

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
ED PERRY, 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 5, 2022**

**NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP
6:00 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 - 5:00 p.m.

Presentation on The Gardens at Croix Park.

Executive Session

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

Settlement Agreement Case No. 117397 - CV, Brazoria County Municipal Utility District No. 61 vs The City of Manvel

Regular Session - 6:00 p.m.

Call To Order

Inspirational Reading - Council Member Perry

Pledge

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

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

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. Consideration and possible action to approve a burn ban for 90 days, and authorizing the Fire Marshal to lift it early should the Keetch-Byram Drought Index, as monitored and reported by the Texas Forest Service, reach and maintain 400 or less for five consecutive days.
2. Approve the meeting minutes to date.

Regular Agenda

1. Consideration and possible action to approve a Mediated Settlement Agreement Cause No. 117397-CV Brazoria County Municipal Utility District No. 61 V. The City of Manvel.
2. Consideration and possible action to direct staff on Croix Park improvements.
3. Consideration and possible action to approve a Subdivision variance request for property located in the Del Bello Lakes Development, Section 8, for relief from Chapter 62, Section 62-111 (a) and (c), Additional Street Requirements and authorize the Mayor to execute the Development Agreement.
4. Consideration and possible action to approve;
MASTER PLAN FOR VALENCIA, BEING 438.4 ACRES OF LAND, MANVEL, TEXAS.

5. Consideration and possible action to approve Resolution 2022-R-09;
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL,
TEXAS SUPPORTING THE EXPEDITED CONSTRUCTION OF "SEGMENT B"
OF SH 99 (GRAND PARKWAY) IN BRAZORIA AND GALVESTON
COUNTIES; AND SETTING FORTH OTHER RELATED MATTERS THERETO.

Mayor and Council Comments

Update on current events and city issues.

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

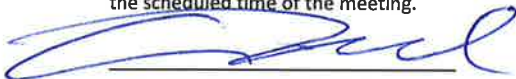
Items of community interest include:

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the 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 June 30, 2022 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



GARDEN DESIGN | 7.05.2022

THE GARDENS

at Croix Park



GO Native

LANDSCAPING FOR
BIRDS & BUTTERFLIES

Glenn Olsen

native@gonativelandscaping.org

www.gonativelandscaping.org

832-517-2478

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Mission

To provide the citizens of Manvel a beautiful natural area for walking, photography, and nature observation.

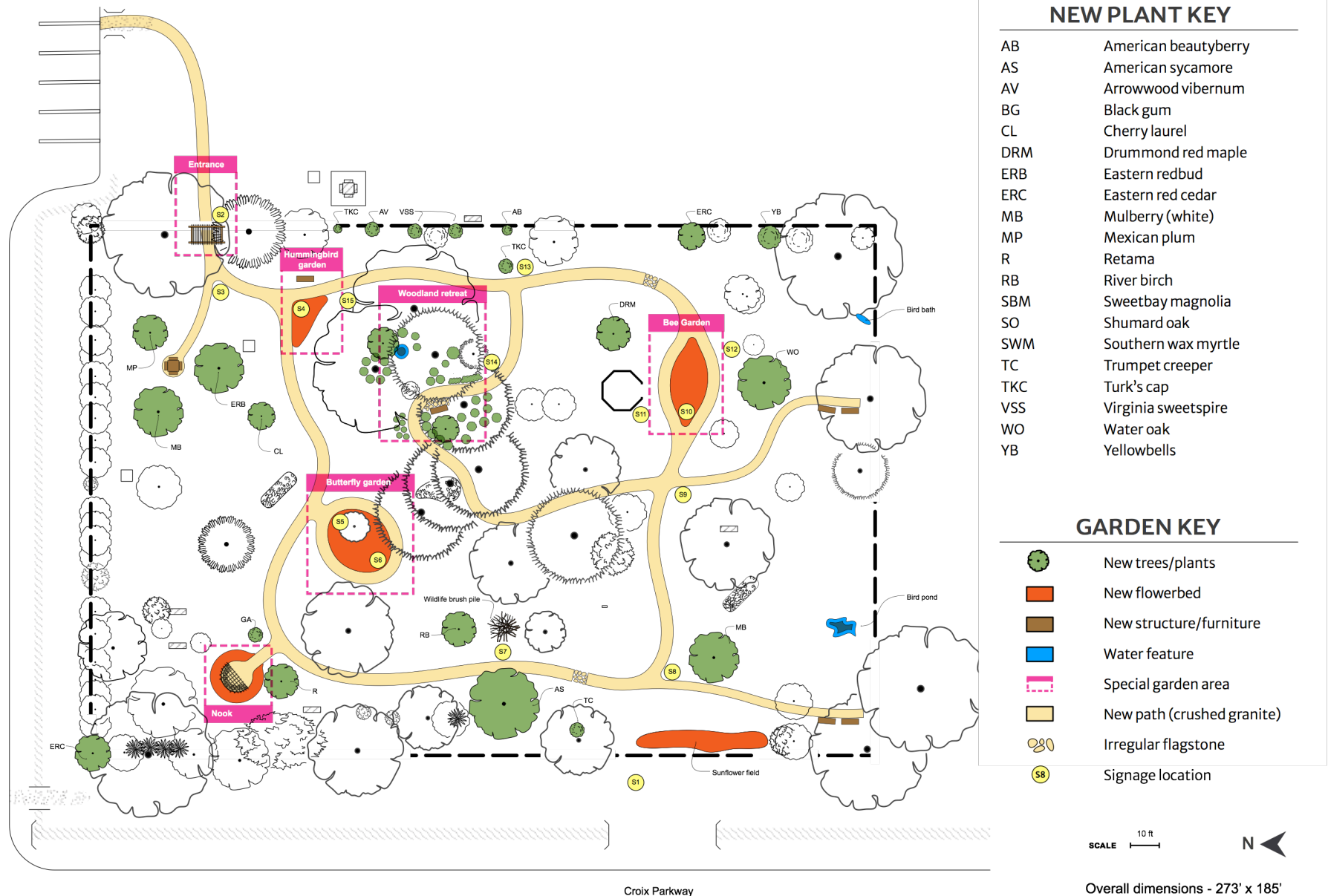
To educate children and adults about the value of preserving our native plants and wildlife.

To celebrate nature by creating a refuge for wildlife such as birds, butterflies, native stingless bees, and other pollinators.

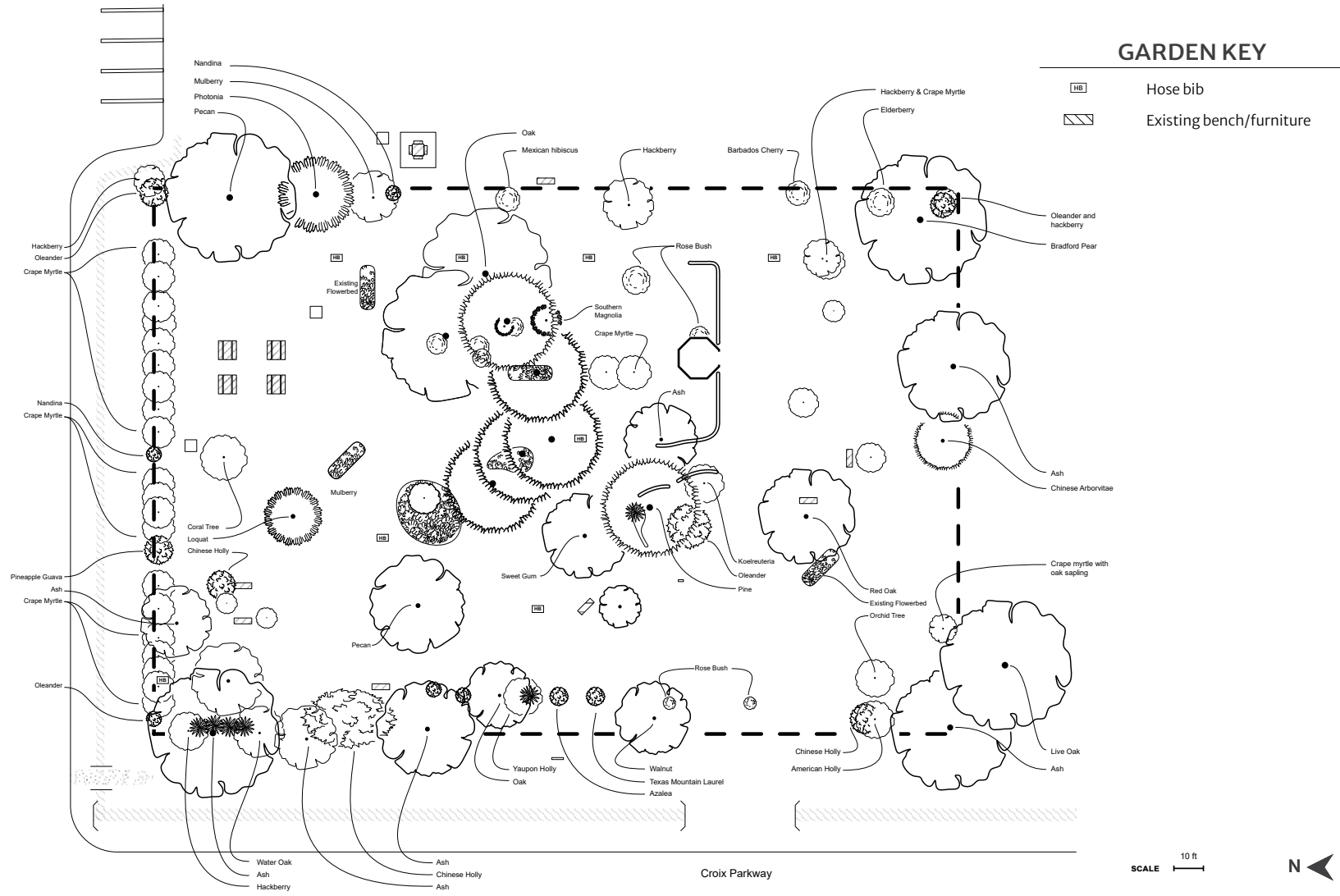
This mission will be accomplished by establishing:

- **Themed gardens** that provide habitat for wildlife (for example, the hummingbird, butterfly, and bee gardens)
- **Safe paths** touring the garden areas
- **Teaching signage** about supporting natural wildlife processes
- **Bird water features** (bird pond, bird bath, and bird drip)
- **Certification** & signage indicating National Wildlife Federation Habitat and Monarch Waystation designations

Master Plan



Existing Site

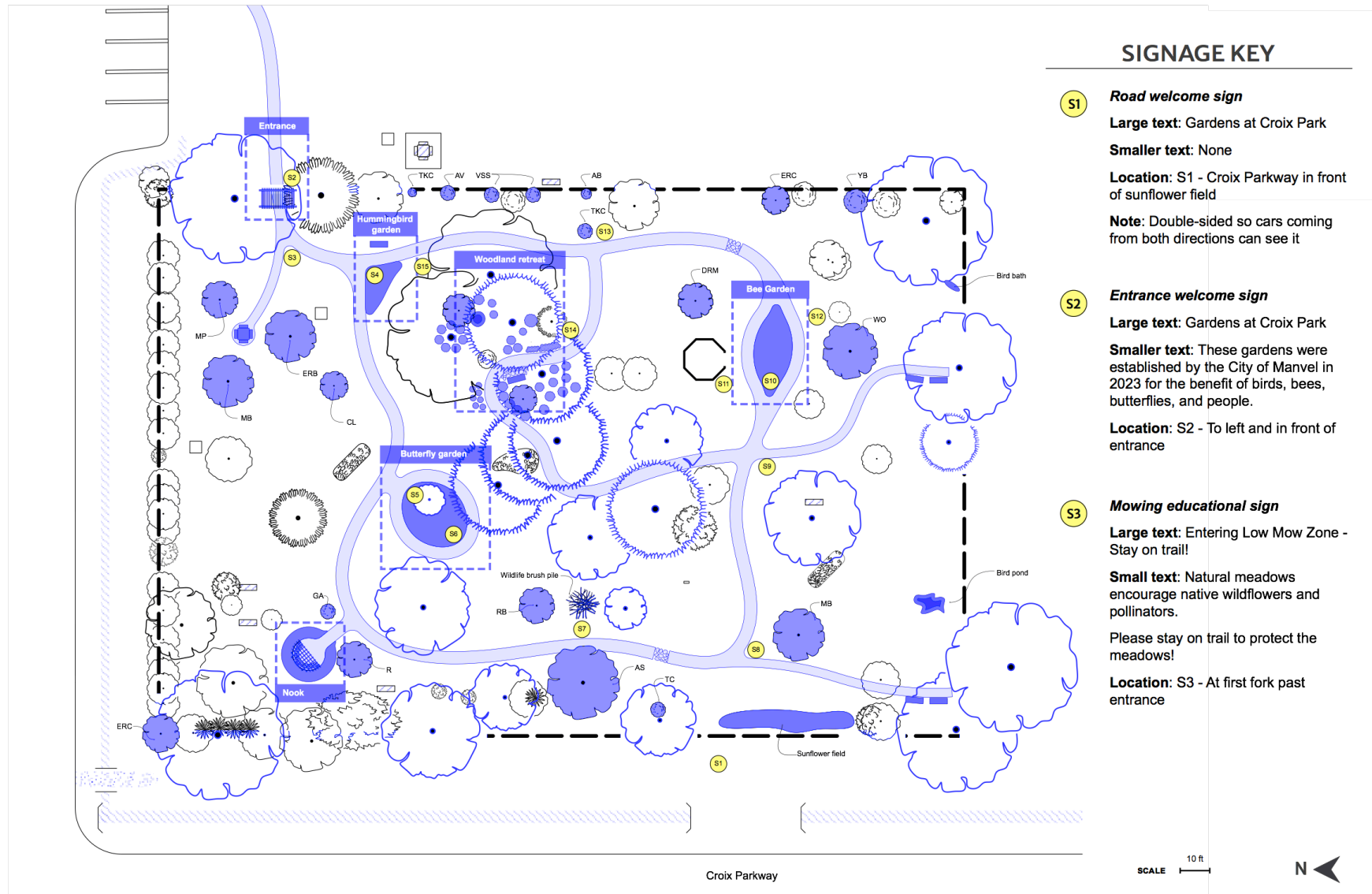


Existing site

Removals map



Signage Locations



Signage locations

SIGNAGE KEY

S4

Hummingbird garden sign

Large text: Hummingbird Garden (Image: Ruby-throated hummingbird)

Small text: Hummingbirds love Turk's cap, Tropical sage, Gregg's salvia and other plants in this garden. Look for them at flowers—or waiting in the trees above!

