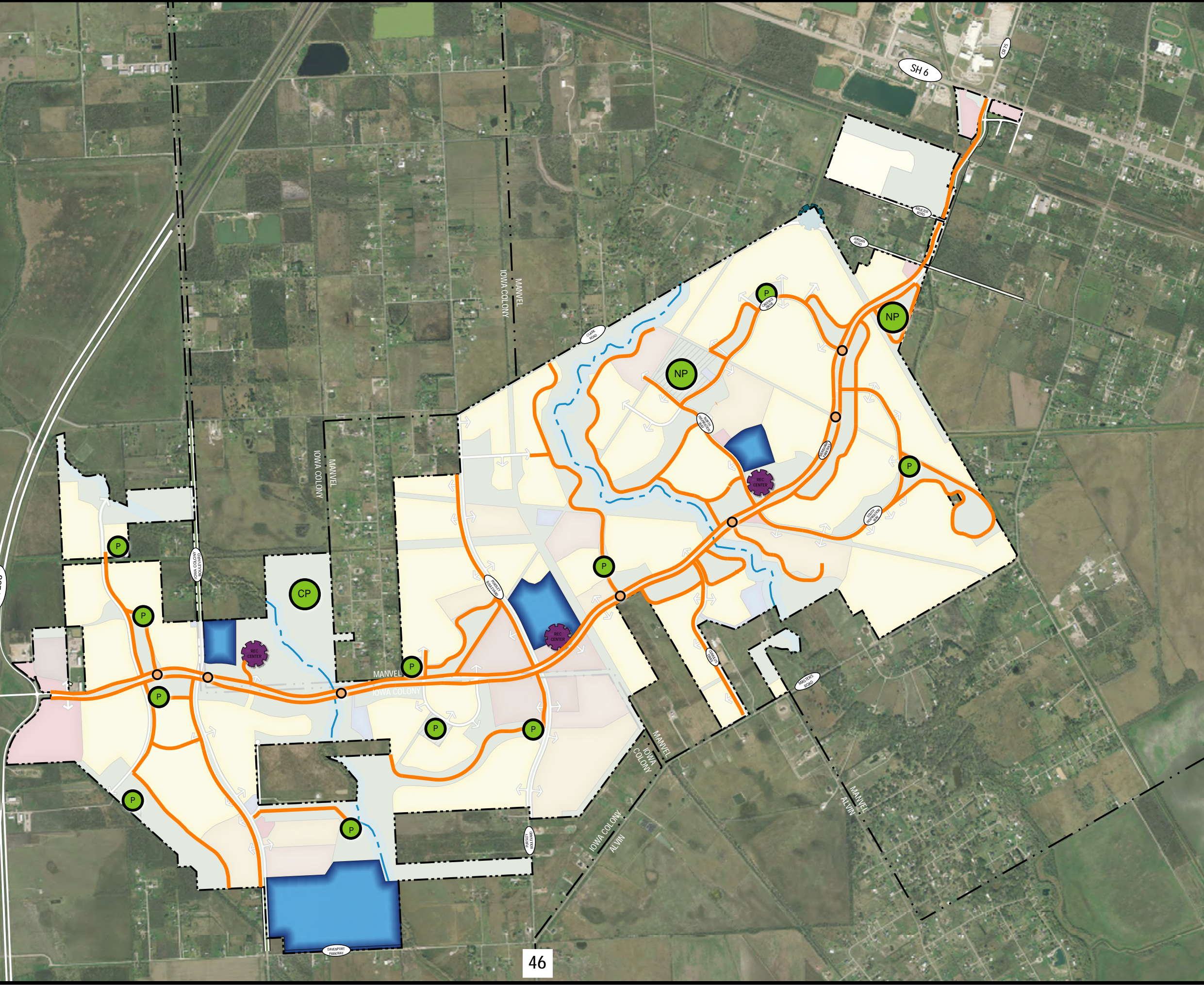


Exhibit 11: Trails Plan

Brazoria County, Texas



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NOT TO SCALE

Legend

-  Trail
-  Pedestrian Underpass
-  Parks
-  Neighborhood Parks
-  Community Park
-  Schools
-  Rec Center

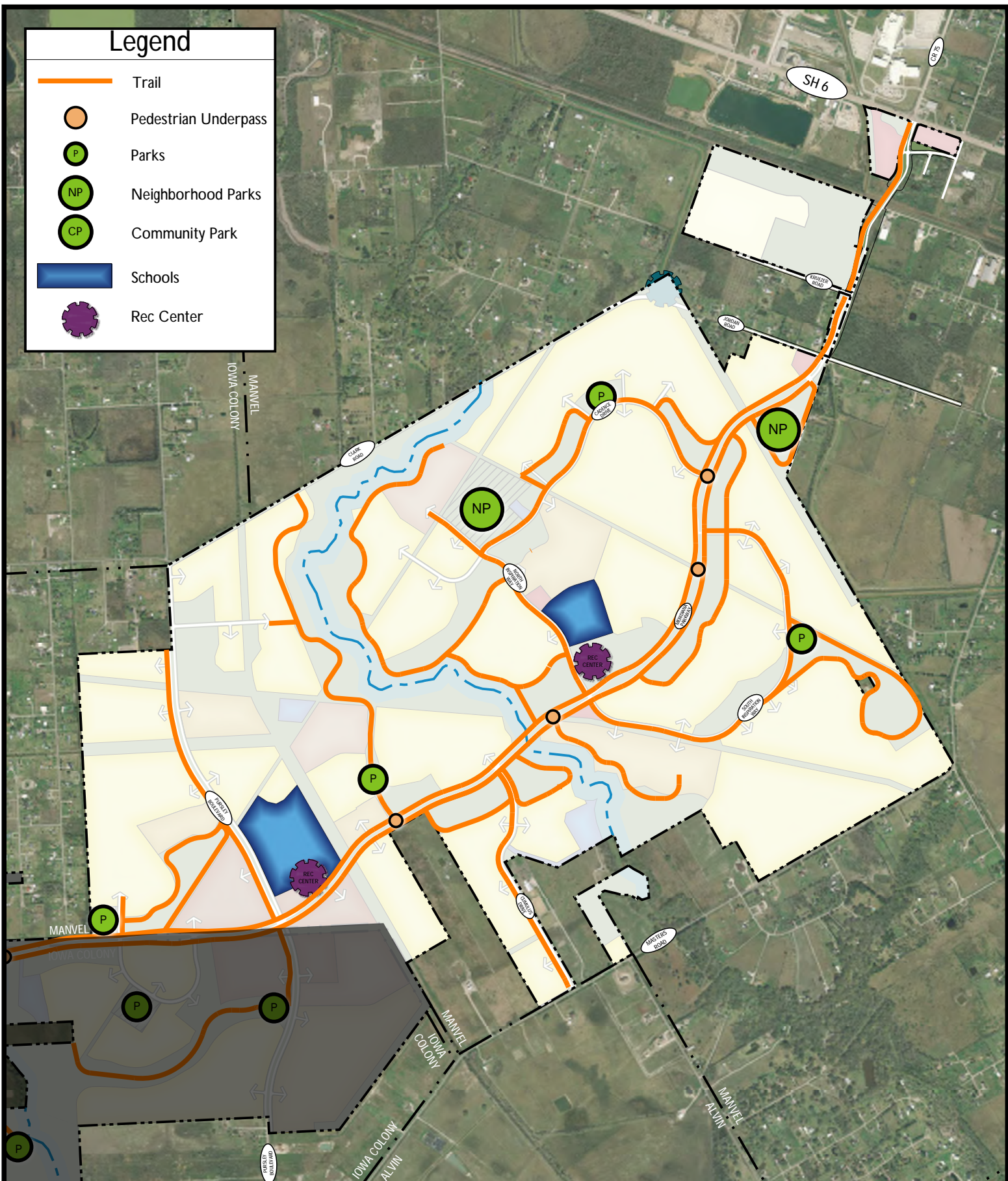


Exhibit 12: Trails Plan - Manvel

Brazoria County, Texas

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G. Infrastructure

1. Municipal Utility Districts

Meridiana is served by a total of three municipal utility districts. Two of these districts are within the City of Manvel, they are: Brazoria County MUD #56 and #57. The third district, Brazoria County MUD #55, is located within the City of Iowa Colony. These districts are responsible for providing public utility service to the project, except for any acreage lots that front on County Road 67 (Masters Road). These acreage lots may be served by private water wells and septic systems provided that they meet any applicable City of Manvel and TCEQ regulations. The commercial tracts at the corner of State Highway 6 and Meridiana Parkway are temporarily served by the City for water and wastewater and will be served by MUD #57 at a later date. Ownership of all MUD utility facilities within the City of Manvel will be transferred to the City, who will be responsible for maintenance and operation of the facilities. The specific terms, conditions, and timing of the transfer of MUD facilities to the City will be the subject of a separate utility agreement to be executed between the appropriate MUD and the City. The MUD boundaries for Meridiana are illustrated on the MUD exhibit. MUD boundaries may change and/or MUDs may be combined subject to TCEQ regulations.

2. Water

The water distribution system within Meridiana will be designed to meet or exceed the City of Manvel and TCEQ requirements. At least one water plant is anticipated in Manvel and one in Iowa Colony. These plants will have an emergency interconnect to form a cohesive system. Furthermore, pursuant to a separate agreement between the City and Developer, an interconnect will be built along Meridiana Parkway to connect the City's water system to the MUD #57 water system in Meridiana. Water wells, ground storage tanks, pressure tanks, and booster pumps will be constructed as necessary to meet demand.

The size of water distribution lines will vary based on the ultimate needs of the community. The City of Manvel may choose to participate in the cost of facilities to be oversized in order to serve other areas outside of the boundaries of Meridiana.

3. Wastewater

The wastewater collection and distribution system within Meridiana will be designed to meet or exceed the City of Manvel and TCEQ requirements. Wastewater

generated within the development, except for any acreage lots that front on County Road 67 (Masters Road), will be collected by an internal network of gravity flow lines and lift stations and treated at one of two wastewater treatment plants which serve the development. One plant is located within the City of Manvel and one in the City of Iowa Colony.

The size of wastewater collection lines will vary based on the ultimate needs of the community. The City of Manvel may choose to participate in the cost of facilities to be oversized in order to serve other areas outside of the boundaries of Meridiana.

4. Storm Drainage & Detention System

The drainage plan and storm sewer system will be designed in accordance with City of Manvel, Drainage District #5, and Conservation & Reclamation District #3 regulations. The storm water runoff within Meridiana, except for any acreage lots that front on County Road 67 (Masters Road), will be routed through a curb and gutter street system to storm sewer lines that will outfall into detention basins contoured and landscaped to resemble natural bayous throughout the community. The internal detention basins will provide storage volume for the increased storm water runoff resulting from development of the property, but will also be incorporated as amenity features and open space integrated into the theme of the community. The storm water from the detention basins will outfall in a controlled fashion into Chocolate Bayou, the West Fork of Chocolate Bayou, or the C-12 drainage ditch at a rate no greater than the pre-development rate of storm water runoff.

The drainage collection systems will be designed to convey the 100-year sheet flow either in the collection system near the outfall point or by sheet flow drainage through the curb and gutter streets with maximum ponding per agency requirements. The proposed internal detention basin system will be sized to contain the excess run-off resulting from a 24 hour 100-year frequency rainfall event for developed and undeveloped conditions with a minimum freeboard of one foot before out falling into the receiving stream. The storm sewer system will consist of reinforced concrete pipe and box culverts sized per agency requirements. Concrete channelization will be minimized.

5. Flood Plain Management

The Project will adhere to the respective FEMA Map Panels as published in 2020. City, county, and FEMA regulations require the elevations of building slabs to be at

or above certain minimum elevations to protect people and structures and to reduce the probability of flooding. When Meridiana is developed, portions of the property, including portions of the flood plain, will be filled with soil in order to meet those minimum elevation requirements. When a flood plain area is filled, the volume of storm water storage displaced from the flood plain by the new fill must be replaced. This replacement volume is known as "flood plain mitigation". Flood plain mitigation is accomplished by excavating a nearby area within the same watershed as the area of fill with a volume equal to the volume of fill placed in the flood plain. This requirement ensures that the available flood plain storage volume is not decreased and that surrounding properties are not adversely affected. Meridiana will construct the required floodplain mitigation volume in accordance with city, county, and FEMA requirements and will prepare a LOMR to reflect the adjusted flood plain areas that will occur internal to the property as a result of development. No habitable structures shall be constructed within the floodway. The FEMA floodplain will be modified from time to time.

The Meridiana drainage system, including storm water detention and flood plain mitigation, will comply with applicable agency requirements to ensure no adverse impacts will result upstream or downstream due to development of Meridiana.

6. Other Utilities

Electricity, natural gas, telecommunications, and cable services will be provided to Meridiana through agreements with private utility companies as development occurs.

The location of above ground utility lines along Meridiana Parkway and collector roads will be minimized to the extent possible.

7. Schools

Meridiana is located within the Alvin Independent School District. Currently in Manvel there is one junior high school within the Project, Jackie Doucet Caffey Junior High School, and an elementary school site under construction. An additional elementary school, Meridiana Elementary, is located within Iowa Colony.

8. Home Owner's Association & Architectural Review Committee

A Home Owner's Association (HOA) exists to promote community involvement, maintain common areas, and to enforce deed restrictions and covenants. Copies of

these restrictions and covenants have been provided to the city for their review and comment prior to being recorded with the county clerk. The City of Manvel is in no way responsible for the enforcement of these private covenants.

In addition to the HOA, an Architectural Review Committee (ARC) exists to ensure conformance to the development standards contained within the PUD and enforce design guidelines which have been established separately.

Property Owner's Associations (POA) has been established for non-residential property owners for the same purposes as Homeowner' Associations.

City of Manvel and Alvin I.S.D. properties are not subject to the POA/HOA/ARC review.

H. Project Phasing

The phasing strategy for Meridiana provides a balanced approach relative to anticipated market demands. The Project Phasing Plan illustrates the proposed phasing plan for Meridiana and indicates the estimated construction timing of each phase. This plan is subject to change based on market demands, availability of infrastructure, physical encumbrances, or legal limitations. The city will be notified of any changes to the Phasing Plan.

Legend

Use

- MUD #55
- MUD #56
- MUD #57
- AREA TO BE ANNEXED INTO A MUD

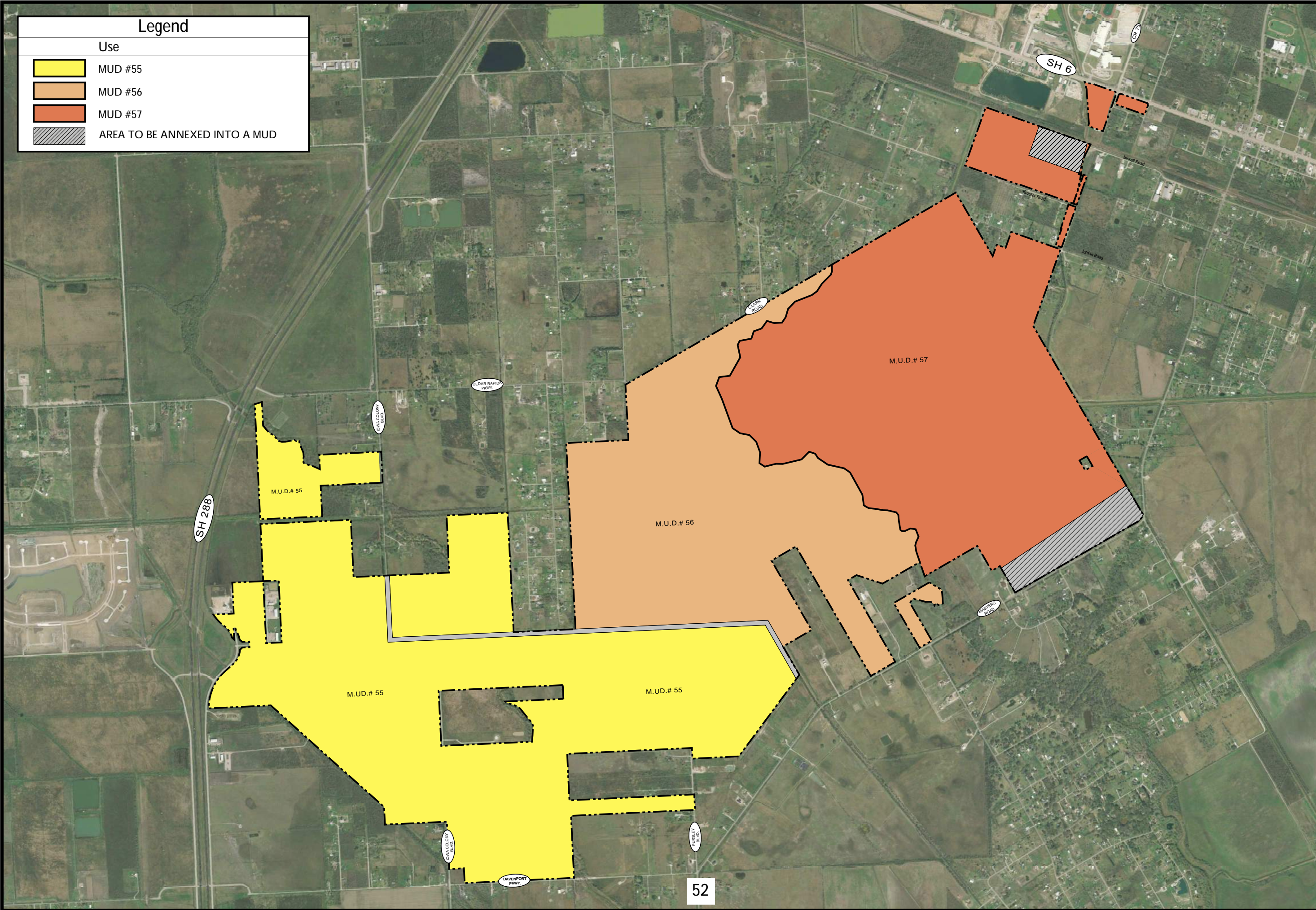


Exhibit 13: MUD Map

Brazoria County, Texas



ENGINEERING THE FUTURE
SINCE 1956

EHRA JOB NO.
081-011-150

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NOT TO SCALE

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

Legend

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7

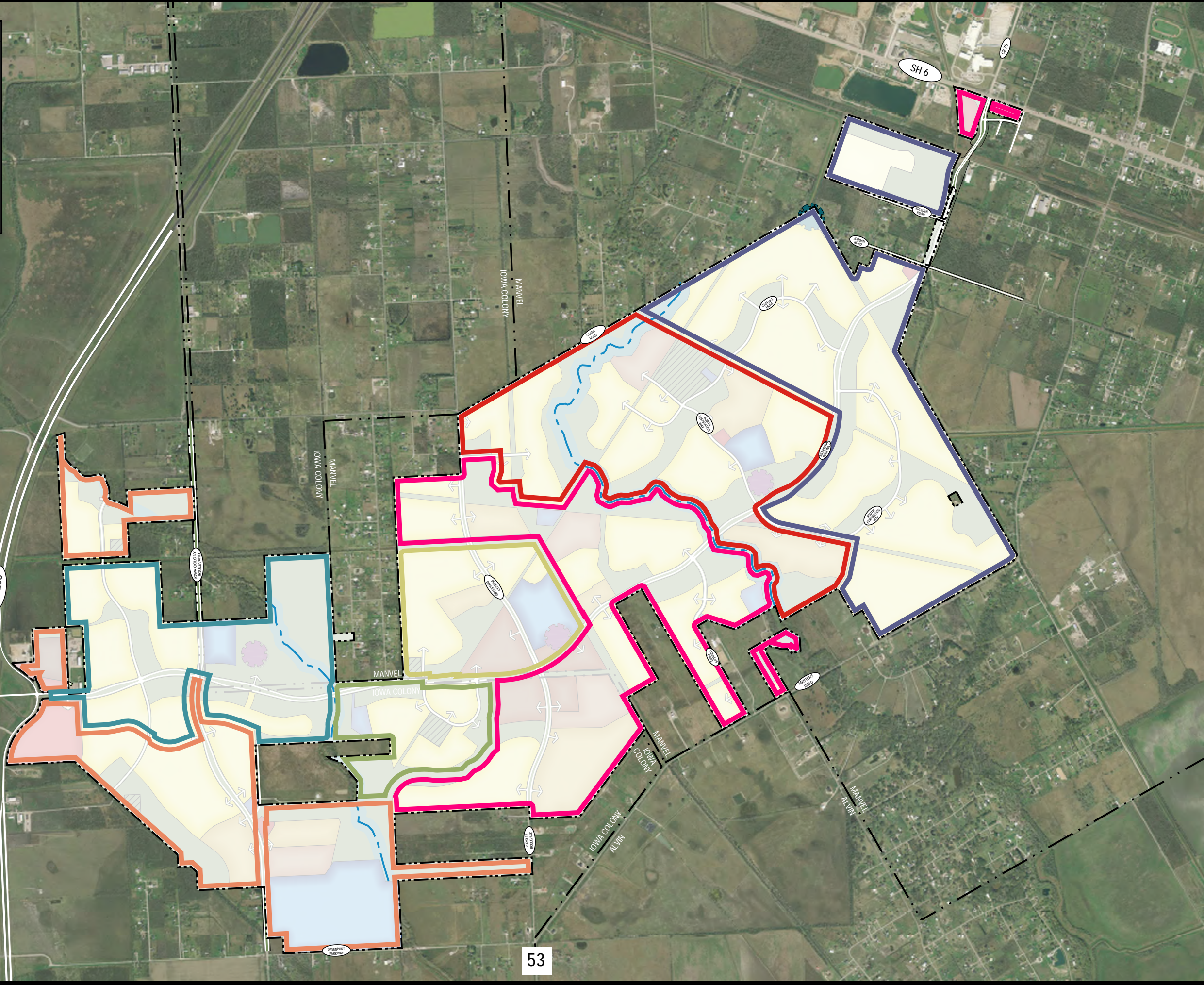


Exhibit 14: Phasing Plan

Brazoria County, Texas

P:\081-011-150\LandPlan\FUP\Graphics_COM14 - Phasing Plan.dwg Feb 28, 2024-10:57am Edited by: P.Lipietzka

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TBPE No. F-726
TBPLS No. 10092300

