

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



**NOTICE OF A JOINT MEETING
MANVEL CITY COUNCIL AND
PLANNING DEVELOPMENT AND ZONING COMMISSION
July 12, 2021**

**NOTICE IS HEREBY GIVEN
6:30 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council and Manvel Planning Development and Zoning Commission will convene a joint 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:

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.

Regular Session

Call To Order

Roll Call - City Council

Mayor Davison
Council Member Larry Akery
Council Member Lorraine Hehn
Council Member Niccole Tyson
Council Member Dan Davis
Council Member Jason Albert
Council Member Jerome Hudson

Roll Call - Planning Development and Zoning Commission

Ryan Miller
Kyle Marasckin
Christine Diaz
Alina Rogers
Christy Kennard
Dorothy Wynne
Muhammed Alam

Pledge

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

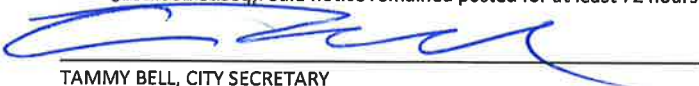
Joint Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN AMENDMENT TO CHAPTER 50. PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-52. THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; 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; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Joint meeting of the Manvel City Council and Manvel 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 July 9, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



Planning, Development, and Zoning Commission Master Thoroughfare Plan Amendment Request

Agenda of:	July 12, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

An amendment to Chapter 50, *Planning and Development*, Article III. *Comprehensive Plan*, by amending Section 50-52. Thoroughfare Plan for Pollard Boulevard, Charlotte Street, Dogwood Avenue, Kirby Drive, Bissell Road, and the Clark Road/Jordan Road intersection

Exhibits

- Staff Report
- City's Master Thoroughfare Plan Map
- Valencia PUD Master Thoroughfare Plan Amendment – Existing Conditions
- Valencia PUD Master Thoroughfare Plan Amendment – Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment (2021) – Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Kirby Drive and Rodeo Drive Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Bissell Road Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Clark Road/Jordan Road Intersection Proposed Changes
- Valencia PUD MTP Amendment Application
- Public Hearing Notice

Recommended Action

After a Joint Public Hearing with City Council, Consideration and Action from the Commission to the City Council

Executive Summary

A request by the Hillwood Residential, L.P. (Developer) and the City to amend thoroughfare locations, remove thoroughfare locations, reduce thoroughfare right-of-way width, and reduce sidewalk width in the Master Thoroughfare Plan. Hillwood Residential, L.P. has proposed a Planned Unit Development (PUD) called Valencia. The Valencia PUD is 438 acres of land generally located east of the Del Bello Lakes Development, north of the Bluewater Lakes Development, and west of the Lakeland Development. The Valencia PUD requests a westward shift of Pollard Boulevard, a southward shift of Dogwood Avenue, a right-of-way reduced from 80-feet to 60-feet on Charlotte Street, and 12-foot sidewalk reduced to 8-feet along one side for Dogwood Avenue and Charlotte Street. City staff has also made recommendations for a westward shift of Kirby Drive with its intersection at CR 58, an eastward shift of Kirby Drive between CR 58 and SH 6, removal of Rodeo Drive, removal of Bissell

Road from Iowa Lane to Brazoria County Conservation and Reclamation District No. 3 drainage ditch, and a reconfiguration of the Clark Road and Jordan Road intersection. For more detailed information please refer to the attached Staff Report section.

Staff Report

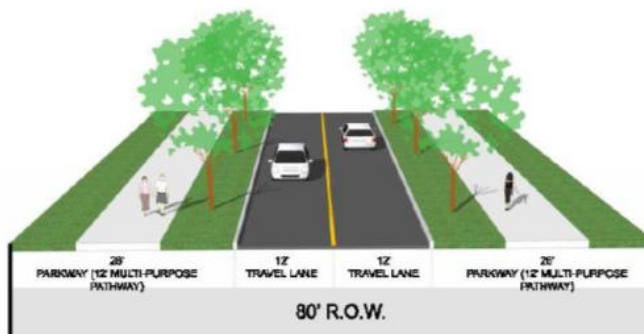
Valencia PUD Master Thoroughfare Plan Amendment

The Valencia Developer is requesting proposed amendments to the City's Master Thoroughfare Plan. The proposed changes to the Master Thoroughfare Plan include 1) westward movement of Pollard Boulevard, 2) southward movement of Dogwood Avenue, 3) Charlotte Street right-of-way width reduction from 80-feet to 60-feet, and 4) sidewalk reductions from 12-feet to 8-feet. The westward location of Pollard Boulevard provides the development a north-south connection through the heart of the City to access Del Bello Boulevard and SH6. Pollard also connects with collectors such as Charlotte Street and Dogwood Avenue. The proposed southward movement of Dogwood occurs from its intersection with Pollard Boulevard west. This enables the PUD to access a collector street for their single-family development and school site just south of the Manvel City Center site. Another Master Thoroughfare Plan amendment includes a reduction in right-of-way width for Charlotte Street. Charlotte Street is identified as an 80-foot collector road in the Master Thoroughfare Plan. The 80-foot right-of-way will remain from Charlotte Street and Pollard Boulevard intersection east. The proposed 60-foot right-of-way reduction is between Pollard Boulevard intersection to the west PUD property line. Even though the right-of-way width is reduced, the paving width remains the same at 25-feet, as identified in the Master Thoroughfare Plan Type "B1" roadway. The last item for the Master Thoroughfare Plan amendment includes a reduction of 12-foot sidewalks to 8-foot sidewalks. Both Charlotte Street and Dogwood Avenue are identified as a Type "B1" according to the Master Thoroughfare Plan (*see Graphic A – Type "B1" Street*). A Type "B1" Street has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic A – Type "B1" Street

Type "B1" Street

Type B collectors are two lanes undivided roadways with parkways and 12 feet-wide lanes within 80 feet of right-of-way.



