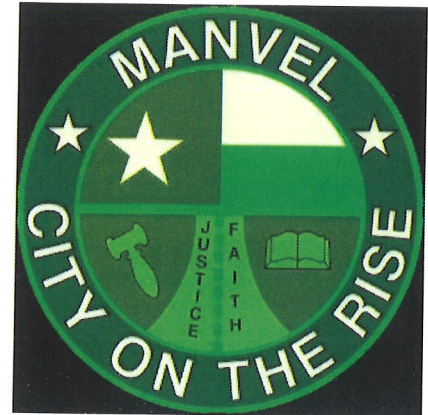


**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



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



**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
March 17, 2025**

**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 Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for 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.

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

Presentation on Roadway Impact Fees.

Presentation on Del Bello Lakes - Next Phase.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

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

Presentations

Employee Tenure Recognition

Bobby Gervais, City Attorney - 10 years

Northern Brazoria County Chamber of Commerce Leadership Academy Graduates

Robbie Hall, Public Works Director

Rosie Donaire, Finance Director

Proclamations

National Public Safety Telecommunicators Week - April 13-19,

2025 Child Abuse Prevention Month - April 2025

National Donate Life Month - April 2025

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Lake "G" to Serve Valencia for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Pomona Lift Station No. 1 and Wastewater Treatment Plant Phase 4 (0.50 MGD) to Serve Brazoria County Municipal Utility District No. 39 & 40 for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for "Reinforced Concrete Paving & Site Earthwork to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for "Storm Sewer, Sanitary Sewer, and Water Lines" to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
6. Approval for the Manvel Police Association to use the City Council Chambers to host an Election Candidates Forum.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-06; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Forwarded with favorable recommendation by PD&Z with a Vote 7-0).

2. Consideration and possible action to approve a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for 1.54 acres located on the south side of Highway 6, to the east of Sonic Drive-in at 17518 Highway 6, to allow for Pumped Detention. (Forwarded with favorable recommendation by PD&Z with a vote 4/3).
3. Consideration and possible action to direct staff on the following:
Participation and/or contribution to Iowa Colony for the Annual Fourthfest Celebration
4. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION, ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
5. Consideration and possible action to approve payment for the following and authorize the City Manager to execute the agreement/estimate, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager. Purchases requiring an expenditure exceeding \$50,000 must be presented to Council for approval;
 1. Expenditure to Inframark Automation & Intelligence for SCADA Improvements to serve Manvel Town Center and Future Projects.
 2. Expenditure to Branch Construction Group for 24" Sanitary Sewer Improvements along Morris Avenue.
6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-10;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV "RESIDENTIAL PARKING," BY ADOPTING A NEW SECTION 59-84 REGULATING THE PARKING OF TRAILERS AND BOATS ON RESIDENTIAL STREETS; RENUMBERING THE REMAINING SECTIONS OF ARTICLE IV; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
7. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-11;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF
THE PORTION OF BISSELL ROAD, RUNNING APPROXIMATELY 2,500 FEET FROM IOWA LANE EAST TO KIRCHNER ROAD, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT- OF-WAY TO PUBLIC TRAVEL; PROVIDING AN EXCEPTION FOR PROPERTY OWNERS WHO OBTAIN A LICENSE FROM THE CITY FOR ACCESS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
8. Consideration and possible action to approve an Agreement between the Brazoria County Emergency Services District No. 3 and the City of Manvel, for fuel sharing during disasters.

9. Update on Brazoria County Day.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074; "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

- *Discussion on applicants for the appointment of Planning Development and Zoning Commission Board Members.*
- *Discussion on applicants for the appointment of Manvel Economic Development Corporation Board Members.*

Regular Agenda

10. Consideration and possible action on the appointments of the Manvel Planning Development and Zoning Commission Positions #1, #2, #3 and #4 with a 2-year term to expire March 2027.
11. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board Positions #4, #5, #6 and #7 with a 2-year term to expire March 2027.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

- *Mid-Year Update on the Progress of 2025 City Manager Goals*
- *Mid-Year Update on the Progress of 2025 City Attorney Goals*

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

Brazoria County MUD #61 Utility and Development Agreement

Mayor and Council Comments

Update on current events and city issues.

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

Items of community interest include:

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on March 14, 2025 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



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate 1.954-acre tract located at 20703 Morris Avenue, from Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations" to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of an existing lease space for NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient."

BACKGROUND:

- The proposed SUP is considered for a lease space within an existing retail center located on an approximate 1.954-acre tract at 20703 Morris Avenue.
- The proposed use is a new chiropractic center offering chiropractic services and interventional pain management, managed by Dr. Vincent Jeter, DC, who has operated a clinic in Alvin since 1998. Samarth Med-Surge Consultancy Services has provided clinic management services since 2017, and Dr. Omar D. Vidal, MD PLLC, an interventional pain specialist, has been practicing since 1999. According to the applicant, the proposed clinic is not a medication management clinic but aims to provide comprehensive pain therapy for Manvel residents.
- The subject site was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications are proposed to create designated treatment and diagnostic spaces. The provided plan shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-06 with a vote of seven (7) "Yeas" to zero (0) "Nays" at their March 10, 2025, meeting.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-06

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





STAFF REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	March 17, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH6-SUP (Church) to LC/SH6-SUP (Clinic)	Presented By:	Ellie Roohbakhsh, Assistant Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Devesh Kothare with Samarth Med-Surge Consultancy Services, representing the property owner Manvel Development CO, is requesting a zoning classification change for an approximate 1.954-acre located at 20703 Morris Avenue, Manvel, Texas 77578. The current zoning is Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations." The request is to modify the zoning to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit LC/SH6-SUP to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient" within an existing commercial lease space. The applicant is proposing a new Chiropractic Center offering chiropractic services and interventional pain management. The applicant has emphasized that the proposed clinic will not be a medication management clinic.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Proposed Floor Plan, Application, Letter of Authorization, Letter of Request, Recorded Plat, Public Hearing Notice, and Site Pictures.

Recommended Action

A Public Hearing followed by consideration and action from the City Council to approve Ordinance No. 2025-O-06.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) South: Heavy Commercial District (HC)/State Highway 6 Overlay District (LC/SH6) East: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Mini warehouses and self-storage units South: Undeveloped land/ Dollar General East: Biker Church West: Undeveloped land