Legend

-  Trunk Water Line
-  Water Plant
-  Possible Remote Water Well

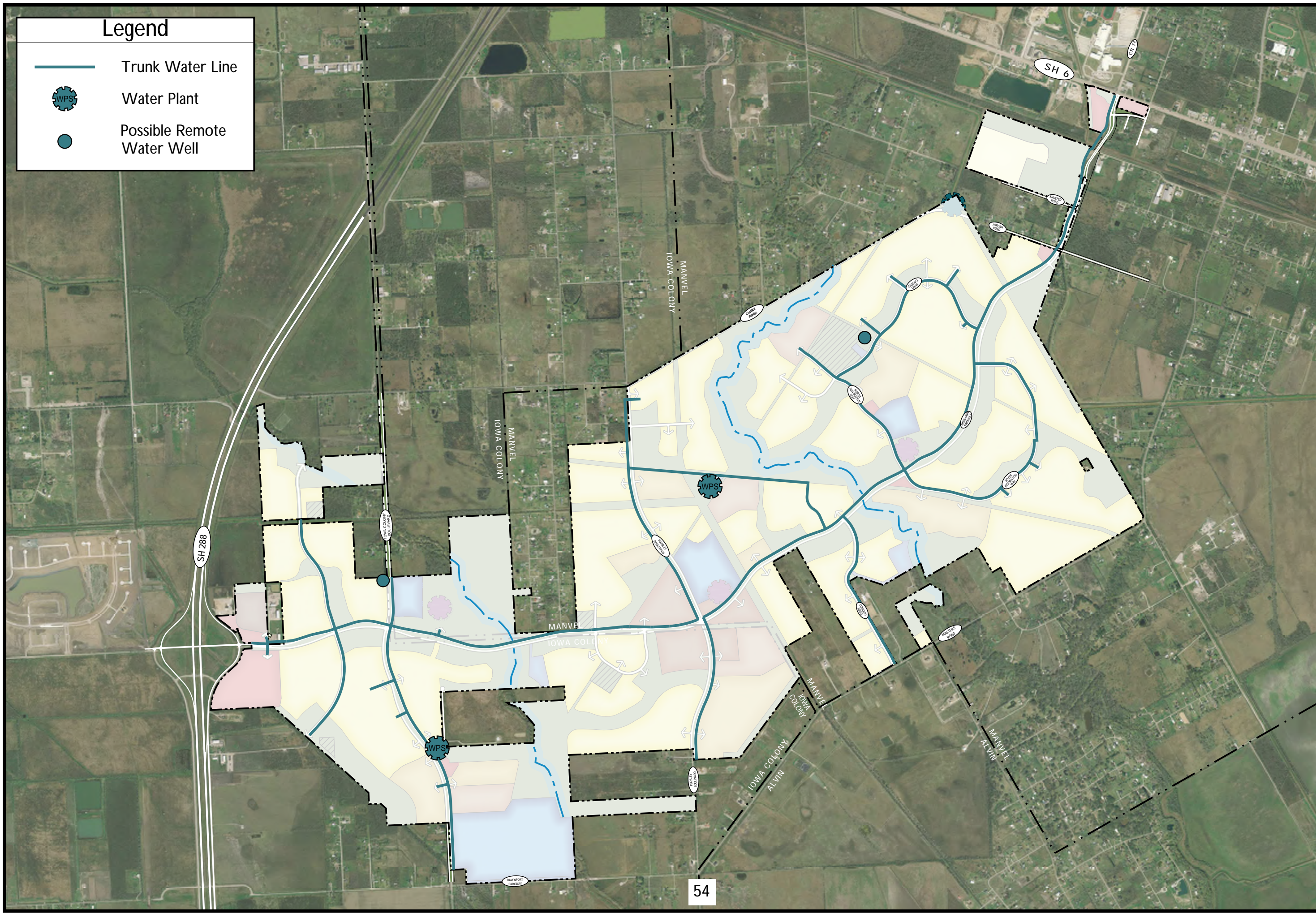


Exhibit 15: Water Supply & Distribution Plan

Brazoria County, Texas

P:\081-011-150\LandPlan\FUD\Graphics_COM\15 & 16 - Water Supply and Distribution.dwg Feb 28, 2024-10:58am Edited by: P.Lipraska

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EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

Legend

-  Trunk Water Line
-  Water Plant
-  Possible Remote Water Well

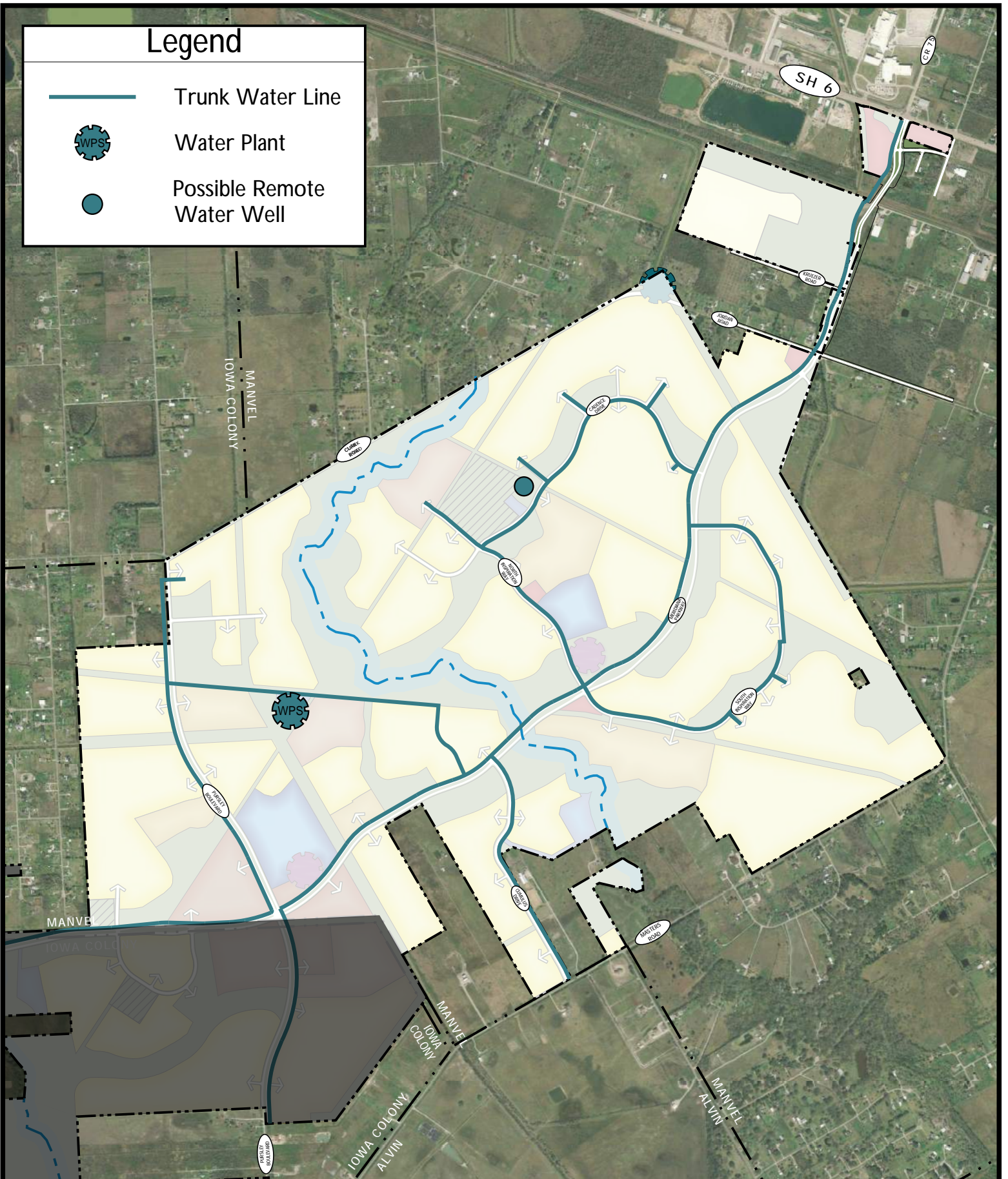


Exhibit 16: Water Supply & Distribution Plan - Manvel

Brazoria County, Texas

NOT TO SCALE



10611 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

Legend

- Trunk Waste Water Line
- Waste Water Treatment Plant
- Lift Station

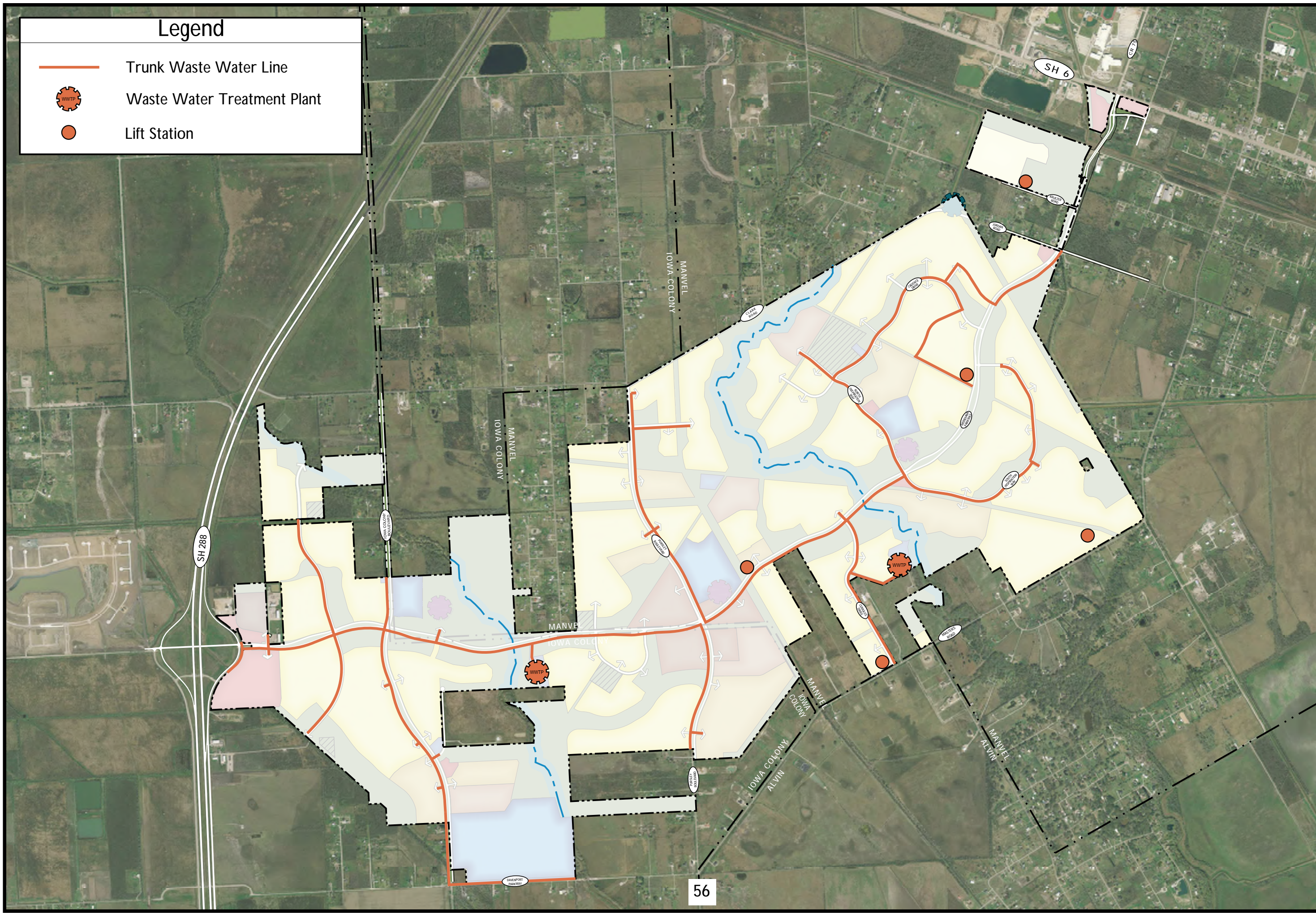


Exhibit 17: Sanitary Sewer Collection & Treatment Plan

Brazoria County, Texas

P:081-011-150 LandPlanPUD\Graphics_COM\17 & 18 - Sanitary Sewer Collection & Treatment.dwg Feb 28, 2024-11:06am Edited by: P.Lipetska

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081-011-150
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713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

Legend

-  Trunk Waste Water Line
-  Waste Water Treatment Plant
-  Lift Station

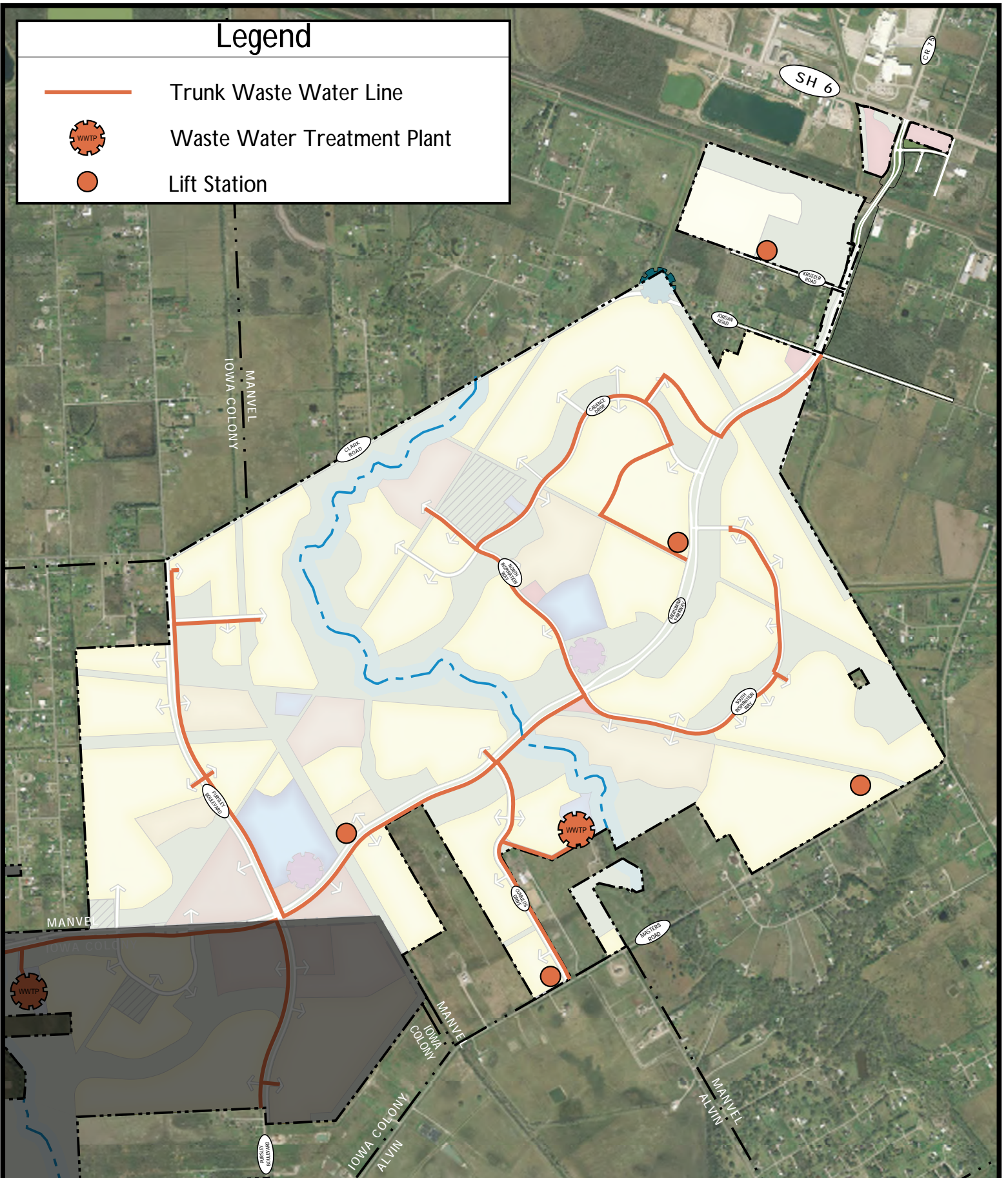


Exhibit 18: Sanitary Sewer Collection & Treatment Plan - Manvel

Brazoria County, Texas

NOT TO SCALE





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 EHRA TEAM
 TBPLS No. 10092300

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

Legend

-  Detention / Floodplain Mitigation
-  Predevelopment Floodplain (To Be Modified)

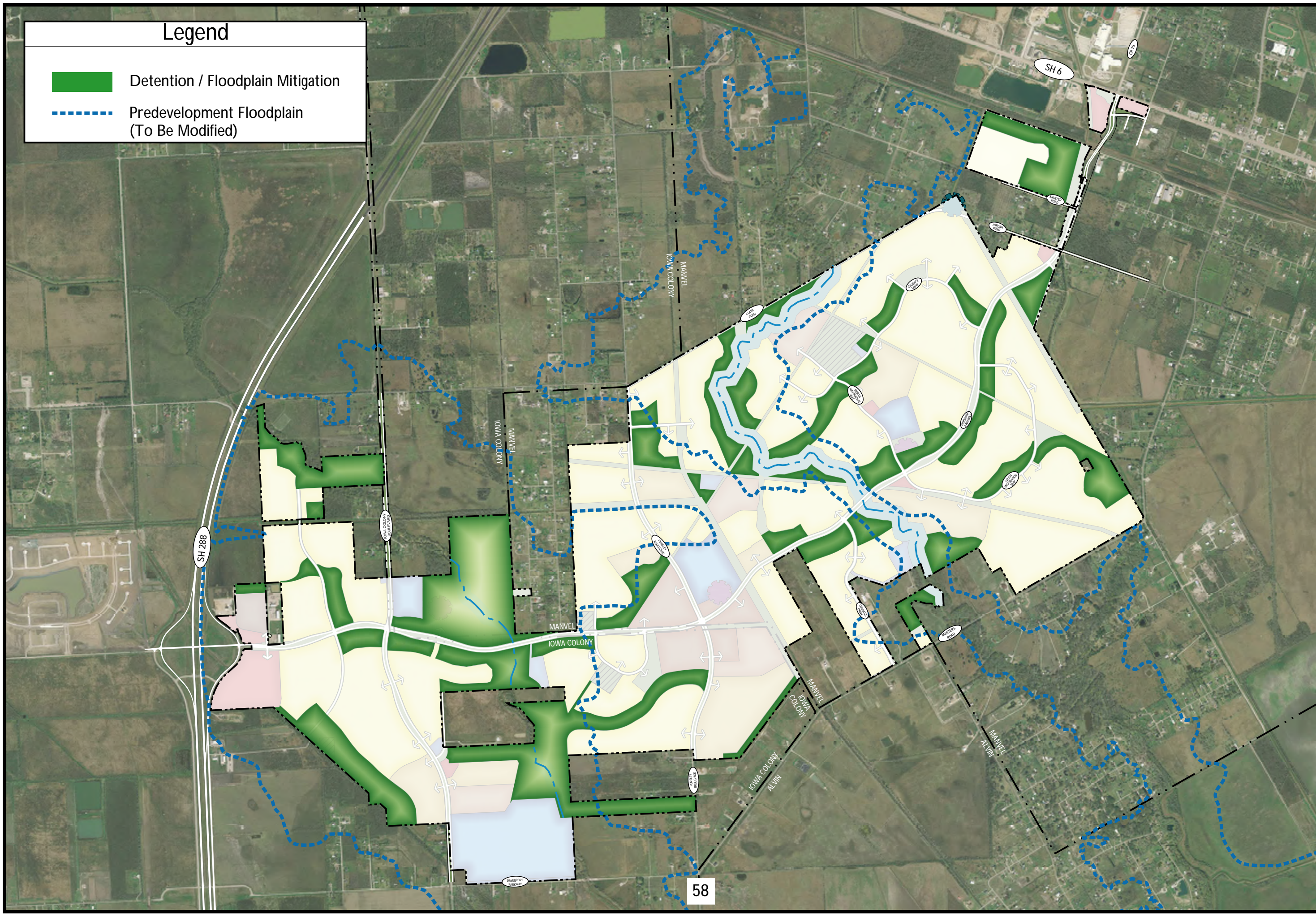


Exhibit 19: Detention & Floodplain Mitigation Plan

Brazoria County, Texas

P:\081-011-150\LandPlan\PUD\Graphics_COM\19 & 20 - Storm Water Detention & Floodplain Mitigation Plan.dwg Feb. 28, 2024 4:10:08am Edited by: P\lpetka

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081-011-150

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713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

Legend



Detention / Floodplain Mitigation



Predevelopment Floodplain
(To Be Modified)

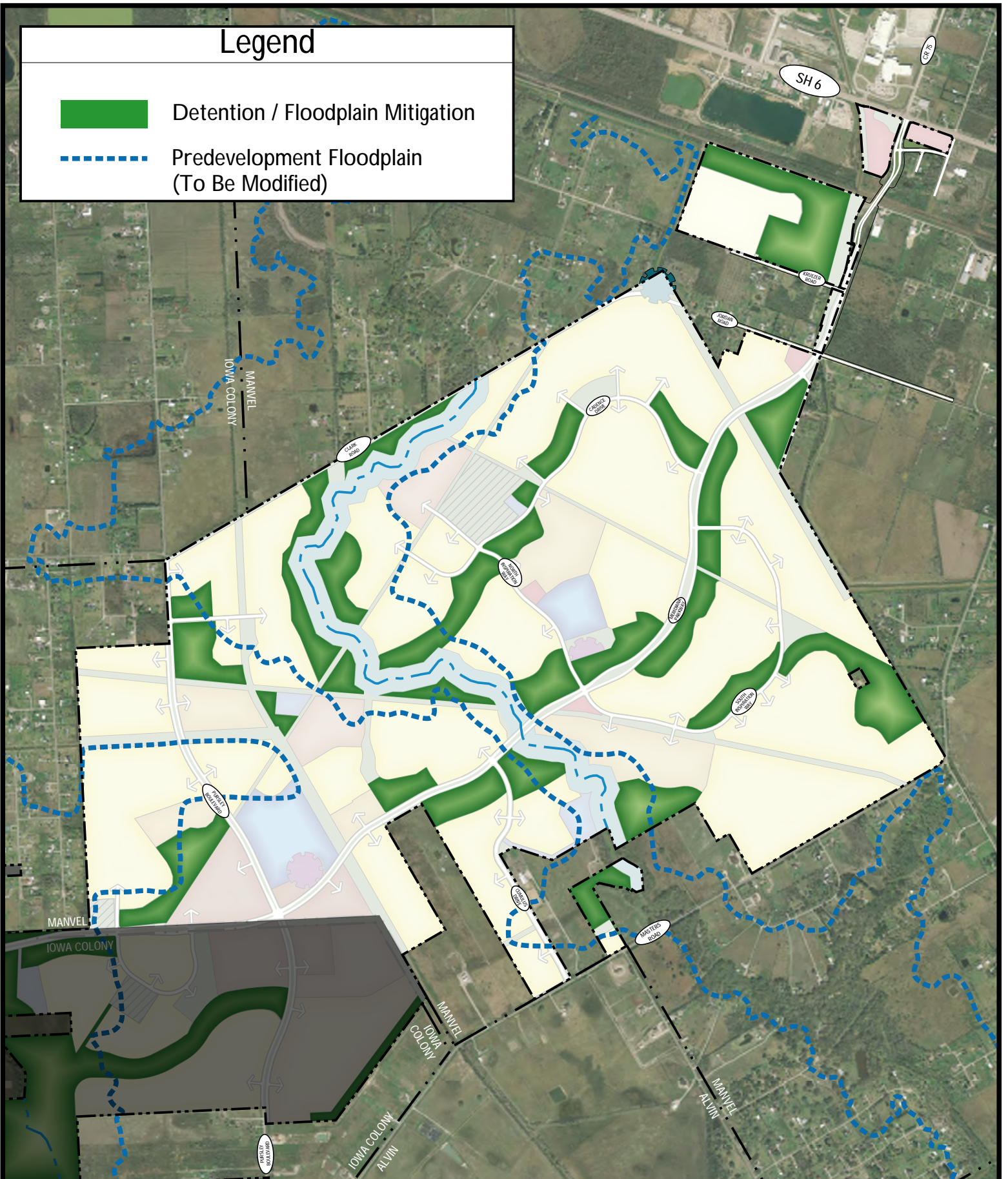


Exhibit 20: Detention & Floodplain Mitigation Plan - Manvel

Brazoria County, Texas

NOT TO SCALE



EHRA
ENGINEERING THE FUTURE
Since 1936
EHRA JOB NO.
081-011-150

10611 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPLS No. 10092300

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

III. DEVELOPMENT REGULATIONS

A. Purpose & Intent

The purpose of the development regulations is to serve as the primary means of achieving the goals and objectives of the Development Plan.