Pollard Boulevard is identified as a Type “P1” Parkway according to the Master Thoroughfare Plan (see Graphic B – Type “P1” Parkway). A Type “P1” Parkway has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic B – Type “P1” Parkway

“P1” Parkway

P1 parkways are four (4) lane divided roadways with 12 foot-wide multi-purpose pathways within a 26 feet parkway, 12 foot-wide travel lanes, and a 14 foot-wide median within 120 feet of right-of-way.



According to the Master Thoroughfare Plan, a shared use path is defined as “an on or off-street facility separated by a barrier or open space that is designed to accommodate all non-motorized modes including pedestrians, bicyclists, skaters, and joggers”. The minimum standard for a shared use path is 8-feet to accommodate multi-modal uses as described above (AASHTO). The reduction in shared use path/sidewalk width from 12-feet to 8-feet still accomplishes the same function to move multi-modal users throughout the City.

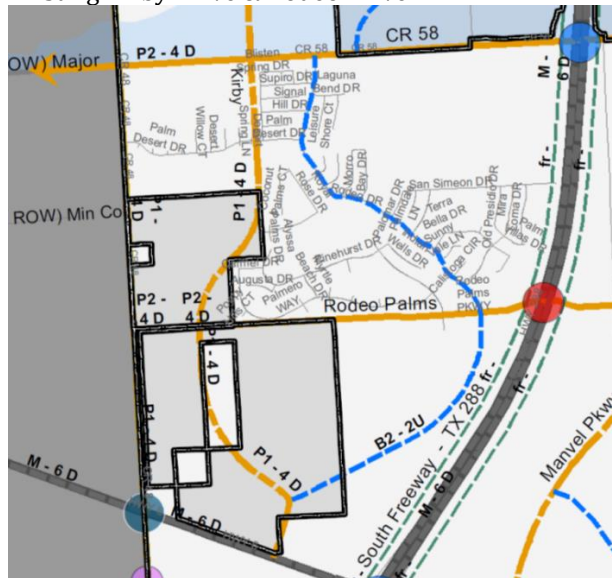
City Initiated Master Thoroughfare Plan Amendment

The City is proposing four amendments to the Master Thoroughfare Plan. The amendments include:

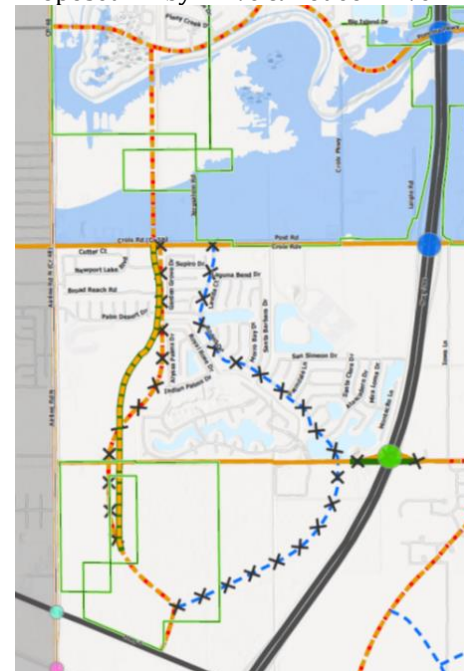
1. Kirby Drive – Kirby Drive is identified as a 120-foot right-of-way on the Master Thoroughfare Plan. Staff has proposed Kirby Drive to shift slightly westward from its intersection at CR 58 (Croix Road). The westward shift to Kirby Drive is necessary to avoid a GCWA canal that makes a 90 degree turn at the location identified on the 2015 Master Thoroughfare Plan Map (see Graphic C – Kirby Drive & Rodeo Drive). Kirby Drive has also shifted westward south of this above-mentioned location to match the Kirby Drive pavement in the Yanni Palms Development. The leg of Kirby Drive between Rodeo Palms Parkway and SH 6 shifted eastward to reflect a better alignment of Kirby Drive as it meets the planned location in the Manvel Town Center development (see Graphic C – Kirby Drive & Rodeo Drive).