Location: S4 - Where paths meet in front of hummingbird garden

S5

Butterfly garden sign

Large text: Butterfly Garden (Image: Monarch)

Small text: Butterflies need both nectar from flowers and specific host plants on which they lay their eggs. This bed provides both. Host plants include hackberry tree (hackberry emperor), frogfruit (Phaon crescent) and milkweed (monarch).

Location: S5 - Where path splits to encircle butterfly garden

S6

Caterpillar caution sign

Big text: None

Small text: Please don't disturb the caterpillars! (Image: Caterpillar eating)

Location: S6 - Near milkweed in butterfly garden

S7

Woodpile educational sign

Large text: Wildlife woodpile (Image: Pile of sticks, Carolina wren)

Small text: Woodpiles provide shelter for birds and toads, as well as sustenance for wood-eating insects. Birds and toads eat the insects, so it's a win-win! P.S.: Watch for wrens!

Sidenote small text: Try this at home!

Location: S7 - Between path and

S8

Bird pond sign

Large text: Bird Pond (Image: Arrow pointing down path, bird drinking)

Small text: Ssssh . . . ! Quiet. Birds drinking & bathing.

Location: S8- Where bird pond path splits from main path

S9

Bird bath sign

Large text: Bird Bath (Image: Arrow pointing down path, bird bathing)

Small text: Ssssh . . . ! Birds bathing.

Location: S9 - Where bird bath path splits from main path

S10

Bee garden sign

Large text: Bee Garden (Image: American bumble bee)

Small text: Many of our native bees nest by excavating holes in wood. They pollinate our gardens and fruit trees. Please let them bee!

Location: S10 - In bee garden, western entrance

S11

Armadillo crossing sign

Large text: Armadillo Crossing

Small text: Please don't bother the armadillos! They are the state mammal of Texas. Nine-banded armadillos eat ants, grubs, and termites and almost always give birth to identical quadruplets.

Location: S11, Left side of gazebo

S12

Snag educational sign

Large text: Snags are snagtastic! (Image: Black tree snag shape)

Small text: Leaving dead tree snags gives woodpeckers a place to excavate nesting cavities. When snags aren't right above a building or sidewalk, it's good to leave them.

Sidenote small text: Try this at home!

Location: S12, Between path and catalpa snag

S13

Thicket educational sign

Large text: Wildlife Thicket

Small text: Wildlife needs thickets for shelter during bad weather and protection from predators. The Gardens of Croix Park offers this and several other thickets for wildlife.

Location: S13, East path, between path and Mexican turk's cap thicket

S14

Bird drip sign

Large text: Bird Drip (Image: Arrow pointing toward drip, bird bathing)

Small text: Please whisper! You are nearing a bird spa.

Location: S14, Woodland

S15

Leave the leaves educational sign

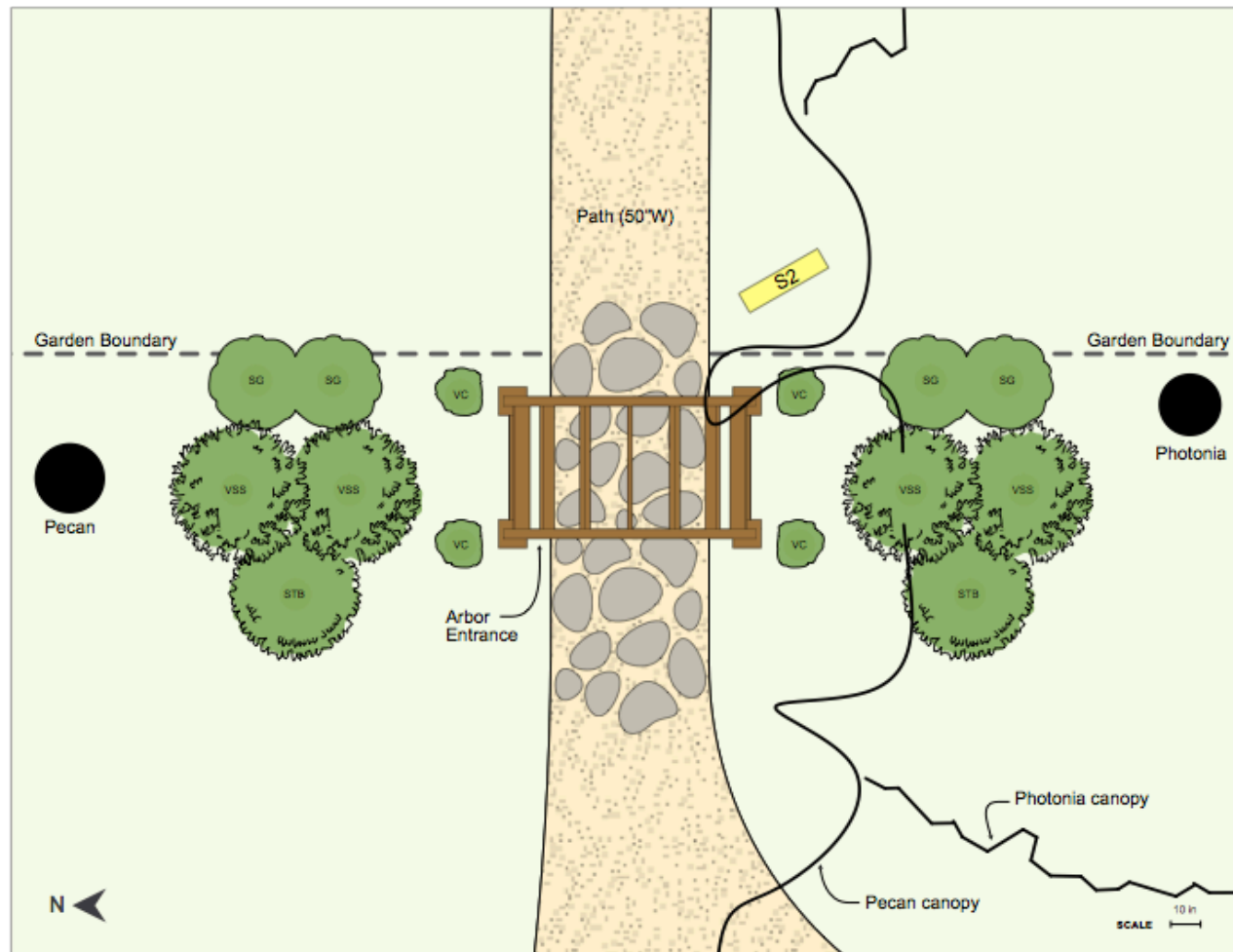
Large text: Leave The Leaves!

Small text: Fallen leaves provide areas where insects can thrive. Birds and other wildlife need insects to feed their young. Some butterflies and moths reproduce in fallen leaves. Leaves also protect and enrich the soil. This is why The Gardens of Croix Park leaves the leaves instead of blowing them away.

Location: S15, East path under edge of pecan

Signage locations

Entrance 2D Map

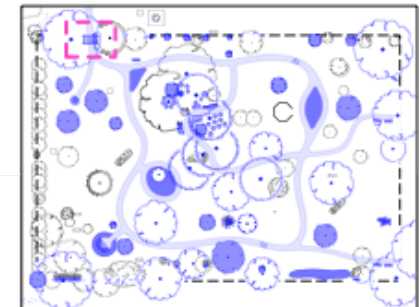


PLANT KEY

SG	Salvia greggii
STB	Strawberry bush
VC	Virginia creeper
VSS	Virginia sweetspire

GARDEN KEY

	New trees/plants
	New structure/furniture
	New path (crushed granite)
	Irregular flagstone
	Signage location



Entrance

Entrance Area (Before improvements)



Entrance Area (After Improvements)



Hummingbird Garden 2D Map



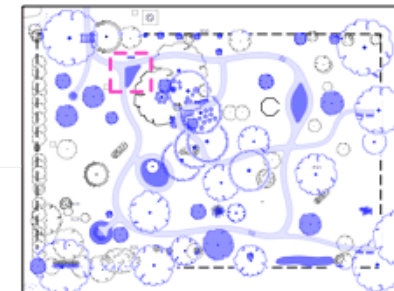
Bed dimensions - 13'3" x 19'4"

PLANT KEY

CI	Cuphea ignea (cigar plant)
FA	Flame acanthus
MBS	Mealy blue sage
SC	Salvia coccinea
SG	Salvia greggii
STC	Standing cypress
TKC	Turk's cap
WC	Winecup

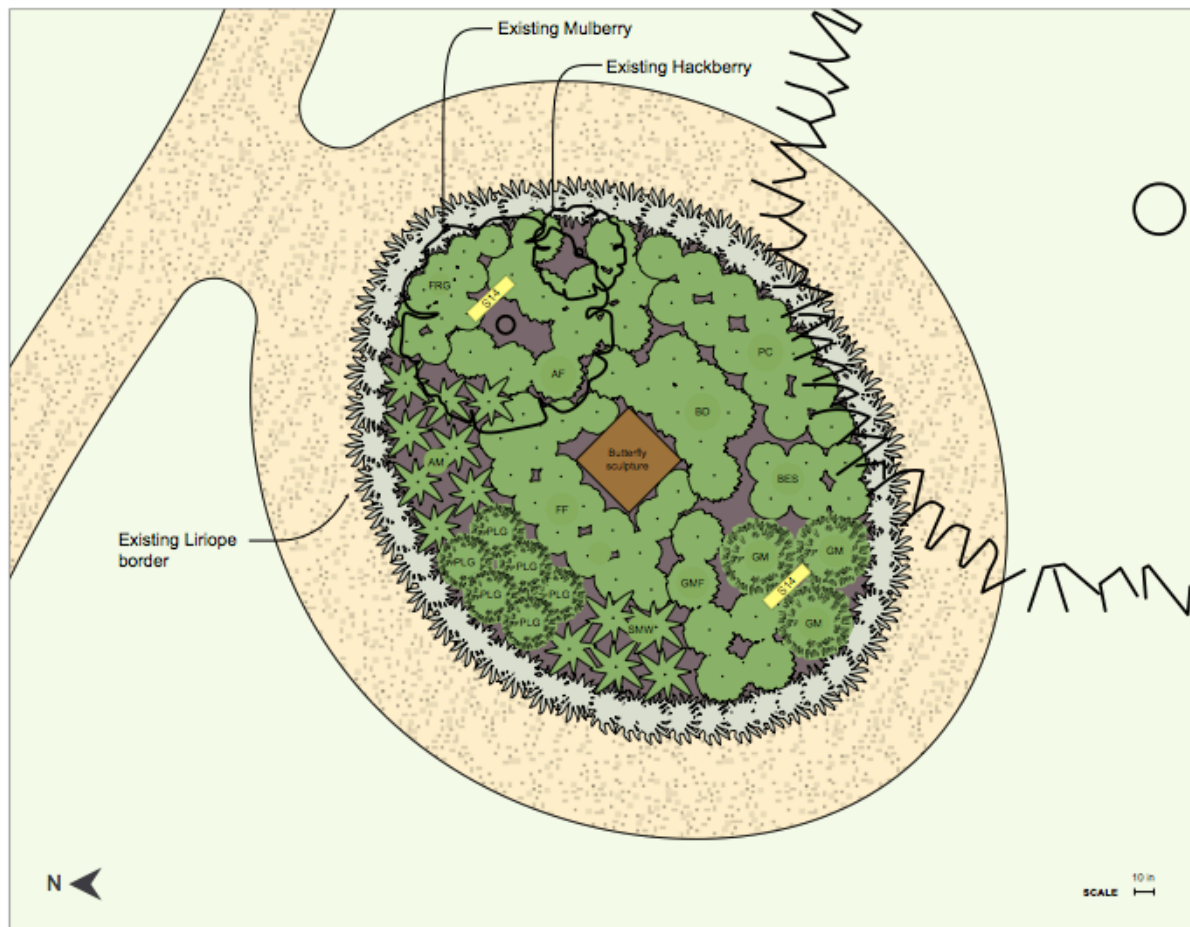
GARDEN KEY

	New trees/plants
	New structure/furniture
	New path (crushed granite)
	Stone border
	Signage location