They are designed to establish clear minimum development standards while providing a reasonable amount of flexibility in order to accommodate future needs.

B. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Meridiana PUD. Appendix 1 contains the legal description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City of Manvel codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within this PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City of Manvel codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability may be made to the Zoning Board of Adjustments.

This PUD may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the PUD that are affected by the change.

2. Additional Uses

In the event that a proposed use has not specifically been listed as being a permitted use in a particular land use category within the PUD, it shall be the duty of the City's Designated Official to determine if said use is: 1) consistent with the intent of the zone; and 2) compatible with other listed permitted uses.

3. Non-Conforming Land Uses

Where, at the adoption of this PUD, a lawful use of land exists which would not be permitted by the regulations imposed by this PUD, such use may continue so long as it remains otherwise lawful, provided:

- No non-conforming use shall be enlarged, increased or extended to occupy a greater area of land than was originally occupied at the date of adoption of this PUD.
- No non-conforming use shall be moved, in whole or in part, to any lot or parcel within the PUD.
- If any non-conforming use ceases for a period of more than 180 days, any subsequent use of the land shall conform to the regulations established by this PUD.
- No additional structures shall be erected in connection with any non-conforming use that does not conform to the regulations established by this PUD.

4. Non-Conforming Structures

Where, at the adoption of this PUD, a lawful structure exists which would not be permitted by the regulations imposed by this PUD, such structure may continue to exist so long as it remains otherwise lawful, provided:

- No non-conforming structure shall be enlarged, increased or extended beyond its size at the date of adoption of this PUD.
- In the event that any non-conforming structure or non-conforming portion of a structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the regulations established by this PUD.
- No non-conforming structure shall be moved, in whole or in part, to any lot or parcel within the PUD.

5. Existing Utilities

Existing utilities and all uses allowed by existing easements shall continue to be permitted in all designations within the PUD.

6. Drill Sites

Two drill sites currently exist within the Manvel portion of Meridiana. Drilling activities on these sites shall be permitted provided that such activities comply with any and all state and local regulations.

7. General Development Plan

A general development plan that illustrates the portion of Meridiana located within the City has been approved and amended multiple times by the Planning, Development and Zoning Commission. The General Development Plan shows the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan and Overall Circulation Plan
- All recorded easements over 20 feet in width
- Proposed land uses and public facilities
- Roadways necessary to demonstrate access to residential areas if not adjacent to a major thoroughfare, collector, or neighborhood collector street

This approval shall satisfy the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law. Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission.

8. Grading

The developer shall be permitted to commence grading of the property, including clearing and grubbing, in preparation of development upon preliminary plat approval. For road construction, grading may commence upon the submittal of construction drawings. However, prior to any grading activity a Storm Water Pollution Plan must be submitted and any required City of Manvel grading permits must be obtained. The City may issue the necessary permits prior to the approval of construction plans and plat recordation with the understanding that any grading performed under these circumstances shall be at the risk of the developer.

9. Temporary Uses

Temporary uses conducted in connection with the development of the property shall not require zoning permits from the city, but will require health and safety permits (electrical, plumbing, structural, HVAC, etc.). However, all temporary uses must be approved by the developer or the Architectural Review Committee. These uses may include, but are not limited to:

- Sales office
- Construction office
- Construction/storage yards
- Construction roads
- Fencing
- Water pumps and ponds
- Concrete batch plants or rock crushing operations and equipment for the processing of on-site materials provided such operations:
 - a.) Maintain a 1,000 foot separation between all operations or storage and the nearest occupied residence;
 - b.) Limit hours of operation to between 7:00 a.m. and dusk, Monday through Friday;
 - c.) Do not include the import or export of materials except as to be used on the property or for off-site improvements related to the project.
 - d.) Are enclosed by a fence having a minimum height of six (6) feet.

10. Design Guidelines

Design guidelines address site and building design within Meridiana. The purpose of these guidelines is to preserve the character of Meridiana by establishing high quality design standards for development. Copies of these guidelines have been provided to the city.

11. Signage

Signage is a critical component of all master planned communities. A uniform signage program has been developed for Meridiana that establishes an integrated visual character for the various components of the project. The standards established by this program are implemented through the project design guidelines.

“Flag signs” shall be permitted on bridges within the development. The City of Manvel may change out the flag signs provided that 30 days’ notice is provided to the Developer/Homeowners Association (maintenance of said “flag signs” shall be provided by the City in that circumstance).

All signage within the development will be in accordance with the criteria below and the Manvel City Sign Ordinance. If there is a conflict between the criteria below and the sign ordinance; the criteria listed below will take precedent.

- **Primary Entry Monument:** Primary entry monument signs shall not exceed twenty-five feet (25’) in height above the surrounding finish grade level, thirty-six feet (36’) in length and 216 square feet in sign area. Two primary entry monument signs are permitted: one (1) at the intersection of Meridiana Parkway/State Highway 6 and one (1) at the intersection of Jordan Road/Meridiana Parkway. Primary entry monument signs are not permitted elsewhere in the development.
- **Secondary Entry Monument:** Two secondary entry monument signs are permitted- one at the intersection of Pursley Boulevard/Clark Road and one at the intersection of Cumulus Drive/Masters Road. The total sign square footage shall not exceed 80 square feet of sign area and ten feet in height above the surrounding finished grade level.
- **Section Monument:** A section monument sign may be located at each ingress/egress of a section. The sign shall not exceed six feet (6’) in height above the surrounding finished grade level by forty feet (40’) in width. The total sign area shall not exceed 32 square feet.
- **Commercial Monument Signs:** Commercial monument signs shall be freestanding, double-sided monument signs perpendicular to the public street right-of-way. The maximum commercial monument sign length shall be thirteen feet (13’) and six feet (6’) in height above the surrounding finished grade level. The maximum sign area shall be 45 square feet.

Commercial monument signs shall be located a minimum one hundred feet (100') between signs with one monument sign per one single tenant commercial tract, unless located on a corner, then one monument sign shall be located on each public street.

- Temporary Builder Signs: Temporary builder signs are used to direct potential home buyers to model homes. These signs may remain for three months after the last single-family certificate of occupancy within the project is issued. The temporary builder signs shall be a maximum of ten feet (10') tall by six feet (6') wide.

12. Lighting

All lighting within Meridiana is subject to standards established in the project design guidelines. These standards help to ensure that attractive, high-quality lighting is provided throughout the community. The Meridiana Homeowners Association shall pay for operations and maintenance of streetlights in the development. The following is a list of minimum requirements that shall be followed:

Within Sections/Neighborhoods

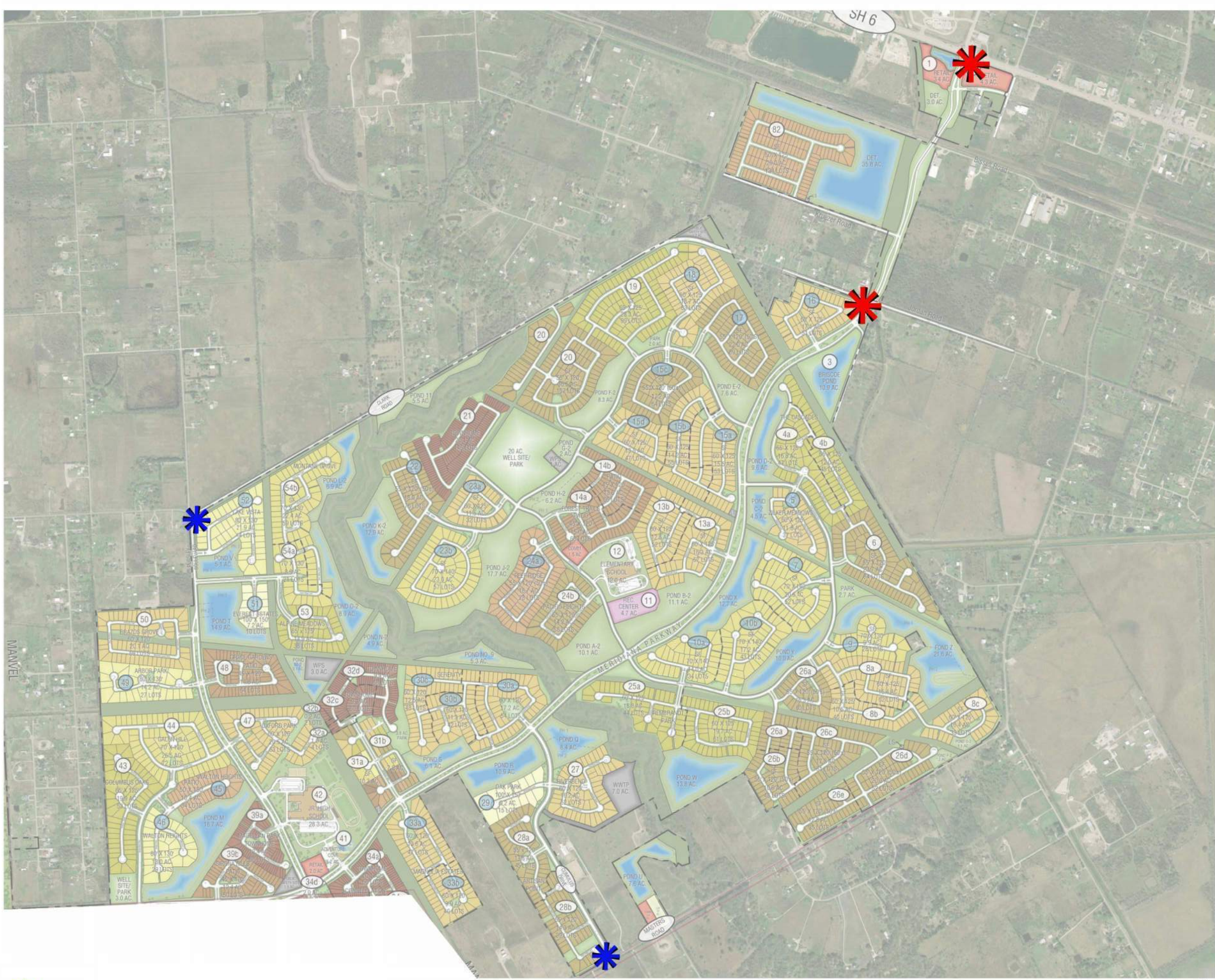
- One streetlight at each intersection, 90-degree turn, and cul-de-sac
- Maximum of 800 feet between streetlights

Collector and Neighborhood Collector (i.e. Discovery Drive, Cumulus Drive, Inspiration Way)



- One streetlight at each T-intersection
- One streetlight at each subdivision entrance (installed with subdivision)
- Maximum of 1,500 feet between streetlights

Major Thoroughfare (i.e. Meridiana Parkway, Pursley Boulevard)

- One streetlight on each corner of intersection with other major thoroughfare/collector
- Two (2) streetlights on opposite corners of intersection with neighborhood collector
- One streetlight at each subdivision entrance (installed with subdivision)
- Maximum of 1,500 feet between streetlights



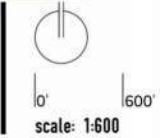
LEGEND

-  PRIMARY ENTRY MONUMENT
-  SECONDARY ENTRY MONUMENT



Primary and
Secondary Entry
Monuments

Master Signage Plan



date: 10.02.23

anderson
1201 main street, suite 1340
dallas, tx 75202

Bridges

- If bridges have lighting incorporated as part of the construction, no additional streetlights are required
- If bridges do not have lighting incorporated as part of the construction, streetlight at the entry to each bridge

13. Site Development Standards

Development standards will be created for all residential and commercial development within Meridiana. Due to the scale of the project, it is not feasible to determine the specific details required by Section (7) (D) (6), (7), (8), (9), (10), (11), (12), (13) and (17) of the zoning ordinance adopted on June 28, 2001. Therefore, prior to building permit approval for commercial developments, detailed site plans shall be submitted to the City for review and approval to ensure compliance with the zoning ordinance including those sections indicated above.

14. Design Criteria Manual

The Project shall abide by the version of the City of Manvel Design Criteria Manual dated December 15, 2008. Since a large portion of the Project has already been constructed to these standards, this will provide compatibility of infrastructure and be helpful to the City/MUD for future repairs. Below is a list of exceptions to this requirement:

- Raven lining/coating shall be required inside of all sanitary manholes.
- Water and sanitary lines shall be cased across existing and future major corridors and minor corridors. City shall be given the opportunity to specify the water meter brand and model installed by operator.
- Two year warranty period as noted on plats.
- All sanitary sewer manholes shall have stainless steel inflow protectors.

C. Development Standards

1. Single Family Residential (SFR)

Purpose: The Single Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

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

Minimum Lot Area: 6,300 square feet

Minimum Lot width: 55 feet at the front building setback line

Minimum Setbacks:

Front: 20 feet for lots in sections in which 50% or more of the lots are 60 feet or less in width*

25 feet for lots in sections in which more than 50% of the lots are greater than 60 feet in width*

20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 15 feet**

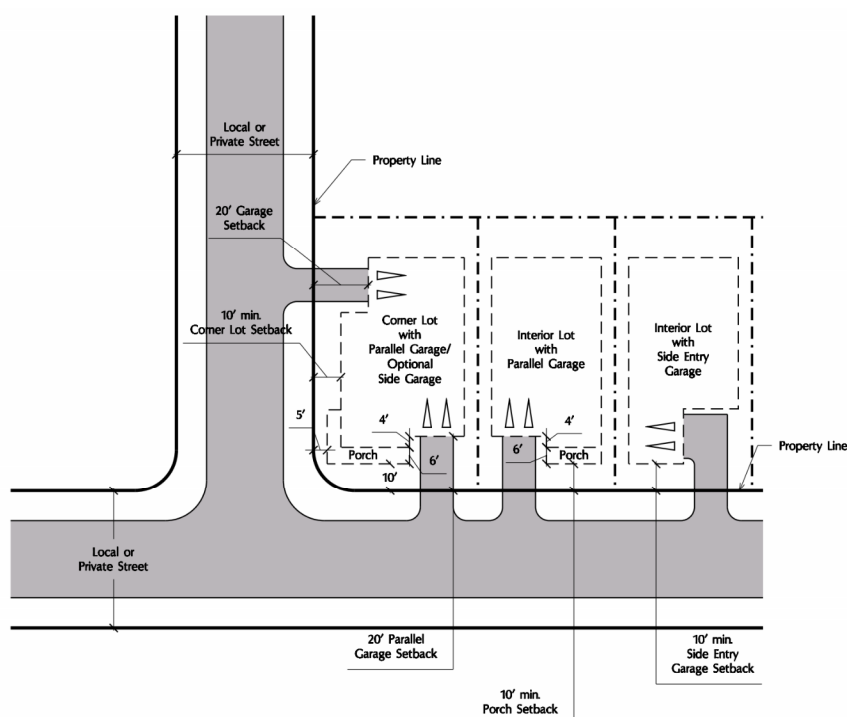
20 feet for lots that front on a common area

Side: 5 feet**

Corner: 10 feet*

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

SINGLE FAMILY LOT DIAGRAM



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

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

Maximum Building Height: Three (3) stories

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

2. Garden Homes (GH)

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

Permitted uses:

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

Tree farms

Minimum Lot Area: 6,300 square feet

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

Minimum Setbacks:

Front: 20 feet*

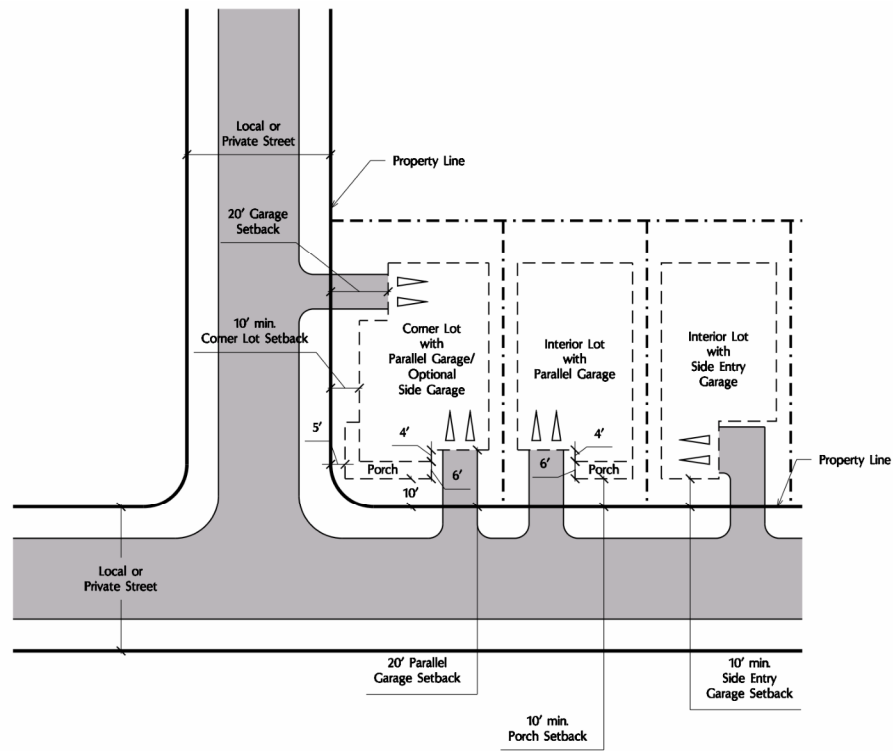
Rear: 15 feet**

Side: 5 feet**

Corner: 10 feet*

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

GARDEN HOME LOT DIAGRAM



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

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

Maximum Building Height: Three (3) stories

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

3. Patio Home (PH)

Purpose: The Patio Home category is intended for the development of detached, single family dwelling units that may have a zero (0) foot side setback on one side and compatible uses.

Permitted uses:

- Accessory structures
- Community centers
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Temporary uses
- Tree farms

Minimum Lot Area: 4,500 square feet for one-story "cottage" structures

~~5,000 square feet for two-story structures~~

Minimum Lot width: 45 feet at the building setback line

~~50 feet for two-story structures~~

Minimum Setbacks:

Front: 20 feet*

5 feet for lots that front on a common area

Rear:	10 feet** 20 feet for lots that front on a common area
Side:	Zero (0) feet on one side provided that there is a minimum of 10 feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures.
Corner:	10 feet*

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

**Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

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

Maximum Building Height: Three (3) stories

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

4. Townhome (TH)

Purpose: The Townhome category is intended for the development of attached single family dwelling units that are platted on individual lots and are owned fee simple.