Graphic C – Kirby Drive & Rodeo Drive

Existing Kirby Drive & Rodeo Drive



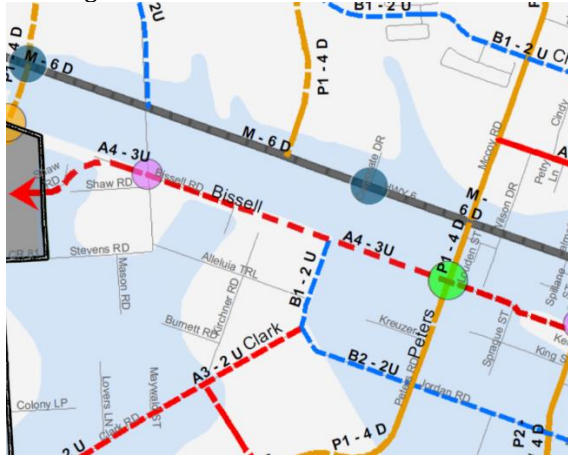
Proposed Kirby Drive & Rodeo Drive



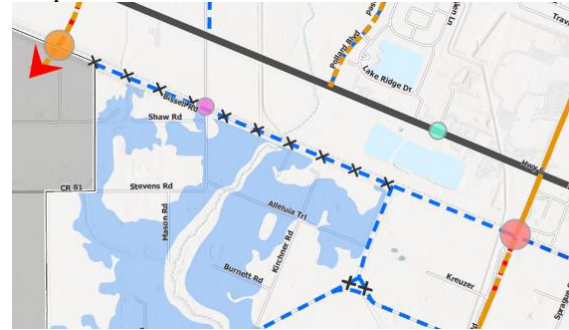
2. Rodeo Drive – Rodeo Drive is identified as an 80-foot-wide street right-of-way according to the Master Thoroughfare Plan. City Staff's recommendation removes Rodeo Drive from the Master Thoroughfare Plan because Rodeo Drive is an existing 60-foot-wide street right-of-way with houses fronting on it (see Graphic C – Kirby Drive & Rodeo Drive). Also, Rodeo Drive is in close proximity of Kirby Drive, which is another north-south corridor. Kirby Drive offers a larger right-of-way width at 120-feet to traverse north-south. Eventually, Kirby Drive will provide vehicular movement between Beltway 8 (north) to SH 6 (south).
3. Bissell Road – Bissell Road is identified as a 100-foot right-of-way that connects west to the existing Iowa Lane and east to CR 99. City Staff is proposing Bissell Road is taken off of the Master Thoroughfare Plan from Iowa Lane to where it intersects with the drainage ditch (west of Meridiana Parkway). The City of Iowa Colony's Thoroughfare Plan (2020) does not illustrate a connection with Bissell Road west. Since Bissell Road will not connect westward into Iowa Colony, it is staff's recommendation to terminate Bissell Road on the Thoroughfare Plan at Brazoria County Conservation and Reclamation District No. 3's drainage canal (see Graphic D – Bissell Road).

Graphic D – Bissell Road

Existing Bissell Road



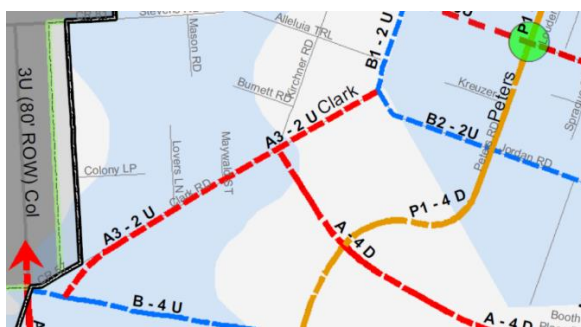
Proposed Bissell Road



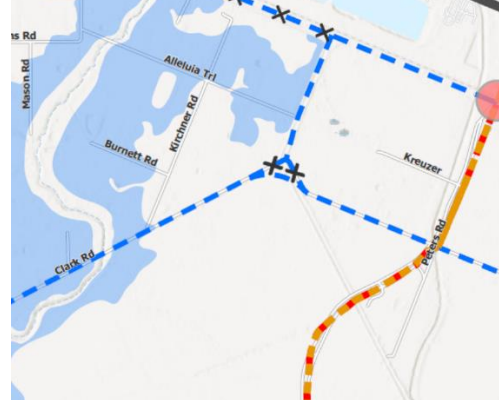
4. Clark Road and Jordan Road Intersection – The Master Thoroughfare Plan identifies Jordan Road as an 80-foot-wide right-of-way and Clark Road as a 100-foot-wide right-of-way. Clark Road and Jordan Road intersect at a 90 degree turn on the Master Thoroughfare Plan Map (see Graphic E – Clark Road & Jordan Road Intersection). The 90-degree turn occurs over a Brazoria County Conservation and Reclamation District No. 3’s drainage canal. The 90-degree intersection of major thoroughfares is not conducive to safe and effective traffic circulation in this area. City staff is proposing a slight curvature of both roads through the Meridiana Development to remove the 90-degree intersection.

Graphic E – Clark Road & Jordan Road Intersection

Existing Clark Rd. & Jordan Rd. Intersection



Proposed Clark Rd. & Jordan Rd. Intersection



Staff Recommendation

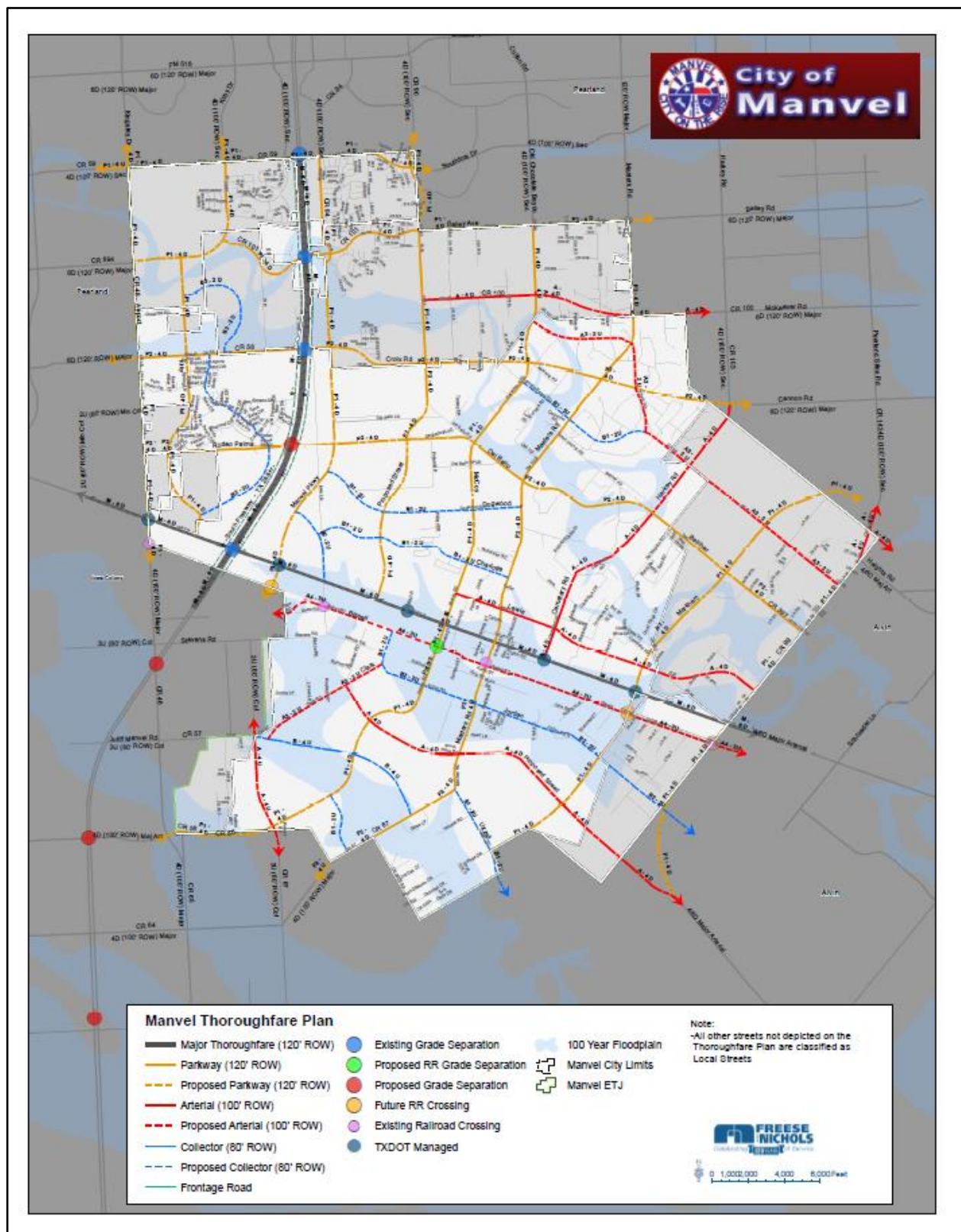
City Staff recommends tabling the Master Thoroughfare Plan Amendment to the Planning, Development and Zoning Commission until the Utility Agreement and 380 Financing Agreement are approved by City Council.