Hummingbird garden

Butterfly Garden 2D Map



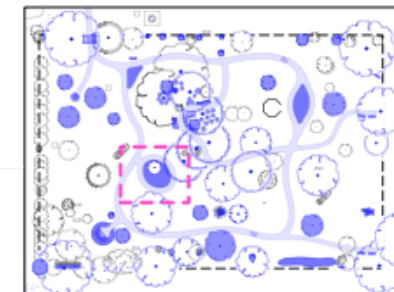
Bed dimensions - 25' x 20'

PLANT KEY

AF	Aristolochia fimbriata
AM	Aquatic milkweed
BD	Bouquet dill
BES	Black eyed Susan
FF	Florence fennel
FRG	Frogfruit
GM	Gulf muhly
GMF	Gregg's mistflower
PC	Purple coneflower
PLG	Purple lovegrass
SMW	Swamp milkweed

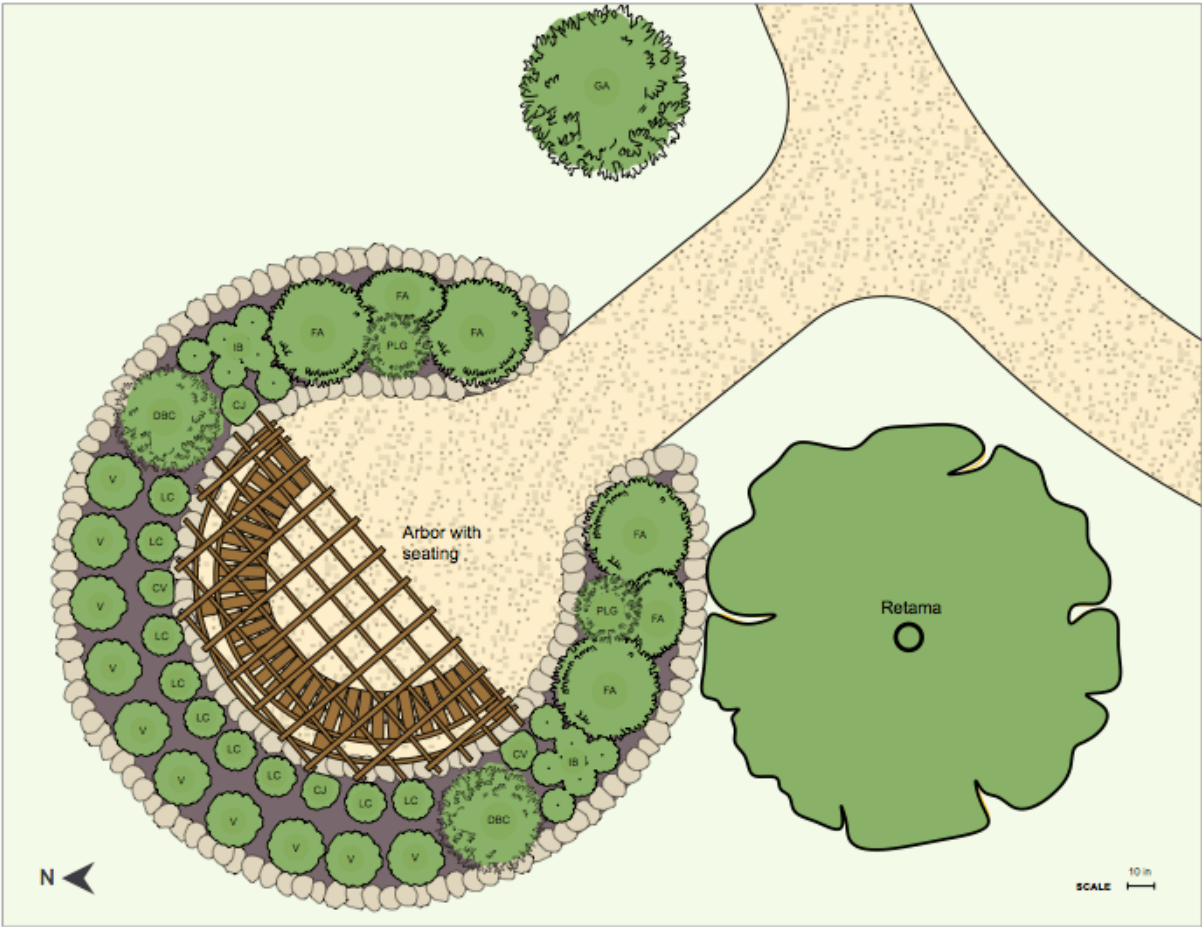
GARDEN KEY

	New trees/plants
	New structure/furniture
	New path (crushed granite)
	Stone border
	Signage location



Butterfly garden

Nook 2D Map



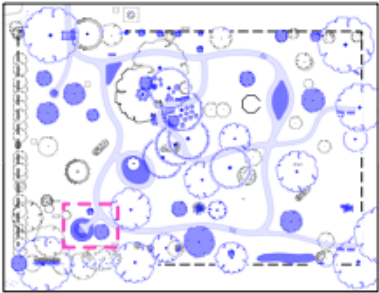
Bed dimensions - 19' x 18'6"

PLANT KEY

CJ	Carolina jessamine
CV	Crossvine
DBC	Dwarf Barbados cherry
FA	Fall aster
GA	Glossy abelia
IB	Indian blanket
LC	Lanceleaf coreopsis
PLG	Purple lovegrass
V	Verbena

GARDEN KEY

	New trees/plants
	New structure/furniture
	New path (crushed granite)
	Stone border



Nook

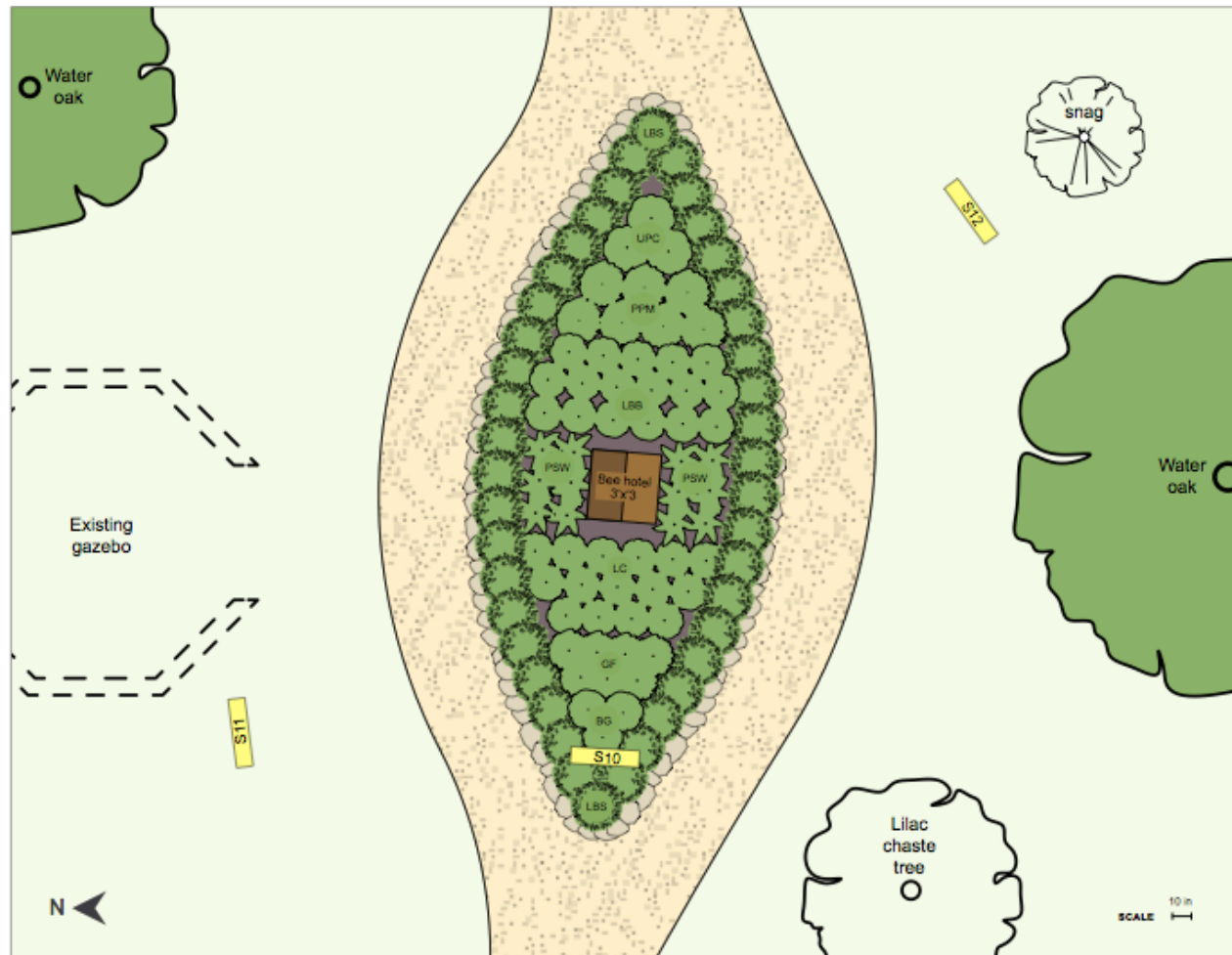
Nook Area (Before Improvements)



Nook Area (After Improvements)



Bee Garden 2D Map



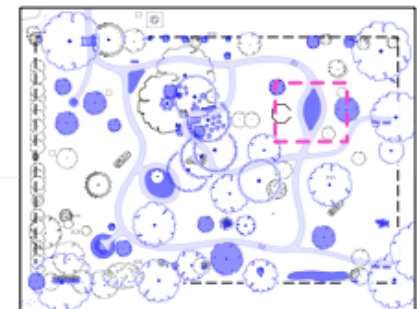
Bed dimensions - 13' x 31'

PLANT KEY

BG	Butterfly gaura
GF	Gayfeather (liatris)
LBB	Lemob beebalm
LBS	Little bluestem
LC	Lanceleaf coreopsis
PPM	Peter's purple monarda
PSW	Prairie spiderwort
UPC	Upright prairie coneflower

GARDEN KEY

	New trees/plants
	New structure/furniture
	New path (crushed granite)
	Stone border
	Signage location

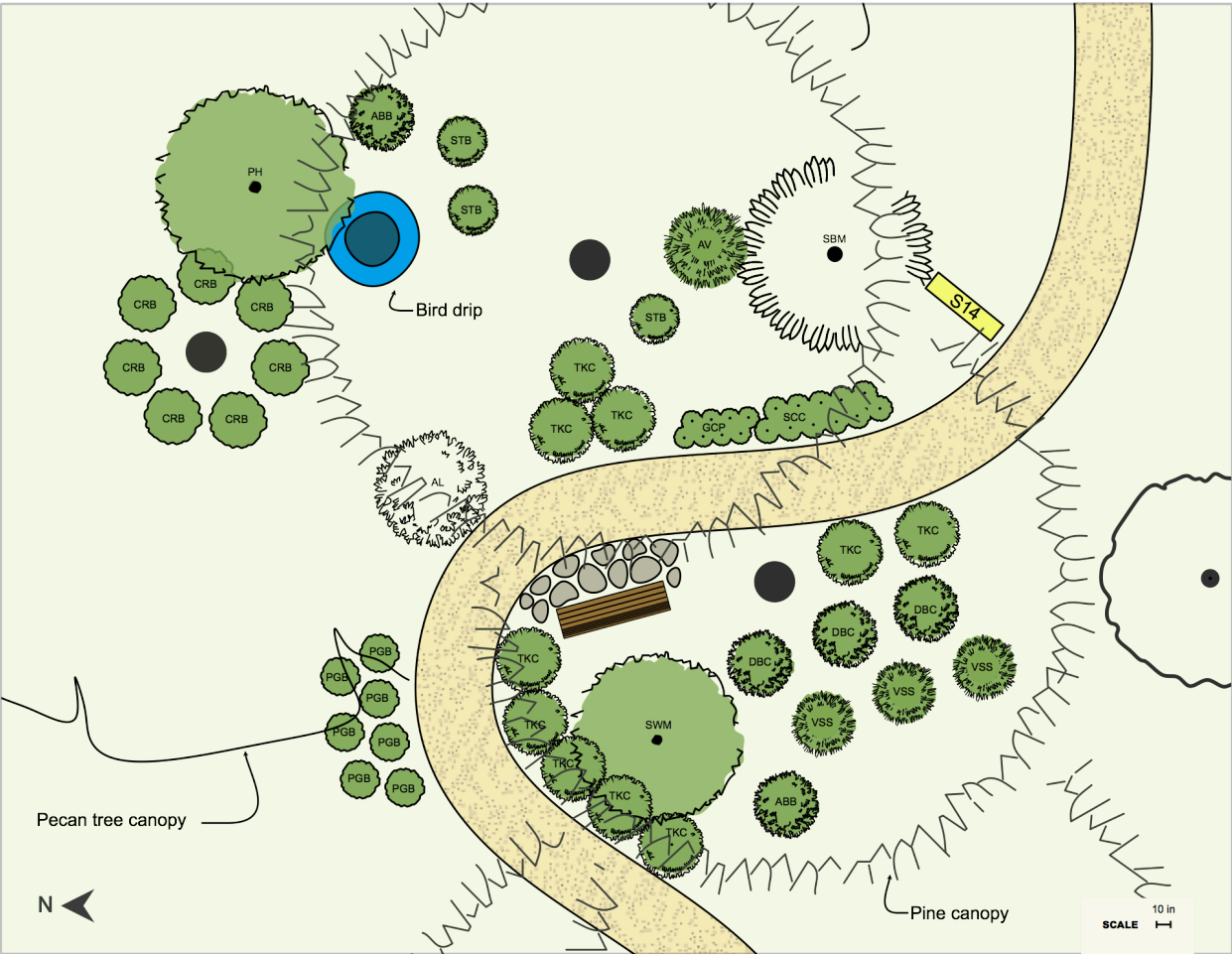


Bee garden

Bee Hotel Examples



Woodland Retreat 2D Map

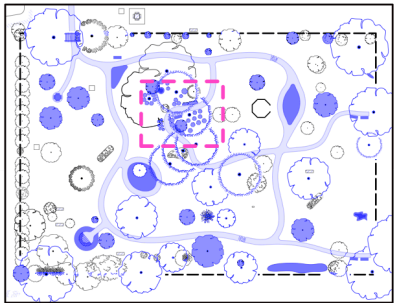


PLANT KEY

ABB	American beautyberry
AL	Althea
AV	Arrowwood viburnum
CRB	Coralberry
DBC	Dwarf Barbados cherry
GCP	Gulf coast penstemon
PH	Parlsey hawthorn
PGB	Pigeonberry
SBM	Sweetbay magnolia
SCC	Salvia coccinea
STB	Strawberry bush
SWM	Southern wax myrtle
TKC	Turk's cap
VSS	Virginia sweetspire