AERIAL VICINITY MAP



20703 Morris Ave (PID:224008)



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

 PID224008

 Parcels

 City of Manvel ETJ

 City of Manvel City Limits

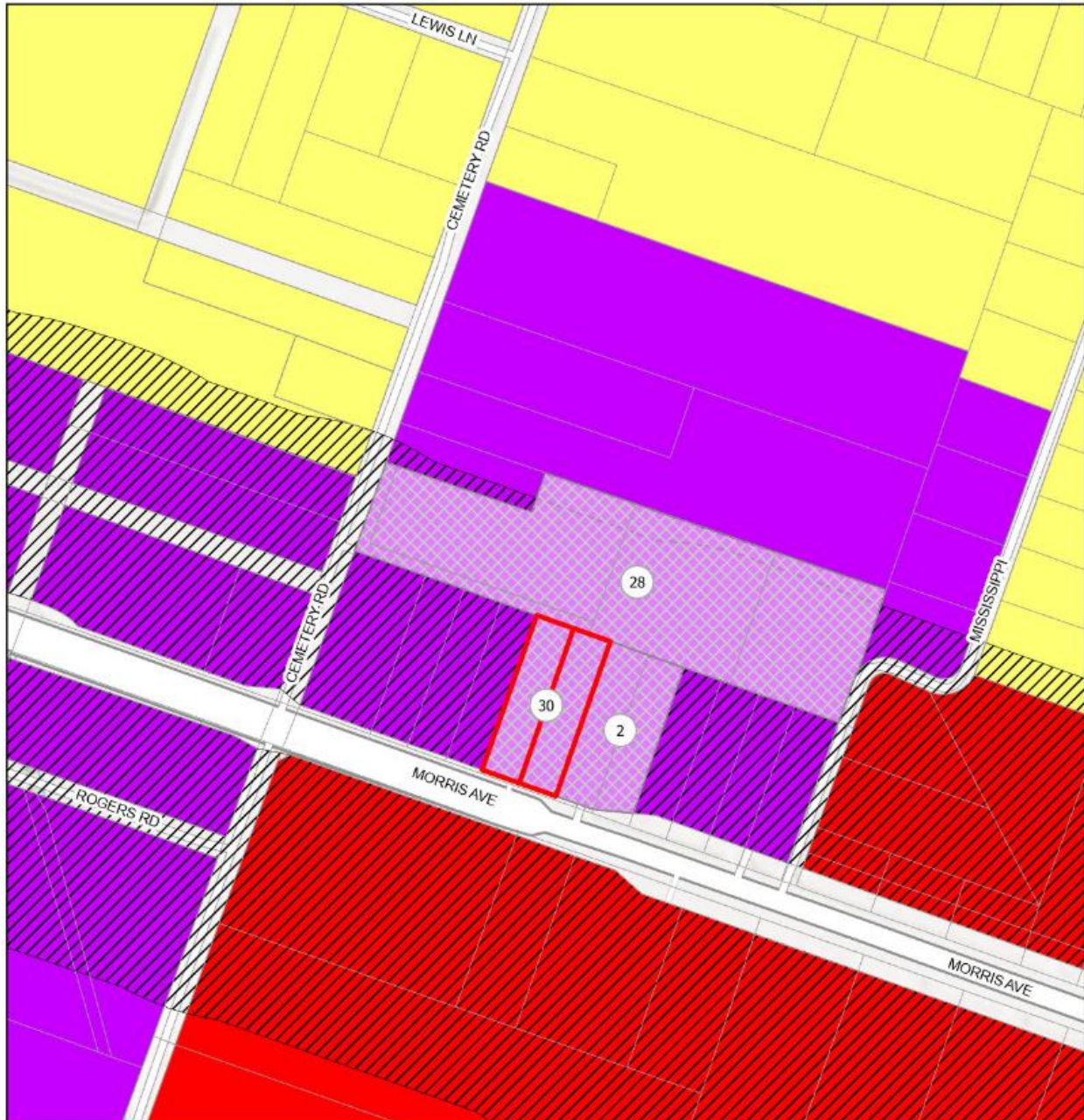


Date: February 2025
Drawing: 2025000
Data Source: City of Manvel,
Brazoria County Open Data

0 167.5 375 750 1,125 1,500 US Feet



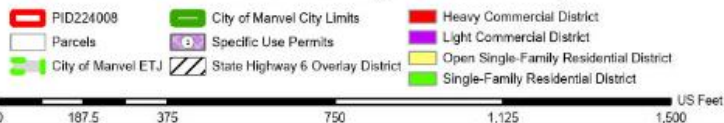
ZONING VICINITY MAP



20703 Morris Ave (PID:224008)



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



Date: February 2025
Reference: 2020055
Data Source: City of Manvel,
Brazoria County Open Data

SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI	2019-O-22	6/17/2019	LC/SH6
30	20703 MORRIS AVE	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20703 Morris Avenue/Highway 6 (PID: 224008) into a chiropractic and pain therapy center. The retail center at the subject site includes parking and the lease space in question was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications will be required to create designated spaces for treatment and diagnostics.

The proposed floor layout shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area. According to the applicant these modifications are intended to enhance the functionality of the space while ensuring a well-equipped, patient-centered environment for high-quality healthcare services. The interior build out of the lease space must meet all adopted code requirements and shall be reviewed and permitted separately.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.



SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. Compatibility with the character of the neighborhood: The proposed clinic will occupy an existing retail lease space and will not result in any new development. Also, the proposed use is compatible with the general area considering Highway 6 being a commercial corridor.
3. The suitability of the property for the uses permitted by right: The property is currently zoned LC/SH6-SUP for "Religious Organizations" and abuts LC/SH6-zoned properties on two sides. The existing strip shopping center currently includes three suites and is appropriate for retail uses permitted by right as well as the proposed chiropractic center.
4. Detrimental impact on nearby property: The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. Traffic and Parking issues: The proposed use will be located within an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and HC or consist of vacant land. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC and HC zoning in the area supports the appropriateness of the use.
7. Impedance to orderly development surrounding vacant property: Surrounding properties are zoned LC and HC, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. Utility Provisions: The proposed use will not have any additional impact on utility services.
9. Safe site development and layout: The proposed clinic will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. Lighting: No changes to existing lighting are proposed.
11. Landscaping and screening: No changes to existing landscaping and screening are proposed.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.



STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient." with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the March 10, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, there was a general discussion regarding parking requirements for the proposed use. Staff confirmed that the existing parking spaces meet the minimum requirements. The PD&Z Commission recommended approval of Ordinance No. 2025-O-06 with a vote of seven (7) "Yeas" to zero (0) "Nays" at their March 10, 2025, meeting.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION



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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION Manvel Chiropractic Center and Interventional Pain Mgt.

Project Name: _____
Project Location/Address: 20703 Hwy 6 (Morris Ave)
Legal Description: Lots 7 & 8 of Landmark Park, 1.954 acres, Town of Manvel
Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621310
Parcel/Tax ID# (s): 224008 Total Acreage: 1.954 621498

APPLICANT INFORMATION

Applicant Name: Devesh Kothare
Company Name: Samarth Med-Surg Consultancy Services
Address: 4545 Bissonnet St #112 City: Bellaire State: TX Zip: 77401
Phone #: 281-239-4559 Email: samarthmscs@gmail.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

[Signature] 1/20/25
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Development Co
Address: Po Box 155 City: Manvel State: TX Zip: 77578
Phone #: 281 489 9444 Email: Manvel Realty 1@GMAIL.com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature] 1-22-25
Owner's Signature (REQUIRED) Date



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



DEVELOPMENT SERVICES

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

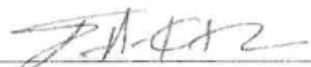
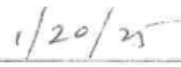
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	✓
Two (2) Applicant Letters of Request	✓
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

 
Applicant Signature Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel Development Co., Inc.

Owner Name

20351 Hwy. 6--P.O. Box 155

Owner Address Manvel, Tx 77578

Manvel, Tx 77578

Owner City, State Zip

Jan. 22, 2025

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

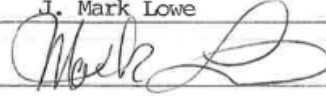
Dear City of Manvel Permits and Inspections,

I, J. Mark Lowe, President, certify that I am the owner of the project property located at 20703 Hwy. 6--Morris Ave. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint _____ with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 281-489-9444 if you have any questions.

Sincerely,

Owner Name J. Mark Lowe

Owner Signature 



REQUEST LETTER

SAMARTH MED-SURG CONSULTANCY SERVICES

4545 BISSONNET ST #112
BELLAIRE, TEXAS • 77401
TEL#281-239-4559
FAX#346-571-3747

01/27/2025

To
Manvel Development Services
20025 HWY 6
Manvel, TX 77578

Re: Application for a buildout for a clinic space in a pre-existing shell space located at 20703 20704 Morris Ave (HWY6) Manvel TX 77578

Respected Sir,
Samarth Med-Surg Consultancy Services provides management services to clinics, Ambulatory surgery centers and Hospitals since 2017. Omar D Vidal, MD PLLC is interventional pain practice of Dr Omar Vidal, MD who has been seeing patients since 1999 in and around Houston, TX. (This is not a med a management clinic) Manvel Chiropractic which is one of the branches of Alvin Chiropractic is managed by Dr Vincent Jeter, DC since 1998. Manvel clinic is envisioned to provide quality care for Manvel residents that encompasses chiropractic and interventional pain management.

We look forward to serving the community.