To date, the City Council has not approved or given consent to City Staff to move forward with the Utility Agreement and 380 Financing Agreement for the Valencia PUD development.

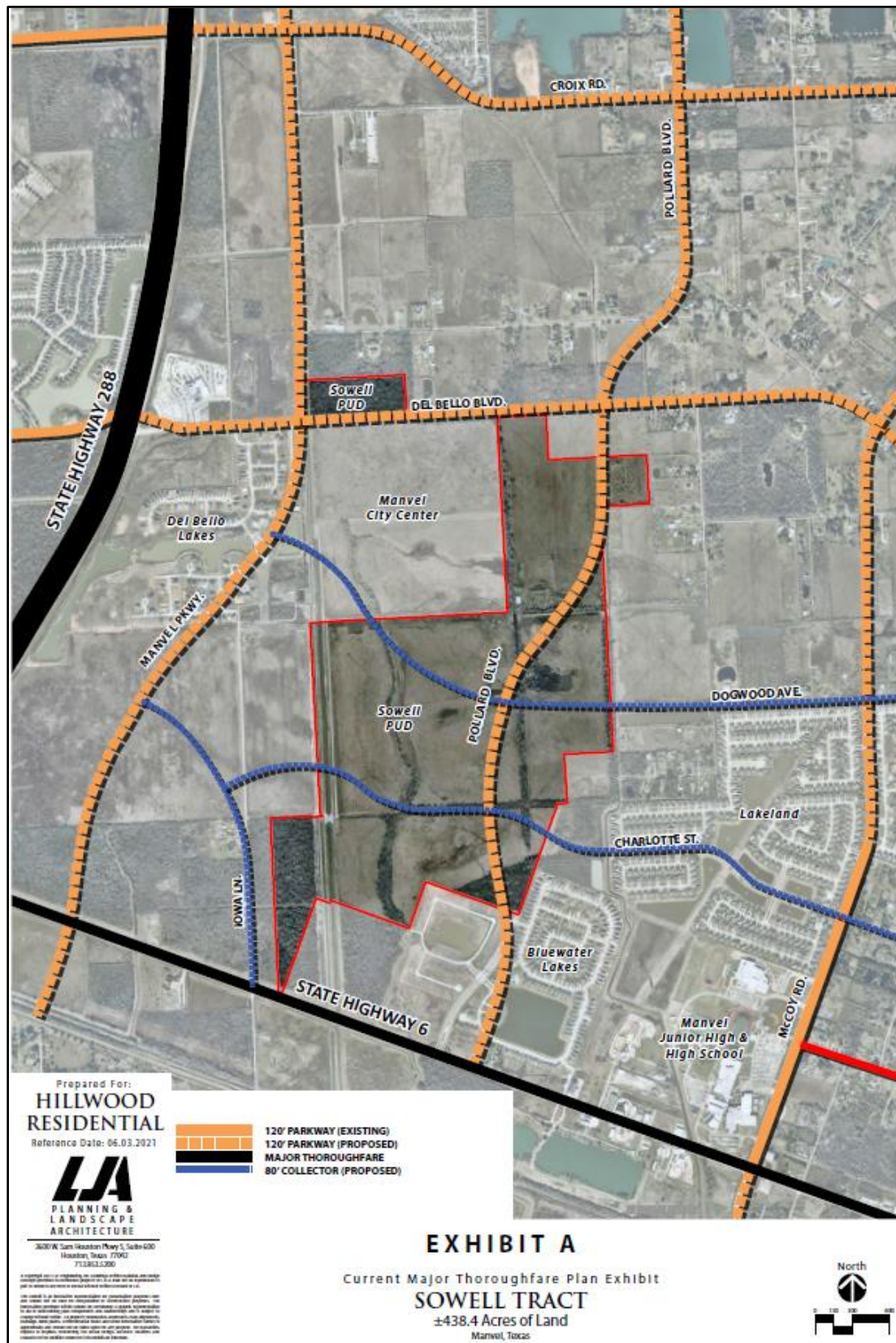
Joint City Council and Planning, Development and Zoning Commission Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