GARDEN KEY

	New trees/plants
	New structure/furniture
	Water feature
	New path (crushed granite)
	Irregular flagstone
	Signage location



Woodland retreat

Woodland Retreat Area (Before Improvements)



Woodland Retreat (After Improvements)



Bird Pond Examples

Example 1



Bird Pond Example 2



Bird Pond Example 3



Plant List with Links to Information & Images

Entrance

Gregg's Salvia - *Salvia greggii* - https://www.wildflower.org/plants/result.php?id_plant=SAGR4

Strawberry Bush - *Euonymus americanus* - https://www.wildflower.org/plants/result.php?id_plant=EUAM9

Virginia Creeper - *Parthenocissus quinquefolia* - https://www.wildflower.org/plants/result.php?id_plant=paqu2

Virginia Sweetspire - *Itea virginica* - https://www.wildflower.org/plants/result.php?id_plant=HYQU3

Hummingbird Garden

Cuphea / Cigar Plant - *Cuphea ignea* - <https://www.gardenia.net/plant/cuphea-ignea>

Flame Acanthus - *Anisacanthus quadrifidus* var. *wrightii* - https://www.wildflower.org/plants/result.php?id_plant=ANQUW

Gregg's Salvia - *Salvia greggii* - https://www.wildflower.org/plants/result.php?id_plant=SAGR4

Mealy Blue Sage - *Salvia farinacea* - https://www.wildflower.org/plants/result.php?id_plant=SAFA2

Standing Cypress - *Ipomopsis rubra* - https://www.wildflower.org/plants/result.php?id_plant=IPRU2

Tropical / Cardinal Sage - *Salvia coccinea* - https://www.wildflower.org/plants/result.php?id_plant=SACO5

Turk's Cap - *Malvaviscus arboreus* var. *drummondii* - https://www.wildflower.org/plants/result.php?id_plant=MAARD

Winecup - *Callirhoe involucrata* - https://www.wildflower.org/plants/result.php?id_plant=CAIN

Butterfly Garden

Aquatic Milkweed - *Asclepias perennis* - https://www.wildflower.org/plants/result.php?id_plant=ASPE

Black-Eyed Susan - *Rudbeckia hirta* - https://www.wildflower.org/plants/result.php?id_plant=RUHI2

Bouquet Dill - *Anethum graveolens* - <https://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=d682>

Dutchman's Pipevine - *Aristolochia fimbriata* - <https://plants.ces.ncsu.edu/plants/aristolochia-fimbriata/>

Fennel - *Foeniculum vulgare* - <https://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?taxonid=275990>

Frogfruit - *Phyla nodiflora* - https://www.wildflower.org/plants/result.php?id_plant=PHNO2

Gregg's Mistflower - *Eupatorium Greggii* - https://www.wildflower.org/plants/result.php?id_plant=COGR10

Gulf Muhly - *Muhlenbergia capillaris* - https://www.wildflower.org/plants/result.php?id_plant=MUCA2

Purple Coneflower - *Echinacea purpurea* - https://www.wildflower.org/plants/result.php?id_plant=ECPU

Purple Lovegrass - *Eragrostis spectabilis* - https://www.wildflower.org/plants/result.php?id_plant=ERSP

The Nook

Carolina Jessamine - *Gelsemium sempervirens* - https://www.wildflower.org/plants/result.php?id_plant=GESE

Crossvine - *Bignonia capreolata* - https://www.wildflower.org/plants/result.php?id_plant=BICA

Dwarf Barbados Cherry - *Malpighia glabra* - https://www.wildflower.org/plants/result.php?id_plant=MAGL6

Fall Aster - *Symphyotrichum oblongifolium* - https://www.wildflower.org/plants/result.php?id_plant=SYOB

Firewheel / Indian Blanket - *Gaillardia pulchella* - https://www.wildflower.org/plants/result.php?id_plant=GAPU

Lanceleaf Coreopsis - *Coreopsis lanceolata* - https://www.wildflower.org/plants/result.php?id_plant=COLA5

Purple Lovegrass - *Eragrostis spectabilis* - https://www.wildflower.org/plants/result.php?id_plant=ERSP

Rosemary (Upright) - *Rosmarinus officinalis* 'Upright' - <https://buchanansplants.com/plant-library/herbs/upright-rosemary/>

Verbena (Prairie, Moss or other type) - *Glandularia bipinnatifida* - https://www.wildflower.org/plants/result.php?id_plant=GLBI2

Vervain (Gulf) - *Verbena xutha* - https://www.wildflower.org/plants/result.php?id_plant=VEXU

Sunflower Field

Annual / Common Sunflower - *Helianthus annuus* - https://www.wildflower.org/plants/result.php?id_plant=HEAN3

Little Bluestem - *Schizachyrium scoparium* - https://www.wildflower.org/plants/result.php?id_plant=SCSC

Maximilian Sunflower - *Helianthus maximiliani* - https://www.wildflower.org/plants/result.php?id_plant=HEMA2

Purple Lovegrass - *Eragrostis spectabilis* - https://www.wildflower.org/plants/result.php?id_plant=ERSP

Swamp Sunflower - *Helianthus angustifolius* - https://www.wildflower.org/plants/result.php?id_plant=HEAN2

Bee Garden

Butterfly Gaura - *Oenothera lindheimeri* - https://www.wildflower.org/plants/result.php?id_plant=OELI2

Gayfeather - *Liatris pycnostachya* - https://www.wildflower.org/plants/result.php?id_plant=LIPY

Lanceleaf Coreopsis - *Coreopsis lanceolata* - https://www.wildflower.org/plants/result.php?id_plant=COLA5

Lemon Beebalm - *Monarda citriodora* - https://www.wildflower.org/plants/result.php?id_plant=MOCI

Little Bluestem - *Schizachyrium scoparium* - https://www.wildflower.org/plants/result.php?id_plant=SCSC

Mexican Hat - *Ratibida columnifera* - https://www.wildflower.org/plants/result.php?id_plant=RACO3

Peter's Purple Monarda - *Monarda fistulosa* - <https://www.penick.net/digging/?p=33568>

Spiderwort - *Tradescantia occidentalis* - https://www.wildflower.org/plants/result.php?id_plant=TROC

Woodland Retreat

American Beautyberry - *Callicarpa americana* - https://www.wildflower.org/plants/result.php?id_plant=CAAM2

Arrowwood Viburnum - *Viburnum dentatum* - https://www.wildflower.org/plants/result.php?id_plant=VIDE

Coralberry - *Symphoricarpos orbiculatus* - https://www.wildflower.org/plants/result.php?id_plant=SYOR

Dwarf Barbados Cherry - *Malpighia glabra* - https://www.wildflower.org/plants/result.php?id_plant=MAGL6

Gulf Coast Penstemon - *Penstemon tenuis* - https://www.wildflower.org/plants/result.php?id_plant=PETE3

Inland Sea Oats - *Chasmanthium latifolium* - https://www.wildflower.org/plants/result.php?id_plant=CHLA5

Parsley Hawthorn - *Crataegus marshalii* - https://www.wildflower.org/plants/result.php?id_plant=CRMA5

Pigeonberry - *Rivina humilis* - https://www.wildflower.org/plants/result.php?id_plant=RIHU2

Southern Wax Myrtle - *Morella cerifera* - https://www.wildflower.org/plants/result.php?id_plant=MOCE2

Strawberry Bush - *Euonymus americanus* - https://www.wildflower.org/plants/result.php?id_plant=EUAM9

Tropical / Cardinal Sage - *Salvia coccinea* - https://www.wildflower.org/plants/result.php?id_plant=SACO5

Turk's Cap - *Malvaviscus arboreus var. drummondii* - https://www.wildflower.org/plants/result.php?id_plant=MAARD

Virginia Sweetspire - *Itea virginica* - https://www.wildflower.org/plants/result.php?id_plant=HYQU3

Installation Guidelines

Plant Trimming

The limbs and trunks of the large woody shrubs/small trees designated for **trimming** should be first cut to lengths of 3 to 6 feet when possible. These can be used to help build the brush pile. All work must comply with all city of Manvel regulations and requirements.

Plant Removal

The limbs and trunks of the large woody shrubs/small trees designated for **removal** and trimming should be first cut to lengths of 3 to 6 feet when possible. These can be used to help build the brush pile.

Once these woody shrubs/small trees have been cut to the ground, the roots should be dug out as much as possible without damaging the roots of the trees adjacent to where they were growing. Cut out as much of the root system of the woody shrubs/small trees to be removed without damaging the root systems of adjacent trees as possible.

Where woody plants designated for removal are not adjacent to other plants, cut to ground level in lengths of 3 to 6 feet and reserve for the brush pile. Dig out as much of the root system as is possible.

In the designated flowerbeds and other areas where non-woody plants are to be removed, the plant and the root system should be removed entirely. Recycle if possible otherwise properly dispose of the plants.

All work must comply with all city of Manvel regulations and requirements.

Trail Installation

The trail is fifty (50) inches wide and is constructed of decomposed granite with steel edging for a border. The marked area designating the trail should first have soil removed and leveled. Note that the ground is not uniform, so the removal needs to be measured from the surrounding soil/land for the trail to blend with the existing soil topography.

The trail should be constructed to comply with all city of Manvel regulations and requirements as well as the Americans with Disabilities Act (ADA).

Plant Installation

The Proper planning of trees, shrubs, and other plants will make a tremendous difference in the growth, flowering and overall health of these

plants. Likewise, incorrect planting will reduce the health and flowering of all plants.

Please follow the guidelines at this link for correct planting of all trees and shrubs:

<https://www.missouribotanicalgarden.org/Portals/0/Gardening/Gardening%20Help/Factsheets/Planting%20Trees37.pdf>

DO NOT MOUND SOIL OR MULCH AROUND THE BASE OF THE TREE OR SHRUB! THIS IS HARMFUL. LEAVE AT LEAST 2 INCHES SPACE AROUND THE TRUNK OF THE TREE OR SHRUB.

All work must comply with all city of Manvel regulations and requirements.

Planting of grasses, flowers, and vines are to follow the above guide also.

Arbors

Arbors ordered as kits or custom made arbors are to be installed to comply with all city of Manvel regulations and requirements.

Proposed Timeline

Bidding:

August 2022—Plans completed & garden plan put out for bid

October 2022—Bidding process closes, company chosen

First Phase--Prepping:

November 2022

- Removal of unnecessary structures
- Removal of invasive, non-beneficial trees and shrubs

December 2022 – January 2023

- Installation of water features for birds
- Installation of decomposed granite path & flagstone areas
- Installation of entrance arbor, nook, benches

February 2023

- Removal of grass & weeds & prepping of beds
- Installation of posts for signage
- Finalize & complete unfinished work, place order for plants

Second Phase--Planting:

March 2023

- Installation of beneficial trees and shrubs
- Planting of flowers and grasses in new flowerbeds

April 2023

- Grand opening on a Saturday
 - Tours by Glenn Olsen, Nature-based kids education, Native plant sale, Merit badge day

Estimate

DRAFT - City of Manvel - Estimate - Based on prices as of May 2022				
Product/Service	Amount/units	Amount per unit	Amount	Notes 1
Entrance-Vines	4	\$25	\$100	
Entrance-Small shrubs	10	\$35	\$350	
Border and Inside - Large trees	8	\$375	\$3,000	
Border and Inside - Medium and small trees	2	\$150	\$300	
Border - Shrubs	25	\$50	\$1,250	
Hummingbird bed- Flowers, one gallon	33	\$20	\$660	
Butterfly Bed-Flowers	71	\$20	\$1,420	
Butterfly Bed-Grasses	18	\$25	\$450	
Nook-Flowers	37	\$20	\$740	
Nook-Small shrubs	2	\$35	\$70	
Nook-Vines	4	\$25	\$100	
Nook Grasses	2	\$25	\$50	
Sunflower field - maximilian & swamp sunflowers	64	\$10	\$640	
Sunflower field - annual sunflower seeds	1	\$35	\$35	
Sunflower field - grasses	75	\$25	\$1,875	
Bee bed-Flowers	64	\$20	\$1,280	
Bee bed-Grasses	42	\$10	\$420	
Woodland-Flowers	26	\$20	\$520	
Woodland-Grasses	5	\$25	\$125	
Woodland-Small shrubs	29	\$35	\$1,015	
Woodland-Trees & large shrubs	2	\$150	\$300	
TOTAL-Plants:	524		\$14,700	
Labor-Planting	Crew of 7, 18 days	1200 per day	\$21,600	
Labor-Tree & shrub removal	30 plants removed	\$100	\$3,000	
Labor-Bed weeds removal	2 beds (beds 1&3)		\$1,200	
Labor-Turf removal for new beds	2 beds (Nook 4, Bed 6)		\$900	
Labor-Trimming of existing plants			\$850	
Hauling & disposal of removed plant material			\$500	
All plants - Pick up & Delivery			\$750	
Mulch	\$30 per cubic yard	20 cubic yards	\$600	
Topsoil & amendments	10 cubic yards	\$35	\$350	