Permitted uses: Attached single family dwelling units

~~Detached single family dwelling units~~

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Temporary uses

Tree farms

Minimum Lot Area: ~~2,500 square feet~~

~~Attached Single Family Dwelling Units: 2,500 square feet~~

~~Detached Single Family Dwelling Units: 4,400 square feet~~

Minimum Lot Width: ~~25 feet at the front building setback line~~

~~Attached Single Family Dwelling Units: 25 feet at the building setback line~~

~~Detached Single Family Dwelling Units: 40 feet at the building setback line~~

Minimum Setbacks:

~~Front: 20 feet if front loaded (see lot diagram below)~~

~~10 feet if rear loaded (see lot diagram below)~~

~~Rear: 5 feet~~

~~Side: Zero (0) feet~~

~~Corner: 10 feet~~

Attached Single Family Dwelling Units:

Front: 20 feet if front loaded (see lot diagram below)

10 feet if rear loaded (see lot diagram below)

Rear: 5 feet

Side: Zero (0) feet

Corner: 10 feet

Detached Single Family Dwelling Units:

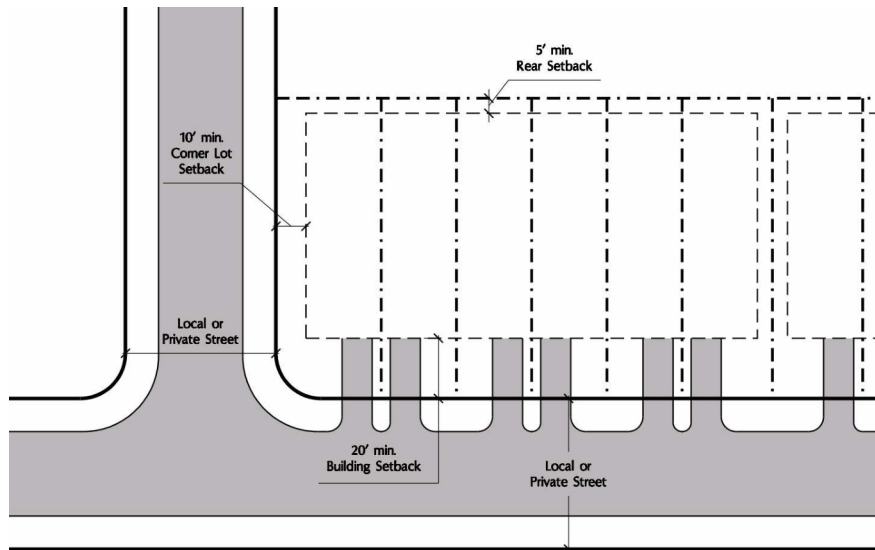
Front: 20 feet

Side: 5 feet

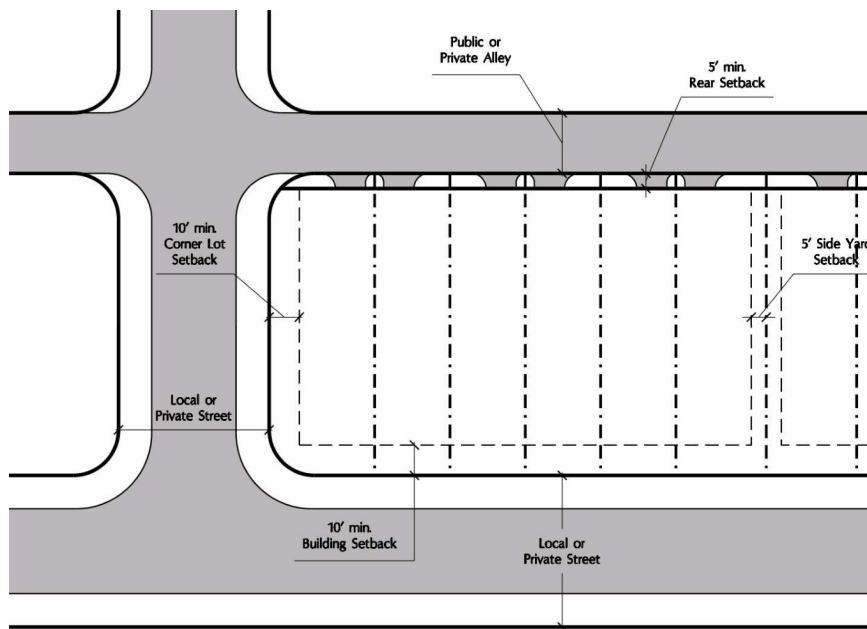
Rear: 10 feet

Corner: 10 feet"

TOWNHOME LOT DIAGRAM (Front Loaded)



TOWNHOME LOT DIAGRAM (Rear Loaded)



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

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section. Sections containing only detached single family dwelling units are not required to provide off street guest parking.

Additional Requirements: Buildings Attached single family dwelling units shall consist of a minimum of two (2) units with a maximum of four (4) units.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Front loaded townhomes shall provide 0.25 off-street guest parking spaces per dwelling unit. Guest spaces may not be on townhome lots or streets and should be located within 300 feet of units.

Patio homes shall comply with the standards established in their respective categories.

5. Village Center (VC)

Purpose: The Village Center District is intended to help establish a community core by combining civic and retail uses in a pedestrian friendly environment.

Permitted uses: Abstract or title company

Advertising agency

Antique store

Art gallery

Arts and crafts store

Bakery

Banks and financial institutions, including drive-through and outdoor ATM facilities

Barber or beauty shop

Bookstore

Candy store

Catering

Cellular phone sales and repair store

Child care facility

Clothing store (no re-used clothing)

Computer sales and repair store

Community centers

Convenience store, with or without gasoline, liquor or beer
and wine sales

Dance studio

Delivery service

Dental clinic

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry cleaning plant

Electronic sales and repair store

Entry features & monuments

Florist shop

Furniture store

Gift shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater, but not drive-in theater

Musical instrument store

Open space

Optician or optometrist

Parks

Patio homes

Personal services

Personal storage

Pharmacy

Professional office

Public facilities

Public safety site

Radio sales and repair

Record and tape store

Recreational facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Schools (public & private)

Single family homes

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Tailor

Telecommunication towers

Temporary uses

Townhomes

Toy store

Travel agency

Tree farms

Video arcade

Non-Permitted uses: Auction

Auto repair

Billboards

Cemeteries

Feed store

Kennel (commercial)

- Pawn shop
- Self service car wash
- Sexually oriented businesses
- Swap meet
- Tattoo shops
- Taxidermist
- Upholstery shop

Minimum Lot Area: None

Minimum Lot width: None

Minimum Setbacks:

- Front: Zero (0) feet along village center local streets with on-street parking
10 feet along major thoroughfares or local streets without on-street parking
- Rear: Zero (0) feet if adjacent to non-residential uses
10 feet if adjacent to residential uses
- Side: Zero (0) feet if adjacent to non-residential uses
10 feet if adjacent to residential uses

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

Architectural features along village center local streets may encroach the public right-of-way a maximum of five (5) feet.

Maximum Building Height: Fifty-six (56) feet

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

Additional Requirements: Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

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

Additional Conditions: Outdoor Display of Merchandise shall be allowed within 10 feet of the primary building, but shall be limited to merchandise that is customarily sold inside the establishment.

6. Commercial (C)

Purpose: The Commercial District is intended for the development of service-oriented retail that meets the daily needs of the community.

Permitted uses:

- Abstract or title company
- Advertising agency
- Antique store
- Art gallery
- Arts and crafts store
- Automobile repair, minor, no outside work or storage
- Bakery
- Banks and financial institutions, including drive-through and outdoor ATM facilities
- Barber or beauty shop
- Bookstore
- Cafeteria
- Candy store
- Catering
- Cellular phone sales and repair store
- Child care facility

Clothing store (no re-used clothing)

Collection agency

Computer sales and repair store

Community centers

Convenience store with or without gasoline, liquor or beer and wine sales

Dance studio

Delivery service

Dental clinic

Department store

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry cleaning plant

Electronic sales and repair store

Entry features & monuments

Filling station or service station, including oil change and inspection services

Florist shop

Furniture store

Gift shop

Gun shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Ice retail distributing, but not manufacturing

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Maintenance facility

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater (with or without food service), but not drive-in theater

Musical instrument store

Office supply and machinery store and repairs

Open space

Optician or optometrist

Parks

Personal services

Personal storage

Pharmacy

Professional office

Public facilities

Public safety site

Radio sales and repair

Radio studio (excluding tower)

Record and tape store

Recreational facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Tailor

Telecommunication towers

Temporary uses

Toy store

Travel agency

Tree farms

Video arcade

Non-Permitted uses: Auction

Auto repair

Billboards

Cemeteries

Feed store
Kennel (commercial)
Pawn shop
Self service car wash
Sexually oriented businesses
Swap meet
Tattoo shops
Taxidermist
Upholstery shop

Minimum Lot Area: 6,000 square feet

Minimum Lot width: 60 feet

Max. Lot coverage: 85 percent

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 10 feet

Corner: 10 feet

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

Maximum Building Height: Sixty (60) feet

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

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

Additional Conditions: Outdoor Display of Merchandise shall be allowed within 10 feet of the primary building, but shall be limited to merchandise that is customarily sold inside the establishment.

7. Institutional (I)

Purpose: The Institutional category is intended to provide for the development of public facilities.

Permitted uses:

- Major utilities
- Minor utilities
- Open space
- Parks
- Public facilities
- Public safety site
- Recreational facilities
- Religious assembly
- Schools (Public & Private)
- Telecommunication towers
- Temporary uses
- Tree farms

Minimum Lot Area: 5,000 square feet

Minimum Lot width: Fifty (50) feet

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 5 feet

Corner: 5 feet

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

Maximum Building Height: Sixty (60) feet

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

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

8. Parks & Open Space (P-OS)

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

Permitted uses:

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

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

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

Max. Building Height: 34 feet

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

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

9. Parking

Parking within Meridiana shall be provided according to the following schedule:

TABLE 5	
Parking Requirements	
Land Use	Minimum Requirement
Single family residential	2 enclosed spaces per unit
Garden home	2 enclosed spaces per unit
Patio home	2 enclosed spaces per unit
Townhome	2 enclosed spaces per unit 0.25 guest spaces per unit
Office (non-medical)	1 space per 200 square feet of gross floor area
Medical office	1 space per 300 square feet of gross floor area
Retail	1 space per 250 square feet of gross floor area Maximum 1.5 spaces per 250 square feet of gross floor area
Restaurant	2 spaces per 250 square feet of gross floor area
Tavern	2 spaces per 200 square feet of gross floor area
Hotel/Motel	.5 spaces per room and 1 space per 200 square feet of gross floor area
Theater/Auditorium/Church/Assembly hall	.25 spaces per seat

Deviations from the above requirements shall be considered by the City's Designated Official on a case by case basis. Appeals to the Official's interpretation may be made to the Zoning Board of Adjustments within thirty (30) days of the date of the determination.

The City's Designated Official shall determine the minimum number of parking spaces required for any use not specified above. Appeals to the Official's interpretation may be made to the Zoning Board of Adjustments within thirty (30) days of the date of the determination.

Shared parking should be encouraged where appropriate. Adjustment of the minimum number of parking spaces required to serve a combination of occupancies shall be determined according to the following formula:

- 1) Determine the parking requirement for each occupancy as though it were a separate use;

- 2) Multiply each amount by the corresponding percentage for each applicable time period shown in the following schedule:

Use	Weekdays			Weekends	
	Night Midnight – 6 a.m.	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight
Retail	5%	50%	90%	100%	70%
Hotel/Motel	80%	80%	100%	80%	100%
Office	5%	100%	10%	10%	5%
Restaurant / Tavern	10%	50%	100%	50%	100%
Entertainment / Recreation	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

- 3) Calculate the column total for each time period;
- 4) The column with the highest value shall be the parking requirement

D. Definitions

Accessory structure – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principle building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

Acreage lot – a single family lot that is at least one acre in area

Alley – a private right-of-way that provides vehicular access to buildings or properties that front on an adjacent street.

Architectural feature – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to windows (e.g. bay windows), chimneys, columns, awnings, marquees, façade or facia.

Attached housing – a building containing two or more dwelling units.

Banking or financial institution – a chartered financial institution that engages in deposit banking and closely related functions such as making loans, investments and other

fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

Block length – the distance measured along a street between two intersecting streets.

Building – a structure used for or supporting any use or occupancy that requires a building permit.

Child care facility – a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

Collector street – a public street designated as a “minor corridor” on the City’s Major Thoroughfare Plan.

Community center – a meeting place used by the community in which community members may gather for social, educational, recreational, or cultural activities. Uses include recreation, fitness center, meeting areas, and restaurants with or without alcohol sales. Community center use may be restricted to dues paying members.

Convenience store – Any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use. The sale of alcohol is permitted as an accessory use.

Council – Shall mean the City Council of the City of Manvel.

Cul-de-sac - Any street with only one outlet that terminates in a vehicular turnaround.

Designated Official – The individual authorized by the City of Manvel to provide direction and oversight and personally perform duties related to a comprehensive program to protect the health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards, and city ordinances.

Detached housing – A site-built building containing only one dwelling unit.

Drill site – A tract of land designated for the purpose of extracting oil or gas comprising a “spacing unit “or “proration unit” as determined by the State Railroad Commission.

Dwelling unit - Any building or portion thereof which is designed or used exclusively for residential purposes.

Entry features – Primary points of vehicular entry into the property that are enhanced with landscaping, water features, architectural treatments, and lighting.

Front loaded – Any dwelling unit that takes vehicular access from the street on which it fronts.

Frontage – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

Garden home – Detached, single family dwelling units on the perimeter of the overall Project boundary. Lots shall have a minimum lot width of 50 feet and a minimum lot area of 6,300 square feet.

General development plan – A plan that illustrates the portion of Meridiana located within the City, which identifies the major thoroughfares and collector streets that are proposed in the property and any recorded easements over 20 feet in width that affect the property and proposed land use.

Grocery store – A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods. The sale of alcohol is permitted as an accessory use.

Gross acreage – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

Gross density – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

Home occupation – An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements. A home occupation may not display signage on the property. No more than one (1) employee may reside off-premises.

Home owner's association (HOA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All residential property owners within the subdivision shall be a member of the HOA for that subdivision.

Institutional use – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private) and other civic uses.

Knuckle – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

Landscaping – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

Laundry services (including dry cleaning) – A facility that launders or dry cleans articles dropped off on the premises directly by the customers or where articles are dropped off, sorted, and picked up, but where laundering is done elsewhere.

Local street - A public street that is not a major thoroughfare, collector, or neighborhood collector street and conforms to the criteria established in this PUD.

Lodging facilities – A building in which lodging is offered for compensation for a period of less than seven (7) days. This use includes hotels, motels, inns, and bed and breakfast residences, but does not include group homes and boarding houses.

Lot – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

Maintenance facility – A facility intended to store equipment related to the maintenance, upkeep, or repair of the parks, open space, and detention/drainage areas inside the Project.

Major thoroughfare - A public street designated as a “major corridor” on the City’s Major Thoroughfare Plan.

Major utility – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation, or other operational characteristics, which include, but are not limited to, transmission substations,

wastewater treatment facilities, water reservoirs and pump stations, and power plants. This use does not include private individual water supplies or septic tanks. *See Minor Utilities.*

Minor utility – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include, but are not limited to facilities such as power lines, water and sewer lines, storm drainage facilities, transformers, hydrants, switching boxes, wastewater lift stations, and similar structures.

Mixed-use – A tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or located within the same building (e.g. retail on the first floor and office or residential on the floors above the retail).

Neighborhood – A collection of compatible subdivisions.

Neighborhood collector – A public street that is not a major thoroughfare, or collector street and is designed to help distribute traffic within residential areas.

Open space – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

Overall project - The approximately 2,906 acres of land that constitutes the entire Meridiana project.

Patio home - A detached, single-family residence which has a zero (0) foot side setback on one of the side lot lines.

Personal services – Establishments providing non-medical related services generally related to personal needs, including beauty and barber shops, day spas, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

Personal storage – An area used or intended for the storage of materials, vehicles or equipment not in service.

Private – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

Private street - A street that is privately owned and maintained. Private streets may be gated.

Private utilities – Utilities other than water and wastewater. Other utilities may be public and/or private in nature and may include, but are not limited to electrical power, gas, telephone, wireless communication, internet, and cable television.

Professional office- A room or group of rooms used for conducting the affairs of a business, medical, professional or service industry.

Project – The approximately 1,735 acres of land which is the subject of this PUD, the legal description of which is contained in the appendix of this document.

Property owner's association (POA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

Public facilities – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to governmental offices, libraries, parks, and major and minor utilities.

Public safety site – A building or structure that is designated for police, fire, or emergency services.

Public utilities – Any utilities that are provided by the city, county or municipal utility district which may include, but are not limited to water and wastewater.

Recreational facilities – Any structure or building intended for active recreational use. Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, etc.

Religious assembly – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

Restaurant (including carry-out and drive-thru) – A commercial establishment where food and beverages are prepared for consumption either on or off the premises. The sale of alcohol is permitted.

Retail – Retail sales of any article, substance, or commodity within a building or structure.

School (public or private) – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

Shared parking – The use of the same off-street parking stall or stalls to satisfy the off-street parking requirements for two or more individual land uses without significant conflict or encroachment.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office, and business development or other uses.

Telecommunication tower – A structure on which there are electronic facilities for receiving or transmitting communication signals.

Temporary use – Any use allowed for a specific period of time. A use that is not of a permanent nature.

Theater – An outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances.

Townhome - One (1), of a group of attached single family residences separated by a fire rated wall. Each dwelling unit shall be platted on an individual lot.

Wastewater treatment facilities – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gasses removed from such wastes.

Water plant facilities – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

IV. GENERAL ADMINISTRATION & AMENDMENTS

A. Purpose

This section establishes guidelines regarding the administration and future amendments to the PUD.

B. Changes to the Zoning Ordinance

The Development Regulations section of the PUD addresses only those areas that differ from the City of Manvel Zoning Ordinance. In the event that an issue, condition, or situation arises that is not specifically addressed in the PUD, the City of Manvel Zoning Ordinance in place at the time of the adoption of this document shall be used by the City's Designated Official as the basis to resolve the issue.

C. Variances from the Subdivision Ordinance

The criteria established in this PUD require variances from the City of Manvel Subdivision Ordinance as adopted on June 23, 2008. These variances are necessary to achieve the community vision established in the City's Comprehensive Plan. Table 7 describes the requested variances and their corresponding section of the subdivision ordinance. These variances shall apply to all property within the PUD.

D. Variances from the Design Manual

The criteria established in this PUD require variances from the City of Manvel Design Manual as adopted on December 15, 2008. These variances are necessary to achieve the community vision established in the City's Comprehensive Plan. Table 8 describes the requested variances and their corresponding section of the design manual. These variances shall apply to all property within the PUD.

**TABLE 7
Meridiana Subdivision Variances**

Ordinance reference	Requirement	Proposed	Difference	Justification
Sec. 62-38 Preliminary plat process (e)	Upon action by the planning commission, city staff shall schedule the preliminary plat for action at a regular city council meeting, which meeting shall be held within 30 days of the planning commission's meeting date at which action was taken on such preliminary plat.	In accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24), preliminary plats shall be acted on by the Planning, Development, and Zoning Commission. No final action shall be required by City Council.	No final action shall be required by City Council.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24).
Sec. 62-39 Master preliminary plat procedure for a large tract (a)	Where the proposed subdivision constitutes a large tract consisting of a minimum of 100 acres or more in size, and which is intended to be subsequently subdivided as additional units of the same subdivision, the subdivision plat shall be accompanied by a master preliminary plat showing the tentative proposed layout of the streets, blocks and drainage of the entire area. The over-all layout, if approved by the council, shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the city. Thereafter, fractional final plats of subsequent units of each subdivision may be submitted without additional preliminary plat approval, provided no significant changes are made to the master preliminary plat. Any request to change the over-all layout must be submitted according to the procedures prescribed in Section 62-38.	A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan, all recorded easements, other proposed streets that are necessary to demonstrate an overall circulation system for the development and proposed land uses and public facilities. This approval shall eliminate the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law. Preliminary plats should generally conform to the General Development Plan. Any significant change shall require the submittal of a revised general development plan.	Rather than submit one "master" preliminary plat, a general development plan will be submitted which will establish the general framework for the development. Preliminary plats will be submitted for each section of development.	It is not feasible to provide the level of detail necessary to submit a preliminary plat for tract of land of this size. The proposed General Development Plan meets the intent and general purpose of the requirement and by submitting preliminary plats for each section of the development, the city will be provided with the same level of detail with less chance for error.
Sec. 62-41 Final plat procedure (a)	No final plat shall be considered unless and until a preliminary plat has been submitted and approved, unless the minor plat procedure is used, and a set of final construction plans has been approved by the city engineer for the public infrastructure improvements.	Final plat submittal shall be permitted if the respective drainage district has approved construction plans and that was the only outstanding construction plan comment from the City of Manvel.	In this scenario, a final plat may be submitted to the City without construction plan approval by the City engineer.	In order for plat submittals to occur in a timely manner, consistent with the City's platting schedule, final plat submittals may occur if all outstanding construction plan comments have legitimately been addressed.
Sec. 62-41 Final plat procedure (b) (29)	Upon action by the planning commission, city staff shall schedule the final plat for action at a regular city council meeting to be held within the 30 days of date the planning commission took action on the final plat.	In accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24), final plats shall be acted on by the Planning, Development, and Zoning Commission. No final action shall be required by City Council.	No final action shall be required by City Council.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24).
Sec. 62-41 Final plat procedure (b) (32)	In the event the tract of land being subdivided fronts on a street or road that does not meet the city's design specifications, the subdivider shall be required to improve such street or road to meet those specifications from the point where such street or road does meet the city's requirements, to the farthestmost boundary of the subdivision.	The developer would dedicate any additional right-of-way required for County Road 67 and County Road 72, but shall not be required to make any paving, drainage, or utility improvements along said roads.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.

Sec. 62-44 (a) Replatting without vacating preceding plat	A replat of a subdivision or any part of a subdivision may be recorded and is controlling over a preceding plat, without vacation of such preceding plat, if the replat: (3) Does not attempt to amend or remove any covenants or restrictions.	Rules governing partial replats of certain property. (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction/note contained on the preceding subdivision plat, subject to the procedure of Texas Local Government Code § 212.014. (c) For the purposes of Sec. 62-44(c) and Texas Local Government Code § 212.014(3), a "restriction" shall not include a plat restriction or note that designates a public safety site that is contrary to the land use shown in the PUD.	The term "restriction" does not include a plat restriction or note that designates a public safety site that is contrary to land use shown in the PUD.	The true land use restriction is what the property is zoned as, and a face of plat restriction cannot change that.
Sec. 62-44 (c) Replatting without vacating preceding plat	Notice of the hearing required under section 62-42 hereof shall be given before the 15th day before the date of the hearing by:	In accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24) and Texas State Law, a replat of a tract of land that is not associated with a previously recorded single family deed restriction shall not be required to establish a public hearing.	A replat of a tract of land that is not associated with a previously recorded single family deed restriction shall not be required to establish a public hearing.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24) and Texas State Law.
Sec. 62-69 Extension of water mains, wastewater mains, or stormwater drainlines to developments and within developments (b)	Developers shall bear the entire costs of water and wastewater main extensions within their developments, except that on any mains larger than 12 inches, the city may elect to participate in the cost and refund the difference between the cost of the oversized main and the 12 inch main. The city shall determine the adequate size of such water and wastewater mains, and its decision will be final.	The developer shall bear the cost of all water, wastewater, and storm sewer lines. The entire cost of which shall be eligible for reimbursement by the MUD or TIRZ.	The developer will build all necessary infrastructure and the city will not have to participate in the cost of "oversizing" of any lines that will benefit areas outside of Meridiana.	The TIRZ allows for the construction of infrastructure that will benefit areas outside of Meridiana without any out-of-pocket expense by the city.
Sec. 62-104 Streets, Minimum right-of-way (Clarification)	The minimum right-of-way for collector streets shall be 80 feet.	In addition to collector streets, Meridiana will feature Neighborhood Collectors that are designed to help distribute traffic through residential areas. Neighborhood collectors shall have a minimum right-of-way of 60 feet.	Clarification that Neighborhood Collectors shall not be considered collectors as defined by the subdivision ordinance.	N/A
Sec. 62-104 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Residential streets shall have a minimum right-of-way width of 50 feet within single family sections in which more than 50% of the lots are less than 70 feet wide.	10 foot reduction in right-of-way width. 10 foot utility easements will provide 5 additional feet on both sides for utility purposes. Paving section shall remain 28 feet	The street paving section shall remain 28 feet and thus will have no affect on traffic circulation. The 10 foot utility easements provide more area for utility maintenance than a 60 foot right-of-way in addition to allowing for the preservation of more open space.