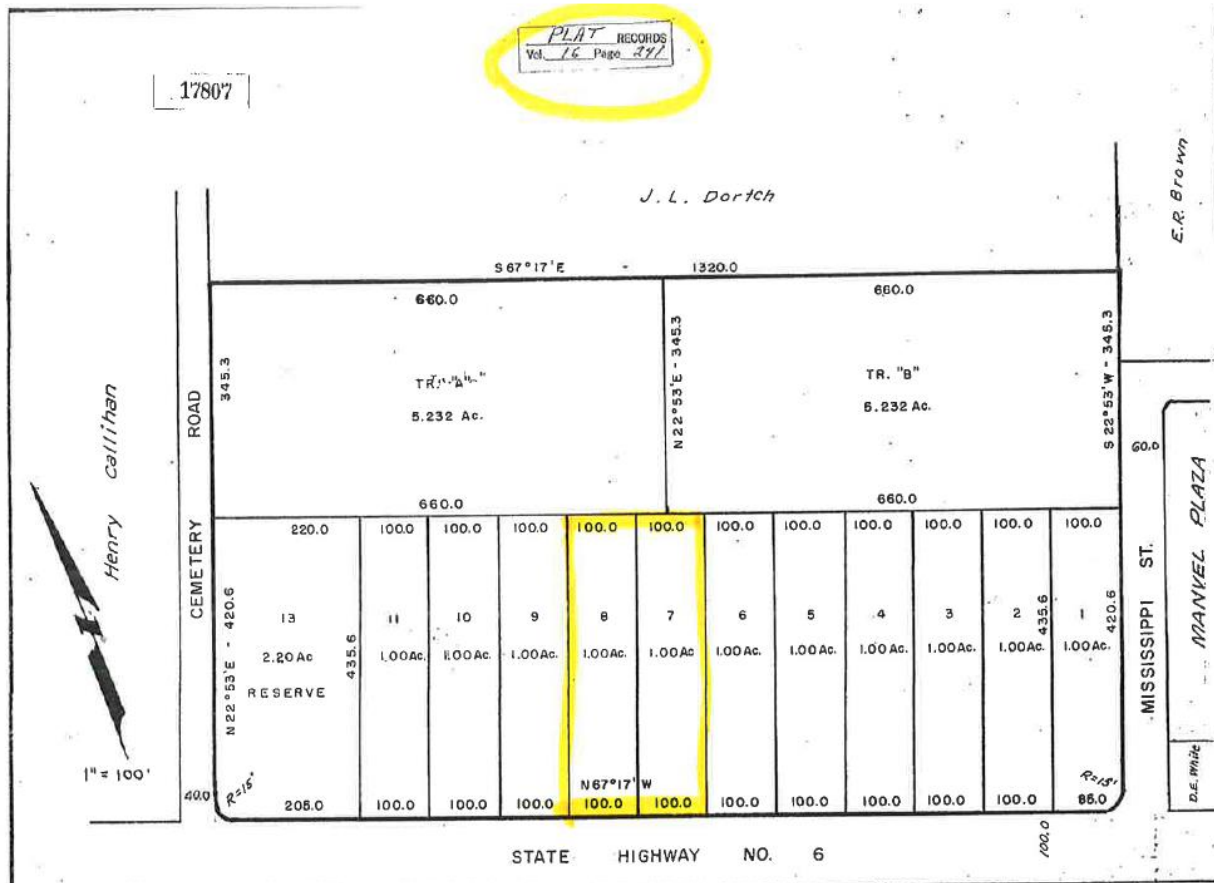
With regards

Devesh Kothare
Practice Manager

"Always pray to have eyes that see the best in people, a heart that forgives the worst, mind that forgets the bad, and a soul that never loses faith in god"



Recorded Plat



" LANDMARK PARK "

BEING A SUBDIVISION OF 23.66 ACRES
OF LAND, BEING PART OF OUTLOTS 118
AND 119 OF THE DR. A.A. LUTHER SUB-
DIVISION OF THE TOWN OF MANVEL,
BRAZORIA COUNTY, TEXAS. PLAT REC. VOL. 1, PG. 71 & 72, R.R.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)
MANVEL DEVELOPMENT CO., INC. is the owner of the 23.66 acre tract
described in the above and foregoing map of LANDMARK PARK, and hereby
make and establish said subdivision as a "concurrent plan of land
property according to all lines, restrictions, covenants and
notations on said map or plat and hereby dedicate to the use of the
public hereon, all streets, except those streets designated as private
streets, alleys, paths, water courses, ditches, canals and public
places shown thereon for the purposes and consideration therein ex-
pressed; and do hereby bind itself, its successors and assigns to
warrant and forever defend the title to the land so dedicated.

ATTEST:

WILSON JAMES LERO, Secretary

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally
appeared JOHNNIE R. LOMB, President of Manvel Development Co., Inc.,
known to me to be the person and officer whose name is subscribed
to the foregoing instrument, and acknowledged to me that he executed
the same for the purposes and consideration therein expressed and in
the capacity therein stated as the act and deed of said Corporation.

GIVEN UNDER MY HAND and seal of office this 20 day of
October, 1982.

(Seal)

Notary Public in and for the State of
Texas (My Commission expires June 2, 1984)

I, D. H. ADAMS, Registered Public Surveyor No. 374, do authorize in practice the profession
of surveying, under the laws of the State of Texas, and hereby certify that the above
subdivision is true and correct; was prepared from an actual survey of the property made
under my supervision, on the ground; that all boundary corners, angle points, points of
curvature and other points of reference have been marked with iron pipes or rods having
an outside diameter of not less than one-half (1/2) inch and a length of not less than
two (2) feet. I further certify that there are no pipelines or pipeline easements
across this tract of land except as shown hereon.

Survey March, 1979

D. H. Adams, Registered Public Surveyor No. 374

THIS IS TO CERTIFY THAT THE CITY OF MANVEL, TEXAS, has approved this plat and
subdivision of LANDMARK PARK, in conformity with the laws of the State of Texas and
the Ordinances of the City of Manvel, as shown hereon and authorized the recording of
this Plat this 20 day of December, 1982.

CITY OF MANVEL, TEXAS

ATTEST: *[Signature]* By: *[Signature]*
City Secretary French Levey, Mayor
[Signature] P. J. Williams
[Signature] Robert C. K. Huffman
[Signature] James D. B. B. B.

CITY COUNCIL

FILED FOR RECORD
1208 1982
JUN 4 1982
H. R. STEVENS, JR.
CLERK OF BRAZORIA COUNTY, TEXAS





Public Hearing Notice to run on Sunday 02/23/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 17, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) (PREVIOUSLY DESIGNATED AS HOUSE OF REFUGE APOSTOLIC CHURCH) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR “RELIGIOUS ORGANIZATIONS” TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” AND NAICS USE 621498 “PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT” PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



The proposed Offices of Chiropractors and Pain Therapy Centers and Clinics, Outpatient use space located in the commercial building.



Luxury Palapas business located in the same commercial building.



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



The Biker Church abuts to the east.



Looking south across SH6 from the site at vacant/undeveloped property.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 1.07 acre tract of land, generally located along north side of Morris Avenue / Highway 6 (PID: 228682), west of the under-construction AutoZone at 19201 Morris Ave, Manvel, Tx, from light Commercial District / State Highway 6 Overlay District (LC/SH6) to Light Commercial / State Highway 6 Overlay District With Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621493 "Freestanding Ambulatory Surgical And Emergency Centers".

BACKGROUND:

- The subject site is a 1.07-acre vacant tract located along the northern side of State Highway 6 (SH6), abutting Bluewater Lakes subdivision to the north and AutoZone (19201 Morris Avenue/SH6) to the east. The site is currently undeveloped and zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6).
- Applicant Chuck Webb with Heitkamp Swift Architects, representing property owner Dr. Ziad Haidar, is requesting SUP to allow for the construction of a free-standing emergency department (FSED) on the subject site. The proposed facility is intended to provide emergency medical services, including trauma care, cardiac event response, respiratory distress treatment, advanced imaging, laboratory testing, and patient stabilization. The applicant has indicated that the FSED will operate as an independent facility offering services similar to a hospital.
- The subject site currently does not have direct driveway access from Highway 6 but the applicant has received a preliminary approval for a new driveway location from TxDOT. Per the agreement regarding reciprocal access easements, the subject site and all current and future occupants will be able to access the property from Bluewater Street through existing Parallel Public Access Easements (PAEs) established on the adjoining properties (Starbucks and AutoZone) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses.
- The applicant has provided documentation indicating that, similar to the adjoining developments (Starbucks and AutoZone) to the east, the subject site will drain into a storm conveyance pipe that flows to the eastern detention pond of the Bluewater Lakes Development. Additionally, the proposed development is required to extend the existing sidewalk along SH6 required by Section 62-113. Sidewalks of the Subdivision Ordinance.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

PD&Z RECOMMENDATION: The Planning and Zoning Commission held a public hearing on March 10, 2025, to receive public input. There were no public comments made on the proposed project. Staff and the applicant provide clarifications to commission's drainage and access related questions. The Commission had questions regarding the predetermined condition related to operating hours since Emergency Rooms are required to be open 24/7. The agenda item was postponed so that staff could review and provide clarification on the predetermined condition related to operational hours.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-07

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Assistant Planner



FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



STAFF REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	March 17, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC-HWY6 to LC-HW6-SUP	Presented By:	Ellie Roohbakhsh, Assistant Planner
Recommended Action:	Public Hearing only – No Action since recommendation from Planning, Development, and Zoning Commission is pending.		