DRAFT - City of Manvel - Estimate - Based on prices as of May 2022				
Product/Service	Amount/units	Amount per unit	Amount	Notes 1
Mulch, topsoil, amendments - Delivery			\$150	
Hardscape & Other Additions				
Flowerbed edging - Materials			\$2,200	
Flowerbed edging - Installation			\$1,350	
Flowerbed edging - Pick up & delivery			\$150	
Borders Materials - stone bed borders			\$1,600	Added borders around 2 thick
Borders Installation			\$800	
Borders - Pick up & delivery			\$150	
Front entrance - cedar pergola			\$6,000	
Nook 4 cedar arbor & sitting area			\$7,400	
Front entrance & nook 4 flagstone			\$850	
Path Materials- Decomposed granite	66 cubic yards	\$95	\$6,270	
Path Materials - Coated steel edging	3600 linear feet	\$25 per 8 feet	\$11,250	
Path Materials - Pick up & delivery			\$350	
Path Installation			\$18,000	
Irrigation			\$20,000	
Bird pond (roughly 10' x 5')			\$25,000	Includes water plants, not ban
Bird pond plants along bank, including installation			\$2,500	
Bird pool (roughly 6' x 2')			\$5,800	Includes water plants, not ban
Bird pool plants along bank, including installation			\$650	
Bee hotel sculpture in bee bed, including base & installation			\$1,500	
Butterfly garden sculpture, including base & installation			\$2,000	
Signage				
Signage - Road			\$7,500	
Signage - Front entrance			\$1,800	Installation included
Signage - Plant name markers	100 plant markers	\$20	\$2,000	Installation included
Signage - Inside park, 18x12 panel +printing	10 signs	\$400	\$4,000	1/2" thick, wood post mount
Signage - Inside park, 10x8 panel +printing	5 signs	\$136	\$680	Inclues stake, more height, 3 l
Signage - Inside park, shipping	15 signs	\$10	\$650	
Signage - Inside park, installation	15 signs	\$200	\$1,500	
Signage - Design work	2 large, 10 med., 5 small		\$1,600	

DRAFT - City of Manvel - Estimate - Based on prices as of May 2022				
Product/Service	Amount/units	Amount per unit	Amount	Notes 1
Certification - National Wildlife Federation & Monarch Waystation			\$50	
Certification Signs - Materials & Installation			\$450	
Administration Fees				
On-site landscape installation supervisor			\$3,500	
Admin fee - ordering & purchasing materials, scheduling deliveries			\$2,000	
GO Native consulting - Installation guidance			\$6,500	8-12 weeks
GO Native consulting - Maintenance training, post-installation			\$5,500	12 months, 4 seasons
TOTAL:			\$196,150	

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
ED PERRY, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

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

MINUTES 6/20/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 5:34 p.m.
Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 4 Ed Perry
City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 5 Jason Albert

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Danielle Bryan, Code Enforcement Officer/Health Inspector
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

MINUTES MANVEL CITY COUNCIL MEETING June 20, 2022

Mayor Davison recessed the meeting at 5:35 p.m. for Executive Session

Executive Session

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

Litigation Case No. 117397 - CV, Brazoria County Municipal Utility District No. 61 vs The City of Manvel

Mayor Davison reconvened the workshop at 6:12 p.m.
There was no action taken during Executive Session.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:14 p.m.
Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 4 Ed Perry
City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 5 Jason Albert

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Danielle Bryan, Code Enforcement Officer/Health Inspector
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

Inspirational Reading - Mayor Davison

Pledge

Public Comments: "Comment Card" Required

None

City Manager Update

* COVID Update
6616 up 134 from the last meeting
112 confirmed cases up 16 from the last meeting
18 possible cases up 2 cases from the last meeting
6437 recovered up 116 from the last meeting
No new deaths

*Drought Conditions (Burn Ban Status)

*Groundbreaking for Manvel Regional Drainage Pond - June 21, @ 10:00 a.m.

*Ribbon Cutting at Croix Park for new playground equipment - June 28, @ 10:00 a.m.

Consent Agenda

1. Approve the meeting minutes to date.
2. Approve second and final reading of Ordinance 2022-O-16;
AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY REPEALING THE CURRENT ARTICLE X "MOBILE FOOD VENDORS" AND ADOPTING A NEW ARTICLE X "MOBILE FOOD VENDORS" TO REGULATE MOBILE AND TEMPORARY FOOD VENDORS; AMENDING CHAPTER 35, ARTICLE VII "PEDDLERS, CANVASSERS, AND SOLICITORS"; REPEALING PROVISIONS IN CONFLICT THEREWITH; 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.
3. Approve second and final reading of Ordinance 2022-O-17;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL BY REPEALING THE CURRENT CHAPTER 33 "FOOD AND FOOD HANDLERS" AND ADOPTING A NEW CHAPTER 33 "FOOD AND FOOD HANDLERS" TO REGULATE FOOD ESTABLISHMENTS; REPEALING PROVISIONS IN CONFLICT THEREWITH; 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.
4. Approve second and final reading of Ordinance 2022-O-20;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ARTICLE V OF CHAPTER 26. *ENVIRONMENT*, BY AMENDING THE DROUGHT CONTINGENCY PLAN; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
5. Acceptance of infrastructure improvements for Manvel Town Center- Kirby Drive Extension and begin the two-year Maintenance Period.
6. Acceptance of infrastructure improvements for Meridiana Section 50 to begin the two-year Maintenance Period.

Council Member Hehn made the motion to approve. Council Member Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, and City Council Member Place 6 Jerome Hudson.

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Regular Agenda

1. Consideration and possible action to approve Resolution 2022-R-08;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, rates, DEPOSITS, AND OTHER CHARGES for ZONING, PLATTING, BUILDING AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Council Member Hehn made the motion to approve starting July 1, 2022. Council Member Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, and City Council Member Place 6 Jerome Hudson.

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

2. Consideration and possible action to approve a Subdivision Variance request to Section 62-113, Sidewalks for property located at 6835 Old Chocolate Bayou Road, and authorize the Mayor to execute the Development Agreement.

Council Member Hudson made the motion to approve. Council Member Hehn seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, and City Council Member Place 6 Jerome Hudson,

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Mayor and Council Comments

Council Member Hehn - Today is Juneteenth, why is this day not being celebrated as a city holiday? I would like to have this added to a future council agenda.

MINUTES MANVEL CITY COUNCIL MEETING June 20, 2022

Adjourn

Council Member Hudson made the motion to adjourn at 6:41 p.m. Council Member Akery seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, and City Council Member Place 6 Jerome Hudson,

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

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): LJA Engineering
Phone: 713.657.6010 e-mail: lbell@lja.com
Owner: Shea Homes Houston, LLC, a Delaware limited liability company
Owner Address: 7906 N. Sam Houston Pkwy W, Suite 250 City Houston State TX Zip 77064
Phone: 832.437.6126 e-mail: lbell@lja.com

Property Information

Site Address: Del Bello Blvd, Manvel, TX 77578

Legal description (from deed): a subdivision of 12.908 acres of land situated in the A.C.H. & B.R.R. Co. Survey, Section 90, Also known as the Kate R. Ehrmann Survey, A-459
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 04590001000

Description of Subdivision Variance Request

Client requests a variance to not construct half of 40' County Roadway recorded in Vol. 2, Pg. 98, H.C.M.R.

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?

The property owner is dedicating Reserve "D" of the proposed plat Del Bello Section 8 to the City for an elevated storage tank. 40 feet of the recorded county roadway

(plus the additional 10' we are dedicating by plat) falls within Reserve "D". At the time of the plat recordation the City would own all of Reserve "D" which includes half of the county roadway.

--

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

It is the property owner's understanding that it is undetermined as whether or not the county roadway will be constructed.

The property owner will not own the land at the time the roadway will need to be constructed. The property right should be at the discretion of the City of Manvel as they will own the property once the subdivision plat is recorded.

- 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.

The granting of this variance will not be detrimental to the public health, safety or welfare. This roadway is not being utilized currently and does not pose any impositions to traffic or pedestrian movement in the area.

- 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.

Granting of this variance will not impact subdivision of other land in the surrounding area and deviate from the subdivision ordinance.

This road is not currently used and does not connect to any adjacent rights-of-way, thus not constructing the road will not have an effect on the public.

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.

Lacey Bell ^{CN=Lacey}
Bell
Applicant Signature

6/22/22

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.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 5, 2022

TOPIC: Subdivision variance request for property located in the Del Bello Lakes Development, Section 8, for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements*.

BACKGROUND: On June 27, 2022, the Planning, Development and Zoning Commission conditionally approved the Del Bello Lakes Section 8 Final Plat with two conditions. The conditions include 1) City Council approve a subdivision variance per Section 62-111 to not construct one-half of the 40-foot County Road and 2) dedicate 10-feet to the 40-foot County Road. City staff did not recommend approval of this final plat to the Commission so that City Council had the opportunity to act/hear this subdivision variance at the July 5th meeting. As a result of the Commission's action at their June 27th meeting, a condition was placed on the final plat approval for this subdivision variance to be approved.

The Del Bello Lakes property owner (developer) is requesting a variance to Section 62-111 (a) and (c) of the subdivision ordinance to seek relief from construction of an unimproved 40-foot County Roadway on behalf of City of Manvel. The 40-foot unimproved County Roadway is located on the northern property line of Reserve D. Reserve D is located in the Del Bello Lakes Section 8 development. The Del Bello Lakes property owner will transfer ownership of Reserve D to the City of Manvel. The City will construct an Elevated Storage Tank (water tower) on this property.

The 40-foot County Roadway extends 233.63 linear feet east from SH 288. It terminates with the length of Reserve D, and does not connect to another roadway (improved or unimproved). Currently, SH 288 does not have a feeder road at this location where the unimproved 40-foot County Roadway can connect. It is also unknown when TXDOT will have plans for a feeder road northbound between Del Bello Blvd/Rodeo Palms Parkway and Croix Road (CR 58). When the SH 288 feeder road is constructed, the City would like to have the option to gain roadway access to the Elevated Storage Tank site from SH 288. City staff is proposing to City Council that the one-half roadway is not constructed at this time, however, roadway construction funds are escrowed to the City from the Developer and/or Brazoria County Municipal Utility District No. 43 with conditions.

RECOMMENDATION: The staff recommends approval of the variance request to Chapter 62, Section 62-111 (a) and (c) with four conditions as follows (per Development Agreement): 1) upon complete construction of a northbound State Highway 288 feeder road, 2) upon further subdivision of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria manual), 3) within 90 days of the city giving notice that it will construct the roadway, or 4) upon the occurrence of the abutting property owners (along the unimproved 40-foot County Roadway) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

ATTACHMENTS: Application, Development Agreement, Conditionally Approved Del Bello Lakes Section 8 Final Plat, and Del Bello Lakes Master Plan

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 _____



LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	N 76°39'40" E	60.00'	60.00'
L2	N 82°11'46" W	55.02'	55.02'
L3	N 08°24'38" E	52.33'	52.33'
L4	N 02°00'06" W	58.56'	58.56'
L5	N 11°47'58" W	123.83'	123.83'
L6	S 78°17'02" W	72.27'	72.27'
L7	S 03°17'07" E	25.79'	25.79'
L8	S 19°09'09" E	61.35'	61.35'
L9	S 09°45'49" E	60.00'	60.00'
L10	N 86°42'53" E	16.45'	16.45'
L11	S 03°17'07" E	125.00'	125.00'
L12	S 48°17'07" E	14.14'	14.14'
L13	S 77°49'25" W	81.35'	81.35'
L14	S 52°26'38" W	35.89'	35.89'
L15	S 22°07'12" W	45.89'	45.89'
L16	S 02°02'15" E	56.29'	56.29'
L17	S 03°17'07" E	143.04'	143.04'
L18	S 12°10'31" W	43.27'	43.27'
L19	S 03°17'07" E	10.00'	10.00'
L20	N 28°31'33" W	13.81'	13.81'
L21	S 86°42'53" E	50.45'	50.45'
L22	N 86°42'53" E	67.79'	67.79'
L23	S 16°16'30" W	15.94'	15.94'
L24	N 62°01'43" E	22.46'	22.46'
L25	N 03°17'07" W	25.79'	25.79'
L26	N 16°09'09" W	82.65'	82.65'
L27	N 16°09'09" W	84.82'	84.82'
L28	N 03°17'07" W	25.79'	25.79'

