

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

LARRY AKERY, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
NICCOLE TYSON, COUNCIL PLACE 3  
DAN DAVIS, COUNCIL PLACE 4  
JASON ALBERT, COUNCIL PLACE 5  
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING  
OF THE CITY OF MANVEL  
July 19, 2021**

**NOTICE IS HEREBY GIVEN**

**6:00 P.M. WORKSHOP 7:00 P.M. REGULAR SESSION**

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

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

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 X6 for further information.**

**Workshop Session**

Discussion / Update on the Sowell Property

**Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

*Discuss economic development incentives on the Sowell Property*

**Regular Session**

**Call To Order**

**Inspirational Reading - Council Member Jason Albert**

## **Pledge**

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

## **Citizen Comments: "Comment Card" Required**

*\*\*\*Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website [www.cityofmanvel.com](http://www.cityofmanvel.com) or by emailing [tbell@cityofmanvel.com](mailto:tbell@cityofmanvel.com) or by calling 281-489-0630 x6 for staff assistance.*

## **City Manager Update**

Update on current events and city issues.

## **Regular Agenda**

1. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-20;  
  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER 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.
2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-18;  
  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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.
3. Consideration and possible action to approve Resolution 2021-R-13;  
  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2020-02 APPROVING AN EXPENDITURE OF UP TO \$96,351.58 FOR THE AISD J.B. HENSLER DENTAL ASSISTANT JOB TRAINING PROJECT TO PROVIDE FOR EQUIPMENT AND MATERIALS FOR THE DENTAL ASSISTANT JOB TRAINING FACILITY, TO FURTHER JOB TRAINING AND ECONOMIC DEVELOPMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION . (Tabled on 7/6/2021)



4. Consideration and possible action to approve Resolution 2021-R-14;  
A RESOLUTION APPROVING THE CONVEYANCE OF A 0.2879 ACRE TRACT OF RIGHT-OF-WAY TO BRAZORIA COUNTY IN CONNECTION WITH THE COUNTY ROAD 90 BRIDGE PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE DEDICATION OF RIGHT-OF-WAY DEED AND ANY DOCUMENTS NEEDED FOR THE CONVEYANCE; APPROVING THE PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
5. Consideration and possible action to approve a Subdivision Variance request to Chapter 62, Section 62-111, *Additional Street Requirements* for property located at 8801 Amanda Lane and authorize the Mayor to execute the Development Agreement.
6. Consideration and possible action to approve a Preliminary Plat for Meridiana Inspiration Way Phase 3, a subdivision of 2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267- 270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas. Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)
7. Consideration and possible action to approve a Preliminary Plat for Meridiana Section 7 East, a subdivision of 23.36 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.  
Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)
8. Consideration and possible action to approve a Preliminary Plat for Meridiana Detention Reserve 'X', a subdivision of 12.44 acres out of the Oliver Hall Survey, A-203 ; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records , City of Manvel, Brazoria County, Texas.  
Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)
9. Consideration and possible action on a request by Meridiana to approve an appeal to the City's Designated Official's interpretation that the Meridiana General Development Plan Amendment #19 (as submitted to City Staff on June 15, 2021) does not meet the criteria adopted in Ordinance No. 2009-O-04, the 2007 Manvel Comprehensive Plan, the 2001 Manvel Zoning Ordinance, the Seven Oaks Ranch (Meridiana) Open-Planned Unite Development District Plan (O-PUD Plan), Ordinance No. 2009-O-05, and the Tax Increment Investment Zone 3 (TIRZ 3) – Final Project Plan.

10. Update by the City Manager on the GLO Grant.
11. Update by Chief Traylor on gun crimes, violent crimes, open cases, closed cases, and plans to curtail violence and action by City Council to direct staff if needed. (Requested by Council Member Albert). (Agenda item discussed and tabled at the 6/21/2021 City Council meeting and further discussed at the 7/6/2021 City Council Meeting).
12. Update and possible action to direct staff on the following as requested by Council Member Albert;
  - A) Technology Implementation
  - B) COVID Contingency Preparedness Plan
  - C) Open Fire Marshal and Deputy Fire Marshal positions including discussion about applicants

### **Consent Agenda**

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

1. Acceptance of the infrastructure improvements for Del Bello Lakes Section 6 to begin the Two- Year Maintenance Period
2. Acceptance of the infrastructure improvements for the Del Bello Lakes Lift Station and release the associated maintenance bonds.
3. Acceptance of the infrastructure improvements for the Del Bello Lakes Offsite Utilities and release the associated maintenance bonds.
4. Acceptance of the minutes to date.

### **Mayor and Council Comments**

Update on current events and city issues.

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

Items of community interest include:

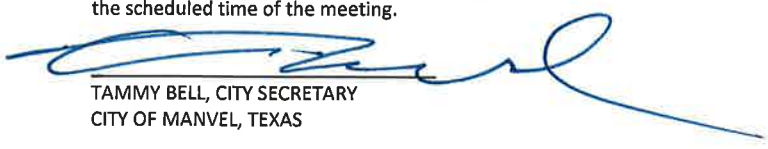
- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment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

### **Adjourn**

## MANVEL CITY COUNCIL MEETING JULY 19, 2021

### **CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 16, 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

### **NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS**

*A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the July 19, 2021 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.*





# MANVEL CITY COUNCIL DATA SHEET

**MEETING DATE:** July 19, 2021

**TOPIC:** Consideration and possible action regarding amending 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, Rodeo Drive, Bissell Road, Clark Road/Jordan Road intersection, and Unimproved/Unnamed Right-of-Way (Bissell Road & Jordan Road).

**BACKGROUND:** Hillwood Residential, L.P. and the City are proposing an amendment to the Master Thoroughfare Plan. Hillwood is proposing changes within the proposed Valencia PUD. The changes include a westward shift of Pollard Blvd., a southward shift of Dogwood Ave., a right-of-way reduction from 80-feet to 60-feet for Charlotte St., and reductions in one sidewalk from 12-feet to 8-feet on Dogwood Ave. and Charlotte St. The City is proposing changes to: shifts of Kirby Dr., removal of Rodeo Dr., removal of a portion of Bissell Rd., reworking the Jordan Rd. and Clark Rd. intersection, and removal of an unimproved/unnamed ROW. A joint Public Hearing was held with City Council and the Planning, Development and Zoning Commission on July 12, 2021. There were two speakers who spoke against the proposed Master Thoroughfare Plan Amendment.

**PD&Z RECOMMENDATION:** The Planning, Development and Zoning Commission recommends approval of Ordinance No. 2021-O-20 as presented with two amendments to City Council.

**STAFF RECOMMENDATION:** City staff recommends tabling Ordinance No. 2021-O-20 (Master Thoroughfare Plan Amendment) as presented with two amendments until the Utility Agreement and 380 Financing Agreement are approved by City Council.

**ATTACHMENTS:** Staff Report, Master Thoroughfare Plan Map (2015), Master Thoroughfare Plan (2021)

## FUNDING ISSUES

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

|                                                      |                                                                           |
|------------------------------------------------------|---------------------------------------------------------------------------|
| <p>SUBMITTING STAFF MEMBER<br/>Jessica Rodriguez</p> | <p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p> |
|------------------------------------------------------|---------------------------------------------------------------------------|







## City Council Master Thoroughfare Plan Amendment Request

|                    |                      |                      |                                                |
|--------------------|----------------------|----------------------|------------------------------------------------|
| <b>Agenda of:</b>  | July 19, 2021        | <b>Initiated By:</b> | Jessica Rodriguez<br>Dir. Development Services |
| <b>Department:</b> | Development Services | <b>Presented By:</b> | Jessica Rodriguez<br>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
- City Initiated Master Thoroughfare Plan Map Amendment – Unnamed/Unimproved Right-of-Way (Bissell Road & Jordan Road)
- Master Thoroughfare Plan Map 2021
- Valencia PUD MTP Amendment Application
- Public Hearing Notice

### Recommended Action

Consideration and Possible Action from 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

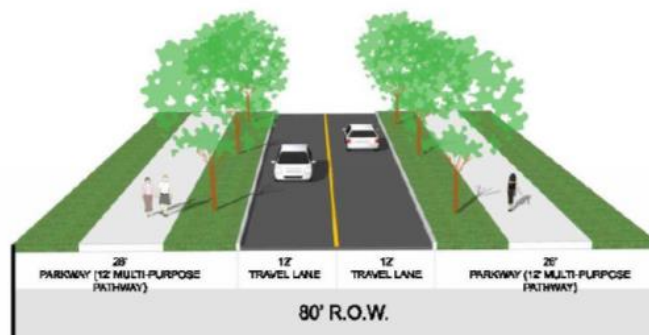
### **Valencia PUD Master Thoroughfare Plan Amendment**

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 feet-wide multi-purpose pathways within a 26 feet parkway, 12 feet-wide travel lanes, and a 14 feet-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.

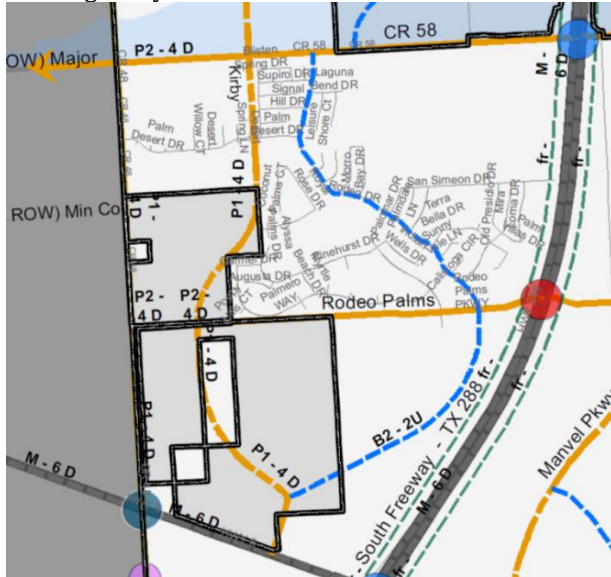
**City Initiated Master Thoroughfare Plan Amendment**

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

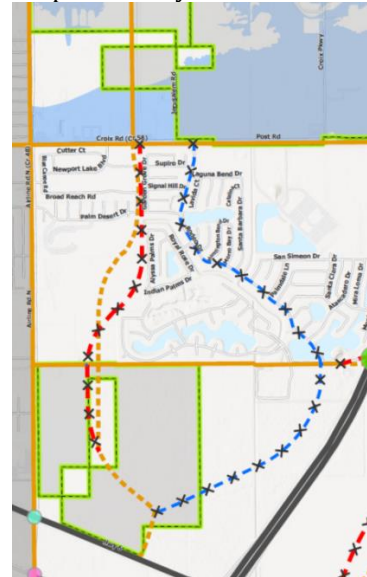
1. Kirby Drive – Kirby Drive is identified as a 120-foot right-of-way on the Master Thoroughfare Plan. Staff is proposing Kirby Drive to shift slightly westward from its intersection at CR 58 (Croix Road). The westward shift to Kirby Drive is necessary to avoid a GCWA canal that makes a 90 degree turn 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 existing Kirby Drive pavement in the Yanni Palms Development. The segment 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

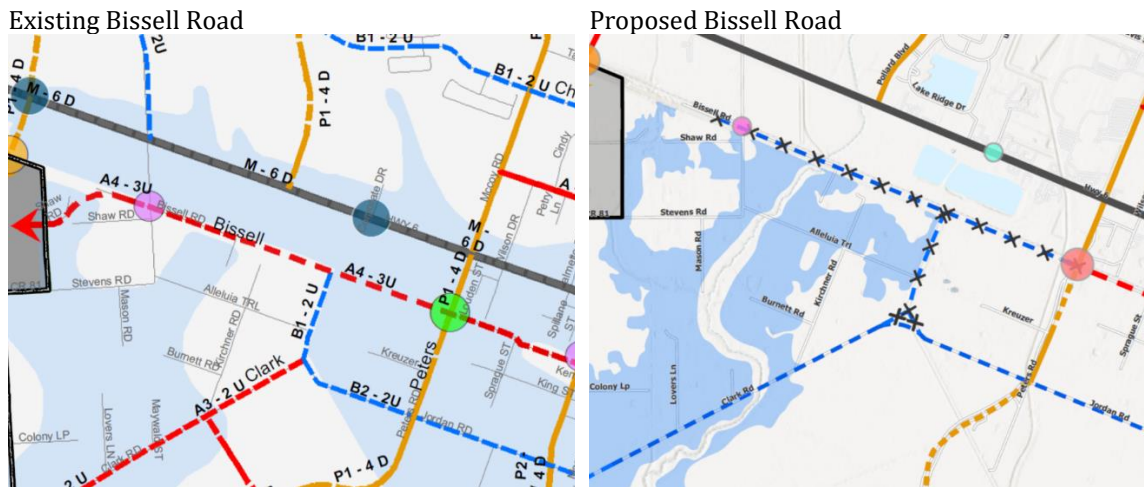


Proposed Kirby Drive & Rodeo Drive



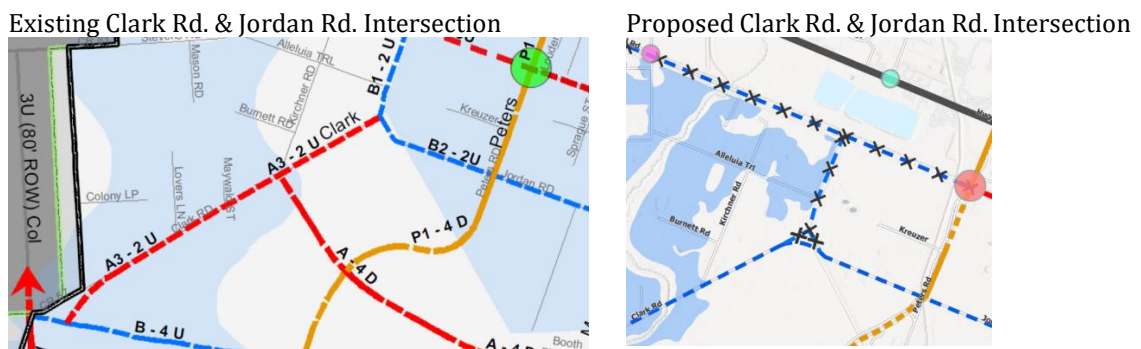
2. Rodeo Drive – Rodeo Drive is identified as an 80-foot-wide street right-of-way according to the Master Thoroughfare Plan. City Staff's recommendation removes Rodeo Drive from the Master Thoroughfare Plan because Rodeo Drive is an existing 60-foot-wide street right-of-way with houses fronting on it (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 to Iowa Lane (west) and CR 99 (east). City Staff is proposing Bissell Road is taken off of the Master Thoroughfare Plan where it meets Iowa Lane (west) to Meridian Parkway (east). The City of Iowa Colony's Thoroughfare Plan (2020) does not illustrate a connection with Bissell Road west through their jurisdiction. Since Bissell Road will not connect westward into Iowa Colony, it is staff's recommendation to terminate Bissell Road on the Thoroughfare Plan at Meridiana Parkway (see Graphic D – Bissell Road).

*Graphic D – 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 Gulf Coast Water Authority’s (GCWA) drainage canal. The 90-degree intersection of two major thoroughfares is not conducive to safe and effective overall traffic circulation in this area. City staff is proposing a slight curvature in the radius of both roads through the Meridiana Development to remove the 90-degree intersection.

*Graphic E – Clark Road & Jordan Road Intersection*

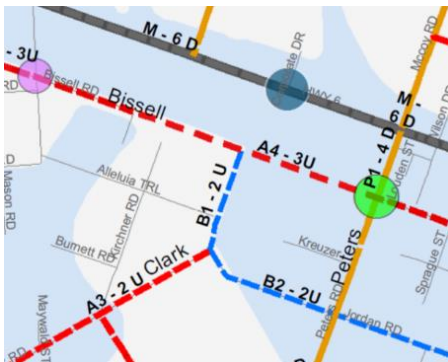




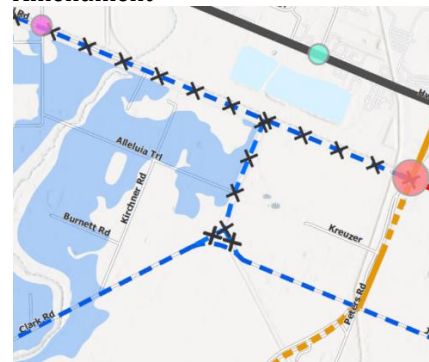
5. Unimproved/Unnamed Right-of-Way South of Bissell Road and North of the Jordan Road/Clark Road Intersection – The Master Thoroughfare Plan identifies an unimproved/unnamed right-of-way between Bissell Road (north) and Jordan Road (south) as an 80-foot-wide right-of-way (see Graphic F – Unimproved/Unnamed Right-of-Way Between Bissell Road & Jordan Road). City staff is recommending the termination of 100-foot-wide right-of-way for Bissell Road at Meridiana Parkway. Because of this recommendation, staff does not feel an 80-foot-wide collector road connection is necessary from Bissell Road and Jordan Road.

*Graphic F – Unimproved/Unnamed Right-of-Way Between Bissell Road & Jordan Road*

Existing Unimproved/Unnamed ROW



Proposed Master Thoroughfare Plan Amendment



### **Planning, Development and Zoning Commission Discussion**

The Planning, Development and Zoning Commission discussed the Master Thoroughfare Plan amendment at their July 12, 2021, meeting. The Commission required further clarification as to the reasoning Charlotte Street right-of-way width was proposed from 80-feet to 60-feet. City staff and the Developer's representative informed the Commission the reduction in right-of-way width is due to a gas pipeline easement. While the pavement width will not change it permits one of the sidewalks to be constructed in the pipeline easement. The Commission also had questions regarding the approximate amount of land that would be affected by the Jordan Road/Clark Road intersection reconfiguration. Staff explained we are open to discussion with the developer to agree upon a roadway configuration. In the past, staff has proposed the change to the Meridiana Developer, but had not been presented with feedback.

### **Planning, Development and Zoning Commission Recommendation**

At their July 12, 2021, meeting, the Planning, Development and Zoning Commission recommended approval of Ordinance No. 2021-O-20 as proposed by City staff with an amendment to 1) removal of the unopened/unnamed right-of-way between Bissell Road (north) and Jordan Road (south) and 2) removal of Bissell Road from the unnamed/unopened right-of-way (west) to Meridiana Parkway (east) to City Council.



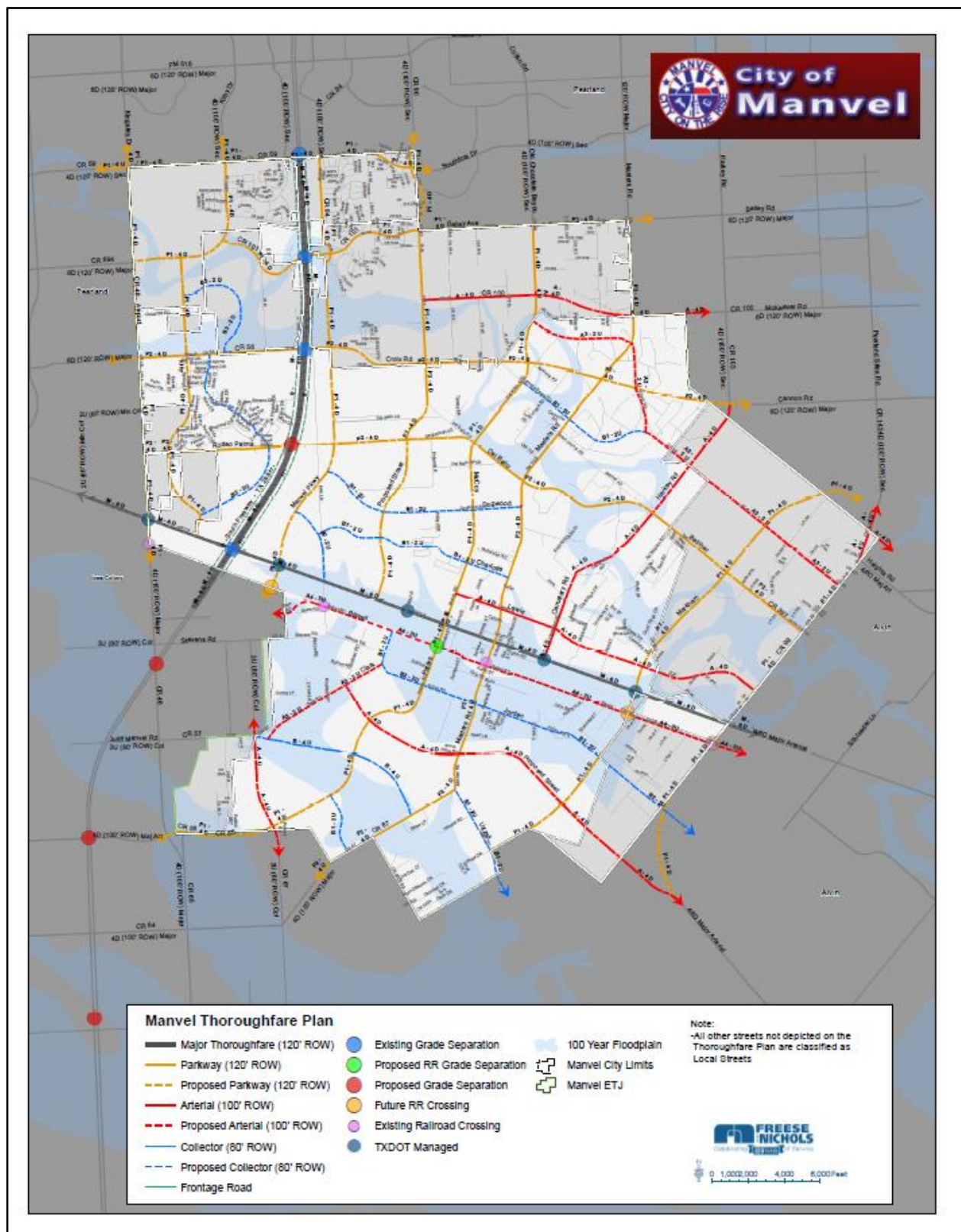
**City Staff Recommendation**

City Staff recommends tabling Ordinance No. 2021-O-20 as presented with proposed amendments by Planning, Development and Zoning Commission to City Council until the Utility Agreement and 380 Financing Agreement are approved.

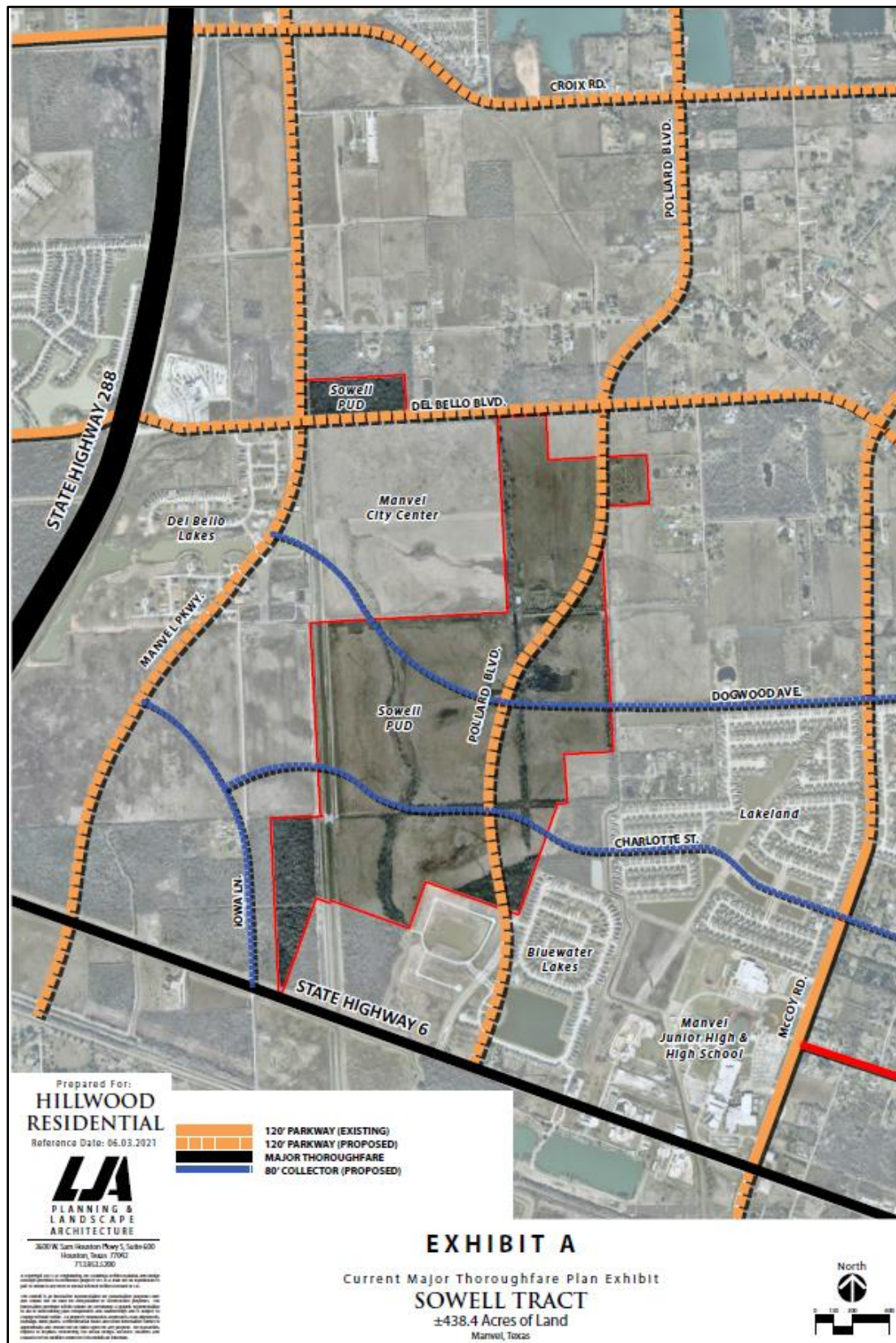
**Joint City Council and Planning, Development and Zoning Commission Public Hearing**

The Joint City Council and Planning, Development and Zoning Commission Public Hearing was held on July 12, 2021. During the Public Hearing there were two speakers who spoke against the proposed Master Thoroughfare Plan amendment. The first speaker was Hannah Ritchey, EHRA Inc. Ms. Ritchey spoke against the proposed intersection configuration of Clark Road and Jordan Road. She stated this proposed amendment would be detrimental to the Meridiana Developer and approved PUD plans do not illustrate the proposed configuration. Ms. Ritchey asked this proposed amendment be taken off from consideration. The second speaker was Mr. Adrian Gaspard. Mr. Gaspard spoke against the amendment because he believes developers should construct roads according the adopted plan (2015).

## City's Master Thoroughfare Plan Map

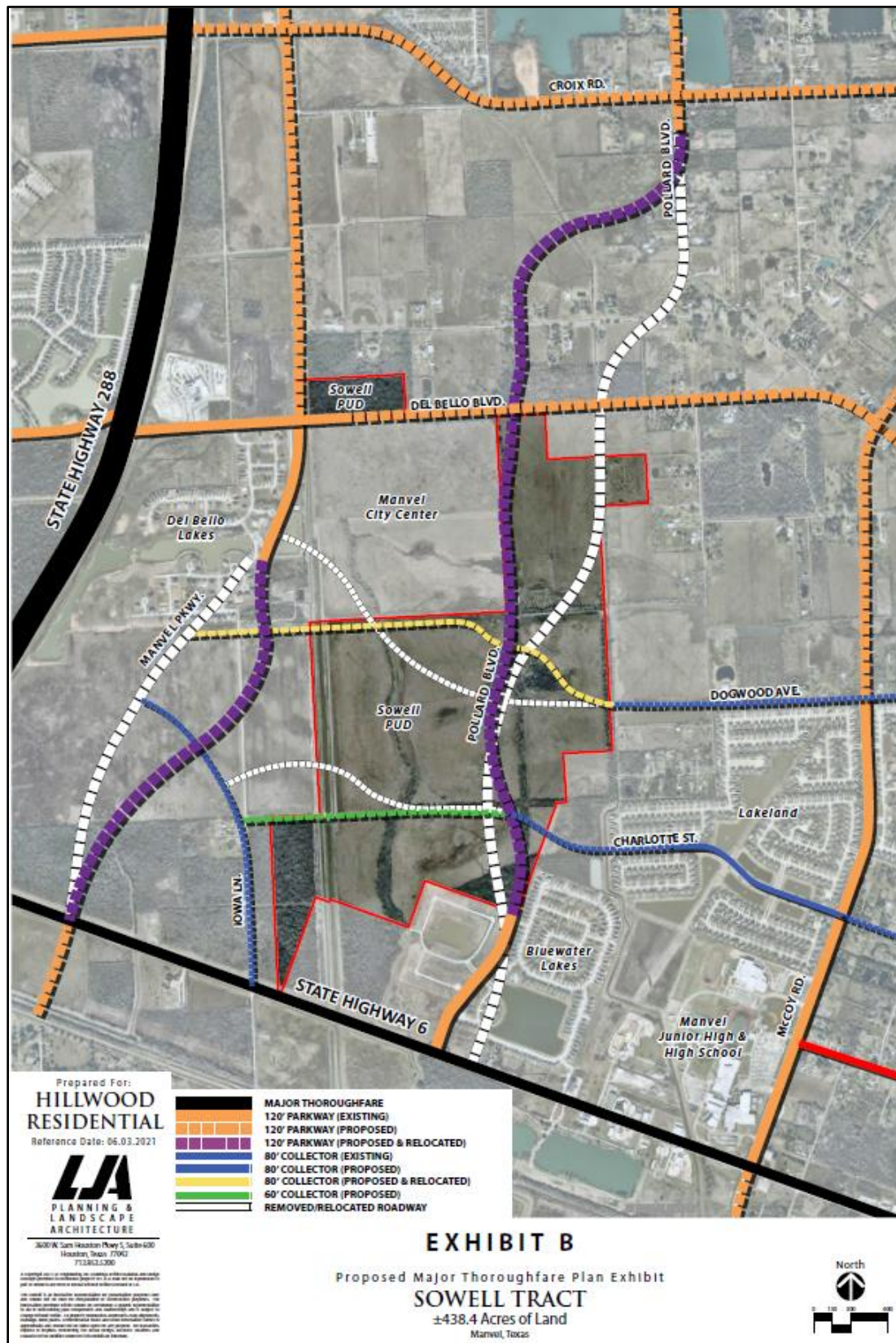


# Valencia PUD Master Thoroughfare Plan Amendment – Existing Conditions

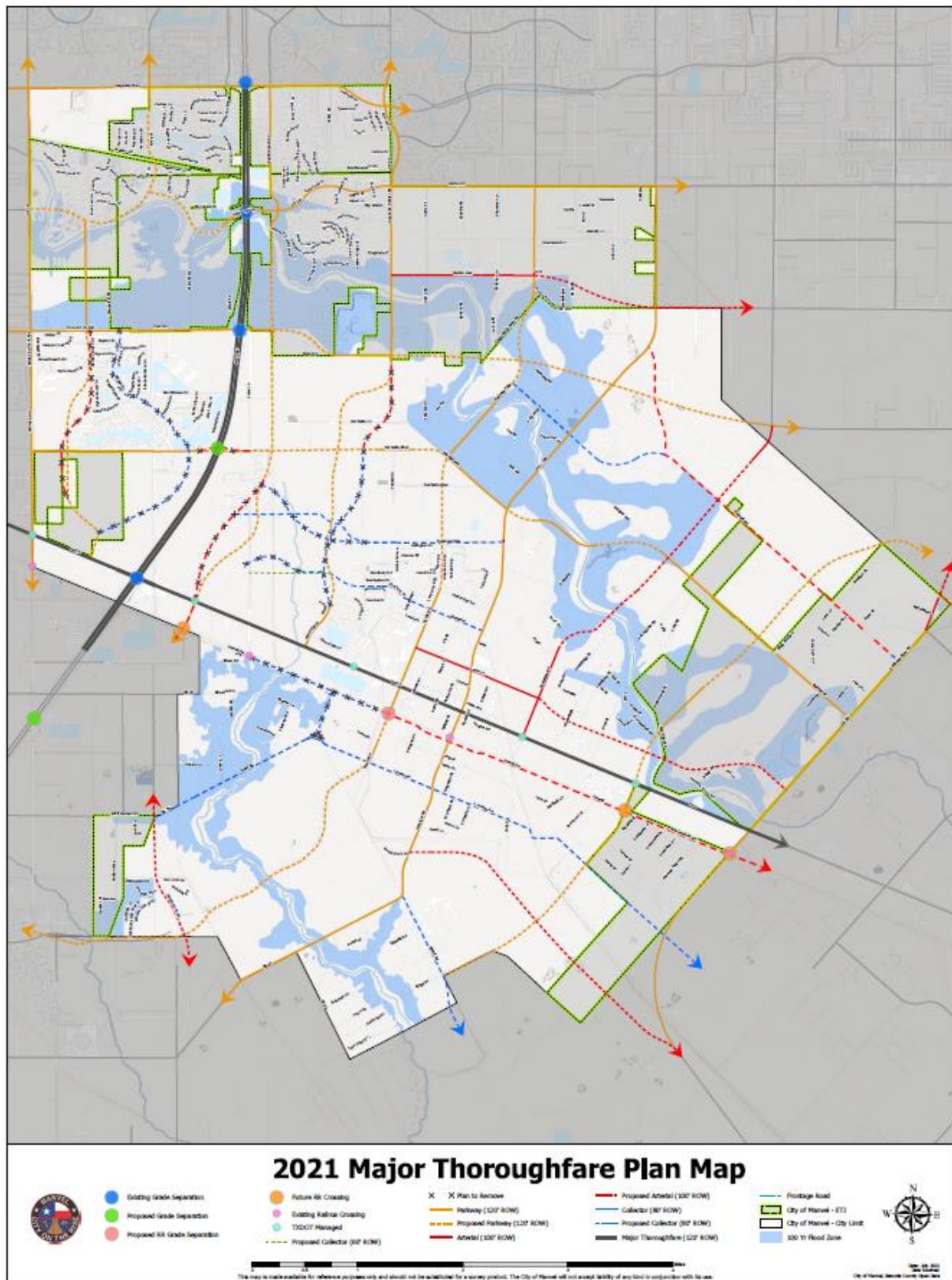




## Valencia PUD Master Thoroughfare Plan Amendment – Proposed Changes

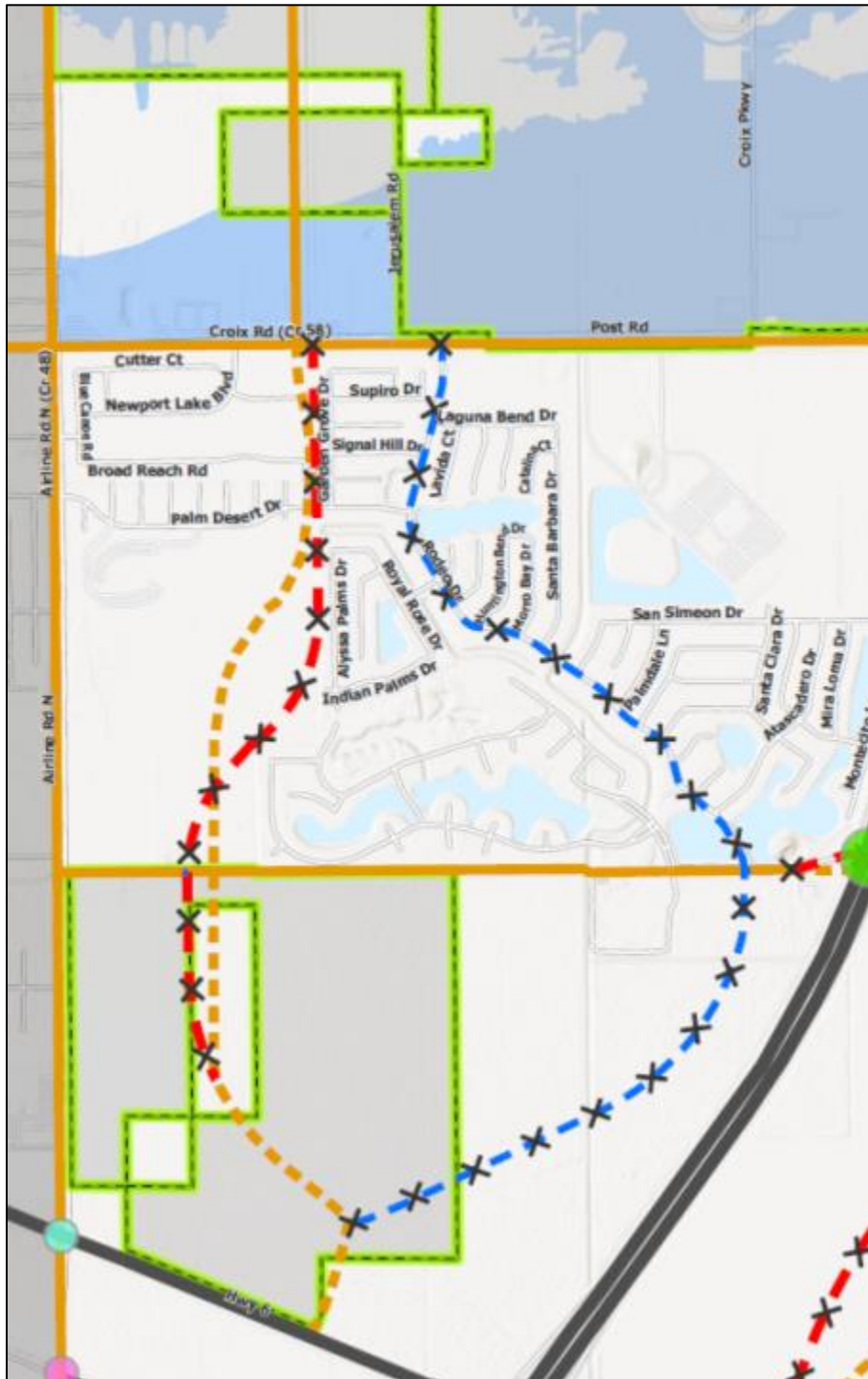


## City Initiated Master Thoroughfare Plan Map 2021 – Proposed Changes



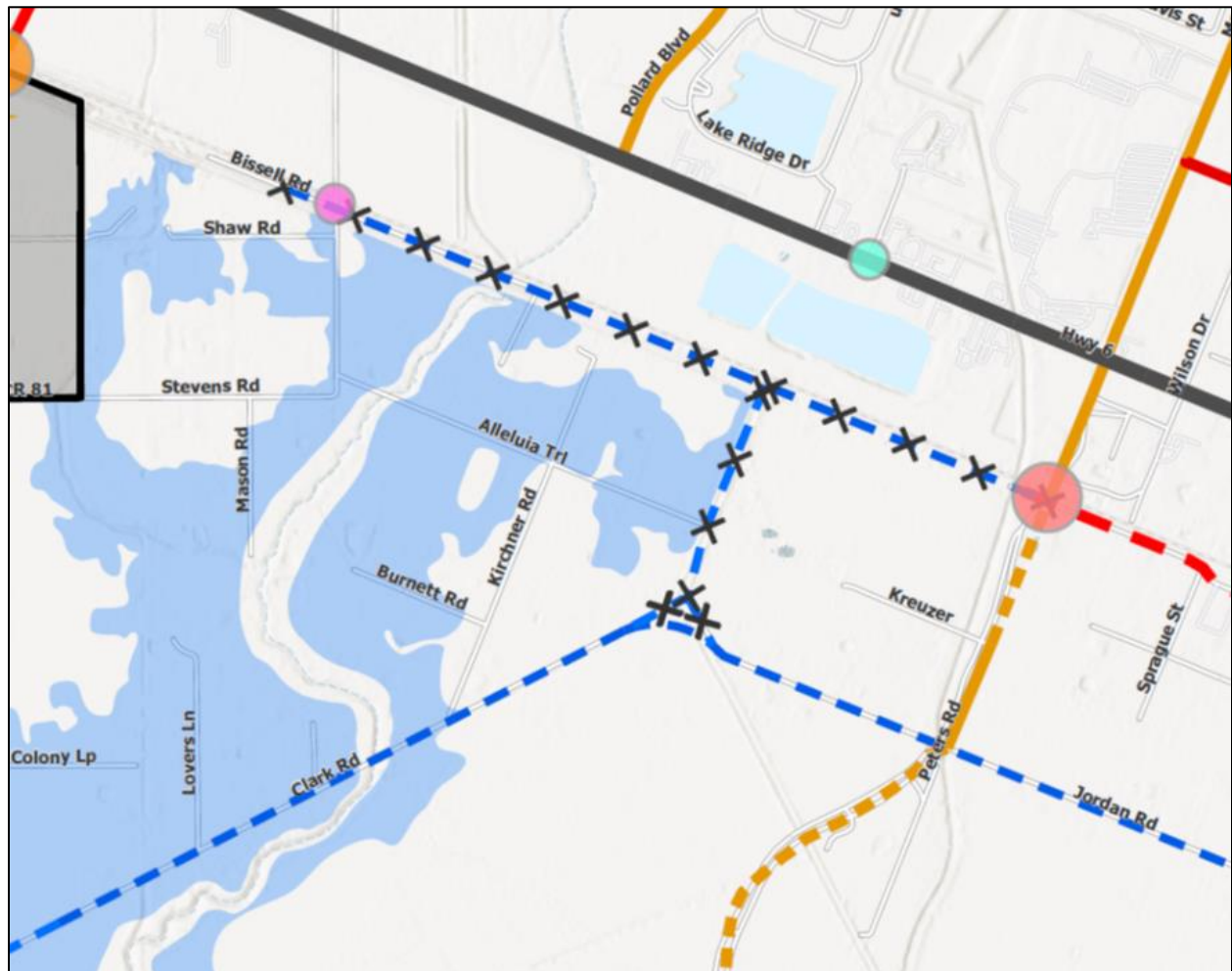


## City Initiated Master Thoroughfare Plan Map Amendment – Kirby Drive & Rodeo Drive Proposed Changes

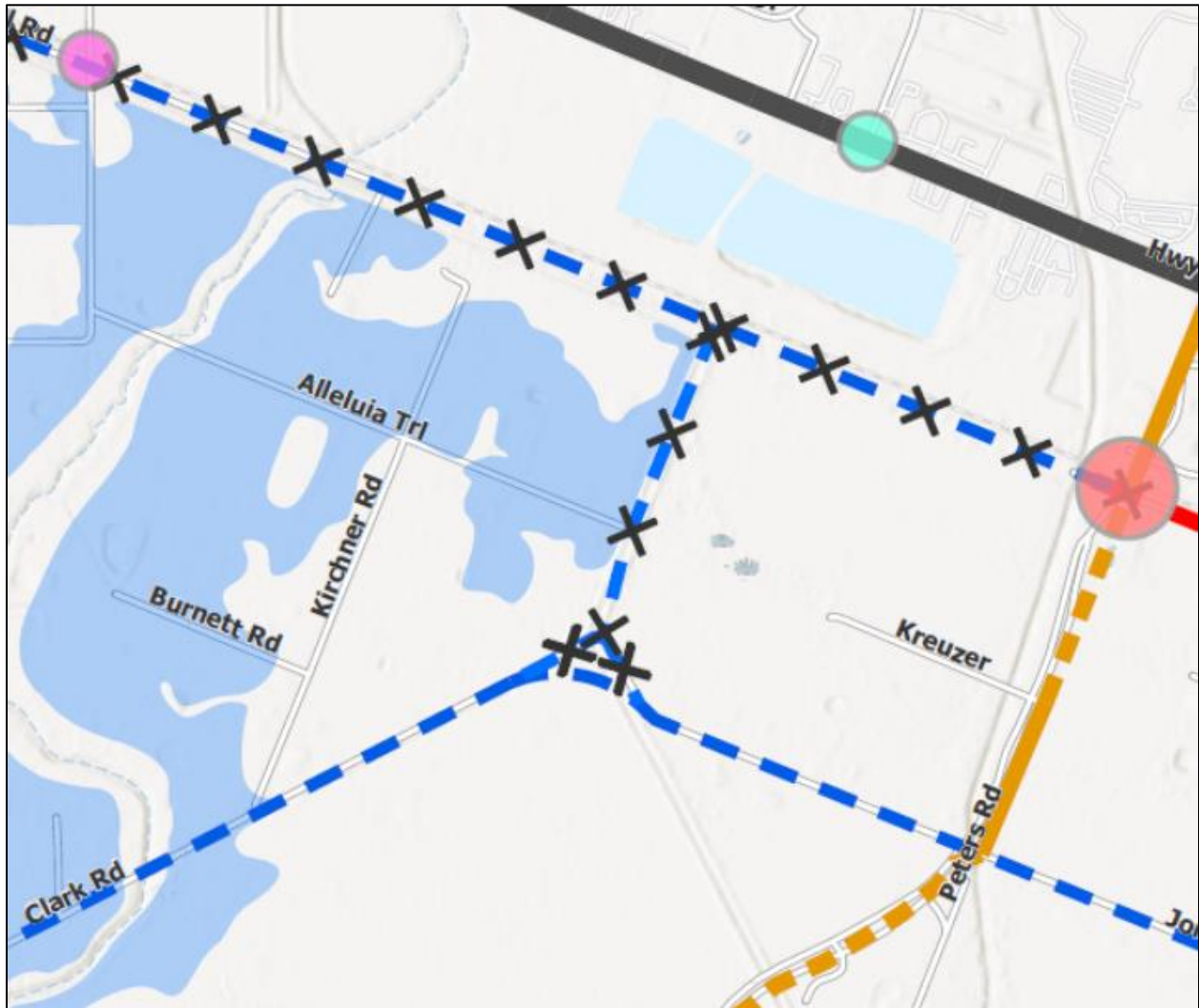




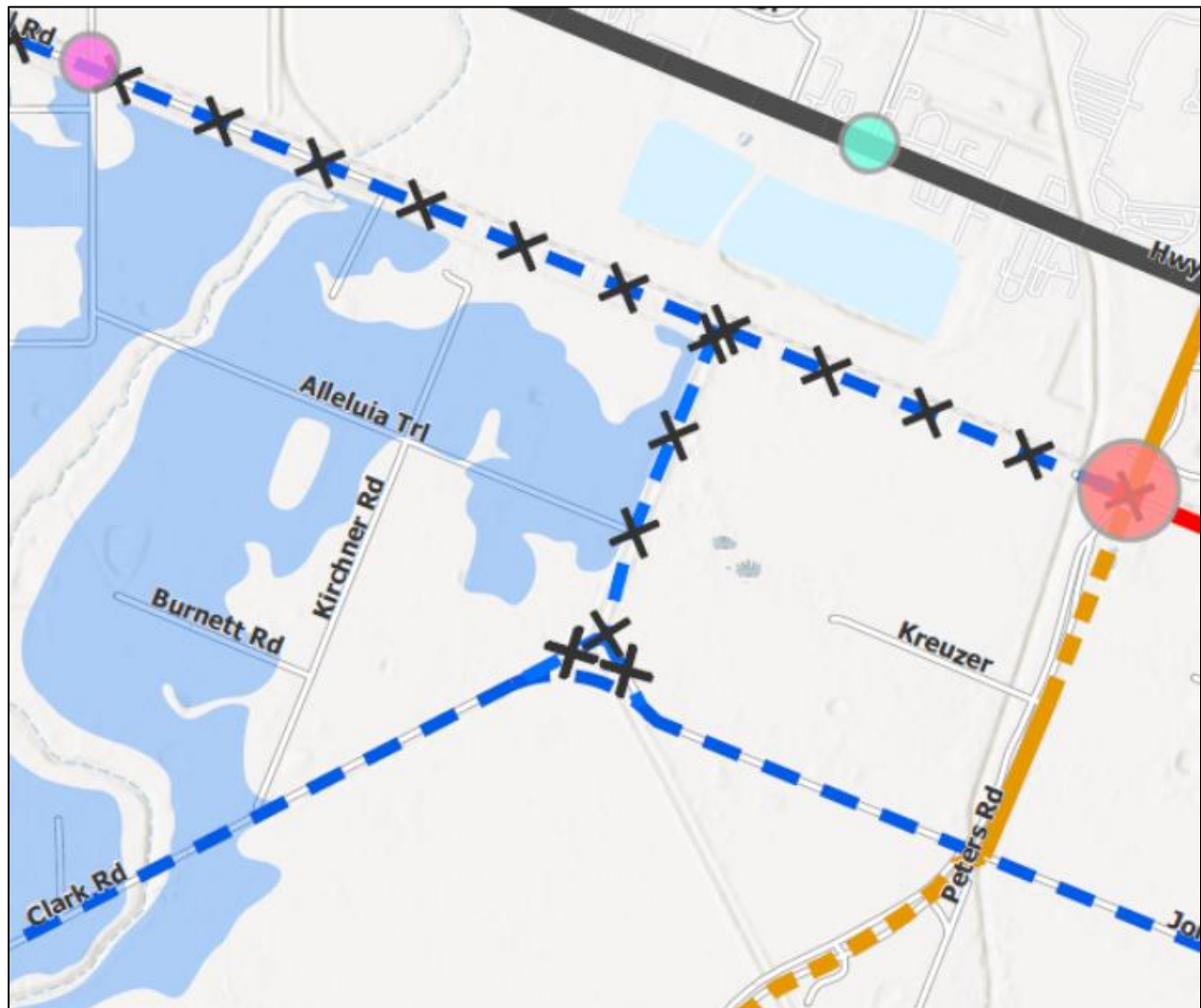
## City Initiated Master Thoroughfare Plan Map Amendment – Bissell Road Proposed Changes



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

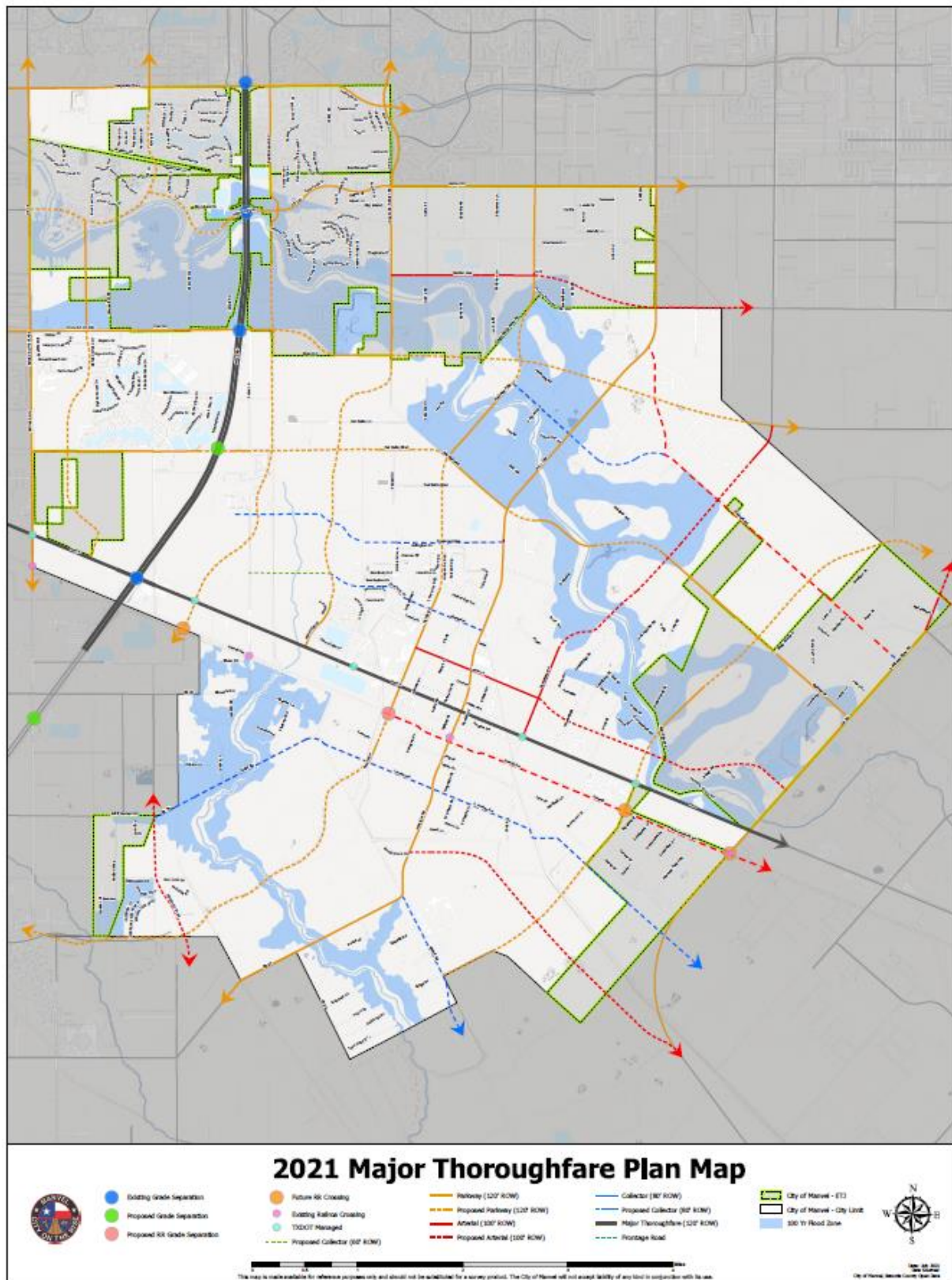


**City Initiated Master Thoroughfare Plan Map Amendment – Unnamed/Unimproved Right-of-Way (Bissell Road & Jordan Road)**





## Master Thoroughfare Plan Map 2021





## 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@boyc.commercial.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

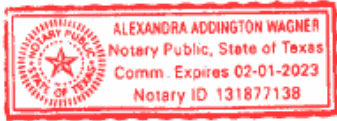
## Authorization Letter

### 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.



Property Owner's Signature



(Notary Seal)

SUBSCRIBED AND SWORN TO ME THIS 7<sup>th</sup>  
DAY OF June, 20 21

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

## **Public Hearing Notice**

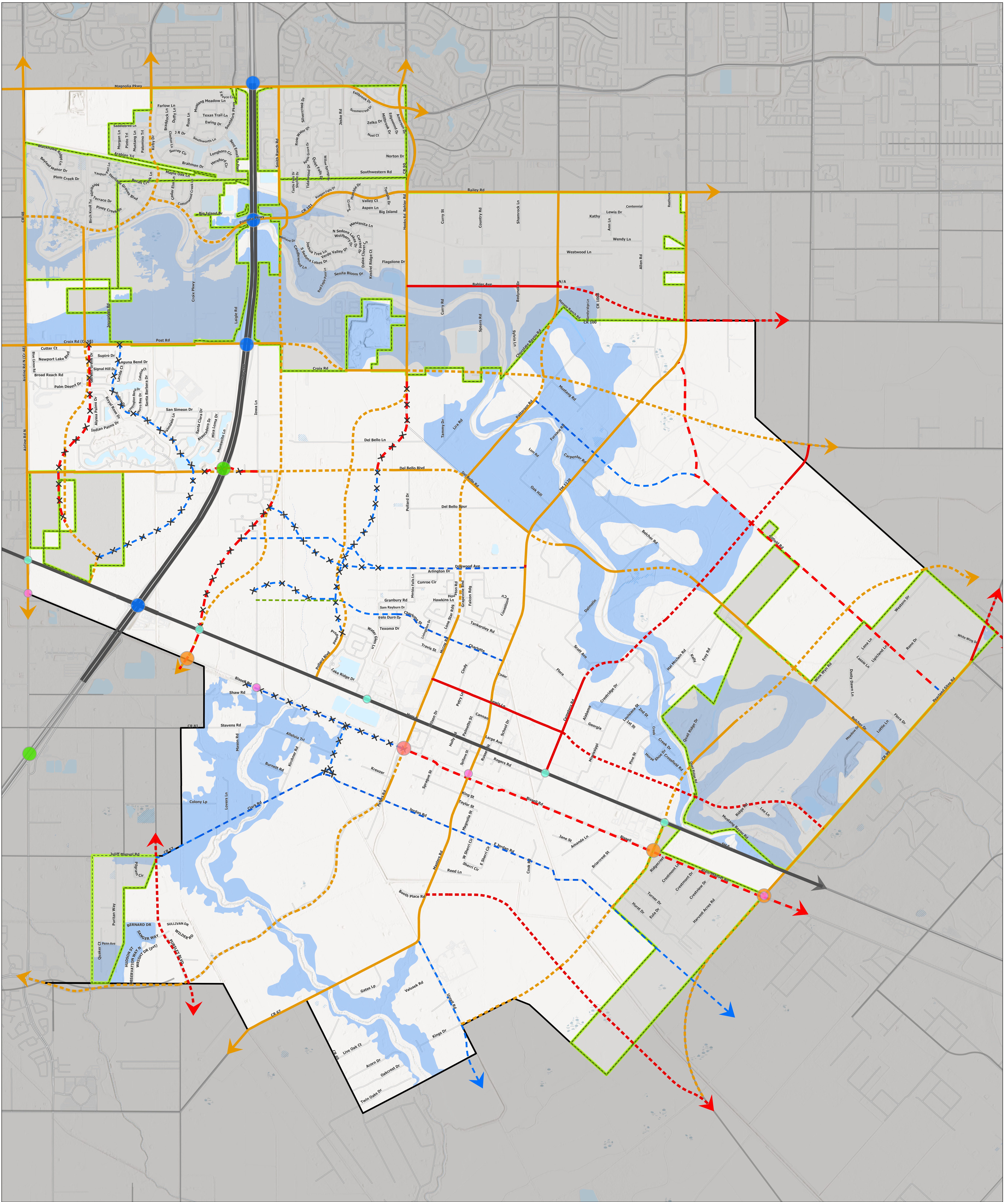
Public Hearing Notice to run on Sunday 06/27/2021

**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.**









# 2021 Major Thoroughfare Plan Map



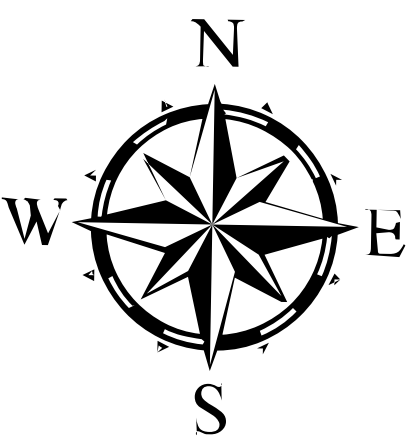
- Existing Grade Separation
- Proposed Grade Separation
- Proposed RR Grade Separation

- Future RR Crossing
- Existing Railroad Crossing
- TXDOT Managed
- Proposed Collector (60' ROW)

- Plan to Remove
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Arterial (100' ROW)

- Proposed Arterial (100' ROW)
- Collector (80' ROW)
- Proposed Collector (80' ROW)
- Major Thoroughfare (120' ROW)

- Frontage Road
- City of Manvel - ETJ
- City of Manvel - City Limit
- 100 Yr Flood Zone



0 0.5 1 2 3 4 Miles  
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

Date: July 2021  
Data Sources:  
City of Manvel, Brazoria County Open Data



**ORDINANCE NO. 2021-O-20**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY AMENDING SECTION 50-51. *THOROUGHFARE PLAN*; APPROVING THE CITY'S 2021 MASTER 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.**

\* \* \* \* \*

**WHEREAS**, the City of Manvel has received an application for several amendments to the City's current 2015 Master Thoroughfare Plan; and

**WHEREAS**, City of Manvel in addition has proposed updates and changes to the 2015 Master Thoroughfare Plan; and

**WHEREAS**, after public hearing and review by the Planning, Development and Zoning Commission, the City Council of the City has determined that it is in the best interest of the health, safety and welfare of its citizens and the public to amend the Comprehensive Plan by approving the 2021 Master Thoroughfare Plan; and

**WHEREAS**, the City Council hereby adopts the 2021 Master Thoroughfare Plan and integrates it into Chapter 50 of The City Code as a plan and policy for the city; and now, therefore,

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

**Section 1.** Chapter 50 of the Code Ordinances of the City of Manvel is hereby amended by amending section 50-52 in Article III to read and provide as follows:

**"CHAPTER 50. PLANNING AND DEVELOPMENT**

**...**

### **ARTICLE III. COMPREHENSIVE PLAN**

...

Sec. 50-51. – Master thoroughfare plan.