Sec. 62-104 Streets, Subsection 5 Multiple Access Points (clarification)	All subdivisions, except those with single dead-end streets, shall have a minimum of two access points to existing (or future) public streets. A boulevard shall be acceptable where a second access is not available.	All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street.	Clarification that a boulevard entry shall be considered two points of access in all cases.	N/A
Sec. 62-104 Streets (15) Street Design (Clarification)	The details of all street designs shall conform to the city's engineering standards and standard details	The O-PUD has established certain street criteria that will apply to streets within Meridiana in addition to the city's standards.	Clarification that streets within Meridiana shall be designed to meet both sets of criteria. In the event of a conflict, the standards within the O-PUD shall govern.	N/A
Sec. 62-105 Alleys (b)	The width of alleys within commercial and industrial districts shall be at least 20 feet. The width of alleys within residential districts shall be at least 20 feet where possible; however, a minimum width of 16 feet may be allowed.	Meridiana may contain private alleys. Private alleys shall have a minimum right-of-way width of 20 feet with a 14 foot paving section. Private alleys are for residential use only.	16 feet wide private alleys are not allowed.	Private alleys shall be privately maintained.
Sec. 62-106 Alleys (d) (clarification)	Dead-end alleys shall be avoided where possible but when unavoidable, adequate turnaround facilities at such dead end shall be provided.	Dead-end alleys will be avoided, but may be necessary or more desirable in certain circumstances. Dead-end alleys greater than 150 feet in length shall provide an adequate turnaround.	Clarification that a dead-end alley may be avoidable, but undesirable and therefore permitted provided that the dead-end does not exceed 100 feet in length.	The fire code allows for dead-end access without a turnaround up to 150 feet in length.
Sec. 62-107 Lengths, widths and shapes of blocks (4)	No block shall exceed 1,200 feet in length within residential or commercial developments.	The maximum block length for major thoroughfares, collectors and neighborhood collectors shall be 2,600 feet except where the thoroughfare runs parallel to a drainage feature having a minimum width of 50 feet in which case the maximum block length shall be 4,000 feet. The maximum block length for collectors and neighborhood collectors shall be 1,800 feet and the maximum block length for local streets shall be 1,200 feet. Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan. The maximum block length along pipeline easements and drainage features having a minimum width of 50 feet shall be 2,000 feet.	1,400 feet for major thoroughfares 2,800 feet for major thoroughfares that run parallel to drainage features that are a minimum of 50 feet in width 600 feet for collectors and neighborhood collectors 800 feet along pipelines and drainage features	Generally, intersections along major thoroughfares and collectors should be spaced farther apart than along local streets. This allows for more efficient traffic flow and limits pedestrian/auto conflicts. Pipelines and drainage features represent physical encumbrances that warrant additional spacing standards.
Sec. 62-108 Lots (b) Lots smaller than one acre (1)	The minimum front setback lines shall not be less than 25 feet. Each corner lot shall have at least the minimum front setback line on both streets.	The minimum front setback for single family lots in sections in which 50% or more of the lots are 60 feet or less in width, as well as all cul-de-sacs and knuckles shall be 20 feet. Corner lots shall have a minimum side setback of 10 feet. Porches may encroach into the front setback up to 10 feet provided they have a minimum depth of 6 feet. On corner lots, porches may encroach into the side setback up to 5 feet provided they have a minimum depth of 6 feet. Where garages face directly onto a street, the garage must be setback a minimum of 20 feet. Side-entry garages must be set back a minimum of 10 feet.	5 foot reduction for front setbacks for lots in sections in which 50% or more of the lots are 60 feet or less in width, and on all cul-de-sacs and knuckles 10 foot reduction for porches having a minimum depth of 6 feet 15 foot reduction for side-entry garages 15 foot reduction for side setbacks on corner lots	Reduced setbacks foster a pedestrian friendly environment and encourage neighbor interaction. Porches and varying building lines create interest along the street and help to achieve a more attractive street scene.

Sec. 62-108 Lots (b) Lots smaller than one acre (2)	Lot dimensions shall not be less than 60 feet in width at the building setback line and of a depth so as to provide an area of not less than 6,300 square feet.	The minimum lot width for single family lots shall be 55 feet at the front building setback line with a minimum area of 6,300 s.f. The minimum lot width for garden homes shall be 50 feet at the front building setback line with a minimum area of 6,300 s.f. The minimum lot width for patio home lots shall be 45 feet with a minimum area of 4,500 s.f. The minimum lot width for townhome lots shall be 25 feet at the front building setback line with a minimum area of 2,500 s.f.	5 foot reduction in width 10 foot reduction in width 15 foot reduction in width and 1,800 s.f. reduction in area 35 foot reduction in width and 3,800 s.f. reduction in area	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 62-111 Additional street requirements (b)	The developer shall be responsible for construction of all roadways within the development in accordance with the city's minor street standards. Where the major thoroughfare plan requires street widths over and above the local street requirements, the developer shall dedicate the amount of right-of-way required for the larger street and shall construct such street with a pavement width of up to 38 feet. If the city requires a pavement width of more than 38 feet, the city shall provide funding for such increased width, subject to the availability of funds and within legal limitations.	The developer shall bear the cost of all streets within Meridiana. The entire cost of thoroughfares, collectors and neighborhood collectors, but not local or private streets shall be eligible for reimbursement by the MUD or TIRZ.	The developer will build all necessary streets within Meridiana and the city will not have to fund any street improvements.	The TIRZ allows for the construction of infrastructure that will benefit areas outside of Meridiana without any out-of-pocket expense by the city.
Sec. 62-111 Additional street requirements (c)	The developer shall be responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development.	The developer would dedicate any additional right-of-way required for County Road 67 and County Road 72, but shall not be required to make any paving, drainage, or utility improvements along said roads.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.
Sec. 62-113 Sidewalks	In large subdivisions, sidewalks shall be constructed at a minimum of four feet wide and in accordance with the city's design criteria. If not constructed prior to issuance of a building permit, any sidewalks required by this article must be constructed as part of the issuance of a building permit for each tract.	Sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section.	Sidewalks will be constructed prior to acceptance by the city rather than the issuance of building permits.	Sidewalks are frequently damaged during the home construction process. Allowing sidewalks to be put in after permitting is more efficient, avoids unnecessary damage and achieves the desired result.
Sec. 62-115 Drainage and drainage structures	The subdivider shall furnish and install all necessary drainage improvements in accordance with the "Brazoria County Drainage Criteria Manual" and the appropriate county drainage district's drainage criteria. All drainage improvements shall be dedicated or turned over for maintenance to the appropriate drainage district. If maintenance is rejected by the drainage district for any reason, the subdivider must provide for maintenance of all improvements, in a form satisfactory to the city, prior to the filing of the final plat.	Drainage structures and improvements may be dedicated to the appropriate drainage district or municipal utility district for maintenance.	Allows a municipal utility district to assume responsibility for drainage structures and improvements.	The MUDs created to serve Meridiana will have the responsibility and financial capability to maintain the required improvements

**TABLE 8
Meridiana Design Manual Variances**

Design Manual reference	Requirement	Proposed	Difference	Justification
Section 3 - Water 1.05 G	New Section - Criteria Manual is silent on topic of reclaimed water	Any reclaimed water shall comply with TECQ requirements.	Additional option for use of reclaimed water for irrigation purposes.	Use of reclaimed water conserves natural resources.
Section 4 - Paving 1.04 B.1	The minimum ROW width for all streets in the city of Manvel and its ETJ is 60 feet.	The minimum ROW width for local residential streets is 50 feet with a 10-foot utility easement on each side.	A reduction of 10 feet of ROW width, but an overall increase in area available for the street and utilities from 60 feet to 70 feet.	The pavement width would remain unchanged at 28 feet, so there is no impact on vehicular accessibility. The ROW reduction allows additional property to be on the tax rolls rather than in non-taxable ROW.
Section 4 - Paving 1.04 B.7	The minimum ROW for major arterials in the city of Manvel and its ETJ is 120 feet. The minimum pavement width for major arterials is two divided traffic lanes of 34 feet B/B of curb (four lane divided).	{Note: The 34 foot width may be a typo; normal section for four lane divided is 25 feet.} The minimum ROW width for McCoy Parkway and Manvel Parkway (CR 786) is 120 feet except within the Village Center area, where the minimum width may be 80 feet. The pavement width for McCoy Parkway and Manvel Parkway is 25 feet B/B of curb (four lane divided). Median widths and other related standards are to conform to the street sections provided in this O-PUD.	ROW: 40' reduction within Village Center area only. Pavement Width: Clarification of standard pavement width for standard four lane divided roadway.	The traffic model prepared by Wilbur Smith Associates that analyzes the transportation system through year 2035 indicates that the proposed ROW and paving sections are more than adequate. The reduced ROW section in the Village Center promotes a pedestrian-friendly environment that provides improved walkability and accommodation of other non-motorized forms of transportation. This concept is consistent with the land use and transportation goals of the comprehensive plan.
Section 4 - Paving 1.04 G.7	The radius for cul-de-sac pavement shall be 50 feet in a 60-foot radius ROW.	Add: Islands within cul-de-sacs are allowed provided minimum fire apparatus turning radius requirements are provided. Islands shall have a maximum radius of 16 feet.	Clarification to be clear that cul-de-sac islands are allowed.	A 50-foot pavement radius is a large expanse of paving that creates excess storm water run off, increases heat effects, and promotes unsafe driving and parking practices. An island is an esthetic solution to all of these problems, while still preserving the fire department access requirements.
Section 5 - Drainage 1.04 F.4	Wet detention ponds may be connected by a submerged pipe.	Add: Storm sewers discharging into wet detention ponds may be submerged from the last manhole to the outfall.	The Criteria Manual allows submerged storm sewer pipe between two wet ponds. This addition allows a similar submerged outfall for storm sewers.	The submerged outfall is more esthetic. By limiting the submerged portion to the last run of pipe, maintenance access problems are minimized.
Section 5 - Drainage 1.04 G.4	Detention Pond Structural Requirements (subsections a-g will be unchanged)	Add: h. The maintenance berm shall be 30 feet in width at a slope not to exceed a 10:1 (10%) slope. i. No back slope swales are required for areas of the detention basin where there are 5:1 or flatter side slopes and no more than 1/2 of the adjacent lot depth (or a maximum of 50 feet in nonresidential areas) draining over the side slope. Areas with side slopes steeper than 5:1, or areas draining more than 1/2 of the adjacent lot (or more than 50 feet in nonresidential) must have back slope swales.	Additional criteria for detention ponds.	Provides clarity for detention pond design.
Section 5 - Drainage 1.04 G.6.b	Excess detention capacity may not be used for mitigation of fill in the flood plain. {refers to offsite, regional detention facilities}	Excess detention capacity may be used for mitigation of fill in the flood plain, as authorized by the GR-M1 agreement to purchase capacity in the City of Manvel (Haddock) regional detention pond.	Purchased capacity in the "Haddock" pond may be used for flood plain fill mitigation.	The agreement, by which the volume has already been purchased, allows the volume to be used for flood plain fill mitigation. Additionally, due to the location of the pond, it is adjacent to the C-12 ditch and the Meridiana project, so the pond functions more like an "on-site" pond, in which flood plain mitigation is allowable.

Section 5 - Drainage 1.06 C	New Section	C. Conceptual drainage plans, master drainage plans, storm water and drainage routing models shall be submitted for review and approval by the appropriate drainage district; courtesy copies will be provided to the city. Submittals to FEMA related to CLOMR's, LOMR's, LOMR-F's, or similar documents requiring approval of the flood plain administrator shall be submitted to the city's flood plain administrator; courtesy copies will be provided to the appropriate drainage district.	Clarification of jurisdiction and responsibility.	The proposed process eliminates duplicate plan reviews and review fees from multiple jurisdictions and clarifies the respective responsibilities of each entity.
New Requirement	New Section	Maintenance bonds shall be for two (2) years, not one (1) year as is defined in the 2008 Design Criteria Manual.	New Section	Requested by City staff.
New Requirement	New Section	"Click 2 Enter" emergency access systems shall be required for all gated sections and installed during initial construction of gates.	New Section	Requested by City staff.

E. Interpretation

The City's Designated Official shall be responsible for interpreting the provisions of the PUD. Appeals to the Designated Official's interpretation may be made to the Zoning Board of Adjustments within thirty (30) days of the date of the interpretation. Appeals shall be heard by the Zoning Board of Adjustments a maximum of sixty (60) days after receipt by City staff.

F. Administrative Approval

Certain changes to the provisions may be made administratively by the City of Manvel Designated Official, provided such changes are consistent with the intent and general purpose of the PUD and do not result in the reduction of open space by more than ten (10) percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the Zoning Board of Adjustments. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the PUD, including maps or text that does not change or affect any of the regulations or guidelines contained therein.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems, excluding water and sewer plant locations.
- Changes in land use plan boundaries within the PUD, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in the development standards for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features not addressed in the City of Manvel Sign Ordinance, such as entry monuments, neighborhood signage, community art, mailboxes, etc.

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

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

G. Substantial Change

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

H. Fees

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

Appendix 1

Metes & Bounds Description
and Boundary Map

**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 7
BEING 72.47 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 72.47 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64 AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 72.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the intersection of the westerly right-of-way line of Meridiana Parkway Phase 7 (based on a variable width at this location) with the southwesterly right-of-way of the B. N. & S. F. Railroad (called 100-foot wide);

THENCE, along the westerly right-of-way line of Meridiana Parkway the following five (5) courses:

- (1) S 26°58'03" W, for a distance of 228.59 feet to a point for curvature;
- (2) In a southerly direction along the arc of a curve to the left having a radius of 780.00 feet, an angle of 14°44'09", an arc length of 200.61 feet, and a chord bearing S 19°35'59" W for a distance of 200.05 feet to a point for compound curvature;
- (3) In a southerly direction along the arc of a compound curve to the left having a radius of 500.00 feet, an angle of 08°39'46", an arc length of 75.60 feet, and a chord bearing S 07°54'01" W for a distance of 75.52 feet to a point for tangency;
- (4) S 03°34'08" W, for a distance of 111.22 feet to a point for curvature;
- (5) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 03°08'11", an arc length of 54.74 feet, and a chord bearing S 05°08'14" W for a distance of 54.73 feet to a point for corner
- (6) **THENCE**, N 70°26'36" W, for a distance of 55.08 feet to a point for corner;
- (7) **THENCE**, S 15°13'36" W, for a distance of 20.05 feet to a point for corner;
- (8) **THENCE**, S 70°26'31" E, for a distance of 57.92 feet to a point for corner in arc of a curve in the westerly right-of-way line of Meridiana Parkway;

THENCE, along the westerly right-of-way line of Meridiana Parkway the following two (2) courses:

- (9) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 04°22'20", an arc length of 76.31 feet, and a chord bearing S 10°03'51" W for a distance of 76.29 feet to a point for tangency;
- (10) S 12°15'01" W, for a distance of 213.65 feet to a point for corner;
- (11) **THENCE**, S 19°33'24" W, for a distance of 353.58 feet to a point for corner;
- (12) **THENCE**, N 70°26'36" W, for a distance of 2,441.13 feet to a point for corner;

- (13) **THENCE**, N 19°33'24" E, for a distance of 1,319.69 feet to a point for corner;
- (14) **THENCE**, S 70°29'03" E, for a distance of 2,367.15 feet to the point of **POINT OF BEGINNING** and containing 72.47 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: October 19, 2023
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\PUD\08101100V-MANVELPUD TRACT-7-72.36 AC.doc

ORDINANCE NO. 2009-O-03

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND TOTALLING 1663.3 ACRES FROM OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), HEAVY COMMERCIAL DISTRICT (HC), AND LIGHT COMMERCIAL DISTRICT (LC) TO OPEN - PLANNED UNIT DEVELOPMENT DISTRICT (O-PUD), SAID TRACT BEING LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, THE MARY V. O'DONNELL SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.& B.R.R. CO. SURVEY ABSTRACT 282, SECTION 1, AND THE J.M.O'DONNELL SURVEY, ABSTRACT-470, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, WITHIN THE CITY LIMITS OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REPEALING ORDINANCE NO. 2007-O-22 PASSED, APPROVED, AND ADOPTED ON THE 21st DAY OF MAY, 2007; 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, GR-M1, Ltd. is the owner (the "Owner") of a certain 1663.3 acre tract of land presently zoned Open-Planned Unit Development District (O-PUD), Open Single-Family Residential District (O-SFR), Heavy Commercial District (HC), and Light Commercial District (LC) pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, the Owner has made application to the City to change the zoning classification of said 1663.3 acre tract, same being more particularly described in Exhibit "A" attached hereto and for all things made a part hereof, from Open-Planned Unit Development (O-PUD), Single-Family Residential District (O-SFR), Heavy Commercial District (HC), and Light Commercial District (LC) to Open - Planned Unit Development District (O-PUD); 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 approval of the application and the City Council deems it appropriate to grant such request, subject to certain regulations, restrictions, and conditions; now, therefore,

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

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

Section 2. The zoning classification of the 1663.3 acre tract, same being more particularly described in Exhibit "A," attached hereto and for all things made a part hereof, known as located in the Oliver Hall Survey, Abstract 203, the Mary V. O'Donnell Survey, Abstract 484, Section 62, the H.T. & B.R.R. Co. Survey, Abstract 483, Section 64, the H.T. & B.R.R. Co. Survey Abstract 283, Section 63, the H.T. & B.R.R. Co. Survey, Abstract 286, Section 55, J.M. O'Donnell Survey, Abstract 470, and the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, Brazoria County, Texas, and within the city limits of the City, is hereby changed from Open Single-Family Residential District to Open – Planned Unit Development District for use as permitted within such zone classification, subject to the regulations, restrictions, and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said 1663.3 acre 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 4. 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 1663.3 acre tract as described above.

Section 5. Ordinance No. 2007-O-22 passed, approved, and adopted on the 21st day of May, 2007, together with any ordinances or parts of ordinances in conflict herewith, is hereby repealed.

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

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

PASSED AND APPROVED on first reading this 2nd day of Feb, 2009.

PASSED, APPROVED, AND ADOPTED on second and final reading this W/A, 2009.

Delores M. Martin
Delores Martin, Mayor

ATTEST:

Tammy Bell
Tammy Bell, City Secretary

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 1
BEING 1632.3 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55
H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1632.3 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 1632.3 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the point of intersection of the west line of the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61 and the projection of the Northwest line of the Oliver Hall Survey Abstract 203;

- (1) THENCE, North 59°48'12" East, along the northwest line of the Oliver Hall Survey Abstract 203, generally along the centerline County Road 72 a distance of 8133.57 feet to the northeast corner of said Oliver Hall Survey Abstract 203;
- (2) THENCE, South 30°06'57" East, along the northeast line of the Oliver Hall Survey Abstract 203 a distance of 1564.29 feet to a point;
- (3) THENCE, North 19°31'28" East, a distance of 256.51 feet to a point;
- (4) THENCE, South 70°42'13" East, a distance of 200.00 feet to a point;
- (5) THENCE, North 19°31'28" East, a distance of 360.09 feet to a point in the southerly right-of-way of Jordan Road (60-foot right-of-way);
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Jordan Road, a distance of 1120.49 feet to the west right-of-way line of Peter's Road (60-foot wide);
- (7) THENCE, South 19°33'24" West, along the west right-of-way line of said Peter's Road, a distance of 1738.16 feet to a point in the northeast line of said Oliver Hall Survey;
- (8) THENCE, South 30°06'57" East, along the northeast line of said Oliver Hall Survey, a distance of 1513.49 feet to the northeast corner of Lulling Stone Section 1 as recorded under Volume 21, Page 267-270, B.C.P.R.;
- (9) THENCE, South 30°16'05" East, along the northeast line of said Lulling Stone Section 1, a distance of 3115.87 feet to a point in an arc of a non-tangent curve to the right in the northerly right-of-way line of County Road 67 (80-foot right-of-way);
- (10) THENCE, in a southwesterly direction along the northerly right-of-way line of County Road 67 and with the arc of said non-tangent curve to the right having a radius of 260.00 feet, a length of 203.66 feet, a delta of 44°52'47" and a chord bearing South 37°30'48" West 198.49 feet to a point of tangency;

- (11) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 3004.38 feet to a point;
- (12) THENCE, North 30°02'46" West, a distance of 648.54 feet to a point in the common line of Lot 15 and Lot 16 of said Lulling Stone Section 1;
- (13) THENCE, South 59°57'14" West, a distance of 200.00 feet to a point in the common line of Lot 16 and 17 of said Lulling Stone Section 1;
- (14) THENCE, North 30°02'46" West, along the common line of Lot 16 and Lot 17 a distance of 612.84 feet to a point;
- (15) THENCE, South 59°57'12" West, a distance of 1293.09 feet to a point in the centerline of Chocolate Bayou;
- (16) THENCE, North 19°17'03" West, along the meanders of the centerline of said Chocolate Bayou a distance of 95.75 feet to a point;
- (17) THENCE, North 18°46'45" West, along the meanders of the centerline of said Chocolate Bayou a distance of 225.19 feet to a point;
- (18) THENCE, South 59°57'12" West, a distance of 916.87 feet to a point in the common line of Lot 8 and Lot 9 of Lulling Stone Section 3, Volume 22, Page 231, B.C.P.R.;
- (19) THENCE, North 71°59'30" West, a distance of 582.23 feet to a point;
- (20) THENCE, South 59°53'05" West, a distance of 210.82 feet to a point in the common line of Lot 6 and Lot 7;
- (21) THENCE, South 30°02'48" East, along the common line of Lot 6 and Lot 7 a distance of 2009.10 feet to a point in the northerly right-of-way line of said County Road 67;
- (22) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 a distance of 600.00 feet to the southerly common corner of Lot 4 and 5;
- (23) THENCE, North 30°02'48" West, a distance of 3183.51 feet to the northerly common corner of Lot 4 and Lot 5;
- (24) THENCE, South 59°53'03" West, along the North line of said Lulling Stone Section 3, a distance of 600.00 feet to the northerly common corner of Lot 2 and Lot 3;
- (25) THENCE, South 30°02'48" East, along the common line of Lot 2 and Lot 3, a distance of 1704.88 feet to a point;
- (26) THENCE, South 59°53'03" West, a distance of 701.91 feet to a point in the easterly line of the City of Alvin 100-foot Strip;
- (27) THENCE, North 29°57'14" West, along the easterly line of said City of Alvin 100-foot Strip, a distance of 646.47 feet to an angle point;
- (28) THENCE, South 87°19'17" West, along the northerly line of said City of Alvin 100-foot Strip, a distance of 4098.79 feet to a point;