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC CHORD BEARING CHORD
C1	380.00'	28°45'17"	180.71' N 51°32'35" W 188.71'
C2	25.00'	89°15'34"	38.65' N 31°17'27" W 35.13'
C3	630.00'	0°43'08"	7.80' S 12°28'46" W 7.80'
C4	25.00'	89°11'00"	37.17' S 55°12'42" W 33.94'
C5	180.00'	19°41'27"	61.86' N 72°21'04" W 61.46'
C6	11688.16'	3°39'21"	731.10' N 68°28'35" E 730.98'
C7	470.00'	1°25'02"	105.55' S 09°43'08" E 105.33'
C8	25.00'	79°35'40"	34.74' S 55°57'29" E 32.01'
C9	220.00'	2°28'42"	9.52' N 85°28'32" E 9.52'
C10	251.00'	47°31'40"	208.35' S 02°37'00" E 202.40'
C11	600.00'	6°27'33"	67.64' N 16°54'07" E 67.60'
C12	335.00'	2°04'59"	134.66' N 08°15'24" E 134.05'
C13	250.00'	87°31'17"	381.88' N 40°28'32" E 345.62'
C14	300.00'	41°43'36"	218.45' N 72°25'19" W 213.68'
C15	630.00'	6°27'33"	71.02' N 16°54'07" E 70.98'
C16	305.00'	2°04'59"	122.88' N 08°15'24" E 122.05'
C17	280.00'	2°04'59"	145.51' N 11°30'11" E 143.88'
C18	25.00'	89°25'46"	39.03' N 08°15'24" E 35.18'
C19	270.00'	30°19'48"	42.93' N 78°07'15" W 141.26'
C20	25.00'	56°02'03"	25.32' S 57°41'51" W 24.25'
C21	60.00'	27°09'12"	35.12' N 12°14'34" W 78.61'
C22	25.00'	40°07'09"	17.51' S 73°13'32" E 17.15'
C23	330.00'	3°25'47"	192.54' S 78°54'14" E 188.82'
C24	25.00'	77°39'21"	31.70' N 83°46'39" E 28.62'
C25	280.00'	36°44'52"	179.58' N 65°51'45" E 176.52'
C26	220.00'	87°31'17"	336.05' S 40°28'32" W 304.32'
C27	365.00'	2°04'59"	147.05' S 08°15'24" W 146.06'
C28	570.00'	6°27'33"	64.26' S 16°54'07" W 64.22'
C29	480.00'	1°25'02"	107.80' S 09°43'08" E 107.57'
C30	540.00'	1°25'02"	121.27' S 09°43'08" E 121.02'

FINAL PLAT OF DEL BELLO LAKES SECTION 8

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE
A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4-291 ACRES) 2 BLOCKS
JUNE 17, 2022 JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5206
TBP.ELS Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
7904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5206
FRN-F-1386



LOT SUMMARY			
	50'x120'	100 LOTS	22%
	55'x120'	103 LOTS	23%
	60'x130'	181 LOTS	40%
	70'x130'	64 LOTS	15%
TOTAL 448 LOTS			

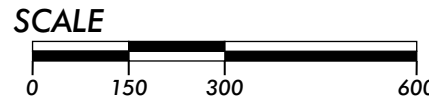
a master plan for
DEL BELLO LAKES
± 268.4 ACRES OF LAND
prepared for
SHEA HOMES / MAK

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24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2022, is by and between the City of Manvel, Texas, (“City”) and Shea Homes Houston, LLC, a Delaware Limited Liability Company, 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 12.908 acres of land for single-family lots, new road construction, landscaping/open space, and an elevated storage tank located in Section 8 of the Del Bello Lakes Development.

WHEREAS, Developer received plat approval by the Planning, Development and Zoning Commission for thirty (30) single-family residential lots, seven (7) reserves, two (2) blocks, and roads for 12.908 acres of land located within the City Limits of the City of Manvel, said tract being located in Section 8 of the Del Bello Lakes Development; and,

WHEREAS, the Planning, Development and Zoning Commission plat approval is conditional upon an approved variance to Section 62-111 of The City Code for an unimproved 40-foot County Roadway; and

WHEREAS, Section 62-111 of The City Code requires all streets be constructed in accordance with the city’s design criteria manual standards and the developer to be responsible for construction of improvements to one-half of all perimeter streets to pavement and curbing; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to defer this abutting perimeter road construction requirement, said application is attached as Exhibit “A”;

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 subdivision of 12.908 acres of land situated in the A.C.H. & B.R.R. Company Survey, Section 90, also known as Kate R. Ehrmann Survey, Abstract 459, Brazoria County, Texas, (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to a conditionally approved plat for Del Bello Section 8 for single-family lots, new road construction, landscaping/open space, and an elevated storage tank on the Property, owned by Developer.

1.03 The Property has a conditionally approved plat. The Planning, Development and Zoning Commission approved the Del Bello Lakes Section 8 Final Plat with two (2) conditions at their June 27, 2022 meeting. One condition is the City Council approve a subdivision variance to Section 62-111 for the unimproved 40-foot County Roadway, that permits no roadway construction and the second condition requires 10-foot right-of-way dedication for the unimproved 40-foot County Road.

2. CITY APPROVAL

2.01 Approval of variance. 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, for one-half of an unimproved 40-foot County Road located in Reserve D, of the Del Bello Lakes Section 8 development with conditions.

2.02 Conditions. The required conditions are as follows:

(i) Developer and/or Brazoria County Municipal Utility District No. 43 shall satisfy the requirement to construct one-half of 233.63 linear feet for an unimproved 40-foot County Roadway located in Reserve D of the Del Bello Lakes Section 8 development by escrowing funds to the city in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. The escrow funds shall be due to the City at the earlier of:

- (a) upon complete construction of a northbound State Highway 288 feeder road;
- (b) upon further subdivision of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to city standards as per subdivision ordinance and design criteria manual);
- (c) within 90 days of the city giving notice that it will construct the roadway; or
- (d) upon the occurrence of the abutting property owners (along the unimproved 40-foot County Roadway) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

(ii) 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 infrastructure improvements, single-family buildings/structures, and accessory buildings/structures for Section 8 of the Del Bello Lakes Development, Developer agrees that the City shall not issue any other construction permit

or approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this Agreement;

(ii) Developer agrees to begin infrastructure improvement construction and diligently pursue to completion Section 8 of the Del Bello Lakes Development, within one-year of City Council approval; and

(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 infrastructure improvements for Section 8 of the Del Bello Lakes Development. Failure of the Developer to begin to construct infrastructure improvements, and diligently pursue completion, within one-year 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.

If to City: City of Manvel
ATTN: Kyle Jung, City Manager
20025 Morris Avenue
Manvel, Texas 77578

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

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.

Executed on this the _____ day of _____, 2__.

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

(NOTARY SEAL)

Shea Homes Houston LLC:

By: _____

Name: Jim Zimmermann, Assistant Secretary

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)

Shea Homes Houston LLC:

By: _____

Name: Robert Santini, Authorized Agent

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 subdivision of 12.908 acres of land situated in the A.C.H. & B.R.R. Company Survey, Section 90, also known as Kate R. Ehrmann Survey, Abstract 459, Brazoria County, Texas.

8

Being a subdivision of 12.908 acres of land situated in the A.C.H. & B.R.R. Company Survey, Section 90, also known as Kate R. Ehrmann Survey, Abstract 459, Brazoria County, Texas.





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: June 23, 2022 PD&Z & July 5, 2022 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. 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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

Plats:

Preliminary _____

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.06.20 14:53:19 -05'00'

SIGNATURE

June 20, 2022

DATE



City Council Report

Plat Name	Valencia Master Plan (dated June 13, 2022)
Applicant	Katy Harris, LJA Engineering
City Council Meeting Date	July 5, 2022
PD&Z Meeting Date	June 27, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On January 10, 2022, the Planning, Development and Zoning Commission did not recommend approval to City Council for this Master Plan. The City Council did not approve this Master Plan at their January 18, 2022, meeting. This Master Plan was re-submitted on June 13, 2022. The Planning, Development and Zoning Commission recommended approval of the Valencia Master Plan at their June 27, 2022, meeting. The vote was four yeas to one nay.

In this re-submittal, the elementary school site identified as “B-03” on the Master Plan has been replaced with single-family residential. The

Planning, Development and Zoning Commission Recommendation

The Planning, Development and Zoning Commission voted four yeas to one nay to recommend approval of the Valencia Master Plan to City Council.

Staff Recommendation

City staff recommends denial of the Valencia Master Plan (dated June 13, 2022) because it does not conform to the subdivision ordinance and City of Manvel Design Criteria Manual. The Valencia Master Plan does not meet the following:

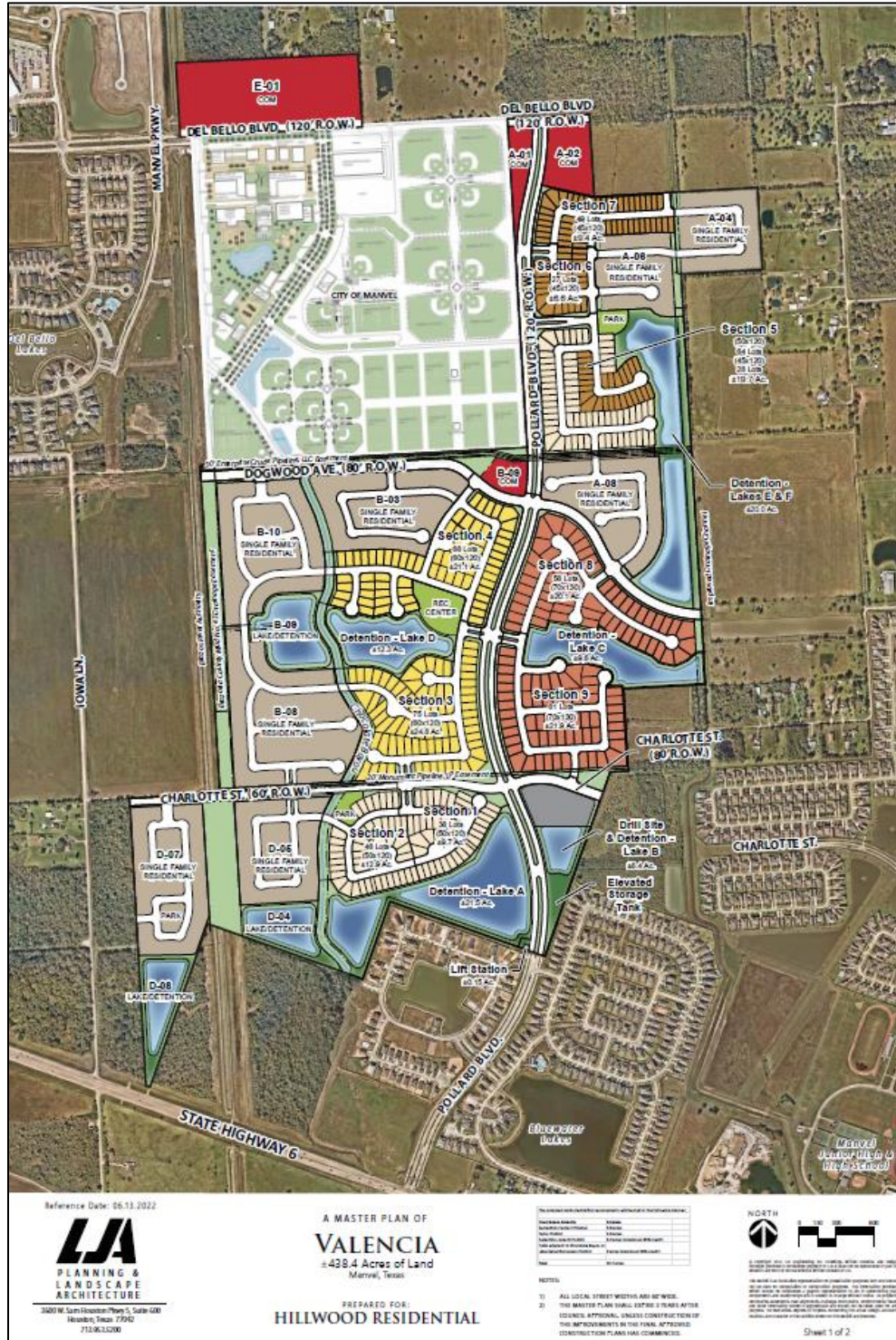
1. All lands must be dedicated in the first phase of development for public right-of-way, public park land, public use, trails, or school site purposes (Section 62-39).
2. Provide a Traffic Study for this Master Plan that removes the elementary school site with additional single-family residential. The traffic study submitted to the City on April 1, 2022, refers to an elementary school as a land use, and the elementary school is not on the June 13, 2022, proposed Valencia Master Plan (Code of Ordinances Section 62-38 (a) (13) and Design Criteria Manual Section 6).
3. Provide all signatures on Sheet 2 of the Valencia Master Plan (Section 62-39).
4. Update the City Council signature block so that it is City Council only, not a specific person (Section 62-39).