(a) Pursuant to the authority contained in Chapter 213 of the Texas Local Government Code, the city council hereby adopts the City of Manvel Transportation Corridor and Major Thoroughfare Plan (“2021 [~~2015~~] Master Thoroughfare Plan”), a true and correct copy of which shall remain on file with the city secretary’s office. The Master Thoroughfare Plan shall be the plan and policy for transportation and thoroughfare matters within the city and, to the extent permitted by law, the extra-territorial jurisdiction of the City of Manvel.

(b) All thoroughfare, street, and related regulations and requirements of the City Code, including, but not limited to, Chapter 62, Subdivision, shall conform to the Master Thoroughfare Plan. If there is any conflict between an ordinance, rule or regulation of the City Code and the Master Thoroughfare Plan, the Master Thoroughfare Plan shall control.”

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

**Section 3.** **Repealer.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**Section 4.** **Severability.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other



than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this \_\_\_\_\_, 2021.

\_\_\_\_\_  
Debra Davison, Mayor

Attest:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney



# MANVEL CITY COUNCIL DATA SHEET

**MEETING DATE:** July 19, 2021

**TOPIC:** Consideration and action regarding amending the zoning ordinance by changing the zoning classification of 438 acres of land generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), Manvel, Texas, from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District and adopt a PUD document.

**BACKGROUND:** On May 4, 2021, the developer submitted the PUD document to City staff for review. A public hearing was held by the Planning, Development and Zoning Commission meeting on May 24, 2021. There were three speakers during the PD&Z public hearing. All comments were informational with no opposition or in favor of the PUD. At the June 14, 2021, PD&Z meeting the item was tabled until consideration of the Master Thoroughfare Plan amendment, and City Council approval of the Utility Agreement and 380 Financing Agreement. The item was heard again at the July 12, 2021, PD&Z meeting.

**PD&Z RECOMMENDATION:** The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2021-O-18 (Valencia PUD) to the City Council at their July 12, 2021, meeting.

**STAFF RECOMMENDATION:** City staff recommends tabling Ordinance No. 2021-O-18 (Valencia PUD) until City Council approves the Utility Agreement and 380 Financing Agreement.

**ATTACHMENTS:** Staff Report, Ordinance No. 2021-O-18, Proposed PUD Document, and Exhibits A - M

## FUNDING ISSUES

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



|                                                      |                                                                           |
|------------------------------------------------------|---------------------------------------------------------------------------|
| <p>SUBMITTING STAFF MEMBER<br/>Jessica Rodriguez</p> | <p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p> |
|------------------------------------------------------|---------------------------------------------------------------------------|





## City Council Planned Unit Development (PUD) Request

|                    |                      |                      |                                                |
|--------------------|----------------------|----------------------|------------------------------------------------|
| <b>Agenda of:</b>  | July 19, 2021        | <b>Initiated By:</b> | Jessica Rodriguez<br>Dir. Development Services |
| <b>Department:</b> | Development Services | <b>Presented By:</b> | Jessica Rodriguez<br>Dir. Development Services |

### Subject/Proceeding

A rezoning from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District and adoption of a PUD document for 438 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south)

### Exhibits

Zoning Vicinity Map, Staff Report, Aerial Vicinity Map, City's Master Thoroughfare Plan Map, Property Survey, Valencia PUD Roadway Phasing Exhibit – Phase 1, Valencia PUD Roadway Phasing Exhibit – Phase 2, Application, Authorization Letter, and Public Hearing Notice

### Recommended Action

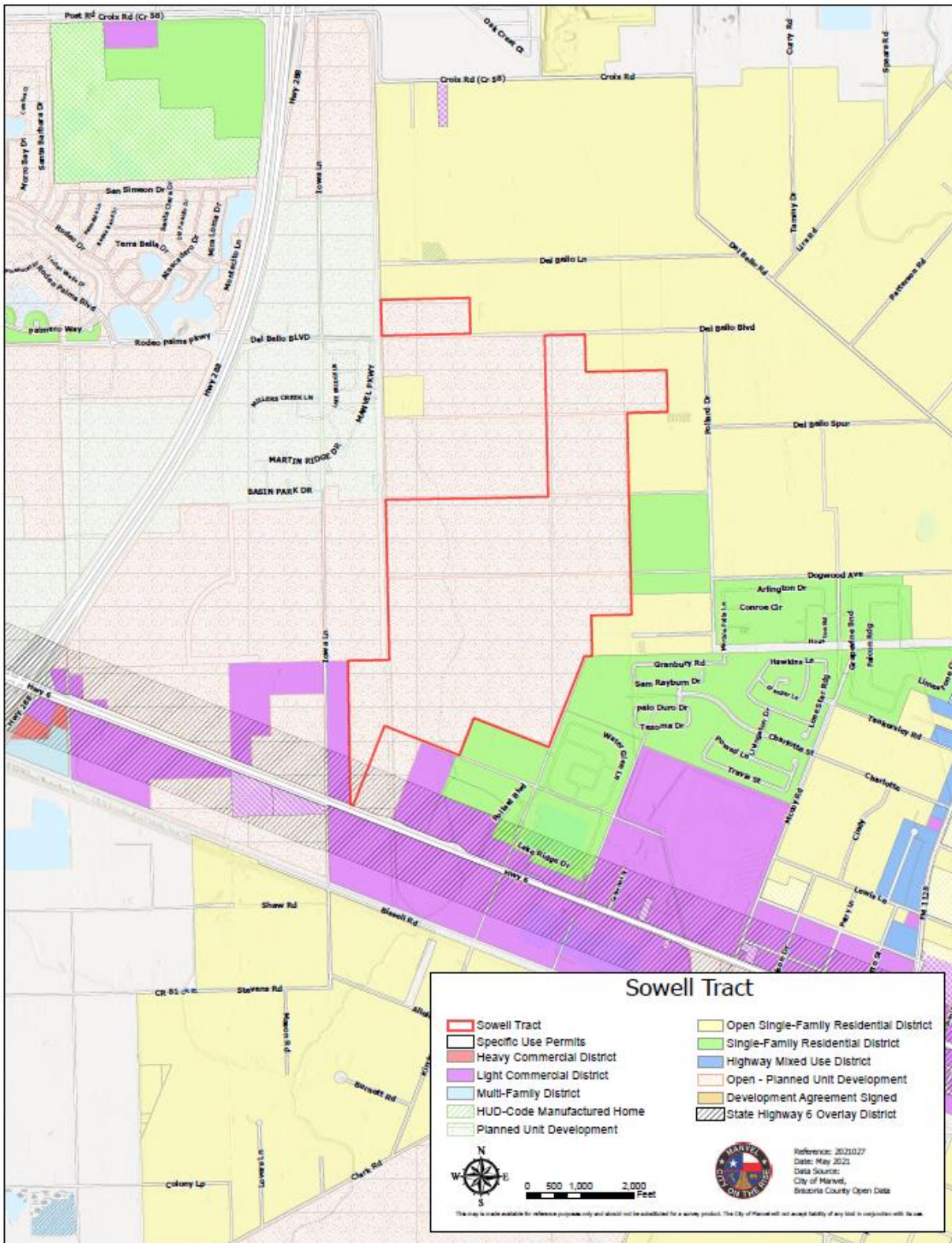
Consideration and Possible Action by City Council

### Executive Summary

A request by the Hillwood Residential, L.P. (Developer) to create the Valencia Planned Unit Development (PUD) on 438 acres of land. The proposed PUD development is generally located east of the Del Bello Lakes Development, north of the Bluewater Lakes Development, and west of the Lakeland Development. The Valencia PUD is proposed for development with a majority of single-family residences, neighborhood commercial uses, and parks, open space, and trails. Staff overview and analysis of the proposed Valencia PUD is contained in the attached Staff Report section.



## Zoning Vicinity Map



## Staff Report

### Overview

The Valencia PUD proposes approximately 1,100 single-family lots, commercial development, and parks, open space and trails on 438 acres of land. The PUD will be accessed from Del Bello Boulevard (north) and Pollard (east) with east-west connections to Dogwood Avenue and Charlotte Street. In all the PUD will encompass a portion of four thoroughfares identified in the City's Master Thoroughfare Plan. The land use will total 236.2 acres of single-family residential, 27.5 acres of commercial, 30.1 acres of community elements, and 144.6 acres comprised of roads, detention lakes, easements, Chocolate Bayou, an elevated storage tank, and a drill site. The community elements include a recreation center, an elementary school, parks, landscaping, open space and trails. Within the permitted land uses, the PUD document proposes a 10% increase or decrease of total gross acreage. The 10% land use flexibility is the same allowance adopted in other City PUDs such as the Del Bello Lakes.

### General Site Information

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Surrounding Property Zoning</b> | <b>North:</b> Open-Single Family Residential District (O-SFR) & Planned Unit Development District (PUD)<br><b>South:</b> Single-Family Residential District (SFR), Planned Unit Development District (PUD) & Light Commercial District (LC)<br><b>East:</b> Single-Family Residential District (SFR), Open-Single Family Residential District (O-SFR) & Light Commercial District (LC)<br><b>West:</b> Planned Unit Development District (PUD) & Light Commercial District (LC) |
| <b>Surrounding Land Use</b>        | <b>North:</b> Vacant/Undeveloped (Manvel City Center Site) & Single-Family Residential<br><b>South:</b> Bluewater Lakes Subdivision<br><b>East:</b> Vacant/Undeveloped (Manvel City Center Site & Presidio Site) & Del Bello Lakes Subdivision<br><b>West:</b> Bluewater Lakes Subdivision, Lakeland Subdivision, Manvel High School, Manvel Junior High, Single-Family Residential                                                                                             |

### Lots

The PUD also allows for varying lot sizes for 'traditional' single-family lots and 'specialty product' single-family lots all with 60-foot rights-of-way. The 'traditional' single-family lot sizes include:

- 1) 50-ft. x 120-ft.;
- 2) 60-ft. x 120-ft.; and
- 3) 70-ft. x 130-ft.

The 'specialty product' single-family lots sizes include:

- 1) Front Loaded Detached Lots (*see Exhibit L1*)
  - a. 42-ft. x 120-ft.
- 2) Rear Loaded (Alley) Detached Lots (*see Exhibit L2*)
  - a. 35-ft. x 100-ft.
- 3) Rear Loaded (Alley) Attached Lots (*see Exhibit M3*)
  - a. 28-ft. x 90-ft.

- 4) Rear Loaded (Alley) Townhome Lots (*see* Exhibit M4)
  - a. 25-ft. x 90-ft.
- 5) Zipper Lots (*see* Exhibit N5)
  - a. 25-ft. x 120-ft.
- 6) Patio & Zero Lot Line Lots (*see* Exhibit N6)
  - a. 50-ft. x 120-ft.

Lots equal to or less than 50-feet in width (substandard lots) comprise a total of 58% of total lots, and lots equal to or greater than 60-feet in width comprise 42% of total lots in the PUD. The PUD does not allow the 'substandard' lots to make up more than 58% total lots whereas the lots 60-feet in width or greater may increase total lots by 10%. Also, in the 'specialty product' lots, the rear loaded (alley) detached lots, the rear loaded (alley) attached lots, and the rear loaded (alley) townhome lots permitted alleys. The alleys are only allowed with these above-mentioned lot types in the 'specialty product' lots. The alleys must be a minimum of 20-feet in width and require a turn around where a dead end occurs.

### **Roadway Phasing**

The PUD also proposes a phasing schedule for roadway construction. The detailed exhibits are found in the proposed utility agreement and Valencia PUD Roadway Phasing Exhibit – Phase 1 and Valencia PUD Roadway Phasing Exhibit – Phase 2 sections of this report.

The first roadway construction phase will include:

- 1) Eastbound lanes of Del Bello Boulevard from its current location at the Manvel City Center site to Pollard Boulevard.
- 2) The northbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.
- 3) A portion of Charlotte Street to Section D-01 (west) from its intersection with Pollard Boulevard.

The second roadway construction phase will include:

- 1) The westbound lanes of Del Bello Boulevard from the 20-acre commercial site to the GCWA canal.
- 2) The eastbound lanes of Del Bello Boulevard from its intersection with Pollard Boulevard to the PUD property line.
- 3) Dogwood Avenue west from its intersection with Pollard Boulevard to Section B-10.
- 4) Dogwood Avenue from its intersection with Pollard Boulevard east to the PUD property line.
- 5) Charlotte Street from Section D-09 west to the PUD property line.
- 6) Charlotte Street from its intersection with Pollard Boulevard east to the PUD property line.
- 7) The southbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.

### **Master Thoroughfare Plan Amendment**

Along with the roadway construction phasing schedule, there are proposed amendments to the City's Master Thoroughfare Plan. The 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-

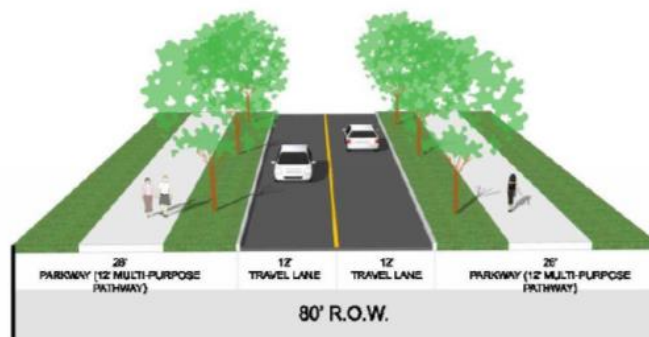


feet. The westward location of Pollard Boulevard provides the development a north-south connection through the heart of the City to access Del Bello Boulevard and SH6. Pollard also connects with collectors such as Charlotte Street and Dogwood Avenue. The proposed southward movement of Dogwood occurs 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 feet-wide multi-purpose pathways within a 26 feet parkway, 12 feet-wide travel lanes, and a 14 feet-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.

The Master Thoroughfare Plan amendment for this PUD will require public hearings with Planning, Development and Zoning Commission and City Council. The Master Thoroughfare Plan amendment is scheduled for a July 12, 2021, Planning, Development and Zoning Commission public hearing and a July 19, 2021, City Council public hearing. Even though staff can support the proposed Master Thoroughfare Plan amendment, staff does not recommend taking action on this PUD before action can be taken on amendment. The Planning, Development and Zoning Commission will have an opportunity to recommend action at their July 12, 2021, meeting; and City Council will have an opportunity to take action at their July 19, 2021, meeting upon first reading of the ordinance amendment.

### **Parks, Open Space, and Trails**

In addition to the sidewalks/shared use paths/trails described above in the Master Thoroughfare Plan Amendment Section, the PUD is proposing other trails along lake/detention ponds and along Chocolate Bayou. The trails along lake/detention ponds will be a minimum of 6-feet in width. The trails along Chocolate Bayou will be 8-feet in width. The connectivity along the major streets and within the Valencia community will allow multi-modal ways of travel to Del Bello Lakes, Lakeland, Bluewater Lakes, and the Manvel City Center site.

The proposed Valencia PUD will also dedicate 11.6 acres of parkland. The parkland will consist of a private recreation center, public parks, a public lake, and public trails along Chocolate Bayou and the lakes/detention ponds. The public lake amenity will have active features such as a kayak launch and fishing, and the public parks will feature play areas for children, trails, picnic tables, and benches.

### **Proposed PUD Land Uses**

The majority of land uses in the proposed Valencia PUD are single-family residential and some commercial development. The single-family residential uses are comprised of single-family detached (traditional), single-family attached, townhome, patio homes, and zipper homes. The commercial development will allow uses according to the list provided below. However, those uses listed as permitted, Specific Use Permit (SUP), and office function only are permitted in the same manner as Light Commercial (LC) District in the City's zoning ordinance land use table. The PUD commercial land use list has been proposed to exclude certain uses allowed in the LC district.

The following list is the proposed permitted uses in the Valencia PUD.

- Retail bakeries
- Furniture and home furnishing store
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores

- Misc. store retailers
- Postal service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and sports centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

The following list is the proposed Specific Use Permit (SUP) uses in the Valencia PUD.

- Gasoline stations
- Ambulatory health care services
- Hospitals
- Beverage manufacturing
- Information
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities
- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations



The following list is the proposed for “office functions only” uses in the Valencia PUD.

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

### **Commercial Architectural Standards**

The Valencia PUD has proposed commercial architectural standards that where this PUD is silent the standards will revert to Section 77-51, *Manvel Code of Ordinances*. Specifically, the proposed architectural standards allow for some flexibility with masonry verses non-masonry façade materials. The PUD requires a minimum 75% masonry façade material on each façade wall (*i.e.*, stone, brick, concrete, CMU, true stucco, etc.). This standard exceeds Section 77-51 of the Manvel Code of Ordinances. Section 77-51 requires 90% masonry façade material but only on the front and principal side of a building. In the PUD, the remaining 25% of the building façade allows cementitious fiber and architectural metal panels such as R-Panels.

The PUD also requires more stringent landscaping compared to Section 77-51 and Section 77-36 of the Manvel Code of Ordinances. The street trees are required a 3-inch caliper compared to a 1.5-inch caliper in the City regulations. This ensures a more mature tree at planting that has a wider tree canopy. Secondly, the PUD’s parking lot landscaping requires that shrubs are planted a minimum 24-inches in height at planting. This ensures a mature plant material to screen the parking lot from public view.

### **Residential and Commercial Signage**

The proposed Valencia PUD allows six residential sign types. Out of the six proposed, the City’s sign ordinance allows two types: a primary entry monument and a village entry monument sign type. The additional residential sign types in the PUD include: 1) Secondary Entry Monument, 2) Model Home Monument, 3) Temporary Construction Signs, and 4) Temporary Community Signs. The primary entry and village entry monument signs exceed the allowable square footage of that allowed in the City’s sign ordinance, however, the scale at which these sign types are proposed are comparable to other adopted PUD and Development Agreement entry monument signs such as Del Bello Lakes and Pomona. The locations of the primary and secondary entry monument signs are illustrated on Exhibit J in the PUD document. Exhibit J identifies one location for the primary entry monument sign at Del Bello Boulevard/Pollard Boulevard; and two locations for the secondary monument entry signs located on the north side of Del Bello Boulevard/Manvel Parkway and Pollard Boulevard/Bluewater Lakes subdivision.

Another sign type proposed in the PUD is a model home monument. This sign is permitted at a model home location. The sign must be removed from the site once the model home is purchased as a private home. The PUD also permits temporary construction signs. These signs are permitted during the duration of the construction project per parcel of land and removed when the building is occupied. The last PUD sign type is a temporary community sign. This sign type permits off-premise signs on Pollard Boulevard and Del Bello Boulevard; however, the signs must be removed after the first year a model home is constructed.

The PUD also permits monument signs, building signs, and electronic reader boards for commercial and school developments. These regulations are very similar to those found in the City's sign ordinance.

### **Staff Recommendation**

City Staff recommends tabling the reclassification of the 438 acres from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District to the Planning, Development and Zoning Commission by Ordinance No. 2021-O-18 until the Utility Agreement and 380 Financing Agreement is approved.

### **Public Comment and Inquiry**

At the time of writing this report, one information inquiry was made prior to the Planning, Development and Zoning Commission public hearing.

During the PD&Z meeting, a person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard. Staff made a statement during the meeting to call City Hall if citizens had questions. However, staff has not received calls from the public regarding the matter. Staff is not aware of opposition to the PUD request.

### **Planning, Development and Zoning Commission Public Hearing**

A Public Hearing was held on May 24, 2021, at the Planning, Development and Zoning Commission meeting. There were three speakers during the public hearing. The speakers included Michael Casper (5500 Del Bello), Alfredo Roldan (6414 Pollard) and Kevin Ngo (27086 Bushfield Road, Katy, TX). All speakers had questions about the PUD and no stated opposition or in favor. Another person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard.

### **City Council Public Hearing**

A Public Hearing was held on June 7, 2021, at the City Council meeting. There were no speakers during the public hearing.

### **Planning, Development and Zoning Commission Discussion**

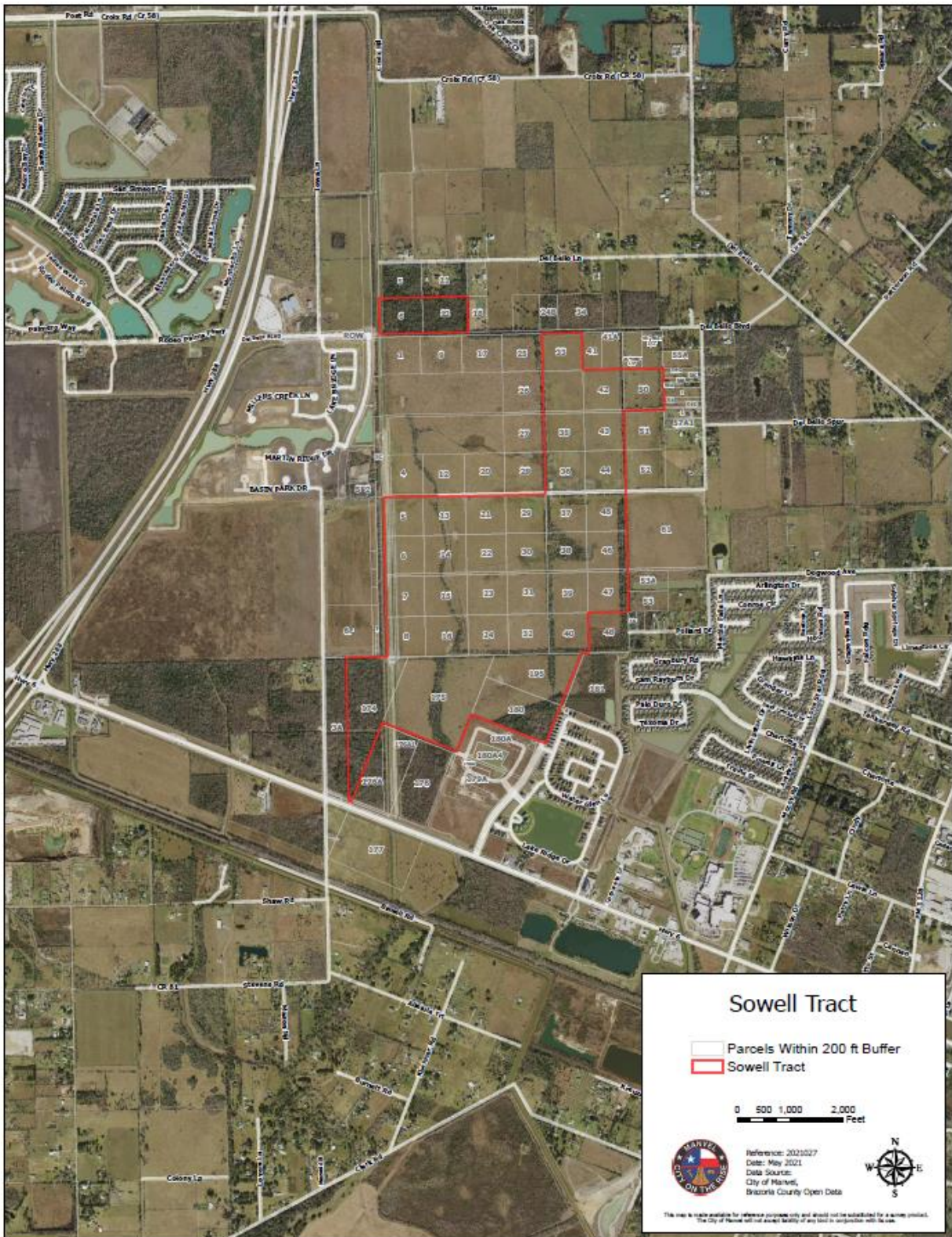
At their June 14, 2021, Planning, Development and Zoning Commission meeting, the Commission discussed the proposed Valencia PUD. The discussion focused on zipper lots and amendments required to the Master Thoroughfare Plan. The Commission asked for clarification on what is a "zipper lot". The Developer's Land Planner provided an explanation stating that garages are off set and front building lines are closer to the street. Other discussion of the PUD regarding the Master Thoroughfare Plan amendment was the westward shift of Pollard Boulevard and the reduction in sidewalk widths from 12-feet to 8-feet. During the discussion, City staff informed the Commission that the Utility Agreement and 380 Financing Agreement were not approved by City Council yet. Staff informed the Commission that these two agreements were important to the survival of the proposed PUD since the development needs utility connections and sound financials to be constructed. At their July 12, 2021, meeting, the Planning, Development and Zoning Commission did not provide further discussion regarding the proposed Valencia PUD.

**Planning, Development and Zoning Commission Recommendation**

The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2021-O-18 (Valencia PUD) to the City Council at their July 12, 2021, meeting.

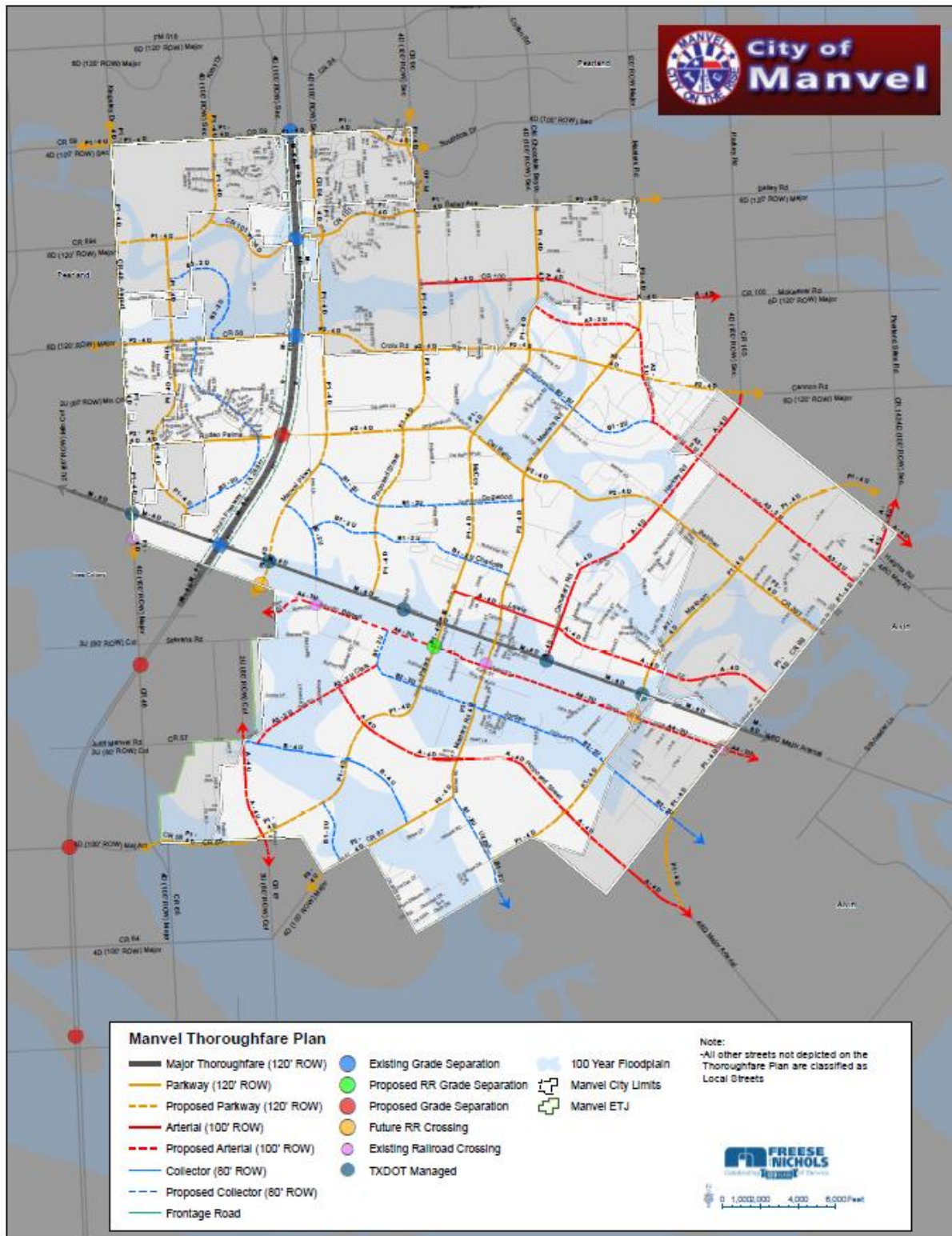


## Aerial Vicinity Map





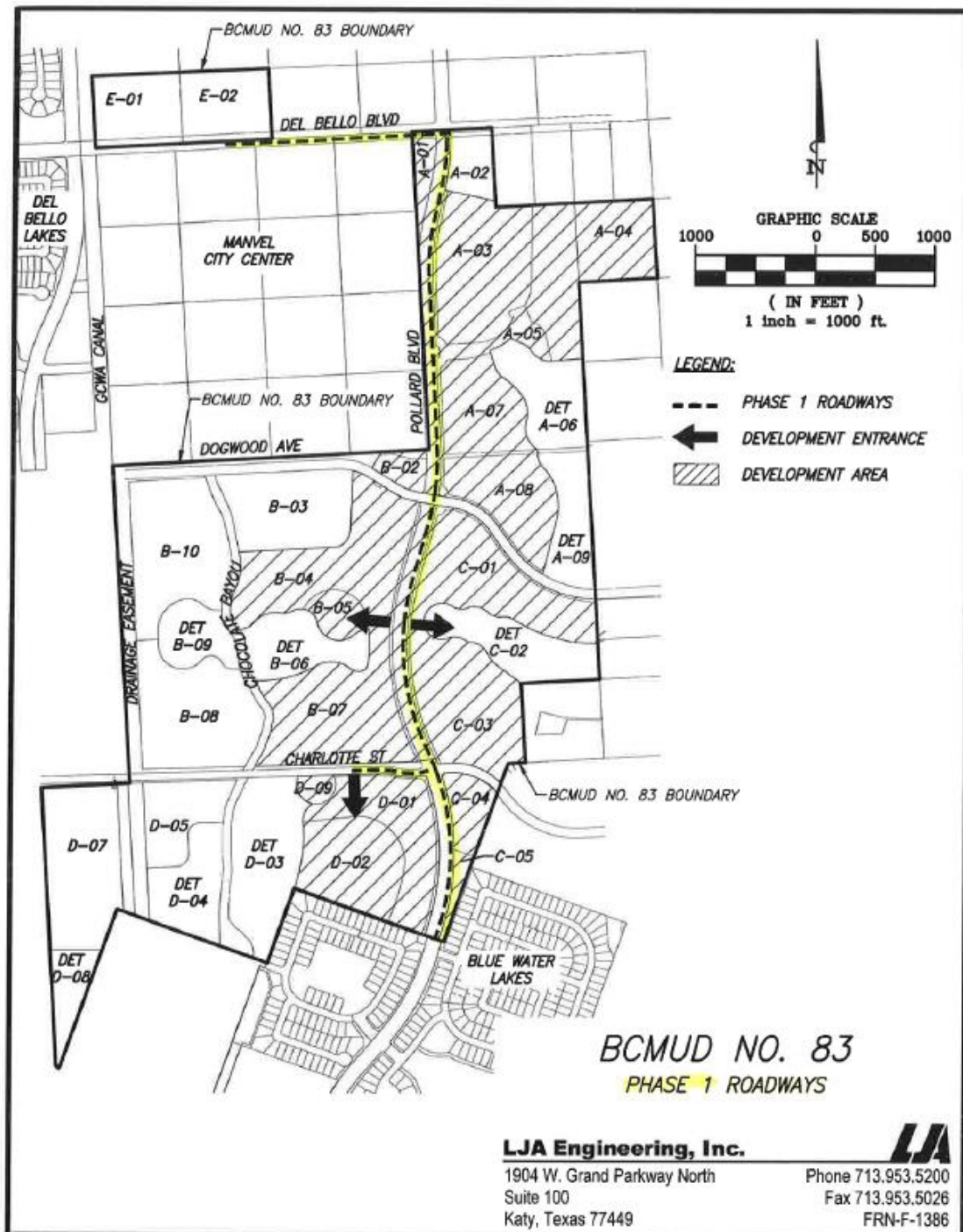
## City's Master Thoroughfare Plan Map



## 13 | Page

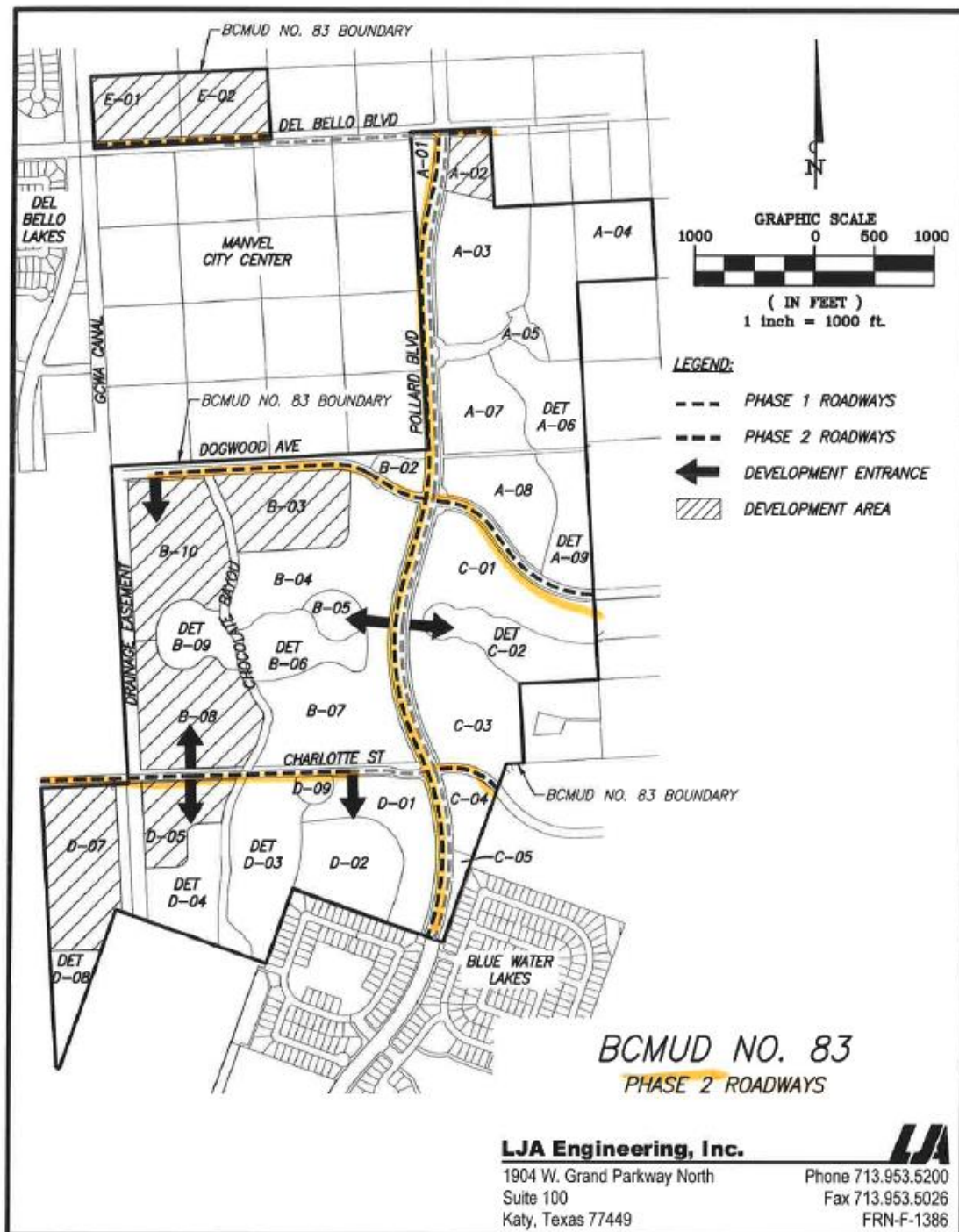


## Valencia PUD Roadway Phasing Exhibit - Phase 1



Date\Time : Thu, 06 May 2021 - 11:49am User Name : rehokim  
Path\Name : W:\LAND\2791\Sowell Tract\CAD\2021-04 Preliminary Cost Estimate\Overall Roadway Phases 05.06.dwg

## Valencia PUD Roadway Phasing Exhibit – Phase 2



## Application



### Staff Use Only:

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

Date Complete: \_\_\_\_\_

Completeness Review by: \_\_\_\_\_

### Planned Unit Development (PUD) Application

(Please Type or Print Clearly with Dark Ink)

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



Master Plan PUD



Small PUD



Site Plan Only

#### General Information

PUD Name: Sowell Tract PUD

Number of Units Proposed: 1,100 SF lots Current Zoning Designation: O-PUD

Zoning District under Which PUD Will Be Designed: SFR - Single-Family Residential

Address/Location: East of State Highway 288, north of Highway 6 and south of County Road 58

Brazoria County Parcel Number (s): See PUD document Acres: 438.393

Legal Description: See PUD document - Exhibit D

#### Applicant Information

Name: Matt Stoops Daytime Phone: 713-953-5200

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

City/State/Zip: \_\_\_\_\_

Contact Person: Matt Stoops

Email Address: mstoops@lja.com

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

Name: See signed authorization letters Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_



## Application

### CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

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

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

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

*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: See PUD document

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: See PUD document

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: See PUD document

05-10-21

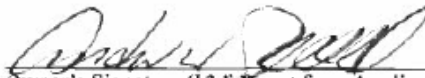
Date



Applicant's Signature

5/10/21

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.

## Authorization Letter



### 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.

443 Limited  
Owner Name

2414 Ellis Blvd  
Owner Address

Houston TX 77008  
Owner City, State Zip

5/4/21  
Date

Development Services  
20025 Highway 6  
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Andrew Sowell, certify that I am the owner of the project property located at HTE BRESNAY, Apts 301 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 Matt Stoops with the company LJA Engineering, Inc. (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and/or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713 599-3440 if you have any questions.

Sincerely,

443 Limited  
Owner Name Andrew Sowell - General Partner

Owner Signature Andrew Sowell - General Partner

## Public Hearing Notice

Public Hearing Notice to run on Sunday 05/09/2021

**A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT 7:00 P.M. ON MONDAY, MAY 24, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).**

*The Planning, Development & Zoning Commission public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free at 877-257-2190 and entering conference ID 643 222 715#*

**A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL CITY COUNCIL MEETING AT 7:00 P.M. ON MONDAY, JUNE 7, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).**

*The City Council public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free 877-257-2190 and entering conference ID 235 696 748#*

**THE PUBLIC HEARING WILL BE TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); 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.**

**A TEMPORARY SUSPENSION OF THE OPEN MEETINGS ACT TO ALLOW TELEPHONE OR VIDEOCONFERENCE PUBLIC MEETINGS HAS BEEN GRANTED BY GOVERNOR GREG ABBOTT. THESE ACTIONS ARE BEING TAKEN TO MITIGATE THE SPREAD OF**



**COVID-19 BY AVOIDING MEETINGS THAT BRING PEOPLE INTO A GROUP SETTING AND IN ACCORDANCE WITH SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.**

For further assistance, please contact Jessica Rodriguez at [jrodriguez@cityofmanvel.com](mailto:jrodriguez@cityofmanvel.com) or 281-692-2703. The meeting agenda can be viewed on the City of Manvel website at [www.cityofmanvel.com](http://www.cityofmanvel.com) under “Boards Agendas & Minutes.”/s/ Tammy Bell, City Secretary.

**ORDINANCE NO. 2021-O-18**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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**, Four Forty-Three LTD, Sowell Family Trust, Eastbank Bayou LP, and Westbank Bayou LP are the owners (the "Owner") of land in the area generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south) comprising of 437.869 acres of land, which is presently zoned Open-Single Family Residential (O-SFR) District; and

**WHEREAS**, the tracts are currently used as vacant and undeveloped open space; and

**WHEREAS**, LJA Engineering, Inc., ("Applicant"), on behalf of Owner, has made application to the City to change the use of said 437.869 acres, same being more particularly described by Exhibit A – Area Map, Exhibit B – Survey and Exhibit C – Metes and bounds descriptions, attached hereto and for all things made a part hereof, from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District; 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 made a positive recommendation on the application; and

**WHEREAS**, 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 437.869 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), is hereby changed from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District for use as permitted within such zone classification, subject to the regulations, restrictions, and conditions hereinafter set forth. Said area is described as:

Being a 418.318 acre tract (Tract 1), being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, and 50, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the plat records of Brazoria County, Texas and being all of those certain tracts described in Volume 1177, Page 396, B.C.D.R. and B.C.C.F. No(s). 2007021508, 2007017868, 2007018701, 2007022032, 2008004369, 2008004367, 2006045403 and being a part of that certain tract recorded in Volume 1046, Page 760, B.C.D.R.; situated in the Allison Richey Gulf Coast Home Company Subdivision of the H.T. Y B. Railroad Company, Section 73, Abstract 301, the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the Dr. A.A. Luther Subdivision of Manvel, Brazoria County, Texas, and a 19.551 acre tract (Tract 2) being all of Lots 6 and 12 in the Mary V. O'Donnell Survey, Division "O",



Abstract 469, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the plat records of Brazoria County, Texas and being a part of that certain tract recorded in Volume 1048, Page 760, B.C.D.R., more particularly described by Exhibit A – Area Map, Exhibit B – Survey and Exhibit C – Metes and Bounds Descriptions, attached hereto and for all things made a part hereof.

**Section 3.** Development of the Property shall strictly comply with the **Valencia PUD Document**, attached hereto as Exhibit “D” 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 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 5.** 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 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 whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

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

PASSED AND APPROVED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this \_\_\_\_\_, 2021.

\_\_\_\_\_  
Debra Davison, Mayor

Attest:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney

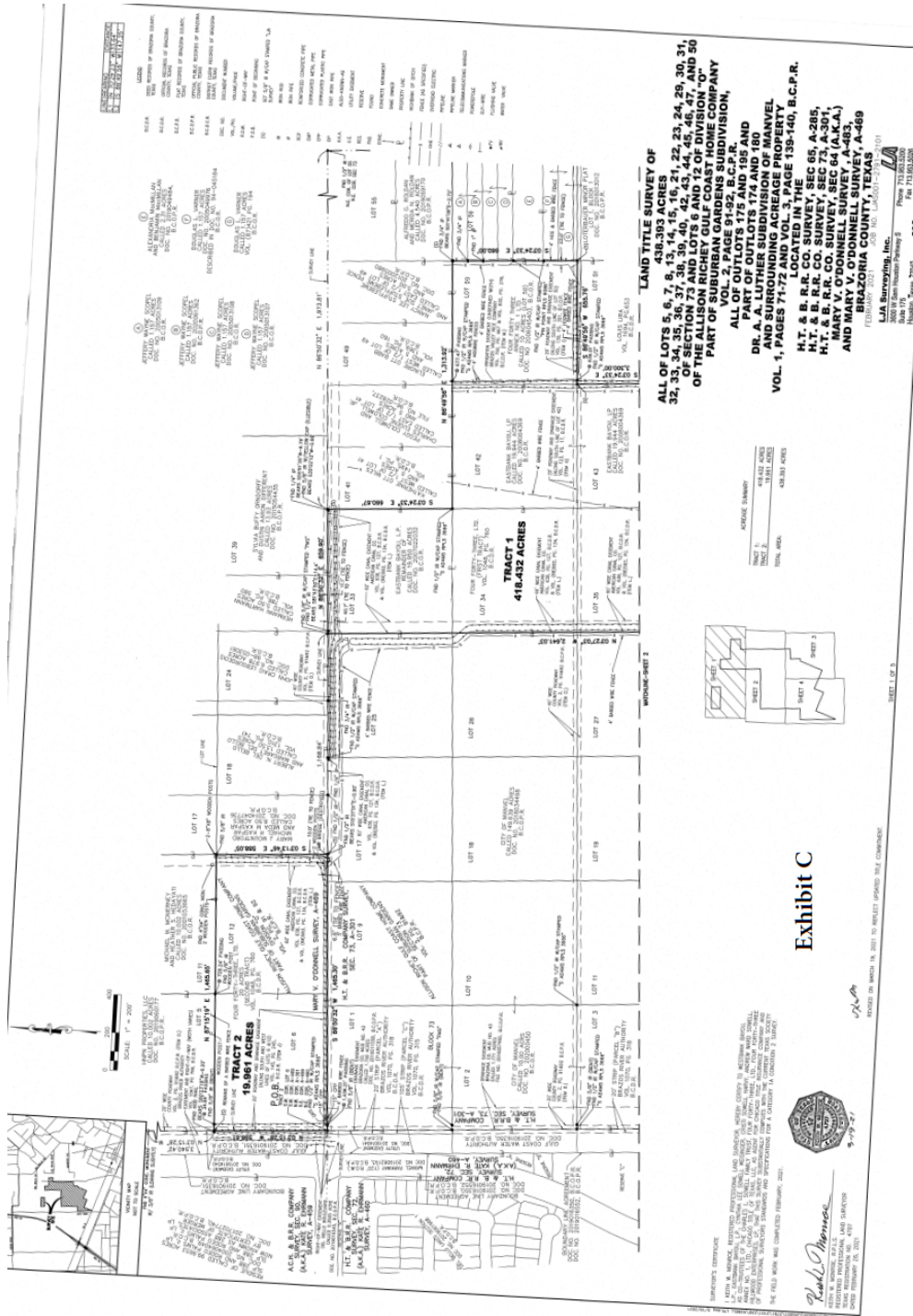
## AREA MAP



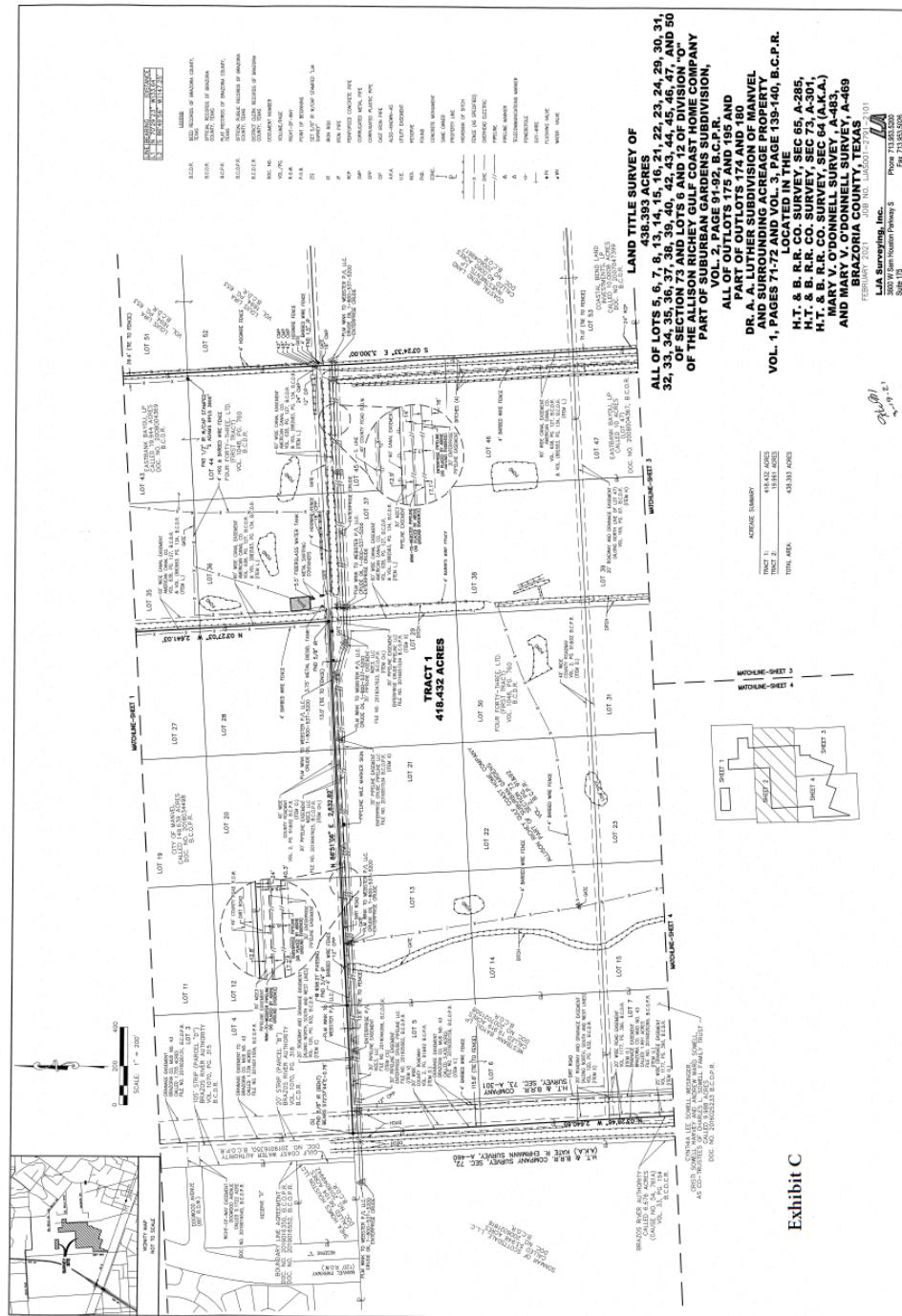


# EXHIBIT B

## SURVEY

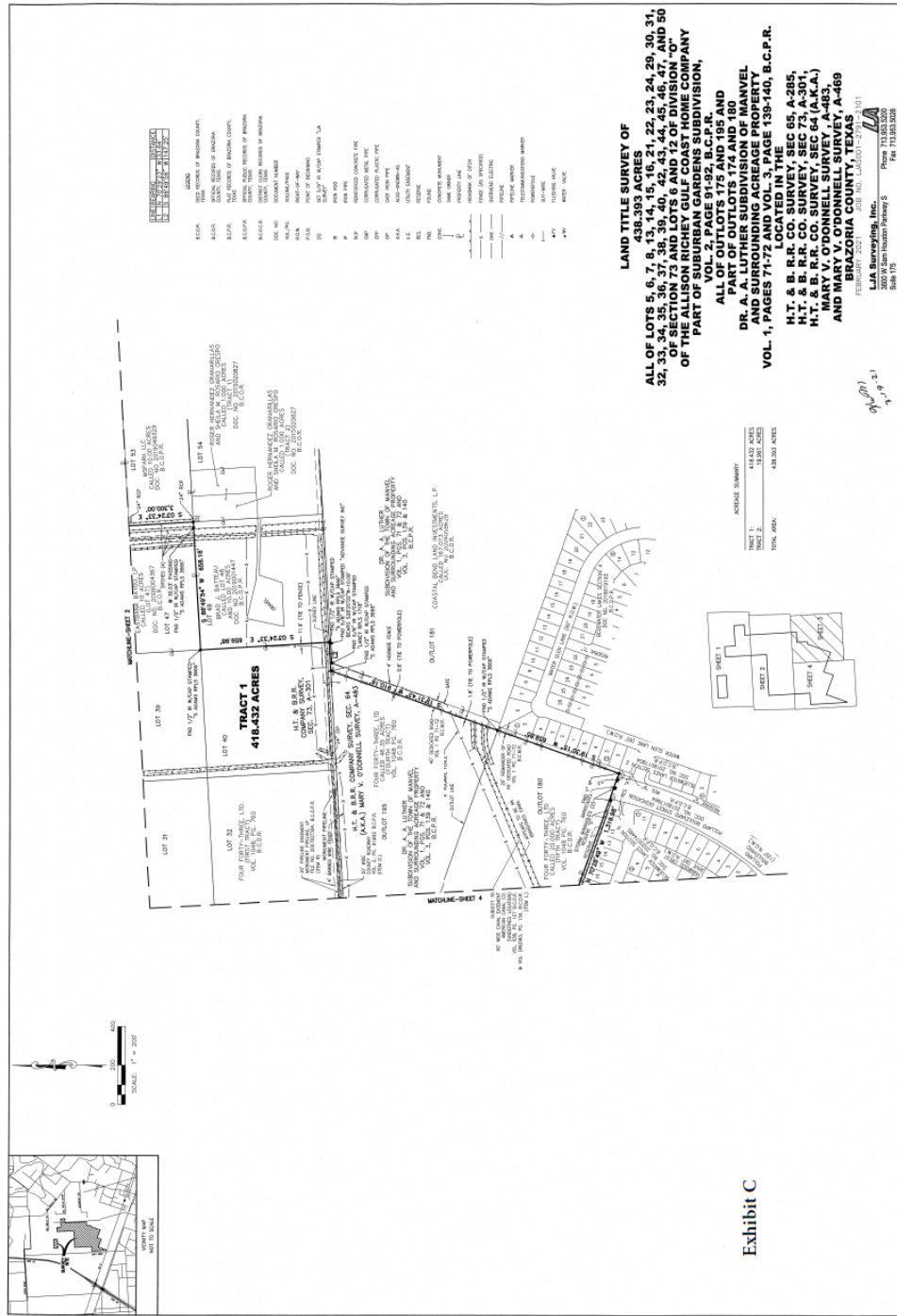


## SURVEY

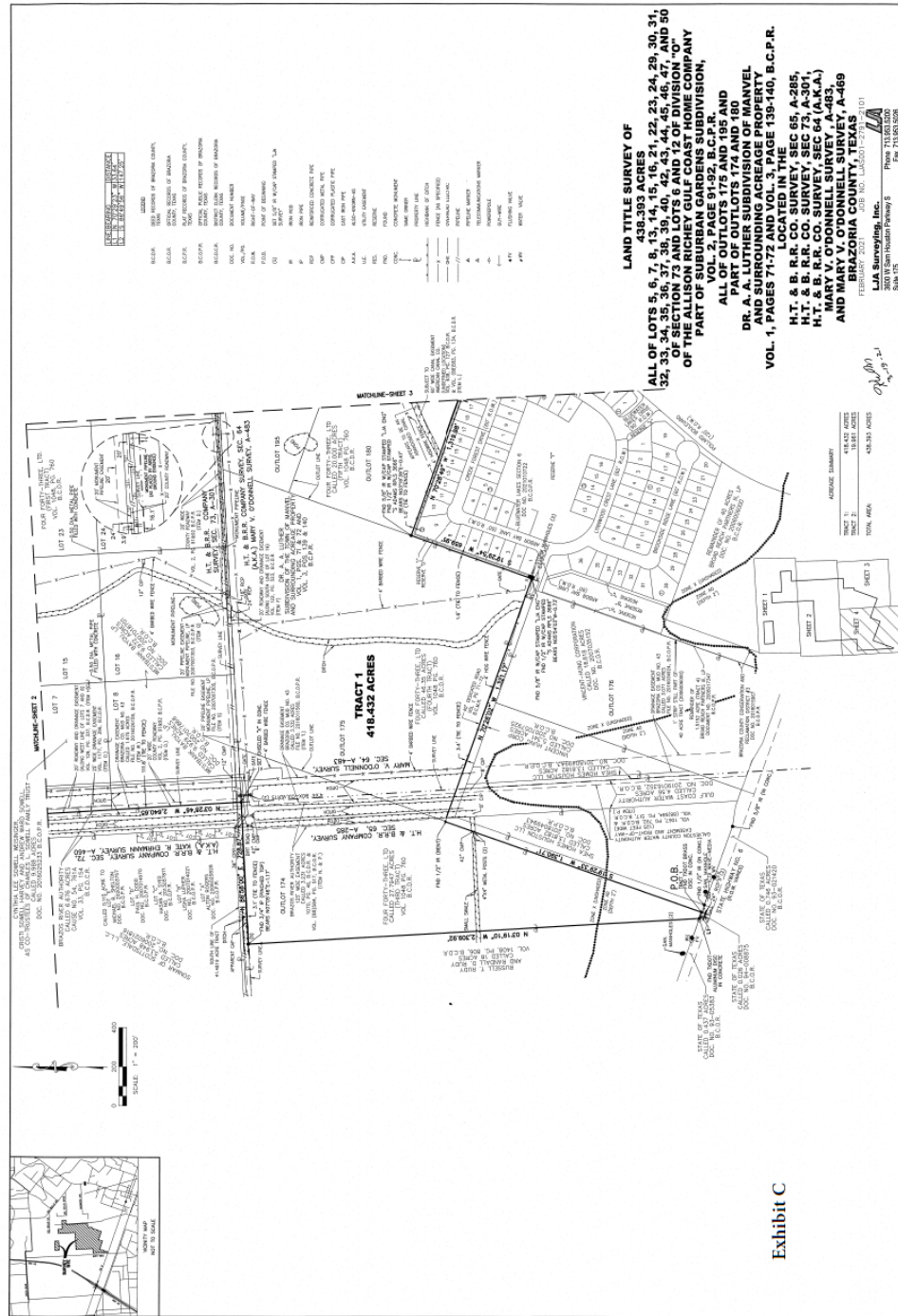


## EXHIBIT B

**EXHIBIT B**









# METES AND BOUNDS

## EXHIBIT D

### METES AND BOUNDS DESCRIPTION OF TRACT 1

A 418.318 acre (38,321,949 square feet) tract, being all of Lots 5, 6, 7, 8, 11, 14, 15, 16, 21, 22, 23, 24, 25, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 303, according to the map or plat thereof, recorded in Volume 2, Page 50 and 52, of the Plat Records of Brazos County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 29.923 acres Lots 5-8, recorded in Brazos County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.923 acres (Lot 8), recorded in B.C.C.F. No. 2007027888 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007038702 and being all of that certain tract conveyed to Charles L. Sovell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazos County, Texas (B.C.O.R.) and being all of that certain tract conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007028332, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008040369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008043487 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.60 acres (Lot 50), recorded in B.C.C.F. No. 2008045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 633.07 acres), recorded in Volume 3048, Page 788, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/2 inch iron nail found at the northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 76, Abstract 488, recorded in Volume 2, Page 66, B.C.P.R. and being at the centerline intersection of 60 foot Holland Drive (as occupied) (Platted as 46 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied) (Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Mary D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2003487425 and 2007030134, the northwest corner of the Michael C. Black tract (called 4.30 acres), recorded in B.C.C.F. No. 98 013515 and the Northeast corner of said Section 73;

**THENCE** S 86°50'28" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southwest corner of the Mary V O'Donnell Survey, Division "D", Abstract 469, recorded in Volume 1, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 86°48'32" W 1.08 feet, continuing along and with the common line of Section 73 and Division "D" and centerline of said 40 foot platted road, a total distance of 1574.35 feet (called 1080.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "D", Abstract 469, the south line of the Sylvia Bully Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015554035, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 1 acre), recorded in Volume 3495, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 74 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract;

**THENCE** S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northeast corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

**THENCE** S 86°48'54" E, along and with the common line of Lots 43, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2009513089, the northwest corner of the Jeffery Wayne Scopes tract (called 1.157 acres), recorded in B.C.C.F. No. 2009513109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 50, 56 and 50 of said Section 73;

**THENCE** S 86°51'51" E, along and with the common line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.87 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Douglas Vanner Tract (called 1.157 acres), recorded in Volume 811 (606, Page 252), of the official records of Brazos County, Texas (B.C.D.R.), the northwest corner of the Laura Luterbauer tract (called minor part of L 2.26 acres), recorded in B.C.C.F. No. 2009513109, the northeast corner of the Louis Luterbauer tract (called 2.00 acres), recorded in volume 2009, page 504, B.C.D.R., and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

**THENCE** S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Luta tract, a distance of 657.34 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "RMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the southwest corner of said Luta tract, an interior corner of herein described tract and being the common corner of Lots 36, 33, 43 and 42 of said Section 73;

**THENCE** S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R., marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 60.006 acres) (Lot 61), recorded in B.C.C.F. No. 2008049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 2399.48 feet (called 2300.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004046528, the northwest corner of the Rager/Orndorff/Gardner/Ray and Sheila M. Reuter Crispe tract (called 1.000 acre), recorded in B.C.C.F. No. 2015030827, the northwest corner of said Aspect Energy, LLC tract (called 10 acres), the southwest corner of the said Eastbank Bayou, LP tract (called 10 acres) (Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

**THENCE** S 86°49'54" E, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 inch rod with cap stamped "Adams RP15 3666" found in the east line of said 443.08 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 30 and 47 of said Section 73;

**THENCE** S 03°24'48" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.08 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 488 and the north line of the Dr. A.A. Luther Subdivision of Marvel, recorded in Volume 3, Page 71 and 72 and Volume 3, Page 136 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 357.075 acres tract), recorded in B.C.C.F. No. 2004049628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.08 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 3875.93 feet;

**THENCE** S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a total line of 14, 56 feet to a 5/8 inch iron rod with cap stamped "Base Line" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. tract (called 24.00 acres) (Lot 181), recorded in Volume 404, Page 104, B.C.P.R., and an interior corner of herein described tract and being the easterly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 136 and 140, B.C.P.R.);

**THENCE** S 86°50'13" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 899.88 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the southeasterly corner of the Four Forty-Three, LTD. Tract (called 20.66 acres) (Portion N of Outlot 188), continuing for a total distance of 1550.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.66 acre tract, the northwesterly corner of the Beaumont/Texas, LP tract (called 19.99 acres) (South N of Outlot 188), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beaumont/Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

**THENCE** N 07°27'42" W, along and with the common line of said North N of Outlot 180 and the South N of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found in the easterly line of the Four Forty-Three, LTD. Tract (called 46.31 acres) (Outlot 173), marking the common corner of the South N and North N of Outlot 180 and an interior corner of herein described tract;

**THENCE** S 07°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LUA line" found, in the north line of a 10 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 136 and 140, B.C.P.R., marking the most westerly northwest corner of said 8.45 acre tract, the southeasterly corner of said 46.35 acre tract and the southeasterly corner of said 19.99 acre tract and an interior corner of herein described tract;

**THENCE** N 07°26'26" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres) (Outlot 174) and the westerly line of said 40 foot platted road, marking the southeasterly corner of said 46.35 acre tract and an interior corner of herein described tract;

**THENCE** S 15°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1558.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue) (200' R.O.W.), recorded in B.C.C.F. No. 2003055558, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

**THENCE** N 07°30'18" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Inna Lane) (80' R.O.W. as occupied), recorded in B.C.C.F. No. 2008028208 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southeasterly corner of a 9.227 acre tract, recorded in B.C.C.F. No. 2011063003 bears, N 70°48'32" W, 360.24 feet;

**THENCE** N 07°19'18" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2330.10 feet to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch jointed pipe bears, S 09°27'41" W, 1.12 feet and from which iron rod with cap stamped "Callaway" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.34 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4019 acre tract, recorded in B.C.C.F. No. 2009061748 bears, N 02°15'14" W, 58.87 feet;

**THENCE** N 86°51'38" E, along and with the north line of said 18 acre tract, a distance of 726.52 feet to a 5/8 inch iron rod with cap stamped "RMS" set, at the southwest corner of Section 78 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 469, marking the southeast corner of the Brazos River Authority tract (called 6.076 acres) (Case No. 54-781A), recorded in Volume 33, Page 154, district clerk records of Brazos County, Texas (B.C.D.C.R.), the southwest corner of the Brazos County MUD No. 43 Drainage Easement (called 3.676 acres), recorded in B.C.C.F. No. 2016028209, the southwest corner of said 9.923 acre tract and an interior corner of herein described tract;

**THENCE** S 07°28'27" W, along and with the common line of said Section 71 and Section 72 and centerline of said 40 foot platted road, at 48.00 feet pass a point marking the southwest corner of a 9.34 acre tract (Parcel 1) out of said called 41.4019 acre tract, continuing for a total distance of 40.00 feet (called 40.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 1.21 acre tract (Parcel 2), the northwest corner of said 24.00 acre tract, the northwest corner of a 3.428 acre drainage easement, recorded in B.C.C.F. No. 2016028209, the northeast corner of said Brazos River Authority tract (called 6.076 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 1.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southeast corner of the Brazos River Authority Parcel "F" tract (called 0.81 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos County Municipal Utility District No. 43 Drainage Easement tract (called 1.759 acres), recorded in B.C.C.F. No. 2016011509 and the common corner of Lots 4 and 5, Section 75, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Inna Lane) (80' R.O.W. as occupied), recorded in B.C.C.F. No. 2008028208, marking the southeast corner of the Joan Bannister tract (called 1.367 acres), recorded in B.C.C.F. No. 2005063861 and the northwest corner of the Somner of Scottsdale, LLC tract (called 53.948 acres), bears S 80°37'46" W, 900.42 feet;

**THENCE** N 86°51'03" E, along and with the common line of herein described tract and said Lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 302929 Brazos River tract (called 34.90 acres), recorded in B.C.C.F. No. 2005083429 and being the common corner of Lots 4, 12, 13 and 31, and at 2975.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 30, 28, 29 and 21, continuing for a total distance of 2852.84 feet (called 2848.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" found in the east line of a 60 foot American Canal Company Easement, recorded in Volume 618, Page 127, B.C.D.R., marking an interior corner of said remainder of a 420.00 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

**THENCE** N 03°27'08" W, along and with the common line of Lots 28, 36, 21, 35, 26, 34, 23 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2043.05 feet (called 2048.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "D", Abstract 468, recorded in Volume 2, Page 91 and 92, B.C.P.R., the south line of the John and Edith Laberge/Griffith tract (called 6.078 acres), recorded in B.C.C.F. No. 98 013503, the north line of the Eastbank Bayou, LP tract (called 19.955 acres), recorded in B.C.C.F. No. 2007020102 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 87°35" E, 1.9.9 feet;

**THENCE** N 86°50'28" E, along and with the common line of Section 73, Division "D", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 658.46' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

## EXHIBIT D



## **VALENCIA PUD DOCUMENT**

**Valencia**  
**Planned Unit Development**

Prepared for:

**Hillwood Residential, L.P.**

Prepared by:



June 2021

|                                                           |                |
|-----------------------------------------------------------|----------------|
| <b>I. INTRODUCTION .....</b>                              | <b>Page 3</b>  |
| <b>II. PROJECT DESCRIPTION .....</b>                      | <b>Page 3</b>  |
| 1. Land Use / Regulatory Compliance.....                  | Page 3         |
| 2. Justification.....                                     | Page 3         |
| 3. Single-Family Residential .....                        | Page 4         |
| 4. Drill Site .....                                       | Page 4         |
| 5. Potential School Site.....                             | Page 4         |
| 6. Parks and Open Space .....                             | Page 5         |
| 7. Other Land Uses .....                                  | Page 5         |
| <b>III. ZONING .....</b>                                  | <b>Page 6</b>  |
| 8. Acreage per Land Use Summary.....                      | Page 7         |
| 9. Single-Family Residential Lot Distribution Table ..... | Page 7         |
| 10. Commercial Land Uses .....                            | Page 8         |
| <b>IV. PARKS.....</b>                                     | <b>Page 10</b> |
| <b>V. DEVELOPMENT REGULATIONS.....</b>                    | <b>Page 11</b> |
| 11. Architectural Regulations .....                       | Page 11        |
| 12. Street and Circulation System .....                   | Page 11        |
| 13. Traditional Single-Family .....                       | Page 11        |
| 14. Single-Family Specialty Product.....                  | Page 12        |
| 15. Streets .....                                         | Page 14        |
| 16. Commercial.....                                       | Page 14        |
| 17. Signage .....                                         | Page 15        |
| 18. Trails .....                                          | Page 18        |
| 19. Utilities .....                                       | Page 19        |
| 20. Other Regulations.....                                | Page 19        |
| <b>VI. PHASING / DEVELOPMENT SCHEDULE .....</b>           | <b>Page 19</b> |

#### **EXHIBITS**

Exhibit A - Area Location Exhibit  
 Exhibit B – Project Aerial Exhibit  
 Exhibit C – Survey  
 Exhibit D - Legal Description  
 Exhibit E - Conceptual Land Use Exhibit  
 Exhibit F – Conceptual Single-Family Residential Exhibit  
 Exhibit G - Conceptual Roadway Exhibit  
 Exhibit H - Conceptual Amenities and Open Space Exhibit  
 Exhibit I - Phasing Exhibit  
 Exhibit J – Conceptual Project Signage Exhibit  
 Exhibit K – Conceptual Signage Location Exhibit



Exhibit L – Single-Family Residential Specialty Product  
Exhibit M – Single-Family Residential Specialty Product  
Exhibit N – Single-Family Residential Specialty Product

## **I. INTRODUCTION**

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 438.4 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

## **II. PROJECT DESCRIPTION**

### **1. Compliance with Comprehensive Plan**

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

## **2. Justification**

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific, architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

## **3. Single-Family Residential**

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single-family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

## **4. Drill Site**

A 4.2-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the park land dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.