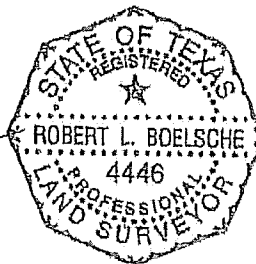
1632.3 Acres

- (29) THENCE, North 02°52'03" West, a distance of 3966.65 feet to a point;
- (30) THENCE, North 87°13'12" East, a distance of 1325.71 feet to a point in the west line of aforementioned H.T. & B.R.R. Co. Survey, Abstract 282, Section 61;
- (31) THENCE, North 03°03'24" West, along the west line of H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, a distance of 1179.10 feet to a the POINT OF BEGINNING and containing 1633.3 acres of land, SAVE and EXCEPT the following 1.000 acre tract of land being more particularly described as follows:
- (32) COMMENCING at the southeasterly corner of Lot 3 of Lulling Stone Section 1;
- (33) THENCE, North 30°02'46" West, along the common line of Lot 3 and Lot 2, a distance of 1,505.00 feet for corner;
- (34) THENCE, South 59°57'21" West, a distance of 10.00 feet to the southeasterly corner and POINT OF BEGINNING of the herein described tract;
- (35) THENCE, South 59°57'21" West, a distance of 180.00 feet to the southwesterly corner of the herein described tract;
- (36) THENCE, North 30°02'39" West, a distance of 242.00 feet to the northwesterly corner of the herein described tract;
- (37) THENCE, North 59°57'21" East, a distance of 180.00 feet to the northeasterly corner of the herein described tract;
- (38) THENCE, South 30°02'39" East, a distance of 242.00 feet to the POINT OF BEGINNING of the SAVE and EXCEPT Tract resulting in Tract 1 containing a net area of 1,632.3 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500



Date: December 10, 2008, Icon revised December 16, 2008
Job No: 091-011-09
File No: R:\2008\08101100V-MANVELPUO TRACT-1-1632.3AC.Doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 2
BEING 3.123 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.123 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 3.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of the intersection of Kreuzer Street (50-foot wide) and Peter's Road (called 60-foot wide);

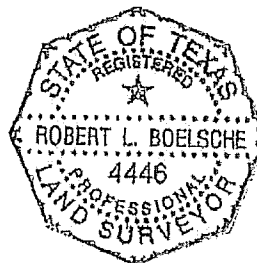
- (1) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 909.81 feet to the intersection with the northerly right-of-way line of Jordan Road (50-foot wide as monumented);
- (2) THENCE, North 70°26'30" West, along the northerly right-of-way line of said Jordan Road, a distance of 133.89 feet to a point;
- (3) THENCE, North 19°35'12" East, a distance of 364.31 feet to a point;
- (4) THENCE, North 70°26'36" West, a distance of 16.30 feet to a point;
- (5) THENCE, North 17°27'25" East, a distance of 545.87 feet to a point in the southerly right-of-way line of Kreuzer Street;
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Kreuzer Street, a distance of 170.00 feet to the POINT OF BEGINNING containing an area of 3.123 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



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713-784-4500

Date: December 10, 2008, [cna], revised 12-16-08
Job No: 081-011-00
File No: R:\2008\08101100V-MANVELPUJ-TRACT-2-3.123AC.doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 3
BEING 1.259 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.259 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 1.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwest corner of the intersection of Kreuzer Street (50-foot wide) and Peter's Road (called 60-foot wide);

- (1) **THENCE**, North 70°26'36" West, along the northerly right-of-way line of Kreuzer Street, a distance of 80.00 feet to a point;
- (2) **THENCE**, North 19°33'24" East, a distance of 640.74 feet to a point;
- (3) **THENCE**, North 70°26'31" West, a distance of 97.67 feet to a point;
- (4) **THENCE**, North 15°13'36" East, a distance of 20.05 feet to a point;
- (5) **THENCE**, South 70°26'36" East, a distance of 179.19 feet to the westerly right-of-way line of Peter's Road;
- (6) **THENCE**, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 660.74 feet to the point of **POINT OF BEGINNING** and containing 1.259 acres of land,

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
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10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, [cm], revised 12-16-08
Job No: 081-011-00
File No: R\12008\00101100V-MANVELPUJ TRACT-3-1.259AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 4
BEING 10.13 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 10.13 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of McCoy Road (called 60-feet wide);

- (1) **THENCE**, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of said McCoy Road;
- (2) **THENCE**, South 19°30'10" West, along the westerly right-of-way line line of McCoy Road, a distance of 854.45 feet to a point;
- (3) **THENCE**, North 70°29'03" West, a distance of 327.45 feet to a point in the centerline of a ditch;
- (4) **THENCE**, North 10°27'19" East, along the centerline of said ditch, a distance of 56.33 feet to an angle point;
- (5) **THENCE**, North 03°46'29" West, along the centerline of said ditch, a distance of 736.28 feet to an angle point;
- (6) **THENCE**, North 15°36'22" West, along the centerline of said ditch, a distance of 155.93 feet to a point in the southerly right-of-way line of SH-6;
- (7) **THENCE**, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 79.10 feet to a point;
- (8) **THENCE**, South 81°47'41" East, along the southerly right-of-way line of SH-6, a distance of 101.98 feet to a point;

10.13 Acres

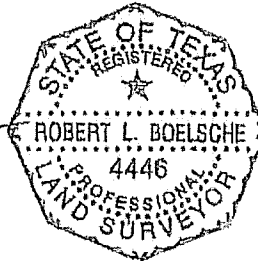
- (9) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 512.86 feet to the POINT OF BEGINNING and containing 10.13 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

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713-784-4500

Date: December 10, 2008, Ican1, revised 12-16-08
Job No: 001-011-00
File No: R:\2008\0810\100V-KANVELPUD TRACT-4-10.13AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 5
BEING 3.779 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 3.779 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 3.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-foot wide) and the westerly right-of-way line of Wilson Road (called 60-foot wide);

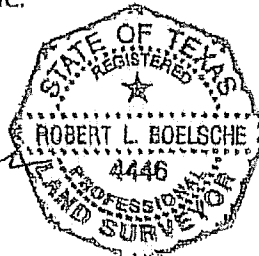
- (1) **THENCE**, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of Wilson Road;
- (2) **THENCE**, South 19°30'10" West, along the westerly right-of-way line of Wilson Road, a distance of 225.57 feet to the intersection with the northerly right-of-way line of Rodger Road (called 60-foot wide);
- (3) **THENCE**, North 70°26'14" West, along the northerly right-of-way line of Rodger Road, a distance of 660.23 feet to the intersection with the easterly right-of-way line of McCoy Road;
- (4) **THENCE**, North 19°30'10" East, along the easterly right-of-way line of McCoy Road, a distance of 225.02 feet to a point in the southerly end of a cutback corner at the intersection with the southerly right-of-way line of SH-6;
- (5) **THENCE**, North 64°30'32" East, along the cutback corner, a distance of 35.35 feet to a point in the southerly right-of-way line of SH-6;
- (6) **THENCE**, South 70°29'05" East, along the southerly right-of-way of SH-6, a distance of 610.23 feet to the **POINT OF BEGINNING** and containing 3.779 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, [can], revised 12-16-08
Job No: 001-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-5-3.779AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 6
BEING 12.68 ACRES, SITUATED IN THE
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 12.68 ACRE TRACT OF LAND BEING A PORTION OF LOT 9 OF LULLING STONE SECTION 3 AS RECORDED IN VOLUME 22, PAGE 23, B.C.P.R., SITUATED IN THE OLIVER HALL SURVEY ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 12.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of said Lot 9 in the northerly right-of-way line of County Road 67 (80-foot right of way);

- (1) **THENCE**, North 30°02'48" West, a distance of 1100.30 feet to a point in the common line of Lot 9 and Lot 8;
- (2) **THENCE**, North 59°57'12" East, a distance of 876.30 feet to a point in the centerline of Chocolate Bayou;
- (3) **THENCE**, along the meanders of the centerline of Chocolate Bayou the following courses and distances:

South 56°42'47" East, a distance of 92.05 feet to an angle point;
South 62°15'15" East, a distance of 93.04 feet to an angle point;
South 56°44'16" East, a distance of 122.71 feet to an angle point;
South 08°14'48" East, a distance of 74.15 feet to an angle point;
South 04°03'51" East, a distance of 214.71 feet to a point in the common line of Lot 9 and Lot 10;
- (4) **THENCE**, South 72°07'42" West, along the common line of Lot 9 and Lot 10, a distance of 103.07 feet to a point;
- (5) **THENCE**, North 56°29'15" West, along the common line of Lot 9 and Lot 10, a distance of 66.57 feet to a point;
- (6) **THENCE**, South 27°57'22" West, along the common line of Lot 9 and Lot 10, a distance of 53.41 feet to a point;
- (7) **THENCE**, North 31°13'20" West, along the common line of Lot 9 and Lot 10, a distance of 46.16 feet to a point;
- (8) **THENCE**, North 56°48'48" West, along the common line of Lot 9 and Lot 10, a distance of 72.96 feet to a point;
- (9) **THENCE**, South 89°05'06" West, along the common line of Lot 9 and Lot 10, a distance of 110.48 feet to a point;

12.68 Acres

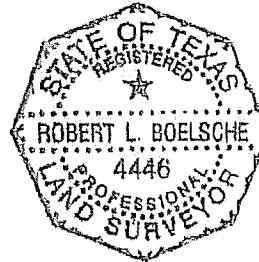
- (10) THENCE, North 76°06'35" West, along the common line of Lot 9 and Lot 10, a distance of 252.57 feet to a point;
- (11) THENCE, South 63°18'12" West, along the common line of Lot 9 and Lot 10, a distance of 40.82 feet to a point;
- (12) THENCE, South 35°14'44" West, along the common line of Lot 9 and Lot 10, a distance of 79.36 feet to a point;
- (13) THENCE, South 30°02'48" East, along the common line of Lot 9 and Lot 10, a distance of 930.41 feet to southerly common corner of said lots in the northerly right-of-way line of said County Road 67;
- (14) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 300.00 feet to the POINT OF BEGINNING and containing 12.68 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2000, [caal]
Job No: 081-011-03
File No: R:\2000\08101100V-MANVELPUD TRACT-6-12.68AC.doc



ORDINANCE NO. 2009-O-04

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING ORDINANCE NO. 2001-14 PASSED, APPROVED AND OPTED ON THE 28TH DAY OF JUNE, 2001, SAME BEING THE ZONING ORDINANCE OF THE CITY, MAKING CERTAIN FINDINGS; APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 7 OF SAID ZONING ORDINANCE FOR A CERTAIN TRACT OF LAND TOTALLING 1663.3 ACRES SAID TRACT BEING LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, THE MARY V. O'DONNELL SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.& B.R.R. CO. SURVEY ABSTRACT 282, SECTION 1, AND THE J.M.O'DONNELL SURVEY, ABSTRACT-470, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, WITHIN THE CITY LIMITS OF THE CITY; PLAN 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, GR-M1, Ltd. is the owner (the "Owner") of a certain 1663.3 acre tract of land, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes (the "Property"); and

WHEREAS, the Property is presently zoned Open Planned Unit Development (O-PUD), pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, pursuant to Section 7 of the City's Zoning Ordinance, the Owner has prepared a development plan covering the Property; 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 said development plan; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended approval of the development plan and the City Council adopt such development plan as an ordinance of the City, subject to certain regulations, restrictions, and conditions as set forth herein; 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 City Council has reviewed the development plan attached hereto as Exhibit "A" (the "Development Plan") and makes the following findings in accordance with Section 7.C of the City's Zoning Ordinance:

- a. The Development Plan outlines development within the Open – Planned Unit Development ("O-PUD") District encourages pedestrian circulation between structures and open spaces;
- b. The mixture of proposed uses contained within the O-PUD District is complimentary in function, encourage complimentary use, and are planned to pose minimal impact on each others quality of life;
- c. Vehicular circulation within the O-PUD District is pedestrian friendly, emphasizing slow vehicular speeds, and safe crosswalks wherever necessary;
- d. The development within the O-PUD District emphasizes professionally designed, constructed, and maintained landscape areas with shaded pedestrian gathering areas, landscaped parking lots, and landscaping which visually enhance all structures within the District;
- e. Open space, either active or passive, has been included and is designed and located in a manner to best serve the prospective users;
- f. Signage within the O-PUD District shall comply with all City regulations governing signs, shall not compete with view of buildings, shall not impede pedestrian or vehicular flow, and shall use natural products to the greatest extent possible; and

- g. The development within the O-PUD District is visually and functionally compatible with surrounding developed property.

Section 3. The Development Plan attached to this Ordinance as Exhibit “A” is hereby adopted by the City as a part of this Ordinance, to have full force and effect as any other ordinance of the City. In adopting the Development Plan, the City Council specifically finds that the Development Plan does not fully satisfy the requirements of Section 7.D of the Zoning Ordinance and that the Owner must amend this Development Plan to provide the additional information required by Section 7.D prior to any building permit may be issued for construction of any structure on the Property. The additional information required from the Owner shall be approved in the manner set out in the Zoning Ordinance for the approval of a Development Plan for an O-PUD District.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except to approve the Development Plan for the Property, attached hereto as Exhibit “A.”

Section 5. 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 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this 2nd day of Feb, 2009.

PASSED, APPROVED, AND ADOPTED on second and final reading this N/A, 2009.

Delores M. Martin
Delores Martin, Mayor

ATTEST:

Tammy Bell
Tammy Bell, City Secretary

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 1
BEING 1632.3 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55
H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1632.3 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 1632.3 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the point of intersection of the west line of the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61 and the projection of the Northwest line of the Oliver Hall Survey Abstract 203;

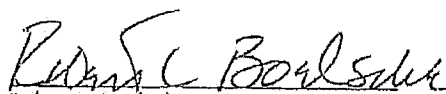
- (1) THENCE, North 59°48'12" East, along the northwest line of the Oliver Hall Survey Abstract 203, generally along the centerline County Road 72 a distance of 8133.57 feet to the northeast corner of said Oliver Hall Survey Abstract 203;
- (2) THENCE, South 30°06'57" East, along the northeast line of the Oliver Hall Survey Abstract 203 a distance of 1564.29 feet to a point;
- (3) THENCE, North 19°31'28" East, a distance of 256.51 feet to a point;
- (4) THENCE, South 70°42'13" East, a distance of 200.00 feet to a point;
- (5) THENCE, North 19°31'28" East, a distance of 360.09 feet to a point in the southerly right-of-way of Jordan Road (60-foot right-of-way);
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Jordan Road, a distance of 1120.49 feet to the west right-of-way line of Peter's Road (60-foot wide);
- (7) THENCE, South 19°33'24" West, along the west right-of-way line of said Peter's Road, a distance of 1738.16 feet to a point in the northeast line of said Oliver Hall Survey;
- (8) THENCE, South 30°06'57" East, along the northeast line of said Oliver Hall Survey, a distance of 1513.49 feet to the northeast corner of Lulling Stone Section 1 as recorded under Volume 21, Page 267-270, B.C.P.R.;
- (9) THENCE, South 30°16'05" East, along the northeast line of said Lulling Stone Section 1, a distance of 3115.87 feet to a point in an arc of a non-tangent curve to the right in the northerly right-of-way line of County Road 67 (80-foot right-of-way);
- (10) THENCE, in a southwesterly direction along the northerly right-of-way line of County Road 67 and with the arc of said non-tangent curve to the right having a radius of 260.00 feet, a length of 203.66 feet, a delta of 44°52'47" and a chord bearing South 37°30'48" West 198.49 feet to a point of tangency;

- (11) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 3004.38 feet to a point;
- (12) THENCE, North 30°02'46" West, a distance of 648.54 feet to a point in the common line of Lot 15 and Lot 16 of said Lulling Stone Section 1;
- (13) THENCE, South 59°57'14" West, a distance of 200.00 feet to a point in the common line of Lot 16 and 17 of said Lulling Stone Section 1;
- (14) THENCE, North 30°02'46" West, along the common line of Lot 16 and Lot 17 a distance of 612.84 feet to a point;
- (15) THENCE, South 59°57'12" West, a distance of 1293.09 feet to a point in the centerline of Chocolate Bayou;
- (16) THENCE, North 19°17'03" West, along the meanders of the centerline of said Chocolate Bayou a distance of 95.75 feet to a point;
- (17) THENCE, North 18°46'45" West, along the meanders of the centerline of said Chocolate Bayou a distance of 225.19 feet to a point;
- (18) THENCE, South 59°57'12" West, a distance of 916.87 feet to a point in the common line of Lot 8 and Lot 9 of Lulling Stone Section 3, Volume 22, Page 231, B.C.P.R.;
- (19) THENCE, North 71°59'30" West, a distance of 582.23 feet to a point;
- (20) THENCE, South 59°53'05" West, a distance of 210.82 feet to a point in the common line of Lot 6 and Lot 7;
- (21) THENCE, South 30°02'48" East, along the common line of Lot 6 and Lot 7 a distance of 2009.10 feet to a point in the northerly right-of-way line of said County Road 67;
- (22) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 a distance of 600.00 feet to the southerly common corner of Lot 4 and 5;
- (23) THENCE, North 30°02'48" West, a distance of 3183.51 feet to the northerly common corner of Lot 4 and Lot 5;
- (24) THENCE, South 59°53'03" West, along the North line of said Lulling Stone Section 3, a distance of 600.00 feet to the northerly common corner of Lot 2 and Lot 3;
- (25) THENCE, South 30°02'48" East, along the common line of Lot 2 and Lot 3, a distance of 1704.88 feet to a point;
- (26) THENCE, South 59°53'03" West, a distance of 701.91 feet to a point in the easterly line of the City of Alvin 100-foot Strip;
- (27) THENCE, North 29°57'14" West, along the easterly line of said City of Alvin 100-foot Strip, a distance of 646.47 feet to an angle point;
- (28) THENCE, South 87°19'17" West, along the northerly line of said City of Alvin 100-foot Strip, a distance of 4098.79 feet to a point;

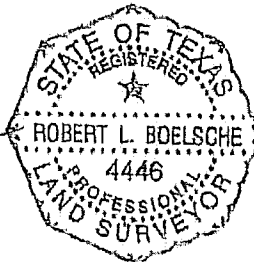
1632.3 Acres

- (29) THENCE, North 02°52'03" West, a distance of 3966.65 feet to a point;
- (30) THENCE, North 87°13'12" East, a distance of 1325.71 feet to a point in the west line of aforementioned H.T. & B.R.R. Co. Survey, Abstract 282, Section 61;
- (31) THENCE, North 03°03'24" West, along the west line of H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, a distance of 1179.10 feet to a the POINT OF BEGINNING and containing 1633.3 acres of land, SAVE and EXCEPT the following 1.000 acre tract of land being more particularly described as follows:
- (32) COMMENCING at the southeasterly corner of Lot 3 of Lulling Stone Section 1;
- (33) THENCE, North 30°02'46" West, along the common line of Lot 3 and Lot 2, a distance of 1,505.00 feet for corner;
- (34) THENCE, South 59°57'21" West, a distance of 10.00 feet to the southeasterly corner and POINT OF BEGINNING of the herein described tract;
- (35) THENCE, South 59°57'21" West, a distance of 180.00 feet to the southwesterly corner of the herein described tract;
- (36) THENCE, North 30°02'39" West, a distance of 242.00 feet to the northwesterly corner of the herein described tract;
- (37) THENCE, North 59°57'21" East, a distance of 180.00 feet to the northeasterly corner of the herein described tract;
- (38) THENCE, South 30°02'39" East, a distance of 242.00 feet to the POINT OF BEGINNING of the SAVE and EXCEPT Tract resulting in Tract 1 containing a net area of 1,632.3 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
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Houston, Texas 77042
713-784-4500



Date: December 10, 2008, [cna] revised December 16, 2008
Job No: 001-011-00
File No: R:\2008\00101100V-MANVELPJUD TRACT-1-1632.3AC.doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 2
BEING 3.123 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.123 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 3.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of the intersection of Kreuzer Street (50-foot wide) and Peter's Road (called 60-foot wide);

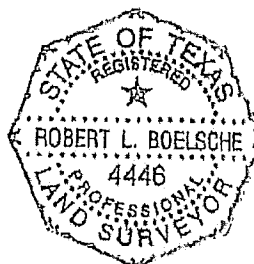
- (1) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 909.81 feet to the intersection with the northerly right-of-way line of Jordan Road (50-foot wide as monumented);
- (2) THENCE, North 70°26'30" West, along the northerly right-of-way line of said Jordan Road, a distance of 133.89 feet to a point;
- (3) THENCE, North 19°35'12" East, a distance of 364.31 feet to a point;
- (4) THENCE, North 70°26'36" West, a distance of 16.30 feet to a point;
- (5) THENCE, North 17°27'25" East, a distance of 545.87 feet to a point in the southerly right-of-way line of Kreuzer Street;
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Kreuzer Street, a distance of 170.00 feet to the POINT OF BEGINNING containing an area of 3.123 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



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713-784-4500

Date: December 10, 2008, [cnal], revised 12-16-08
Job No: 091-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-2-3.123AC .doc



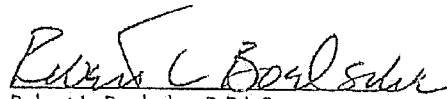
METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 3
BEING 1.259 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.259 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 1.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwest corner of the intersection of Kreuzer Street (50-foot wide) and Peter's Road (called 60-foot wide);