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated June 13, 2022)

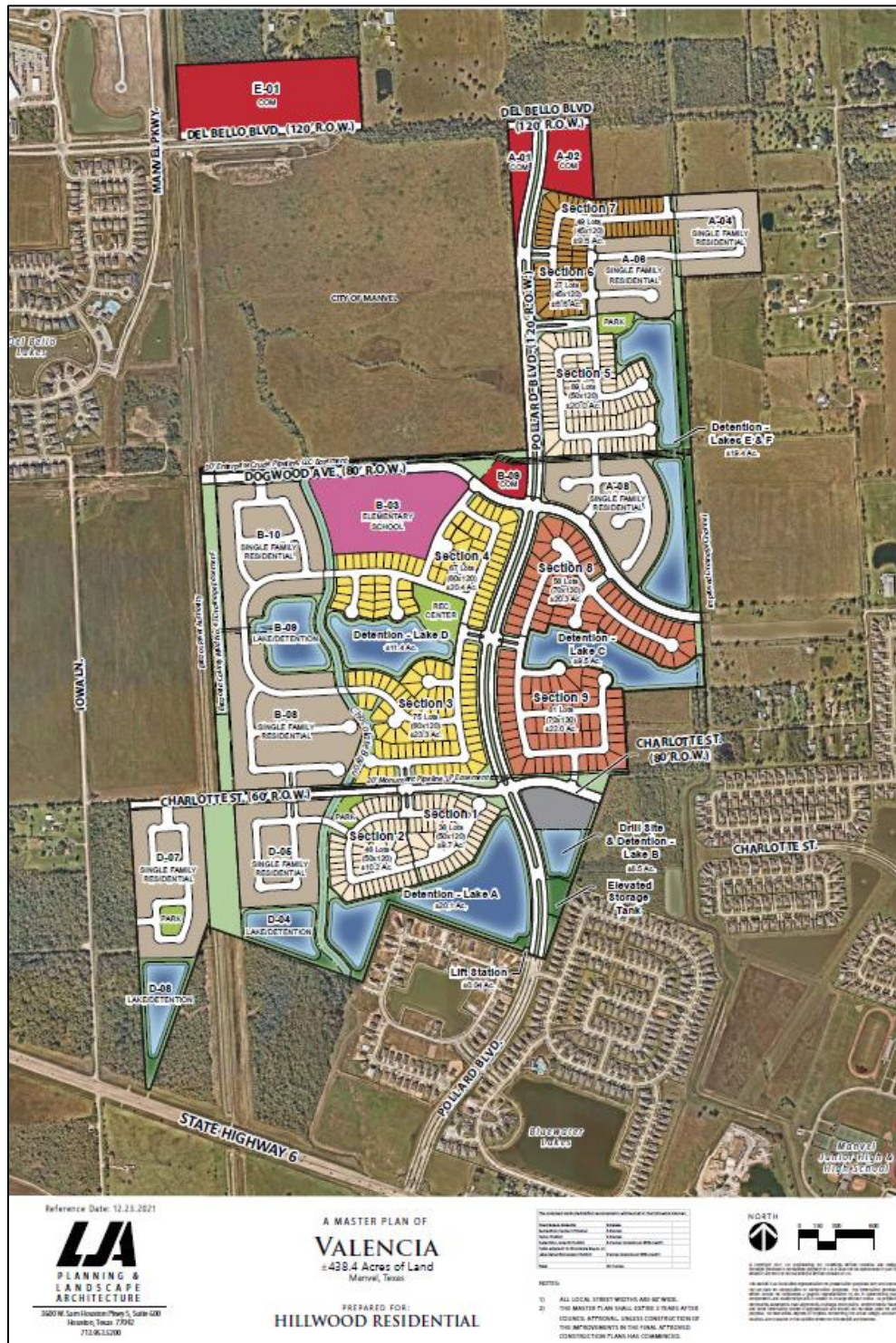


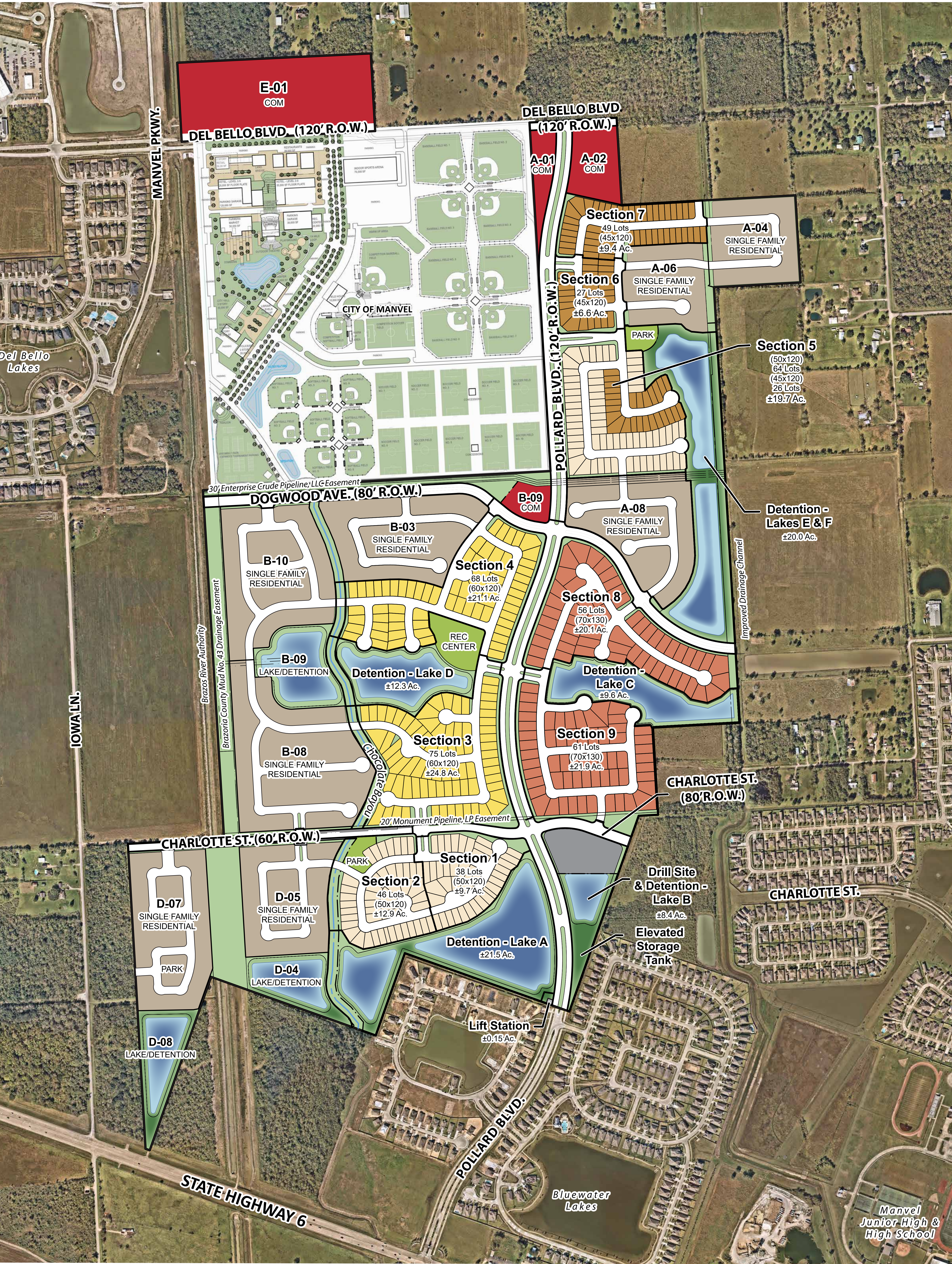


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated December 23, 2021)





Reference Date: 06.13.2022



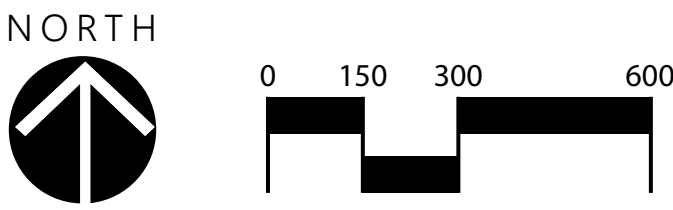
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

A MASTER PLAN OF
VALENCIA
±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:
HILLWOOD RESIDENTIAL

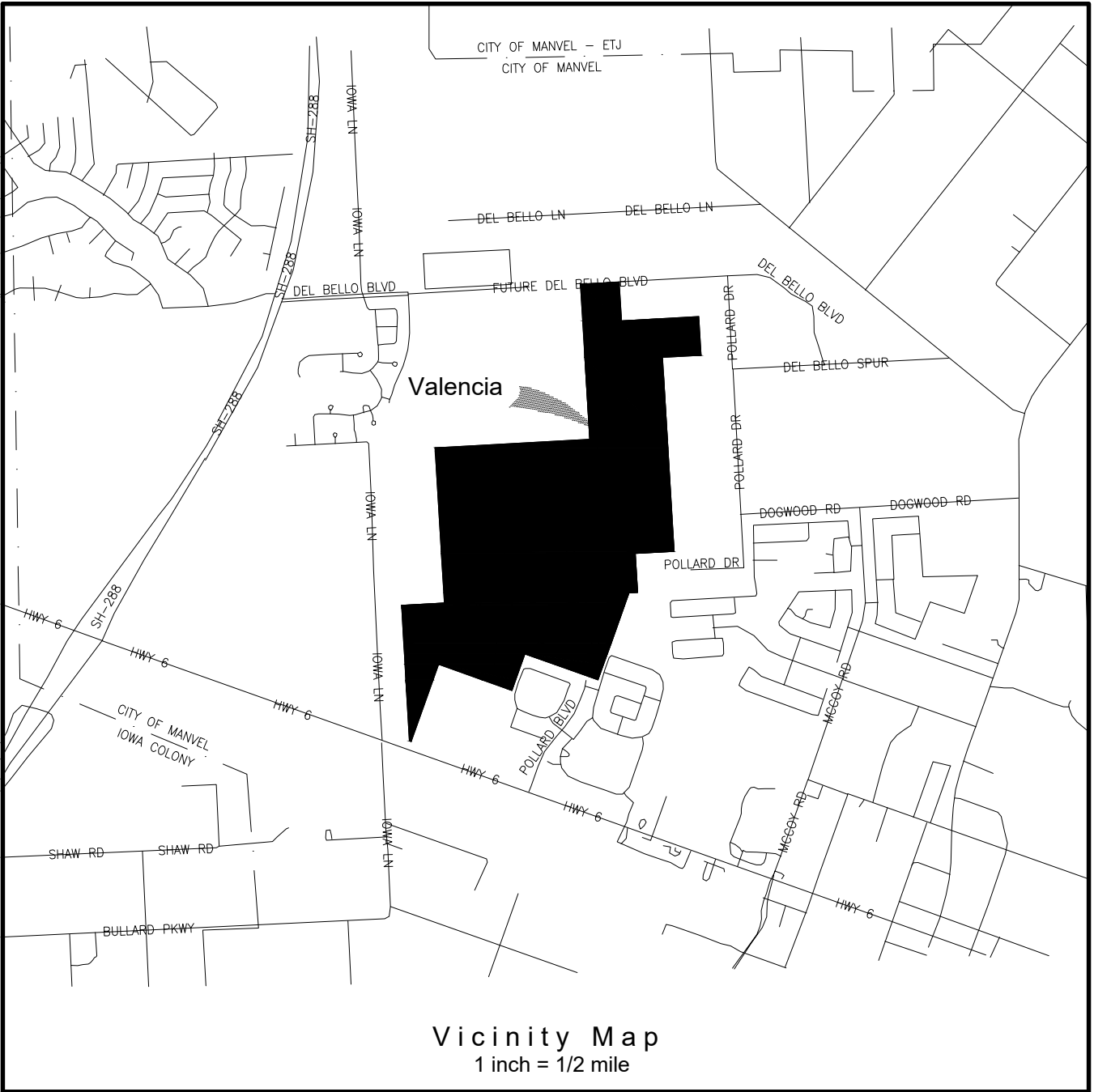
The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

- NOTES:
- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
 - 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.



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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.



STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

By: _____
Its: _____
VALENCIA 288, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHOU – Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

By: _____
Its: _____
PHOU – SOWELL 112, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LIA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

By: _____
Its: _____
PULTE HOMES OF TEXAS, L.P.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

By: _____
Its: _____
MHI PARTNERSHIP, LTD.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

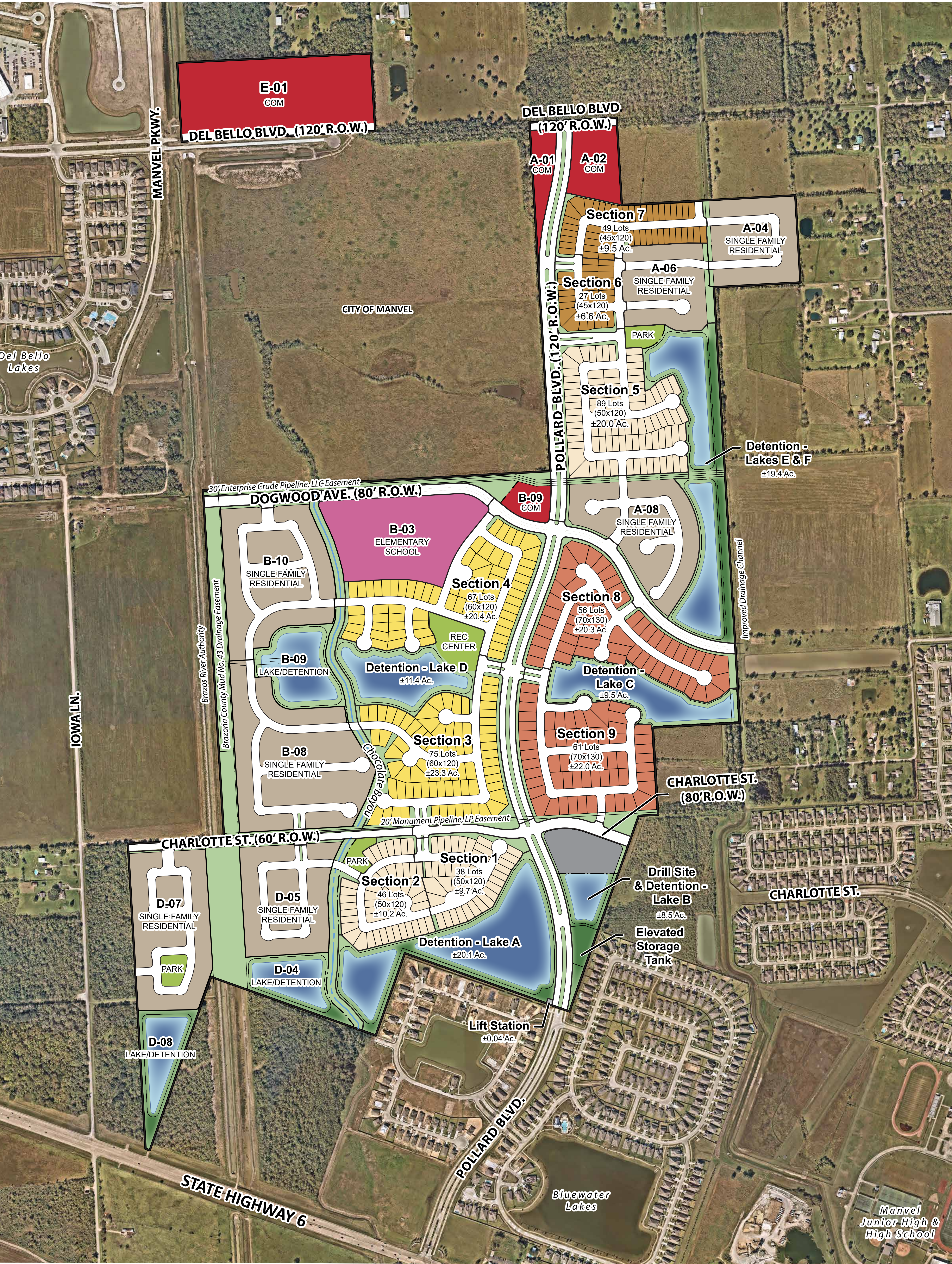
EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

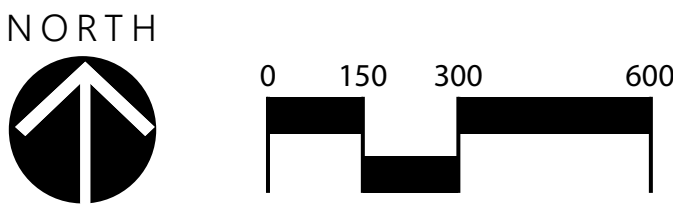


Reference Date: 12.23.2021

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

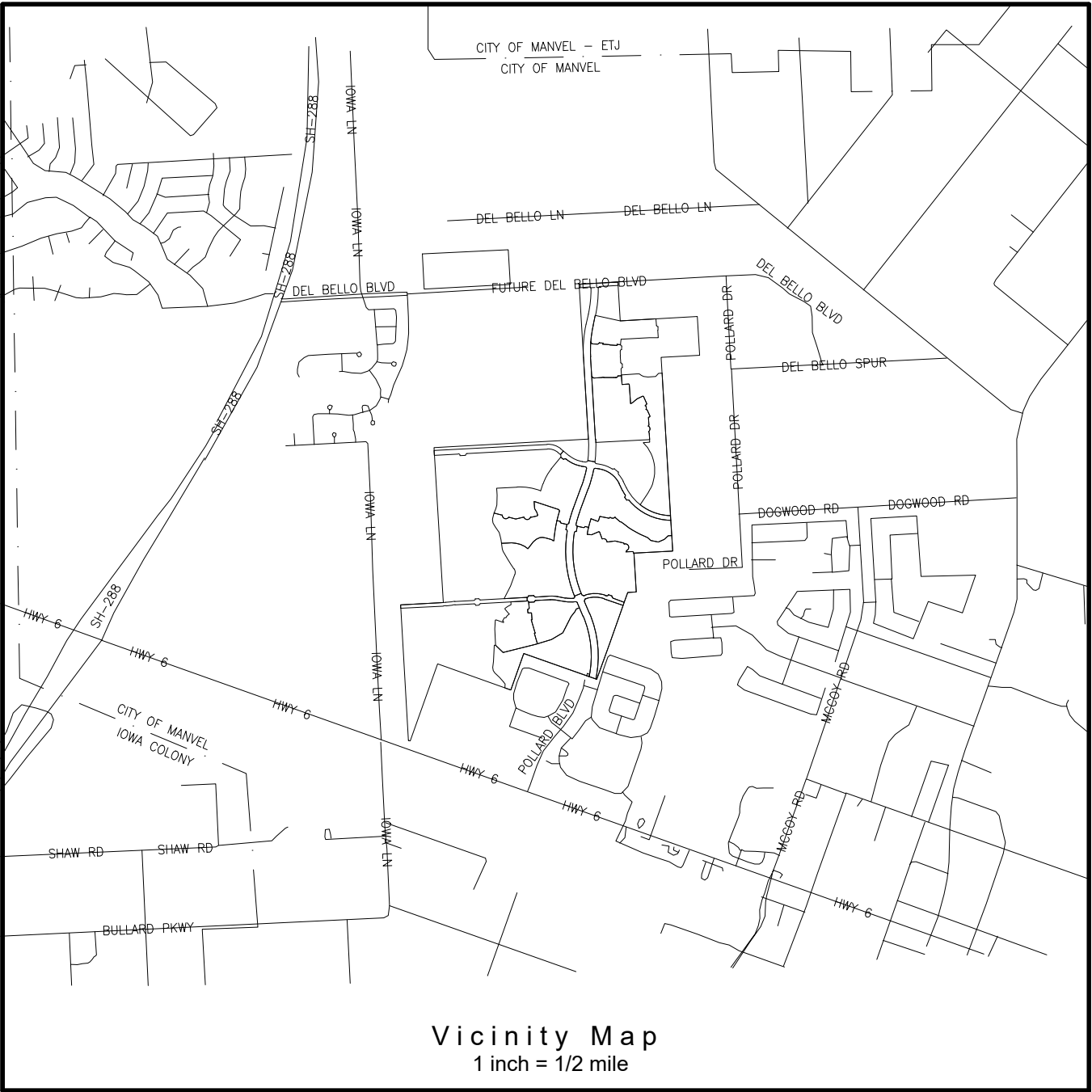
Open Space Amenity	Acreage
Recreation Center (Private)	2.8 acres
Parks (Public)	2.9 acres
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)
Total	10.7 acres

- NOTES:
- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
 - 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.



© 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.



STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHIOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LIA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MH Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

June 27, 2022

Re: Valencia Master Plan Staff Recommendation Response Letter

City staff recommended denial of the Valencia Master Plan (dated June 13, 2022) and provided the following vague justification. LJA staff contacted city staff on June 21, 2022 for any outstanding Master Plan comments. City staff stated comments would not be provided and informed LJA of the upcoming meeting dates. LJA staff was not aware of the comments until the PD&Z staff report was published alongside the PD&Z agenda on June 24th, 2022.

1. All lands must be dedicated in the first phase of development for public right-of-way, public park land, public use, trails, or school site purposes (Section 62-39)

The street dedication preliminary plats for Charlotte, Dogwood, Pollard, and Del Bello were originally submitted in December 2022 along with the Master Plan to dedicate the appropriate right-of-way. However, city staff required that preliminary plats, which would dedicate the appropriate right-of-way, could not be submitted until after approval of Master Plan.

City staff's comment above conflict with the adopted Development Agreement Section 3.3 (A) which states that Exhibit F ("Roadway Phasing Exhibit") shall satisfy the phasing requirements of Section 62-39 of the City Code. All required street dedication preliminary plats were submitted to satisfy the development agreement. The approval of the plat would be the mechanism to dedicate the right-of-way and listed uses above so staff's comment above is contradictory as to what should be submitted first to move forward in the development process.

3.3 Regional Road Improvements

(A) *Phasing of Regional Road Improvements; Timing of Right-of-way Dedication.* The District will construct the major thoroughfares in the sequence shown on the attached **Exhibit F** attached hereto ("Roadway Phasing Exhibit"), and the City approves the Phasing plan in accordance with the City Agreement and Design Standards. This phasing of roadway plan shall satisfy the phasing requirement of section 62.-39 of The City Code. Within 90 calendar days of Hillwood's closing of the purchase of the Property, Hillwood shall submit, as its first plat for the District, a road dedication plat for any road right-of-way it owns in the District which is necessary for the construction of the portions of Del Bello Boulevard, Dogwood Avenue, Pollard Boulevard, and Charlotte Street, as described herein. Any minor adjustments to such dedication will be allowed by the City in the form of a partial replat to address physical and/or development related issues that arise in the development of the Property.

Additionally, the adopted Valencia PUD states that "The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed." PUD Section IV.b Public parks also states "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."

Trails will be located in the public right-of-way and dedicated as residential sections are developed, as referenced in the PUD and Development Agreement.

The school site referenced in the staff comment was removed as a use in the 6/13 revised Valencia Master Plan. The District has not confirmed on whether they'd like to move forward with the school site and therefore cannot be dedicated at this time.

Therefore, the above staff comment should not prevent the Master Plan from being approved by the Planning, Development & Zoning Commission. At least clear direction and communication must be provided by city staff to aid applicants in the development process.

2. Provide an approved Traffic Study (Section 62-38 (a) (13)).

This comment is not valid according to the City of Manvel regulations which state that "A traffic study for all development located along all major thoroughfares shall be **submitted** to the city" per Section 62-38 (a) (13). A TIA was submitted on March 31st, 2022 and therefore this requirement is met.

This comment was discussed with Jessica Rodriguez during a June 7th meeting where she confirmed that only a submittal was required per the code.

The following is a timeline of the TIA originally submitted on 3/31/22.

- 3/31/22 – TIA submitted by LJA
- 4/6/22 – Staff provided comments to LJA
- 5/25/22 – TIA resubmitted by LJA
- 6/20/22 – LJA staff followed up with city staff regarding status of TIA review and did not hear a response from city staff.
- 6/24/22 – After LJA followed up once more, staff provided comments dated 6/15 that were never sent to LJA.

3. Provide all signatures on Sheet 2 of the Valencia Master Plan (Section 62-39).

The submitted Valencia Master Plan dated June 13th provided the requested signature blocks on Sheet 2.

4. Update the City Council signature block so that it is City Council only, not a specific person (Section 62-39).

The Valencia Master Plan Sheet 2 City Council signature block can be revised to remove the place holder signature for Mayor Debra Davison. However, this is not a requirement per code to impede the Planning and Zoning Commission to take action on the Master Plan.



Abigail Martinez, AICP
Assistant Project Manager

AM/lr

RESOLUTION NO. 2022-R-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS SUPPORTING THE EXPEDITED CONSTRUCTION OF "SEGMENT B" OF SH 99 (GRAND PARKWAY) IN BRAZORIA GALVESTON COUNTIES; AND SETTING FORTH OTHER RELATED MATTERS THERETO.

WHEREAS, the City of Manvel regard the safety, security, and quality of life as the highest priorities for its citizens; and

WHEREAS, the City of Manvel recognizes the important work TXDOT performs for the State of Texas including the advancement of transportation movements within Brazoria County; and

WHEREAS, the City of Manvel and the region's citizens require additional emergency evacuation routes during natural disasters; and

WHEREAS, the City of Manvel and its citizens have prioritized improved mobility in order to account for population growth and to accommodate the citizens' work, school, and safe daily travel requirements; and

WHEREAS, State Highway 99 (The Grand Parkway) was first identified as a long-range priority transportation investment in 1961 and specifically identified in Houston-Galveston area's first Metropolitan Transportation Plan in 1989 and in all subsequent metropolitan long-range plans; and

WHEREAS, State Highway 99 was identified as a tolled facility in the 2025 Regional Transportation Plan approved in June 2005; and

WHEREAS, the Texas Department of Transportation (TxDOT) and the counties of Brazoria, Chambers, Fort Bend, Galveston, Liberty, and Montgomery entered into a Market Valuation Waiver Agreement in 2009 that defined the scope of the Grand Parkway (SH99), which itself had been approved in 2008; and

WHEREAS, completion of the Grand Parkway's Segment B, from 1-45 South to SH 288, is essential as an evacuation route, as an essential mobility route for the citizens' daily use, as an essential means to reduce traffic congestion, and as a cost-effective traffic mitigation and safety strategy; and

WHEREAS, TxDOT has defined Segment B, as noted at <https://www.txdot.gov/inside->

txdot/projects/studies/houston/sh99-grand-parkway/overview/segment-b.html

WHEREAS, progress on Segment B of the Grand Parkway has stalled at the state level;

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

Section 1. The findings, definitions and recitations set out in the preamble to this Resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

Section 2. The notice and agenda relating to this meeting and heretofore posted by the City Secretary, and the posting thereof, are hereby authorized, approved, and ratified.

Section 3. TxDOT take any and all actions to complete its traffic revenue study, land acquisition, design, and construction of the Grand Parkway (SH 99)-Segment B through grandfathering and other appropriate actions that expedite the process, in accordance with state law and accepted practice.

PASSED AND APPROVED on this ____ day of _____, 2022.

THE CITY OF MANVEL, TEXAS

ATTEST:

By: _____

By: _____

Debra Davison
Mayor

Tammy Bell
City Secretary