## **5. Potential School Site**

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

## **6. Parks and Open Space**

Parks and open space accounts for approximately 28% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H), shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, , and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

## **7. Other Land Uses**

The Valencia PUD has four commercial sites located throughout the development;  $\pm 4.5$  acre and  $\pm 2.6$  acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a  $\pm 2.2$  acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and an  $\pm 18.2$  acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

### III. ZONING

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

## 1. Acreage per Land Use Summary

| Land Use                                | Zoning District | Approximate Acreage | % Gross Acreage |
|-----------------------------------------|-----------------|---------------------|-----------------|
| <b>Constraints</b>                      |                 |                     |                 |
| Major Thoroughfare & Collector Roadways | PUD-SFR         | 34.9                |                 |
| Existing Utility & Canal Easements      | PUD-SFR         | 22.3                |                 |
| Detention & Lakes                       | PUD-SFR         | 76.0                |                 |
| Chocolate Bayou                         | PUD-SFR         | 7.2                 |                 |
| Drill Site                              | PUD-SFR         | 4.2                 |                 |
| <b>Subtotal</b>                         |                 | <b>144.6</b>        | <b>33.0%</b>    |
| <b>Community Elements</b>               |                 |                     |                 |
| Recreation Center & Parks               | PUD-SFR         | 5.8                 |                 |
| Elementary School                       | PUD-SFR         | 15.1                |                 |
| Landscape/Open Space                    | PUD-SFR         | 9.2                 |                 |
| <b>Subtotal</b>                         |                 | <b>30.1</b>         | <b>10.0%</b>    |
| <b>Commercial</b>                       |                 |                     |                 |
| Commercial                              | PUD-LC          | 27.5                |                 |
| <b>Subtotal</b>                         |                 | <b>27.5</b>         | <b>3.1%</b>     |
| <b>Single-Family Residential</b>        |                 |                     |                 |
| Single-Family Residential               | PUD-SFR         | 236.2               |                 |
| <b>Subtotal</b>                         |                 | <b>236.2</b>        | <b>53.9%</b>    |
| <b>Totals</b>                           |                 |                     |                 |
|                                         |                 | <b>438.4</b>        | <b>100.0%</b>   |

## 2. Single-Family Residential Lot Distribution Table

| Lot Size                       | Allowable Percentage of Total Lots | Approximate Acreage |
|--------------------------------|------------------------------------|---------------------|
| 50' X 120' (Typical)           | 30%                                | 70.9                |
| 60' X 120' (Typical)           | 32%                                | 75.6                |
| 70' X 130' (Typical)           | 10%                                | 23.6                |
| Specialty Product              | 28%                                | 66.1                |
| <b>Gross Residential Total</b> | <b>100%</b>                        | <b>236.2</b>        |

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section IV.3



and Section IV.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4 and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

### 3. Commercial Land Uses

The four commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

#### a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and

recreation

- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

#### b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

#### c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries

- Recreational goods rental
  - Colleges, universities, professional, and business schools
  - Nursing and residential care facilities
- c. Other residential care facilities **Special Use Permit required (con't)**
- Bed and breakfast
  - All other amusement and recreational industries
  - Mobile food services Drinking

- places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

#### IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately  $\pm 11$  acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots, shall apply.

Parkland Dedication will be credited based on the following criteria:

- a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland
- b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
- c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
  - i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
  - ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
  - iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
- d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
  - i. Be located adjacent to parkland or open space that is designated for public use;
  - ii. Maintain a constant water surface elevation;
  - iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
  - iv. Contain a minimum size of eight acres;
  - v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
  - vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

| <b>Open Space Amenity</b>                                           | <b>Acreage</b>                  |
|---------------------------------------------------------------------|---------------------------------|
| Recreation Center (Private)                                         | ±3.0 acres                      |
| Parks (Public)                                                      | ±2.8 acres                      |
| Lake D-03 (Public)                                                  | ±3.8 acres (maximum 35% credit) |
| Trails adjacent to Chocolate Bayou or Lake/detention areas (Public) | ±2.0 acres (maximum 50% credit) |
|                                                                     |                                 |
| <b>Total</b>                                                        | <b>±11.6 acres</b>              |

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

## **V. DEVELOPMENT REGULATIONS**

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD Document will govern.

### **1. Architectural Standards**

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document.

### **2. Street and Circulation System**

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.



- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD; Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD;
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter, , for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

### **3. Traditional Single-Family**

Lot Sizes and Standards:

- a. 50' lots:
  - i. Minimum lot size area: 6,000 square feet
  - ii. Minimum width – 50 feet (measured at the front yard setback)
  - iii. Front yard setback – 20 feet minimum
  - iv. Side yard setback – 5 feet minimum
  - v. Corner side yard setback – 10 feet minimum
  - vi. Garage Front yard setback – 25 feet minimum
  - vii. Rear yard setback – 15 feet minimum
  - viii. Building height – 40 feet maximum
- b. 60' lots:
  - i. Minimum lot size area: 7,200 square feet
  - ii. Minimum width – 60 feet (measured at the front building line)
  - iii. Front yard setback – 20 feet minimum
  - iv. Side yard setback – 5 feet minimum
  - v. Corner side yard setback – 10 feet minimum
  - vi. Garage Front yard setback – 25 feet minimum
  - vii. Rear yard setback – 15 feet minimum
  - viii. Building height – 40 feet maximum
- c. 70' lots:
  - i. Minimum lot size area: 8,400 square feet
  - ii. Minimum width – 70 feet (measured at the front yard setback)
  - iii. Front yard setback – 20 feet minimum
  - iv. Side yard setback – 5 feet minimum
  - v. Corner side yard setback – 10 feet minimum
  - vi. Garage Front yard setback – 25 feet minimum
  - vii. Rear yard setback – 15 feet minimum

- viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet

#### **4. Single-Family Specialty Product**

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.

Lot Sizes and Standards:

- a. Front loaded detached lots:
  - i. Minimum width – 42 feet (measured at the front yard setback)
  - ii. Minimum depth – 120 feet
  - iii. Front yard setback – 20 feet minimum
  - iv. Side yard setback – 5 feet minimum
  - v. Corner side yard setback – 10 feet minimum
  - vi. Garage Front yard setback – 25 feet minimum
  - vii. Rear yard setback – 15 feet minimum
  - viii. Building height – 40 feet maximum
- b. Rear loaded (alley) detached lots:
  - i. Minimum width – 35 feet (measured at the front yard setback)
  - ii. Minimum depth – 100 feet
  - iii. Front yard setback – 15 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Alley width – 20 feet
  - viii. Building height – 40 feet maximum
- c. Rear loaded (alley) attached lots:
  - i. Minimum width – 28 feet (measured at the front yard setback)
  - ii. Minimum depth – 90 feet
  - iii. Front yard setback – 15 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum between structures
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Alley width – 20 feet
  - viii. Common walls allowed on one side
  - ix. Building height – 40 feet maximum
- d. Rear loaded (alley) townhome lots:
  - i. Minimum width – 25 feet (measured at the front yard setback)
  - ii. Minimum depth – 90 feet
  - iii. Front yard setback – 15 feet minimum

- iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum between structures
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Alley width – 20 feet
  - viii. Common walls allowed on both sides
  - ix. Maximum number of attached units: Five
  - x. Minimum number of attached units: Two
  - xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
  - xii. Building height – 40 feet maximum
- e. Zipper lots (single-family detached lots with alternating depth detached garages):
- i. Minimum width – 25 feet (measured at the front yard setback)
  - ii. Minimum depth – 120 feet
  - iii. Front yard setback – 20 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Garage building line – 25 feet minimum
  - viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
  - ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
  - x. Building height – 40 feet maximum
- f. Patio & Zero Lot Line Lots
- i. Minimum width – 50 feet (measured at the front yard setback)
  - ii. Minimum depth – 120 feet
  - iii. Front yard setback – 20 feet minimum
  - iv. Garage front yard setback – 25 feet minimum
  - v. Rear yard setback – 15 feet minimum
  - vi. Side yard setback – 5 feet minimum
  - vii. Corner side yard setback – 10 feet minimum
  - viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
  - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
  - x. Patio home structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
  - xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

## **5. Streets**

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.
- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

## **6. Commercial**

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum



- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
  - i. Pad Site - No building may exceed thirty five feet in height.
  - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
  - i. All commercial buildings must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
  - ii. The following materials shall meet the masonry requirement:
    - 1. Stone
    - 2. Brick
    - 3. Concrete (including tilt wall)
    - 4. Hollow clay tile
    - 5. Concrete Masonry Unit (CMU)
    - 6. Glass block
    - 7. True Stucco
    - 8. Insulated concrete forms (ICF)
  - i. Non-masonry materials may not exceed 25% of the building's elevation.
  - ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
    - 1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).Landscape Requirements
  - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
  - ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
  - iii. Street Trees
    - 1. A minimum of 1 tree is required for every 50 feet of street frontage.
    - 2. No street tree shall be less than three inch (3") caliper
    - 3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
  - iv. Parking lot landscaping
    - 1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
      - a. Are at least 9 feet wide;
      - b. Each have a square footage minimum 180 square feet;
      - c. Provides 1 tree island for every 10 parking spaces;

- d. The tree islands shall be planted with sod and/or other plantings.
- 2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
- 3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

## 7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

### a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.
- iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers,

leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 32 square feet in size and not to exceed eight feet (8') in height per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, four (4) offsite signs shall be permitted along these corridors: two (2) along Pollard Boulevard from State Highway 6 and the other two (2) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 1 year after the completion of the first model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

**b. Commercial Development Signage:**

**i. Building Mounted Signs**

- a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.
- b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

**i. Monument Signs**

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All monument signs shall be located a minimum of 10 feet from the property line.
- b. There shall be a minimum of 100 feet between monument signs.
- c. All monument signs must be perpendicular to the right of way.
- d. Single Tenant Monument Sign
  - i. Height - Maximum 6 feet (including base)
  - ii. Length – Maximum 13 feet
  - iii. Sign Area - Maximum of 45 square feet
  - iv. Location/Number: One single tenant monument sign per

commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.

- v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign

- i. Height - Maximum 8 feet (including base)
- ii. Length – Maximum 13 feet.
- iii. Sign Area – Maximum of 65 square feet
- iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
- v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
- vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following

regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational;  
Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

**c. School Signage:**

i. Building Mounted Signs

- a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
- b. Location/Number: Tenants are permitted to have one building



fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.

- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

#### ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All signage shall be located a minimum of 10 feet from the property line.
- b. All signage must be perpendicular to the right of way.
- c. Height - Maximum 6 feet (including base)
- d. Length – Maximum 13 feet
- e. Sign Area - Maximum of 45 square feet
- f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
- g. Illumination: Internal illumination shall be LED or white neon tubing

#### h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following

regulations:

- i. LED signs are permitted for on premised signs;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational;
- v. Maximum wattage at 6,500.
- vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
- vii. Size of the changeable area is no greater than 25 percent of the overall signage area

## 8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The

trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

## **9. Utilities**

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

## **10. Other Regulations**

- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

## **V. PHASING / DEVELOPMENT SCHEDULE**

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.

**Valencia**  
**Planned Unit Development**

Prepared for:

**Hillwood Residential, L.P.**

Prepared by:



June 2021

|                                                          |                |
|----------------------------------------------------------|----------------|
| <b>I. INTRODUCTION.....</b>                              | <b>Page 3</b>  |
| <b>II. PROJECT DESCRIPTION .....</b>                     | <b>Page 3</b>  |
| 1. Land Use / Regulatory Compliance .....                | Page 3         |
| 2. Justification .....                                   | Page 3         |
| 3. Single-Family Residential .....                       | Page 4         |
| 4. Drill Site.....                                       | Page 4         |
| 5. Potential School Site .....                           | Page 4         |
| 6. Parks and Open Space .....                            | Page 5         |
| 7. Other Land Uses .....                                 | Page 5         |
| <b>III. ZONING .....</b>                                 | <b>Page 6</b>  |
| 1. Acreage per Land Use Summary .....                    | Page 7         |
| 2. Single-Family Residential Lot Distribution Table..... | Page 7         |
| 3. Commercial Land Uses .....                            | Page 8         |
| <b>IV. PARKS .....</b>                                   | <b>Page 10</b> |
| <b>V. DEVELOPMENT REGULATIONS .....</b>                  | <b>Page 11</b> |
| 1. Architectural Regulations.....                        | Page 11        |
| 2. Street and Circulation System .....                   | Page 11        |
| 3. Traditional Single-Family .....                       | Page 11        |
| 4. Single-Family Specialty Product .....                 | Page 12        |
| 5. Streets.....                                          | Page 14        |
| 6. Commercial .....                                      | Page 14        |
| 7. Signage.....                                          | Page 15        |
| 8. Trails .....                                          | Page 18        |
| 9. Utilities .....                                       | Page 19        |
| 10. Other Regulations .....                              | Page 19        |
| <b>VI. PHASING / DEVELOPMENT SCHEDULE .....</b>          | <b>Page 19</b> |

#### **EXHIBITS**

Exhibit A - Area Location Exhibit  
 Exhibit B – Project Aerial Exhibit  
 Exhibit C – Survey  
 Exhibit D - Legal Description  
 Exhibit E - Conceptual Land Use Exhibit  
 Exhibit F – Conceptual Single-Family Residential Exhibit  
 Exhibit G - Conceptual Roadway Exhibit  
 Exhibit H - Conceptual Amenities and Open Space Exhibit  
 Exhibit I - Phasing Exhibit  
 Exhibit J – Conceptual Project Signage Exhibit  
 Exhibit K – Conceptual Signage Location Exhibit  
 Exhibit L – Single-Family Residential Specialty Product  
 Exhibit M – Single-Family Residential Specialty Product  
 Exhibit N – Single-Family Residential Specialty Product



## **I. INTRODUCTION**

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 438.4 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

## **II. PROJECT DESCRIPTION**

### **1. Compliance with Comprehensive Plan**

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

### **2. Justification**

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel

zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific, architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

### **3. Single-Family Residential**

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single-family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

### **4. Drill Site**

A 4.2-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the park land dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

### **5. Potential School Site**

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

### **6. Parks and Open Space**

Parks and open space accounts for approximately 28% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H), shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, , and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

## **7. Other Land Uses**

The Valencia PUD has four commercial sites located throughout the development; ±4.5 acre and ±2.6 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.2 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and an ±18.2 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

### III. ZONING

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.



## 1. Acreage per Land Use Summary

| Land Use                                | Zoning District | Approximate Acreage | % Gross Acreage |
|-----------------------------------------|-----------------|---------------------|-----------------|
| <b>Constraints</b>                      |                 |                     |                 |
| Major Thoroughfare & Collector Roadways | PUD-SFR         | 34.9                |                 |
| Existing Utility & Canal Easements      | PUD-SFR         | 22.3                |                 |
| Detention & Lakes                       | PUD-SFR         | 76.0                |                 |
| Chocolate Bayou                         | PUD-SFR         | 7.2                 |                 |
| Drill Site                              | PUD-SFR         | 4.2                 |                 |
| <b>Subtotal</b>                         |                 | <b>144.6</b>        | <b>33.0%</b>    |
| <b>Community Elements</b>               |                 |                     |                 |
| Recreation Center & Parks               | PUD-SFR         | 5.8                 |                 |
| Elementary School                       | PUD-SFR         | 15.1                |                 |
| Landscape/Open Space                    | PUD-SFR         | 9.2                 |                 |
| <b>Subtotal</b>                         |                 | <b>30.1</b>         | <b>10.0%</b>    |
| <b>Commercial</b>                       |                 |                     |                 |
| Commercial                              | PUD-LC          | 27.5                |                 |
| <b>Subtotal</b>                         |                 | <b>27.5</b>         | <b>3.1%</b>     |
| <b>Single-Family Residential</b>        |                 |                     |                 |
| Single-Family Residential               | PUD-SFR         | 236.2               |                 |
| <b>Subtotal</b>                         |                 | <b>236.2</b>        | <b>53.9%</b>    |
|                                         |                 |                     |                 |
| <b>Totals</b>                           |                 | <b>438.4</b>        | <b>100.0%</b>   |

## 2. Single-Family Residential Lot Distribution Table

| Lot Size                       | Allowable Percentage of Total Lots | Approximate Acreage |
|--------------------------------|------------------------------------|---------------------|
| 50' X 120' (Typical)           | 30%                                | 70.9                |
| 60' X 120' (Typical)           | 32%                                | 75.6                |
| 70' X 130' (Typical)           | 10%                                | 23.6                |
| Specialty Product              | 28%                                | 66.1                |
| <b>Gross Residential Total</b> | <b>100%</b>                        | <b>236.2</b>        |

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section IV.3 and Section IV.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

### 3. Commercial Land Uses

The four commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

#### a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision

equipment repair and maintenance

- Automotive glass replacement shop
- Personal and laundry services

#### b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

#### c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities

#### c. Other residential care facilities Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries

- Mobile food services Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance

- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

#### IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately  $\pm 11$  acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots, shall apply.

Parkland Dedication will be credited based on the following criteria:

- a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland
- b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
- c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
  - i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
  - ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
  - iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
- d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
  - i. Be located adjacent to parkland or open space that is designated for public use;
  - ii. Maintain a constant water surface elevation;
  - iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
  - iv. Contain a minimum size of eight acres;
  - v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
  - vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

| Open Space Amenity                                                  | Acreage                              |
|---------------------------------------------------------------------|--------------------------------------|
| Recreation Center (Private)                                         | $\pm 3.0$ acres                      |
| Parks (Public)                                                      | $\pm 2.8$ acres                      |
| Lake D-03 (Public)                                                  | $\pm 3.8$ acres (maximum 35% credit) |
| Trails adjacent to Chocolate Bayou or Lake/detention areas (Public) | $\pm 2.0$ acres (maximum 50% credit) |
|                                                                     |                                      |
| <b>Total</b>                                                        | <b><math>\pm 11.6</math> acres</b>   |

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.



## **V. DEVELOPMENT REGULATIONS**

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD Document will govern.

### **1. Architectural Standards**

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document.

### **2. Street and Circulation System**

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD; Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD;
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter, , for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

### **3. Traditional Single-Family**

Lot Sizes and Standards:

- a. 50' lots:
  - i. Minimum lot size area: 6,000 square feet
  - ii. Minimum width – 50 feet (measured at the front yard setback)
  - iii. Front yard setback – 20 feet minimum
  - iv. Side yard setback – 5 feet minimum
  - v. Corner side yard setback – 10 feet minimum
  - vi. Garage Front yard setback – 25 feet minimum

- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

b. 60' lots:

- i. Minimum lot size area: 7,200 square feet
- ii. Minimum width – 60 feet (measured at the front building line)
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

c. 70' lots:

- i. Minimum lot size area: 8,400 square feet
- ii. Minimum width – 70 feet (measured at the front yard setback)
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet

#### **4. Single-Family Specialty Product**

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.  
Lot Sizes and Standards:

a. Front loaded detached lots:

- i. Minimum width – 42 feet (measured at the front yard setback)
- ii. Minimum depth – 120 feet
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:

- i. Minimum width – 35 feet (measured at the front yard setback)
- ii. Minimum depth – 100 feet
- iii. Front yard setback – 15 feet minimum
- iv. Rear yard setback – 10 feet minimum
- v. Side yard setback – 5 feet minimum
- vi. Corner side yard setback – 10 feet minimum
- vii. Alley width – 20 feet
- viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:

- i. Minimum width – 28 feet (measured at the front yard setback)

- ii. Minimum depth – 90 feet
  - iii. Front yard setback – 15 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum between structures
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Alley width – 20 feet
  - viii. Common walls allowed on one side
  - ix. Building height – 40 feet maximum
- d. Rear loaded (alley) townhome lots:
- i. Minimum width – 25 feet (measured at the front yard setback)
  - ii. Minimum depth – 90 feet
  - iii. Front yard setback – 15 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum between structures
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Alley width – 20 feet
  - viii. Common walls allowed on both sides
  - ix. Maximum number of attached units: Five
  - x. Minimum number of attached units: Two
  - xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
  - xii. Building height – 40 feet maximum
- e. Zipper lots (single-family detached lots with alternating depth detached garages):
- i. Minimum width – 25 feet (measured at the front yard setback)
  - ii. Minimum depth – 120 feet
  - iii. Front yard setback – 20 feet minimum
  - iv. Rear yard setback – 10 feet minimum
  - v. Side yard setback – 5 feet minimum
  - vi. Corner side yard setback – 10 feet minimum
  - vii. Garage building line – 25 feet minimum
  - viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
  - ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
  - x. Building height – 40 feet maximum
- f. Patio & Zero Lot Line Lots
- i. Minimum width – 50 feet (measured at the front yard setback)
  - ii. Minimum depth – 120 feet
  - iii. Front yard setback – 20 feet minimum
  - iv. Garage front yard setback – 25 feet minimum
  - v. Rear yard setback – 15 feet minimum
  - vi. Side yard setback – 5 feet minimum
  - vii. Corner side yard setback – 10 feet minimum
  - viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
  - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
  - x. Patio home structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the

- adjacent property and shown on the final plat.
- xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

## **5. Streets**

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.
- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

## **6. Commercial**

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum
- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
  - i. Pad Site - No building may exceed thirty five feet in height.
  - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
  - i. All commercial buildings must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall



- be based on the total square footage of all facades.
- ii. The following materials shall meet the masonry requirement:
  1. Stone
  2. Brick
  3. Concrete (including tilt wall)
  4. Hollow clay tile
  5. Concrete Masonry Unit (CMU)
  6. Glass block
  7. True Stucco
  8. Insulated concrete forms (ICF)
- i. Non-masonry materials may not exceed 25% of the building's elevation.
- ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
  1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).Landscape Requirements
  - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
  - ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
  - iii. Street Trees
    1. A minimum of 1 tree is required for every 50 feet of street frontage.
    2. No street tree shall be less than three inch (3") caliper
    3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
  - iv. Parking lot landscaping
    1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
      - a. Are at least 9 feet wide;
      - b. Each have a square footage minimum 180 square feet;
      - c. Provides 1 tree island for every 10 parking spaces;
      - d. The tree islands shall be planted with sod and/or other plantings.
    2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
    3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

## 7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

**a. Residential Single-Family Development Signage:**

- i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.
- iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 32 square feet in size and not to exceed eight feet (8') in height per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.
- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, four (4) offsite signs shall be permitted along these corridors: two (2) along Pollard Boulevard from State Highway 6 and the other two (2) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 1 year after the completion of the first model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

**b. Commercial Development Signage:**

- i. Building Mounted Signs
  - a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet,

whichever is less.

- b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All monument signs shall be located a minimum of 10 feet from the property line.
- b. There shall be a minimum of 100 feet between monument signs.
- c. All monument signs must be perpendicular to the right of way.
- d. Single Tenant Monument Sign
  - i. Height - Maximum 6 feet (including base)
  - ii. Length – Maximum 13 feet
  - iii. Sign Area - Maximum of 45 square feet
  - iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
  - v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign

- i. Height - Maximum 8 feet (including base)
- ii. Length – Maximum 13 feet.
- iii. Sign Area – Maximum of 65 square feet
- iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
- v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
- vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15

- seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

**c. School Signage:**

- i. Building Mounted Signs
  - a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
  - b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
  - c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.
- ii. Monument Signs
 

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

  - a. All signage shall be located a minimum of 10 feet from the property line.
  - b. All signage must be perpendicular to the right of way.
  - c. Height - Maximum 6 feet (including base)
  - d. Length – Maximum 13 feet
  - e. Sign Area - Maximum of 45 square feet
  - f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
  - g. Illumination: Internal illumination shall be LED or white neon tubing
- h. Electronic Reader Boards
 

Electronic Reader Boards/ LED screens are permitted under the following regulations:

  - i. LED signs are permitted for on premised signs;
  - ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
  - iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
  - iv. Automatic dimmer equipment must be installed and operational;
  - v. Maximum wattage at 6,500.
  - vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
  - vii. Size of the changeable area is no greater than 25 percent of the overall signage area

## **8. Trails**

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.



## **9. Utilities**

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

## **10. Other Regulations**

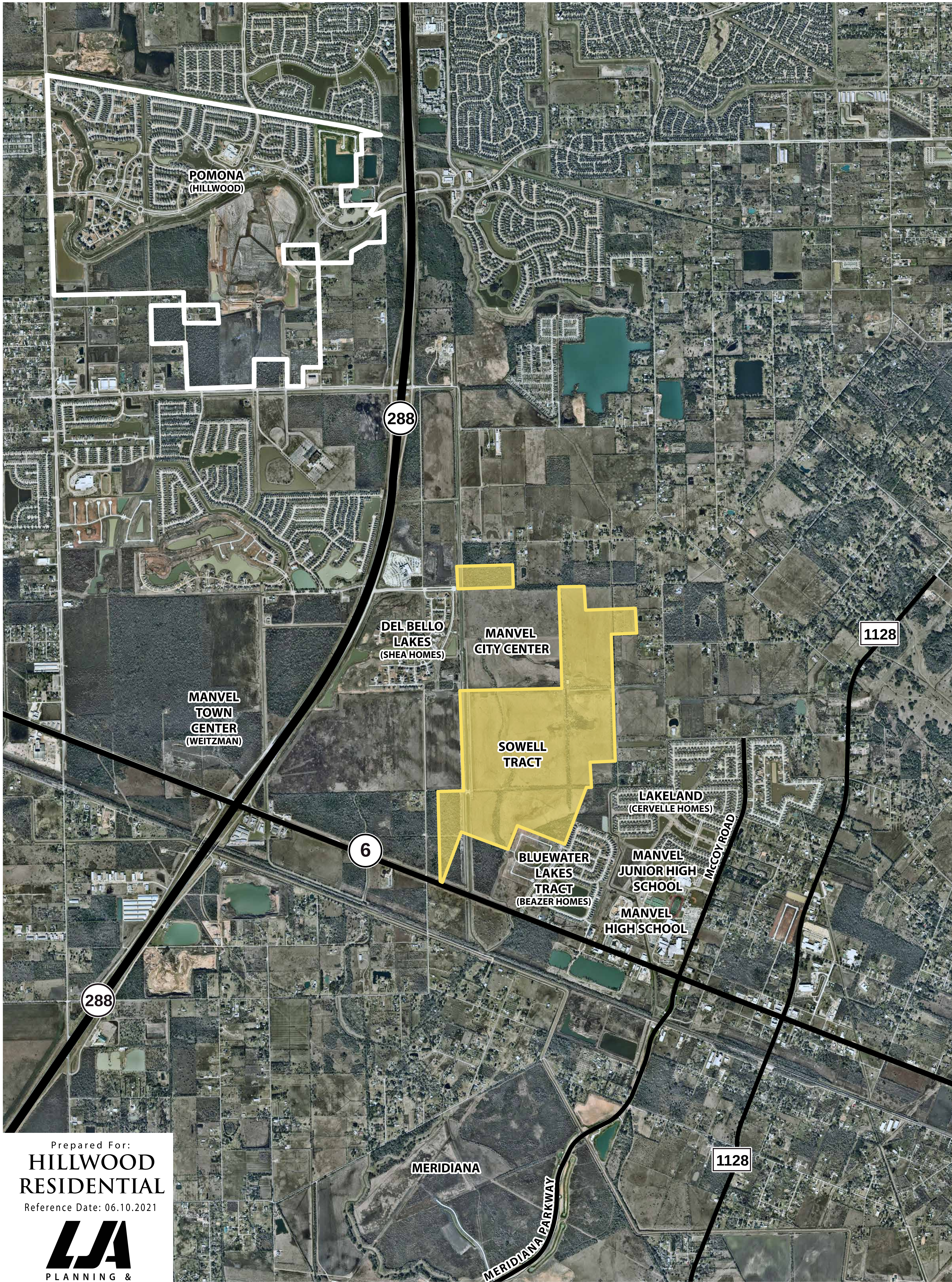
- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

## **V. PHASING / DEVELOPMENT SCHEDULE**

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.





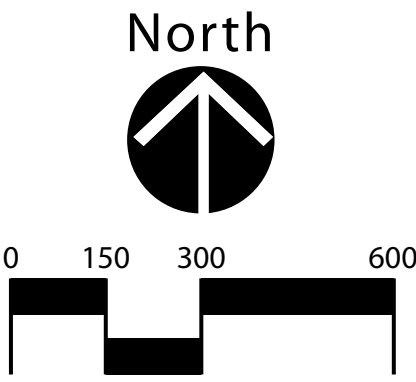
Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021



3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.  
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues, and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

**EXHIBIT A**  
Planned Unit Development  
Area Location Exhibit  
**VALENCIA**  
±438.4 Acres of Land  
Manvel, Texas







Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021

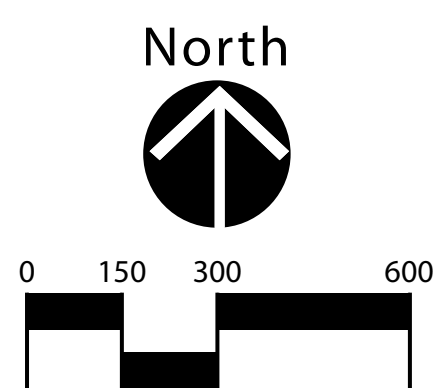


3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

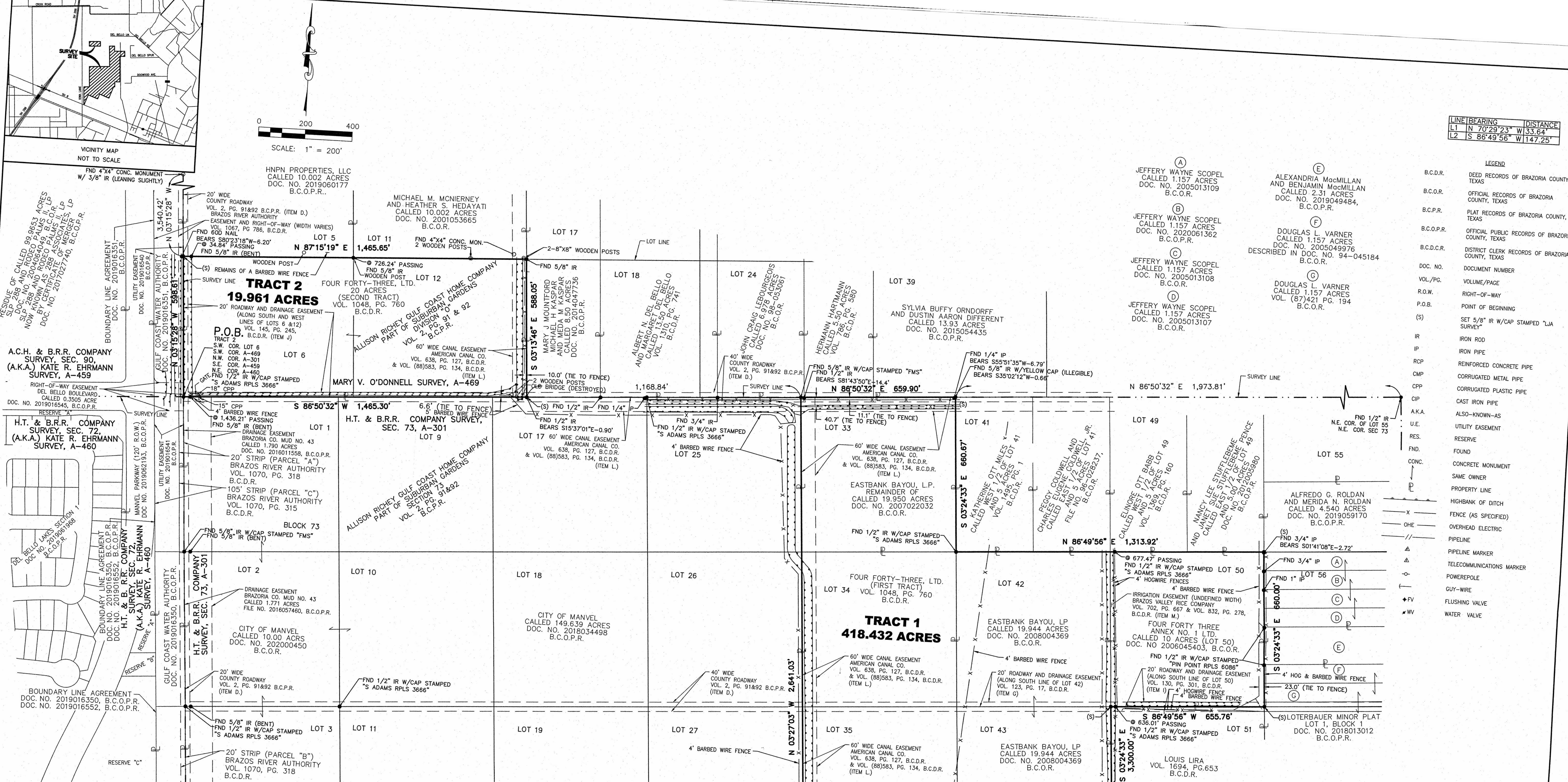
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

# EXHIBIT B

Planned Unit Development  
Project Aerial Exhibit  
**VALENCIA**  
±438.4 Acres of Land  
Manvel, Texas







| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 70°29'23" W | 33.64'   |
| L2   | S 86°49'56" W | 147.25'  |

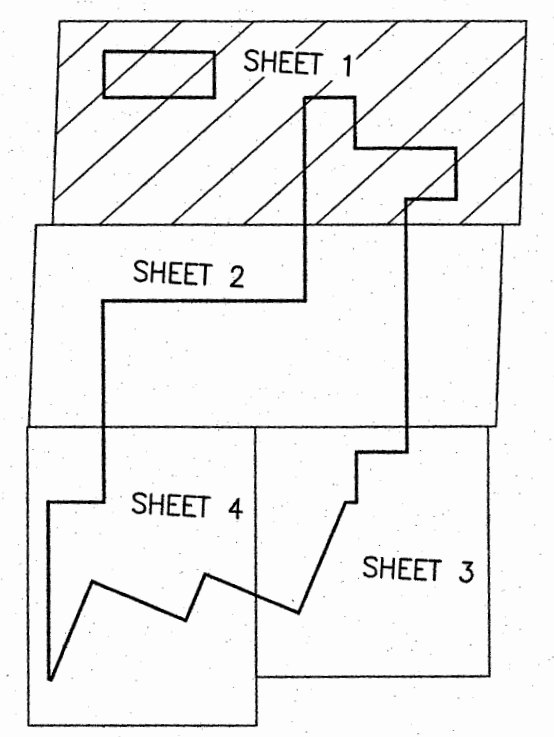
- LEGEND**
- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
  - B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
  - B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
  - B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
  - B.C.D.C.R. DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
  - DOC. NO. DOCUMENT NUMBER
  - VOL./PAGE VOLUME/PAGE
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - (S) SET 5/8" IR W/CAP STAMPED "LIA SURVEY"
  - IR IRON ROD
  - IP IRON PIPE
  - RCP REINFORCED CONCRETE PIPE
  - CMP CORRUGATED METAL PIPE
  - CPP CORRUGATED PLASTIC PIPE
  - CIP CAST IRON PIPE
  - A.K.A. ALSO-KNOWN-AS
  - U.E. UTILITY EASEMENT
  - RES. RESERVE
  - FND. FOUND
  - CONC. CONCRETE MONUMENT
  - SAME OWNER
  - PROPERTY LINE
  - HIGHBANK OF DITCH
  - FENCE (AS SPECIFIED)
  - OHE OVERHEAD ELECTRIC
  - PIPELINE
  - PIPELINE MARKER
  - TELECOMMUNICATIONS MARKER
  - POWERSPOLE
  - GUY-WIRE
  - FLUSHING VALVE
  - WV WATER VALVE

MATCHLINE-SHEET 2

**LAND TITLE SURVEY OF**  
**438.393 ACRES**  
**ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,**  
**32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50**  
**OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"**  
**OF THE ALLISON RICHEY GULF COAST HOME COMPANY**  
**PART OF SUBURBAN GARDENS SUBDIVISION,**  
**VOL. 2, PAGE 91-92, B.C.P.R.**  
**ALL OF OUTLOTS 175 AND 195 AND**  
**PART OF OUTLOTS 174 AND 180**  
**DR. A. A. LUTHER SUBDIVISION OF MANVEL**  
**AND SURROUNDING ACREAGE PROPERTY**  
**VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.**  
**LOCATED IN THE**  
**H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,**  
**H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,**  
**H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)**  
**MARY V. O'DONNELL SURVEY, A-483,**  
**AND MARY V. O'DONNELL SURVEY, A-469**  
**BRAZORIA COUNTY, TEXAS**

**ACREAGE SUMMARY**

|                    |                      |
|--------------------|----------------------|
| TRACT 1:           | 418.432 ACRES        |
| TRACT 2:           | 19.961 ACRES         |
| <b>TOTAL AREA:</b> | <b>438.393 ACRES</b> |



**Exhibit C**

**SURVEYOR'S CERTIFICATE**

I, KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

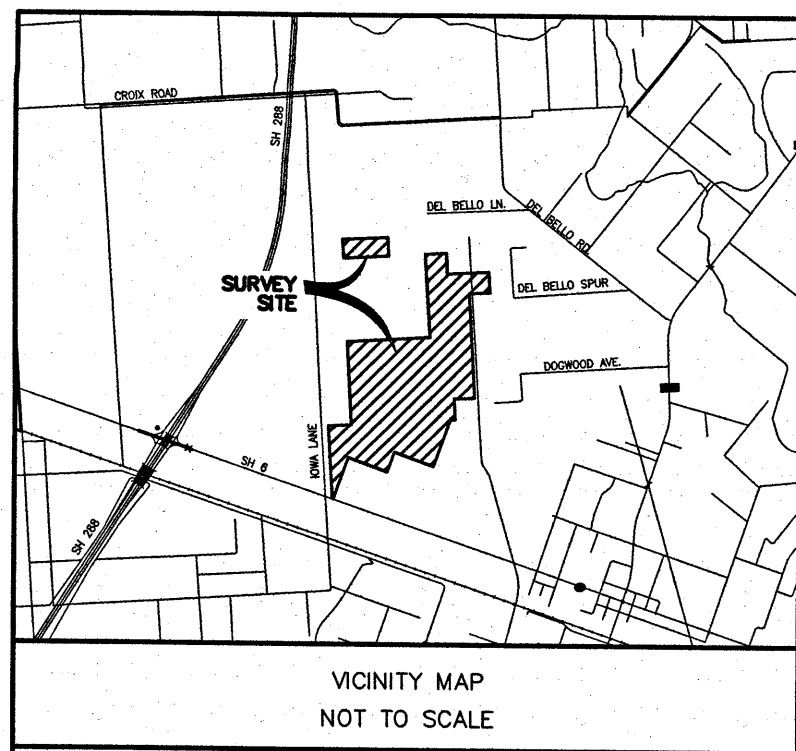


KEITH W. MONROE, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4797  
 DATED FEBRUARY 26, 2021

REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.

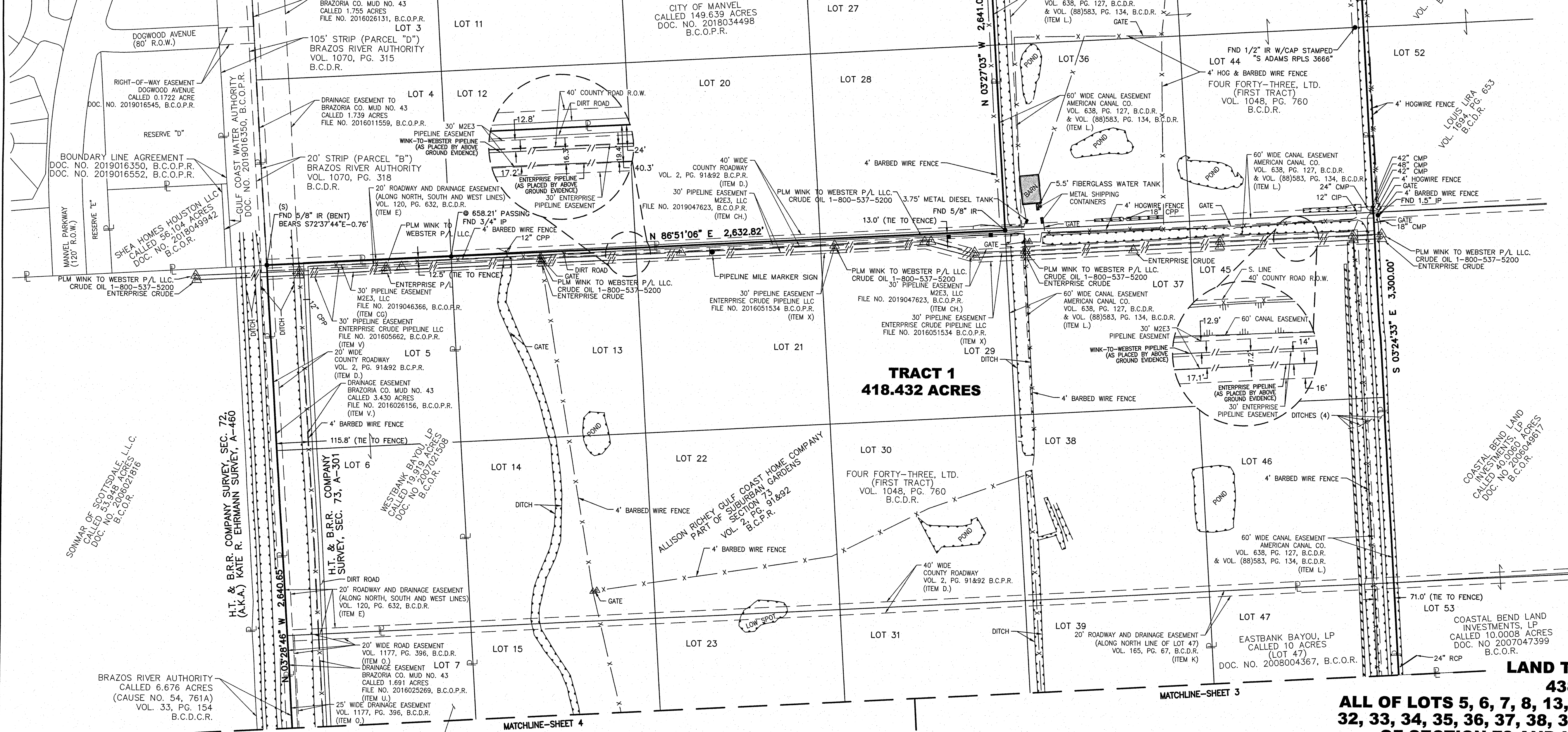
**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S  
 Suite 175  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026





0 200 400  
SCALE: 1" = 200'

VICINITY MAP  
NOT TO SCALE



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 70°29'23" W | 33.64'   |
| L2   | S 86°49'56" W | 147.25'  |

| LEGEND     |                                                   |
|------------|---------------------------------------------------|
| B.C.D.R.   | DEED RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.R.   | OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS        |
| B.C.P.R.   | PLAT RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.P.R. | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS |
| B.C.D.C.R. | DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS  |
| DOC. NO.   | DOCUMENT NUMBER                                   |
| VOL./PG.   | VOLUME/PAGE                                       |
| R.O.W.     | RIGHT-OF-WAY                                      |
| P.O.B.     | POINT OF BEGINNING                                |
| (S)        | SET 5/8" IR W/CAP STAMPED "LJA SURVEY"            |
| IR         | IRON ROD                                          |
| IP         | IRON PIPE                                         |
| RCP        | REINFORCED CONCRETE PIPE                          |
| CMP        | CORRUGATED METAL PIPE                             |
| CPP        | CORRUGATED PLASTIC PIPE                           |
| CIP        | CAST IRON PIPE                                    |
| A.K.A.     | ALSO-KNOWN-AS                                     |
| U.E.       | UTILITY EASEMENT                                  |
| RES.       | RESERVE                                           |
| FND.       | FOUND                                             |
| CONC.      | CONCRETE MONUMENT                                 |
| ↓          | SAME OWNER                                        |
| —          | PROPERTY LINE                                     |
| —          | HIGHBANK OF DITCH                                 |
| —          | FENCE (AS SPECIFIED)                              |
| —          | OVERHEAD ELECTRIC                                 |
| —          | PIPELINE                                          |
| △          | PIPELINE MARKER                                   |
| △          | TELECOMMUNICATIONS MARKER                         |
| —          | POWDERPOLE                                        |
| —          | GUY-WIRE                                          |
| —          | FLUSHING VALVE                                    |
| —          | WATER VALVE                                       |

CYNTHIA LEE SOWELL WEISINGER,  
CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL,  
AS CO-TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST  
CALLED 9.988 ACRES  
DOC. NO. 2016025233 B.C.O.P.R.

SONNAR OF SCOTSDALE, LLC  
CALLED 50.848 ACRES  
DOC. NO. 2009021816 B.C.O.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72,  
(A.K.A.) KATE R. EHRLICH SURVEY, A-460

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

WESTBANK BAYOU, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP  
CALLED 10.0008 ACRES  
DOC. NO. 2007047399 B.C.O.R.