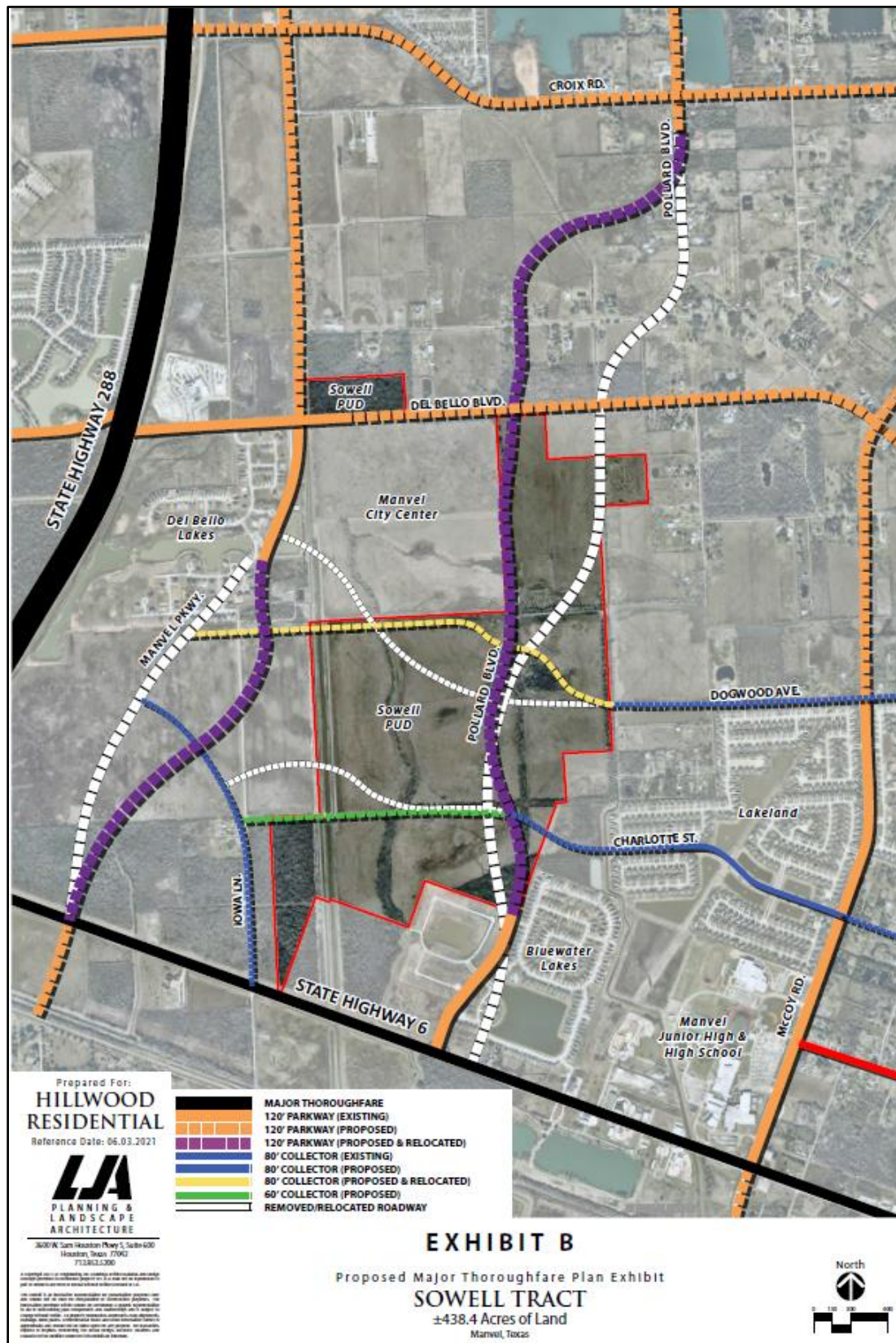
City's Master Thoroughfare Plan Map



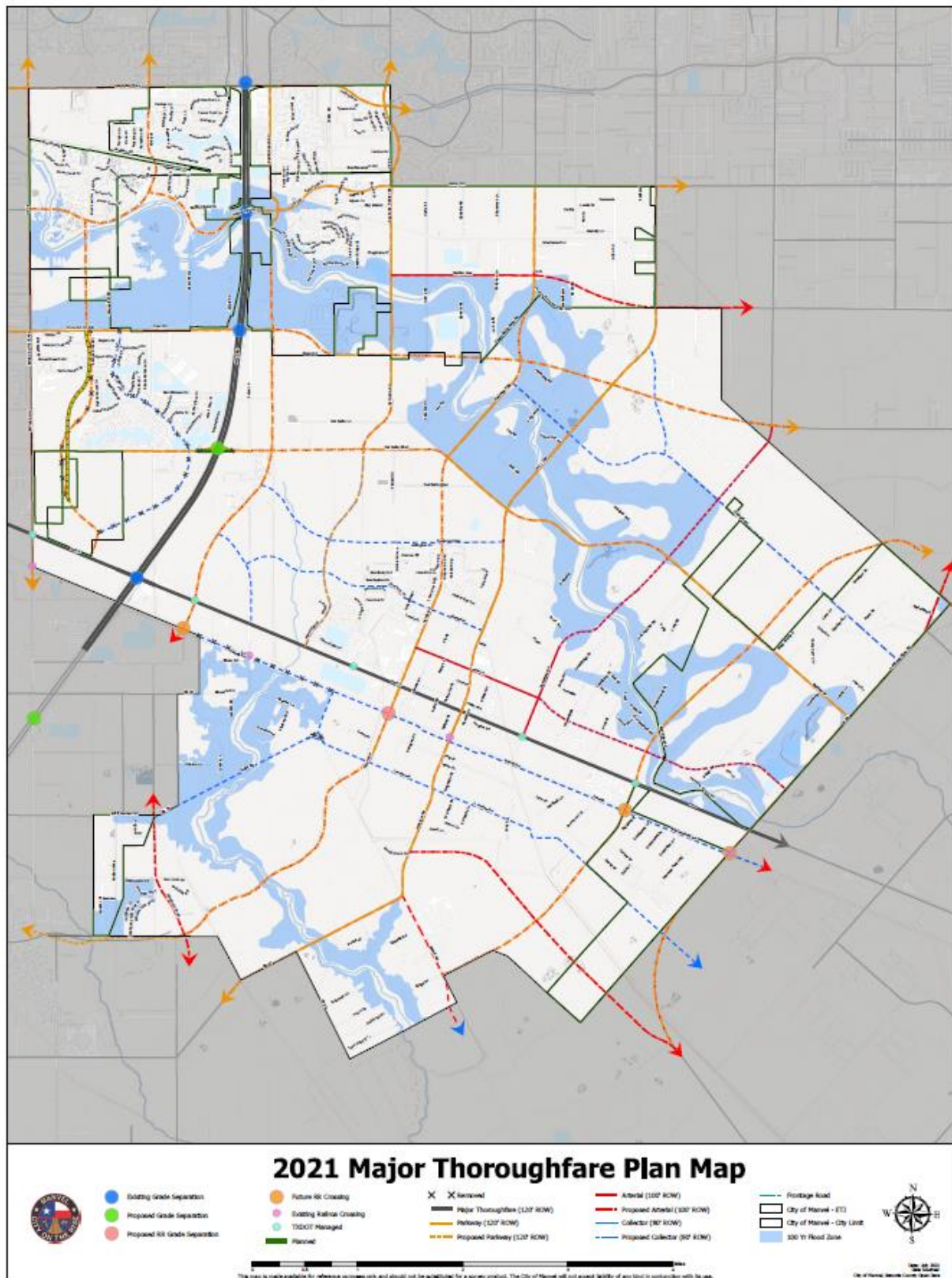
Valencia PUD Master Thoroughfare Plan Amendment – Existing Conditions