SUMMARY

The applicant, Chuck Webb with Heitkamp Swift Architects, representing the property owner Dr. Ziad Haidar, is requesting a zoning classification change for an approximate 1.07-acre tract of land located along the north side of Morris Avenue/Highway 6 (PID: 228682), west of the under-construction AutoZone at 19201 Morris Ave, Manvel, TX. The applicant intends to develop the subject site into an emergency facility. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed emergency facility is classified as NAICS use 621493, “Freestanding Ambulatory Surgical and Emergency Centers,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025, to discuss the proposed project.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Site Plan (Conceptual Plan), Proposed Elevations, Proposed Landscaping Plan, Proposed Floor Plan, Reciprocal Easement Agreement, Public Hearing Notice, and Site Photos.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Single-Family Residential District (SFR) South: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Carwash) East: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Automotive Parts and Accessories Stores) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Residential (Bluewater Lakes) South: Vacant (Proposed Carwash) East: AutoZone (Under Construction) West: Vacant/Undeveloped



AERIAL VICINITY MAP



Morris Ave (PID 228682) Emergency Department



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

- Emergency Department
- City of Manvel ETJ
- Parcels
- City of Manvel City Limits

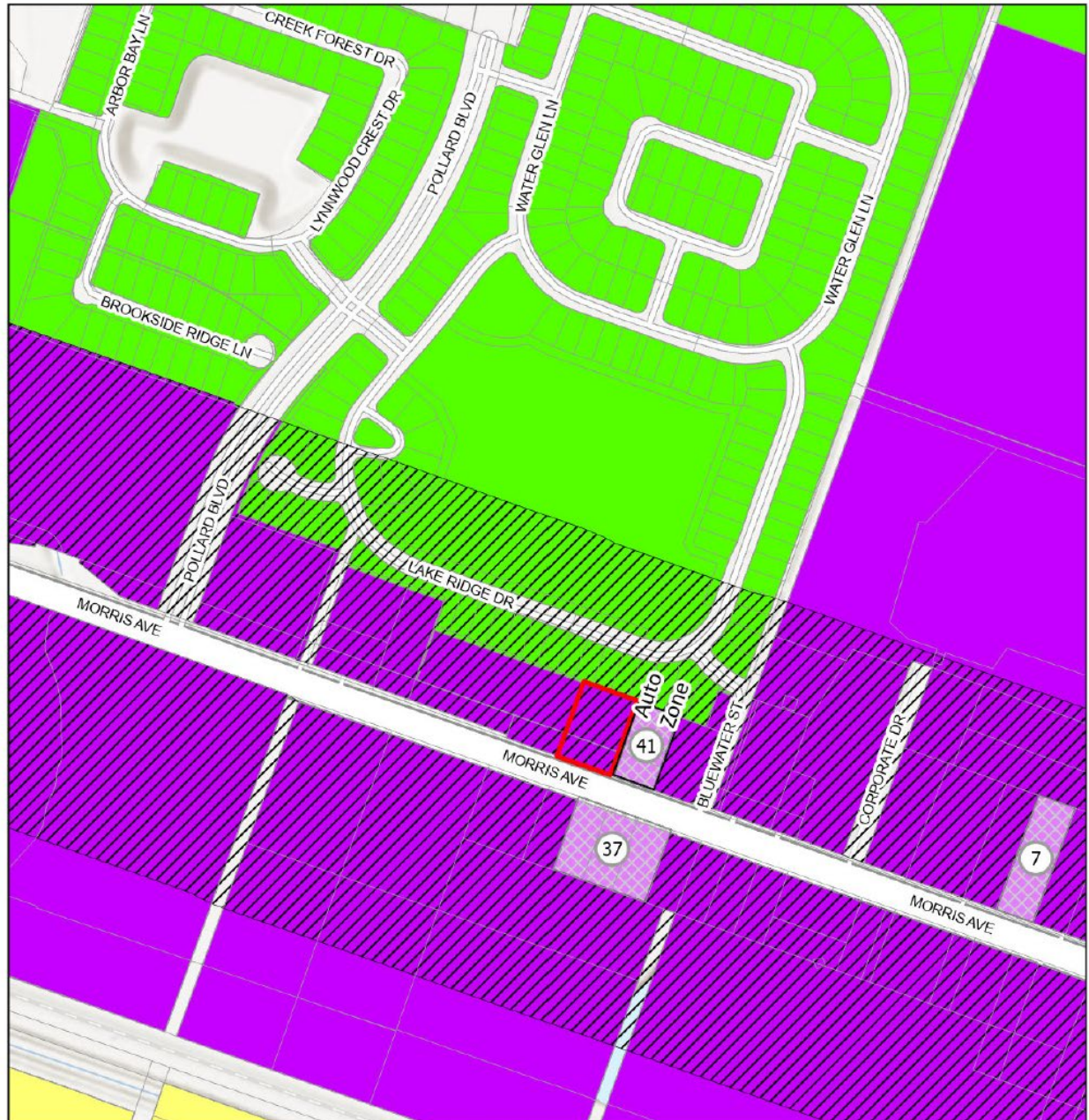
0 212.5 425 850 1,275 1,700 US Feet



Date: January 2025
Reference: 2023004
Data Source: City of Manvel
Brazoria County Open Data



ZONING VICINITY MAP

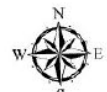


Morris Ave (PID 228682) Emergency Department



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

- Emergency Department
- City of Manvel City Limits
- Single-Family Residential District
- Parcels
- Light Commercial District
- Specific Use Permits
- City of Manvel ETJ
- Open Single-Family Residential District
- State Highway 6 Overlay District



Date: January 2025
Reference: 2025004
Data Source: City of Manvel,
Brazoria County Open Data

0 212.5 425 850 1,275 1,700 US Feet

SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
7	19333 HWY 6	AUTOMOTIVE OIL CHANGE AND LUBRICATION	2013-O-24	9/23/2013	LC
37	State Highway 6/	NAICS USE 811192 "CAR WASHES"	2023-O-09	2/21/2023	LC/SH6-SUP
41	19201 Morris Ave	NAICS USE 441310 "Automotive Parts and Accessories Stores"	2024-O-01	2/5/2024	LC/SH6-SUP



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The subject site is a 1.07-acre vacant tract located along the northern side of State Highway 6 (SH6), abutting the Bluewater Lakes subdivision to the north and AutoZone (19201 Morris Avenue/SH6) to the east. The site is currently undeveloped and zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The applicant intends to develop the subject site into an emergency room. The current zoning is LC/SH6 and the proposed emergency room use is classified as NAICS use 621493, “Freestanding Ambulatory Surgical and Emergency Centers,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in January 2025 to discuss the proposed project. The proposed emergency room will provide emergency medical services, including trauma care, cardiac and respiratory treatment, advanced imaging, lab testing, and patient stabilization. It will operate independently of a hospital with board-certified emergency physicians. The development will include trauma rooms, diagnostic suites, lab spaces, and administrative areas. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (*attached as exhibits*) demonstrate general conformance to City of Manvel’s site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site currently does not have direct driveway access from Morris Avenue/Highway 6. The applicant has contacted TxDOT and submitted a Preliminary Driveway Review for the proposed project. However, as per the agreement regarding reciprocal easements, the subject site and all current and future occupants will access the property from Bluewater Street through existing Parallel Public Access Easements (PAEs) established on the adjoining properties (Starbucks and AutoZone) to the east. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses. The applicant has provided documentation indicating that, similar to the adjoining developments (Starbucks and AutoZone) to the east, the subject site will drain into a storm conveyance pipe that flows to the eastern detention pond of the Bluewater Lakes



Development. Additionally, the proposed development is required to extend the existing sidewalk along Morris Avenue/Highway 6 required by Section 62-113. *Sidewalks* of the Subdivision Ordinance.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP.
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. *Conformance to Comprehensive Plan:* The proposed Free Standing Emergency Department (FSED) aligns with the city's goal of expanding healthcare services and improving emergency response infrastructure to meet the needs of a growing population. The project supports public health objectives while enhancing the commercial corridor along Morris Avenue/Highway 6.
2. *Compatibility with the character of the neighborhood:* The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for medical and commercial uses. The FSED is compatible with nearby retail and service-oriented businesses, including AutoZone, and aligns with existing commercial corridor. However, significant buffering and screening will be required to mitigate potential impacts on adjacent residential areas, particularly Bluewater Lakes subdivision to the north.
3. *The suitability of the property for the uses permitted by right:* The site's LC zoning permits various commercial uses such as offices, retail, and restaurants. The Highway 6 corridor is most suitable for various retail services including restaurants. The 1.07-acre vacant tract is appropriately sized and positioned for a FSED as well, benefiting from high visibility and accessibility along a major roadway.
4. *Detrimental impact on nearby property:* The FSED is not anticipated to have a detrimental impact on nearby properties. The site is adjacent to existing commercial uses, including AutoZone and Starbucks. The rear of the proposed development includes the dumpster area and the extension of the existing Parallel PAE that buffers it from the Bluewater Lakes subdivision. Additionally, the facility will operate within the LC/SH6 zoning, which is intended for commercial development. Potential impacts, such as traffic and noise, will be mitigated through controlled site access via the Parallel PAE and compliance with TxDOT driveway regulations. The development will also adhere to lighting, screening, and landscaping requirements to minimize any visual or operational disturbances to nearby residential areas.