TRACT 1  
418.432 ACRES

LAND TITLE SURVEY OF  
438.393 ACRES

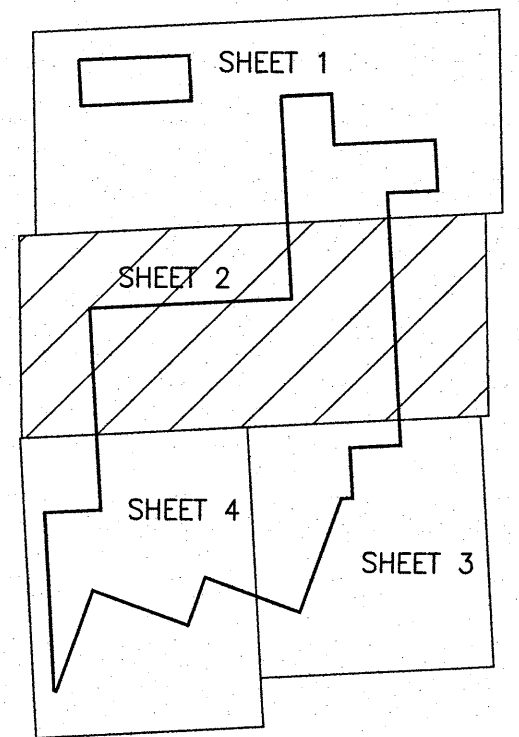
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,  
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50  
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"  
OF THE ALLISON RICHEY GULF COAST HOME COMPANY  
PART OF SUBURBAN GARDENS SUBDIVISION,  
VOL. 2, PAGE 91-92, B.C.P.R.  
ALL OF OUTLOTS 175 AND 195 AND  
PART OF OUTLOTS 174 AND 180  
DR. A. A. LUTHER SUBDIVISION OF MANVEL  
AND SURROUNDING ACREAGE PROPERTY  
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.  
LOCATED IN THE

H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,  
H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,  
H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)  
MARY V. O'DONNELL SURVEY, A-483,  
AND MARY V. O'DONNELL SURVEY, A-469  
BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJA001-2791-2101

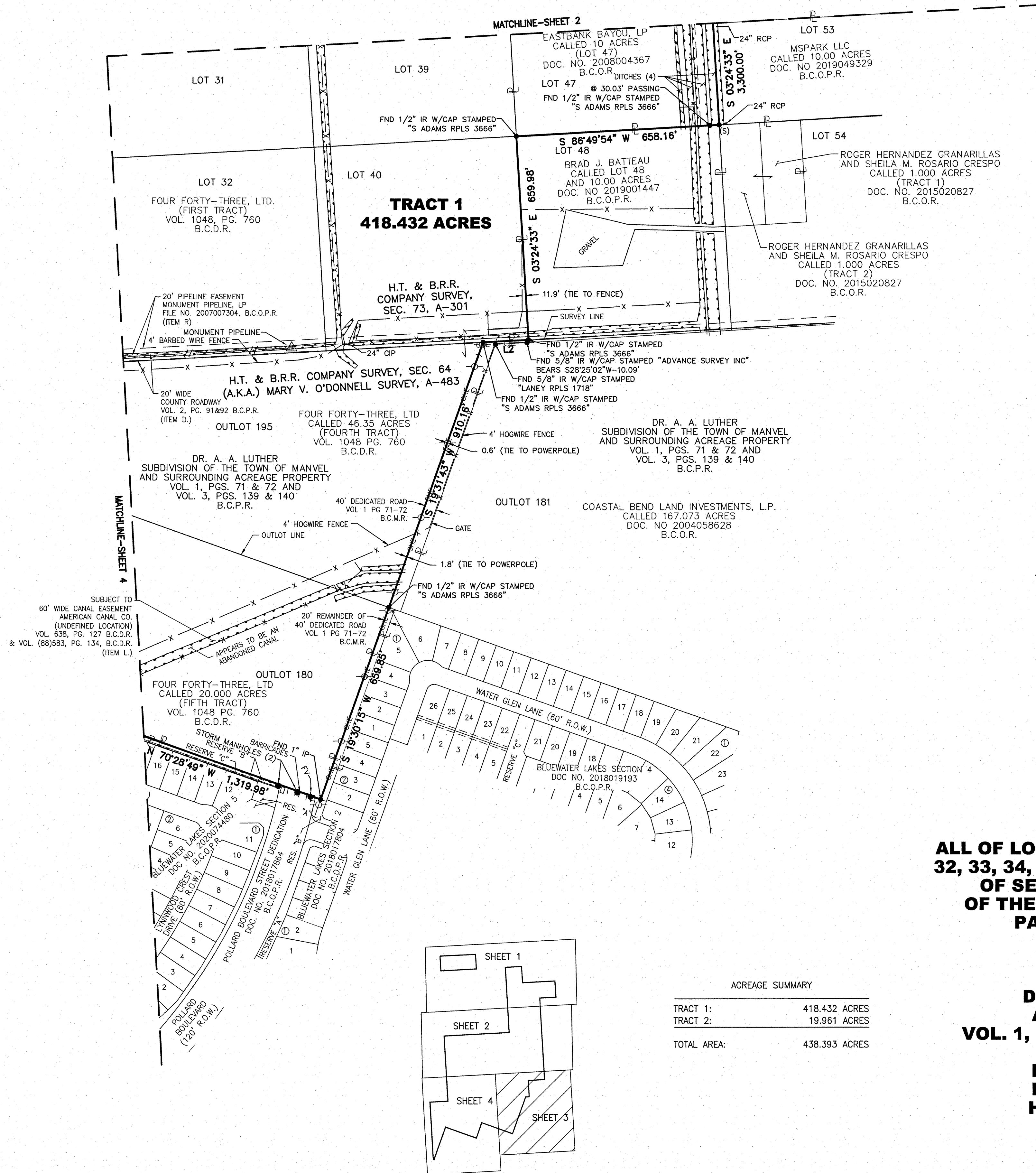
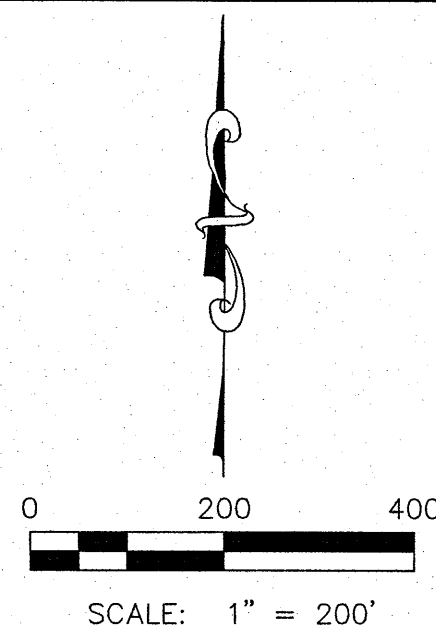
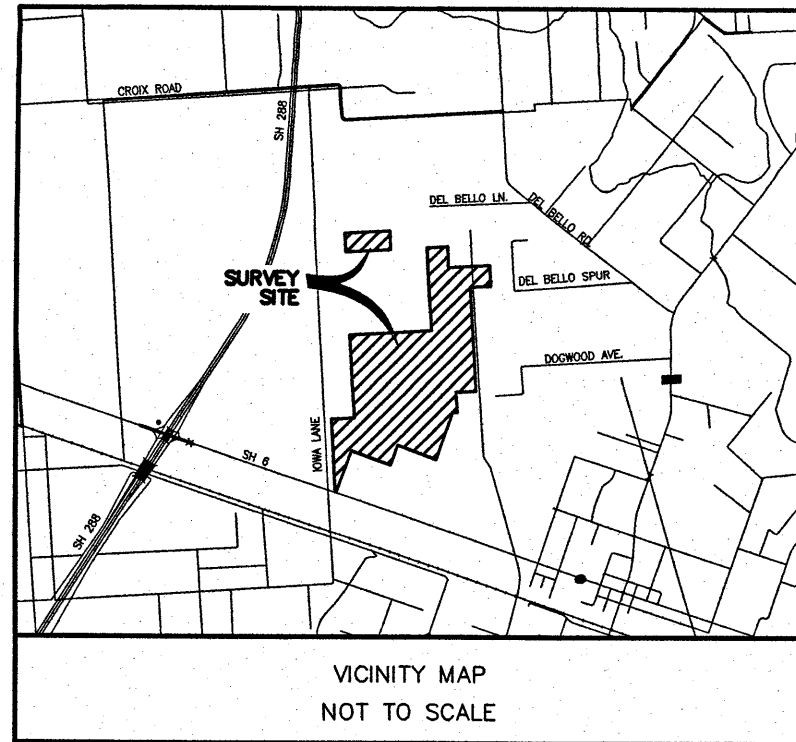
LJA Surveying, Inc.  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

| ACREAGE SUMMARY |               |
|-----------------|---------------|
| TRACT 1:        | 418.432 ACRES |
| TRACT 2:        | 19.961 ACRES  |
| TOTAL AREA:     | 438.393 ACRES |



MATCHLINE-SHEET 3  
MATCHLINE-SHEET 4





| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 70°29'23" W | 133.64'  |
| L2   | S 86°49'56" W | 147.25'  |

LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| B.C.D.R.   | DEED RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.R.   | OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS        |
| B.C.P.R.   | PLAT RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.P.R. | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS |
| B.C.D.C.R. | DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS  |
| DOC. NO.   | DOCUMENT NUMBER                                   |
| VOL./PG.   | VOLUME/PAGE                                       |
| R.O.W.     | RIGHT-OF-WAY                                      |
| P.O.B.     | POINT OF BEGINNING                                |
| (S)        | SET 5/8" IR W/CAP STAMPED "LJA SURVEY"            |
| IR         | IRON ROD                                          |
| IP         | IRON PIPE                                         |
| RCP        | REINFORCED CONCRETE PIPE                          |
| CMP        | CORRUGATED METAL PIPE                             |
| CPP        | CORRUGATED PLASTIC PIPE                           |
| CIP        | CAST IRON PIPE                                    |
| A.K.A.     | ALSO-KNOWN-AS                                     |
| U.E.       | UTILITY EASEMENT                                  |
| RES.       | RESERVE                                           |
| FND.       | FOUND                                             |
| CONC.      | CONCRETE MONUMENT                                 |
| ↓          | SAME OWNER                                        |
| —          | PROPERTY LINE                                     |
| —+—        | HIGHBANK OF DITCH                                 |
| —X—        | FENCE (AS SPECIFIED)                              |
| —OHE—      | OVERHEAD ELECTRIC                                 |
| —//—       | PIPELINE                                          |
| △          | PIPELINE MARKER                                   |
| △          | TELECOMMUNICATIONS MARKER                         |
| —O—        | POWDERPOLE                                        |
| —G—        | GUY-WIRE                                          |
| +FV        | FLUSHING VALVE                                    |
| +WV        | WATER VALVE                                       |

**LAND TITLE SURVEY OF**  
**438.393 ACRES**  
**ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R.**  
**ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180**  
**DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.**  
**LOCATED IN THE**  
**H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,**  
**H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,**  
**H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)**  
**MARY V. O'DONNELL SURVEY, A-483,**  
**AND MARY V. O'DONNELL SURVEY, A-469**  
**BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA5001-2791-2101

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

ACREAGE SUMMARY

|             |               |
|-------------|---------------|
| TRACT 1:    | 418.432 ACRES |
| TRACT 2:    | 19.961 ACRES  |
| TOTAL AREA: | 438.393 ACRES |

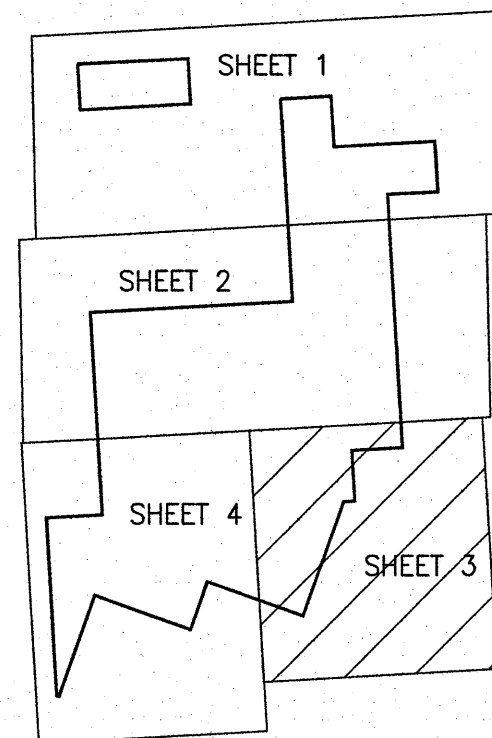
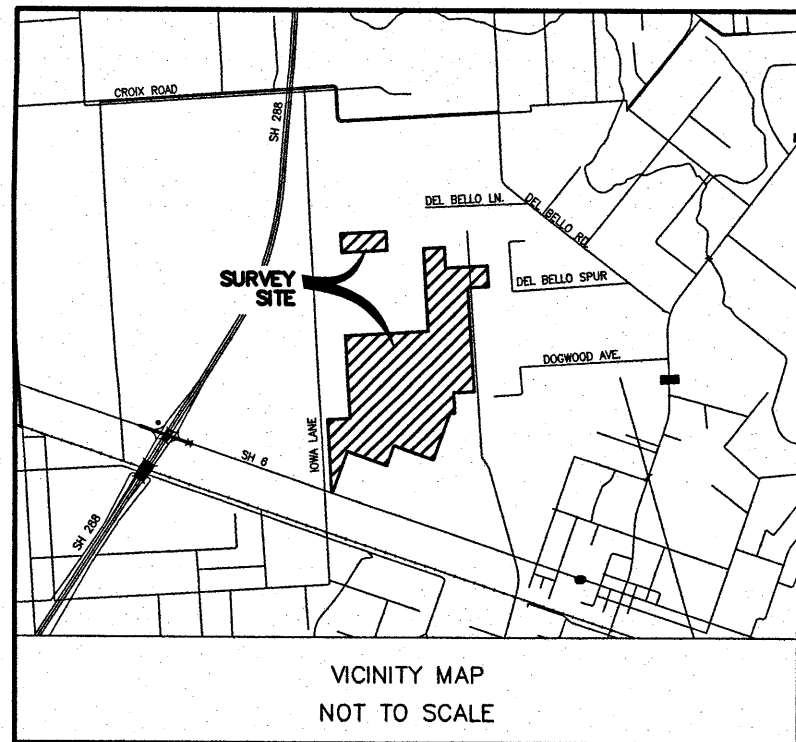
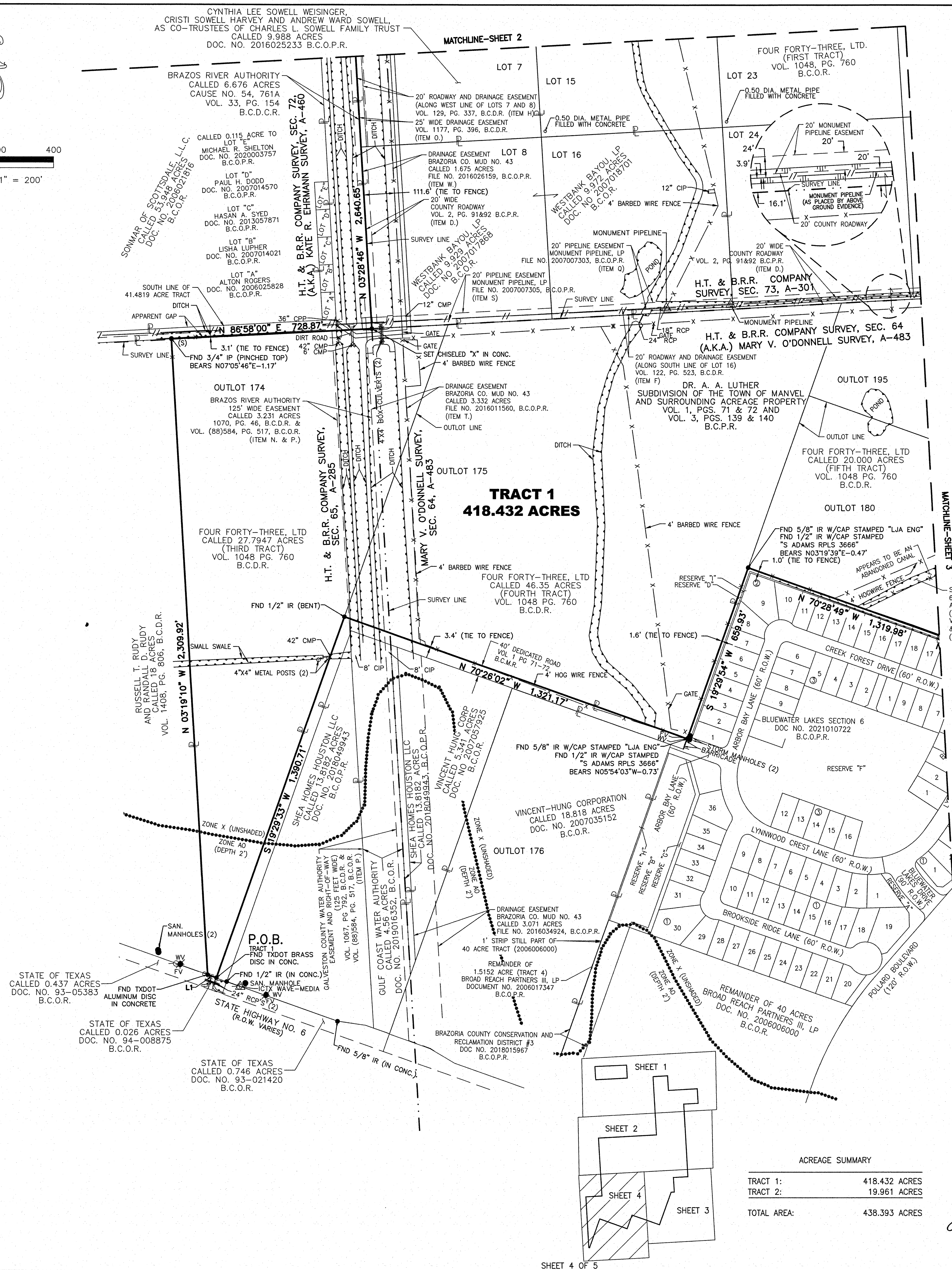


Exhibit C





SCALE: 1" = 200'



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 70°29'23" W | 33.64'   |
| L2   | S 86°49'56" W | 147.25'  |

| LEGEND     |                                                   |
|------------|---------------------------------------------------|
| B.C.D.R.   | DEED RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.R.   | OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS        |
| B.C.P.R.   | PLAT RECORDS OF BRAZORIA COUNTY, TEXAS            |
| B.C.O.P.R. | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS |
| B.C.D.C.R. | DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS  |
| DOC. NO.   | DOCUMENT NUMBER                                   |
| VOL./PG.   | VOLUME/PAGE                                       |
| R.O.W.     | RIGHT-OF-WAY                                      |
| P.O.B.     | POINT OF BEGINNING                                |
| (S)        | SET 5/8" IR W/CAP STAMPED "LJA SURVEY"            |
| IR         | IRON ROD                                          |
| IP         | IRON PIPE                                         |
| RCP        | REINFORCED CONCRETE PIPE                          |
| CMP        | CORRUGATED METAL PIPE                             |
| CPP        | CORRUGATED PLASTIC PIPE                           |
| CIP        | CAST IRON PIPE                                    |
| A.K.A.     | ALSO-KNOWN-AS                                     |
| U.E.       | UTILITY EASEMENT                                  |
| RES.       | RESERVE                                           |
| FND.       | FOUND                                             |
| CONC.      | CONCRETE MONUMENT                                 |
| ↓          | SAME OWNER                                        |
| —          | PROPERTY LINE                                     |
| —          | HIGHBANK OF DITCH                                 |
| X          | FENCE (AS SPECIFIED)                              |
| OHE        | OVERHEAD ELECTRIC                                 |
| —          | PIPELINE                                          |
| △          | PIPELINE MARKER                                   |
| △          | TELECOMMUNICATIONS MARKER                         |
| —          | POWERPOLE                                         |
| —          | GUY-WIRE                                          |
| ⊕          | FLUSHING VALVE                                    |
| ⊕          | WATER VALVE                                       |

**LAND TITLE SURVEY OF**  
**438.393 ACRES**  
**ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R.**  
**ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180**  
**DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.**  
**LOCATED IN THE**  
**H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY, A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA5001-2791-2101

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

Exhibit C



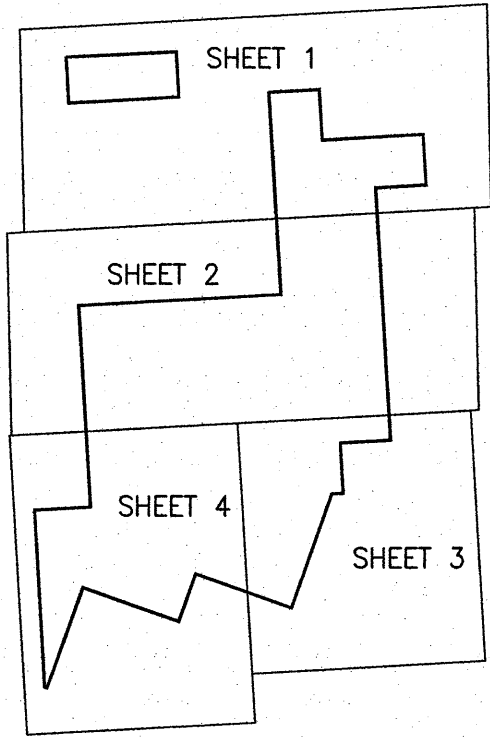
NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, OF NO. CTH-COM-CIT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:
- 10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)  
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)  
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY  
RECORDING DATE: JULY 30, 1913  
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY  
RECORDING DATE: OCTOBER 9, 1913  
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY  
RECORDING DATE: AUGUST 15, 1913  
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION  
RECORDING DATE: NOVEMBER 19, 1914  
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION  
RECORDING DATE: JUNE 25, 1914  
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:  
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918  
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)
- 10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:  
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920  
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS  
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY  
RECORDING DATE: NOVEMBER 22, 1955  
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY  
RECORDING DATE: OCTOBER 8, 1962  
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 822, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(Lot 50), NO DEFINED WIDTH.
- 10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY  
RECORDING DATE: SEPTEMBER 24, 1970  
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO QUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973  
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY  
RECORDING DATE: AUGUST 24, 1988  
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.  
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT
- 10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:  
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

- 10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC  
RECORDING DATE: OCTOBER 19, 2016  
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622  
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP  
RECORDING DATE: SEPTEMBER 26, 2019  
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP  
RECORDING DATE: SEPTEMBER 26, 2019  
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2') AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

S:\Sectoral Surveys\Projects\Landsect\2791\2101\COA\SWELL LJA.dwg 3/19/2021

Exhibit C



| ACREAGE SUMMARY |               |
|-----------------|---------------|
| TRACT 1:        | 418.432 ACRES |
| TRACT 2:        | 19.961 ACRES  |
| TOTAL AREA:     | 438.393 ACRES |

**LAND TITLE SURVEY OF  
438.393 ACRES  
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,  
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50  
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"  
OF THE ALLISON RICHEY GULF COAST HOME COMPANY  
PART OF SUBURBAN GARDENS SUBDIVISION,  
VOL. 2, PAGE 91-92, B.C.P.R.  
ALL OF OUTLOTS 175 AND 195 AND  
PART OF OUTLOTS 174 AND 180  
DR. A. A. LUTHER SUBDIVISION OF MANVEL  
AND SURROUNDING ACREAGE PROPERTY  
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.  
LOCATED IN THE  
H.T. & B. RR CO. SURVEY, SEC 65, A-285,  
H.T. & B. RR CO. SURVEY, SEC 73, A-301,  
H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.)  
MARY V. O'DONNELL SURVEY , A-483,  
AND MARY V. O'DONNELL SURVEY, A-469  
BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2791-2101

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



EXHBIIT D

METES AND BOUNDS DESCRIPTION  
OF  
TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

**THENCE** S 86°50'29” W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division “O”, Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33” W, 3.08 feet, continuing along and with the common line of Section 73 and Division “O” and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division “O”, Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

**THENCE** S 03°24'40” E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

**THENCE** N 86°49'54” E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

**THENCE** S 03°25'11” E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

**THENCE** S 86°50'32” W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped “FMS” set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

**THENCE** S 03°24'55” E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

**THENCE** S 86°49'54” W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped “Adams RPLS 3666” found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

**THENCE** S 03°24'40” E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped “Base Line” found marking the southeast corner of said Section 73 bears, S 86°50'11” W, 1975.03 feet;

**THENCE** S 86°50'11” W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped “FMS” set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

**THENCE** S 19°30'25” W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

**THENCE** N 70°27'42” W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

**THENCE** S 19°29'54” W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped “LJA Eng” found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

**THENCE** N 70°26'20” W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

**THENCE** S 19°28'54” W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

**THENCE** N 70°30'10” W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10” W, 365.23 feet;

**THENCE** N 03°19'19” W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped “Kalkomey” found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54” W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14” W, 38.07 feet;

**THENCE** N 86°57'38” E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped “FMS” set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

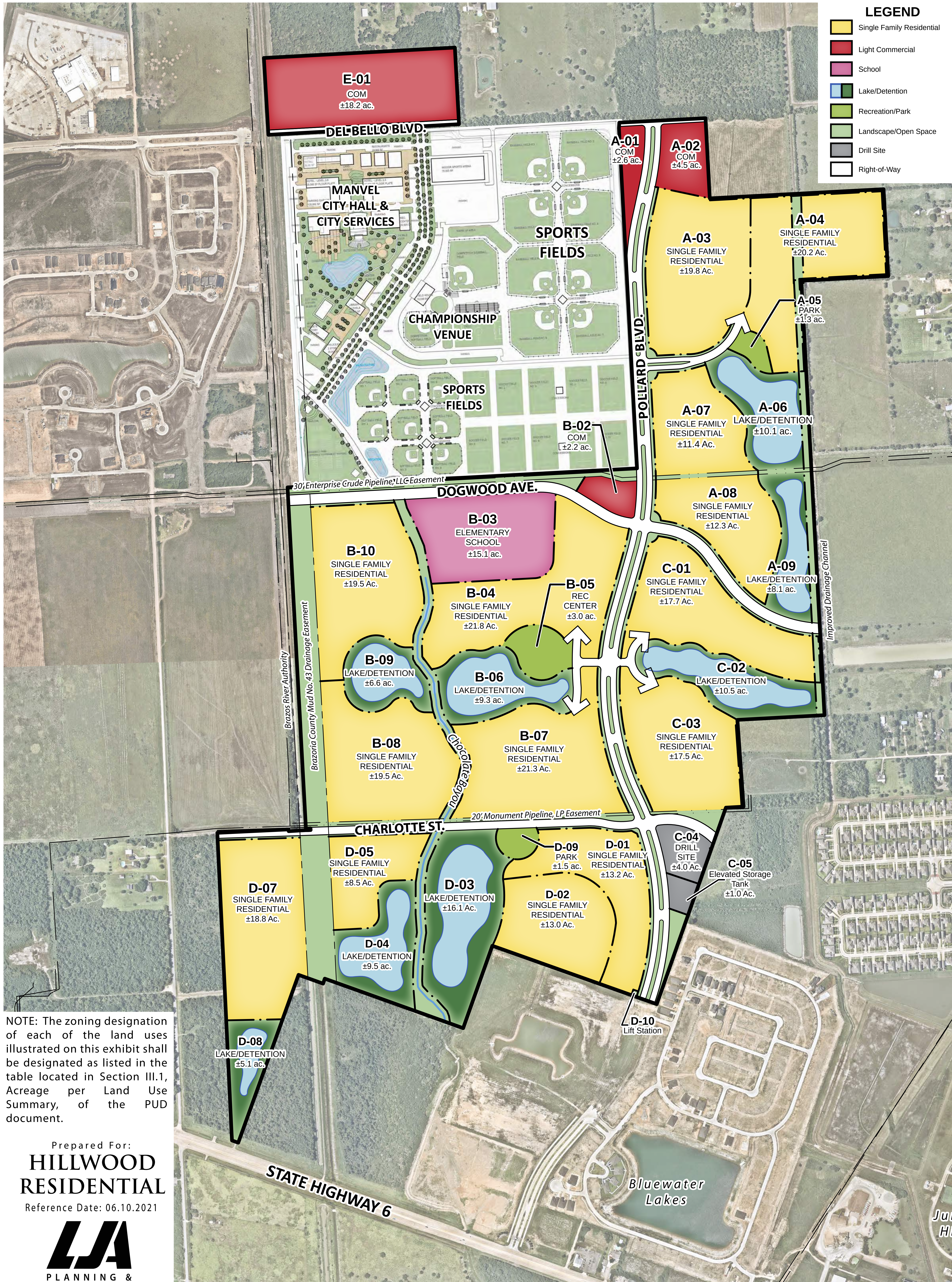
**THENCE** N 03°28'57” W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel “D” tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel “B” tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46” W, 900.42 feet;

**THENCE** N 86°51'03” E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

**THENCE** N 03°27'06” W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division “O”, Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35” E, 14.3 feet;

**THENCE** N 86°50'29” E, along and with the common line of Section 73, Division “O”, the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.





NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared For:  
**HILLWOOD RESIDENTIAL**  
Reference Date: 06.10.2021

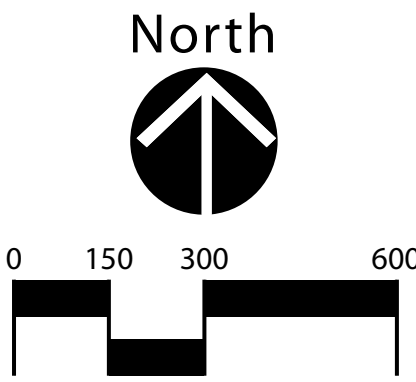
**LJA**  
PLANNING & LANDSCAPE ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

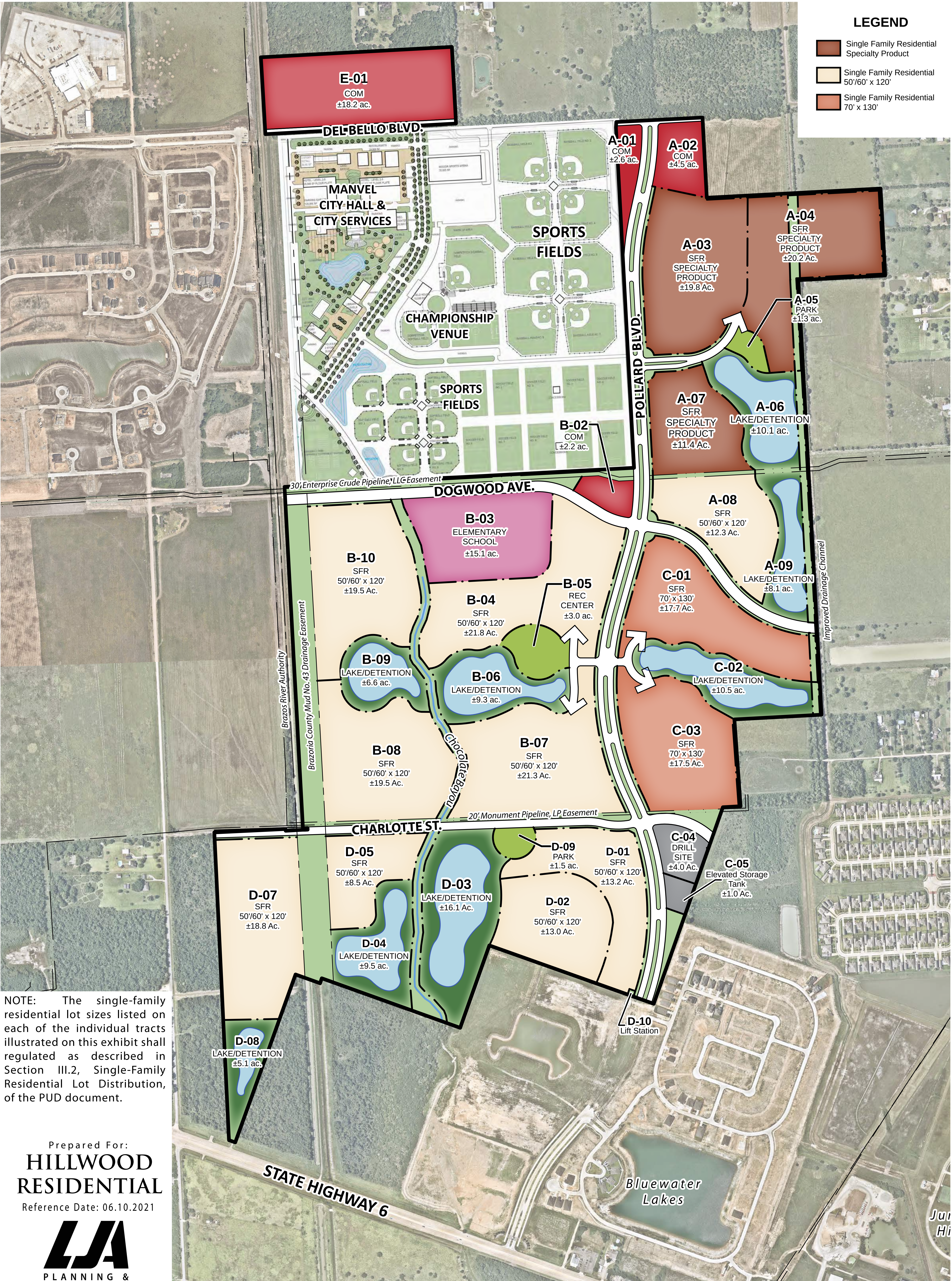
© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

**EXHIBIT E**  
Planned Unit Development  
Conceptual Land Use Exhibit  
**VALENCIA**  
±438.4 Acres of Land  
Manvel, Texas







LEGEND

- Single Family Residential  
Specialty Product
- Single Family Residential  
50'/60' x 120'
- Single Family Residential  
70' x 130'

NOTE: The single-family residential lot sizes listed on each of the individual tracts illustrated on this exhibit shall regulated as described in Section III.2, Single-Family Residential Lot Distribution, of the PUD document.

Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021

**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

**EXHIBIT F**  
Planned Unit Development  
Conceptual Single Family Residential Exhibit  
**VALENCIA**  
±438.4 Acres of Land  
Manvel, Texas

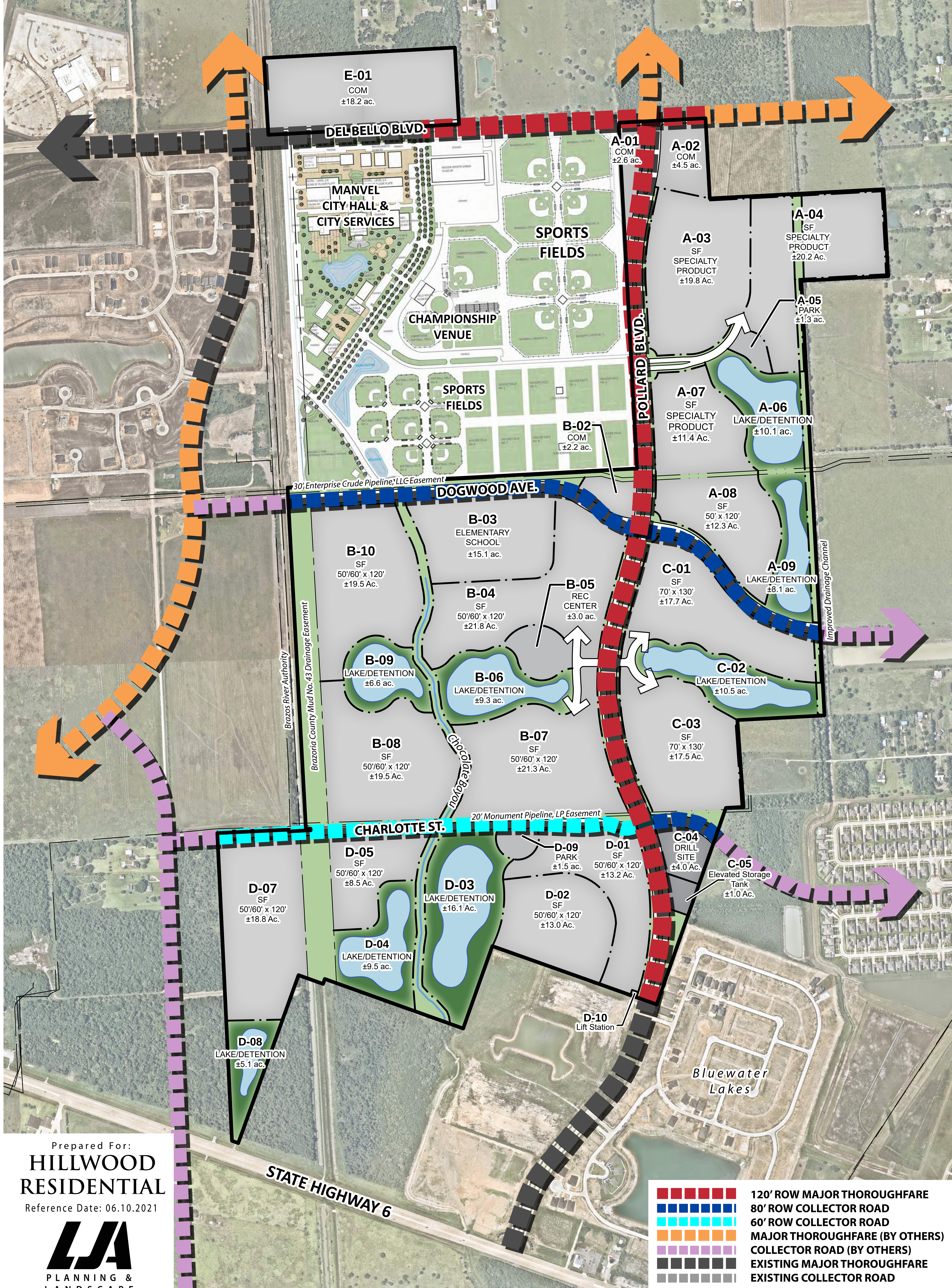
North



0 150 300 600

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.  
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.





Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021



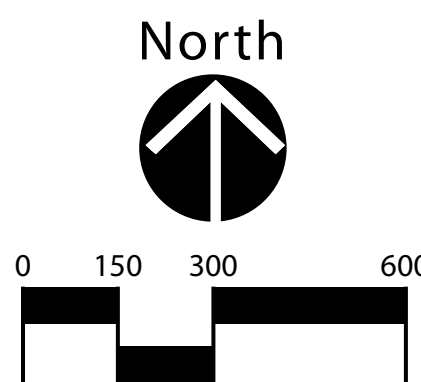
3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

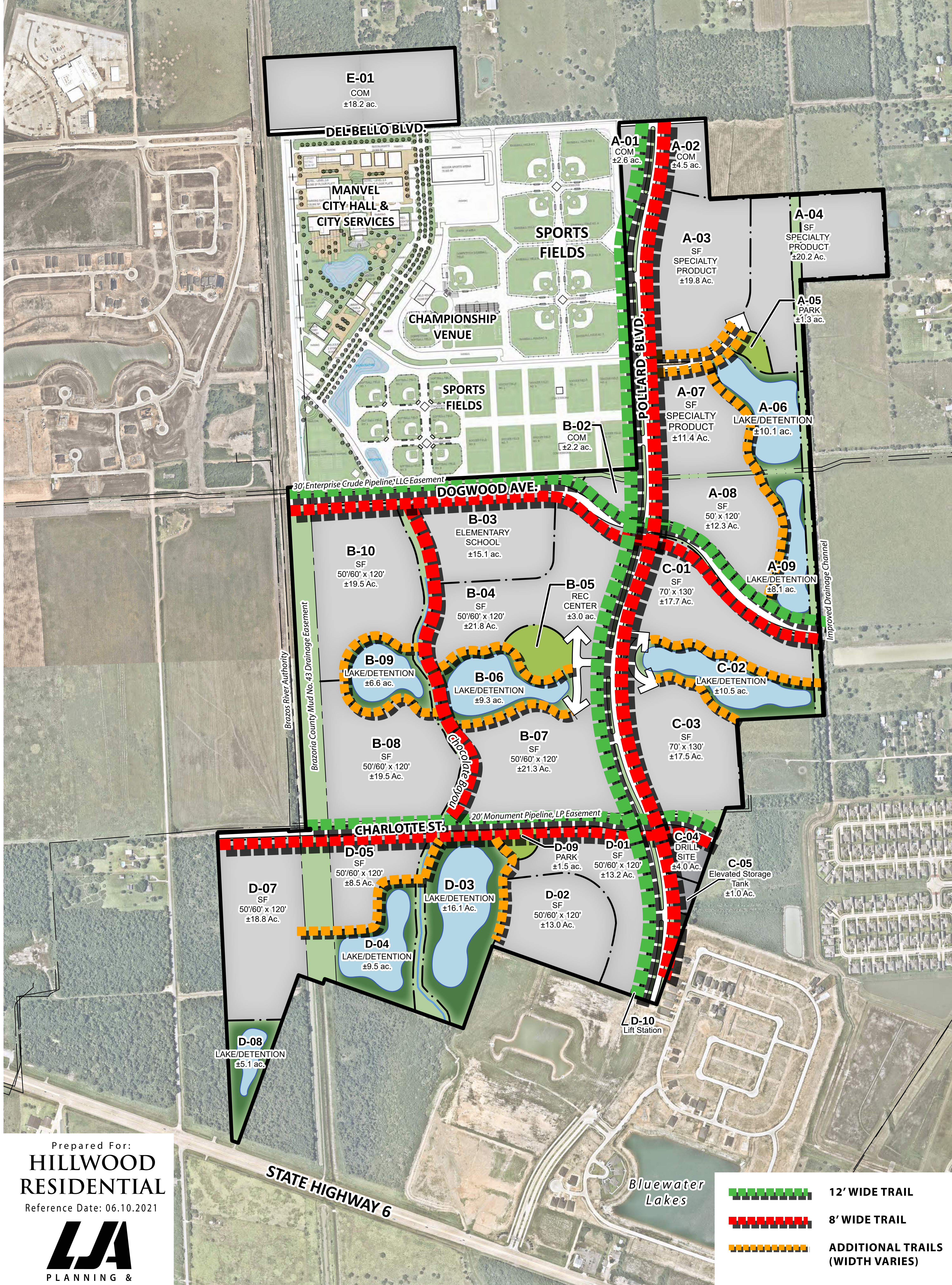
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

# EXHIBIT G

Planned Unit Development  
Conceptual Roadway Exhibit  
**VALENCIA**  
±438.4 Acres of Land  
Manvel, Texas







Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021

**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

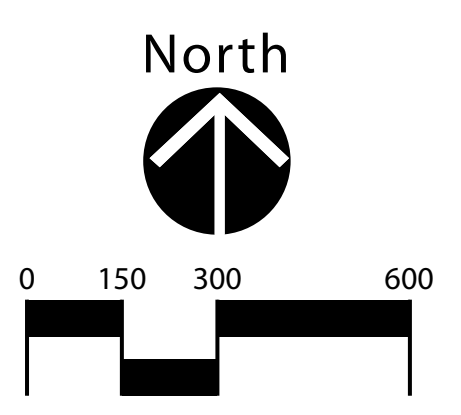
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

# EXHIBIT H

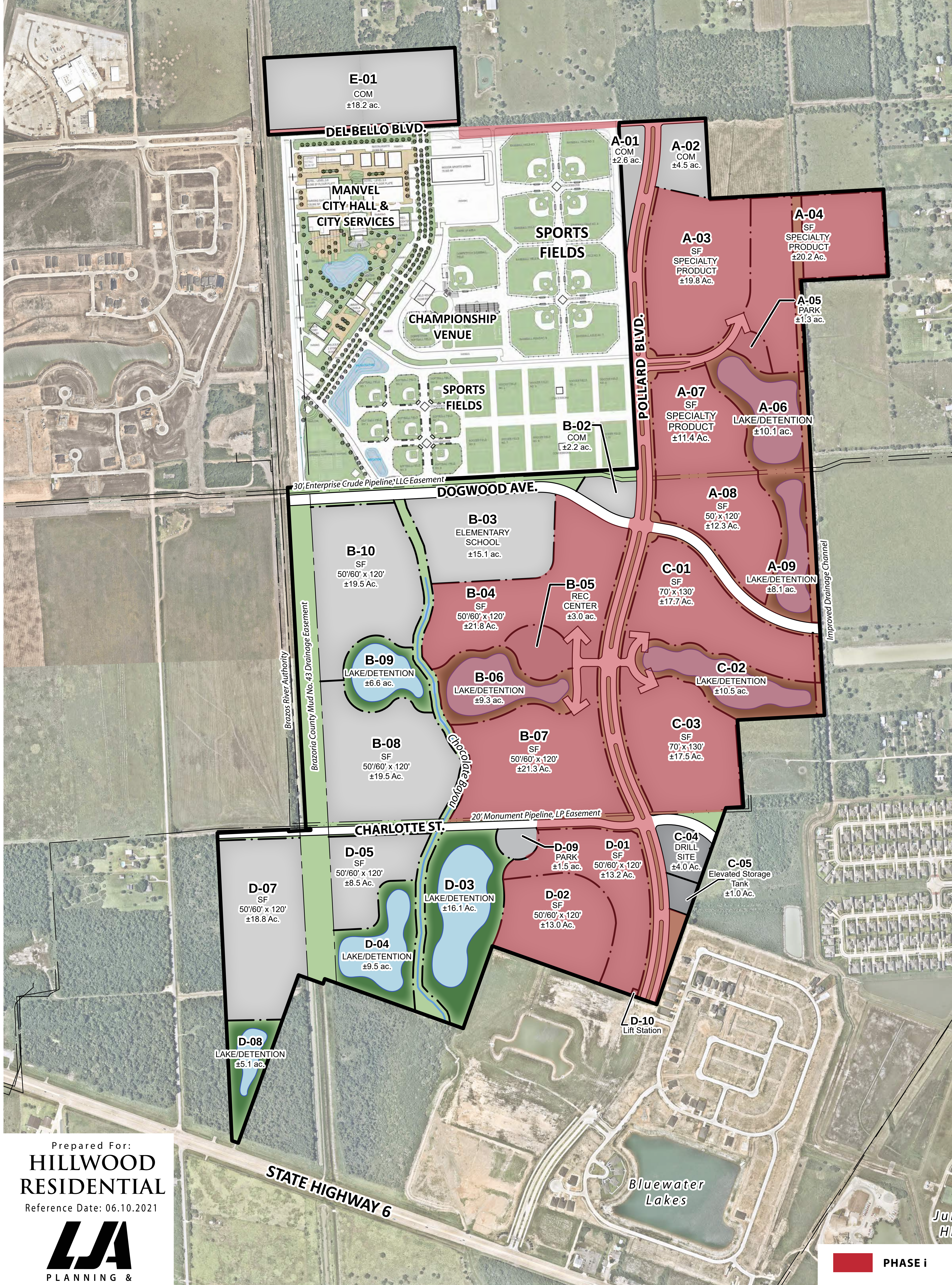
Planned Unit Development  
Conceptual Amenities and Open Space Exhibit

## VALENCIA

±438.4 Acres of Land  
Manvel, Texas







Prepared For:  
**HILLWOOD  
RESIDENTIAL**  
Reference Date: 06.10.2021

**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

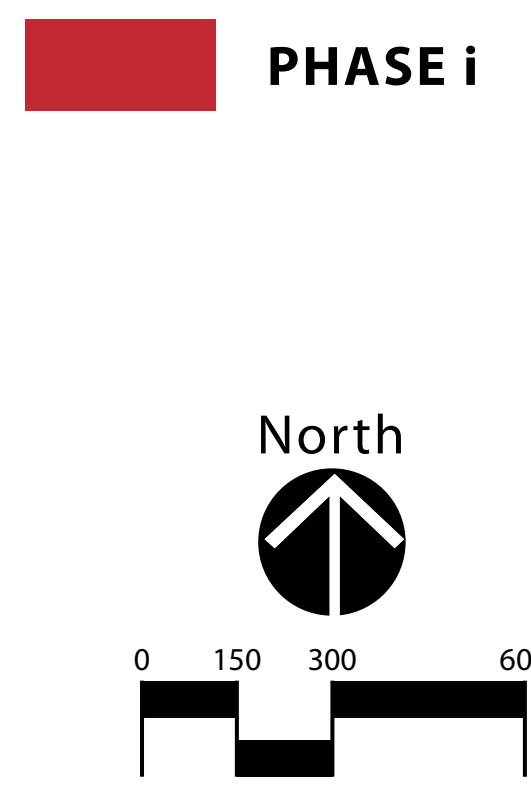
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

# EXHIBIT I

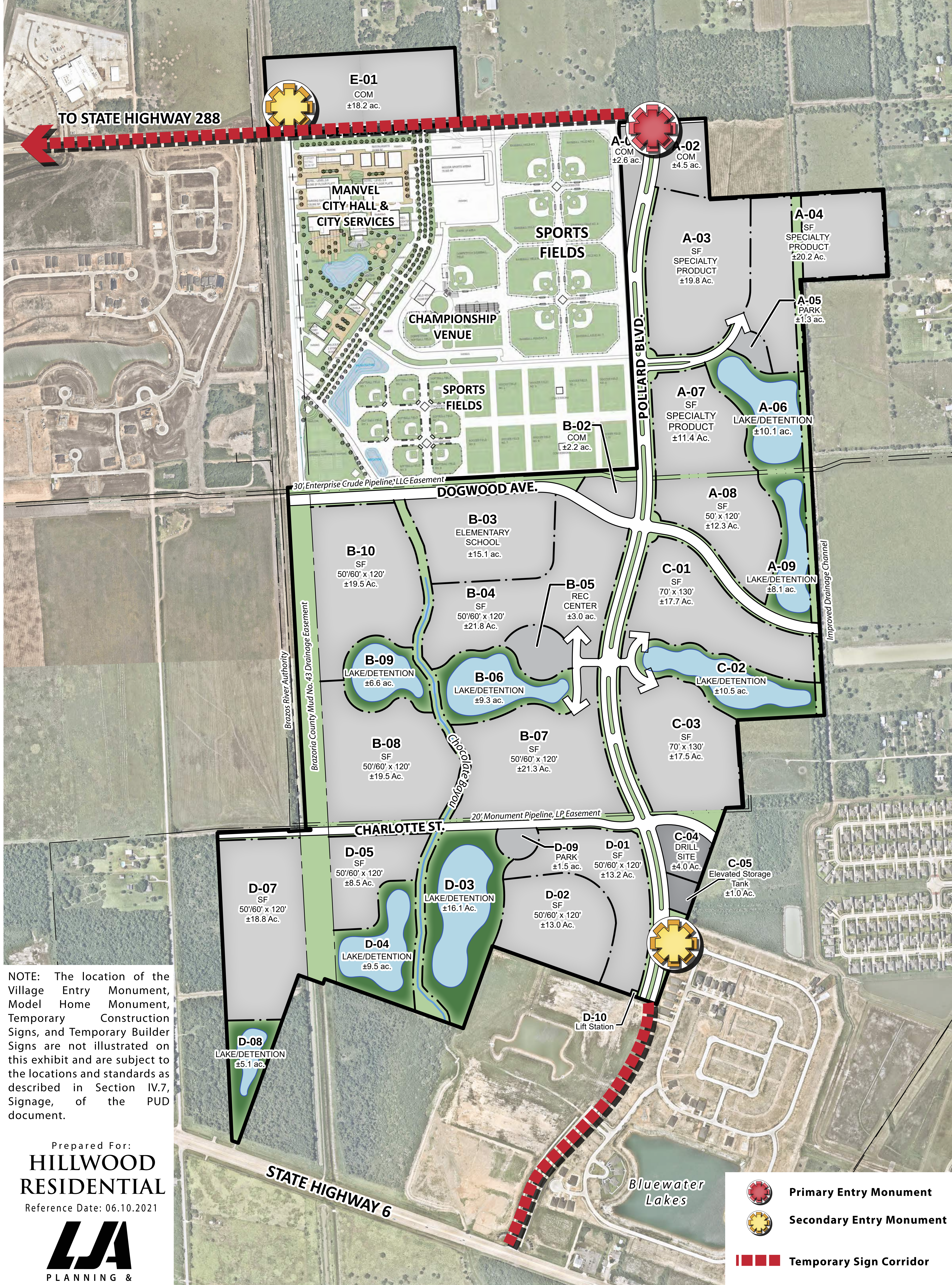
Planned Unit Development  
Phasing Exhibit

## VALENCIA

±438.4 Acres of Land  
Manvel, Texas







NOTE: The location of the Village Entry Monument, Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

Prepared For:

HILLWOOD  
RESIDENTIAL

Reference Date: 06.10.2021

LJA

PLANNING &  
LANDSCAPE  
ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

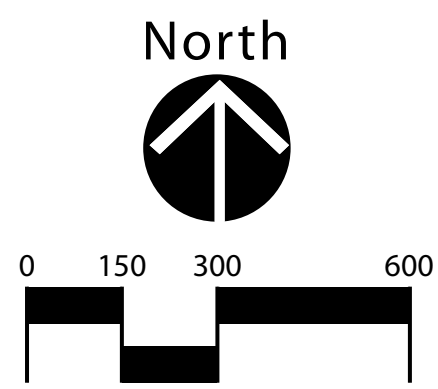
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT J

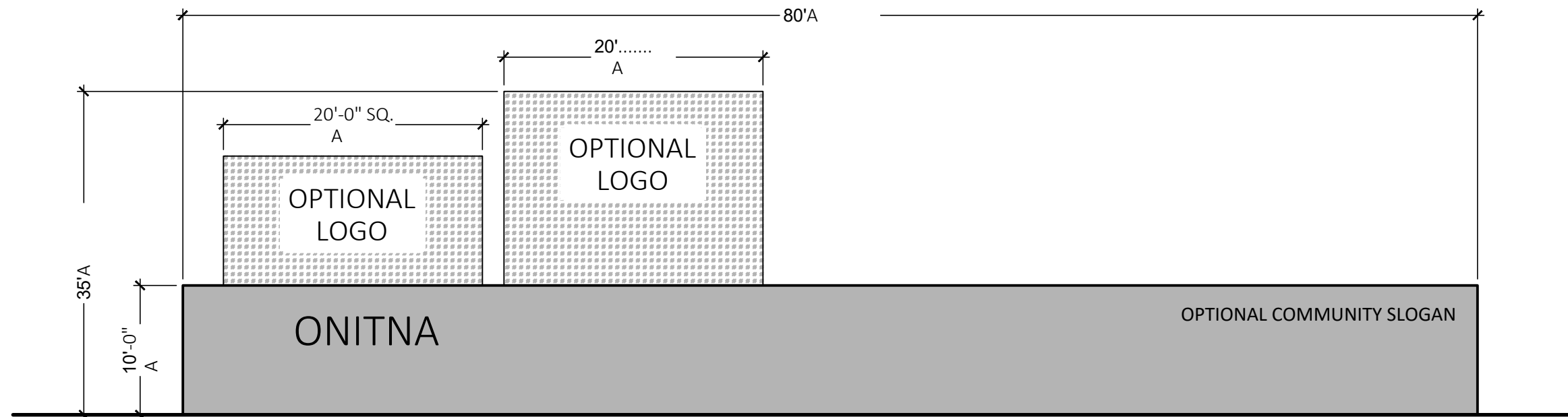
Planned Unit Development  
Conceptual Project Signage Exhibit

VALENCIA

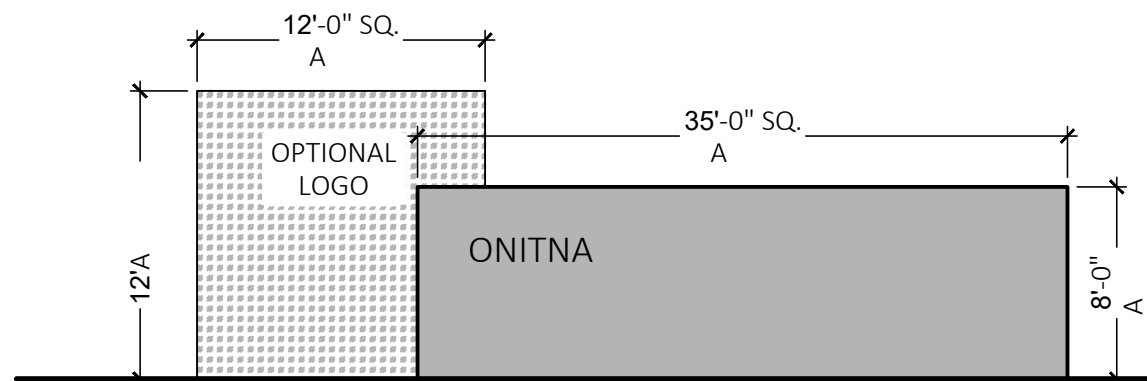
±438.4 Acres of Land  
Manvel, Texas



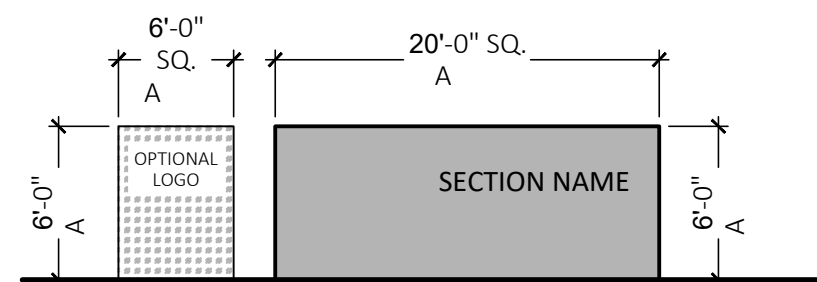




PRIMARY ENTRY MONUMENTS

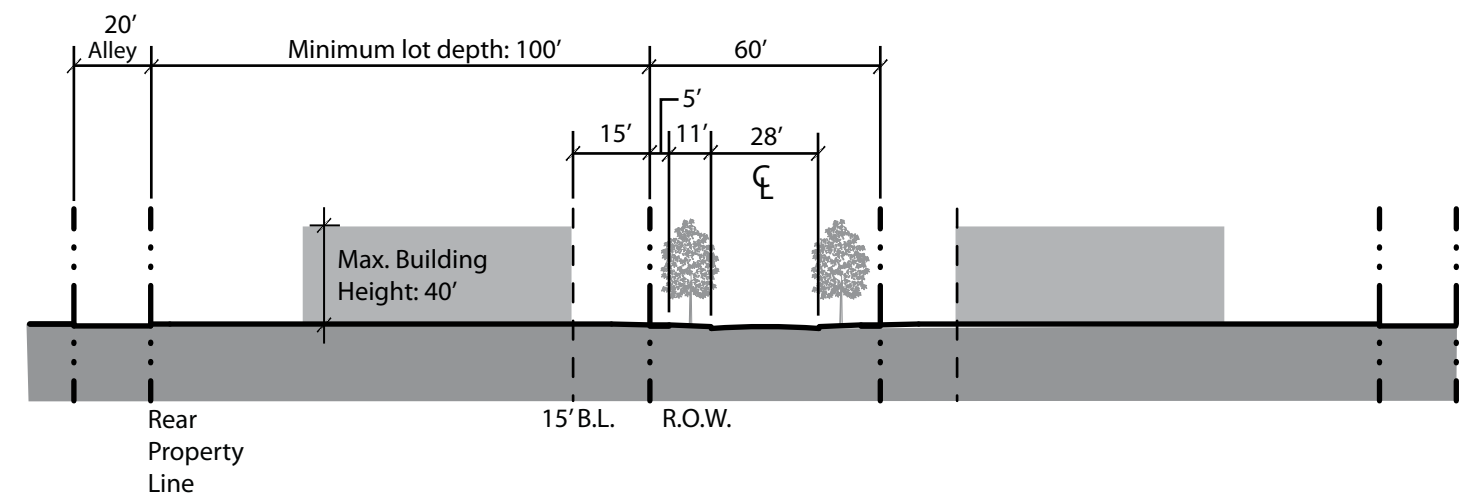
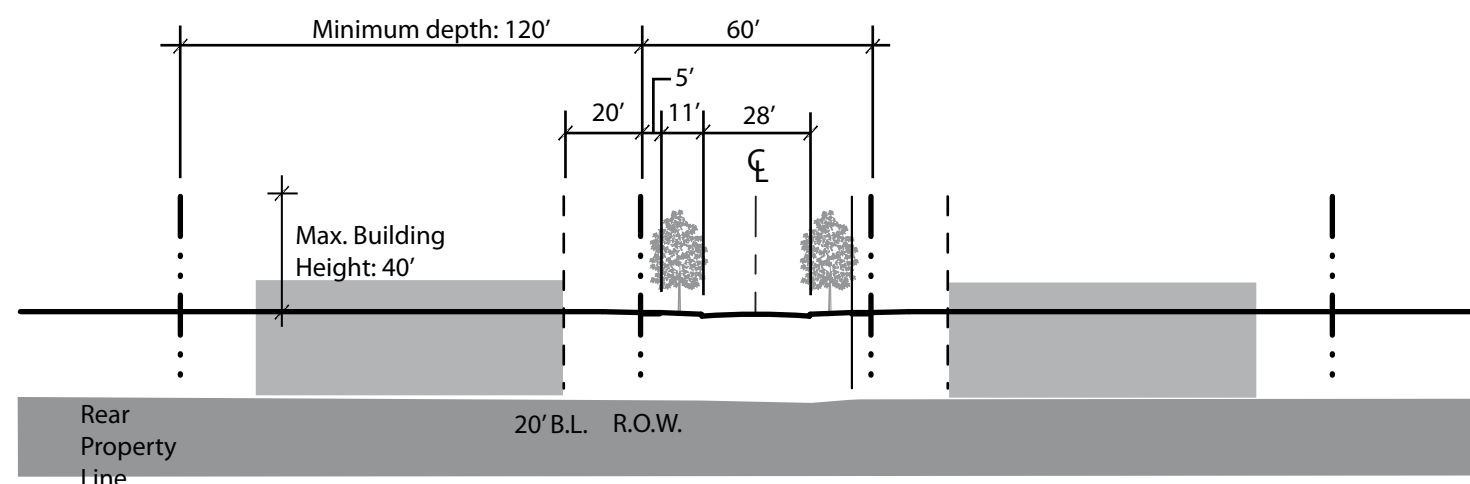
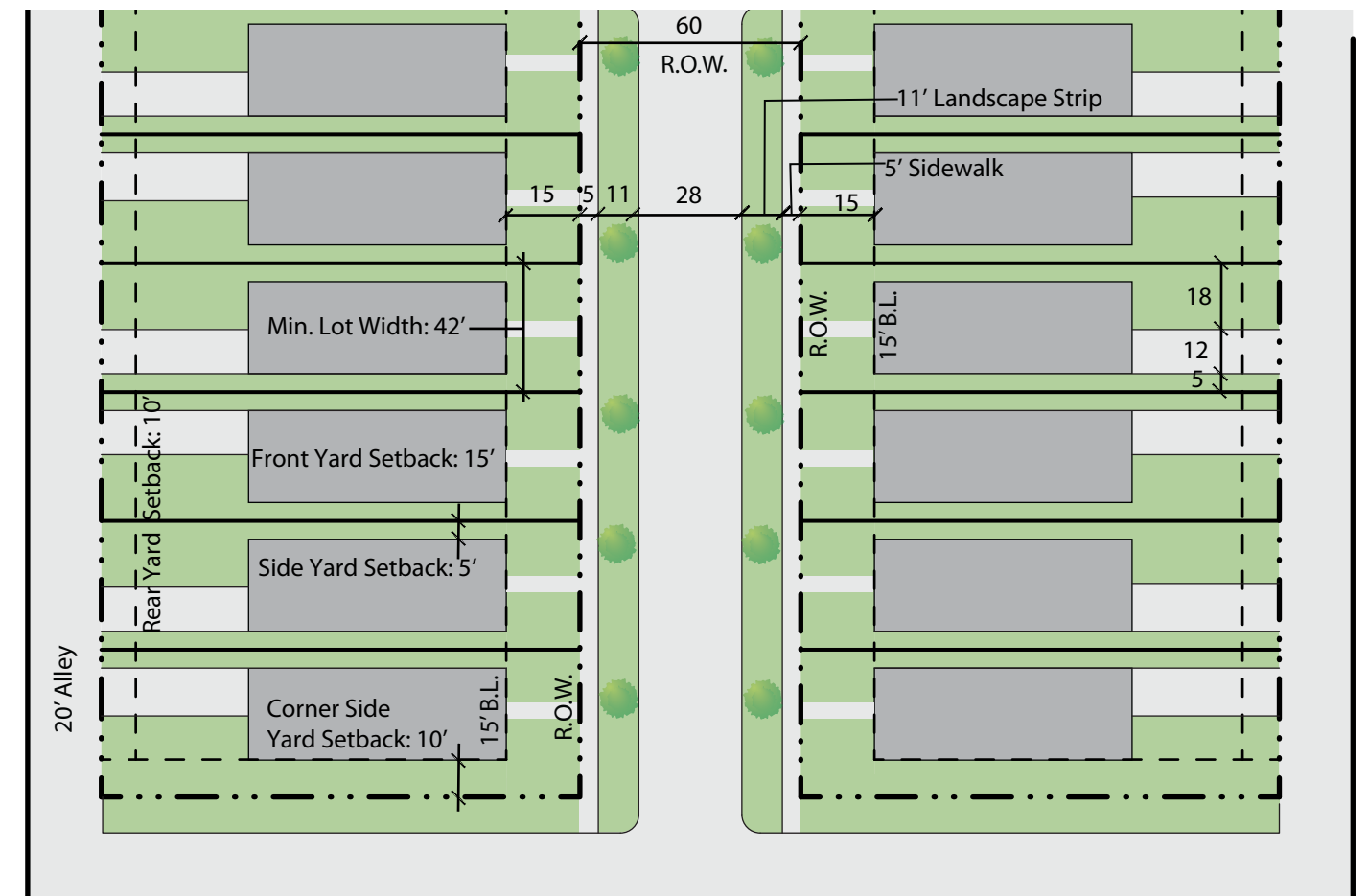
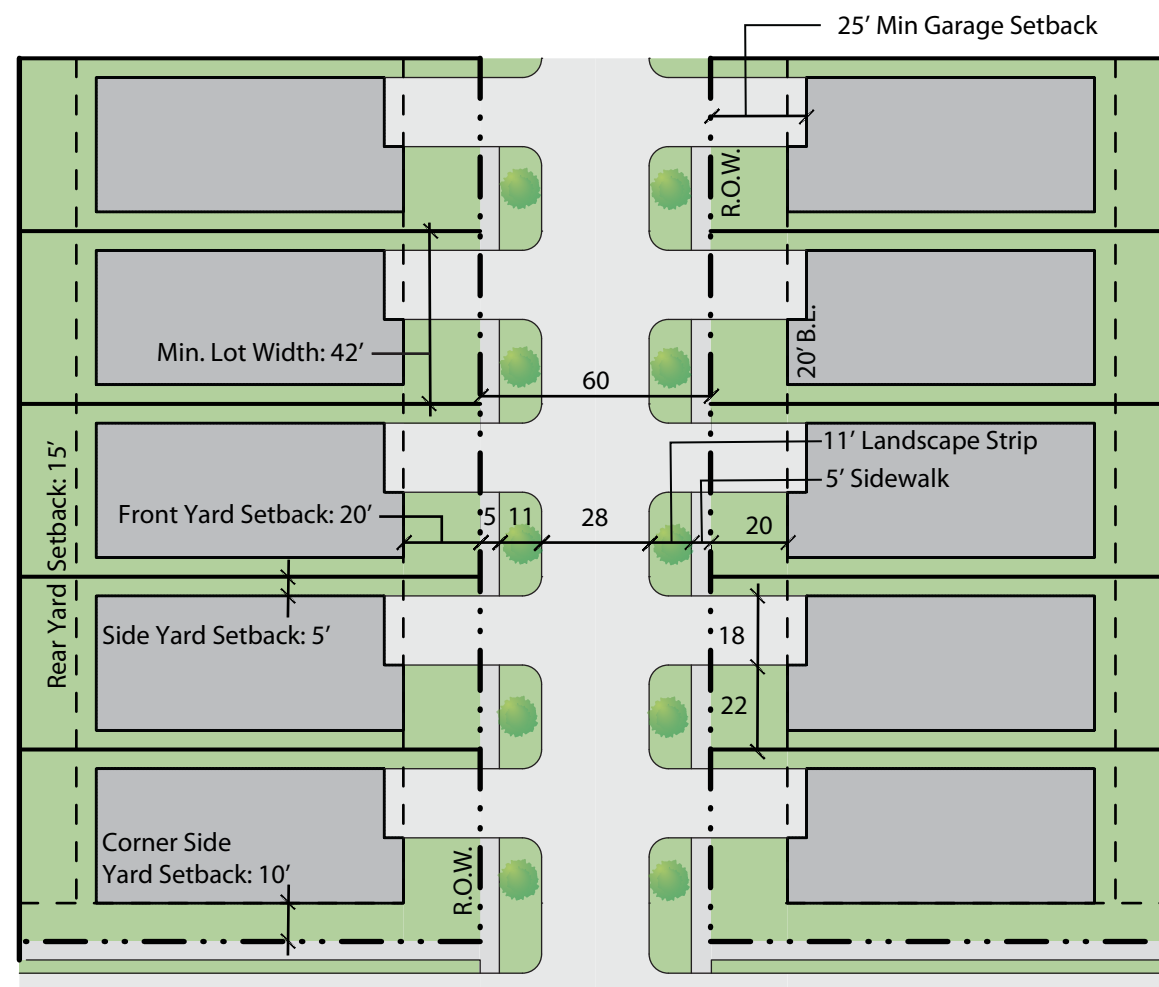