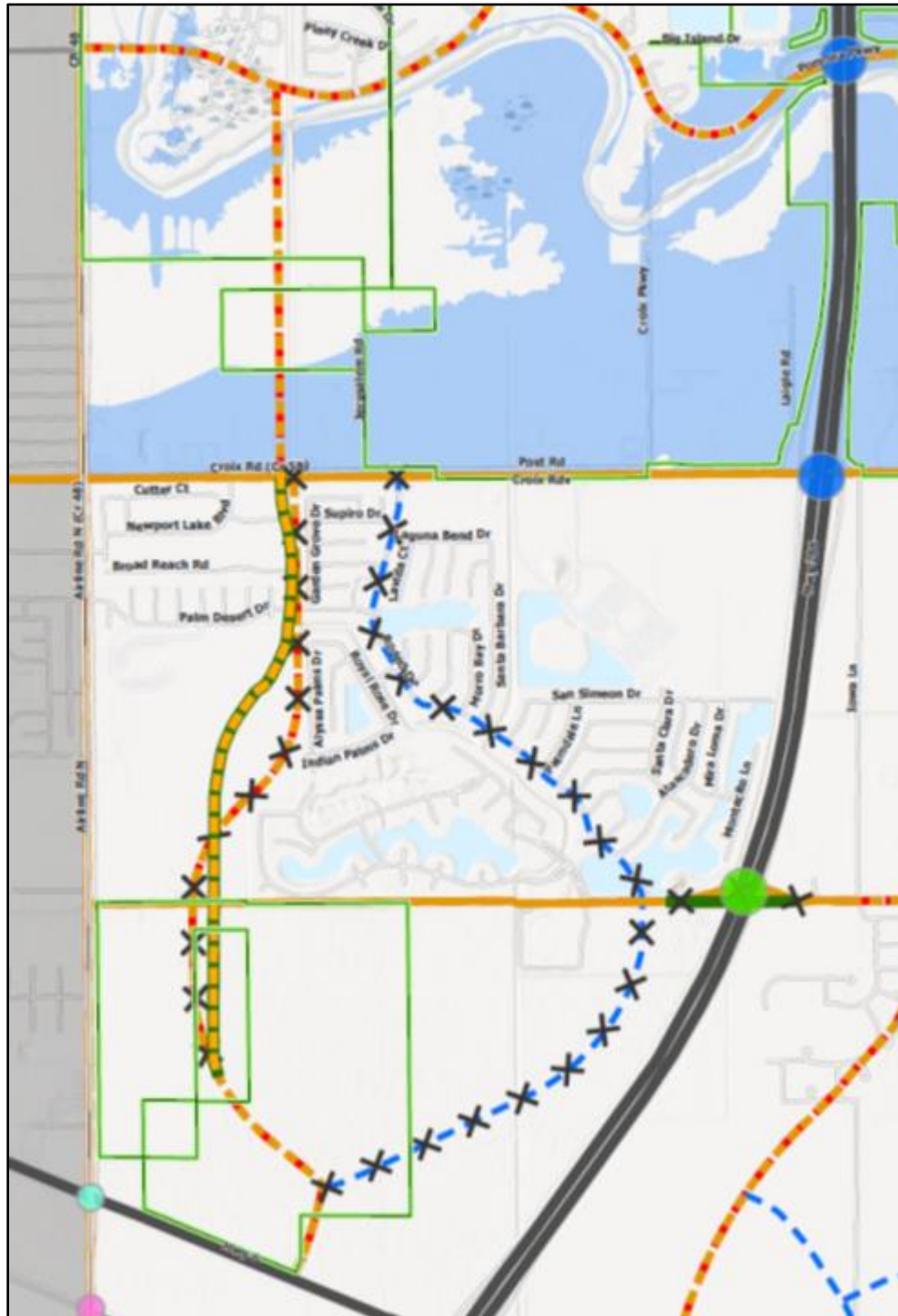
Valencia PUD Master Thoroughfare Plan Amendment – Proposed Changes