5. *Traffic and Parking issues:* The proposed FSED is expected to generate moderate traffic, primarily from emergency vehicles, staff, and patients. Given its location along Morris Avenue/Highway 6, a Major Thoroughfare, the development must ensure safe and efficient ingress and egress. Access will be provided via an existing Parallel PAE connecting to Bluewater Street and shared with AutoZone and Starbucks, minimizing direct access onto Morris Avenue/Highway 6. A secondary access point from Morris Avenue/Highway 6 is planned, pending TxDOT approval. Parking will be provided in accordance with zoning regulations, ensuring adequate spaces for patients, staff, and emergency vehicles. Given the site's proximity to existing commercial developments, no significant traffic congestion or parking deficiencies are anticipated.
6. *Harm to the value of nearby properties:* The proposed FSED is compatible with surrounding commercial uses and is not expected to negatively impact nearby property values. Proper buffering and design mitigations, including limiting light overspill onto residential lots, will address concerns from nearby homeowners in Bluewater Lakes. The rear development layout should minimize disturbances from dumpsters and service areas.
7. *Impedance to orderly development of surrounding vacant property:* A large portion of the surrounding property is owned by the same property owner. Impedance to orderly development of surrounding vacant properties is not anticipated.
8. *Utility Provisions:* The proposed use is not anticipated to have any further impact on utility provisions. Drainage will be directed to the Bluewater Lakes eastern detention pond, similar to AutoZone and Starbucks. A detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process.
9. *Safe site development and layout:* The proposed development will adhere to safety regulations and best practices to ensure a secure and functional site layout. The FSED is required to be designed to provide clear and efficient access for emergency vehicles, patients, and staff while minimizing conflicts with general traffic. Site circulation will incorporate designated entry and exit points, including rear cross-access through Starbucks and AutoZone, which must be maintained to avoid conflicts with adjacent businesses, and a frontage connection from Morris Avenue/SH6, subject to TxDOT approval. The facility will comply with fire lane requirements, ensuring adequate emergency response access. Pedestrian safety will be enhanced through the extension of the sidewalk along Morris Avenue/Highway 6, in accordance with Section 62-113 of the Subdivision Ordinance. The site will also include adequate lighting, drainage, and ADA-compliant pathways to promote a safe and accessible environment for all users.
10. *Lighting:* Site lighting will be designed to enhance safety while minimizing disturbance to adjacent properties. All exterior lighting must comply with city regulations, utilizing shielded and directional fixtures to prevent light pollution affecting nearby homes.
11. *Landscaping and screening:* The proposed development will comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. The only screening available between the subject site and abutting residential subdivision is the existing privacy fence because of the . Street frontage landscaping along Morris Avenue/Highway 6 will include trees and shrubs per Overlay District requirements. Perimeter landscaping will screen parking areas, and the existing wooden fence separates



the site from residential properties. All landscaping will meet tree planting, screening, and irrigation standards to enhance site aesthetics and compliance.

12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed FSED will comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of patients, staff, and the surrounding community. The facility will be designed to meet life safety codes, including provisions for emergency vehicle access, fire suppression systems, and proper ventilation. Adequate parking and lighting will be provided to enhance safety for visitors and employees. Noise mitigation measures will be implemented to minimize potential disturbances to nearby residential areas. Additionally, the development will include landscaping and buffering along the northern boundary to provide a visual and noise barrier between the facility and adjacent single-family residences. The site layout will prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by TxDOT, emergency services, or city ordinances must be incorporated to enhance public safety and operational efficiency.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 621493: " Freestanding Ambulatory Surgical and Emergency Centers " with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Free Standing Emergency Department.
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
6. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
7. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
8. All doors shall remain unlocked and accessible during normal business hours.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

The Planning and Zoning Commission held a public hearing on March 10, 2025, to receive public input. There were no public comments made on the proposed project. Staff and the applicant provide clarifications to commission's drainage and access related questions. The Commission had questions



regarding the predetermined condition related to operating hours since Emergency Rooms are required to be open 24/7. The agenda item was postponed so that staff could review and provide clarification on the predetermined condition related to operational hours.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Emergency Department
Project Location/Address: Morris Ave. Manvel TX. 77578
Legal Description: Manvel Lot OL 183F-184 Acres-4.223
Current Zoning: (LC) Hwy 6 overlay Proposed Land Use: Specific Use (S) NAICS No.: 621493
Parcel/Tax ID# (s): 228682 Total Acreage: 1.07

APPLICANT INFORMATION

Applicant Name: Chuck Webb
Company Name: Heitkamp Swift Architects
Address: 1165 Brittmoore Rd. City: Houston State: Tx Zip: 77043
Phone #: (713) 626-4300 Email: chuck.webb@heitkampswift.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Chuck Webb 1/23/2025
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Dr. Ziad Haidar
Address: 5118 grove Terrace Ct City: Manvel State: TX Zip: 77578
Phone #: (310) 667-2667 Email: ziad.haidar1@gmail.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

DocuSigned by: 1/23/2025
78B4EEC0F5440
Owner's Signature (REQUIRED) Date



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	X
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Chuck Webb

Applicant Signature

1/23/2025

Date



LETTER OF AUTHORIZATION

Docusign Envelope ID: B01BDA4D-9004-47FF-9B5D-E1826D6FF05E



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Dr. Ziad Haidar

Owner Name

5118 Grove Terrace Ct

Owner Address

Manvel TX 77578

Owner City, State Zip

1/23/2025

Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Dr. Ziad Haidar, certify that I am the owner of the project property located at Morris Ave. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Chuck Webb with the company Heitkamp Swift Architects (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at (310) 667-2667 if you have any questions.

Sincerely,

Owner Name Dr. Ziad Haidar

Owner Signature 

DocuSigned by:

7ED84EED39E4432...



REQUEST LETTER



Letter of Request

Attention: Development Services
20025 Hwy 6
Manvel Tx. 77578

Dear To Whom It May Concern,

I am writing to formally request approval for the construction of a stand-alone emergency department (ED) to be located at Morris Avenue, Manvel, Texas, 77578. The proposed facility will consist of the construction of both the shell and the interior build-out of a fully functional free-standing emergency department, designed to provide critical and urgent care to the surrounding community.

A free-standing emergency department (FSED) operates as an independent facility that offers many of the same services as a traditional hospital-based emergency room. These facilities are staffed with board-certified emergency physicians, nurses, and medical professionals equipped to handle a wide range of medical emergencies, including trauma, cardiac events, respiratory distress, and other acute conditions. FSEDs provide advanced imaging services, laboratory testing, and stabilization capabilities, ensuring patients receive immediate, high-quality care without the extended wait times often associated with larger hospital systems.

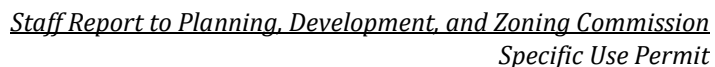
The establishment of this free-standing emergency department in Manvel will play a pivotal role in addressing the healthcare needs of the growing population in the area. By offering accessible and efficient emergency care, the facility will contribute to improving health outcomes and reducing the burden on nearby hospitals. Additionally, the proposed location on Morris Avenue will provide a convenient and strategic site to serve the community effectively.

The scope of work for this project includes the complete construction of the building's exterior shell and the detailed interior build-out to meet all healthcare standards and regulatory requirements for emergency medical facilities. This includes specialized areas such as trauma rooms, diagnostic imaging suites, laboratory spaces, and patient examination rooms, as well as administrative offices and waiting areas.