SECONDARY ENTRY MONUMENTS



VILLAGE ENTRY MONUMENTS





## EXHIBIT L

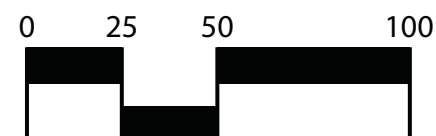
Planned Unit Development  
Specialty Product Exhibits for Front Load and Alley Products

# VALENCIA

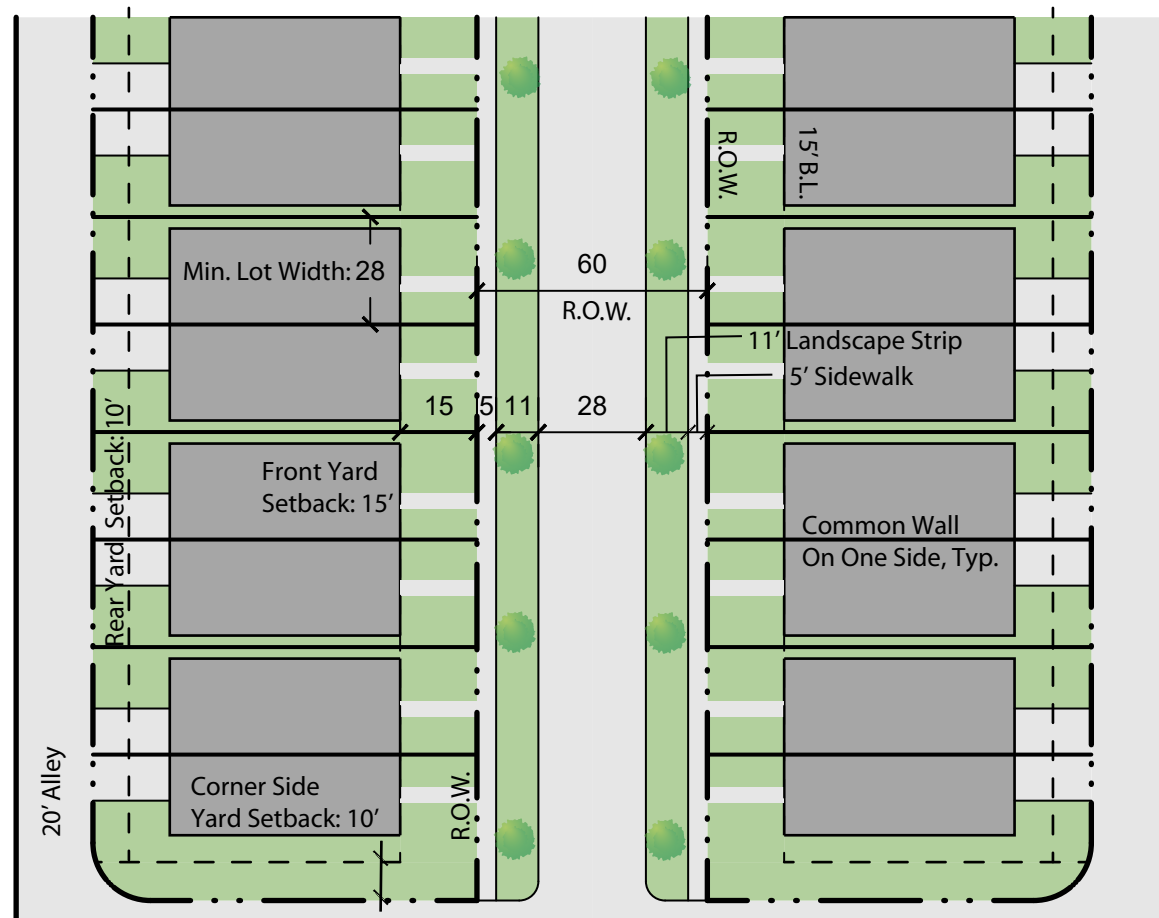
±438.4 Acres of Land  
Manvel, Texas

Prepared For:  
**HILLWOOD**  
Reference Date: 01.13.2021

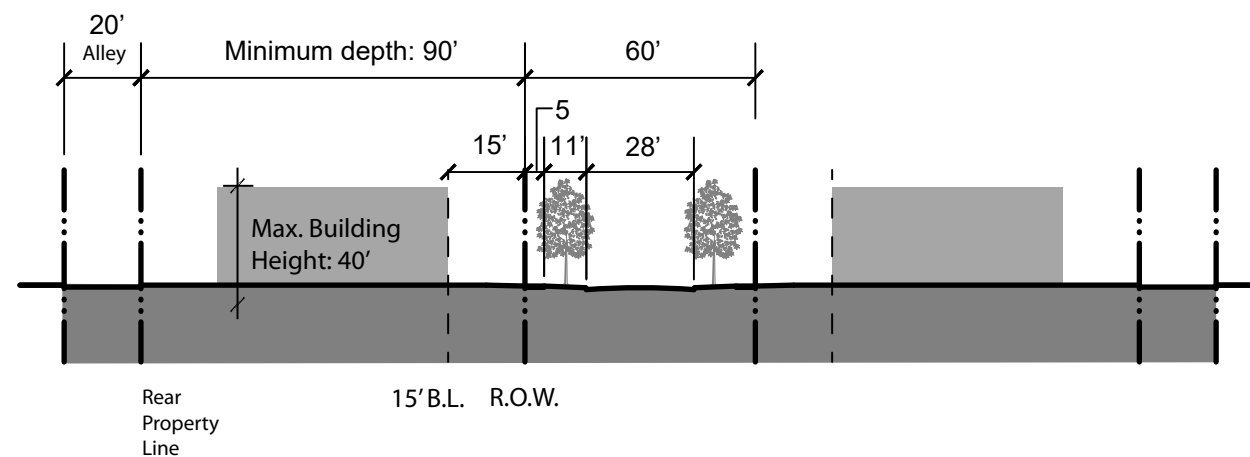
**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE







**3. Plan: Rear Load 28' Attached Product - 60' R.O.W.**

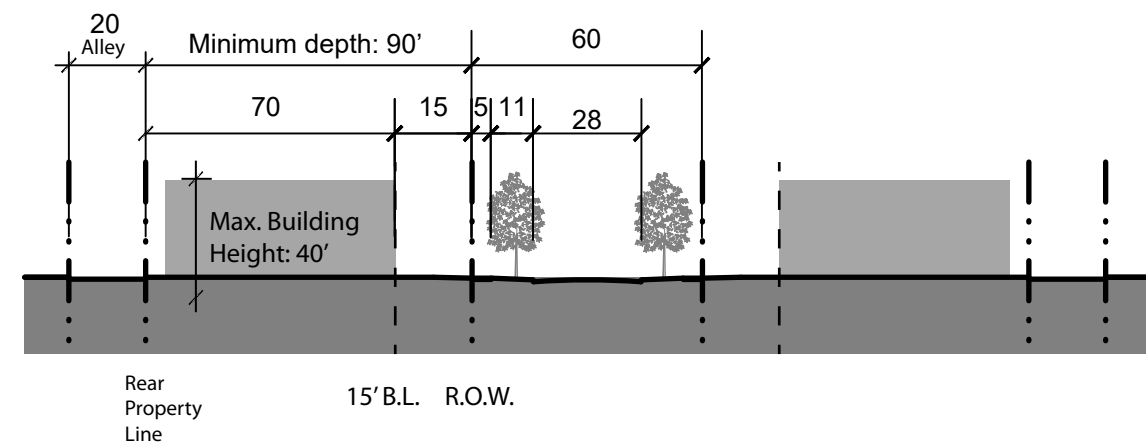


**3 Section: Rear Load 28' Attached Product - 60' R.O.W.**

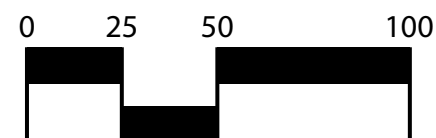


**4. Plan: Rear Load 25' Townhome Product - 60' R.O.W.**

Note:  
Max. Number of Attached Units: 5  
Min. Number of Attached Units: 2



**4. Section: Rear Load 25' Townhome Product - 60' R.O.W.**



# EXHIBIT M

Planned Unit Development  
Specialty Product Exhibits for Rear Load Attached and Townhome Products

## VALENCIA

±438.4 Acres of Land  
Manvel, Texas

Prepared For:  
**HILLWOOD**  
Reference Date: 01.13.2021





## RESOLUTION NO. 2021-R-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2020-02 APPROVING AN EXPENDITURE OF UP TO \$96,351.58 FOR THE AISD J.B. HENSLER DENTAL ASSISTANT JOB TRAINING PROJECT TO PROVIDE FOR EQUIPMENT AND MATERIALS FOR THE DENTAL ASSISTANT JOB TRAINING FACILITY, TO FURTHER JOB TRAINING AND ECONOMIC DEVELOPMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

---

WHEREAS, pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B (now Chapter 505 of the Texas Local Government Code) (the “Act”), the City created the Manvel Economic Development Corporation (MEDC), and collects, on behalf of the MEDC, an additional sales and use tax that may be used by the MEDC to pay the costs of “projects” as defined in the Act and to pay certain maintenance and operation costs of such projects; and

WHEREAS, J.B. Hensler College and Career Academy (AISD) made application for a grant for certain costs associated with the AISD JB Hensler Dental Assistant Job Training Project, and MEDC approved this application on June 16, 2021, as an MEDC Project; and

WHEREAS, pursuant to Texas Local Government Code §501.073, all programs and expenditures of an economic development corporation must be approved by the authorizing city council;

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

**SECTION 1.** The City Council of the City of Manvel, Texas, does hereby approve as a project of the Manvel Economic Development Corporation, certain project number 2020-02, and approves an expenditure of up to \$96,351.58 to J.B. Hensler College and Career Academy (AISD) to provide for costs for equipment and materials for the AISD JBH Dental Assistant Job Training program, to further job training and economic development.



**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.**

---

Debra Davison, Mayor  
City of Manvel, Texas

ATTEST:

---

Tammy Bell, City Secretary



STATE OF TEXAS

§

(AISD JB Hensler Dental Assistant  
Job Training Project)

§

COUNTY OF BRAZORIA

§

**ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT**

THIS AGREEMENT (the "Agreement") by and between the MANVEL ECONOMIC DEVELOPMENT CORPORATION, a Texas Type B economic development corporation (MEDC), and ALVIN INDEPENDENT SCHOOL DISTRICT - J.B. HENSLER COLLEGE AND CAREER ACADEMY (AISD), is entered into as of the date of full execution by both parties hereto (the "Effective Date").

**RECITALS**

WHEREAS, pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B (now Chapter 505 of the Texas Local Government Code) (the "Act"), the City of Manvel created the MEDC and collects, on behalf of the MEDC, an additional sales and use tax that may be used by the MEDC to pay the costs of "projects" as defined in the Act and to pay certain maintenance and operation costs of such projects; and

WHEREAS, it is the goal of the MEDC to promote job training and the development of new and expanded business enterprises within the City of Manvel; and

WHEREAS, the J.B. Hensler College and Career Academy, located in Manvel, is the advanced level Career and Technical Education Center for Alvin ISD; and

WHEREAS, AISD has made application for a grant through the High Demand Job Training Program of the Texas Workforce Commission; and

WHEREAS, the High Demand Job Training Program of the Texas Workforce Commission was developed to support collaborations with Workforce Development Boards and Economic Development Corporations, to provide local job training for occupations that are in high demand; and

WHEREAS, through the High Demand Job Training Program, the Texas Workforce Commission matches funds awarded by Economic Development Corporations;

WHEREAS, AISD has identified dental assisting as in in-demand job in the Manvel region and AISD seeks to greatly expand the dental assistant program at the J.B. Hensler College and Career Academy; and

WHEREAS, AISD has made application for a grant from the MEDC that can be matched by the Texas Workforce Commission for certain costs and fees associated with this dental assistant program; and



WHEREAS, the MEDC recognizes the Project will help job training in this high demand occupation, resulting in a positive economic impact through timely development and diversification of the economy, elimination of unemployment and underemployment through the production of new jobs, and the attraction of new businesses; and

WHEREAS, consistent with Article III, Section 52-a of the Texas Constitution, Chapters 501-505 of the Texas Local Government Code, and other law, the MEDC is agreeable to paying AISD certain project costs and fees, in order to advance the public purposes of furthering job training, developing and diversifying the economy of the state and City of Manvel, eliminating unemployment or underemployment in the state and City of Manvel, and developing or expanding transportation or commerce in the state and City of Manvel; and

WHEREAS, in consideration of the design, timely construction, and development of the Project, which will bring additional trained workers and also up to 60 temporary jobs resulting from the implementation of the Project, the MEDC desires to enter into this Agreement with the AISD for the Project; and

WHEREAS, the costs of a “project” include, among other things, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement, and expansion of a project; and

WHEREAS, the MEDC has concluded and hereby finds that this Agreement promotes job training and economic development in the City of Manvel and, as such, meets the requirements under Chapters 501-505 of the Texas Local Government Code and the MEDC’s established economic development program, and, further, is in the best interests of the MEDC and the City; and

WHEREAS, pursuant to Texas Local Government Code §501.073, the expenditures and/or budget items referenced herein were approved by the City of Manvel Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the MEDC and AISD hereby agree as follows:

## **ARTICLE I.**

### **GENERAL TERMS**

1.01 Incorporation of Recitals. The recitals to this Agreement are hereby incorporated for all purposes.

1.02 General. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

## **ARTICLE II.**



## **PROJECT**

2.01. Project. MEDC shall provide a grant to AISD- J.B. HENSLER COLLEGE AND CAREER ACADEMY (AISD) in the amount of up to \$96,351.58, to provide for costs for equipment and materials for the AISD dental lab. The funds shall be used for the AISD JBH Dental Assistant Job Training program, to further job training and economic development. This grant may be used to obtain a matching grant from the Texas Workforce Commission for their High Demand Job Training Program.

## **ARTICLE III.**

### **REPRESENTATIONS**

3.01 Representations of the MEDC. The MEDC hereby represents to AISD that as the date hereof:

- a. MEDC is a duly created and existing Type B economic development corporation created under the laws of the State of Texas and is duly qualified and authorized to carry on the governmental functions and operations as contemplated by this Agreement.
- b. MEDC has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation, and (ii) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance or security interest upon any assets of the MEDC under any agreement or instrument to which the MEDC is a party or by which the MEDC or its assets may be bound or affected.
- c. The expenditures of this Agreement have been duly approved by the City of Manvel City Council.

3.02 Representations of AISD. AISD hereby represents to the MEDC that as of the date hereof:

- a. AISD has the power, authority and legal right to enter into and perform its obligations set forth in this Agreement, and the execution, delivery and performance hereof, (i) have been duly authorized, and will not, to the best of its knowledge, violate any judgment, order, law or regulation applicable to AISD, and (ii) do not constitute a default under or result in the creation of, any lien, charge, encumbrance or security interest upon any assets of AISD under any agreement or instrument to which AISD is a party or by which AISD or its assets may be bound or affected.
- b. This Agreement has been duly authorized, executed and delivered and constitutes a legal, valid and binding obligation of AISD, enforceable in accordance with its terms except to the extent that the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium or other similar laws of general



application in effect from time to time relating to or affecting the enforcement of creditors' rights.

#### **ARTICLE IV.**

##### **AISD COMMITMENTS**

4.01 Performance by AISD. In consideration of MEDC paying AISD in accordance with the terms, provisions and conditions of this Agreement, AISD agrees to the following, which are conditions that must be fulfilled:

A. Program Operation. Within one (1) year from the date of execution of this Agreement, AISD shall operate the dental assistant training program and shall use the funding provided for by MEDC for the purpose stated in the application. AISD agrees to operate the program for at least two more years after the initial year.

B. New Jobs. Within one year of receipt of funding, AISD create one permanent job (Dental Assistant Teacher). Additionally, AISD shall attempt to place up to 60 students in temporary jobs, in the form of anticipated internships, provided through local dental facilities.

C. Recognition. AISD shall place a wall emblem in the new dental lab to give recognition to the MEDC for their part in funding the project. Additionally, as part of any promotional materials, credit shall be given to MEDC by listing the name and/or logo and recognizing MEDC as a sponsor/partner for the program.

D. One, one-year extension for any timeline stated herein may be granted upon request and favorable vote of the MEDC.

#### **ARTICLE V.**

##### **MEDC COMMITMENTS**

5.01 Funding. MEDC shall provide a grant to AISD- J.B. HENSLEY COLLEGE AND CAREER ACADEMY (AISD) in the amount of up to \$96,351.58, to provide for costs for equipment and materials for the dental lab for the AISD JBH Dental Assistant Job Training program, to further job training and economic development. This grant may be used to apply for a matching grant from the Texas Workforce Commission for the High Demand Job Training Program. See Application -Exhibit A.

#### **ARTICLE VI.**

##### **DEFAULT AND REMEDY**

6.01 Payment Default. The MEDC agrees that its failure to pay AISD, is an event of default (a "Payment Default") and that AISD shall be entitled to any and all of the remedies available in this Article or otherwise at law or equity.



6.02 General Events of Default. A party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such party fails to materially perform, observe or comply with any of its covenants, agreements or obligations hereunder or breaches or violates any of its representations contained in this Agreement.

Before any failure of any party to perform its obligations under this Agreement, except a Payment Default, shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement, except a Payment Default, may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within 30 days of the receipt of such notice.

Upon a breach of this Agreement, the non-defaulting party may terminate this agreement or may, in any court of competent jurisdiction, bring an action or proceeding at law or in equity, to the extent permitted by law, to secure the specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance, or both.

Except as otherwise set forth herein, no action taken by a party pursuant to the provisions of this Section or pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies; and all remedies set forth in this Agreement shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity. Each of the parties shall have the affirmative obligation to mitigate its damages in the event of a default by the other party.

Notwithstanding anything in this Agreement which is or may appear to be to the contrary, if the performance of any covenant or obligation to be performed hereunder by any party (except for a Payment Default) is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending or threatened litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures, or tornadoes] labor action, strikes or similar acts) the time for such performance shall be extended by the amount of time of such delay ("Force Majeure").

6.03 Clawback for Failure to Perform. It is anticipated that the funding provided for herein may be completed prior to the fulfilment by AISD of its obligations under Article IV. If AISD does not fulfil its commitments hereunder, MEDC shall be entitled to pro-rated reimbursement of all payments made to AISD within 120 days of demand; said proration being over a period of the three year commitment by AISD to run the dental assistant program.

Pro-rated shall mean that if AISD does not fulfil its commitments hereunder at all (does not buy the equipment and materials, or does not operate the program) MEDC would be entitled to reimbursement of 100% of all payments made to AISD within 120 days of demand.

Otherwise, if AISD fulfils its commitments hereunder in the first year, but then does not further fulfil its commitments for years 2 and 3, the reimbursement to MEDC would be 66% of all payments made to AISD within 120 days of demand. If AISD fulfils its commitments



hereunder in the first and second years, but then does not further fulfil its commitments for year 3, the reimbursement would be entitled to reimbursement of 33% of all payments made to AISD within 120 days of demand.

## **ARTICLE VII.**

### **GENERAL PROVISIONS**

7.01 Time of the essence. Time is of the essence of this Agreement. The parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation, including, without limitation, subject to AISD's compliance with all applicable laws, expeditiously processing permits and approvals to facilitate AISD's timely procurement of all entitlements required for the Project.

7.02 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed or sent by rapid transmission confirmed by mailing written confirmation at substantially the same time as such rapid transmission, or personally delivered to an officer of the receiving party at the following addresses:

|             |                                                                                        |
|-------------|----------------------------------------------------------------------------------------|
| If to AISD: | AISD<br>J.B. Hensler College and Career Academy<br>7380 Lewis Lane<br>Manvel, TX 77578 |
|-------------|----------------------------------------------------------------------------------------|

|             |                                                                                               |
|-------------|-----------------------------------------------------------------------------------------------|
| If to MEDC: | MEDC<br>Attn: President, Board of Directors<br>20025 Morris Ave (SH 6)<br>Manvel, Texas 77578 |
|-------------|-----------------------------------------------------------------------------------------------|

Notice shall be deemed to have been received on the date such notice is personally delivered or three days from the date such notice is mailed or sent by rapid transmission. Either party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, any notice so sent by rapid transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received for by, or actually received by, an authorized officer of the AISD or the MEDC, as the case may be.

7.03 Amendments and waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is approved by AISD and MEDC. No course of dealing on the part of AISD or MEDC nor any failure or delay by AISD or MEDC with respect to exercising any right, power or privilege pursuant to this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section.



7.04 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provisions of this Agreement and, to that end, all provisions, covenants, agreements or portions of this Agreement are declared to be severable.

7.05 Successors and assigns. AISD may assign, without MEDC consent, all or part of its rights (including the right to receive payments), duties and obligations under this Agreement to any affiliate, subsidiary, or related party of AISD.

7.06 Exhibits, titles of articles, sections and subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a section or subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

7.07 Applicable law. This Agreement is a contract made under and shall, be construed in accordance with and governed by the laws of the United States of America and the State of Texas, and any actions concerning this Agreement shall be brought in either the State Courts of BRAZORIA County, Texas or the United States District Court for the Southern District of Texas.

7.08 Entire agreement. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

7.09 Term of Agreement. The term of this Agreement shall commence on the Effective Date and shall continue for three (3) years from the Effective Date (the "Term"), unless sooner terminated by MEDC for default, or by mutual consent of the parties. The obligations of section 6.3 (requiring clawback under certain conditions) shall survive termination of this agreement.

7.10 Approval by the parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the parties, the parties agree that such approval or consent shall not be unreasonably withheld or delayed.

7.11 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

7.12 Interpretation. This Agreement has been jointly negotiated by the parties and shall not be construed against a party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

7.13 Powers. The MEDC hereby represents and warrants to AISD that the MEDC has full lawful right, power and authority, under current applicable law, to execute and deliver and



perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by all necessary MEDC proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the MEDC, is enforceable in accordance with its terms and provisions and does not require the consent of any other governmental authority.

7.14 Undocumented Worker Prohibited. AISD covenants and agrees that it does not and will not knowingly employ an undocumented worker on this project in contravention of 8 U.S.C. Section 1324a(f) or other law. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized by law to be employed in that manner in the United States. For any conviction of a violation of this requirement, to the extent permitted by law, the clawback provision of section 6.3 shall apply.

IN TESTIMONY OF WHICH this instrument has been executed in multiple counterparts, each of equal dignity and effect, on behalf of the AISD and the MEDC effective as of the date first above written.

MEDC:

AISD - J.B. Hensler College and Career Academy:

\_\_\_\_\_  
Chad Bell, President

\_\_\_\_\_  
AISD

Date:\_\_\_\_\_

Date:\_\_\_\_\_

ATTEST/SEAL:

\_\_\_\_\_  
MEDC Secretary



EXHIBIT A

APPLICATION



## Starting a Business in the City of Manvel

There are many requirements related to starting a business in Texas and the state provides an alphabetical directory of required licenses, permits and registrations. A visit to the following website will provide more information on these requirements:

<http://www.texasonline.com/category.jsp?language=eng&categoryId=9>

In addition, the City of Manvel requires that a City Permit or License be obtained to:

1. Build a building or other structure.
2. Build on to an existing building or structure.
3. Opening a new business in an established building.
4. Move a building.
5. Perform any type of Electrical or HVAC work.
6. Perform any type of plumbing, such as replacing water and/or sewer lines, water heaters, sprinkler systems, gas yard lines, etc. For commercial plumbing, a state licensed plumber is required to perform the work.

(Note: Rental property is considered commercial property.)

5. Solicit door-to-door.
6. Register animals with the Manvel Police Department.

If one is building, adding on or moving any structure in the floodplain or floodway, a "Flood Development Permit and Elevation Certificate" must be obtained.

The City of Manvel is a Zoned City. A copy of the Zoning Ordinance can be obtained by contacting Manvel City Hall 281-489-0630 x4 or on the web at [www.manveledc.com](http://www.manveledc.com)

Additional information on all of the preceding City requirements may be obtained by contacting the City Secretary, 6615 FM 1128 , Manvel, Texas 77578 . (Telephone contact information: (281) 489-0630 x4 Fax – (281) 489-0634)



## **Application Process for Obtaining Manvel Economic Development Corporation (MEDC) Financial Assistance**

(This process was approved by the MEDC Board at the June 19<sup>th</sup>, 2008 Meeting)

1. Submit a full and complete application to the MEDC for financial assistance to be submitted at least 10 days prior to the next MEDC Board meeting (held on the second Wednesday of each month).

In submitting the application, provide full and complete answers to the questions contained in the "Criteria to Consider in Judging the Suitability of a Project for Funding".

2. Provide full and complete answers to any follow-up questions from the MEDC Board.
3. Upon completion of the above and depending on the findings of the Board's review of the application and related materials, the MEDC Chairman will develop jointly with the applicant a performance based contract. Such a contract is subject to approval by the City Attorney. If an approved contract is developed, the following will occur:

A. A notice of *public hearing* by the MEDC on the proposed project/contract will be posted. If posted, this notice must be published at least 10 days prior to the hearing. (public hearing requirements may be waived for qualifying 4B primary job projects in communities with under 20,000 residents as passed in legislative session 2007, SB 1523 by Wentworth)

B. The MEDC will hold a *public hearing* on the project. Depending on the nature of the project, the public may petition, during the 60-day period noted below, for an election to be called on whether to pursue the project. (Note: For most projects, it is unlikely the "Petition for an election" would be applicable. For more information, see pages 50-51 of the Attorney General's "Handbook on Economic Development Laws for Texas Cities" (2006 edition) available for viewing at the Manvel City Hall or thru the following website:

[https://www.oag.state.tx.us/AG\\_Publications/pdfs/2006econdevhb.pdf](https://www.oag.state.tx.us/AG_Publications/pdfs/2006econdevhb.pdf)

C. After the project/contract has been considered at a public hearing and 60 days have passed since the published notice of the hearing, the Board will vote at its next regularly scheduled or called meeting to approve or disapprove the project/contract.

D. If approved, the Board will present the project proposal/contract to the City Council for action. If approved by the Council, the Board may then make expenditures related to the project and conduct the oversight necessary to ensure the successful and legal implementation of the project.

Note: The time required to complete the above process will vary with each proposal, but an applicant should anticipate up to 90 days being required before final action is taken on a project proposal.



APPLICATION FOR  
ECONOMIC DEVELOPMENT ASSISTANCE

New Construction \_\_\_\_\_ Expansion or Remodeling   X  

Applicants should know Manvel Economic Development Corporation (MEDC) grants are subject to a number of requirements, including public hearings and approval by the City of Manvel City Council.

Date of Application:   June 8, 2020  

Business Name:   J.B. Hensler College and Career Academy   Type of Business:   Public School Facility  

Address:   7380 Lewis Ln.  

City:   Manvel   State:   TX   Zip   77578  

Phone Number:   281-245-2160   Fax:   281-245-2408   E-mail:   cmanley@alvinisd.net  

Applicant Contact   Carolyn Manley, College/Career Advisor & Catherine McClaren, CTE Program Coordinator  

Applicant Information (if different from above)

Mailing Address \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail \_\_\_\_\_

\*Total Cost of Proposed Project and Date by Which Funds are Needed:  
  \$192,703.05     August, 2020  

- \*Share of Project Cost to be Paid by Applicant and Cost Share to be Funded by MEDC:
- A. 100% MEDC Funding = \$ \_\_\_\_\_
  - B. 10% Applicant/90% MEDC = Grant from MEDC in the amount of: \$ \_\_\_\_\_
  - C. 25% Applicant/75% MEDC = Grant from MEDC in the amount of: \$ \_\_\_\_\_
  - D. 50% Applicant/50% MEDC = Grant from MEDC in the amount of: \$   96,351.58

\*Describe the project and economic benefits that will accrue to the City of Manvel. (See the criteria considered by the MEDC in judging the suitability of a project for funding. As applicable, please address these criteria)

J.B. Hensler College and Career Academy (JBH), located in Manvel, TX is the advanced level Career and Technical Education (CTE) Center for Alvin ISD. This facility is utilized by all high school students in Alvin ISD, who want to take advanced level CTE courses, not offered on their home high school campus. JBH is applying for a grant through the Texas Workforce Commission (TWC) to outfit our Dental Assistant Lab. This High Demand Job Training Program with TWC, was developed to support collaborations with Workforce



Development Boards and Economic Development Corporations. The main purpose of this program is to provide local training for occupations that are in high-demand. Dental Assisting has been identified as an in-demand job in our region, and has been labeled as having a Bright Outlook by O\*NET Online, a source sponsored by the U.S. Department of Labor. In general this means that Dental Assisting is expected to either grow rapidly in the next few years and/or have a large number of job openings (O\*NET OnLine, 2020).

### **Project Funding**

Through the High Demand Job Training Program, TWC will specifically match funds awarded by an Economic Development Corporation (EDC) with the intention of encouraging collaborations between EDCs and Workforce Development Boards. Currently, there are no Dental Assistant Programs within the City of Manvel, the closest being in Alvin (ACC), Sugarland, and Pearland. The JBH Dental Assistant Program will provide a foundation in training, to support local dental businesses. As our program develops and grows, it will produce competent, skilled workers ready for employment. The Manvel EDC will have some funds depleted for this project, however, the contribution will be a long term investment for continued economic growth in the city limits. According to the statistics provided by Templeton Demographics, LLC at the Alvin ISD October 2019 School Board Meeting, the areas located in the school boundaries for Manvel High School had 878 annual residential building starts, with a projected future growth of 12,130 new homes (Alvin ISD, 2019). This will have a direct impact on the need for an increase in dental services.

Alvin ISD (AISD) will contribute the salary for the dental teacher, curriculum, textbooks, and ongoing consumable supplies. This cost for the school district is approximately \$80,000. AISD will continue to support the Dental Assisting Program as it grows, by providing additional instructional materials, as needed.

### **Jobs Creation**

The Dental Assistant Program will create up to 60 temporary jobs per year, at JBH's maximum capacity. These temporary jobs will be in the form of anticipated internships, provided through local dental facilities. The program's first year of operation, from August 2020 - May 2021, will have approximately 20 students. We will create one permanent job for the Dental Assistant Teacher, with a goal of placing our students who complete the program, and earn their Registered Dental Assistant Certification in permanent positions. We want to develop highly-trained candidates to enter the local workforce.



**Additional Information**

Our project has many indirect benefits for the City of Manvel. JBH will be utilized by a projected 1,010 high school students for the 2020-2021 school year, coming from all parts of Alvin ISD, spanning 250 square miles. As students travel to Manvel to attend JBH, so will their family members for various events. This has the potential to positively impact local eateries and gas stations. As Manvel continues to experience a growth in population, the need for additional dental facilities will increase, and this program will provide skilled training for local area students to be ready to enter the workforce and take advantage of the anticipated new job opportunities. Additionally, we will use our new dental training facility to provide community outreach in the form of dental education (hygiene practices) and low to no cost dental screenings/cleanings to Manvel residents who may otherwise go without these services. As a token of appreciation for this partnership, JBH will create a wall emblem in the new dental lab, to give recognition to the MEDC for their part in funding the space.

\*How will grant applicant demonstrate that the described economic benefits which formed the basis of the grant application have been accomplished?

We will demonstrate that our contribution to the economic benefits for the city of Manvel have been accomplished by producing Certified Dental Assistants, who can join the workforce. We will also continue to promote our Dental Assistant Program at the local high schools to generate interest and increase our total student enrollment in the program. As a part of our promotional materials, credit will be given to the MEDC, by listing the name and/or logo as a sponsor/partner for the dental program. Our goal is to have 60 participants by the 2021-2022 school year. JBH can share total student enrollment and total earned Registered Dental Assistant certification numbers with the MEDC, if requested.

\*Describe the financial reporting to be made by the applicant to demonstrate that the grant funds have been used for intended purpose:

Our requested budget and TWC Grant information is attached to this application, showing funds allocated equally between TWC and the MEDC. Upon receiving the dental lab equipment, we will provide receipts of the purchased materials. When the equipment is installed and the dental lab is ready for use, we will invite the MEDC members to an opening ceremony, and facilities tour. Members of the MEDC will also



have an opportunity to participate in our bi-annual JBH Advisory Committee meetings, to stay involved with our dental program.

\*If applicable, do the jobs proposed for creation (or retention) meet the criteria for "primary jobs" as defined in State Law? (*Primary Jobs – are jobs that infuse new dollars into the local economy by creating or selling a product or service that is ultimately exported to regional, statewide, national, or international markets*) If so, please explain how criteria are met.

This is not applicable for our grant request. We will be training students to work in dental offices.

#### Required Attachments

Include a copy of the listed items below. AN APPLICATION WILL NOT BE CONSIDERED UNLESS ACCOMPANIED BY SAID LIST.

- 1) Plat/Map of Property, extending 500 ft beyond the property in all directions.
- 2) Detailed list of improvements, including equipment.
- 3) Business Plan.
- 4) Current Financial Report.
- 5) Financial Reports for the last 3 years.
- 6) Tax Certificate.
- 7) Letter addressing Tax Abatement Minimum Standards (if applicable)

In signing this grant application, and if a grant is awarded, the applicant agrees to comply with applicable local, state, and federal laws governing business/organizational conduct and the use of the grant funds.

I further certify that the information submitted in this application, including attachments, is true, correct and complete. Omissions or submission of incorrect information will render this application invalid.

C. Momley  
Grant Applicant's Signature

7/29/2020  
Date

College + Career Advisor  
Title

Alvin ISD  
Business Name/Organization

(All requests must be submitted to the MEDC, PO Box 187, Manvel TX 77578, 10 days prior to the next Manvel Economic Development Corporation Meeting, which is held the second (2<sup>nd</sup>) Wednesday of every month.

Additional information concerning schedule of meetings and meeting agendas is available from the MEDC website at: [www.MEDC.com](http://www.MEDC.com))



## References

Alvin ISD. (2019). *Fall 2019 demographic study*. Retrieved June 8, 2020, from <https://www.alvinisd.net/domain/7410>.

O\*NET Online. (2020, May 19). *Summary report for: 31-9091.00 - dental assistants*. Retrieved June 3, 2020, from <https://www.onetonline.org/link/summary/31-9091.00>.



## **Criteria to Consider in Judging the Suitability of a Project for Funding**

### **Public vs. Private Funding of Projects**

1. Are private lenders available and willing to finance the proposed project? If yes, why are funds being sought from the MEDC? If not, why should the MEDC assist with the project financing?
2. Will public funding for a project compete unfairly with a private sector entity already conducting or planning to undertake the activity to be funded?
3. Will public funding assist a private sector entity in getting a project off the ground, becoming profitable and creating new permanent jobs?
4. Will the cost of the project deplete MEDC funds that would otherwise be available for other economic development projects?

### **Jobs Creation**

1. How many new temporary jobs will be created by the project?
2. How many new permanent jobs will be created by the project?
3. Will the project help current workers to avoid unemployment?
4. Will the project result in a net increase in the number of permanent private sector jobs in our community?
5. What type of new jobs – by type and salary – will be created?
6. Will the project require an increase in the number of City or County Employees? Will it result in an increased workload for current employees of these governmental entities?

### **Financial Impact**

1. In total, excluding the collection of taxes, how much new money will the project pump into the local economy on an annual basis?
2. Will additional property taxes be collected as a result of the project and, if so, how much in additional taxes will be collected annually?
3. How much additional sales tax will be collected annually as a result of the project?



## **Criteria to Consider in Judging the Suitability of a Project for Funding (Cont.)**

### **Role of City and/or County Governments**

1. What infrastructure will local governments be required to provide as a result of the project?
2. What costs will local governments become responsible for, including the requirements to hire new employees, as a result of the project?

### **Other**

1. Can the project be funded legally under existing law? (Note: This is not a guideline, but a legal requirement)
2. Would the proposed project duplicate an activity that is already in place and functioning effectively?
3. What effect will the project have on local housing – i.e., is the current housing inventory adequate or will additional housing be needed to accommodate new workers and their families?
4. Are there likely to be any adverse consequences resulting from the project – i.e., will the environment be harmed, or will the water supply resources of the community be oversubscribed?
5. Will any indirect economic benefits, not already addressed in answers to the preceding questions, result from the project? For example, a new enterprise creating five new jobs (i.e., a direct economic benefit) could also result in additional business (an indirect economic benefit) for existing enterprises. For purposes of further illustration, if a new business with a fleet of vehicles purchased fuel from service stations already operating in a community, these fuel purchases would be an indirect economic benefit.
6. Will the project benefit the overall public good? If so, how?



**RESOLUTION NO. 2021-R-14**

**A RESOLUTION APPROVING THE CONVEYANCE OF A 0.2879 ACRE TRACT OF RIGHT-OF-WAY TO BRAZORIA COUNTY IN CONNECTION WITH THE COUNTY ROAD 90 BRIDGE PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE DEDICATION OF RIGHT-OF-WAY DEED AND ANY DOCUMENTS NEEDED FOR THE CONVEYANCE; APPROVING THE PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

---

**WHEREAS**, Brazoria County (County) is undertaking a project involving the repair/construction of County Road 90, which includes a bridge over Mustang Bayou; and

**WHEREAS**, the County requires certain additional right-of-way from the property owner adjacent to the bridge for said project; and

**WHEREAS**, the City of Manvel owns the property adjacent to the bridge in fee and is amenable to dedicating as right-of-way a certain 0.2879 acre tract as right-of-way, for the County to complete said project; and

**WHEREAS**, Texas Transportation Code § 251.012 provides that approval by the governing body of the city is required for the commissioners court of a county to spend county money to finance the construction, improvement, maintenance, or repair of a street or alley in the county that is located in the municipality; and

**WHEREAS**, the City Council of the City of Manvel deems it in the public interest to provide the approval needed by Texas Transportation Code § 251.012, if any, and;

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

**SECTION 1:** That the City Council of the City of Manvel, Texas, hereby dedicates as right-of-way the certain 0.2879 acre tract described and depicted on Exhibit A attached hereto.

**SECTION 2:** The City Council authorizes the Mayor to execute the Dedication of Right-of-way Deed to Brazoria County, in substantially the same form as Exhibit B attached hereto. The Mayor is also authorized to execute any other documents needed for the conveyance and/or project.

**SECTION 3:** The City Council approves the project and any expenditures made by the County, to the extent required by Texas Transportation Code § 251.012.

**SECTION 4:** That this Resolution shall be in full force and effect from and after its passage and adoption.



**PASSED AND ADOPTED this \_\_\_\_\_ day of July, 2021.**

\_\_\_\_\_  
Debra Davison, Mayor  
City of Manvel, Texas

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Tammy Bell  
City Secretary

\_\_\_\_\_  
Robert Gervais  
City Attorney



**Exhibit A**  
**Property description**



**Exhibit B**  
**Dedication of ROW DEED**



## **DEDICATION OF RIGHT-OF-WAY**

|                    |   |                                 |
|--------------------|---|---------------------------------|
| THE STATE OF TEXAS | § |                                 |
|                    | § | KNOW ALL MEN BY THESE PRESENTS: |
| COUNTY OF BRAZORIA | § |                                 |

That the CITY OF MANVEL, Texas, a home-rule municipal corporation organized and existing under the laws of the State of Texas (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS cash, and the benefits to accrue to the citizens of the City of Manvel, Texas, and other valuable consideration, has DEDICATED, GIVEN, GRANTED, AND CONVEYED and by these presents does hereby DEDICATE, GIVE, GRANT, AND CONVEY unto BRAZORIA COUNTY, a political subdivision of the State of Texas (hereinafter referred to as "Grantee"), its successors and assigns, public right-of-way over and under the following area:

*A 0.2879 acre tract of land situated in the E. Little Survey, Abstract 320, out of Lot 51 in the Allison-Richey Gulf Coast Home Company Subdivision, Section 92, according to the map or plat thereof, recorded in Volume 2, Pages 91 and 92 of the plat records of Brazoria County, Texas, and as filed in the Official Records of Real Property of Brazoria County at Clerk's File Number 2013021190, and being more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.*

Said dedication as public right-of-way includes, but is not limited to, the right to pedestrian access, vehicular traffic access, construction of roadways and bridges, landscaping, use for utility purposes (including but not limited to storm sewer lines, water lines, sanitary sewer lines, gas lines, electric power distribution lines, and communication lines), located within that certain tract or parcel of real property more particularly described above.

The Grantee may do and perform all acts necessary to lay, construct, maintain, inspect, operate, protect, repair, alter, change the size of, replace, relocate, substitute, and/or remove said



roadway and utilities along, across, over, and under said right-of-way, and operate thereon all necessary machinery and equipment.

TO HAVE AND TO HOLD the above-described right-of-way, together with, all and singular, the rights and appurtenances thereto in any manner belonging, unto the said Grantee and Grantor hereby binds itself to warrant and forever defend all and singular said easement and right-of-way to Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Debra Davison, Mayor  
City of Manvel, Grantor

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS           §  
                                             §  
COUNTY OF BRAZORIA       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021,  
by \_\_\_\_\_, [Grantor].

\_\_\_\_\_  
Notary Public In and For the State of Texas

After recordation please return to:

City of Manvel, Texas  
20025 Morris Ave  
City Hall,  
Manvel, Texas 77578



**EXHIBIT "A"**  
**PARCEL 3**

**DESCRIPTION OF A 0.2879 -ACRE (12,541 SQ. FT.)  
SITUATED IN THE E. LITTLE SURVEY, A-320  
BRAZORIA COUNTY, TEXAS**

Being a metes and bounds description of a 0.2879-acre (12,541 sq. ft.) tract of land situated in the E. Little Survey, A-320, Brazoria County, Texas. Said 0.2879-acre tract being out of a called 108.285-acre tract of land conveyed to The City of Manvel Texas, as recorded under B.C.C.F. No. 2013021190, of the Official Public Records of Brazoria County (O.P.R.B.C.), Texas and being more particularly described as follows: (Basis of bearing being the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. Coordinates shown hereon are surface coordinates and may be converted to grid by dividing by the combined scale factor of 1.00013. All coordinates and distances shown hereon are surface.)

**COMMENCING (N=13,754,789.97 E=3,123,637.50;)** at a 5/8-inch iron rod found for an interior corner of said 108.285-acre tract and same point being the southwest corner of a 0.084-acre tract of land conveyed by deed to Sam Rossi Jr., Trustee as recorded under B.C.C.F. No. 1997029277, O.P.R.B.C., Texas;

**THENCE** North 87° 41' 04" East, with the south line of said 0.084-acre tract and with a north line of said 108.285-acre tract, a distance of 562.99 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX", set for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, said point having a grid coordinate of **N=13,754,812.72, E=3,124,200.02;**

**THENCE** North 87° 41' 04" East, along the south line of said 0.084-acre tract and along the north line of said 108.285-acre tract, a distance of 37.55 feet to a 5/8-inch iron rod found in the existing west right-of-way line of County Road 90 (Del Bello Road) (width varies) and for the northeast corner of said tract herein described;

**THENCE** South 02° 40' 52" East, along the existing west right-of-way line of said County Road 90, a distance of 335.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX", set for the southeast corner of said tract herein described;

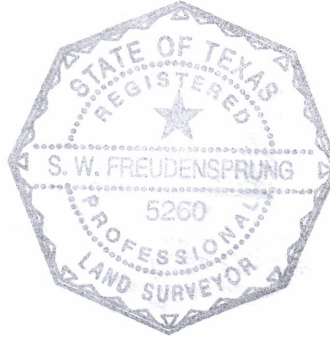
**THENCE** South 87° 15' 29" West, over and across said 108.285-acre tract, a distance of 37.20 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX", set for the southwest corner of said tract herein described;



**THENCE** North 02° 44' 31" West, over and across said 0.084-acre tract and along the proposed west right-of-way line of County Road 90, a distance of 335.70 feet to the **POINT OF BEGINNING** and containing 0.2879-acre (12,541 Sq. Ft.) of land.

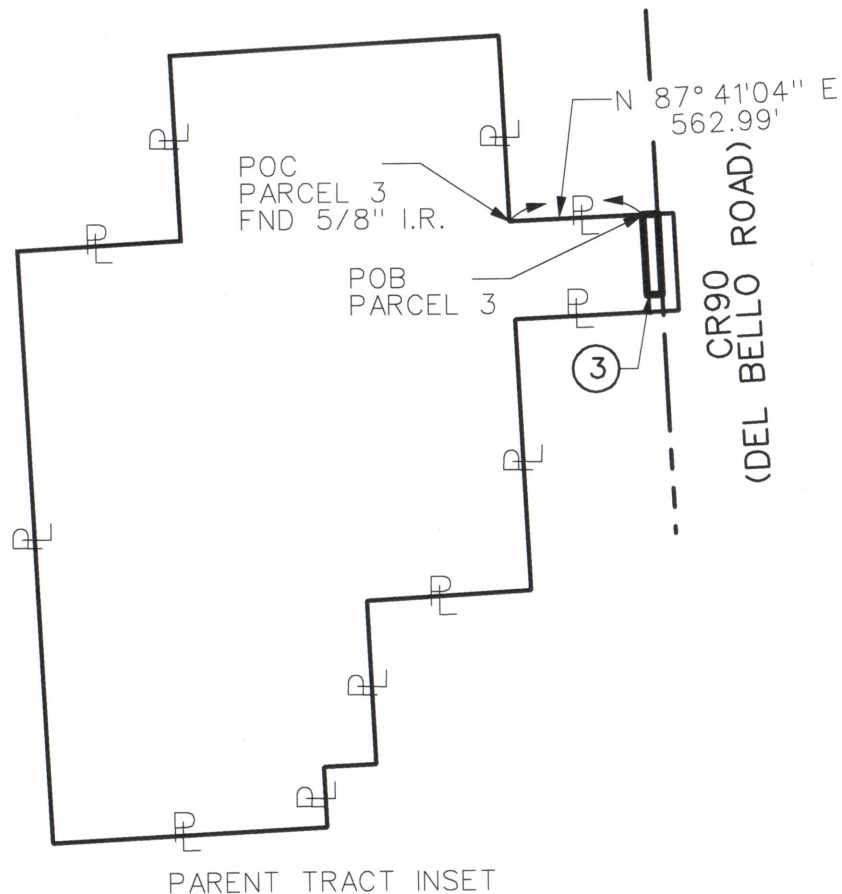
Compiled by:

WEISSER ENGINEERING COMPANY  
19500 Park Row, Suite 100  
Houston, Texas 77084  
TBPLS Reg. No. 100518-00  
TBPE Reg. No.: F-68  
Job No.: EG698  
Date: 25 FEBRUARY 2019



*S. W. Freudensprung*  
2/27/2019





# CONVENTIONAL SIGNS:

EXISTING RIGHT-OF-WAY LINE

PROPOSED RIGHT-OF-WAY LINE

PROPERTY LINE

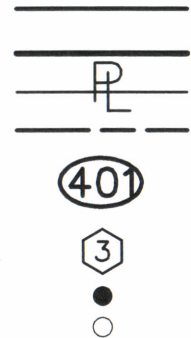
SURVEY LINE

DENOTES PARCEL No.

DENOTES BEARING AND DISTANCE NOTE No.

SET (AS INDICATED)

FOUND (AS INDICATED)



## LEGEND:

C.F. NO. =CLERK'S FILE NUMBER

F.C. NO. =FILM CODE NUMBER

O.P.R.F.B.C =OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

F.B.C.P.R. =FORT BEND COUNTY PLAT RECORDS

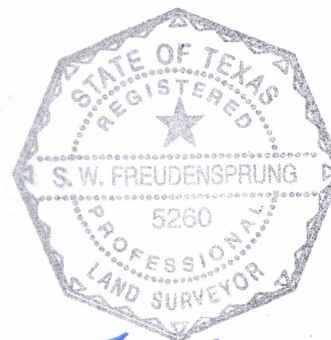
F.B.C.D.R. =FORT BEND COUNTY DEED RECORDS

F.B.C.C.R. =FORT BEND COUNTY COURT RECORDS

F.B.C.D.C.R. =FORT BEND COUNTY DISTRICT COURT RECORDS

## NOTES:

1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), (NAD83, CORS, 2011 ADJUSTMENT. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00013, ALL CORRDINATES AND DISTANCES ARE SURFACE.



*S.W. Freudensprung*  
2/27/2019

SHEET 3 OF 4

EXHIBIT B

| EXISTING                                                                                                                                                                                                                                                   | TAKING AC/SF           | REMAINING        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|
| 108.285 AC                                                                                                                                                                                                                                                 | 0.2879 AC<br>12,541 SF | 107.9971 AC      |
| <div>  <b>WEISSER Engineering Co.</b> </div> <div> 19500 Park Row, Suite 100<br/> Houston, Texas 77084<br/> (281) 579 - 7300<br/> TBPLS Firm Reg No. 100518-00 </div> |                        |                  |
| PARCEL PLAT SHOWING<br>PARCEL 3<br>CR 90 (DEL BELLO ROAD), BRAZORIA COUNTY, TEXAS                                                                                                                                                                          |                        |                  |
| DATE: 02/2019                                                                                                                                                                                                                                              | SCALE: N.T.S.          | JOB No.: EG698   |
| RCSJ No.:                                                                                                                                                                                                                                                  |                        | DWG. No.: P-3-01 |



# E. LITTLE SURVEY, A-320

P.O.C.  
PARCEL 3  
FND. 5/8" I.R.  
N=13,754,789.97  
E=3,123,637.50

SCALE IN FEET  
0 25 50  
1 INCH = 50 FEET

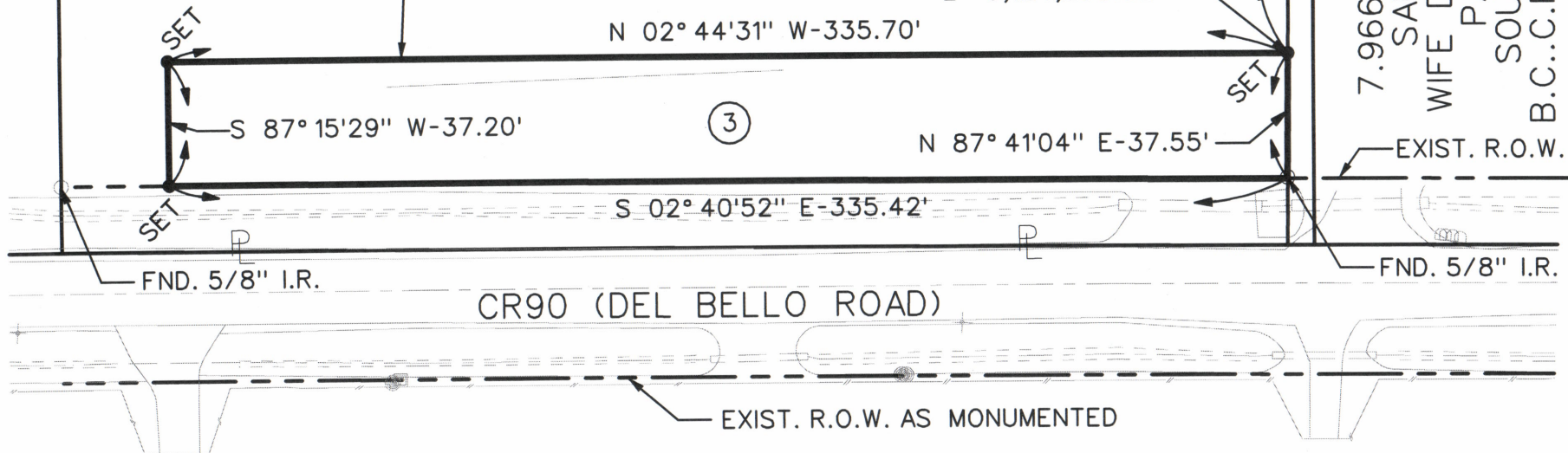
SAM ROSSI JR., TRUSTEE  
0.084 ACRES OF LOT 51  
B.C..C.F. NO. 1997029277

THE CITY OF MANVEL TEXAS  
108.285 ACRES  
B.C..C.F. NO. 2013021190

PROPOSED R.O.W.

P.O.B.  
PARCEL 3  
N=13,754,812.72  
E= 3,124,200.02

7.966 ACRES (CALC.)  
SAM ROSSI JR. &  
WIFE DORIS LEE ROSSI  
PART LOT 55  
SOUTH OF BAYOU  
B.C..C.F. NO. 2010048819



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
PARCEL 3  
CR 90 (DEL BELLO ROAD), BRAZORIA COUNTY, TEXAS

DATE: 02/2019 SCALE: 1"= 50' JOB No.: EG698  
RCSJ No.: DWG. No.: P-3-02





# MANVEL CITY COUNCIL DATA SHEET

---

**MEETING DATE:** July 19, 2021

**TOPIC:** Subdivision variance request for property located at 8801 Amanda Lane, seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements*.

**BACKGROUND:** The property owner is requesting a variance to Section 62-111, *Additional Street Requirements*, of the subdivision ordinance. Section 62-111 requires one-half of Amanda Lane constructed to concrete curb and gutter. The owner has submitted a minor plat that is under review for approval by the City. The property is 3.0 acres and zoned Single-Family Residential (SFR) District. The property owner would like to construct a single-family residence on the proposed lot.

**RECOMMENDATION:** The staff recommends approval of the variance request to Chapter 62, Section 62-111 with two conditions as specified in the development agreement: 1) the subdivision variance will expire upon change of use from single-family and 2) upon replatting.

**ATTACHMENTS:** Application, Development Agreement, Proposed Plat, Vicinity Zoning Map, and Vicinity Aerial Map

## FUNDING ISSUES

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

**SUBMITTING STAFF MEMBER**  
Jessica Rodriguez

**FINANCE DIRECTOR APPROVAL** \_\_\_\_\_

**CITY MANAGER APPROVAL** \_\_\_\_\_



## **DEVELOPMENT AGREEMENT (FOR VARIANCE)**

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF BRAZORIA       §

This Development Agreement executed as of the \_\_\_\_ day of \_\_\_\_\_, 2021, is by and between the City of Manvel, Texas, (“City”) and Patricia M Walker, property owner of certain hereinafter described property located within the city, (together known as “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the platting of a 2.83-acre tract of land located at 8801 Amanda Lane.

**WHEREAS**, Developer wishes to construct a new single-family structure on the 2.83-acre tract of land located within the city limits of the City of Manvel, more fully described and depicted as Lot 1 in the proposed minor plat attached as Exhibit “A”, attached hereto; and,

**WHEREAS**, construction of a single-family structure will require approval of a plat and compliance with the city’s subdivision ordinance; and

**WHEREAS**, Section 62-111 of the city code requires construction of all streets in accordance with the city’s design criteria; construction of all roadways within the development in accordance with the city’s minor street standards; and construction of perimeter streets in conjunction with plat approval; and

**WHEREAS**, pursuant to Section 62-5 of the city code, the Developer has applied for a variance to construct this perimeter road requirement;

**NOW THEREFORE**, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the city council, the Parties agree to the conditions, as follows:

### **1. PROJECT**

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a 2.83-acre tract of land situated in the A.B.&M. Survey, Abstract-410, Brazoria County, Texas, being a combination of two called 1.50-acre tracts (A.K.A. Lots 260 & 261) as described and recorded under County Clerks File Number (C.C.F.#) 2021007873, in the Official Records of Brazoria County, Texas, (the “Property”). The Property is more fully described and depicted in the proposed minor plat attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of a proposed single-family structure on the Property, owned by Developer.

1.03 The Property has never been platted. To construct a single-family structure on the Property will require approval of a plat and compliance with the city’s subdivision ordinance.



Section 62-111 of the city's subdivision requires construction of all streets in accordance with the city's design criteria; construction of all roadways within the development in accordance with the city's minor street standards; and construction of perimeter streets in conjunction with plat approval. The Developer has applied to vary this requirement for his property.

## **2. CITY APPROVAL**

2.01 Pursuant to its authority under Section 62-5 of the city code, the city agrees to allow the Developer to vary the requirements of Section 62-111 of the city's subdivision ordinance, with conditions.

2.02 Conditions: The required conditions are as follows:

- (i) This Agreement will expire upon change of use from one (1) single-family detached structure; or
- (ii) The Property may not be subdivided.

2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

## **3. DEVELOPER COVENANTS**

3.01 The Developer agrees to following:

(i) Other than permits for the construction of one single-family structure and accessory residential structures, the city shall not issue any other construction permit or approve any further plat/re-plat of the Property;

(ii) Developer agrees to begin construction of the single-family structure, and diligently pursue to completion, within two-years of city council approval;

(iii) Developer agrees to pay the cost of recordation of this agreement within thirty (30) days of invoice by the city.

3.02 Developer acknowledges that the city's covenants are contingent upon the Developer constructing the proposed single-family structure. Failure of the Developer to begin to construct the single-family structure, and diligently pursue completion, within two-years of city council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

## **4. MISCELLANEOUS**

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.



- 4.02. Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the city has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.



The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel  
20031 Morris Avenue  
Manvel, Texas 77578  
ATTN:City Manager

If to Developer: Patricia M Walker  
10023 Down Brook Drive  
Pearland, TX 77584-3066

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

**CITY OF MANVEL:**

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

THE STATE OF TEXAS     §

COUNTY OF BRAZORIA   §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

\_\_\_\_\_  
Notary, State of Texas



Patricia M Walker:

By: \_\_\_\_\_

Name: Patricia M Walker

THE STATE OF TEXAS     §

COUNTY OF BRAZORIA   §

      This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_, by \_\_\_\_\_, as property owner.

\_\_\_\_\_  
Notary, State of Texas

(NOTARY SEAL)



Being a 2.83-acre tract of land situated in the A.B. & M. Survey, Abstract-410, Brazoria County, Texas, being a combination of two called 1.50 acre tracts (A.K.A. Lots 260 & 261) as described and recorded under County Clerk File Number (C.C.F.#) 2021007873, in the Official Records of Brazoria County, Texas (O.R.B.C.T.).