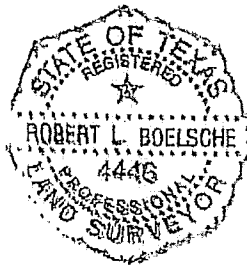
- (1) THENCE, North 70°26'36" West, along the northerly right-of-way line of Kreuzer Street, a distance of 80.00 feet to a point;
- (2) THENCE, North 19°33'24" East, a distance of 640.74 feet to a point;
- (3) THENCE, North 70°26'31" West, a distance of 97.67 feet to a point;
- (4) THENCE, North 15°13'36" East, a distance of 20.05 feet to a point;
- (5) THENCE, South 70°26'36" East, a distance of 179.19 feet to the westerly right-of-way line of Peter's Road;
- (6) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 660.74 feet to the point of POINT OF BEGINNING and containing 1.259 acres of land,

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
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713-784-4500

Date: December 10, 2000, Jcaul, revised 12-16-00
Job No: 081-011-00
File No: RA2008\08101100V-MANVELPUDTRACT-3-1.259AC...doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 4
BEING 10.13 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 10.13 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of McCoy Road (called 60-feet wide);

- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of said McCoy Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line line of McCoy Road, a distance of 854.45 feet to a point;
- (3) THENCE, North 70°29'03" West, a distance of 327.45 feet to a point in the centerline of a ditch;
- (4) THENCE, North 10°27'19" East, along the centerline of said ditch, a distance of 56.33 feet to an angle point;
- (5) THENCE, North 03°46'29" West, along the centerline of said ditch, a distance of 736.28 feet to an angle point;
- (6) THENCE, North 15°36'22" West, along the centerline of said ditch, a distance of 155.93 feet to a point in the southerly right-of-way line of SH-6;
- (7) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 79.10 feet to a point;
- (8) THENCE, South 81°47'41" East, along the southerly right-of-way line of SH-6, a distance of 101.98 feet to a point;

10.13 Acres

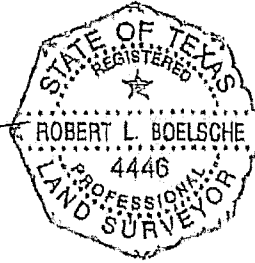
- (9) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 512.86 feet to the POINT OF BEGINNING and containing 10.13 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

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713-784-4500

Date: December 10, 2008, Ican1, revised 12-16-08
Job No: 081-011-09
File No: R:\2008\08101100V-MANVELPUD TRACT-4-10.13AC..doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 5
BEING 3.779 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.779 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 3.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

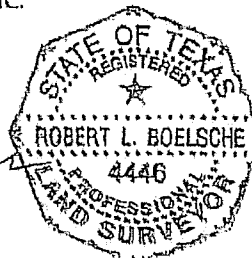
BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-foot wide) and the westerly right-of-way line of Wilson Road (called 60-foot wide);

- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of Wilson Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line of Wilson Road, a distance of 225.57 feet to the intersection with the northerly right-of-way line of Rodger Road (called 60-foot wide);
- (3) THENCE, North 70°26'14" West, along the northerly right-of-way line of Rodger Road, a distance of 660.23 feet to the intersection with the easterly right-of-way line of McCoy Road;
- (4) THENCE, North 19°30'10" East, along the easterly right-of-way line of McCoy Road, a distance of 225.02 feet to a point in the southerly end of a cutback corner at the intersection with the southerly right-of-way line of SH-6;
- (5) THENCE, North 64°30'32" East, along the cutback corner, a distance of 35.35 feet to a point in the southerly right-of-way line of SH-6;
- (6) THENCE, South 70°29'05" East, along the southerly right-of-way of SH-6, a distance of 610.23 feet to the POINT OF BEGINNING and containing 3.779 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

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713-784-4500



Date: December 10, 2008, [encl], revised 12-16-08
Job No: 001-011-00
File No: RA\2008\08101100V-MANVELPUD TRACT-5-3.779AC...doc

METES AND BOUNDS DESCRIPTION
CITY OF MANYEL P.U.D.-TRACT 6
BEING 12.68 ACRES, SITUATED IN THE
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 12.68 ACRE TRACT OF LAND BEING A PORTION OF LOT 9 OF LULLING STONE SECTION 3 AS RECORDED IN VOLUME 22, PAGE 23, B.C.P.R., SITUATED IN THE OLIVER HALL SURVEY ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 12.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

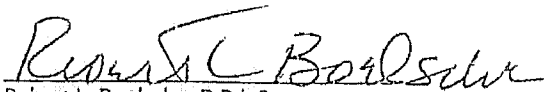
BEGINNING at the southwest corner of said Lot 9 in the northerly right-of-way line of County Road 67 (80-foot right of way);

- (1) THENCE, North 30°02'48" West, a distance of 1100.30 feet to a point in the common line of Lot 9 and Lot 8;
- (2) THENCE, North 59°57'12" East, a distance of 876.30 feet to a point in the centerline of Chocolate Bayou;
- (3) THENCE, along the meanders of the centerline of Chocolate Bayou the following courses and distances:
 - South 56°42'47" East, a distance of 92.05 feet to an angle point;
 - South 62°15'15" East, a distance of 93.04 feet to an angle point;
 - South 56°44'16" East, a distance of 122.71 feet to an angle point;
 - South 08°14'48" East, a distance of 74.15 feet to an angle point;
 - South 04°03'51" East, a distance of 214.71 feet to a point in the common line of Lot 9 and Lot 10;
- (4) THENCE, South 72°07'42" West, along the common line of Lot 9 and Lot 10, a distance of 103.07 feet to a point;
- (5) THENCE, North 56°29'15" West, along the common line of Lot 9 and Lot 10, a distance of 66.57 feet to a point;
- (6) THENCE, South 27°57'22" West, along the common line of Lot 9 and Lot 10, a distance of 53.41 feet to a point;
- (7) THENCE, North 31°13'20" West, along the common line of Lot 9 and Lot 10, a distance of 46.16 feet to a point;
- (8) THENCE, North 56°48'48" West, along the common line of Lot 9 and Lot 10, a distance of 72.96 feet to a point;
- (9) THENCE, South 89°05'06" West, along the common line of Lot 9 and Lot 10, a distance of 110.48 feet to a point;

12.68 Acres

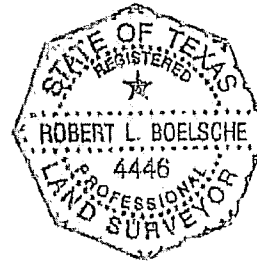
- (10) THENCE, North 76°06'35" West, along the common line of Lot 9 and Lot 10, a distance of 252.57 feet to a point;
- (11) THENCE, South 63°18'12" West, along the common line of Lot 9 and Lot 10, a distance of 40.82 feet to a point;
- (12) THENCE, South 35°14'44" West, along the common line of Lot 9 and Lot 10, a distance of 79.36 feet to a point;
- (13) THENCE, South 30°02'48" East, along the common line of Lot 9 and Lot 10, a distance of 930.41 feet to southerly common corner of said lots in the northerly right-of-way line of said County Road 67;
- (14) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 300.00 feet to the POINT OF BEGINNING and containing 12.68 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, (con)
Job No: 081-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-6-12.68AC.dwg

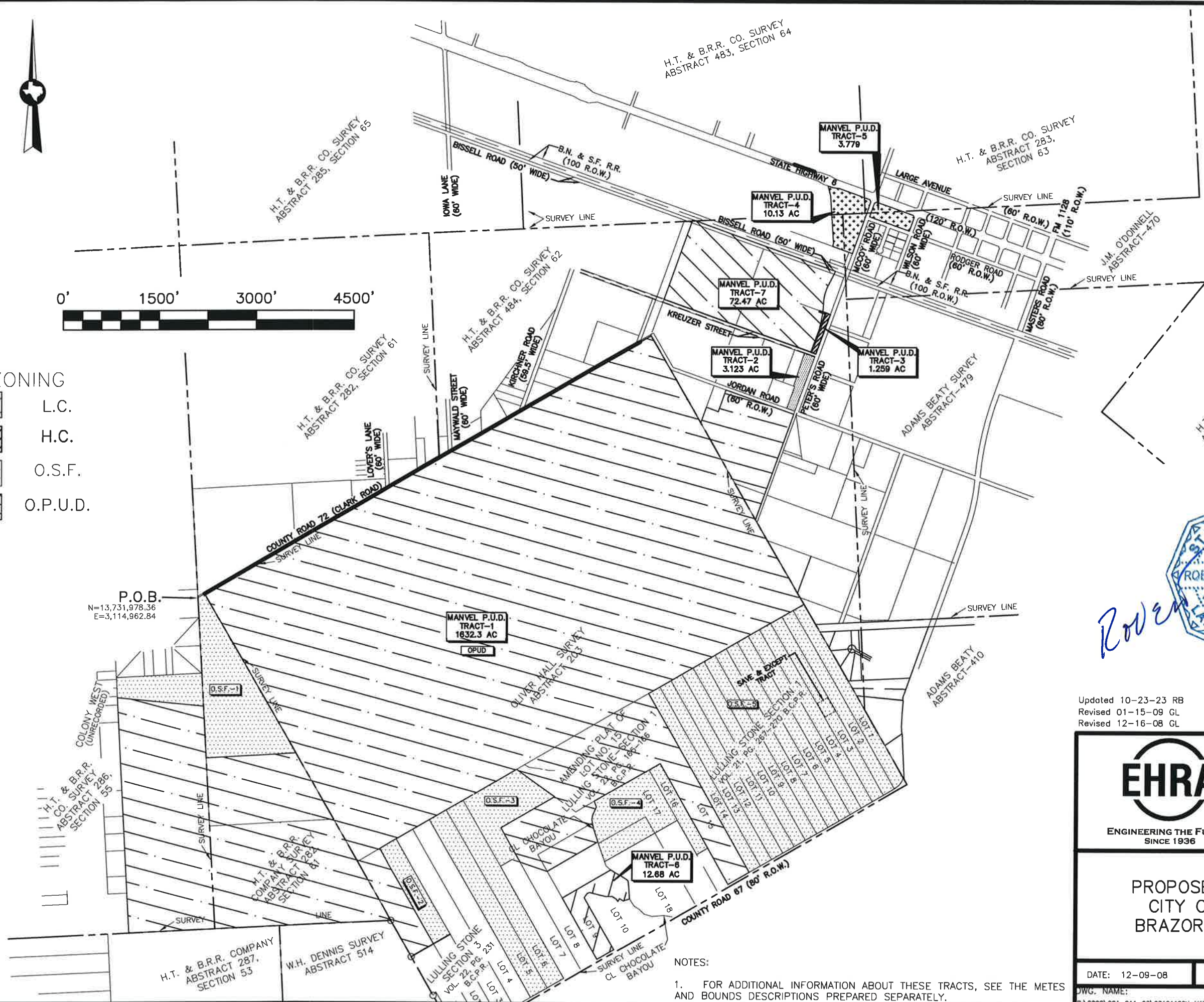




MANVEL ZONING

	L.C.
	H.C.
	O.S.F.
	O.P.U.D.

R:\2008\081-011-00\08101100V-MANVEL-PUD.BY



P.O.B.
 N=13,731,978.36
 E=3,114,962.84

ACREAGE TABLE	
TRACT-1	1,632.3 AC.
TRACT-2-OSF	3.123 AC.
TRACT-3-HC	1.259 AC.
TRACT-4-LC	10.13 AC.
TRACT-5-LC	3.779 AC.
TRACT-6-OPUD	12.68 AC.
TRACT-7-OPUD	72.47 AC.
TOTAL	1,735.7 AC.

TRACT 1	ACREAGE TABLE
OPUD	1,264.5 AC.
O.S.F.-1	56.69 AC.
O.S.F.-2	11.74 AC.
O.S.F.-3	64.51 AC.
O.S.F.-4	30.96 AC.
O.S.F.-5	203.89 AC.
TOTAL	1,632.3 AC.



Updated 10-23-23 RB
 Revised 01-15-09 GL
 Revised 12-16-08 GL

<p>EHRA ENGINEERING THE FUTURE SINCE 1936</p>	<p>10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300</p>
	<p>PROPOSED BOUNDARY MAP CITY OF MANVEL P.U.D. BRAZORIA COUNTY, TEXAS</p>

NOTES:
 1. FOR ADDITIONAL INFORMATION ABOUT THESE TRACTS, SEE THE METES AND BOUNDS DESCRIPTIONS PREPARED SEPARATELY.

DATE: 12-09-08	SCALE: 1"= 1400'	JOB NO.: 081-011-00
DWG. NAME:	DRAWING NO.: NONE	

Appendix 2

Ordinance No. 2024-O-13
(PUD Ordinance)

ORDINANCE NO. 2024-O-13

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6 FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT AND RENAMING THIS DEVELOPMENT FROM SEVEN OAKS RANCH TO THE MERIDIANA DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, GR-M1, Ltd. Is the developer of a certain 1,735 acres tract of land, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes (the "Property"); and

WHEREAS, this development is known as "Seven Oaks Ranch" development with a total 1663.3-acres and is currently zoned Open Planned Unit Development District (O-PUD) adopted by Ordinance #2009-O-04; and

WHEREAS, the development currently known as "Seven Oaks Ranch" development and is to be renamed to the "Meridiana" development; and

WHEREAS, an additional 72.0 acres is being added to the development for a total acreage of 1,735 acres and is being rezoned to the Planned Unit Development District (PUD); and

WHEREAS, pursuant to Section 7 of the City's Zoning Ordinance, the developer has modified the prepared development plan covering the property; 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 said rezone and development plan amendment; 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 rezoning and development plan amendments; 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 1,735 acres generally located east of State Highway 288 and South of Highway 6 is hereby changed to Planned Unit Development (PUD) District as more particularly described in Exhibit "A".

Section 3. The City Council has reviewed the amended development plan attached hereto as Exhibit "B" (the "Development Plan") and complies with the findings in accordance with following Section 77-29(o)(5) of the City's Zoning Ordinance.

Section 4. Development of the Property shall strictly comply with the **Meridiana PUD Document**, attached hereto as Exhibit "B" and made a part of hereof for all purposes.

Section 5. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and 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 6. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said 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 tracts as described above.

Section 7. 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 8. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this 18 day of March, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this 1st day of April, 2024.



Dan Davis, Mayor

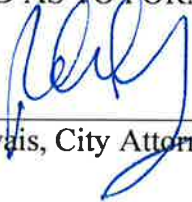
ATTEST:



Tammy Bell, City Secretary



APPROVED AS TO FORM:



Robert Gervais, City Attorney

Appendix 3

Ordinance No. 2024-O-03
(Bissell Road Right-of-Way
Abandonment Ordinance)



CORRECTION DEED

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

This *Correction Deed* corrects and replaces that Quitclaim Deed issued by the City of Manvel pursuant to the authority of the City Council of the City of Manvel by the adoption of Ordinance No. 2024-O-03, said deed executed on the 11th of April, 2024, and recorded with the County Clerk in the Official Public Records of Brazoria County, Texas, Instrument Number: 2024015954. The following shall correct and replace the original Quitclaim Deed referenced above:

That the CITY OF MANVEL, TEXAS, a home-rule municipality located in Brazoria County, State of Texas, (“Grantor”), by authority of Ordinance No. 2024-O-03, passed and approved by the City Council of the City of Manvel on April 1, 2024, for mutual consideration, the receipt of which is hereby acknowledged, has abandoned and by these presents does release and QUITCLAIM unto adjacent property owner GR-M1 Ltd., a Texas limited partnership (“Grantee”), all of its right, title and interest in and to the following-described real property situated in Brazoria County, Texas, to-wit:

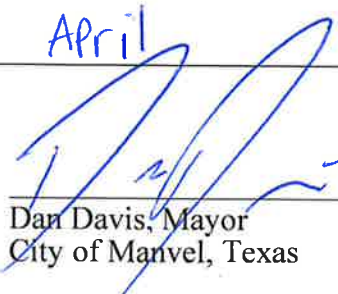
city right-of-way being a 2.713 acre tract of land in the H.T & R.R. CO. Survey, Section 62, Abstract No. 484, Brazoria County, Texas, being a portion of Bissell Road (50 foot wide) west of Meridiana Parkway and east of the GCWA canal and being more particularly shown by map and survey, as attached as Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD all of Grantor’s right, title and interest in and to the above-described property and premises unto the said Grantee, Grantee’s successors and assigns forever, so that neither Grantor, nor Grantor’s successors, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

This quitclaim is made expressly subject to and is not intended in anyway to affect the existing rights of owners of public or private utilities, if any, to continue to occupy, use, and have access to all of said quitclaimed property. Such rights shall continue in full force and effect until


released by owners of such utility facilities. This abandonment shall not affect any private easement rights.

EXECUTED this 18 day of April, A.D. 2024

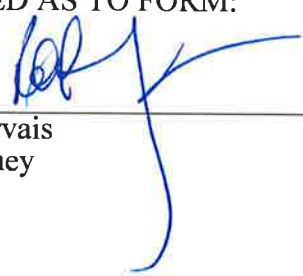


Dan Davis, Mayor
City of Manvel, Texas





Tammy Bell
City Secretary

APPROVED AS TO FORM:


Robert Gervais
City Attorney

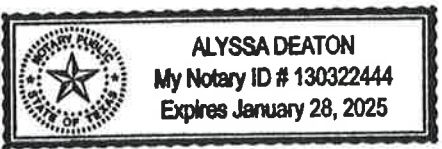
STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared DAN DAVIS, Mayor of the City of Manvel, Texas, a home-rule municipality located in Brazoria County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this, the 18th day of April, A.D., 2024.



Notary Public



Alyssa Deaton

(Printed Name)

My Commission Expires: 1/28/2025

AFTER RECORDATION
Please return to:

City Secretary
City of Manvel
20025 Morris Avenue
Manvel, TX 77578

Exhibit A

- A-1 Map of abandoned area
- A-2 Survey showing abandoned area



2.71 AC.
Bissell Road R.O.W.
(to be abandoned)

BNSF RAILROAD
100' R.O.W.

GR-M1 LTD
B.C.F. NO. 2009019609,
2011009257, 2009015073

Bissell Road R.O.W.: Portion to be Abandoned

2.713 acres of right-of-way situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas

1:25000 Scale

September, 2023
1" = 100'



EHRA JOB NO.
181-101-180



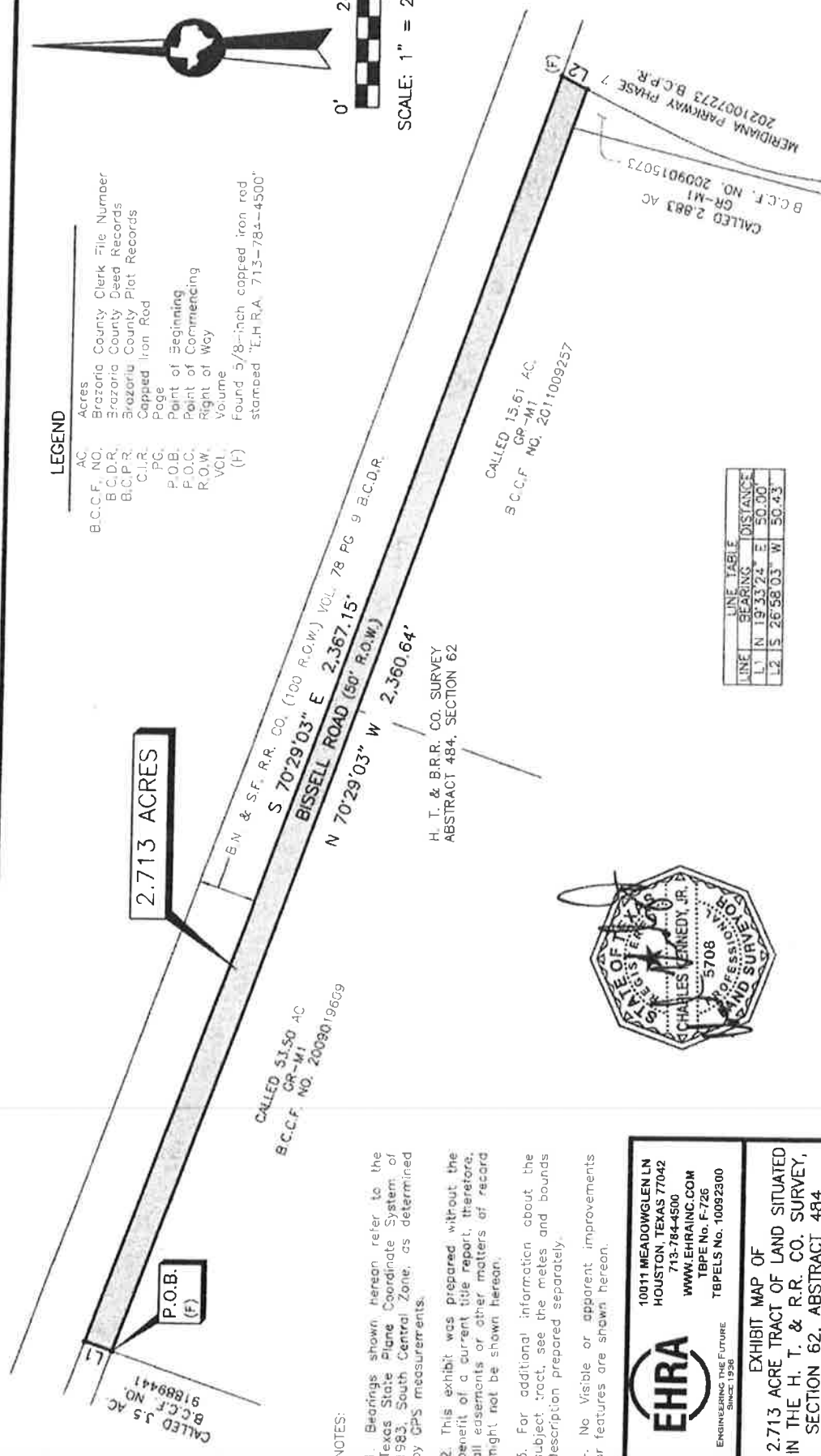
10011 MEADOWBLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-725
TBPLUS No. 10092300

LEGEND

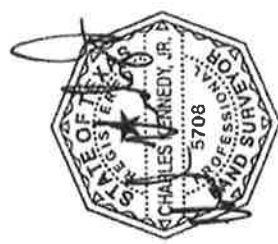
- AC. Acres
- B.C.C.F. NO. Brazoria County Clerk File Number
- B.C.D.R. Brazoria County Deed Records
- B.C.P.R. Brazoria County Plat Records
- C.I.R. Capped Iron Rod
- PC. Page
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- R.O.W. Right of Way
- VOL. Volume
- (F) Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"



SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 19°33'24" E	50.00'
L2	S 26°58'03" W	50.43'



NOTES:

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
3. For additional information about the subject tract, see the metes and bounds description prepared separately.
4. No visible or apparent improvements or features are shown hereon.