We believe this project will not only enhance local healthcare services but also bring economic benefits to the community through job creation and infrastructure development.

Thank you for considering this request. We look forward to the opportunity to contribute positively to the Manvel community's healthcare landscape. Please feel free to contact me if you require any additional information or documentation.

Sincerely,
Chuck Webb, AIA
Heitkamp Swift Architects
1165 Brittmoore Rd
Houston, Tx. 77043
(713) 626-4300



HEITKAMP SWIFT
ARCHITECTS

Garza + McLain
STRUCTURAL ENGINEERS, INC.

{b} bennett
design
group

EMERGENCY
DEPARTMENT

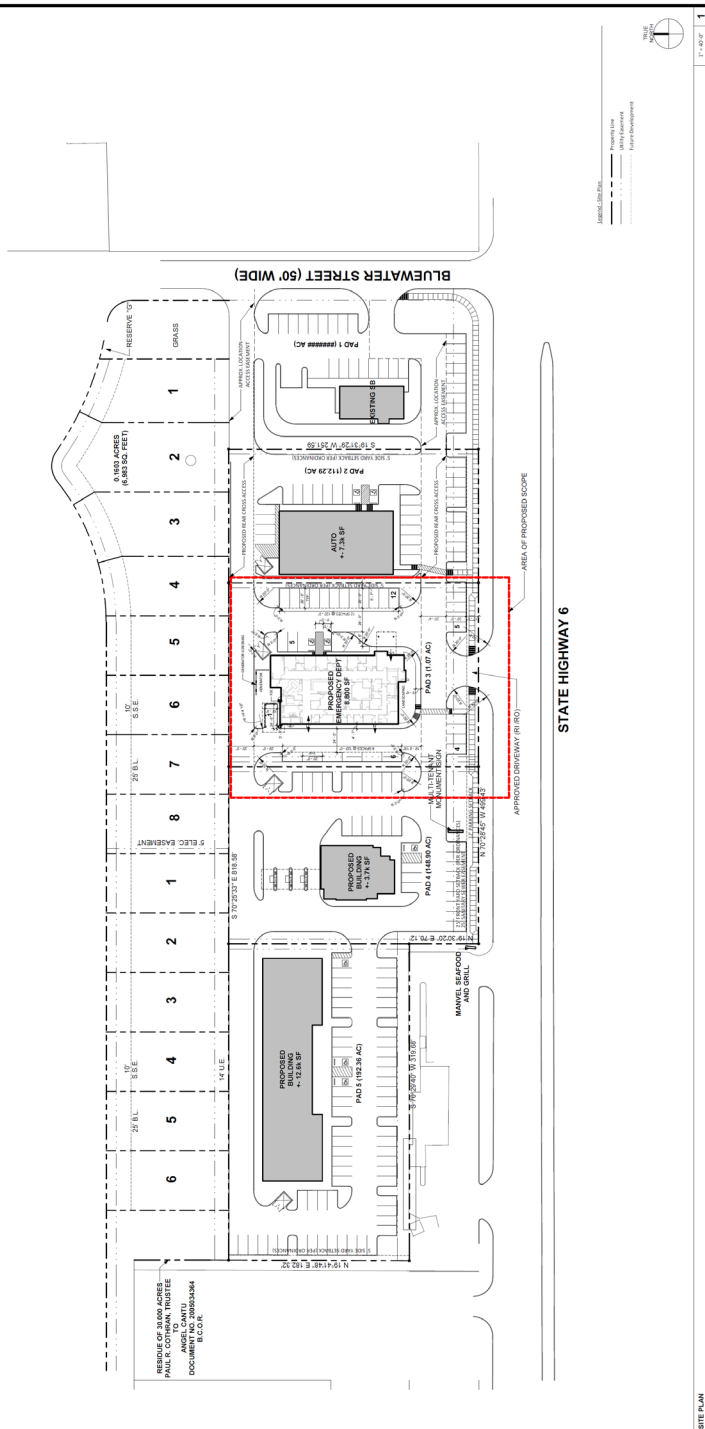
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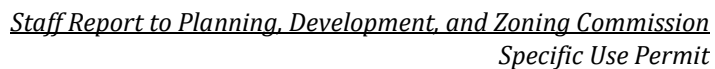
SITE PLAN

AS1.01

GENERAL NOTES

- ALL IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE IMPROVEMENTS TO BE MADE TO THE PROJECT PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT:
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND ORIENTED TO PREVENT GLARE FROM BEING DIRECTED OFF OF THE PROPERTY UNDER ANY LIGHTING IS LOCATED.
- THERE SHALL BE NO OBSTRUCTION OF THE SIGNAGE BY ANY LIGHTING PLANT MATERIAL, AND THAT SUCH MARKS BE RELOCATED COMPLETELY BEFORE THE FIELD INSPECTION WILL BE CONDUCTED. THE SIGN SHALL BE FIELD OF VIEW OF A CERTAIN OF THE FIELD OF VIEW OF A PROJECT.
- ALL TRANSDUCERS, OTHER INSTRUMENTS AND ELECTRICAL EQUIPMENT, RECORDING DEVICES OR ANY OTHER INSTRUMENTATION NOT ABLE OR REQUIRED TO BE OBTAINED BY LOCATING OR WALLS SHALL BE ACCESSIBLE TO THE FOLLOWING CODE:
- REFER TO CIVIL DRAWINGS FOR ACCESSIBLE MARK DETAILS.





SCHEDULE OF KEY NOTES:

- PROPOSED CONCRETE PAVEMENT ON 4" FINE STANDARD SUBGRADE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING
- 4" WHITE THERMO PAINT CENTER (TYPICAL AT PARKING SPACE) TWO (2) COATS OF PAINT REQUIRED.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED HANDICAP PARKING VERTICAL SIGN
- PROPOSED CONCRETE CURBS WITH STIPPLED PAINT
- PROPOSED WHEEL STEPS
- PROPOSED TRASH DUMPSTER
- PROPOSED DRIVEWAY CONNECTION
- PROPOSED LIGHT FIXTURES
- PROPOSED AMBULANCE DOOR

PARKING SUMMARY

REQUIRED PARKING	30 SPACES
STANDARD PARKING (10/20/27)	30
PROPOSED HANDICAP PARKING (2)	2
TOTAL	32

SITE DATA

1. SITE AREA: 1.5 AC
2. STANDBY: 10/20/27
3. LOT COVERAGE: 8.00/10.00
4. LOT AREA: 8.00/10.00
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PLANNED ZONE ACTIVITY

ACCORDING TO THE PLANNED ZONE ACTIVITY MAP FOR THE CITY OF MANVEL, TEXAS, THE PLANNED ZONE ACTIVITY FOR THE SITE IS: 1.00/10.00

TRASH DUMPSTER ENCLOSURE DETAIL

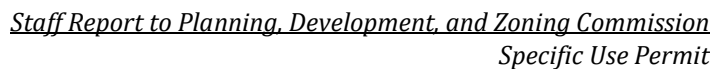
SCALE: 1/8" = 1'-0"

SECTION

SCALE: 1/8" = 1'-0"

HANDICAP PARKING SPACE DETAIL

SCALE: 1/8" = 1'-0"



LEGEND:

- PROPOSED WATER LINE
- PROPOSED SANITARY

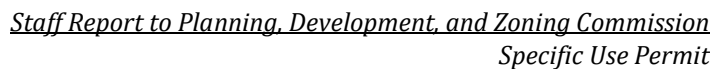
CAUTIONARY NOTE

THE LOCATION OF ALL EXISTING INTERSECTING UTILITIES AND ALL CONSTRUCTION. THE LOCATION OF ALL EXISTING INTERSECTING UTILITIES AND ALL CONSTRUCTION. THE LOCATION OF ALL EXISTING INTERSECTING UTILITIES AND ALL CONSTRUCTION.

CITY OF MANVEL

Site Utility & Drainage Plan

PREPARED BY: EVEREST DESIGN GROUP, LLC
PROJECT NO.: 1701
DATE: 01/11/2024
PROJECT LOCATION: 1701 17TH STREET, MANVEL, TX 77857
PROJECT OWNER: CITY OF MANVEL
PROJECT ENGINEER: JEFFREY L. HARRIS, P.E.
PROJECT NO.: 1701
DATE: 01/11/2024
PROJECT LOCATION: 1701 17TH STREET, MANVEL, TX 77857
PROJECT OWNER: CITY OF MANVEL
PROJECT ENGINEER: JEFFREY L. HARRIS, P.E.