A.B.&M. SURVEY, A-410  
BRAZORIA COUNTY, TEXAS

WALKER ESTATES MINOR PLAT

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, PATRICIA WALKER, OWNERS OF THE 3.00 ACRES OF LAND BEING PLATTED INTO ONE LOT AND ZERO RESERVES IN THIS SUBDIVISION PLAT OF WALKER ESTATES MINOR PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF OURSELVES, ACCORDING TO TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, PATRICIA WALKER HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICIA WALKER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

PATRICIA WALKER, OWNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FIELD NOTES DESCRIPTION:

BEING A 3.00 ACRE TRACT OF LAND SITUATED IN THE A.B.&M. SURVEY, ABSTRACT-410, BRAZORIA COUNTY, TEXAS, BEING A COMBINATION OF TWO CALLED 1.50 ACRE TRACTS (A.K.A. LOTS 260 & 261) AS DESCRIBED AND RECORDED UNDER COUNTY CLERKS FILE NUMBER (C.C.F.#) 2021007873, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

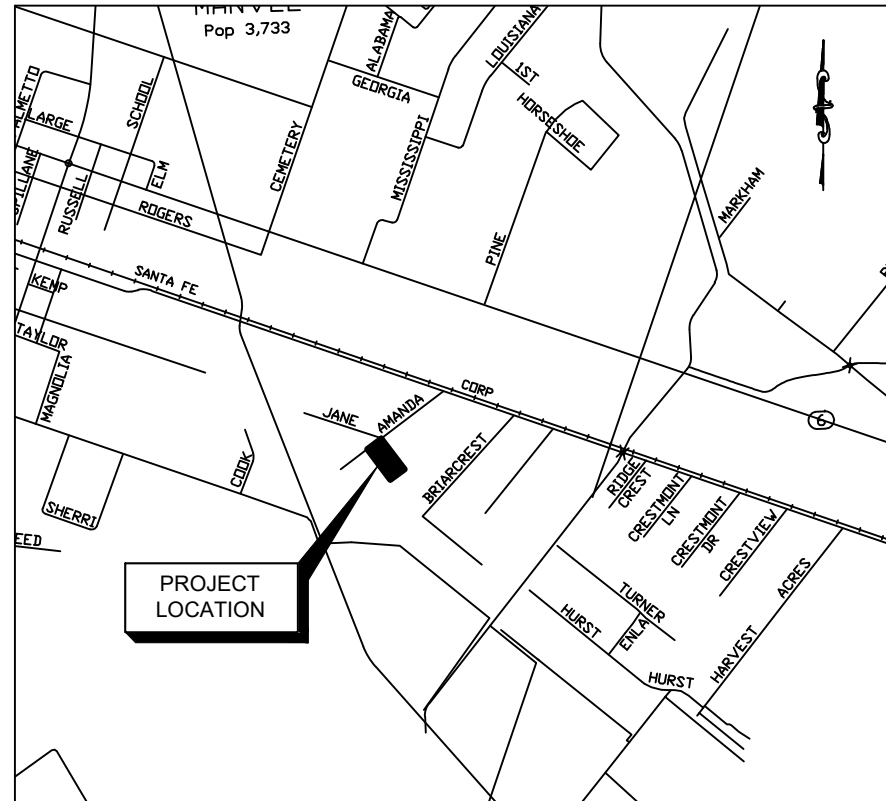
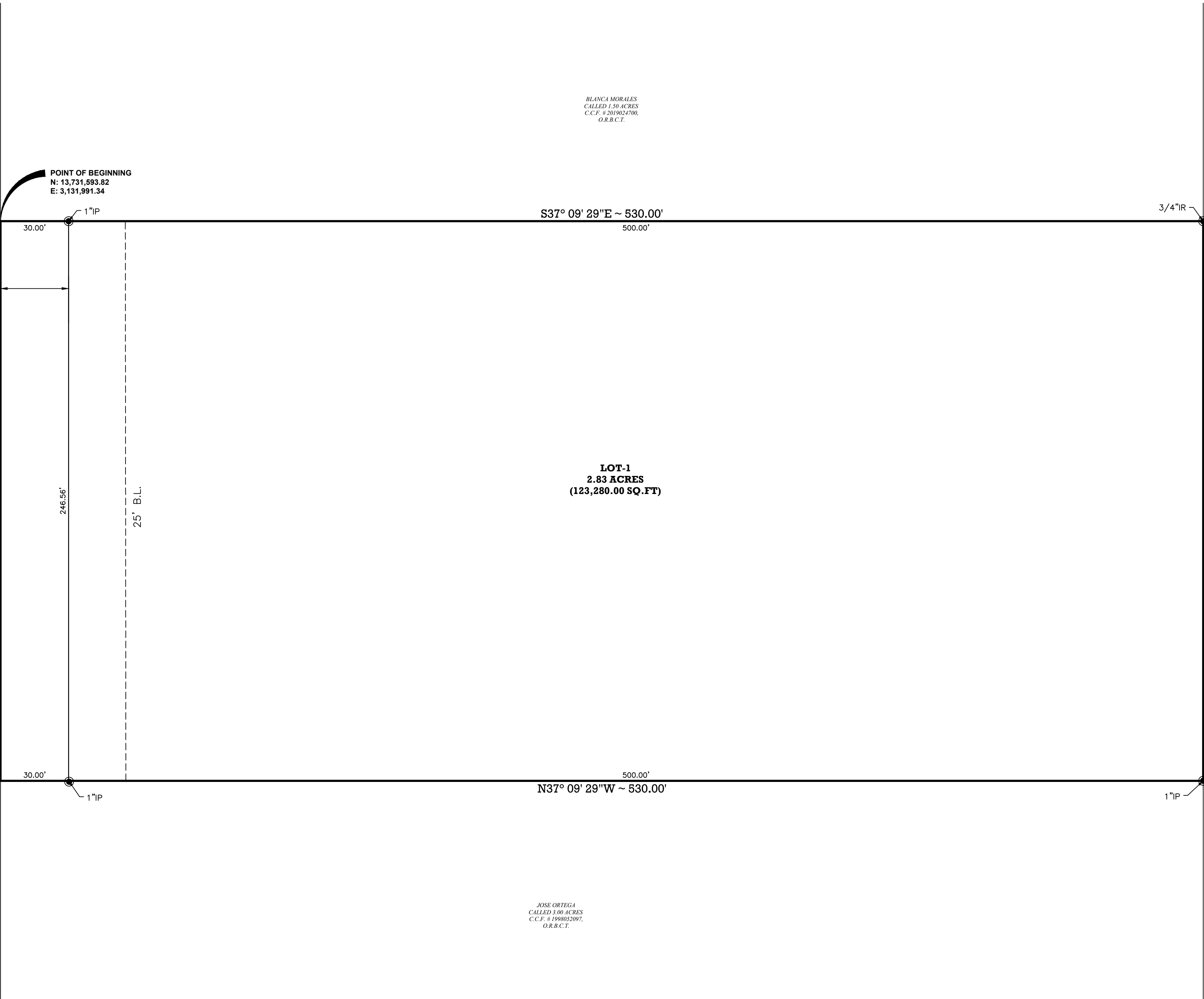
**BEGINNING** AT A POINT IN THE CENTERLINE OF AMANDA LANE MARKING THE NORTH CORNER OF SAID LOT-260 AND THE HEREIN DESCRIBED TRACT;

**THENCE** S 37° 09' 29" E ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT-260, AT A DISTANCE OF 30.00 FEET PASSING A 1-INCH IRON PIPE FOUND MARKING THE EASTERLY RIGHT-OF-WAY LINE OF AMANDA LANE, CONTINUING A TOTAL DISTANCE OF 530.00 FEET TO A 3/4-INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT-260 AND THE HEREIN DESCRIBED TRACT;

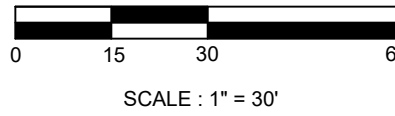
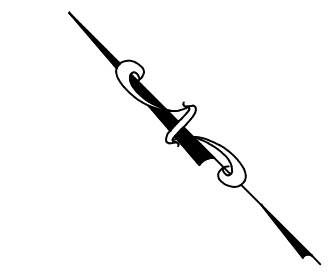
**THENCE** S 52° 50' 31" W ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOTS 260 & 261, A DISTANCE OF 246.56 FEET TO A 1-INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF SAID LOT-261 AND THE HEREIN DESCRIBED TRACT;

**THENCE** N 37° 09' 29" W ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT-261, AT A DISTANCE OF 500.00 FEET PASSING A 1-INCH IRON ROD FOUND MARKING THE EASTERLY RIGHT-OF-WAY LINE OF AMANDA LANE, CONTINUING A TOTAL DISTANCE OF 530.00 FEET TO A POINT IN THE CENTERLINE OF AMANDA LANE FOR THE WEST CORNER OF SAID LOT-261 AND THE HEREIN DESCRIBED TRACT;

**THENCE** N 52° 50' 31" E ALONG THE CENTERLINE OF AMANDA LANE, A DISTANCE OF 246.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 3.00 ACRES (OR 130,680.00 SQUARE FEET) OF LAND.



VICINITY MAP  
VICINITY MAP SCALE: 1" = 2,640'



| LEGEND     |                                            |
|------------|--------------------------------------------|
|            | FOUND MONUMENT (AS NOTED)                  |
|            | SET 5/8" IRON ROD                          |
| I.R.       | IRON ROD                                   |
| I.P.       | IRON PIPE                                  |
| B.L.       | BUILDING SETBACK LINE                      |
| R.O.W.     | RIGHT-OF-WAY                               |
| O.R.B.C.T. | OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS |
| C.C.F.#    | COUNTY CLERKS' FILE NUMBER                 |

SURVEYOR'S NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET, SURFACE VALUE HAVING A COMBINED SCALE FACTOR OF (1.00013).
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT CITY PLANNING LETTER.
- THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "AO" (DEPTH 2-FEET) ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0130K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020.

THIS IS TO CERTIFY THAT I, JOSHUA A. MCGINN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6467, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY ONLY  
SIGNED: JOSHUA A. MCGINN DATED  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

OWNER  
PATRICIA WALKER  
8801 AMANDA LANE  
MANVEL, TEXAS 77578  
(832) 519-5562

|                                                                                                                                                            |              |                       |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------|--------------------|
|                                                                                                                                                            |              |                       |                    |
| SOUTH POINT SURVEYING, PLLC<br>3221 S. MAIN STREET, PEARLAND, TEXAS 77581<br>OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM<br>T.B.P.L.S. FIRM NO. 10194401 |              |                       |                    |
| SCALE: 1" = 50'                                                                                                                                            | REVISION NO. | REVISION DESCRIPTION: | DRAWN BY: JM       |
| DATE: 04-12-2021                                                                                                                                           |              |                       | CHECKED BY: AH     |
| PROJECT NO: 21030                                                                                                                                          |              |                       | DRAWING NO: 1 OF 1 |

WALKER ESTATES MINOR PLAT

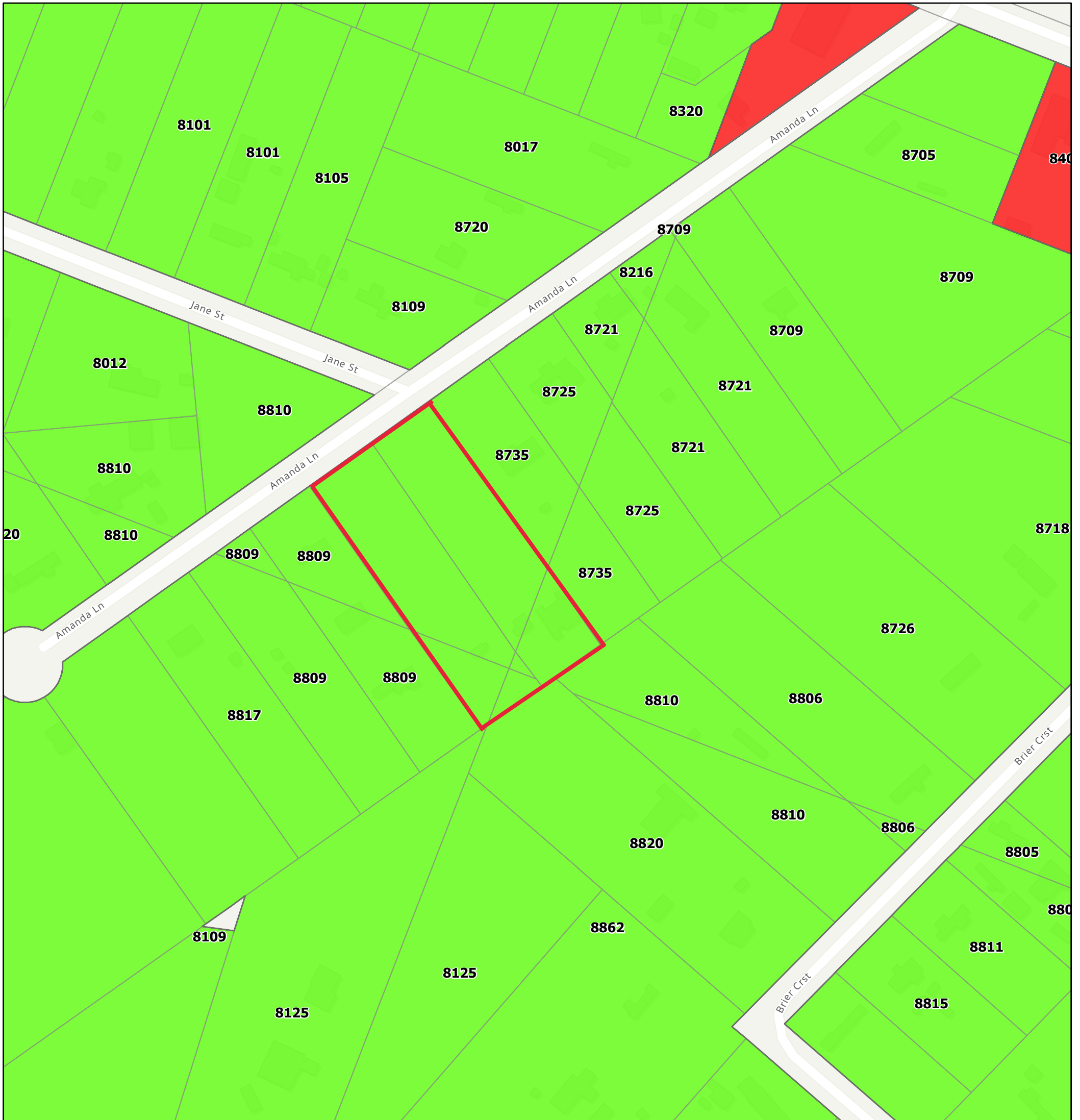
A 3.00 ACRE SUBDIVISION

OF 1-BLOCK, 1-LOT, AND 0-RESERVES  
BEING THE COMBINATION OF TWO CALLED 1.50  
ACRE TRACTS (A.K.A. LOTS 260 & 261)  
AS RECORDED IN  
C.C.F.# 2021007873, O.R.B.C.T.

SITUATED IN THE  
A.B.&M. SURVEY, ABSTRACT-410  
BRAZORIA COUNTY, TEXAS  
CITY OF MANVEL



# City of Manvel GIS Map



7/14/2021, 1:45:05 PM

☐ Parcels

## Zoning - District

 Heavy Commercial District

 Single-Family Residential District

1:2,257

Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of Manvel

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



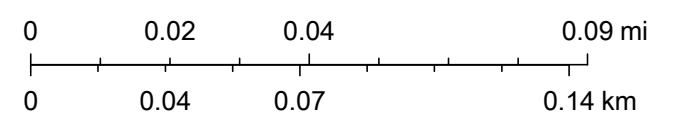
# City of Manvel GIS Map



7/14/2021, 1:50:37 PM

Parcels

1:2,257



Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of Manvel

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



## CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187  
Manvel, Texas 77578

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

## Subdivision Variance Application

### Applicant Information

Applicant (if not owner): \_\_\_\_\_

Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

Owner: Patricia Walker

Owner Address: 8801 Amanda LN City Manvel State TX Zip 77578

Phone: 832-519-5562 e-mail: \_\_\_\_\_

### Property Information

Site Address: 8801 Amanda LN

Legal description (from deed): lot - 260 & 261 (3.00 AC)  
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 228498

### Description of Subdivision Variance Request

62-111  
construction of 1/2 of Amanda Ln. ADJ. TRACT.

### Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Required for final approval of minor or  
administrative plat by city staff.



o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

It is necessary to have this order to comply with the city ordinance of plat recordation of property prior to issuing a building permit which it what is desired

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

There will be no change or impact as this is in conformance with the surviving properties.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

There will be no change or impact as this is in conformance with the surviving properties.

#### Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

  
Applicant Signature

7/2/2021  
Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



**DEVELOPMENT SERVICES DEPARTMENT**

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

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Meridiana Inspiration Way Phase 3 Preliminary Plat  |
| <b>Applicant</b>             | Brad Sweitzer, EHRA                                 |
| <b>PD&amp;Z Meeting Date</b> | July 12, 2021                                       |
| <b>Recommendation</b>        | Denial                                              |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

The City staff recommends denial of the Meridiana Inspiration Way Phase 3 Preliminary Plat.

1. Provide Drainage District approval of the Preliminary Drainage Plan (Section 62-38 (a) (14)).
2. Provide a Preliminary Drainage Plan per Section 62-38 (a) (14) The plans shall include:
  - a. Overall layout of lots or parcel;
  - b. Contours;
  - c. Any existing waterways on or adjacent to the site;
  - d. Drainage area map showing on-site and offsite areas draining across or adjacent to the site with preliminary calculations of flows;
  - e. Flood zones and floodways, as determined by the applicable FEMA maps. The base flood elevation (BFE) shall be indicated on the preliminary plat as shall the flood zone;
  - f. Proposed drainage improvements, including detention areas and depths with preliminary calculations; and
  - g. Proposed easements, including all drainage and maintenance easements.
3. Clarify the road name as either "Inspiration Way" or "East Inspiration Way (Section 62-38 (a) (10)).
4. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).



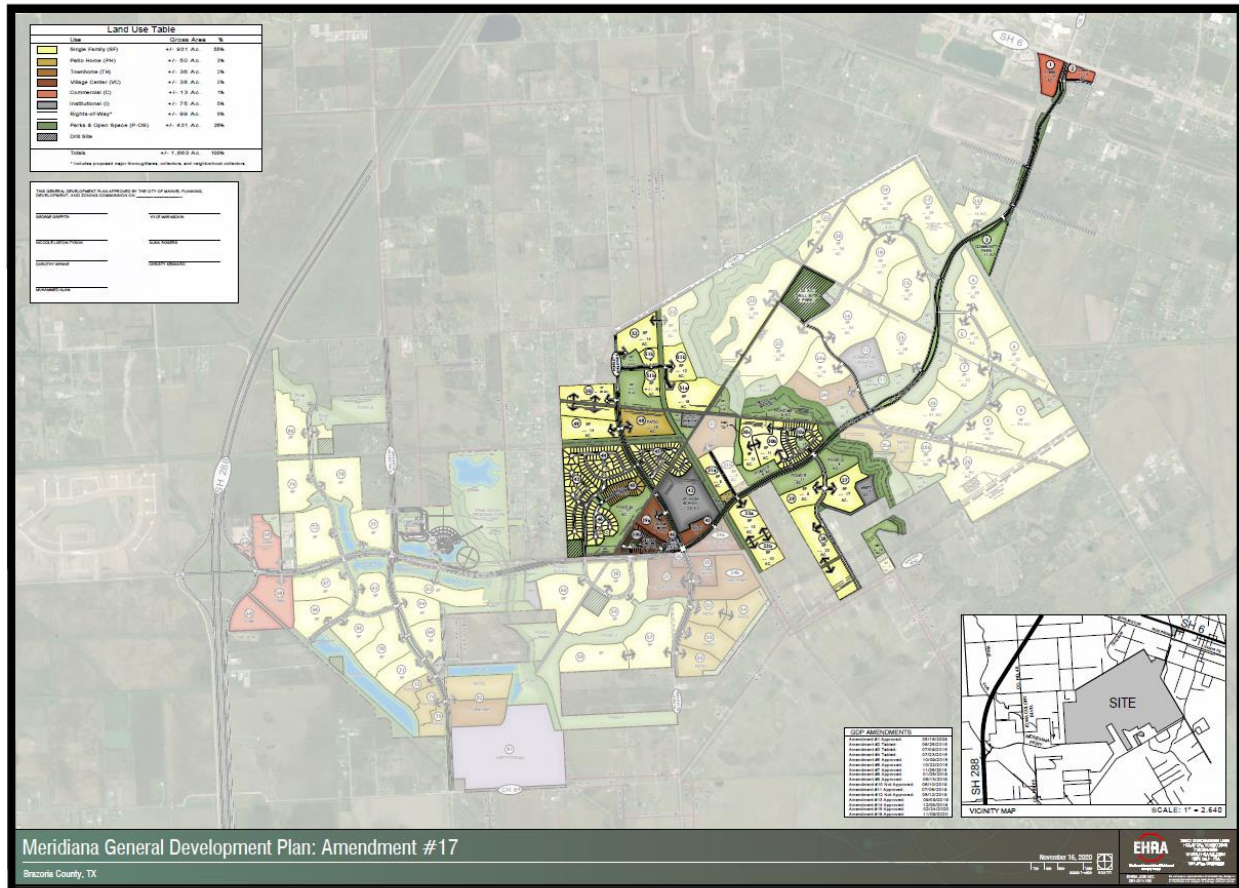






**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020)**







# City of Manvel

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

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

## AGENDA REQUEST

### REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

|                                |                          |              |                          |      |                                     |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|
| Planning, Development & Zoning | <input type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|

Date of Request: July 12, 2021 PDZ and July 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to  
City Council, Preliminary Plat for Meridiana Inspiration Way Phase 3, a subdivision of  
2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and  
Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-  
270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

**Plats:**

Preliminary X  
Final \_\_\_\_\_

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

Brad Sweitzer

SIGNATURE

6/14/2021

DATE



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.  
  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

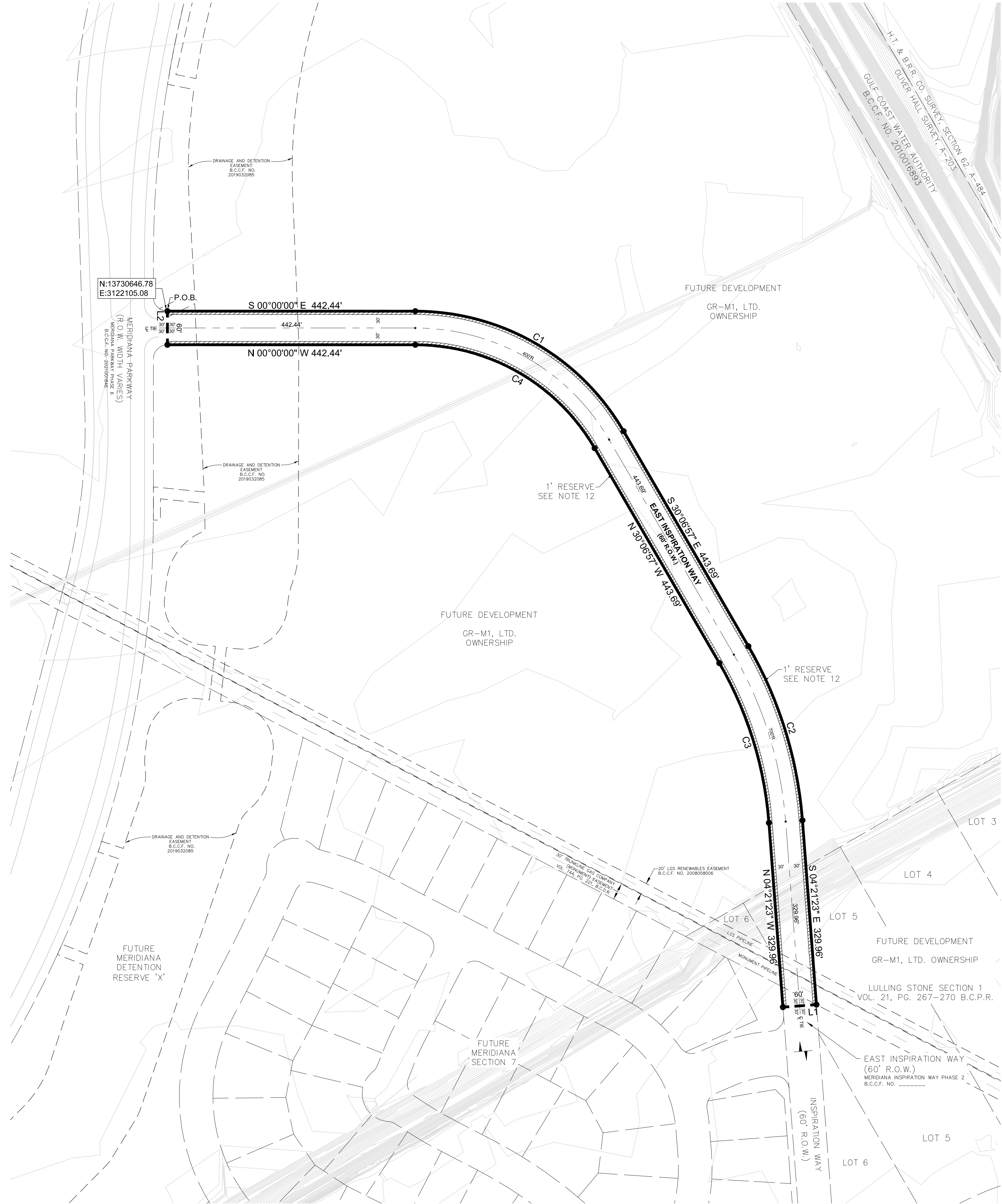
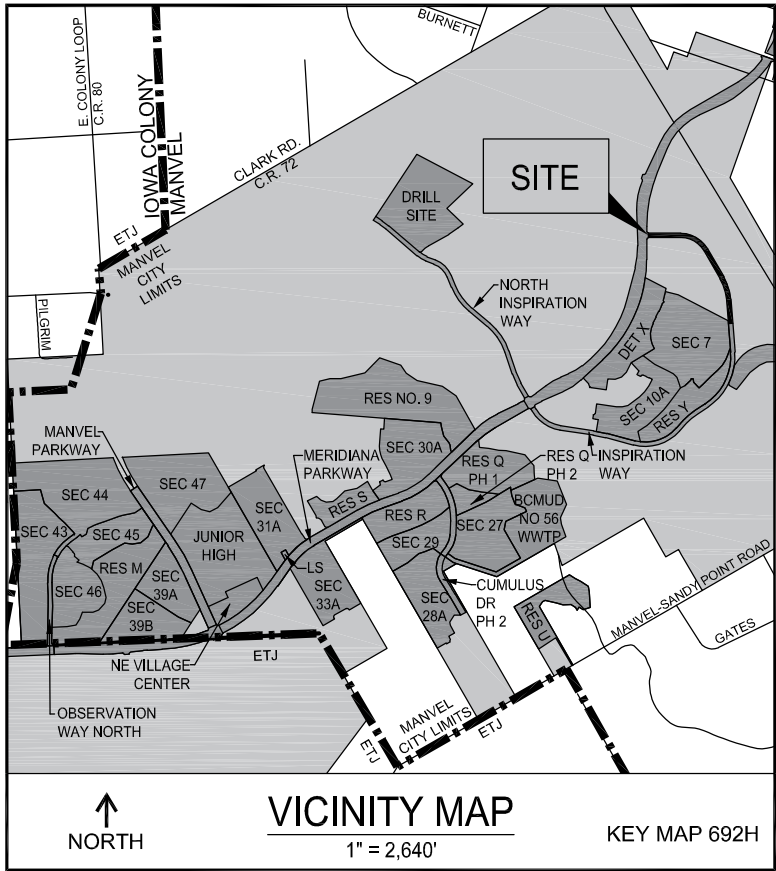
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a reprint and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY COUNCIL



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | ANGLE         | DISTANCE |
| L1         | N 85°38'37" E | 60.00'   |
| L2         | N 00°00'00" E | 60.00'   |

| CURVE TABLE |         |            |               |              |
|-------------|---------|------------|---------------|--------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 430.00' | 449.43'    | S 60°03'29" E | 429.25'      |
| C2          | 730.00' | 328.20'    | S 17°14'10" E | 325.44'      |
| C3          | 670.00' | 301.22'    | N 17°14'10" W | 298.69'      |
| C4          | 370.00' | 386.71'    | N 60°03'29" W | 369.35'      |

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

BENCHMARK(S):

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



10' 150' 1100' 1200'  
SCALE: 1"=100'

Meridiana Inspiration Way Phase 3 Preliminary Plat

A Subdivision of 2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

June 14, 2021



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

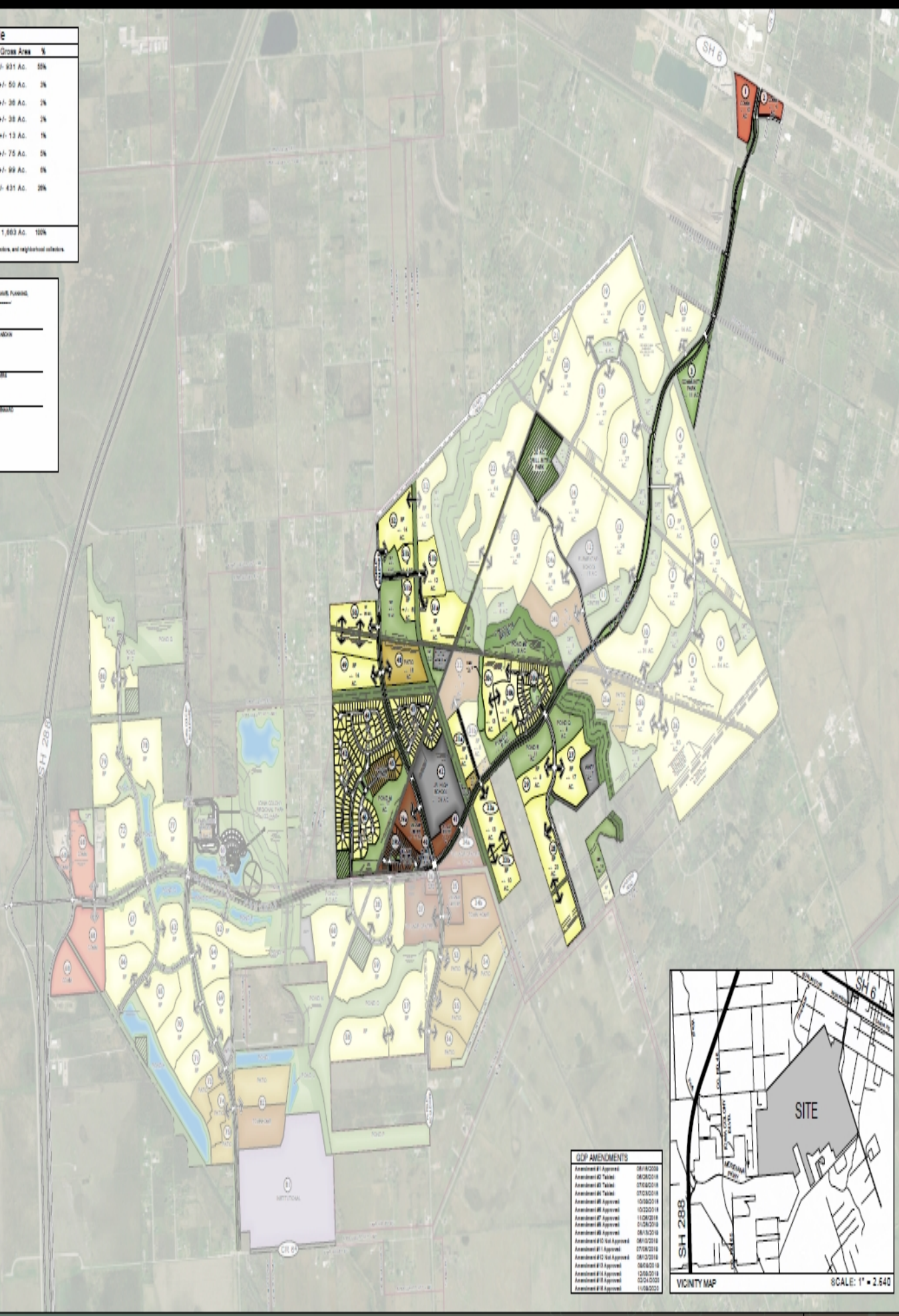
EHRA JOB NO. 081-011-126  
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



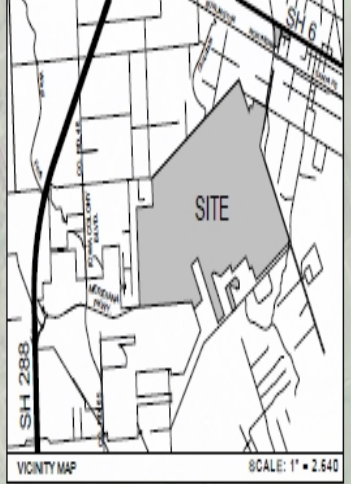
| Land Use Table            |                      |             |
|---------------------------|----------------------|-------------|
| Use                       | Gross Area           | %           |
| Single Family (SF)        | +/- 831 Ac.          | 55%         |
| Patio Home (PH)           | +/- 50 Ac.           | 3%          |
| Townhome (TH)             | +/- 36 Ac.           | 2%          |
| Village Center (VC)       | +/- 38 Ac.           | 2%          |
| Commercial (C)            | +/- 13 Ac.           | 1%          |
| Institutional (I)         | +/- 75 Ac.           | 5%          |
| Rights-of-Way*            | +/- 99 Ac.           | 6%          |
| Parks & Open Space (P-OS) | +/- 431 Ac.          | 28%         |
| DRS Site                  |                      |             |
| <b>Total</b>              | <b>+/- 1,683 Ac.</b> | <b>100%</b> |

\*Includes proposed major thoroughfares, collectors, and neighborhood collectors.

|                                                                                                                                     |            |
|-------------------------------------------------------------------------------------------------------------------------------------|------------|
| THE MERIDIANA DEVELOPMENT PLAN APPROVED BY THE CITY OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AND THE BRAZORIA COMMISSION ON 06/16/2009. |            |
| GENERAL MAP                                                                                                                         | 11/12/2010 |
| REVISIONS                                                                                                                           | 11/12/2010 |
| REVISIONS                                                                                                                           | 11/12/2010 |
| REVISIONS                                                                                                                           | 11/12/2010 |
| REVISIONS                                                                                                                           | 11/12/2010 |



| GDP AMENDMENTS             |            |
|----------------------------|------------|
| Amendment #1 Approved      | 06/16/2009 |
| Amendment #2 Tabled        | 06/26/2010 |
| Amendment #3 Tabled        | 07/08/2010 |
| Amendment #4 Tabled        | 07/08/2010 |
| Amendment #5 Approved      | 10/29/2010 |
| Amendment #6 Approved      | 10/22/2010 |
| Amendment #7 Approved      | 11/02/2010 |
| Amendment #8 Approved      | 01/26/2011 |
| Amendment #9 Approved      | 06/13/2010 |
| Amendment #10 Not Approved | 06/13/2010 |
| Amendment #11 Approved     | 07/08/2010 |
| Amendment #12 Not Approved | 06/13/2010 |
| Amendment #13 Approved     | 06/04/2010 |
| Amendment #14 Approved     | 12/08/2010 |
| Amendment #15 Approved     | 02/24/2011 |
| Amendment #16 Approved     | 11/08/2012 |



# Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2023



By Order of the Board of Directors  
11/16/2023





**DEVELOPMENT SERVICES DEPARTMENT**

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

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Meridiana Section 7 East Preliminary Plat           |
| <b>Applicant</b>             | Brad Sweitzer, EHRA                                 |
| <b>PD&amp;Z Meeting Date</b> | July 12, 2021                                       |
| <b>Recommendation</b>        | Denial                                              |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

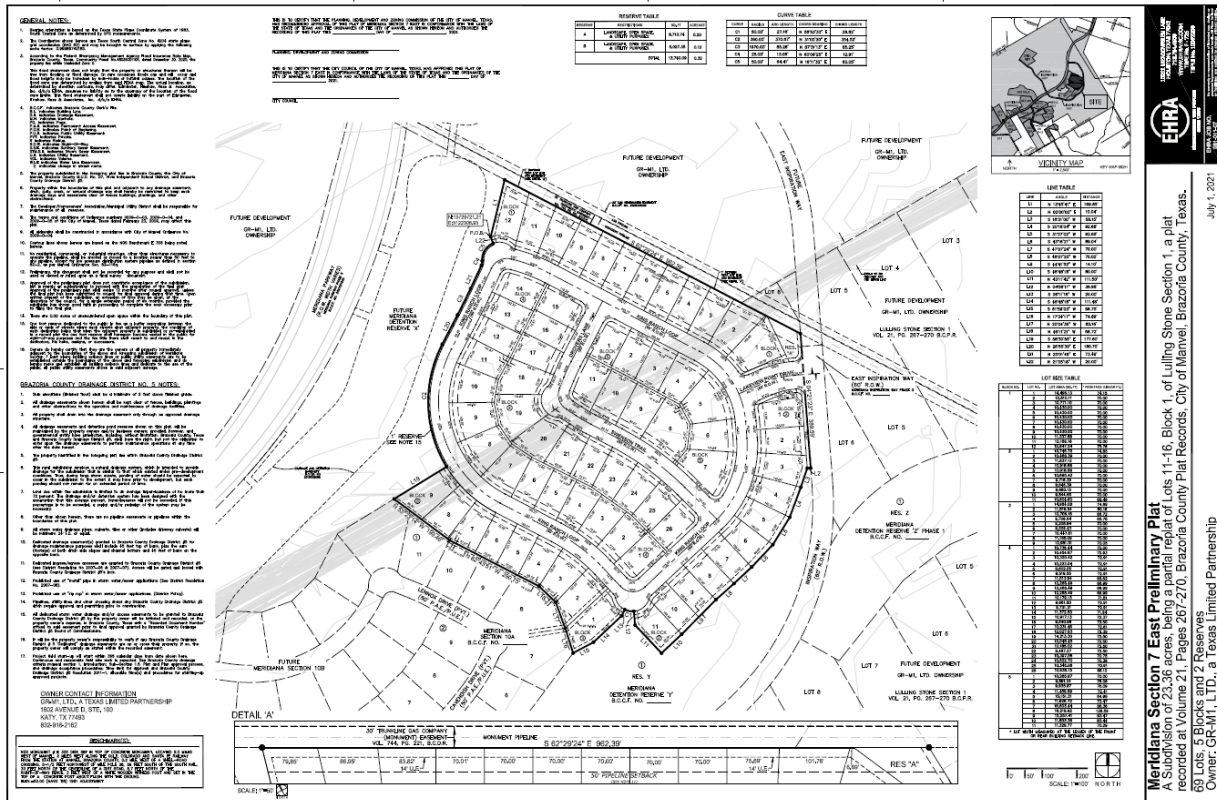
**Staff Recommendation**

The City staff recommends denial of the Meridiana Section 7 East Preliminary Plat.

1. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).



**Plat Exhibit**

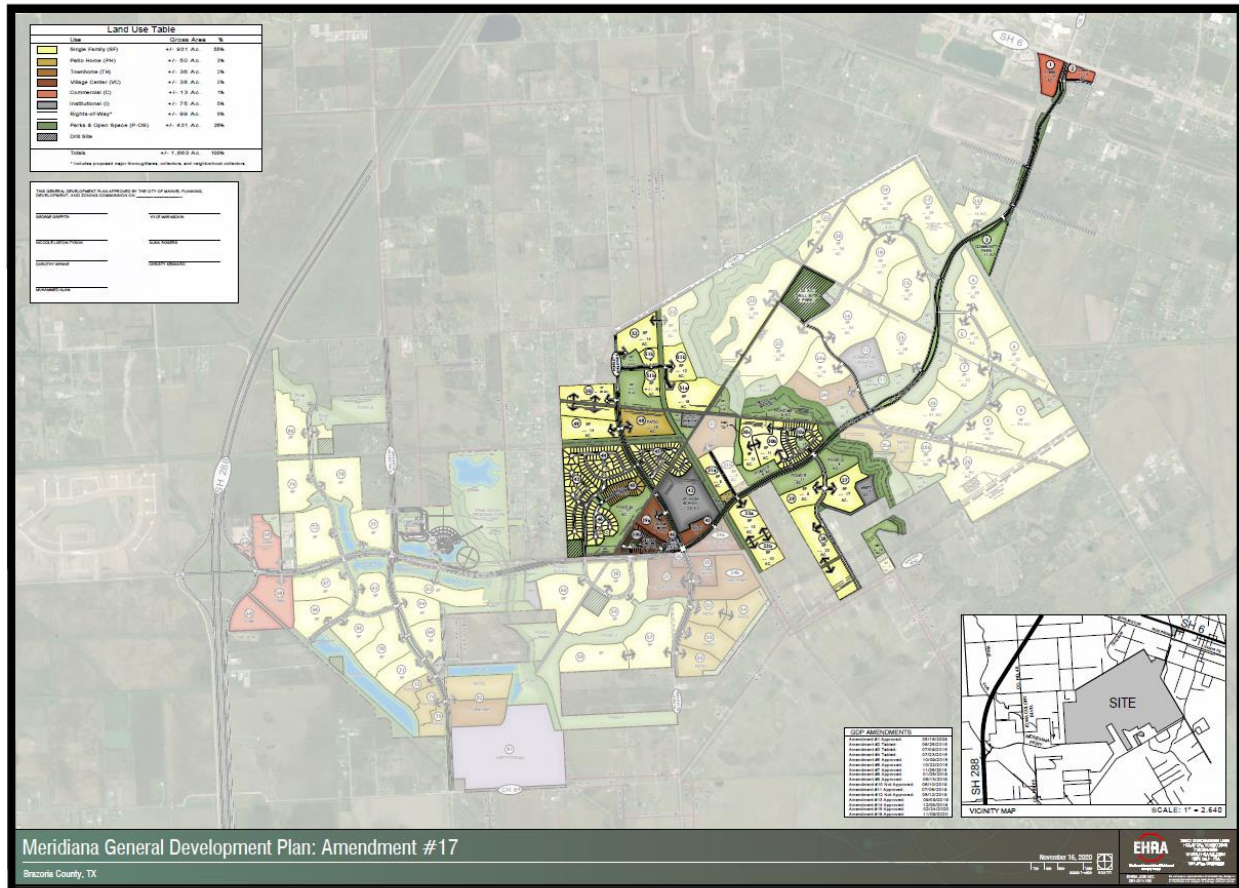






**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020)**







# City of Manvel

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

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

## AGENDA REQUEST

### REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

|                                |                          |              |                          |      |                                     |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|
| Planning, Development & Zoning | <input type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|

Date of Request: July 12, 2021 PDZ and July 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to  
City Council, Preliminary Plat for Meridiana Section 7 East, a subdivision of 23.36  
acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat  
recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of  
Manvel, Brazoria County, Texas.

**Plats:**

Preliminary X  
Final \_\_\_\_\_

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

Brad Sweitzer

SIGNATURE

6/14/2021

DATE



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.  
  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M. indicates Manhole.  
P. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.W.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and re-vest in the dedicators, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 7 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (See District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures, time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FURTHER WEST OF MILE POLE 38, 39, 37 FEET NORTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 7 EAST IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 7 EAST IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

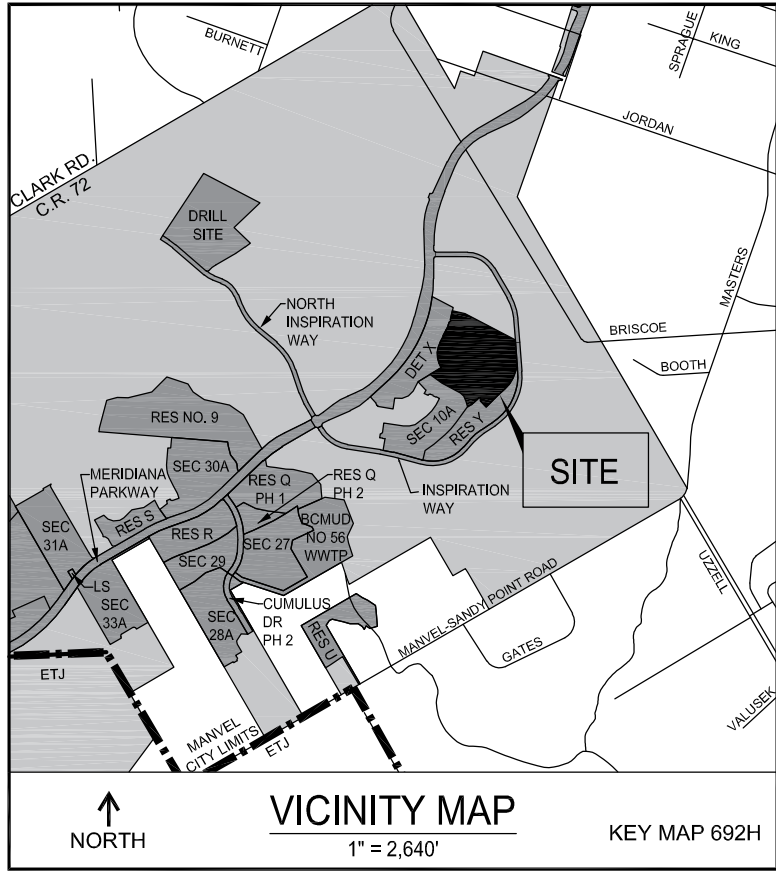
CITY COUNCIL

RESERVE TABLE

| RESERVE | RESTRICTIONS                              | SQ. FT.   | ACREAGE |
|---------|-------------------------------------------|-----------|---------|
| A       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 8,712.74  | 0.20    |
| B       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 5,027.35  | 0.12    |
| TOTAL   |                                           | 13,740.09 | 0.32    |

CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1    | 50.00'   | 27.16'     | N 58°53'33" E | 26.82'       |
| C2    | 360.00'  | 370.67'    | N 31°00'20" E | 354.52'      |
| C3    | 1970.00' | 85.26'     | N 87°31'13" E | 85.25'       |
| C4    | 25.00'   | 13.06'     | N 60°04'25" E | 12.91'       |
| C5    | 50.00'   | 64.41'     | N 16°11'32" E | 60.05'       |

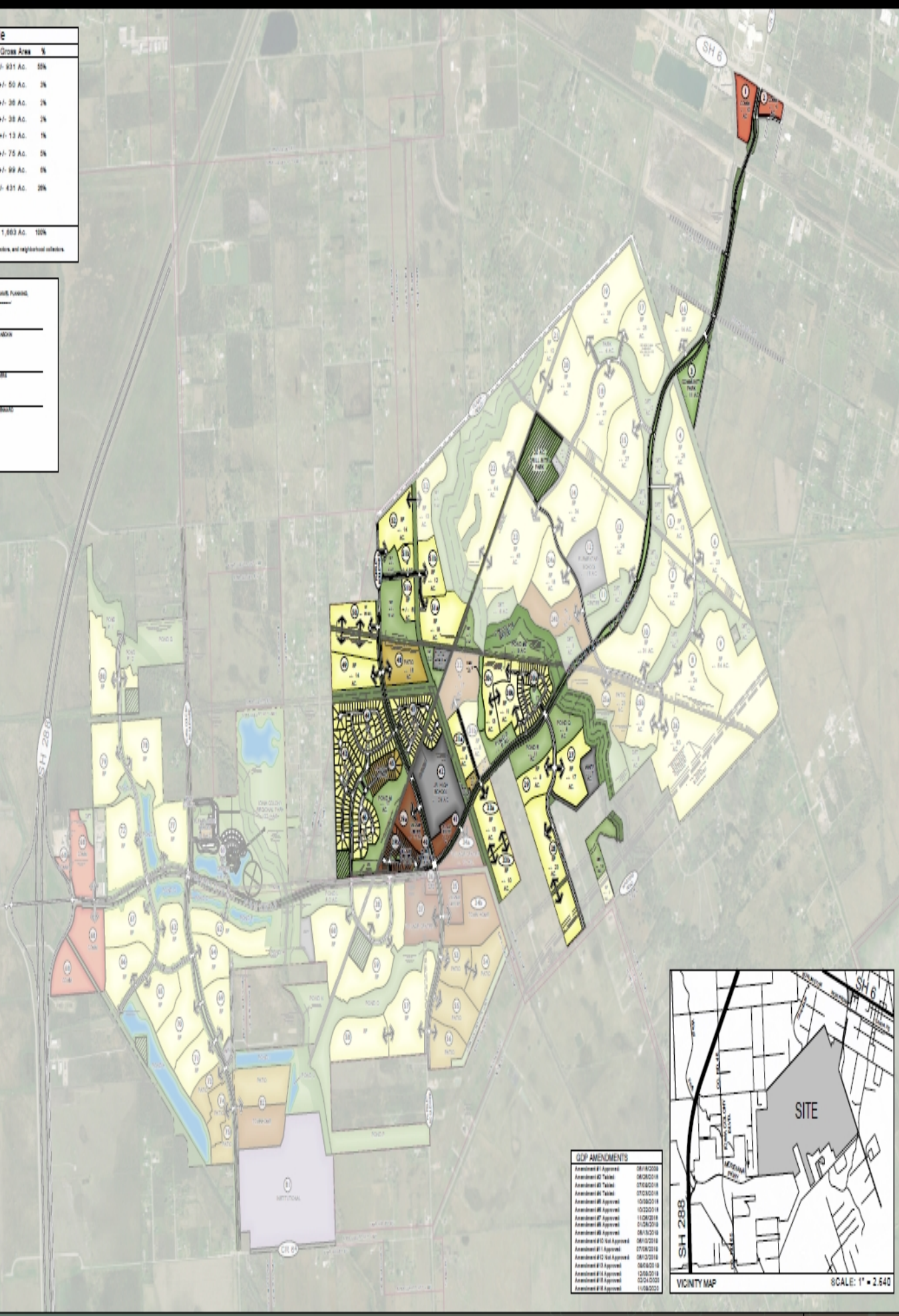




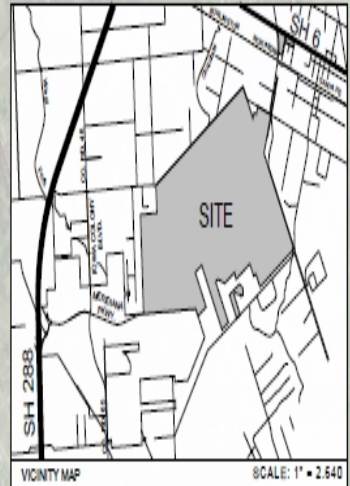
| Land Use Table            |                      |             |
|---------------------------|----------------------|-------------|
| Use                       | Gross Area           | %           |
| Single Family (SF)        | +/- 831 Ac.          | 55%         |
| Patio Home (PH)           | +/- 50 Ac.           | 3%          |
| Townhome (TH)             | +/- 36 Ac.           | 2%          |
| Village Center (VC)       | +/- 38 Ac.           | 2%          |
| Commercial (C)            | +/- 13 Ac.           | 1%          |
| Institutional (I)         | +/- 75 Ac.           | 5%          |
| Rights-of-Way*            | +/- 99 Ac.           | 6%          |
| Parks & Open Space (P-OS) | +/- 431 Ac.          | 28%         |
| DRS Site                  |                      |             |
| <b>Total</b>              | <b>+/- 1,683 Ac.</b> | <b>100%</b> |

\*Includes proposed major thoroughfares, collectors, and neighborhood collectors.

|                                                                                                                      |              |
|----------------------------------------------------------------------------------------------------------------------|--------------|
| THE MERIDIANA DEVELOPMENT PLAN APPROVED BY THE CITY OF BRAZORIA, FUNDING DEVELOPMENT, AND ZONING COMMISSION ON _____ |              |
| GENERAL MAP                                                                                                          | TRC NOTATION |
| PROJECT DESCRIPTION                                                                                                  | PLAN NUMBER  |
| DATE OF ISSUE                                                                                                        | DRAWN BY     |
| REVISIONS                                                                                                            |              |



| GDP AMENDMENTS             |            |
|----------------------------|------------|
| Amendment #1 Approved      | 06/16/2008 |
| Amendment #2 Tabled        | 06/26/2016 |
| Amendment #3 Tabled        | 07/02/2016 |
| Amendment #4 Tabled        | 07/03/2016 |
| Amendment #5 Approved      | 10/28/2016 |
| Amendment #6 Approved      | 10/22/2016 |
| Amendment #7 Approved      | 11/02/2016 |
| Amendment #8 Approved      | 01/26/2018 |
| Amendment #9 Approved      | 06/13/2018 |
| Amendment #10 Not Approved | 06/12/2018 |
| Amendment #11 Approved     | 07/06/2018 |
| Amendment #12 Not Approved | 08/13/2018 |
| Amendment #13 Approved     | 08/04/2018 |
| Amendment #14 Approved     | 12/06/2018 |
| Amendment #15 Approved     | 02/24/2020 |
| Amendment #16 Approved     | 11/08/2022 |



# Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2023

1" = 1" = 2,640'







# City of Manvel

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

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

## AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

|                                |                          |              |                          |      |                                     |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|
| Planning, Development & Zoning | <input type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------|--------------------------|------|-------------------------------------|

Date of Request: July 12, 2021 PDZ and July 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat  
for Meridiana Detention Reserve 'X', a subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial  
replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County  
Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded  
at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

**Plats:**

Preliminary X  
Final \_\_\_\_\_

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

Brad Sweitzer

SIGNATURE

6/14/2021

DATE





**DEVELOPMENT SERVICES DEPARTMENT**

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

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Meridiana Detention Reserve X Preliminary Plat      |
| <b>Applicant</b>             | Brad Sweitzer, EHRA                                 |
| <b>PD&amp;Z Meeting Date</b> | July 12, 2021                                       |
| <b>Recommendation</b>        | Denial                                              |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

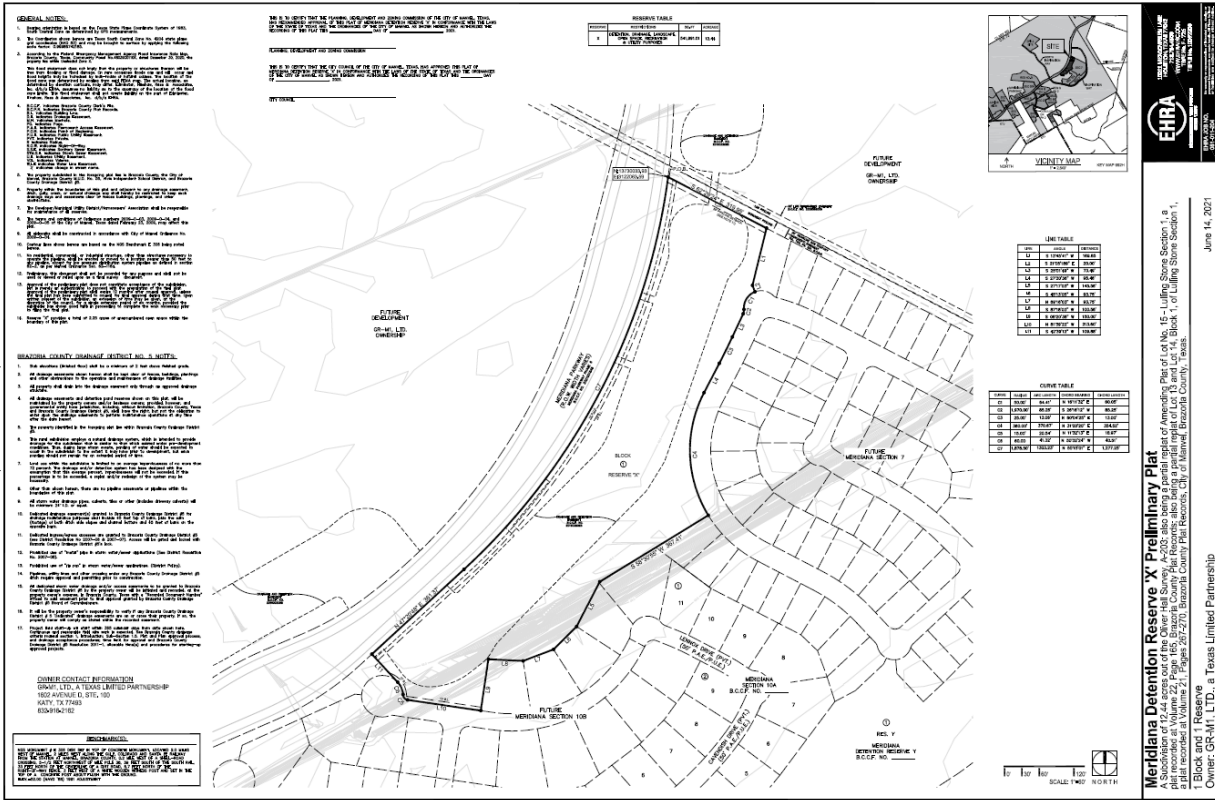
The City staff recommends denial of the Meridiana Detention Reserve X Preliminary Plat.

1. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).





Plat Exhibit

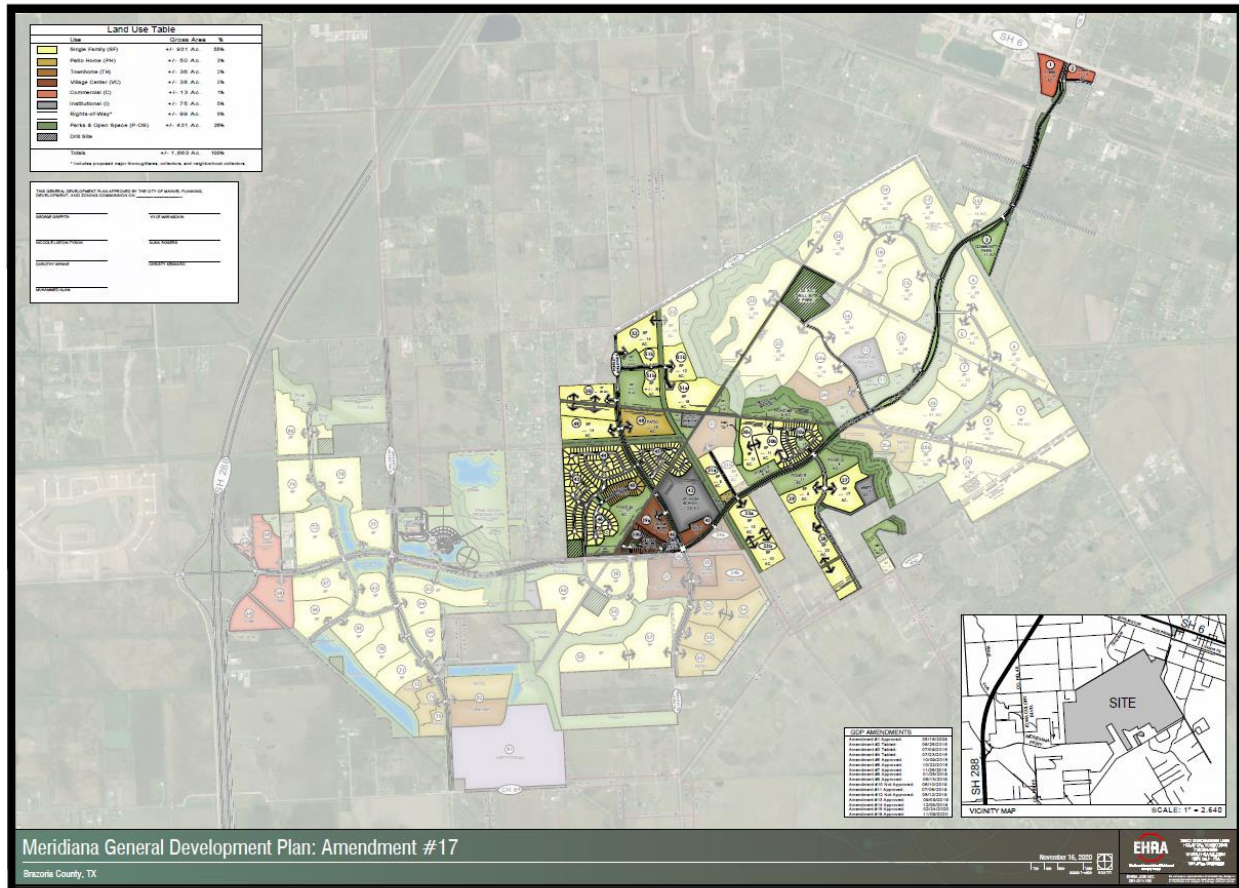






**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020)**





GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2021, the property lies within Unshaded Zone X.