EHRA
ENGINEERING THE FUTURE
Since 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBP# No. F-726
TBP# No. 10092300

EXHIBIT MAP OF
A 2.713 ACRE TRACT OF LAND SITUATED
IN THE H. T. & R.R. CO. SURVEY,
SECTION 62, ABSTRACT 484,
BRAZORIA COUNTY, TEXAS

DATE: July 29, 2021 SCALE: 1" = 200' JOB NO.: 081-011-500
DRA. NO.: 081-0007-2021-000001.dwg DRAWING NO.: NONE

**METES AND BOUNDS DESCRIPTION
BEING A 2.713 ACRE TRACT OF LAND
IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT 484
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE); SAID 2.713 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right-of-way of Bissel Road marking the northerly common corner of a called 3.5 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 91889441 and a called S3.50 acre tract recorded under B.C.C.F. NO. 2009019609;

- 1) **THENCE**, North 19°33'24" East for a distance of 50.00 feet to a point for corner the northerly right-of-way line of said Bissell Road same being the southerly line of the B.N. & S.F. R.R. CO. (100 foot wide) as recorded in Vol. 78, Pg. 9 of the Brazoria County Deed Records (B.C.D.R.) and marking the northwesterly corner of the herein described tract of land;
- 2) **THENCE**, South 70°29'03" East, along the common line of said B.N. & S.F. R.R. CO. and said Bissell Road for a distance of 2,367.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the northwesterly intersection said Bissell Road and Meridiana Parkway as per the plat Meridiana Parkway Phase 7 Replat recorded under B.C.P.R. 2021007273;
- 3) **THENCE**, South 26°58'03" West, along the westerly right-of-way line of said Meridiana Parkway for a distance of 50.43 feet to the southeasterly corner of the herein described tract of land being in the southerly line of said Bissell Road and the northerly line of a 2.883 acre tract of land recorded under B.C.C.F. No. 2009015073;
- 4) **THENCE**, North 70°29'03" West, along the southerly line of Bissell Road same being the northerly line of said 2.883 acre tract, a called 15.61 acre tract of land recorded under B.C.C.F. No. 2009015073 and the aforementioned S3.50 acre tract of for a distance of 2,360.64 feet to the **POINT OF BEGINNING** and containing or 2.713 acres of land. This description has been prepared in conjunction with an exhibit map (08101100V-2021-EHAC01.dwg) prepared by EHRA dated July 29, 2021.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300


Charles Kennedy Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Ln
Houston, Texas 77042
713-784-4500



Date: July 29, 2021
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\2021\July\08101100V-2021-EHAC01-MB.doc

FILED and RECORDED

Instrument Number: 2024016981

Filing and Recording Date: 04/23/2024 01:00:17 PM Pages: 7 Recording Fee: \$45.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-rachael

Appendix 4

Ordinance No. 2025-0-18
(Meridiana Garden Home
Tract No. 2 PUD)

ORDINANCE NO. 2025-O-18

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

* * * * *

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

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

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

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

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

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

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

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

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

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



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

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

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

PASSED AND APPROVED on first reading this 2 day of June, 2025.

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

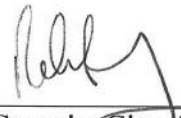

ATTEST:


Tammy Bell, City Secretary



Dan Davis, Mayor

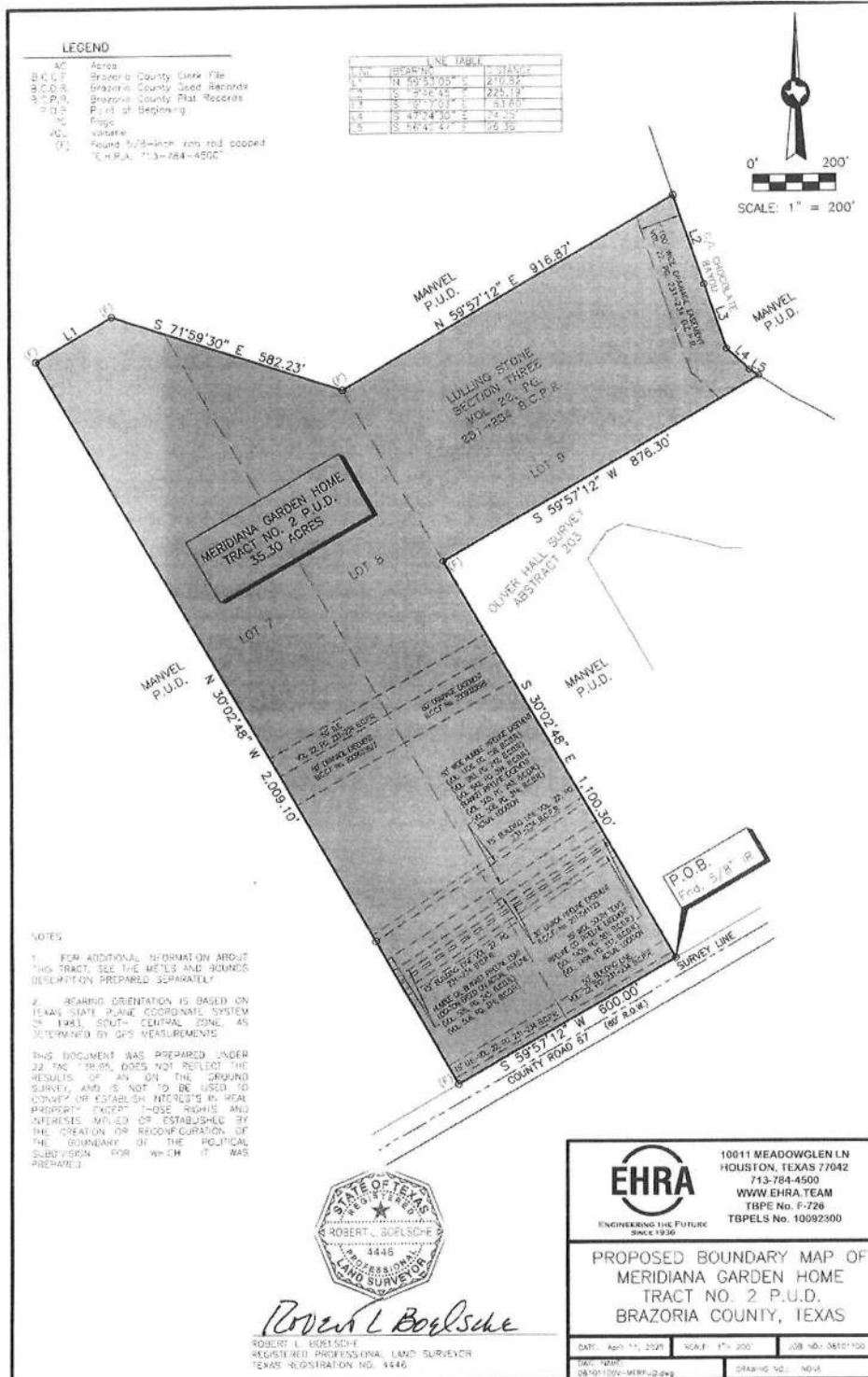
APPROVED AS TO FORM:



Robert Gervais, City Attorney

EXHIBIT A

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





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

REZONING APPLICATION

PROJECT INFORMATION

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

APPLICANT INFORMATION

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

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

Brad Sweitzer 04/14/2025
 Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

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

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application ~~on my behalf~~.

Dorothy Wynne 4-14-25
 Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Brad Smitzer

04/14/2025

Applicant Signature

Date



DEVELOPMENT SERVICES DEPARTMENT

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.

Owner Name

Owner Address

Owner City, State Zip

Date

SEE NEXT PAGE

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name _____

Owner Signature _____

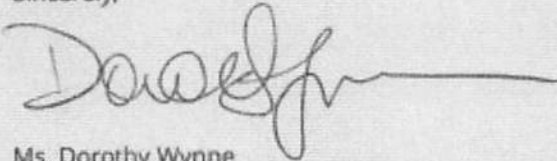
March 25, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Dorothy Wynne', followed by a long horizontal line extending to the right.

Ms. Dorothy Wynne
Property Owner

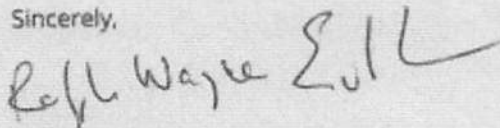
March 25, 2025

City of Marvel
20025 Highway 6
Marvel, TX 77578

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

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

Sincerely,

A handwritten signature in black ink that reads "Ralph Wayne Eubank". The signature is written in a cursive style with a large, sweeping flourish at the end.

Mr. Ralph Wayne Eubank
Property Owner

**METES AND BOUNDS DESCRIPTION
MERIDIANA GARDEN HOME TRACT NO. 2 P.U.D.
BEING 35.30 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 35.30 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 7, 8 AND 9 OF LULLING STONE SECTION THREE AS PER THE PLAT RECORDED UNDER VOLUME 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.); SAID 35.30 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the intersection of the southerly common corner of said Lot 8 and Lot 9 with the northerly right of way line of County Road No. 67 (80-foot right-of-way) also known as Masters Road, being the southeast corner of the herein described tract of land;

- 1) **THENCE**, South 59°57'12" West, along the said northerly right-of-way line of Masters Road for a distance of 600.00 feet to the southwesterly corner of said Lot 7;
- 2) **THENCE**, North 30°02'48" West, for a distance of 2,009.10 feet to a point for corner;
- 3) **THENCE**, North S9°S3'05" East, for a distance of 210.82 feet to a point for corner;
- 4) **THENCE**, South 71°59'30" East, for a distance of 582.23 feet to a point for corner;
- 5) **THENCE**, North S9°S7'12" East, for a distance of 916.87 feet to a point for corner in the centerline of Chocolate Bayou;
- 6) **THENCE**, South 18°46'45" East, along the centerline of Chocolate Bayou for a distance of 225.19 feet to a point for corner;
- 7) **THENCE**, South 19°17'03" East, continuing along the centerline of Chocolate Bayou for a distance of 163.60 feet to a point for corner;
- 8) **THENCE**, South 47°24'30" East, continuing along the centerline of Chocolate Bayou for a distance of 74.25 feet to a point for corner;
- 9) **THENCE**, South S6°42'47" East, continuing along the centerline of Chocolate Bayou for a distance of 26.36 feet to a point for corner;
- 10) **THENCE**, South S9°S7'12" West, for a distance of 876.30 feet to a point for corner;
- 11) **THENCE**, South 30°02'48" East, for a distance of 1,100.30 feet to the **POINT OF BEGINNING** and containing 35.30 acres of land.

This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: April 11, 2025

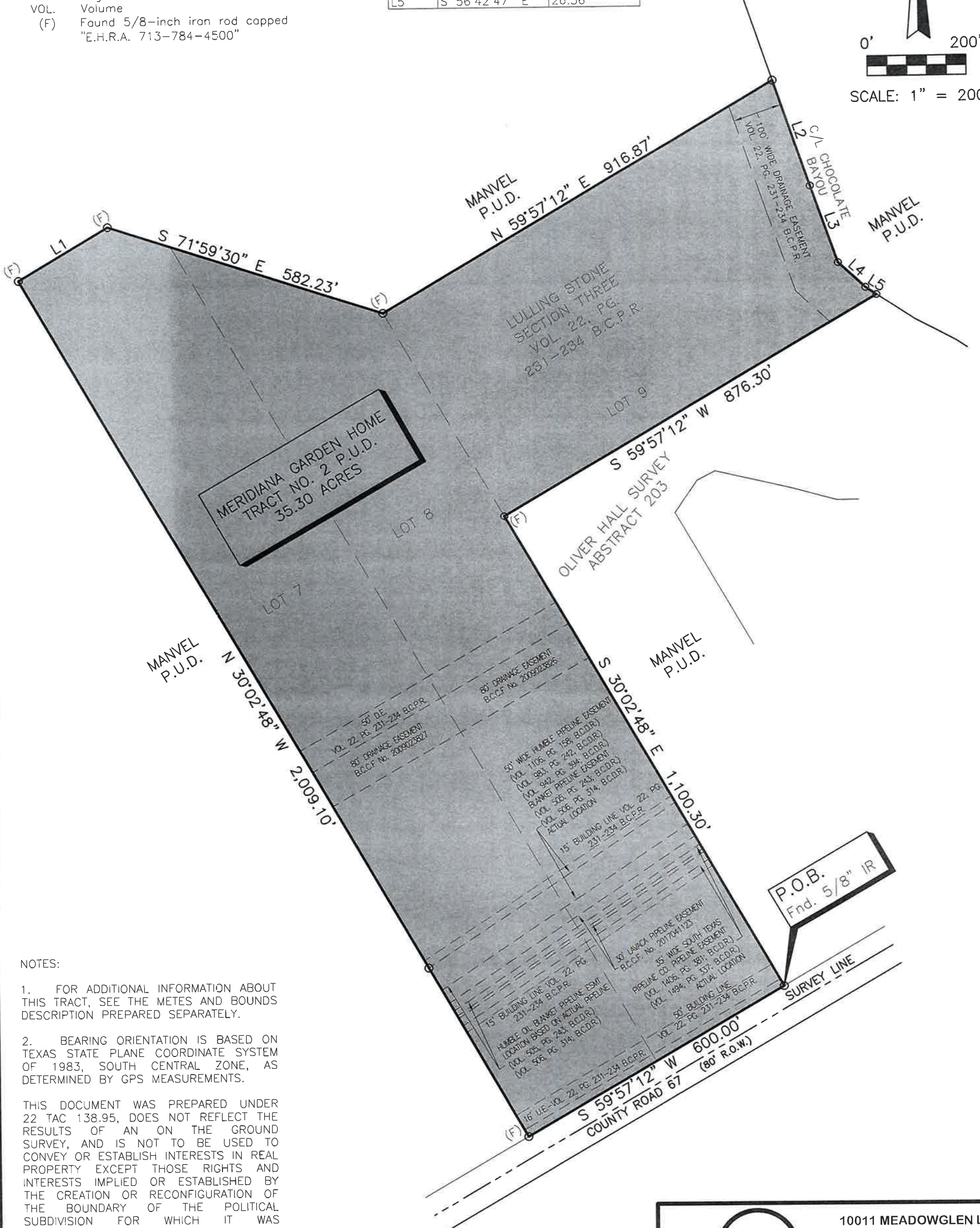
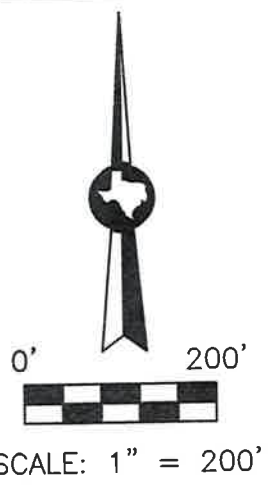
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LEGEND

- AC. Acres
- B.C.C.F. Brazoria County Clerk File
- B.C.D.R. Brazoria County Deed Records
- B.C.P.R. Brazoria County Plat Records
- P.O.B. Point of Beginning
- PG. Page
- VOL. Volume
- (F) Found 5/8-inch iron rod capped "E.H.R.A. 713-784-4500"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°53'05" E	210.82'
L2	S 18°46'45" E	225.19'
L3	S 19°17'03" E	163.60'
L4	S 47°24'30" E	74.25'
L5	S 56°42'47" E	26.36'

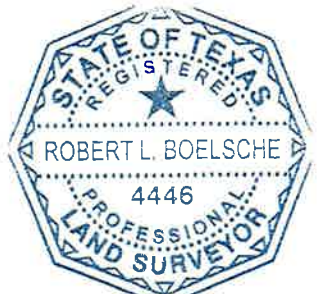


NOTES:

1. FOR ADDITIONAL INFORMATION ABOUT THIS TRACT, SEE THE METES AND BOUNDS DESCRIPTION PREPARED SEPARATELY.


2. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Robert L. Boelsche

ROBERT L. BOELSCHÉ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4446



EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

PROPOSED BOUNDARY MAP OF
MERIDIANA GARDEN HOME
TRACT NO. 2 P.U.D.
BRAZORIA COUNTY, TEXAS

DATE: April 11, 2025	SCALE: 1" = 200'	JOB NO.: 08101100
DWC. NAME: 08101100V-MERPUD.dwg	DRAWING NO.: NONE	

April 14, 2025

City of Manvel
20025 Highway 6
Manvel, TX 77578

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

To whom it may concern,

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

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

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

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

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

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

Thank you for your consideration,

Regards,



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

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

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

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

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

Maximum Building Height: Three (3) stories

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

2. Garden Homes (GH)

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

Permitted uses:

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

Tree farms

Minimum Lot Area: 6,300 square feet

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

Minimum Setbacks:

Front: 20 feet*

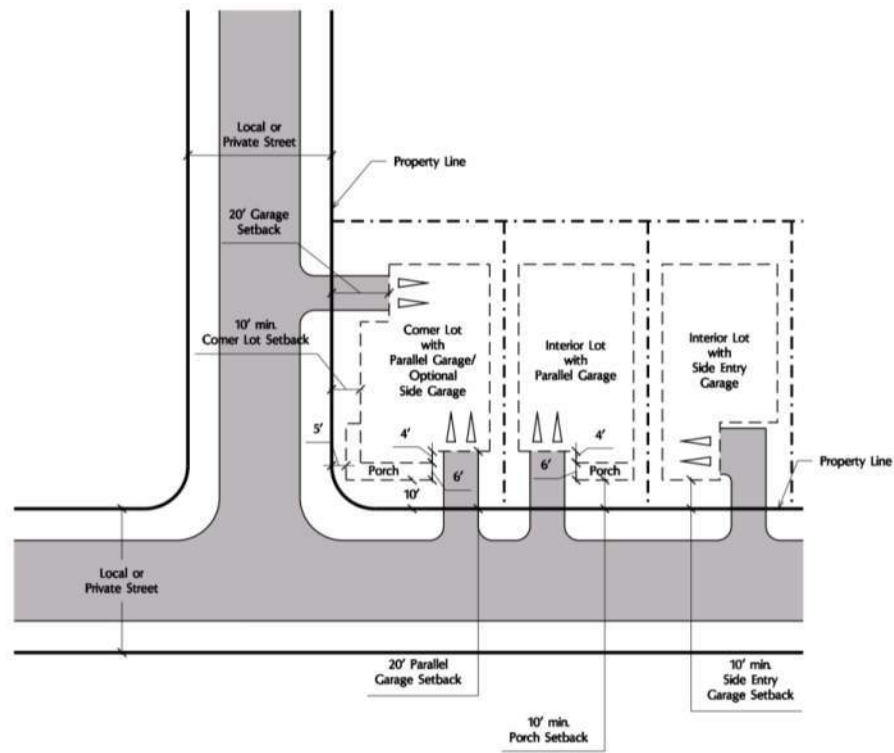
Rear: 15 feet**

Side: 5 feet**

Corner: 10 feet*

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

GARDEN HOME LOT DIAGRAM



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

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

Maximum Building Height: Three (3) stories

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

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

Maximum Building Height: Sixty (60) feet

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

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

8. Parks & Open Space (P-OS)

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

Permitted uses:

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

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

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

Max. Building Height: 34 feet

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

March.86?868②- April.79?868②

The following table provides an overview of Development Services Department activities from March.86?868②through April.79?868②

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
Outparcel.Tract..... Next.to.Lowe's..... (MTC.PUD)	In-N-Out Burger	<ul style="list-style-type: none"> The.applicant.is.doing.their.due.diligence.of.the.requirements.for.future.development.of.a.Restaurant.located.in.the.Manvel.Town.Center;
PID: 574005 (Presidio.PUD)	Quick Service Restaurant	<ul style="list-style-type: none"> The.applicant.is.doing.their.due.diligence.of.the.requirements.for.future.development.of.a.Restaurant.located.in.the.Presidio.PUD The.Presidio.PUD.is.currently.under.review.by.staff;
19200 Highway 6 (Light.Commercial. District.–Highway.② Overlay)	Medical Clinic	<ul style="list-style-type: none"> The.applicant.submitted.an.SUP.that.was.approved.by.Council.on.August.0?868①which.include.certain.conditions; The.applicant.is.doing.their.due.diligence.of.the.requirements.needed.for.permitting;
7142 Large Avenue (Open-Single Family District)	Event Center/Retail Space	<ul style="list-style-type: none"> The.applicant.is.doing.their.due.diligence.of.the.requirements.for.future.Event.Center.or.Retail.Space; Informed.applicant.of.the.re_zoning.process.and.requirements.associated.with.the.application;



DEVELOPMENT SERVICES DEPARTMENT

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

CERTIFICATE OF OCCUPANCY APPROVALS

LOCATION	DATE ISSUED	BUSINESS NAME
19230 Morris Avenue	3/23/2026	Twin Lakes RV Resort – 43,000 Sq Ft
19935 East Morris Avenue	3/25/2026	Little Rascals Daycare – 8,400 Sq Ft Building
5115 Meridiana Parkway, Suite 300	3/25/2026	It's Yours Child Care – 2,500 Sq Ft Lease Space
20226 Highway 6, Suite B	3/26/2026	Medical Scrubs – 800 Sq Ft Lease Space
6426 Sparkling Citrus Street	3/31/2026	Valencia Amenity Building – 1,849 Sq Ft
6426 Sparkling Citrus Street	3/31/2026	Valencia Pool House – 853 Sq Ft Building
6426 Sparkling Citrus Street	4/01/2026	Valencia Restroom Pavillion – 991 Sq Ft Building
21708 Highway 288, Suite 105	4/02/2026	Baskin Robbins/Dunkin Donuts – 2,400 Sq Ft Lease Space
22550 Highway 6	4/07/2026	Gas Station Crossroad#17 – 3295 Sq Ft Building

COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
3921 Pomona Parkway (ETJ)	03/25/2026	Pomona Retail Building – 17,500 Sq FT
19324 Highway 6	03/27/2026	M & M Hardware (Almeda Water Well Expansion)
18218 Highway 6	3/27/2026	Redeemer Church Education Building

OTHER UPDATES

- City Council approved the first reading of the Comprehensive Plan and Major Thoroughfare Plan update ordinances with certain revisions. The second reading will be considered at the May 4, 2026 regular City council meeting.