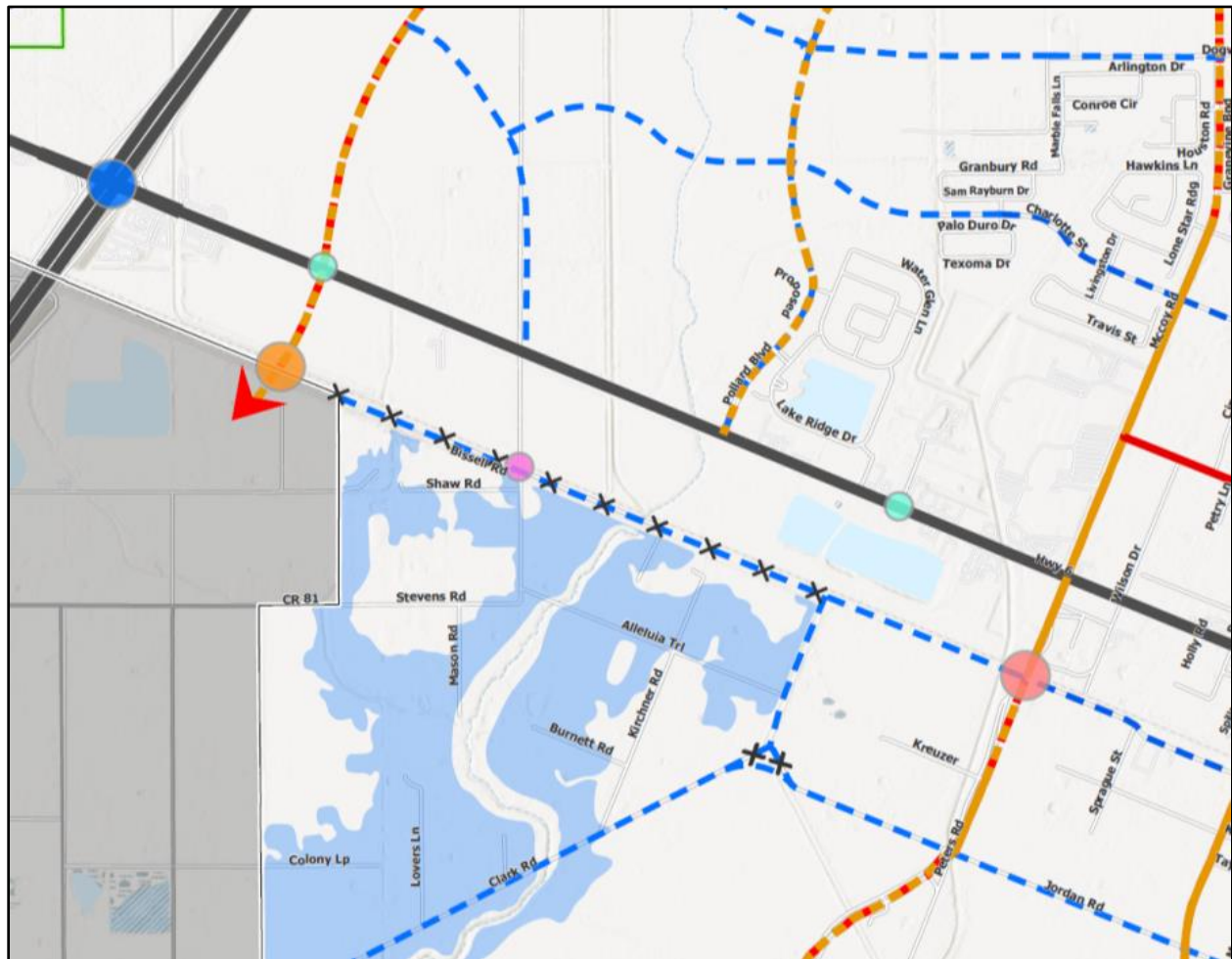
City Initiated Master Thoroughfare Plan Map 2021 – Proposed Changes



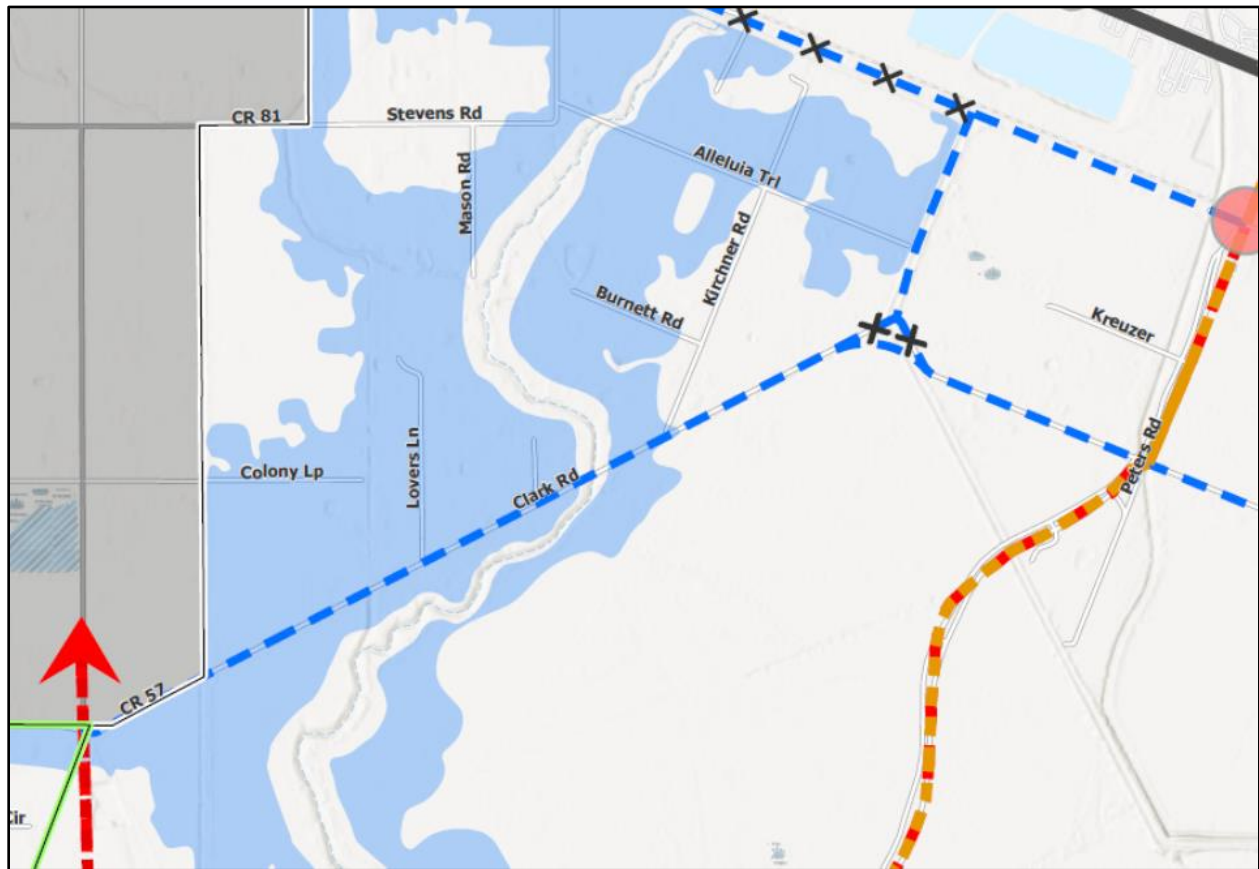
City Initiated Master Thoroughfare Plan Map Amendment – Kirby Drive & Rodeo Drive Proposed Changes