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

- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.W.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "X" provides a total of 2.25 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including jurisdiction, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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

BENCHMARK(S):

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

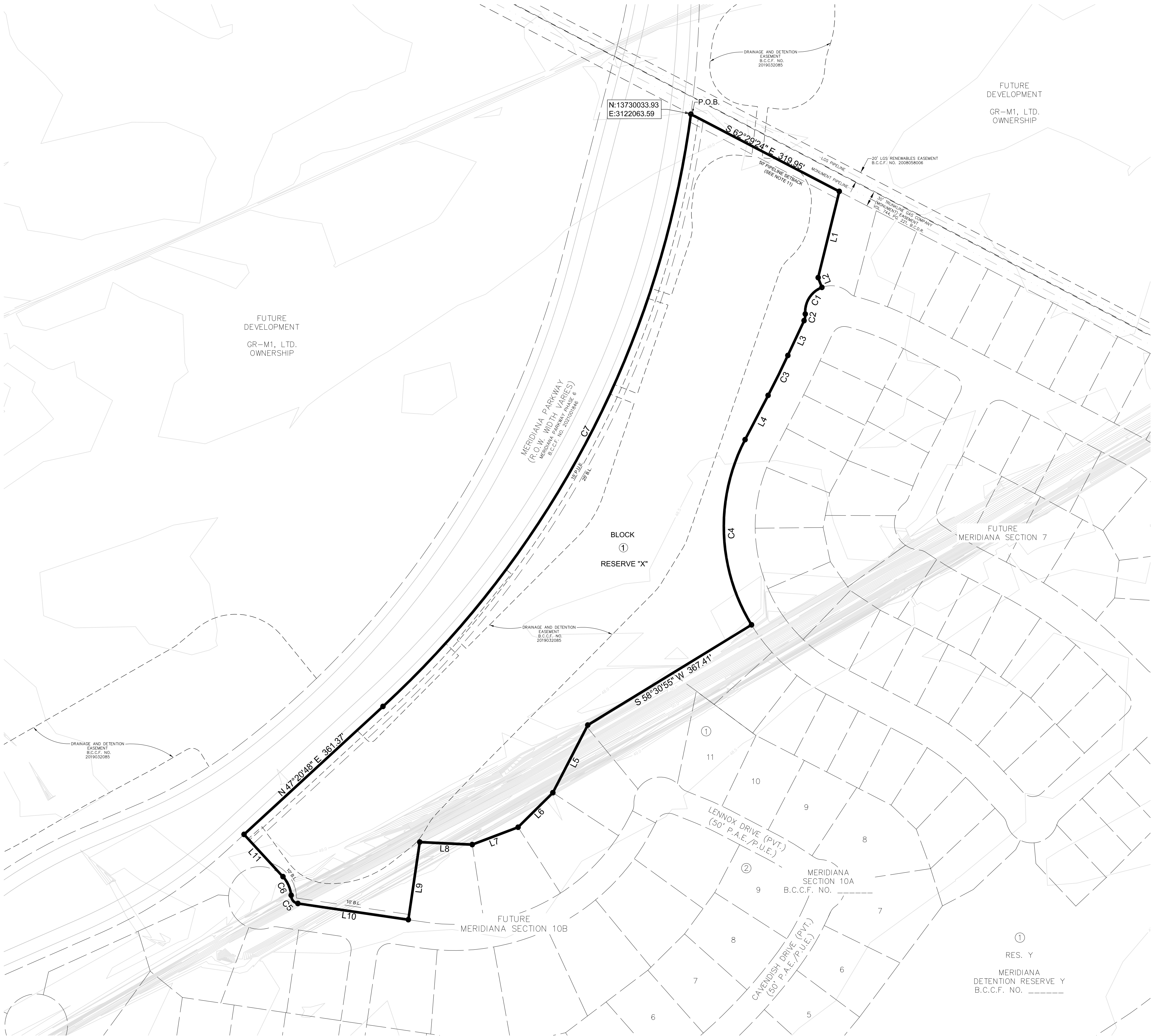
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE 'X' IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE 'X' IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

CITY COUNCIL

| RESERVE TABLE |                                                                           |            |         |
|---------------|---------------------------------------------------------------------------|------------|---------|
| RESERVE       | RESTRICTIONS                                                              | SQ. FT     | ACREAGE |
| X             | DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES | 541,991.01 | 12.44   |



LINE TABLE

| LINE | ANGLE          | DISTANCE |
|------|----------------|----------|
| L1   | S 13°45'41" W  | 169.85   |
| L2   | S 21°05'189" E | 20.00'   |
| L3   | S 25°01'49" W  | 73.49'   |
| L4   | S 27°30'36" W  | 95.46'   |
| L5   | S 27°17'03" W  | 145.56'  |
| L6   | S 45°13'05" W  | 93.75'   |
| L7   | N 69°16'03" W  | 93.75'   |
| L8   | S 87°18'03" W  | 100.56'  |
| L9   | S 08°20'38" W  | 150.00'  |
| L10  | N 81°39'22" W  | 213.60'  |
| L11  | S 42°39'12" W  | 109.88'  |

CURVE TABLE

| CURVE | RADIUS    | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|------------|---------------|--------------|
| C1    | 50.00'    | 64.41'     | N 16°11'32" E | 60.05'       |
| C2    | 1,970.00' | 85.26'     | S 26°16'12" W | 85.25'       |
| C3    | 25.00'    | 13.06'     | N 60°04'25" E | 13.00'       |
| C4    | 360.00'   | 370.67'    | N 31°00'20" E | 354.52'      |
| C5    | 15.00'    | 20.54'     | N 11°32'13" E | 18.97'       |
| C6    | 60.00'    | 41.32'     | N 50°32'24" W | 40.51'       |
| C7    | 1,878.50' | 1303.23'   | N 50°15'01" E | 1,277.25'    |



Meridiana Detention Reserve 'X' Preliminary Plat

A Subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

June 14, 2021

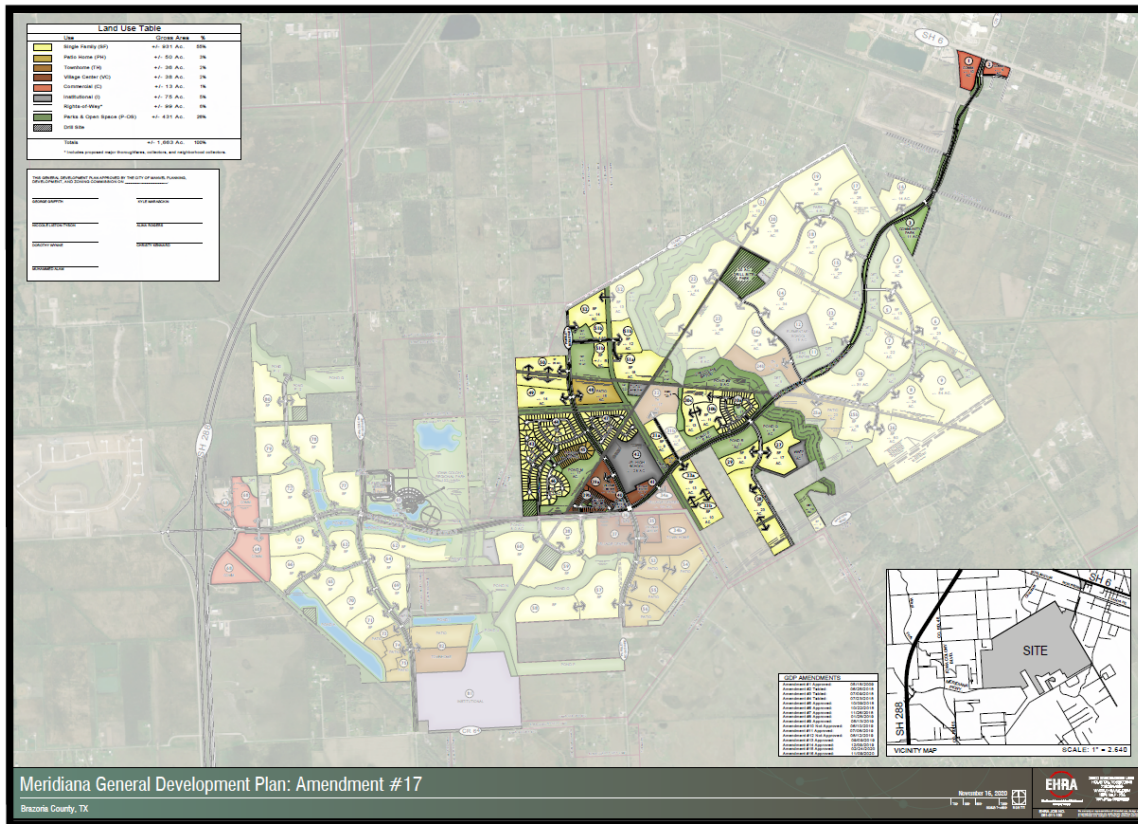


EHRA JOB NO. 081-011-204

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
WWW.EHRAINCC.COM  
TBB# No. F-726  
TBPL# No. 10072300

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









# MANVEL CITY COUNCIL DATA SHEET

---

**MEETING DATE:** July 19, 2021

**TOPIC:** An appeal filed by EHRA Engineering, Inc. on behalf of Rise Communities to City Staff's recommendation (by implication the Designated Official interpretation) to the Planning, Development and Zoning Commission for the Meridiana O-PUD (Ordinance No. 2009-O-04) to City Council.

**BACKGROUND:** The Meridiana General Development Plan (GDP) Amendment No. 18 was not approved by the Planning, Development and Zoning Commission at their XX, 2021, meeting. The Developer filed an appeal to City Council regarding the interpretation by the City Designated Official (DO). The appeal was heard at the May 3, 2021, City Council meeting where it was tabled. The City Council voted to table the item in order for City staff to come to a compromise regarding 'overall traffic circulation' within the Meridiana Development and the surrounding area. The Designated Official's interpretation appeal was brought back to the City Council on May 17, 2021. At that meeting the City Council upheld an interpretation by the DO whereby vehicular access is granted to 1) the Meridiana Development and Clark Road, 2) the Meridiana Development and South Masters Road, 3) between sections identified as "Section 4a", 4) between sections identified as "Section 4a" and "Section 6", 5) between sections identified as "Section 18a", "Section 18b", and "Section 15, and 6) between sections identified as "Section 21", "Section 20", and "Section 19".

On May 15, 2021, the Developer submitted the Meridiana GDP Amendment No. 19 for review. At that time City staff made comment for 1) improvements to the Jordan Rd./Clark Rd. intersection, 2) more than one vehicular ingress/egress in "Section 7" (24 acres), 3) more than one vehicular ingress/egress in "Section 24" (32 acres), 4) more than one vehicular ingress/egress in "Section 13" (32 acres), and 5) providing connection arrows from Section 51Bs to the east/west road intersecting with Pursley Boulevard. City staff presented their findings to the Commission whereby a recommendation for denial was presented because the Meridiana GDP Amendment No. 19 did not conform to the adopted O-PUD's requirements for a GDP per page 61 and other City approved plans/documents. This Section of the O-PUD states the General Development Plan (GDP) shall show "other proposed streets that are necessary to demonstrate an overall circulation system for the development". It is staff's determination that the Meridiana GDP Amendment No. 19 does not provide proper ingress/egress to Section 7, Section 13, and Section 24, therefore they do not provide overall vehicular access in the Meridiana Development. Staff has also recommended an improvement to the Jordan Road and Clark Road intersection. Currently this intersection makes a 90 degree turn over a canal (located near Section 19). Staff has determined an improvement/reconfiguration of this intersection is required so that that *"Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere"*, as stated in the 2007 Manvel Comprehensive Plan. The improvement/reconfiguration would require a change to the GDP whereby Section 19 is altered to provide a curvature to the intersection rather than a 90-degree turn. City staff had prior conversation with the Developer at monthly meetings to discuss intersection improvement options. City staff has not received input back from the Developer regarding this item. Further, staff determined Sections 7, 13, and 24 should



have additional ingress/egress points that are not only a boulevard entrance in order to meet the overall circulation system for the development since these are larger acreage sections with truly one point of ingress/egress.

The Meridiana GDP Amendment No. 19 was presented to the Commission with the above-mentioned findings at the June 14, 2021, meeting. The Commission did not approve the Meridian GDP Amendment No. 19 and concurred with staff's recommendation that the GDP Amendment No. 19 does not meet the criteria adopted in Ordinance No. 2009-O-04, the 2007 Manvel Comprehensive Plan, the 2001 Manvel Zoning Ordinance, the Seven Oaks Ranch (Meridiana) Open-Planned Unit Development District Plan (O-PUD Plan), Ordinance No. 2009-O-05, and the Tax Increment Investment Zone 3 (TIRZ 3) – Final Project Plan.

**RECOMMENDATION:** It is the Designated Official's recommendation to uphold the interpretation made by the City Staff (by implication of the Designated Official) to the Planning, Development and Zoning Commission to the Meridiana GDP Amendment No. 19 (June 14, 2021).

**ATTACHMENTS:** PD&Z Commission Report (dated June 14, 2021), Meridiana General Development Plan Amendment No. 18 (not approved), Meridiana General Development Plan Amendment No. 19, and Applicant Appeal Letter

## FUNDING ISSUES

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



|                                             |                                                                                  |
|---------------------------------------------|----------------------------------------------------------------------------------|
| <b>SUBMITTING STAFF MEMBER</b><br>Kyle Jung | <b>FINANCE DIRECTOR APPROVAL</b> _____<br><br><b>CITY MANAGER APPROVAL</b> _____ |
|---------------------------------------------|----------------------------------------------------------------------------------|





**Planning, Development and Zoning Commission Report**

|                              |                                                                          |
|------------------------------|--------------------------------------------------------------------------|
| <b>Plat Name</b>             | Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021) |
| <b>Applicant</b>             | Brad Sweitzer, EHRA, Inc.                                                |
| <b>PD&amp;Z Meeting Date</b> | June 14, 2021                                                            |
| <b>Recommendation</b>        | Denial                                                                   |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services                      |

**Staff Recommendation**

City staff recommends denial of the Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021) because it does not conform to the adopted O-PUD's requirements for a General Development Plan per page 61. This Section of the O-PUD states the General Development Plan (GDP) shall show "other proposed streets that are necessary to demonstrate an overall circulation system for the development". It is staff's determination that the Meridiana GDP Amendment No. 19 does not provide proper ingress/egress to Section 7, Section 13, and Section 24, therefore they do not provide overall vehicular access in the Meridiana Development. Staff has also recommended an improvement to the Jordan Road and Clark Road intersection. Currently this intersection makes a 90 degree turn over a canal (located near Section 19). Staff has determined an improvement/reconfiguration of this intersection is required so that that *"Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere"*, as stated in the 2007 Manvel Comprehensive Plan. The improvement/reconfiguration would require a change to the GDP whereby Section 19 is altered to provide a curvature to the intersection rather than a 90-degree turn.

Staff's recommendation is for:

1. A minimum two points of ingress/egress to Section 7.
2. A minimum two points of ingress/egress to Section 24.
3. A minimum two points of ingress/egress to Section 13.
4. Make improvements to the Jordan Road and Clark Road intersection through Section 19.

In a response letter from the Developer, Section 7, Section 24, and Section 13 do not require additional points of access because a boulevard entry is considered two points of access in the O-PUD. However, staff has determined these sections do not meet the overall circulation system for the development because these are large acreage sections with only a single point of ingress/egress.

The Developer also responded to the comment made by staff to improve the Clark Road and Jordan Road intersection by stating that the Jordan/Clark intersection is neither owned nor controlled by GR-M1. Additionally, per Page 18 of the O-PUD "No improvements for paving or drainage for [Clark or Master] shall be required".





## DEVELOPMENT SERVICES DEPARTMENT

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

### Background

The area of the Meridiana development under discussion are the approximately 30 sections of housing with approximately 2,000 homes located between Chocolate Bayou and the Gulf Coast Water Authority Canal. There is only one road that traverses this area for all the residents in this area (Meridiana Parkway, with a north and a south exit over the bayou and canal).

There is only one single point of access into Section 7, Section 24 and Section 13 by using the single “divided or boulevard entry” entrance. These sections are forced to exit onto a neighborhood collector road that only has two lanes and is similar to Rodeo Drive in the Rodeo Palms subdivision. Even though the proposed GDP No. 19 addresses some circulation issues, it falls short with these sections and improvement to the Jordan Road and Clark Road intersection. Staff does not believe the plan as presented provides the overall circulation envisioned in the 2007 Manvel Comprehensive Plan and, therefore, does not meet the requirements in the development’s O-PUD.

To further describe the requirements the development must meet and the documents in existence when the development was approved twelve years ago in 2009, staff has provided a list of six relevant items, as well as, sections from those documents that address the requirements in the 2007 Comprehensive Plan and the 2001 Zoning Ordinance that the development must comply with.

Below is information concerning:

1. The 2007 Manvel Comprehensive Plan;
2. Ordinance No. 2009-O-04 (the ordinance approved by Council adopting the Meridiana O-PUD);
3. The 2001 Zoning Ordinance, Section 7.D (section detailing O-PUD requirements);
4. The Meridiana Open-Planned Unit Development (O-PUD) Plan;
5. Ordinance No. 2009-O-05 (Meridiana’s request to amend the Major Thoroughfare Plan); and
6. The Tax Increment Reinvestment Zone # 3 (TIRZ3) Final Project Plan.

### 2007 Manvel Comprehensive Plan

Included in the 2007 Manvel Comprehensive Plan – Transportation section, the vision of the Manvel Council-adopted Comprehensive Plan detailed a well-planned transportation system that required the development of new roadways. *“Residential areas need multiple points of access to these major commercial hubs to avoid the much feared ‘traffic backup.’” “Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere.” “Manvel could elect to build a well-connected network of smaller streets instead of a sparse network of large streets, thus helping preserve the rural character of the town.” “There are two reasons for this: first, smaller intersections are less complex and take less time to cycle traffic through than large intersections; second, given a choice of several parallel roads of equal size, drivers tend to distribute themselves very evenly among the available roads, thus dramatically reducing congestion.”*





## DEVELOPMENT SERVICES DEPARTMENT

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

### Ordinance 2009-O-04

This ordinance was approved by the Manvel City Council on February 23, 2009, and it adopted the Seven Oaks Ranch (now Meridiana) as Open-Planned Unit Development (O-PUD) District Plan. This document details how the development will be designed and developed, but the ordinance specifically states that the Development Plan that was adopted does not fully satisfy the requirements of the City's Zoning Ordinance and that additional information is required prior to any building permit may be issued for construction of any structure. *"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."*

### 2001 Manvel Zoning Ordinance, Section 7.D

The City's Zoning Ordinance details how land uses in various zoning districts will develop and what requirements they have. Section 7 addresses the Open-Planned Unit Development zoning classification and Section 7.D details the requirements for the O-PUD Development Plan. These include:

*D. Open Planned Unit Development Plan Contents. At a minimum, a Development Plan shall include the following:*

- 1. Scale*
- 2. North arrow*
- 3. Owner, applicant, engineer, architect, surveyor*
- 4. Name or title of project*
- 5. Property lines*
- 6. Existing and proposed easements*
- 7. Roads, driveways, sidewalks, parking, loading areas, water bodies*
- 8. Trash receptacle areas*
- 9. All land uses, buildings and structures*
- 10. Facade treatments*
- 11. Area map of adjacent uses*
- 12. Existing trees*
- 13. Proposed landscaping including plant materials, location, plant sizes*
- 14. Open spaces, parks, trails*
- 15. Signage plans including sign locations, materials, colors, and dimensions of such signs*
- 16. Detention areas*
- 17. Lighting plans*
- 18. Identification of adequate water, sewer, and storm sewer facilities*





## DEVELOPMENT SERVICES DEPARTMENT

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

### Seven Oaks Ranch (now Meridiana) Open-Planned Unit Development District Plan (O-PUD Plan)

Included in the Development Plan adopted by Ordinance No. 2009-O-04 are details and visions of the Seven Oaks Ranch (now Meridiana) development. Some of these include:

- *"The O-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."*
- *"Seven Oaks Ranch 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."*
- *"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."*
- *"Seven Oaks Ranch 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 28, 2008 and meet the mobility needs of the community."*
- *"The street system in Seven Oaks Ranch 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"*
- *"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."*
- *"A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat."*

### Ordinance 2009-O-05

This Developer-requested ordinance amended the City's Major Thoroughfare Plan to remove the CR 57 extension (from Clark to S. Masters across the development) and reduced Manvel Parkway from 6 lanes to 4 lanes. The reasoning for these requested changes was:

- *"Therefore, with the removal of the CR 57 extension, the traffic would use the "well connected network of smaller streets" as envisioned in the 2007 Comprehensive Plan."*





## DEVELOPMENT SERVICES DEPARTMENT

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

### Tax Increment Investment Zone 3 (TIRZ3) – Final Project Plan

- *“The transportation, utility, and recreational improvements financed through the Zone not only serve the immediate community, but also will serve a regional purpose. The properties adjacent to the Zone will ultimately have access to the major infrastructure funded by the Zone, enabling those properties to develop to a quality and value not otherwise possible.”*
- *“The projected City contribution of property and sales taxes to the Zone over the 40-year life is \$293,440,630.00.”*

The interpretation that the Meridiana General Development Plan Amendment No. 19 does not meet the requirements of overall circulation is well founded in these various planning documents of the City of Manvel. The 2007 Comprehensive Plan envisions a network of streets that prevents traffic congestion and backup. Ordinance No. 2009-O-04 adopted the Development Plan, specifically finds that additional information including roads, driveways, sidewalks, and parking is required from the developer and is not fully included on GDP Amendment No. 19. The O-PUD itself refers numerous times to the City's Comprehensive Plan and the network of roadways and streets designed to meet the mobility needs of the development and provide adequate circulation for the overall area. In 2009, the Developer requested the removal of a collector corridor across the development and their reasoning was that the traffic would use a “well-connected network of smaller street as envision in the 2007 Comprehensive Plan.” Finally, the City is providing an estimated \$300 million dollars in property and sales taxes to the developer to pay for transportation and other improvements that “not only serve the immediate community, but also will serve a regional purpose.”

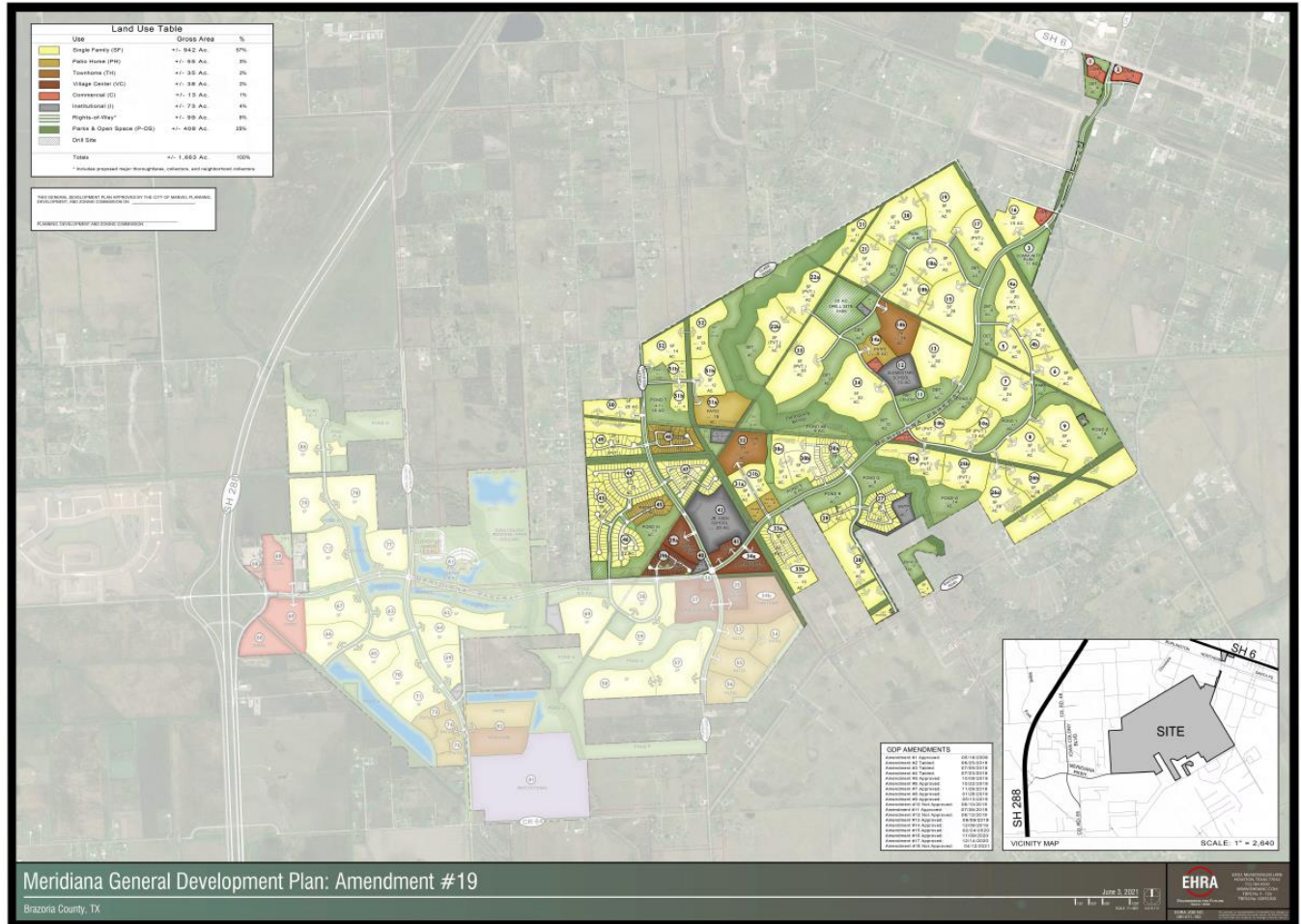
The Meridiana General Development Plan Amendment No. 19 does not fully connect individual housing sections. Staff does not see a complete network of streets that meet the vision of the City's 2007 Comprehensive Plan, the requirements of the ordinance that adopted the O-PUD, the 2001 Zoning Ordinance, the O-PUD Plan, the Ordinance that amended the City's Major Thoroughfare Plan, or the TIRZ 3 Final Project Plan. Therefore, I believe the plan, as submitted, is incomplete.





**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

## General Development Plan







## DEVELOPMENT SERVICES DEPARTMENT

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

### O-PUD Exhibit - General Development Plan

#### **7. General Development Plan**

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- 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
- Proposed land uses and public facilities

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.





**Developer Response Letter**

**CORRECTION RESUBMITTAL MEMORANDUM**

DATE: June 3, 2021  
TO: City of Manvel  
20025 Highway 6  
Manvel, TX 77578  
PH: 281.489.0630  
FROM: EHRA/Brad Sweitzer, Senior Planner  
RE: Correction Submittal – Manvel General Development Plan Amendment #19

**DIRECTOR OF DEVELOPMENT SERVICES COMMENTS:**

***1. Improve the Jordan/Clark intersection.***

The Jordan/Clark intersection is neither owned nor controlled by GR-M1. Additionally, per Page 18 of the O-PUD, "No improvements for paving or drainage for [Clark or Masters] shall be required."

***2. At 24 acres, Section 7 is too large to only have one entry/exit.***

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 7 has a boulevard entry (as depicted on the GDP), so it meets this requirement.

***3. At 32 acres, Section 24 is too large to only have one entry/exit.***

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 24 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

***4. At 32 acres, Section 13 is too large to only have one entry/exit.***

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 13 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

***5. Provide connection arrows from Section 51B to the east/west road intersection with Pursley Blvd.***

Connection arrows have been added into the westernmost areas of Section 51B (future cul-de-sac streets).

**SUPPLEMENTAL CHANGES:**

1. Section 4A has been changed to private, and Section 5 has been changed to public. The arrow between Section 4A and Section 4B has been removed since Section 4B is still public.

Please let me know if you require anything further to facilitate a positive recommendation of the General Development Plan.

Regards,

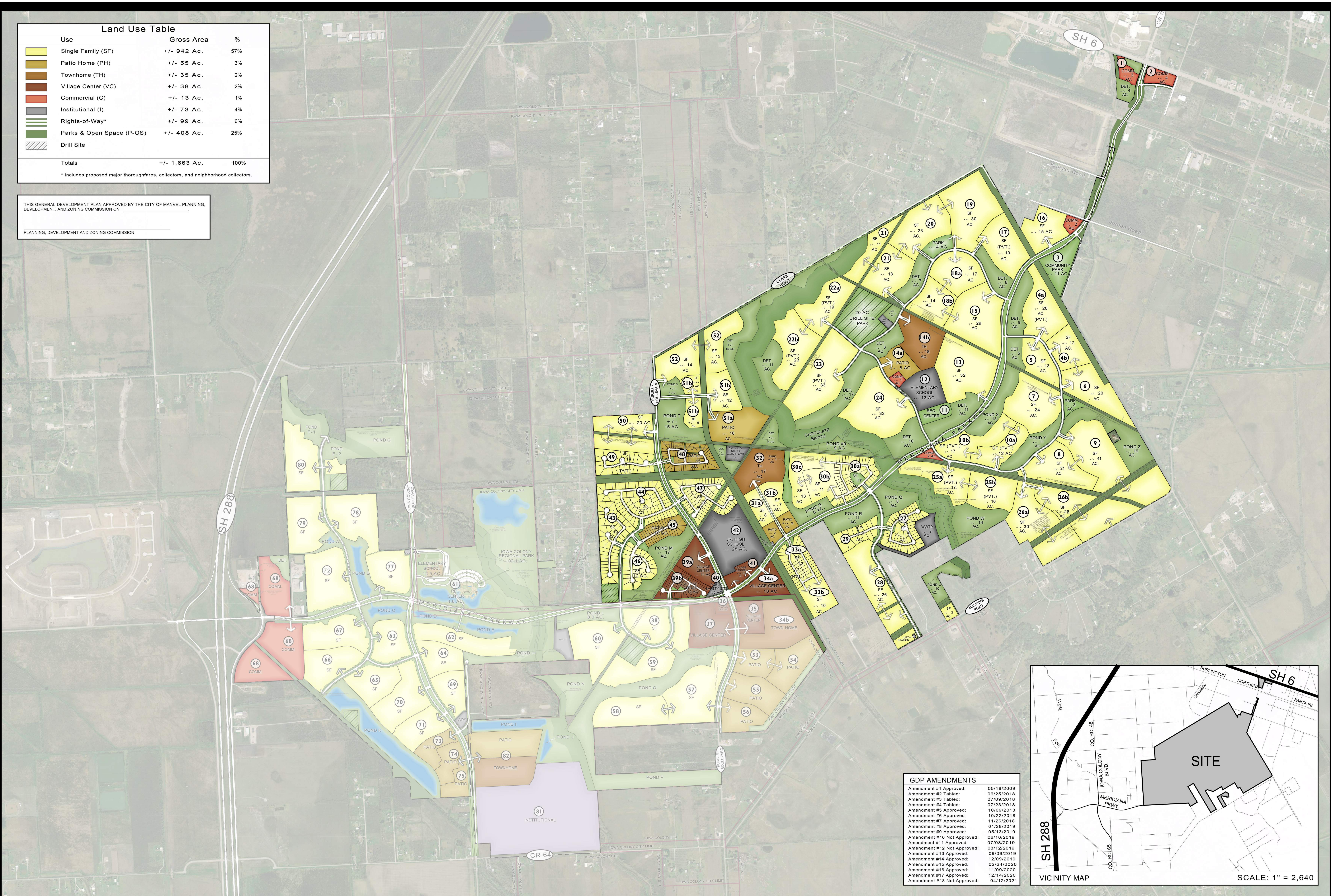
Brad Sweitzer, PLA, AICP  
Senior Planner  
EHRA



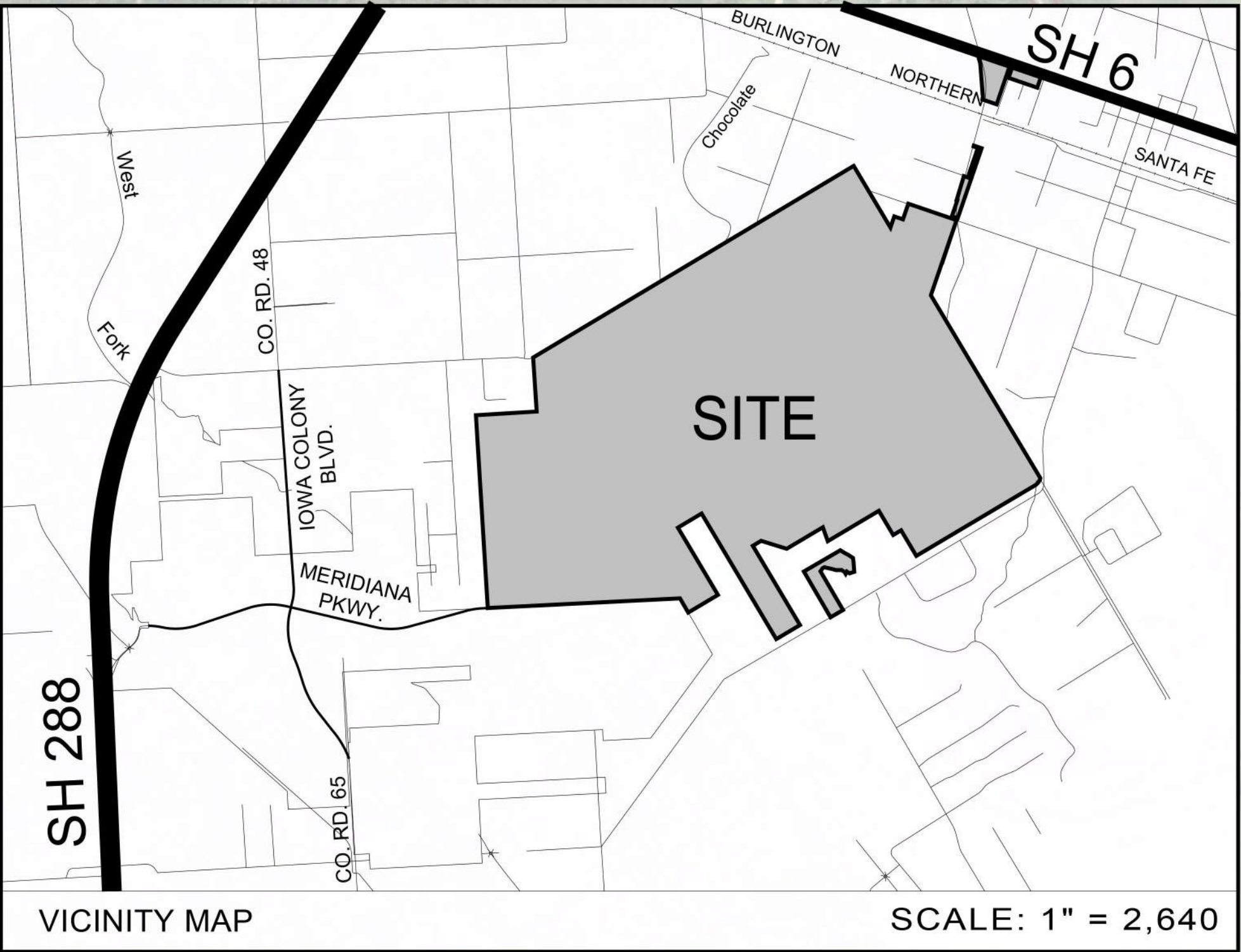
| Land Use Table                                                                    |               |      |
|-----------------------------------------------------------------------------------|---------------|------|
| Use                                                                               | Gross Area    | %    |
| Single Family (SF)                                                                | +/- 942 Ac.   | 57%  |
| Patio Home (PH)                                                                   | +/- 55 Ac.    | 3%   |
| Townhome (TH)                                                                     | +/- 35 Ac.    | 2%   |
| Village Center (VC)                                                               | +/- 38 Ac.    | 2%   |
| Commercial (C)                                                                    | +/- 13 Ac.    | 1%   |
| Institutional (I)                                                                 | +/- 73 Ac.    | 4%   |
| Rights-of-Way*                                                                    | +/- 99 Ac.    | 6%   |
| Parks & Open Space (P-OS)                                                         | +/- 408 Ac.   | 25%  |
| Drill Site                                                                        |               |      |
| Totals                                                                            | +/- 1,663 Ac. | 100% |
| * Includes proposed major thoroughfares, collectors, and neighborhood collectors. |               |      |

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION \_\_\_\_\_



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











June 15, 2021

Mr. Kyle J. Jung  
City Manager  
City of Manvel  
20025 Highway 6  
Manvel, TX 77578

Re: Meridiana O-PUD Interpretation Appeal to City Council

On behalf of Rise Communities, please accept this letter as a formal request to appeal City Staff's recommendation to the City of Manvel Planning and Zoning Commission (and by implication the Designated Official's interpretation) of the Meridiana O-PUD to the City of Manvel City Council.

Meridiana General Development Plan Amendment #19 meets the specific requirements of the O-PUD document and therefore, per Texas Local Government Code Section 212.010 – "Standards for Approval", this item must be approved.

If there are any questions at all, please feel free to contact me.

Regards,

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

Brad Sweitzer, AICP, PLA  
Senior Planner  
EHRA Engineering



## RESOLUTION

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG- DR)- CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).**

**WHEREAS**, the City of Manvel, Texas, has received a Hurricane Harvey - Infrastructure Community Development Block Grant - Disaster Recovery program award to provide SCADA, and emergency infrastructure; and

**WHEREAS**, it is necessary to appoint persons to execute contractual documents and documents requesting funds from the Texas General Land Office; and

**WHEREAS**, an original signed copy of the CDBG-DR Depository/Authorized Signatories Designation Form is to be submitted with a copy of this Resolution; and

**WHEREAS**, the City of Manvel acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide CDBG-DR with the following:

- a resolution designating the new authorized signatory (not required if this original resolution names only the title and not the name of the signatory); and
- a revised CDBG-DR *Depository Authorized Signatories Designation Form*.

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

**Section 1.** The Mayor, City Manager, City Secretary, and Chief Financial Officer are authorized to execute contractual documents between the Texas General Land Office and the City for the Hurricane Harvey - Infrastructure Community Development Block Grant Disaster Recovery Program.

**Section 2.** The Mayor, City Manager, City Secretary, and Chief Financial Officer are authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the Hurricane Harvey - Infrastructure Community Development Block Grant Disaster Recovery Program.

**Section 3. Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions



thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

**Section 4. Open Meetings.** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code,

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_.

**CITY OF MANVEL, TEXAS**

\_\_\_\_\_  
**Debra Davison, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Tammy Bell, City Secretary**



## **RESOLUTION**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT -DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER \_\_\_\_\_ FROM THE TEXAS GENERAL LAND OFFICE (GLO).**

**WHEREAS**, the City of Manvel, Texas (hereinafter referred to as "City of Manvel"), has been awarded a Community Development Block Grant - Disaster Recovery (CDBG-DR) grant from the Texas General Land Office (hereinafter referred to as "GLO "); and

**WHEREAS**, the City of Manvel must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG-DR activity, and for construction contracts greater than \$10,000, on the basis of race, color, religion, sex, national origin, age, or disability, in accordance with Section 109 of the Title I of the Housing and Community Development Act (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C.794); and

**WHEREAS**, the City of Manvel, in consideration for the receipt and acceptance of federal funding for the Contract, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections; and

**WHEREAS**, the City of Manvel is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the CDBG-DR project area, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 135; and

**WHEREAS**, the City of Manvel must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6); and

**WHEREAS**, the City of Manvel must take reasonable steps to ensure meaningful access to services in federally assisted programs and activities by persons with limited English proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG-DR project, in accordance with Executive Order 13166; and

**WHEREAS**, the City of Manvel does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds, in accordance with Section 504 of the Rehabilitation Act of 1973; and



**WHEREAS**, the City of Manvel agrees to conduct at least one activity during the contract period, to affirmatively further fair housing, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5), that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act; and

**WHEREAS**, the City of Manvel, has designated an overseer and will maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

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

1. Citizen Participation Plan and Grievance Procedures;
2. Section 3 of the Housing and Urban Development Act of 1968 Policy;
3. Excessive Force Policy;
4. Limited English Proficiency (LEP) Standards Plan;
5. Section 504 of the Rehabilitation Act of 1973 Policy and Grievance Procedures;
6. Code of Conduct Policy; and
7. Fair Housing Policy.

**Section 1. Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

**Section 2. Open Meetings.** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_.

**CITY OF MANVEL, TEXAS**

**ATTEST:**

BY: \_\_\_\_\_  
Debra Davison, Mayor

BY: \_\_\_\_\_  
Tammy Bell, City Secretary



**CITY OF MANVEL CITIZEN  
PARTICIPATION PLAN  
TEXAS GENERAL LAND OFFICE (GLO)  
COMMUNITY DEVELOPMENT BLOCK GRANT -  
DISASTER RECOVERY (CDBG- DR) PROGRAM**

**COMPLAINT PROCEDURES**

These complaint procedures comply with the requirements of the Texas General Land Office's Community Development Block Grant - Disaster Recovery (CDBG-DR) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Manvel offices, 20031 Hwy 6 Manvel, TX 77578, (281)489-0630 during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the CDBG-DR project.

1. A person who has a complaint or grievance about any services or activities with respect to the CDBG-DR project(s), whether it is a proposed, ongoing, or completed CDBG-DR project(s), may during regular business hours submit such complaint or grievance, in writing to the Director of Development Services, at City of Manvel at 20031 Hwy 6 Manvel, TX 77578, or may call (281)489-0630.
2. A copy of the complaint or grievance shall be transmitted by the Director of Development Services to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.
3. The Director of Development Services shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to person who made the complaint or grievance within ten (10) days.
4. If the investigation cannot be completed within ten (10) working days per 3. above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.
5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the CDBG-DR program for their further review and comment.
6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

**TECHNICAL ASSISTANCE**

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of CDBG-DR funds. The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.



## **PUBLIC OUTREACH EFFORTS**

The City shall provide for reasonable public notice, appraisal, examination and comment on the activities proposed for the use of CDBG-DR funds. These efforts shall include:

1. Provide for and encourage citizen participation, particularly by low- and moderate-income persons who reside in slum or blighted areas and areas in which CDBG-DR funds are proposed to be used;
2. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to an entity's proposed and actual use of CDBG-DR funds;
3. Furnish citizens information, including but not limited to:
  - a) the amount of CDBG-DR funds expected to be made available
  - b) the range of activities that may be undertaken with the CDBG-DR funds
  - c) the estimated amount of the CDBG-DR funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons
  - d) if applicable, the proposed CDBG-DR activities likely to result in displacement and the entity's anti-displacement and relocation plan;
4. Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in an application to the state and, for grants already made, activities which are proposed to be added, deleted or substantially changed from the entity's application to the state. Substantially changed means changes made in terms of purpose, scope, location or beneficiaries as defined by criteria established by the state; and
5. These outreach efforts may be accomplished through one or more of the following methods:
  - a) Publication of notice in a local newspaper-a published newspaper article may be used so long as it provides sufficient information regarding program activities and relevant dates;
  - b) Notices prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups;
  - c) Posting of notice on the local entity website (if available);
  - d) Public Hearing; or
  - e) Individual notice to eligible cities and other entities as applicable using one or more of the following methods:
    - i. Certified mail
    - ii. Electronic mail or fax
    - iii. First-class (regular) mail
    - iv. Personal delivery (e.g., at a Council of Governments [COG] meeting).

## **PUBLIC HEARING PROVISIONS**

For each public hearing scheduled and conducted by a CDBG-DR applicant or recipient, the following public hearing provisions shall be observed:



1. Furnish citizens information, including but not limited to:
  - (a) The amount of CDBG-DR funds available per application for Hurricane Harvey;
  - (b) The range of activities that may be undertaken with the CDBG-DR Hurricane Harvey funds;
  - (c) The estimated amount of the CDBG-DR Hurricane Harvey funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons; and
  - (d) The proposed CDBG-DR activities likely to result in displacement and the unit of general local government's anti-displacement and relocation plans required under 24 CFR 570.488.
2. Public notice of any hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice MUST include the DATE, TIME, LOCATION and TOPICS to be considered at the public hearing. A published newspaper article may also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.
3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities must be able to attend the hearings and an applicant must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to each hearing.
4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter will be present to accommodate the needs of the non-English speaking residents.
5. City may conduct a public hearing via webinar if they also follow the provisions above. If the webinar is used to conduct a public hearing, a physical location with associated reasonable accommodations must be made available for citizens to participate so as to ensure that those individuals without necessary technology are able to participate.
6. If applicable, the locality must retain documentation of the hearing notice(s), attendance lists, minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three years after the project is closed out. Such records must be made available to the public in accordance with Chapter 552, Government Code.

---

Signature

Debra Davison, Mayor

---

Name, Title

---

Date



**LA CIUDAD DE MANVEL**  
**PLAN DE PARTICIPACION CIUDADANA**  
**PROGRAMA DE RECUPERACION DE DESASTRES EN ASIGNACIONES EN**  
**BLOQUES DE DESARROLLO COMUNITARIO (CDBG-DR)**

**PROCEDIMIENTOS DE QUEJA**

Estos procedimientos de queja cumplen con los requisitos del La Oficina General de Tierras de Texas de Recuperacion de Desastres en Asignaciones en Bloques de Desarrollo Comunitario (CDBG-DR) y los requisitos del gobierno local de Texas que se encuentran en 24 CFR §570.486 (Codigo de Regulaciones Federales). Los ciudadanos pueden obtener una copia de estos procedimientos en la Ciudad de Direccion City of Manvel 20031 Hwy 6 Manvel, TX 77578 , (281)489-0630, durante el horario de oficina.

A continuacion se presentan los procedimientos formales de quejas y reclamos relacionados con los servicios prestados en el marco del proyecto CDBG-DR.

1. Una persona que tiene una queja o reclamo sobre cualquier servicios o actividad en relacion con el proyecto CDBG-DR, ya sea un proyecto propuesto , en curso o completado de CDBG-DR pueden durante las horas regulares presentar dicha queja o reclamo, por escrito al Director of Development Services, a City of Manvel, 20031 Hwy 6, Manvel, TX 77578, (281)489-0630.
2. Una copia de la queja o reclamo se transmitira por el Director of Development Services a la entidad que es encargada de la queja o reclamo y al Abogado de la Ciudad dentro de los cinco (5) dias habiles siguientes a la fecha de la queja o dia que el reclamo fue recibida.
3. El Director of Development Services debera completara una investigacion de la queja o reclamo, si es posible, y dara una respuesta oportuna por escrito a la persona que hizo la queja o reclamo dentro de los diez (10) dias.
4. Si la investigacion no puede ser completada dentro de diez (10) dias habiles, la persona que hizo la queja o reclamo sera notificada, por escrito, dentro de los quince (15) dias cuando sea posible despues de la entrega de la queja original o reclamo y detallara cuando se debera completar la investigacion.
5. Si es necesario, la queja y una copia escrita de la investigación posterior se remitiran a la CDBG-DR para su posterior revision y comentarios.
6. Se proporcionara copias de los procedimientos de queja y las respuestas a las quejas, tanto en ingles y espanol, u otro lenguaje apropiado

**ASISTENCIA TECNICA**

Cuando lo solicite, la Ciudad proporcionara asistencia tecnica a los grupos que son representantes de las personas de bajos y moderados ingresos en el desarrollo de propuestas para el uso de los fondos CDBG-DR. La Ciudad en base a las necesidad es especificas de los residentes de la comunidad en el momenta de la solicitud, debera determinar el nivel y tipo de asistencia.



## ESFUERZOS PUBLICOS

La Ciudad proporcionara un aviso publico razonable, evaluacion, examen y un comentario sobre las actividades propuestas para el uso de fondos de CDBG-DR. Estos esfuerzos incluiran:

1. Proveer y fomentar la participacion ciudadana, en particularmente por personas de ingresos bajos y moderados que residen en areas marginales o deterioradas y areas en las cuales se proponen utilizar fondos de CDBG-DR;
2. Asegurar que los ciudadanos tendran acceso razonable y oportuno a las reuniones locales, informacién y registros relacionados con el uso propuesto y real de fondos de CDBG-DR por parte de la entidad;
3. Proporcionar informacion a los ciudadanos, incluyendo pero no limitado a;
  - a) la cantidad de fondos CDBG-DR que se espera esten disponibles
  - b) la gama de actividades que se pueden emprender con las fondos CDBG-DR
  - c) La cantidad estimada de los fondos CDBG-DR que se propone utilizar para actividades que cumplan el objetivo nacional de beneficio para personas de ingresos bajos y moderados
  - d) si corresponde, las actividades propuestas de CDBG-DR que puedan resultar en desplazamiento y el plan de anti-desplazamiento y reubicacion de la entidad
4. Proporcionar a los ciudadanos un aviso anticipado razonable y la oportunidad de comentar sobre las actividades propuestas en una solicitud al estado y, para las subvenciones y realizadas, actividades que se proponen agregar, eliminar o cambiar sustancialmente de la aplicaci6n de la entidad al estado. Cambios sustanciales significa cambios hechos en terminos de propósito, alcance, ubicacion o beneficiarios segun lo definido por las criterios establecidos por el estado; y
5. Estos esfuerzos de divulgacion pueden lograrse a traves de uno o mas de los siguientes metodos:
  - a) Publicacion de un aviso en un periódico local: se puede utilizar un articulo de periodico publicado siempre que proporcione informacion suficiente sobre las actividades del programa y las fechas pertinentes;
  - b) Avisos destacados en edificios publicos y distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados
  - c) Publicacion de aviso en el sitio web de la entidad local (si esta disponible);
  - d) Audiencia publica; o
  - e) Notificacion individual a ciudades elegibles y otras entidades segun sea aplicable usando uno o mas de los siguientes metodos:
    - i. Correo certificado
    - ii. Correo electronico o fax
    - iii. Correo de primera clase (regular)
    - iv. Entrega personal (por ejemplo, en una reunion del Consejo de Gobiernos [COG])



## DISPOSICIONES PARA LA AUDIENCIA PUBLICA

Para cada audiencia publica programada y conducida por un solicitante o receptor de CDBG-DR, se observaran las siguientes disposiciones de audiencia publica:

1. Proporcionar a los ciudadanos informacion, que incluye pero no se limita a:
  - a. La cantidad de fondos de CDBG-DR disponibles por solicitud para Huracan Harvey;
  - b. El rango de actividades que se pueden realizar con los fondos de la CDBG de Huracan Harvey;
  - c. El monto estimado de las fondos de CDBG-DR Huracan Harvey propuestos para ser utilizados en actividades que cumplan el objetivo nacional de beneficiar a las personas de ingresos bajos y moderados ; y
  - d. Las actividades propuestas de CDBG-DR que probablemente resulten en desplazamiento y la unidad de las planes generales de antidesubicacion y reubicacion del gobierno local requeridos bajo 24 CFR570.488
2. El aviso publico de cualquier audiencia debe ser publicado por lo menos setenta y dos (72) horas antes de la audiencia programada. El aviso publico debe ser publicado en un periodico local. Cada aviso publico DEBE incluir la FECHA, TIEMPO, LOCALIZACION y TEMAS a ser considerados en la audiencia publica. Un articulo de periodico publicado tambien puede usarse para cumplir este requisito, siempre y cuando cumpla con todos las requisitos de contenido y tiempo. Los avisos tambien deben ser destacados en los edificios publicos y distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados.
3. Cada audiencia publica se celebrara en un momento y lugar conveniente para los beneficiaries potenciales o reales e incluire alojamiento para personas con discapacidades. Las personas con discapacidades deben ser capaces de asistir a las audiencias y el solicitante debe hacer arreglos para las personas que requieren ayudas o servicios auxiliares si se ponen en contacto par lo menos dos dias antes de cada audiencia.
4. Cuando un numero significativo de residentes que no hablan ingles puede ser razonablemente esperado para participar en una audiencia publica, un interprete estara presente para acomodar las necesidades de los residentes que no hablan ingles.
5. La Ciudad puede conducir una audiencia publica a traves de un seminario si tambien siguen las disposiciones anteriores. Si el seminario web se utiliza para llevar a cabo una audiencia publica, debe ponerse a disposici6n de los ciudadanos un lugar ffsico con adaptaciones razonables asociadas para garantizar que los individuos sin la tecnologfa necesaria puedan participar.
6. Si es aplicable, la localidad debeconservar la documentaci6n de los avisos de audiencia, las listas de asistencia, las actas de las audiencias y cualquier otro registro referente al uso real de los fondos por un periodo de tres anos despues del cierre del proyecto. Dichos registr ponerse a disposicion del publico de conformidad con el Capitulo.

---

Firma

---

Fecha

---

Debra Davison, Alcalde de la ciudad  
Nombre, Titulo



## **SECTION 3 POLICY**

In accordance with 12 U.S.C. 1701u, (Section 3), the City of Manvel agrees to implement the following steps, which, to the *greatest extent feasible*, will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

- A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.
- B. Assign duties related to implementation of this plan to the designated Section 3 Coordinator.
- C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by CDBG-DR grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.
- D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in CDBG-DR funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.
- E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the Grant Recipient or contractors.
- F. Require that all Prime contractors and subcontractors with contracts over \$100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD or GLO to the Grant Recipient.
- G. Submit reports as required by HUD or GLO regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of federal fiscal year end (by October 20) which identify and quantify Section 3 businesses and employees.
- H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

### **Section 3 Coordinator Appointment**

The City of Manvel appoints Human Resources Manager as the Section 3 Coordinator. The coordinator will maintain records of certified Section 3 residents and business concerns through the GLO's master list and certifications turned in by local residents and business owners. As a recipient of HUD 's Disaster Recovery funds or GLO.



As officers and representatives of the City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

\_\_\_\_\_  
Signature

Debra Davison, Mayor  
\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Date



## Excessive Force Policy

In accordance with 24 CFR 91.325(b)(6), the City of Manvel hereby adopts and will enforce the following policy with respect to the use of excessive force:

1. It is the policy of the City of Manvel to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations;
2. It is also the policy of the City of Manvel to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
3. The City of Manvel will introduce and pass a resolution adopting this policy.

As officers and representatives of City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

\_\_\_\_\_  
Signature

Debra Davison, Mayor  
\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Date



## Limited English Proficiency Plan - 20-065-060-C175

Texas General Land Office

### Community Development Block Grant-Disaster Recovery

|                                                                                                                                                                                                                                          |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Grant Subrecipient:                                                                                                                                                                                                                      | City of Manvel  |
| Community Population:                                                                                                                                                                                                                    | ___ 16,000 ___  |
| LEP Population:                                                                                                                                                                                                                          | _____<br>_____% |
| Languages spoken:<br>1) by more than 5% of the eligible population or beneficiaries and has more than 50 in number; or<br>2) By more than 1,000 individuals in the eligible population in the market area or among current beneficiaries | _____<br>_____  |

#### Program activities to be accessible to LEP persons:

|     |                                                                                                                                                                                                                                                            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IXI | Public Notices and hearings regarding applications for grant funding, amendments to project activities, and completion of grant-funded project                                                                                                             |
| IXI | Publications regarding CDBG-DR application, grievance procedures, <i>complaint procedures, complaint procedure answers to complaints notices notices of rights and disciplinary action</i> , and other vital hearings, documents, and program requirements |
| IXI | Other program documents:<br>Documents available in Spanish for directly assisted beneficiaries, if applicable.                                                                                                                                             |

#### Resources available to Grant Recipient:

|     |                                                                |
|-----|----------------------------------------------------------------|
| IXI | Translation services: available upon request                   |
| IXI | Interpreter services: available upon request with prior notice |
|     | Other resources:                                               |

#### Language Assistance to be provided:

|     |                                                                                                                                                                                                                                                                                                                                           |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IXI | Translation (oral and/or written) of advertised notices and vital documents for:<br>Public hearing, Complaint and Grievance, Equal Opportunity, Policies of Non-discrimination Based on Disabilities Status and Fair Housing notices are available in Spanish. Other CDBG required Program notices are available in Spanish upon request. |
| IXI | Referrals to community liaisons proficient in the language of LEP persons<br>Spanish-speaking liaisons are available upon request.                                                                                                                                                                                                        |
| IXI | Public meetings conducted in multiple languages:<br>Available upon request with two days advance notice.                                                                                                                                                                                                                                  |
| IXI | Notices to recipients of the availability of LEP services:<br>Included in translated notices.                                                                                                                                                                                                                                             |
|     | Other services:                                                                                                                                                                                                                                                                                                                           |



\_\_\_\_\_  
Signature - Chief Elected Official or Civil Rights Officer

\_\_\_\_\_  
Date

-

*See also: [http://www.lep.gov/resources/2011\\_Language\\_Access\\_Assessment\\_and\\_Planning\\_Tool.pdf](http://www.lep.gov/resources/2011_Language_Access_Assessment_and_Planning_Tool.pdf)*



## **Section 504 Policy against Discrimination based on Handicap and Grievance Procedures**

In accordance with 24 CFR Section 8, Nondiscrimination based on Handicap in federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309), City of Manvel hereby adopts the following policy and grievance procedures:

1. Discrimination prohibited. No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD).
2. The City of Manvel does not discriminate on the basis of handicap in admission or access to, or treatment or employment in, its federally assisted programs and activities.
3. The City of Manvel's recruitment materials or publications shall include a statement of this policy in 1. above.
4. The City of Manvel shall take continuing steps to notify participants, beneficiaries, applicants and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipients that it does not discriminate on the basis of handicap in violation of 24 CFR Part 8.
5. For hearing and visually impaired individuals eligible to be served or likely to be affected by the CDBG-DR program, the City of Manvel shall ensure that they are provided with the information necessary to understand and participate in the CDBG-DR program.

### 6. Appointment of a Civil Rights Officer

The City of Manvel appoints the Human Resources Manager as the Civil Rights Officer.

### 7. Grievances and Complaints

- a. Any person who believes she or he has been subjected to discrimination on the basis of disability may file a grievance under this procedure. It is against the law for City of Manvel to retaliate against anyone who files a grievance or cooperates in the investigation of a grievance.
- b. Complaints should be addressed to the Human Resources Manager, 20031 Hwy 6 Manvel, TX 77578 or call (281) 489-0630, who has been designated to coordinate Section 504 compliance efforts.
- c. A complaint should be filed in writing or verbally, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations.
- d. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.
- e. An investigation as may be appropriate, shall follow a filing of a complaint. The investigation will be conducted by the Human Resources Manager. Informal but thorough investigations will afford all interested persons and their representatives, if



any, an opportunity to submit evidence relevant to a complaint.

- f. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by Human Resources Manager, and a copy forwarded to the complainant with fifteen (15) working days after the filing of the complaint where practicable.
  - g. The Section 504 coordinator shall maintain the files and records of the City of Manvel relating to the complaint files.
  - h. The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the determination/resolution as described in f. above. The request for reconsideration should be made to the City of Manvel within ten working days after the receipt of the written determination/resolution.
  - i. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of a Section 504 complaint with the U.S. Department of Housing and Urban Development. Utilization of this grievance procedure is not a prerequisite to the pursuit of other remedies.
- J. These procedures shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and assure that the City of Manvel complies with Section 504 and HUD regulations.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Debra Davison, Mayor  
Name, Title

\_\_\_\_\_  
Date



## **Code of Conduct Policy of the City of Manvel**

As a Grant Recipient of a CDBG-DR contract the City of Manvel shall avoid, neutralize or mitigate actual or potential conflicts of interest so as to prevent an unfair competitive advantage or the existence of conflicting roles that might impair the performance of the CDBG-DR contract or impact the integrity of the procurement process.

For procurement of goods and services, no employee, officer, or agent of the City of Manvel shall participate in the selection, award, or administration of a contract supported by CDBG-DR funds if he or she has a real or apparent conflict of interest. Such a conflict could arise if the employee, officer or agent; any member of his/her immediate family; his/her partner; or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

No officer, employee, or agent of the City of Manvel shall solicit or accept gratuities, favors or anything of monetary value from contractors or firms, potential contractors or firms, or parties to sub-agreements, except where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

Contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals for proposals must be excluded from competing for such procurements.

For all other cases, no employee, agent, consultant, officer, or elected or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are receiving CDBG-DR funds, that has any CDBG-DR function/responsibility, or is in a position to participate in a decision-making process or gain inside information, may obtain a financial interest or benefit from the CDBG-DR activity.