HEITKAMP SWIFT
ARCHITECTS

1165 BRITMCOCK RD.
HOUSTON, TEXAS 77027
(T) 713-628-4300
(F) 713-628-4304

EMERGENCY
DEPARTMENT

Marvel Tx.

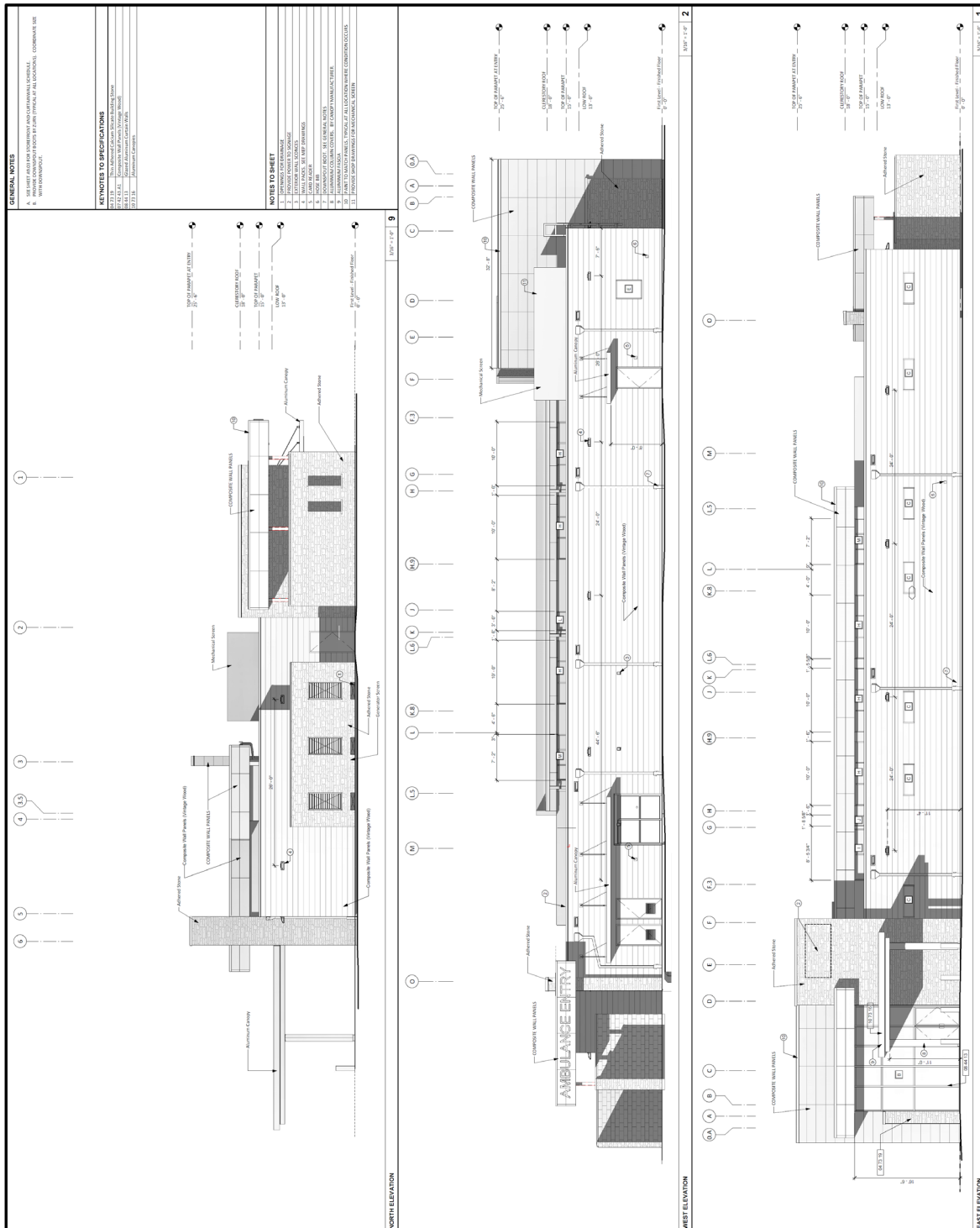


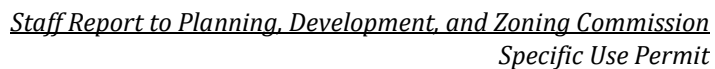
REVISIONS

[illegible]

BUILDING ELEVATIONS

A5.01



[illegible]



PROPOSED FLOOR PLAN



HEITKAMP SWIFT
ARCHITECTS
Architecture • Interiors • Planning
10000 Regency Square
Suite 100
Houston, TX 77055
281.462.1234

EMERGENCY DEPARTMENT
8,847 sf



Public Hearing Notice to run on Sunday 02/23/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 17, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/TAMMY BELL, CITY SECRETARY.



SITE PHOTOS



View of adjacent properties (Starbucks and AutoZone) looking northwest from Morris Avenue/SH6



View of the subject site from Morris Avenue/SH6, looking north



View of adjacent property to the south from Morris Avenue/SH6 (Carwash)



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



View of adjacent property to the west from Morris Avenue/SH6



View of adjacent property to the east, AutoZone currently under construction.



View of the subject property and adjacent property to the west and east from Morris Avenue/SH6,
with AutoZone currently under construction.

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



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

MISSION STATEMENT:

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

MINUTES 3/3/2025

Workshop Session

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

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 3 Harry Opliger

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

Discussion on AISD playground accessibility.

A representative for the school shared that the playground is accessible to the public during off hours.

Presentation by KB Homes on potential development on Scott Avenue.

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Ryan Hayden, Senior Land Acquisition Manager for KB Homes, spoke on the potential development.

- Would require the creation of a MUD
- 65 acres
- Approx 140 60x120ft lots
- Start site work end of 2025, with completion in quarter 3 of 2028

The Mayor shares that this area does not feel conducive to keeping in line with our strategic plan, which proposes to keep subdivision developments closer to 288 and 6.

Councilmember Sarmiento asks if they would be open to larger lots. She shares the Mayor's concerns with the strategic plan and keeping this area rural. However, she understands the need to remain conservative in not telling people what to do with their land if the homeowners want to sell it to the home builders.

Jimmy Del Bello, the property owner, spoke in favor of the sale of the property, but also understands the opposition.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:00 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 3 Harry Opliger

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

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Recognition of Lydia Kennard, Manvel High School Student, as "Mayor of the Day"
Recognition of Manvel Municipal Judges and Municipal Court Staff for achieving Honorable Mention in the 2024 Traffic Safety Award with TMCEC;

Judge Catherine Samaan
Judge Syed Imam
Judge Pat Monks
Court Administrator Megan Cavazos
Court Clerk Joetta Watson
Court Clerk Yolanda Royston

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Proclamation

March 2025 - Theater in Our Schools Month (TIOS)

Public Comments: "Comment Card" Required

Kat Ducommun - against the proposed subdivision that was discussed during the workshop due to drainage problems in that area.

City Manager Update

Update on Public Works road projects.

Keith Traylor provided update on alarm permits.

Consent Agenda

1. Approve the second and final reading of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
2. Acceptance of infrastructure improvements for Detention Basin H-2 Phase 1, Basin J-2 and Earthwork to serve Meridiana for Brazoria County Municipal Utility District No. 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of the meeting minutes to date.

Councilmember Bonner made the motion to approve the Consent Agenda. Councilmember Perry seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

Items Removed from Consent Agenda – None

Regular Agenda

1. Consideration and possible action to direct staff on the following:
Contribution to Actions Inc. of Brazoria County
Participation and/or contribution to Iowa Colony for the Annual Fourthfest Celebration
Baytran Membership

Discussion on contributions:

Council agreed on \$10,000 contribution to Actions, Inc.

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Council would like more information before deciding on contributing to Iowa Colony's Fourthfest

For Baytran, Council pressed the importance of updating the thoroughfare first before deciding

2. Consideration and possible action to approve Ordinance 2025-O-09

AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2025 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO TRANSFER FUNDS FOR THE MASTERS ROAD UTILITY IMPROVEMENTS AND MCCOY ROAD LIFT STATION CONSOLIDATION COST DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

3. Consideration and possible action to authorize the City Manager to execute Change Orders with Materials Tech, Inc. for the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation Project.