City Initiated Master Thoroughfare Plan Map Amendment – Bissell Road Proposed Changes



City Initiated Master Thoroughfare Plan Map Amendment – Clark Road/Jordan Road Intersection



Application



FOR CITY USE ONLY

Case No. _____

Date Submitted _____

Major Thoroughfare Amendment Application

(Check all Applicable) ☒ Change in Alignment/location ☒ Change in Classification

The following information must be completed before an application is accepted for review.

APPLICANT INFORMATION:

(if different from owner, complete attached property owner's authorization)

Name: Matt Stoops E-mail: mstoops@lja.com

Street Address: 3600 W Sam Houston Parkway S, Suite 600, Houston TX 77042

City: _____ State: _____ Zip Code: _____

Phone Number: 713-953-5200 Fax Number: _____

PROPERTY OWNER'S INFORMATION:

Name: 443 LTD (and related) Andrew W. Sowell, GP E-mail: ASowell@boydcommercial.net

Street Address: 2414 Ella Blvd, Hou. TX 77008

City: Houston State: TX Zip Code: 77008

Phone Number: 713 599 3440 Fax Number: 713 877 1017

The following is required for a **Major Thoroughfare Plan Amendment** request. Based on the nature and extent of the requested amendment, additional studies may be required. Attach additional sheets if necessary.

- One (1) copy of an 8 1/2" x 11" plan showing the following:
 - a. Existing thoroughfare alignment;
 - b. Proposed modification to the current alignment;
 - c. Length, in miles of the proposed modification.
- Signed agreement to pay for all associated City staff and City Consultant expenses in the review and presentation of proposed modification.
- Payment in the amount of **\$5,000.00** as a deposit for these expenses.
- Copies of property ownership names, addresses, and tract descriptions from the Brazoria County Appraisal District for all property owners directly adjacent to any proposed changes.
- Plain white envelopes with the same property owner information, with stamp postage on envelope.

Application

Attach additional sheets as necessary to provide a full response to each question.

Name of thoroughfare to be modified: Pollard Boulevard, Dogwood Avenue,
Manvel Parkway, and Charlotte Street

Description of proposed thoroughfare alignment or classification: The road classifications
of the above roads will remain as currently shown on the Manvel MTP, but will be
realigned to better serve the surrounding areas. This will match the MTP shown on the
Valencia PUD.

Explain the reason for this Thoroughfare Plan Amendment request: Realigning Pollard Blvd,
Dogwood Avenue, Manvel Parkway, & Charlotte street due to the Valencia PUD.

Identify what conditions have changed to warrant a change to the alignment and/or classification
as shown on the existing Major Thoroughfare Plan: The Valencia PUD warrants a
a change to the MTP for the alignment of the above roads.

How does the requested Thoroughfare Amendment further the goals and objectives of the City
of Manvel's Comprehensive and Major Thoroughfare Plans: The realignment of these roads
provides for better connectivity for the surrounding areas as they develop.

Explain why the requested Major Thoroughfare Plan change is better than the existing plan:
The realignment of these roads provides for better connectivity for the surrounding
areas as they develop.

Explain the differences in traffic impacts between the existing Major Thoroughfare Plan and the
requested change to the Major Thoroughfare Plan: There are no differences in traffic
impacts between the existing MTP & the requested changes.

*The applicant has prepared this application and certifies that the facts stated herein and
exhibits attached hereto are true and correct.*

Signature and Title

06/07/2021

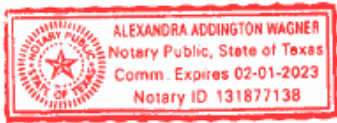
Date

Authorization Letter

PROPERTY OWNER'S AUTHORIZATION:

I, Andrew W. Seall, being duly sworn, attest that I am the property owner of the subject property and that Matt Stoops, is duly appointed and authorized to act as representative and agent on my behalf for the purpose of preparing and submitting this Major Thoroughfare Amendment Application to the City of Manvel. This authorization grants authority to Matt Stoops to engage in all communications with all City representatives and reviewing boards/commissions necessary to complete the application process.

Andrew W. Seall
Property Owner's Signature



(Notary Seal)

SUBSCRIBED AND SWORN TO ME THIS 7th
DAY OF June, 20 21

Alexandra Addington Wagner
Notary Public in and for the State of Texas

Public Hearing Notice

Public Hearing Notice to run on Sunday 06/27/2021

A JOINT PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:30 P.M. ON MONDAY, JULY 12, 2021, BEFORE THE MANVEL CITY COUNCIL AND MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION TO HEAR INPUT FROM THE PUBLIC REGARDING AN AMENDMENT TO CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY AMENDING SECTION 50-52. THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; 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; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE. /S/ TAMMY BELL, CITY SECRETARY.