The conflict-of-interest restrictions and procurement requirements identified herein shall apply to a benefitting business, utility provider, or other third-party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet the National Program Objective.

Any person or entity including any benefitting business, utility provider, or other third-party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet a National Program Objective, that might potentially receive benefits from CDBG-DR awards may not participate in the selection, award, or administration of a contract supported by CDBG-DR funding.

Any alleged violations of these standards of conduct shall be referred to the City of Manvel Attorney. Where violations appear to have occurred, the offending employee, officer or agent shall be subject to disciplinary action, including but not limited to dismissal or transfer; where violations or infractions appear to be substantial in nature, the matter may be referred to the appropriate officials for criminal investigation and possible prosecution.

\_\_\_\_\_  
Signature

Debra Davison, Mayor  
\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Date



*These procedures are intended to serve as guidelines for the procurement of supplies, equipment, construction services and professional services for the Community Development Block Grant (CDBG-DR) Program. The regulations related to conflict of interest and nepotism may be found at the Texas Government Code Chapter 573, Texas Local Government Code Chapter 171, Uniform Grant Management Standards by Texas Comptroller, 24 CFR 570.489(g) & (h), and 2 CFR 200.318*



## **Fair Housing Policy**

In accordance with Fair Housing Act, the City of Manvel hereby adopts the following policy with respect to the Affirmatively Furthering Fair Housing:

1. The City of Manvel agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).
2. The City of Manvel agrees to plan at least one activity during the contract term to affirmatively further fair housing.
3. The City of Manvel will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

\_\_\_\_\_  
Signature

Debra Davison, Mayor  
\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Date



## **PROCLAMATION OF APRIL AS FAIR HOUSING MONTH**

WHEREAS the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

WHEREAS the City of Manvel supports efforts to assure equal access to all Americans for affordable housing and homeownership opportunities without regard to race, color, religion, sex, disability, or national origin; and

WHEREAS the City of Manvel supports programs that will educate the public concerning their rights to equal housing opportunities; and

WHEREAS, the City of Manvel is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

NOW, THEREFORE, WE, the City Council of the City of Manvel, do proclaim April as Fair Housing Month in City of Manvel and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

Passed and adopted by the City Council of the City of Manvel, Brazoria County, State of Texas, on the 15 day of March, 2021.

APPROVED

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST

\_\_\_\_\_  
Tammy Bell, City Secretary



|                                                                                   |                                                      |                |
|-----------------------------------------------------------------------------------|------------------------------------------------------|----------------|
|  | <b>Manvel Police Department</b>                      |                |
|                                                                                   | Subject: Crowd Management and Control                | Number: 1.24   |
|                                                                                   | Category:<br>Law Enforcement                         |                |
|                                                                                   | Effective Date:                                      | Revision Date: |
|                                                                                   | Issuing Authority:<br>Keith Traylor, Chief of Police |                |
|                                                                                   | References:                                          |                |

## I. PURPOSE

The Manvel Police Department will strive to effectively manage crowds during demonstrations or civil disturbances to prevent loss of life, injury, or property damage and minimize disruption to persons who are uninvolved. Officers encountering such incidents shall adhere to this policy to protect life, property, and the exercise of First Amendment rights. In rare circumstances involving emergencies, and in widespread highly volatile civil unrest with the potential for widespread violence, the incident commander (IC) may temporarily suspend any policy, provision, or guideline contained herein when such action is determined to be the only reasonable alternative for the prevention of loss of life or major property damage.

## II. Policy

1. In accordance with 24 CFR 91.325(b)(6) The City of Manvel Police Department adopts and will enforce the following policy with respect to the excessive force:
2. It is the policy of the City of Manvel to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations.
3. It is the policy of the City of Manvel Police Department to enforce applicable State and Local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
4. The city of Manvel will introduce and pass a resolution adopting this policy.

## III. DEFINITIONS

1. **Civil Disturbance:** A gathering that constitutes a breach of the peace or any assembly of persons where there is a threat of collective violence, destruction of property, or other unlawful acts. Such a gathering may also be referred to as a riot or unlawful assembly.



2. **Crowd Control:** Techniques used to address civil disturbances, to include a show of force, crowd containment, dispersal equipment and tactics, and preparations for multiple arrests.
3. **Crowd Management:** Techniques used to manage lawful assemblies before, during, and after the event for the purpose of maintaining their lawful status through event planning, pre-event contact with group leaders, issuance of permits when applicable, information gathering, personnel training, and other means.
4. **Demonstration:** A lawful assembly of persons organized primarily to engage in First Amendment activity. These may be scheduled events that allow for law enforcement planning. They include, but are not limited to, marches, protests, and other assemblies intended to attract attention. Lawful demonstrations can devolve into civil disturbances that necessitate enforcement action.
5. **Less Lethal Impact Munitions:** Projectiles designed and intended to deliver non-penetrating impact energy from safer than contact range

#### IV. PROCEDURES

##### A. GENERAL MANAGEMENT AND ORGANIZATIONAL PRINCIPLES

1. Government may impose reasonable restrictions on the time, place, and manner in which persons engage in First Amendment activity. The Pearland Police Department shall place only those limitations and restrictions on demonstrations necessary to maintain public safety and order and, to the degree possible, facilitate uninhibited commerce and freedom of movement.
2. The primary objectives of the Incident Commander (IC) at a civil disturbance will be as follows:
  - (a) Protect persons, regardless of their participation in the disturbance; and protect property.
  - (b) Disperse disorderly or threatening crowds in order to eliminate the immediate risks of continued escalation and further violence.
  - (c) Arrest law violators and remove or isolate persons inciting violent behavior
3. Officers shall be briefed on what to expect and appropriate responses. They shall be informed the IC or his or her designee(s) shall be responsible for ordering any lawful response deemed appropriate.
4. Making mass arrests should be avoided unless necessary. Should this become necessary, mass arrests procedures are covered under subsection (G) below.
5. To the extent possible, all law enforcement activity during Civil Disturbances or Demonstrations should be photographed and audio and video recorded.



## B. USE OF FORCE

1. Unless exigent circumstances justify immediate action, officers shall not independently make arrests or employ force without command authorization.
2. All officers aiding this agency through mutual aid agreements, contracts, or related means shall be informed they are under the direction and control of the Pearland Police Department's command and supervisory personnel.
3. The following restrictions and limitations on the use of force shall be observed during demonstrations and civil disturbances. In all cases, weapons should be carried and deployed only by trained and authorized officers:
  - a. Canine teams may respond as backup when appropriate but shall not be deployed for crowd control (i.e., containment or dispersal). Canines shall remain in patrol vehicles or other secure locations and, whenever reasonably possible, out of the view of the crowd. Canines may be deployed in appropriate circumstances related to bomb detection, pursuit of suspects in buildings, and related situations.
  - b. Horses may be used to surround and control groups in nonviolent demonstrations as appropriate. They shall not be used against passively resistant demonstrators who are sitting or lying down. Horses shall not be utilized when the use of chemical agents is anticipated or deployed, nor shall they be used in icy or snow conditions or when similar lack of footing may jeopardize the animal, rider, or others.
  - c. Motor vehicles may be used to surround and move persons as appropriate but shall not be brought into contact with them unless Deadly Force is authorized under **2.08 Use of Force**.
  - d. The use of less lethal impact munitions, electro-muscular disruption devices, and Oleoresin Capsicum shall be consistent with **2.08 Use of Force and 2.17 Electronic Control Device**. They shall not be deployed indiscriminately into crowds.
  - e. High-volume OC delivery systems (such as MK-9 and MK-46) are designed for and may be used in civil disturbances against groups of people engaged in unlawful acts or endangering public safety and security when approved by the IC. Whenever reasonably possible, a warning shall be issued prior to the use of these systems.
  - f. CS (2-chlorobenzalmalononitrile) chemical agents are primarily weapons that shall be used with the utmost caution. CS may be deployed to prevent injury when lesser force options are either not available or would likely be ineffective. Such munitions shall be deployed at the direction of the IC and only when avenues of escape are available to the crowd. When reasonably possible, their use shall be announced to the crowd in advance.
  - g. A baton or similar device can be used primarily as a defensive weapon consistent with **2.08 Use of Force** or consistent with department received training on crowd control. It may also be used as a means of overcoming resistance (e., used in the two-hand horizontal thrust on a police line), as a show of force, or to contain or disperse a crowd.



h.

### **C. USE OF FORCE REPORTING AND INVESTIGATIONS**

Because of the unique logistical and safety concerns presented by civil disturbances, an officer designated by the Incident Management Team shall be assigned to the command post of the IC during a declared civil disturbance to coordinate and record force-related information and complaints. Use of Force investigations will be conducted as covered in **2.08 Use of Force**.

#### **4. DEMONSTRATIONS - PREPARATION, PLANNING, AND RESPONSE**

1. The Incident Command System (ICS) and NIMS protocols shall be used in crowd management and civil disturbances to ensure control and unified command.
2. The Chief of Police will designate an incident commander (IC) responsible for overall control of a demonstration or civil disturbance. The Incident Commander for the Police Department will be separate but work with the city's Emergency Operations Center. In accordance with the National Incident Management System (NIMS), the IC shall implement an incident action plan (this may or may not be on forms related to the ICS). The IC may designate an Operations Chief (OSC).
3. In the case of a widely dispersed demonstration or disturbance, or event with multiple locations, the Chief of Police may activate an Area Command.
4. The IC shall be responsible for preparing tactical plans and management details associated with planned demonstrations.
5. Every effort shall be made to make advance contact with the leaders of a demonstration and to gather information about the event to ensure accurate assignment of personnel and resources. Necessary information includes:
  - a. What type of event is involved?
  - b. When is it planned?
  - c. Will the event coincide with other routine, large scale events (e.g. sporting events)?
  - d. Is opposition to the event expected?
  - e. How many participants are expected?
  - f. What are the assembly areas and movement routes?
  - g. What actions, activities, or tactics are anticipated, to include use of demonstrator devices designed to thwart arrest (e., dragon sleeves and u-locks, etc.)?
  - h. What if any critical infrastructures are in the proximity of the event?
  - i. Have permits been issued?
  - j. Have other agencies such as fire and EMS been notified?
  - k. Is there a need to request mutual aid?
  - l. Will off-duty personnel be required?
  - m. What is the history of conduct at such events and whether group leaders are cooperative?



6. The action plan shall address provisions for the following and be distributed to all affected command and supervisory officers.
  - a. Command assignments and responsibilities;
  - b. Personnel, unit structure, and deployment;
  - c. Liaison with demonstration leaders;
  - d. Liaison with outside agencies;
  - e. Release of information to the news media;
  - f. Transportation, support, and relief of personnel;
  - g. Staging points for additional resources and equipment;
  - h. Traffic management;
  - i. Demonstrator devices, extrication teams, and equipment;
  - j. First aid stations established in coordination with emergency medical service providers;
  - k. Transportation of prisoners;
  - l. Prisoner detention areas.
7. Officers shall be deployed to monitor crowd activity. Enough resources to handle multiple unruly persons shall be available, depending on the fluidity of the situation and degree of actual or likely disruption.
8. Officers shall display their badges and nameplates or other identification in a visible location on their person at all times.
9. Officers shall be positioned in such a manner as to minimize contact with the assembly.
10. Officers shall not be prompted to act in response to comments from demonstrators. Officers shall maintain a courteous and neutral demeanor.
11. Persons who reside, are employed, or have emergency business within the area marked off by a police line shall not be prevented from entering the area unless circumstances suggest their safety would be jeopardized, or their entry would interfere with law enforcement operations.
12. Designated supervisors shall establish and maintain communication with demonstration leaders and relay information on crowd mood and intent to the IC.
13. Supervisors shall maintain close contact with their assigned officers to insure compliance with orders, monitor behavior and disposition, and insure they are aware of any changes in crowd behavior or intent.

#### **D. RESPONSE TO SPONTANEOUS DISTURBANCES**

1. The first officer to arrive on the scene of a spontaneous civil disturbance shall:
  - (a) Observe the situation from a safe distance to determine if the gathering is currently or potentially violent;



- (b) Notify communications of the nature and seriousness of the disturbance, particularly the availability of improvised or deadly weapons, the location and estimated number of participants, current activities (e.g. blocking traffic), direction of movement, and ingress and egress routes for emergency vehicles;
  - (c) Request a supervisor and necessary backup;
  - (d) If approaching the crowd would not present unnecessary risk, instruct the gathering to disperse; and
  - (e) Attempt to identify crowd leaders and agitators engaged in criminal acts.
- 2. The first officer or supervisor in charge at the scene shall:
  - (a) Deploy officers at vantage points to report on crowd actions;
  - (b) Establish a perimeter to contain the disturbance and prohibit entrance into the affected area;
  - (c) Insure to the degree possible, uninvolved civilians are evacuated from the immediate area of the disturbance;
  - (d) Establish a temporary command post; and
  - (e) Provide ongoing assessment to communications.
- 3. In the area outside the perimeter, the IC shall insure the following actions are taken:
  - (a) Move and reroute pedestrian and vehicular traffic around the disorder.
  - (b) Control unauthorized ingress and egress by participants.
  - (c) Prevent attempts to assist or reinforce the incident participants from outside the area.
- 4. The IC shall also insure:
  - (a) Adequate security is provided to fire department personnel in the performance of emergency tasks;
  - (b) Support and relief of personnel are available;
  - (c) A secure staging area for emergency responders and equipment is designated;
  - (d) Liaison and staging points for media representatives are established and available information is provided as appropriate, the Public Information Officer is notified and responding;
  - (e) Photographs are taken and video recordings of event proceedings are made as possible;
  - (f) Photographs are taken of any injuries sustained by law enforcement officers or the public; and
  - (g) The need for full mobilization of sworn officers and the recall of off-duty officers is determined.



## **E. CROWD DISPERSAL**

1. Before ordering forced dispersal of a civil disturbance, the IC shall determine whether lesser alternatives may be effective. These alternatives include the use of containment and dialogue, as follows:
  - (a) Identify designated dispersal routes.
  - (b) Establish contact with crowd leaders to assess their intentions and motivations and develop a mutually acceptable plan for de-escalation and dispersal.
  - (c) Communicate to the participants that their assembly is in violation of the law and the department wishes to resolve the incident peacefully but acts of violence will be dealt with swiftly and decisively.
  - (d) Negotiate with crowd leaders for voluntary dispersal or target specific violent or disruptive individuals for arrest
2. Prior to issuing dispersal orders, the IC shall insure all potentially necessary law enforcement, fire, and EMS equipment and personnel are on hand to successfully carry out tactical operations and logistical needs for making mass arrests are in place.
3. When the IC has determined an unruly gathering is present and crowd dispersal is required, he or she shall direct unit commanders, where time and circumstances permit, to issue warnings prior to taking action to disperse the crowd.
  - (a) The warning shall consist of an announcement citing the offenses or violations being committed, an order to disperse, and the designated dispersal routes. A second and a third warning shall be issued at reasonable time intervals before designated actions are taken to disperse the crowd. Where possible, the warnings shall be audio or video recorded and the time and the names of the issuing officers documented.
  - (b) Specific crowd dispersal tactics shall be ordered as necessary where the crowd does not heed warnings. These include, but are not limited to, any one or combination of the following:
    1. Display of forceful presence to include police lines, combined with motorcycles, law enforcement vehicles, mounted units, bicycle units and mobile field forces.
    2. Crowd encirclement
    3. Multiple simultaneous arrests
    4. Use of chemical crowd control agents
    5. Law enforcement formations and the use of batons for forcing crowd movement



## **F. MASS ARREST**

1. In a civil disturbance it may be necessary to make arrests of numerous individuals over a relatively short period of time. For this process to be handled efficiently, safely, and legally, the following shall be observed:
  - (a) Mass arrests shall be conducted by designated squads.
  - (b) An adequate secure area shall be designated for holding prisoners after initial booking and while awaiting transportation.
  - (c) Arrest teams shall be advised of the basic offenses to be charged in all arrests, and all arrestees shall be advised of these charges.
  - (d) Arrestees who are sitting or lying down but agree to walk shall be escorted to the transportation vehicle for processing; two or more officers shall carry those who refuse to walk.
  - (e) Injured prisoners and those who request medical attention shall be provided medical attention prior to transportation to the detention facility. Photographs shall be taken of all injuries.

## **G. DEACTIVATION**

When the disturbance has been brought under control, the following measures should be taken:

1. All personnel engaged in the incident shall be accounted for and an assessment and documentation made of personal injuries.
2. Witnesses, suspects, and others shall be interviewed or questioned. Where necessary, written or video statements will be obtained.
3. All necessary personnel shall be debriefed.
4. The primary officer, as assigned by the Incident Management Team, should complete an incident report prior to going off duty. All officers involved in the incident report should complete supplements.
5. All officers involved shall preserve Body Worn Camera footage and log it into evidence.





# **Personnel and equipment Estimated Costs**



## Option 1

|                 |                               | Three Month Cost Estimate | Full Year Cost Estimate |
|-----------------|-------------------------------|---------------------------|-------------------------|
| Personnel       | 4 Patrol Officers             | \$ 57,745.00              | \$ 230,980.00           |
|                 | Uniforms                      | \$ 8,500.00               | \$ 8500.00              |
|                 | Portable Radios               | \$ 12,000.00              | \$ 12,000.00            |
|                 | One Records Clerk             | \$ 9,360.00               | \$ 37,440.00            |
|                 | <b>Sub- Total</b>             | <b>\$ 87,605.00</b>       | <b>\$ 288,920.00</b>    |
| New Equipment   | 2 Patrol Units                | \$ 80,000.00              | \$ 80,000.00            |
|                 | Unit Emergency Equipment      | \$ 48,000.00              | \$ 48,000.00            |
| Misc. Equipment | 2 DL Swipes                   | \$ 1,124.00               | \$ 1,124.00             |
|                 | Tasers, battery and holsters  | \$ 8,000.00               | \$ 8,000.00             |
|                 | 2 Body cameras /Trans Station | \$ \$5,500.00             | \$ \$5,500.00           |
|                 | 2 fire extinguisher           | \$ 60.00                  | \$ 60.00                |
|                 | 2 evidence kits, 2cone sets   | \$ 200.00                 | \$ 200.00               |
|                 | 2 MDT's                       | \$ 5,000.00               | \$ 5,000.00             |
|                 | 2 Docking Station and Mount   | \$ 3,000.00               | \$ 3,000.00             |
|                 | 2 Shotguns                    | \$ 900.00                 | \$ 900.00               |
|                 | 2 Long Riffles                | \$ 2,000.00               | \$ 2,000.00             |
|                 | 2 ticket printers             | \$ 1,124.00               | \$ 1,124.00             |
|                 | 2 Radar                       | \$ 5,000.00               | \$ 5,000.00             |
|                 | 2 AED                         | \$ 4,000.00               | \$ 4,000.00             |
|                 | Mobile Video                  | \$ 11,000.00              | \$ 11,000.00            |
|                 | Radios                        | \$ 6,000.00               | \$ 6,000.00             |
|                 | <b>Sub-Total</b>              | <b>\$ 175,408.00</b>      | <b>\$ 175,408.00</b>    |
|                 | <b>Total</b>                  | <b>\$ 263,013.00</b>      | <b>\$ 464,328.00</b>    |

## Option 2

|                 |                                 | Three Month Cost Estimate | Full Year Cost Estimate |
|-----------------|---------------------------------|---------------------------|-------------------------|
| Personnel       | 8 Patrol Officers               | \$ 115,489.92             | \$ 461,959.68           |
|                 | Uniforms                        | \$ 16,000.00              | \$ 16,000.00            |
|                 | Portable Radios                 | \$ 24,000.00              | \$ 24,000.00            |
|                 | One Records Clerk               | \$ 9,360.00               | \$ 37,440.00            |
|                 | <b>Sub-Total</b>                | <b>\$ 164,849.92</b>      | <b>\$ 620,519.68</b>    |
| Equipment       | 4 Patrol Units                  | \$ 160,000.00             | \$ 160,000.00           |
|                 | Unit Emergency Equipment        | \$ 96,000.00              | \$ 96,000.00            |
| Misc. Equipment | 4 DL Swipes                     | \$ 2,248.00               | \$ 2,248.00             |
|                 | Tasers, battery and holsters    | \$ 16,000.00              | \$ 16,000.00            |
|                 | 8 Body cameras/transfer station | \$ 17,500.00              | \$ 17,500.00            |
|                 | 4 fire extinguisher             | \$ 120.00                 | \$ 120.00               |
|                 | 4 evidence kits, 4 cone sets    | \$ 400.00                 | \$ 400.00               |
|                 | 4 MDT's                         | \$ 20,000.00              | \$ 20,000.00            |
|                 | Docking Station and Mount       | \$ 6,000.00               | \$ 6,000.00             |
|                 | 4 Shotguns                      | \$ 1,800.00               | \$ 1,800.00             |
|                 | 4 Long Riffles                  | \$ 4,000.00               | \$ 4,000.00             |
|                 | 4 ticket printers               | \$ 3,200.00               | \$ 3,200.00             |
|                 | Video                           | \$ 22,000.00              | \$ 22,000.00            |
|                 | Radar                           | \$ 10,000.00              | \$ 10,000.00            |
|                 | AED                             | \$ 8,000.00               | \$ 8,000.00             |
|                 | Radio                           | \$ 12,000.00              | \$ 12,000.00            |
|                 | <b>Sub-Total</b>                | <b>\$ 361,768.00</b>      | <b>\$ 361,768.00</b>    |
|                 | <b>Total</b>                    | <b>\$ 526,617.92</b>      | <b>\$ 982,287.68</b>    |

Manvel Police  
Department Staff and  
Equipment needs  
presented June 21,2021



|                |                                 |              |               |               |
|----------------|---------------------------------|--------------|---------------|---------------|
| Personnel      | 8 Patrol Officers (Salary)      | \$ 57,744.96 | \$ 461,959.68 |               |
|                | Benefits                        | \$ 17,324.00 | \$ 138,587.90 |               |
|                | Uniforms                        | \$ 1,600.00  | \$ 12,800.00  |               |
|                | One Records Clerk               | \$ 37,440.00 | \$ 37,440.00  |               |
|                | Benefits                        | \$ 11,232.00 | \$ 11,232.00  |               |
|                | Sub Total                       |              | \$ 662,019.58 |               |
| New Equipment  | 2 Patrol Units                  | \$ 40,000.00 | \$ 80,000.00  |               |
|                | Unit Emergency Equipment        | \$ 12,000.00 | \$ 24,000.00  |               |
| Misc Equipment | 2 DL Swippers                   | \$ 562.00    | \$ 1,124.00   |               |
|                | 8 Tasers, battery and holsters  | \$ 2,000.00  | \$ 16,000.00  |               |
|                | 8 Body cameras/ Docking station | \$ 2,000.00  | \$ 9,500.00   |               |
|                | 2 fire extinguisher             | \$ 30.00     | \$ 60.00      |               |
|                | 2 evidence kids, 2 cone sets    | \$ 100.00    | \$ 200.00     |               |
|                | 2 MDT's                         | \$ 5,000.00  | \$ 10,000.00  |               |
|                | Docking Station and Mount       | \$ 1,500.00  | \$ 3,000.00   |               |
|                | 2 Shotguns                      | \$ 450.00    | \$ 900.00     |               |
|                | 2 Long Rifles                   | \$ 1,000.00  | \$ 2,000.00   |               |
|                | 2 ticket printers               | \$ 800.00    | \$ 1,600.00   |               |
|                | Mobile Video                    | \$ 5,500.00  | \$ 11,000.00  |               |
|                | Radar                           | \$ 2,500.00  | \$ 5,000.00   |               |
|                | Mobile Radio                    | \$ 3,000.00  | \$ 6,000.00   |               |
|                | Portable Radios                 | \$ 3,000.00  | \$ 24,000.00  |               |
|                | AED                             | \$ 2,000.00  | \$ 4,000.00   |               |
|                |                                 |              | \$ 198,384.00 |               |
|                | Total                           |              |               | \$ 860,403.00 |

## Manvel Police Department Staff and Equipment needs presented July 5, 2021

|           |               |
|-----------|---------------|
| Personnel | \$ 662,019.00 |
| Vehicles  | \$ 104,000.00 |
| Equipment | \$ 94,384.00  |
| Total     | \$ 860,403.00 |



| Sworn Personnel                              | 2021  | 2022  | 2023  | 2024  | 2025  | 2026  |
|----------------------------------------------|-------|-------|-------|-------|-------|-------|
|                                              | 16000 | 19000 | 22000 | 25000 | 28000 | 31000 |
| Administration                               |       |       |       |       |       |       |
| Police Chief                                 | 1     | 1     | 1     | 1     | 1     | 1     |
| Assistant Police Chief                       | 0     | 0     | 1*    | 1     | 1     | 1     |
| Police Captain (Patrol-CID)                  | 1     | 1     | 2     | 2     | 2     | 2     |
| Administrative Sergeant/Prof. Standards      | 1     | 1     | 1     | 1     | 1     | 1     |
| Total Admin                                  | 3     | 3     | 5     | 5     | 5     | 5     |
| Patrol                                       |       |       |       |       |       |       |
| Patrol Lieutenant                            | 0     | 0     | 1*    | 1     | 1     | 1     |
| Patrol Sergeants                             | 4     | 4     | 4     | 4     | 4     | 4     |
| Patrol Corporal                              | 0     | 0     | 4*    | 4     | 4     | 4     |
| Special Ops Officers (Traffic, K9,DDACT)     | 2     | 2     | 3     | 3     | 3     | 3     |
| Patrol Officers                              | 12    | 20    | 20    | 26    | 32    | 36    |
| Total Patrol                                 | 18    | 26    | 32    | 38    | 45    | 48    |
| CID                                          |       |       |       |       |       |       |
| Detective Lieutenant                         | 0     | 0     | 1*    | 1     | 1     | 1     |
| Detective Sergeant                           | 1     | 1     | 1     | 1     | 1     | 1     |
| Detective                                    | 2     | 3     | 4     | 4     | 4     | 5     |
| Detective / Property and Evidence Technician | 0     | 0     | 1*    | 1     | 1     | 1     |
| Total CID                                    | 3     | 4     | 7     | 7     | 7     | 8     |
| Total Sworn                                  | 24    | 33    | 44    | 50    | 57    | 61    |
| Sworn Personnel / POP                        | 24    | 38    | 44    | 50    | 56    | 62    |

\* Indicates new Positions

# Five Year Staff Projections

|                              | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|------------------------------|------|------|------|------|------|------|
| Civilian Personnel           |      |      |      |      |      |      |
| Administrative Assistant     | 1    | 1    | 1    | 1    | 1    | 1    |
| Dispatch                     |      |      |      |      |      |      |
| Telecommunication Supervisor | 0    | 0    | 1    | 1    | 1    | 1    |
| TCO                          | 5    | 7    | 7    | 7    | 7    | 7    |
| Records                      |      |      |      |      |      |      |
| Records Manager              | 0    | 0    | 1*   | 1    | 1    | 1    |
| Records Clerk                | 0    | 1*   | 1    | 2    | 2    | 2    |
| Victim Liaison               | 0    | 0    | 0    | 0    | 0    | 1*   |
| Public Relation/PIO          | 0    | 0    | 0    | 1*   | 1    | 1    |
| Animal Control               |      |      |      |      |      |      |
| Animal Control Supervisor    | 0    | 0    | 0    | 0    | 1*   | 1    |
| Animal Control Officer       | 0    | 1*   | 1    | 2    | 2    | 2    |
| IT                           |      |      |      |      |      |      |
| IT Tech                      | 0    | 0    | 1*   | 1    | 1    | 1    |
| Jail                         |      |      |      |      |      |      |
| Jail Sergeant                | 0    |      | 1*   | 1    | 1    | 1    |
| Jailers                      | 0    |      | 4*   | 4    | 4    | 4    |
| Total Civilian               | 6    | 10   | 18   | 21   | 22   | 23   |



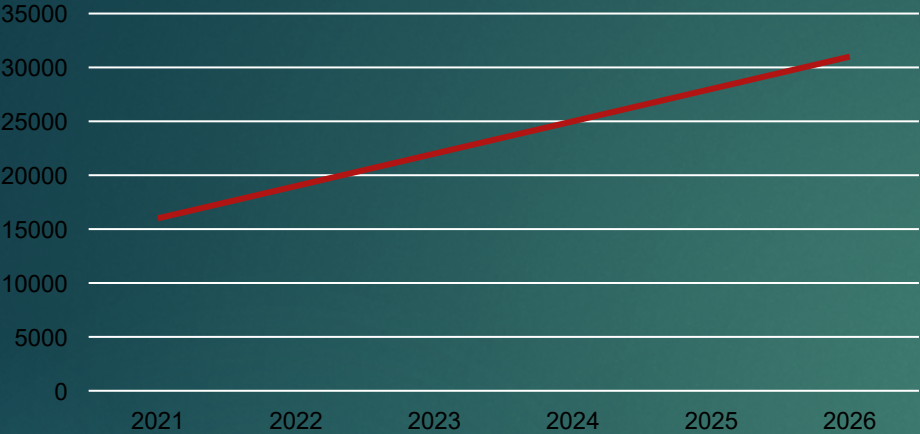
| New Positions by FY                          | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------------------------------------|------|------|------|------|------|
| Assistant Police Chief                       |      | 1    |      |      |      |
| Police Captain (Patrol-CID)                  |      | 2    |      |      |      |
| Patrol Lieutenant                            |      | 1    |      |      |      |
| Patrol Sergeants                             |      |      |      |      |      |
| Special Ops Sergeant                         |      |      |      | 1    |      |
| Patrol Corporal                              |      | 4    |      |      |      |
| Special Ops Officers (Traffic, K9,DDACT)     |      | 1    |      |      |      |
| Patrol Officers                              | 8    |      | 6    | 6    | 6    |
| Detective Lieutenant                         |      | 1    |      |      |      |
| Detective                                    |      | 1    |      |      | 1    |
| Detective / Property and Evidence Technician |      | 1    |      |      |      |
| TCO                                          | 2    |      |      |      |      |
| Records Manager                              |      | 1    |      |      |      |
| Records Clerk                                | 1    |      | 1    | 1    | 1    |
| Victim Lieason                               |      |      |      |      | 1    |
| Public Relation/PIO                          |      |      | 1    |      |      |
| Animal Control Supervisor                    |      |      |      | 1    |      |
| Animal Control Officer                       | 1    | 1    | 1    | 1    | 1    |
| IT Tech                                      |      | 1    |      |      |      |
| Jail Sergeant                                |      | 1    |      |      |      |
| Jailers                                      |      | 4    |      |      |      |
|                                              | 12   | 20   | 9    | 10   | 10   |

## New Positions Added per Fiscal Year

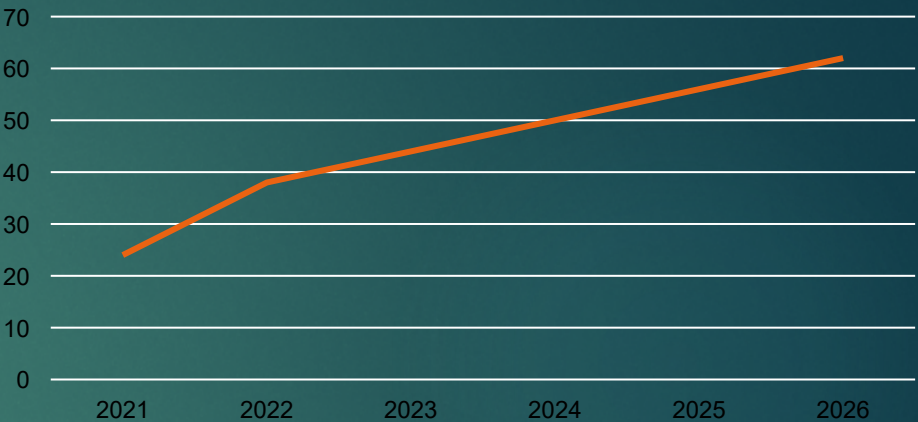




Population Projections



Officers



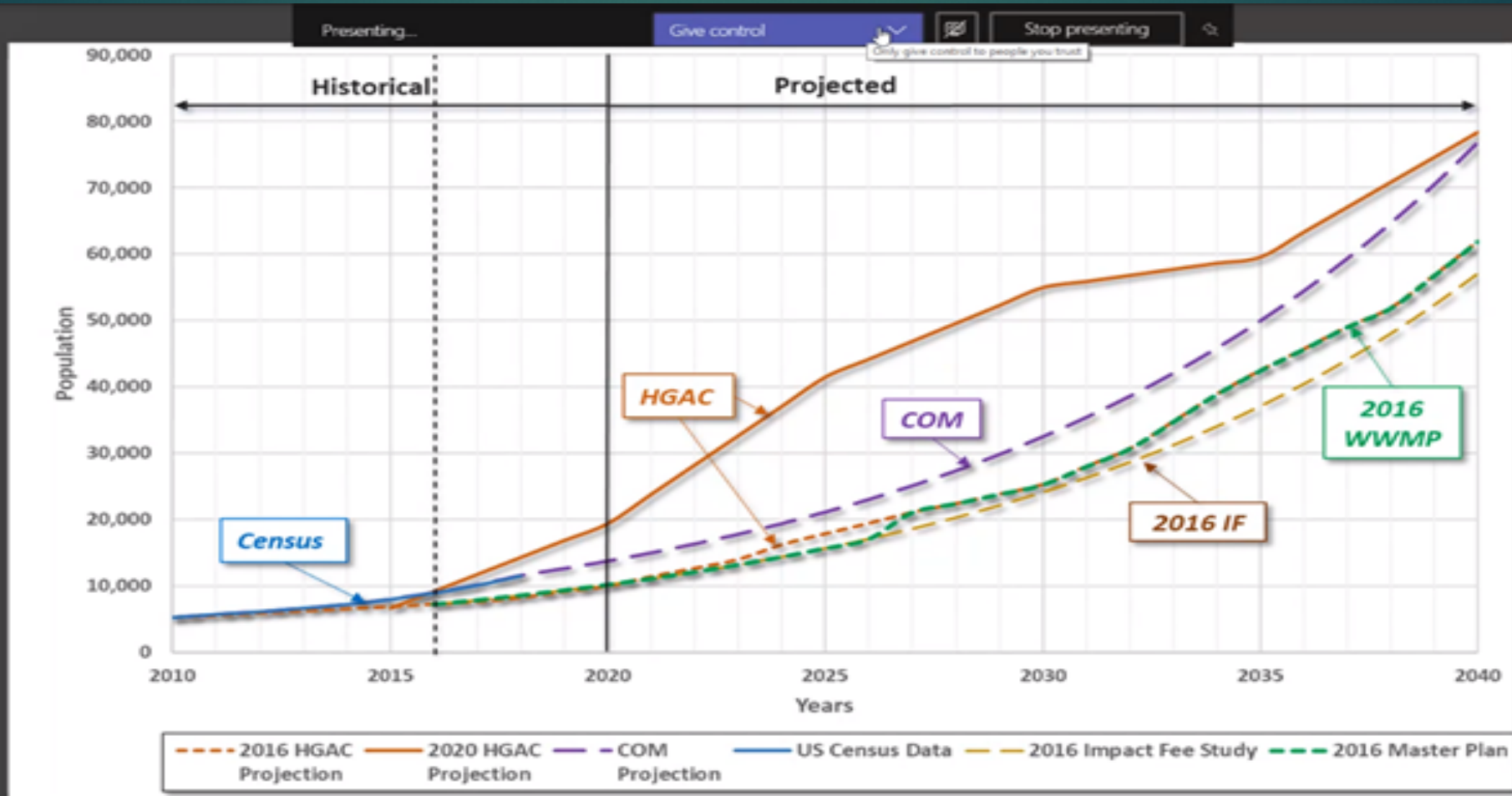
|            |       |       |       |       |       |       |
|------------|-------|-------|-------|-------|-------|-------|
| Year       | 2021  | 2022  | 2023  | 2024  | 2025  | 2026  |
| Population | 16000 | 19000 | 22000 | 25000 | 28000 | 31000 |

|                                  |  |  |  |        |
|----------------------------------|--|--|--|--------|
| Population Projected Increase    |  |  |  | 2021   |
|                                  |  |  |  |        |
| 2021 Residential Permits issued  |  |  |  |        |
| Monthly Average                  |  |  |  | 83.11  |
| Yearly Average                   |  |  |  | 997.33 |
| Residential Growth - Permits X 3 |  |  |  | 2992   |

|          |      |      |      |      |      |      |
|----------|------|------|------|------|------|------|
| Year     | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Officers | 24   | 38   | 44   | 50   | 56   | 62   |



# HGAC Population Projections



Draft Population Projection

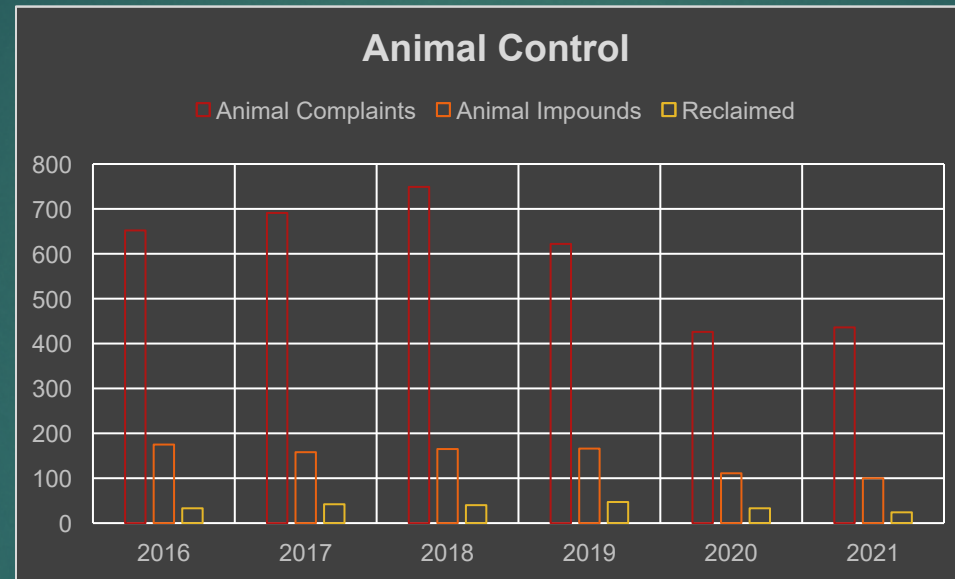


|                                 |              |                      |  |  |               |
|---------------------------------|--------------|----------------------|--|--|---------------|
| 8 Patrol Officers               | \$ 57,744.96 | \$ 461,960.00        |  |  |               |
| Benefits                        | \$ 17,324.00 | \$ 138,592.00        |  |  |               |
| Uniforms                        | \$ 1,600.00  | \$ 12,800.00         |  |  |               |
| Portable Radios                 | \$ 3,000.00  | \$ 24,000.00         |  |  |               |
| 2 Dispatchers                   | \$ 40,560.00 | \$ 81,120.00         |  |  |               |
| Benefits                        | \$ 12,168.00 | \$ 24,336.00         |  |  |               |
| One Records Clerk               | \$ 37,440.00 | \$ 37,440.00         |  |  |               |
| Benefits                        | \$ 11,232.00 | \$ 11,232.00         |  |  |               |
| <b>Sub Total</b>                |              | <b>\$ 791,475.58</b> |  |  | \$ 791,480.00 |
| 4 Patrol Units                  | \$ 40,000.00 | \$ 160,000.00        |  |  |               |
| Unit Emergency Equipment        | \$ 12,000.00 | \$ 96,000.00         |  |  |               |
| 2 DL Swipe                      | \$ 562.00    | \$ 2,248.00          |  |  |               |
| 8 Tasers, battery and holsters  | \$ 2,000.00  | \$ 16,000.00         |  |  |               |
| 8 Body cameras/ Docking station | \$ 2,000.00  | \$ 9,500.00          |  |  |               |
| 4 fire extinguisher             | \$ 30.00     | \$ 120.00            |  |  |               |
| 4 evidence kits, 4 cone sets    | \$ 100.00    | \$ 400.00            |  |  |               |
| 4 MDT's                         | \$ 4,000.00  | \$ 16,000.00         |  |  |               |
| Docking Station and Mount       | \$ 1,500.00  | \$ 6,000.00          |  |  |               |
| 4 Shotguns                      | \$ 450.00    | \$ 1,800.00          |  |  |               |
| 4 Long Rifles                   | \$ 1,000.00  | \$ 4,000.00          |  |  |               |
| 4 ticket printers               | \$ 800.00    | \$ 3,200.00          |  |  |               |
| 4 Mobile Video                  | \$ 5,500.00  | \$ 22,000.00         |  |  |               |
| 4 Radar                         | \$ 2,500.00  | \$ 10,000.00         |  |  |               |
| Mobile Radio                    | \$ 3,000.00  | \$ 12,000.00         |  |  |               |
| Portable Radios                 | \$ 3,000.00  | \$ 24,000.00         |  |  |               |
| 4 AED                           | \$ 2,000.00  | \$ 8,000.00          |  |  |               |
| <b>Sub Total</b>                |              | <b>\$ 321,020.00</b> |  |  | \$ 321,020.00 |

Current needs for Manvel PD



# Animal Control Officer



|                   | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|-------------------|------|------|------|------|------|------|
| Animal Complaints | 652  | 691  | 749  | 622  | 426  | 436  |
| Animal Impounds   | 175  | 158  | 165  | 166  | 111  | 100  |
| Reclaimed         | 33   | 42   | 40   | 47   | 33   | 24   |



# Projected Cost New Police Department Building

| Estimated Square Feet | Estimated Cost                    |
|-----------------------|-----------------------------------|
| 27,899 - 39,485       | \$14,340,193.00 - \$23,779,342.00 |



|                         | Manvel PD        | Pearland *       | Alvin PD         | BCSO              | Clute             | Freeport         | Sugerland        | HPD              | Webster                       | League City *           | Iowa Colony      | Pasadena PD          | Friendswood PD   |
|-------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|-------------------------------|-------------------------|------------------|----------------------|------------------|
| Starting Pay Patrol Ofc | \$51,147.20      | \$59,675         | \$50,731-56, 201 | \$50,161          | \$46,969          | \$48,913.49      | \$63,357         | \$58,785         | \$48,143.68                   | \$61,335                | \$21.75          | \$65,936             | \$63,500         |
| Top Out Pay Patrol Ofc  | \$54,995.20      | \$83,096         | \$67,204         | \$73,664          | \$52,499          | \$73,370.23      | \$85,530         | \$92,515         | \$75,520                      | \$85,245                | \$27.00          | \$92,040             | \$83,500         |
| Hiring Bonus            | No               | \$5,000          | \$6,000          | No                | No                | No               | No               | No               | \$5,000                       | \$5,000                 | No               | No                   | No               |
| Longevity Pay           | \$5.00 per month | \$4.00 per month | \$3.70 per month | \$5.00 per month  | \$4.00 per month  | \$5.00 per month | \$4.00 per month | No               | \$8.50 per month              | \$8.00 per month        | \$5.00 per month | None                 | \$5.00 per month |
| Spon Police App YorN    | No               | Yes              | Yes              | No                | No                | No               | Yes              | Yes              | Yes                           | Yes                     | No               | Yes                  | Yes              |
| Cert Basic              | No               | No               | No               | No                | No                | No               | No               | No               | No                            | No                      | No               | No                   | No               |
| Cert Int                | No               | \$29 per hr      |                  | \$50              | \$500             | \$500            | \$50             | No               | \$150                         | \$100                   | \$50             | \$100                | \$175            |
| Cert Adv                | No               | \$58 per hr      |                  | \$100             | \$1,000           | \$1,000          | \$100            | No               | \$200                         | \$150                   | \$100            | \$200                | \$225            |
| Cert Master             | No               | \$87 per hr      |                  | \$150             | \$1,800           | \$1,500          | \$150            | No               | \$300.00                      | \$200                   | \$150            | \$300                | \$275            |
| Edu Associate           | No               | \$58 per hr      |                  | No                | No (coming 10/21) | \$600            | \$50             | No               | None                          | \$100                   | \$100            | None                 | \$100            |
| Edu Bachlor             | No               | \$87 per hr      |                  | No                | No (coming 10/21) | \$1,500          | \$100            | \$3,640          | None                          | \$150                   | \$150            | None                 | \$150            |
| Edu Master              | No               | \$1.15 per hr    |                  | No                | No (coming 10/21) | \$2,500          | \$150            | \$6,240          | None                          | \$200                   | \$200            | None                 | \$200            |
| Edu Doctorate           | No               | No               | No               | No                | No                | No               | No               | \$8,840          | None                          | None                    | None             | None                 | None             |
| Tuition Reimb           | \$500.00         | 100%             |                  | No                | No (coming 10/21) | 100%             | 100%             | 100%             | 100%                          | 100%                    | No               | 100%                 | 50%              |
| Investigation incentive | No               | Call out Comp    | Call out Comp    | Pay Increase/Comp | No (coming 10/21) | No               | Call out Comp    | \$600 - \$2,200  | No                            | Call out Comp           | No               | No                   | Call out Comp    |
| FTO                     | No               | Daily comp       | Daily comp       | No                | No (coming 10/21) | Dialy comp       | Daily comp       | Yes              | 1hr comp daily                | Daily comp              | No               | 10hr comp per wk     | Daily comp       |
| DRE                     | No               | Call out Comp    | Call out Comp    | No                | No                | No               | Call out Comp    | Yes              | No                            | Call out Comp           | No               | No                   | Call out Comp    |
| SWAT                    | No               | Call out Comp    | Call out Comp    | Monthly Comp      | No                | No               | Call out Comp    | Yes              | No                            | Call out Comp           | No               | No                   | Call out Comp    |
| Traffic Reconstruction  | No               | Call out Comp    | Call out Comp    | No                | No                | No               | Call out Comp    | Yes              | No                            | Call out Comp           | No               | No                   | Call out Comp    |
| Drone                   | No               | Call out Comp    | Call out Comp    | No                | No                | No               | Call out Comp    | Yes              | No                            | Call out Comp           | No               | No                   | Call out Comp    |
| K-9                     | No               | Call out Comp    | Call out Comp    | No                | No (coming 10/21) | Monthly comp     | Call out Comp    | Yes              | \$7,200                       | Call out Comp           | No               | No                   | Call out Comp    |
| Take home               | No               | Yes              | Yes              | Yes               | Yes               | No               | Yes              | Yes              | Yes                           | Yes                     | No               | Yes                  | Yes              |
| Bilingual Language Pay  | No               | No               | \$600 per yr     | \$20 bi-weekly    | No (coming 10/21) | \$600 per year   | No               | \$1800 per month | \$75.00 or \$150.00 per month | \$50 to \$100 per month | No               | 2-wks comp per month | \$50 per month   |
| Ins for family YorN     | No               | Yes              | Yes              | Yes               | Yes               | Yes              | Yes              | Yes              | Yes                           | Yes                     | Yes              | Yes                  | Yes              |
| Shift Diferental        | No               | \$86 by-weekly   | \$1.00 per hr    | No                | No (coming 10/21) | No               | No               | \$1,800          | No                            | No                      | No               | No                   | Yes              |
| Physical Fitness Inc    | No               | Yes              | Yes              | Yes               | Yes               | No               | No               | Yes              | Yes                           | Yes                     | No               | No                   | No               |
| City sqr millage        | 27.5 sq mi       | 48.84 sq mi      | 25.14 sq mi      | 1609 sq mi        | 5.69 sq mi        | 17.7 sq mi       | 42.9 sq mi       | 669 sq mi        | 6.62 sq mi                    | 53.06 sq mi             | 9.4 sq mi        | 53.06 sq mi          | 20.9 sq mil      |
| Total sworn staff       | 24               | 176              | 56               | 144               | 22                | 24               | 174              | 5,400            | 50                            | 127                     | 11               | 270                  | 64               |
| Total employees         | 30               | 230              | 87               | 348               | 46                | 49               | 190              | 6,292            | 68                            | 200                     | 18               | 350                  | 84               |
| Census population 2020  | 15,111           | 122078           | 26,891           | 385,018           | 11,662            | 11,990           | 118,498          | 7.1 mill         | 12,041                        | 110,598                 | 5,989            | 148,215              | 40,630           |



The background is a blue gradient. In the corners, there are decorative white line art elements resembling circuit boards or neural networks, with lines and small circles.

# Case Summary Report

## January 2019 through May 2021



# Case Reports Generated

|      | Assigned | Active | Cleared | Information | Inactive/<br>Suspended | Clearance Rate % |
|------|----------|--------|---------|-------------|------------------------|------------------|
| 2019 | 534      | 8      | 321     | 61          | 144                    | 60%              |
| 2020 | 567      | 26     | 336     | 92          | 111                    | 59%              |
| 2021 | 305      | 61     | 139     | 52          | 31                     | 45%              |



# Aggravated Assault Cases

|      | Reported<br>Cases | Cleared<br>Cases | Open<br>Cases | Information | Inactive/<br>Suspended | With Firearm | Clearance<br>Rate % |
|------|-------------------|------------------|---------------|-------------|------------------------|--------------|---------------------|
| 2019 | 9                 | 6                | 0             | 1           | 2                      | 4            | 66%                 |
| 2020 | 10                | 8                | 0             | 0           | 2                      | 5            | 80%                 |
| 2021 | 4                 | 4                | 0             | 0           | 0                      | 0            | 100%                |



# Deadly Conduct

|      | Reported Cases | Cleared Cases | Open Cases | Unfounded | Inactive/<br>Suspended | With Firearm | Clearance Rate % |
|------|----------------|---------------|------------|-----------|------------------------|--------------|------------------|
| 2019 | 0              | 0             | 0          | 0         | 0                      | 0            | 0.0%             |
| 2020 | 1              | 0             | 0          | *** 1     | 0                      | * 1          | 100.0%           |
| 2021 | 2              | 0             | 1          | 0         | 1                      | ** 2         | 0.0%             |

- \* Alleged Vehicle was shot at somewhere on State Highway 288. No evidence to substantiate the allegations.
- \*\* Victim in these incidents were the same. Both occurrences were targeted incidents towards the individual and his residence
- \*\*\* This Incident was a road rage incident that was Direct filed to the Grand Jury. No shots fired just a weapon display.



# Unlawfully Carrying a Weapon

|      | Reported<br>Cases | Cleared<br>Cases | Open<br>Cases | Unfounded | Inactive/<br>Suspended | Clearance Rate<br>% |
|------|-------------------|------------------|---------------|-----------|------------------------|---------------------|
|      |                   |                  |               |           |                        |                     |
| 2019 | 12                | 12               | 0             | 0         | 0                      | 100%                |
| 2020 | 7                 | 7                | 0             | 0         | 0                      | 100%                |
| 2021 | 5                 | 5                | 0             | 0         | 0                      | 100%                |



# Robbery

|      | Reported<br>Cases | Cleared<br>Cases | Open<br>Cases | Unfounded | Inactive/<br>Suspended | With Firearm | Clearance<br>Rate % |
|------|-------------------|------------------|---------------|-----------|------------------------|--------------|---------------------|
| 2019 | 2                 | 1                | 0             | 0         | 1                      |              | 50%                 |
| 2020 | 2                 | 1                | 0             | 0         | 1                      | ** 1         | 50%                 |
| 2021 | 1                 | 0                | 0             | 0         | 1                      | ** 1         | 0%                  |

\*\* Victim alleged a firearm was used, no evidence to substantiate the allegation



# **Personnel and equipment Estimated Costs**





## Option 1

|                |                               | Three Month Cost Estimate | Full Year Cost Estimate |
|----------------|-------------------------------|---------------------------|-------------------------|
| Personnel      | 4 Patrol Officers             | \$ 57,745.00              | \$ 230,980.00           |
|                | Uniforms                      | \$ 8,500.00               | \$ 8500.00              |
|                | Portable Radios               | \$ 12,000.00              | \$ 12,000.00            |
|                | One Records Clerk             | \$ 9,360.00               | \$ 37,440.00            |
|                | <b>Sub- Total</b>             | <b>\$ 87,605.00</b>       | <b>\$ 288,920.00</b>    |
| New Equipment  | 2 Patrol Units                | \$ 80,000.00              | \$ 80,000.00            |
|                | Unit Emergency Equipment      | \$ 48,000.00              | \$ 48,000.00            |
| Misc Equipment | 2 DL Swipes                   | \$ 1,124.00               | \$ 1,124.00             |
|                | Tasers, battery and holsters  | \$ 8,000.00               | \$ 8,000.00             |
|                | 2 Body cameras /Trans Station | \$ 5,500.00               | \$ 5,500.00             |
|                | 2 fire extinguisher           | \$ 60.00                  | \$ 60.00                |
|                | 2 evidence kits, 2cone sets   | \$ 200.00                 | \$ 200.00               |
|                | 2 MDT's                       | \$ 5,000.00               | \$ 5,000.00             |
|                | 2 Docking Station and Mount   | \$ 3,000.00               | \$ 3,000.00             |
|                | 2 Shotguns                    | \$ 900.00                 | \$ 900.00               |
|                | 2 Long Riffles                | \$ 2,000.00               | \$ 2,000.00             |
|                | 2 ticket printers             | \$ 1,124.00               | \$ 1,124.00             |
|                | 2 Radar                       | \$ 5,000.00               | \$ 5,000.00             |
|                | 2 AED                         | \$ 4,000.00               | \$ 4,000.00             |
|                | Mobile Video                  | \$ 11,000.00              | \$ 11,000.00            |
|                | Radios                        | \$ 6,000.00               | \$ 6,000.00             |
|                | <b>Sub-Total</b>              | <b>\$ 175,408.00</b>      | <b>\$ 175,408.00</b>    |
|                | <b>Total</b>                  | <b>\$ 263,013.00</b>      | <b>\$ 464,328.00</b>    |

## Option 2

|                |                                 | Three Month Cost Estimate | Full Year Cost Estimate |
|----------------|---------------------------------|---------------------------|-------------------------|
| Personnel      | 8 Patrol Officers               | \$ 115,489.92             | \$ 461,959.68           |
|                | Uniforms                        | \$ 16,000.00              | \$ 16,000.00            |
|                | Portable Radios                 | \$ 24,000.00              | \$ 24,000.00            |
|                | 2 Dispatchers                   | \$ 20,280.00              | \$ 81,120.00            |
|                | One Records Clerk               | \$ 9,360.00               | \$ 37,440.00            |
|                | <b>Sub-Total</b>                | <b>\$ 164,849.92</b>      | <b>\$ 620,519.68</b>    |
| Equipment      | 4 Patrol Units                  | \$ 160,000.00             | \$ 160,000.00           |
|                | Unit Emergency Equipment        | \$ 96,000.00              | \$ 96,000.00            |
| Misc Equipment | 4 DL Swipes                     | \$ 2,248.00               | \$ 2,248.00             |
|                | Tasers, battery and holsters    | \$ 16,000.00              | \$ 16,000.00            |
|                | 8 Body cameras/transfer station | \$ 17,500.00              | \$ 17,500.00            |
|                | 4 fire extinguisher             | \$ 120.00                 | \$ 120.00               |
|                | 4 evidence kits, 4 cone sets    | \$ 400.00                 | \$ 400.00               |
|                | 4 MDT's                         | \$ 20,000.00              | \$ 20,000.00            |
|                | Docking Station and Mount       | \$ 6,000.00               | \$ 6,000.00             |
|                | 4 Shotguns                      | \$ 1,800.00               | \$ 1,800.00             |
|                | 4 Long Riffles                  | \$ 4,000.00               | \$ 4,000.00             |
|                | 4 ticket printers               | \$ 3,200.00               | \$ 3,200.00             |
|                | Video                           | \$ 22,000.00              | \$ 22,000.00            |
|                | Radar                           | \$ 10,000.00              | \$ 10,000.00            |
|                | AED                             | \$ 8,000.00               | \$ 8,000.00             |
|                | Radio                           | \$ 12,000.00              | \$ 12,000.00            |
|                | <b>Sub-Total</b>                | <b>\$ 361,768.00</b>      | <b>\$ 361,768.00</b>    |
|                | <b>Total</b>                    | <b>\$ 526,617.92</b>      | <b>\$ 982,287.68</b>    |



# Staff Projections

|                                  | 2020     | 2025     | 2030      |
|----------------------------------|----------|----------|-----------|
| Estimated Population             | 16000    | 42000    | 55000     |
|                                  | 22 sworn | 85 sworn | 116 sworn |
| <b>Administration</b>            |          |          |           |
| Police Chief                     | 1        | 1        | 1         |
| Assistant Police Chief           | 0        | 1        | 2         |
| Police Captain                   | 1        | 3        | 3         |
| Administrative Assistant         | 1        | 1        | 2         |
| Administrative Sergeant          | 1        | 1        | 0         |
| Patrol Lieutenant                | 0        | 2        | 4         |
| Professional Standards           |          | 1        | 2         |
| Public Relation/PIO              | 0        | 1        | 1         |
| <b>Patrol</b>                    |          |          |           |
| Patrol Sergeants                 | 4        | 8        | 8         |
| Traffic Sergeant                 | 0        | 0        | 0         |
| Special Ops Sergeant             | 0        | 0        | 0         |
| Patrol Corporal                  | 0        | 4        | 8         |
| Special Ops Officers             | 2        | 0        | 4         |
| K-9                              | 0        | 0        | 2         |
| Patrol Officers                  | 12       | 53       | 66        |
| <b>CID</b>                       |          |          |           |
| Detective Lieutenant             | 0        | 1        | 1         |
| Detective Sergeant               | 1        | 2        | 2         |
| Detective                        | 2        | 5        | 7         |
| Property and Evidence Technician | 0        | 1        | 2         |
| Victim Liaison                   | 0        | 0        | 1         |
| Internal Affairs                 | 0        | 0        | 1         |
| <b>Dispatch</b>                  |          |          |           |
| Telecommunication Supervisor     | 1        | 1        | 1         |
| Dispatch Center                  | 5        | 7        | 12        |
| <b>IT</b>                        |          |          |           |
| IT Tech                          | 0        | 1        | 2         |
| <b>Jail</b>                      |          |          |           |
| Jail Sergeant                    | 0        | 0        | 2         |
| Jailers                          | 0        | 0        | 4         |
| <b>Records</b>                   |          |          |           |
| Records Manager                  | 0        | 0        | 1         |
| Records Clerk                    | 0        | 3        | 3         |



# Projected Cost Police Department Build

| Estimated Square Feet | Estimated Cost                    |
|-----------------------|-----------------------------------|
| 27,899 - 39,485       | \$14,340,193.00 - \$23,779,342.00 |



**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Elaine Graham](#); [Jessica Rodriguez](#); [Gilbert Salas](#); [Robbie Hall](#)  
**Subject:** Del Bello Lakes Section 6  
**Date:** Thursday, July 15, 2021 10:10:21 AM  
**Attachments:** [image001.png](#)

---

Kyle,

A final inspection walk-through was conducted on July 8, 2021 for Del Bello Lakes Section 6 to begin the two-year maintenance period. The Maintenance Bond has been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the City Engineer's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Two Year Maintenance Period.

Please let me know if you need any further information.

~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(281) 489-0630

[www.cityofmanvel.com](http://www.cityofmanvel.com)





**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Gilbert Salas](#); [Jessica Rodriguez](#); [Robbie Hall](#)  
**Subject:** Del Bello Lakes Lift Station  
**Date:** Thursday, July 15, 2021 10:40:46 AM  
**Attachments:** [image001.png](#)

---

Kyle and Tammy,

-  
A final acceptance walk-through has been conducted for the Del Bello Lakes Lift Station to conclude the one-year maintenance period which began on January 21, 2020. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.  
~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager  
City Engineer  
20025 Highway 6  
Manvel, Texas 77578  
(281) 489-0630

[www.cityofmanvel.com](http://www.cityofmanvel.com)



**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Gilbert Salas](#); [Jessica Rodriguez](#); [Robbie Hall](#)  
**Subject:** Del Bello Lakes Offsite Utilities  
**Date:** Thursday, July 15, 2021 4:32:44 PM  
**Attachments:** [image001.png](#)

---

Kyle and Tammy,

-  
A final acceptance walk-through has been conducted for the Del Bello Lakes Offsite Utilities to conclude the one-year maintenance period which began on December 16, 2019. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.  
~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager  
City Engineer  
20025 Highway 6  
Manvel, Texas 77578  
(281) 489-0630

[www.cityofmanvel.com](http://www.cityofmanvel.com)