Adding a sidewalk to Terra Estates side of road

Connect old Police Department to new sewer line

Extend the sanitary sewer past Weekley's to first parcel on McCoy

Mayor Davis made the motion to approve Regular Agenda items 2 and 3. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

4. Consideration and possible action to approve the second and final reading of Ordinance 2025-O 08;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

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

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

5. Consideration and possible action to approve Resolution 2025-R-05;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE APRIL 19, 2025, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Councilmember Lands made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 5/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 3 Harry Opliger
Abstained: City Councilmember Place 5 Crystal Sarmiento

6. Consideration and possible action to approve a Vending License and Indemnity Agreement between the City of Manvel and Texas Hometown Heroes/THH Vending.

*Moved to the beginning of the regular agenda.

Mayor Davis made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 3 Harry Opliger
Abstained: None

7. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for a generator at the School Road Water Plant and a generator at the Maverick Water Plant.

75/25 grant. The approximate cost of each generator is \$200,000. With a total of \$400,000, the City's cost would be \$100,000 if we receive the grant.

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

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 3 Harry Opliger
Abstained: None

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

8. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for Chocolate Bayou Drainage Improvements.

Mayor Davis suggests expanding this to other areas of town as well.

Mayor Davis made the motion to authorize the City Manager to submit a grant application for drainage improvements to TDEM. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

Executive Session

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

Brazoria County MUD #61 Utility and Development Agreement

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.072: "Deliberation regarding real property", to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property

Mayor Davis convened the meeting into Executive Session at 7:16 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:17 p.m.

No action was taken during the Executive Session.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:18 p.m. Councilmember Perry seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/25

TOPIC: Acceptance of infrastructure improvements for Lake "G" to Serve Valencia for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/2025

TOPIC: Acceptance of infrastructure improvements for Pomona Lift Station No. 1 and Wastewater Treatment Plant Phase 4 (0.50 MGD) to Serve Brazoria County Municipal Utility District No. 39 & 40 for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/2025

TOPIC: Acceptance of infrastructure improvements for "Reinforced Concrete Paving & Site Earthwork to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/2025

TOPIC: Acceptance of infrastructure improvements for "Storm Sewer, Sanitary Sewer, and Water Lines" to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate 1.954-acre tract located at 20703 Morris Avenue, from Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations" to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of an existing lease space for NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient."

BACKGROUND:

- The proposed SUP is considered for a lease space within an existing retail center located on an approximate 1.954-acre tract at 20703 Morris Avenue.
- The proposed use is a new chiropractic center offering chiropractic services and interventional pain management, managed by Dr. Vincent Jeter, DC, who has operated a clinic in Alvin since 1998. Samarth Med-Surge Consultancy Services has provided clinic management services since 2017, and Dr. Omar D. Vidal, MD PLLC, an interventional pain specialist, has been practicing since 1999. According to the applicant, the proposed clinic is not a medication management clinic but aims to provide comprehensive pain therapy for Manvel residents.
- The subject site was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications are proposed to create designated treatment and diagnostic spaces. The provided plan shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Staff Report.

PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-06 with a vote of seven (7) "Yeas" to zero (0) "Nays" at their March 10, 2025, meeting.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-06

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





STAFF REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	March 17, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH6-SUP (Church) to LC/SH6-SUP (Clinic)	Presented By:	Ellie Roohbakhsh, Assistant Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Devesh Kothare with Samarth Med-Surge Consultancy Services, representing the property owner Manvel Development CO, is requesting a zoning classification change for an approximate 1.954-acre located at 20703 Morris Avenue, Manvel, Texas 77578. The current zoning is Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP) for "Religious Organizations." The request is to modify the zoning to Light Commercial District / State Highway 6 Overlay District with a Specific Use Permit LC/SH6-SUP to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient" within an existing commercial lease space. The applicant is proposing a new Chiropractic Center offering chiropractic services and interventional pain management. The applicant has emphasized that the proposed clinic will not be a medication management clinic.

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Proposed Floor Plan, Application, Letter of Authorization, Letter of Request, Recorded Plat, Public Hearing Notice, and Site Pictures.

Recommended Action

A Public Hearing followed by consideration and action from the City Council to approve Ordinance No. 2025-O-06.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) South: Heavy Commercial District (HC)/State Highway 6 Overlay District (LC/SH6) East: Light Commercial District / State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Mini warehouses and self-storage units South: Undeveloped land/ Dollar General East: Biker Church West: Undeveloped land



AERIAL VICINITY MAP



20703 Morris Ave (PID:224008)



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

 PID224008

 Parcels

 City of Manvel ETJ

 City of Manvel City Limits

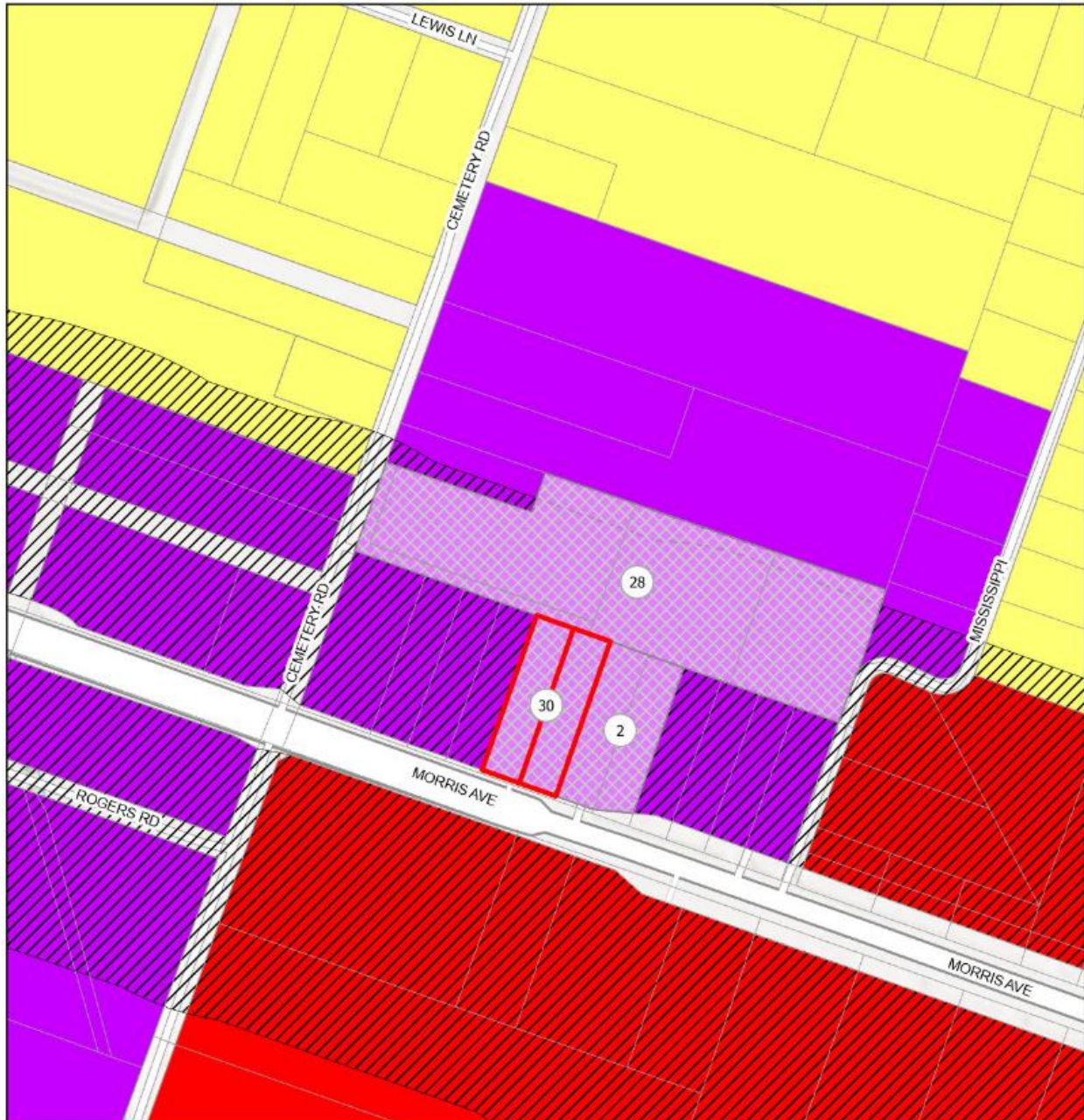


Date: February 2025
Drawing: 2025000
Data Source: City of Manvel,
Brazoria County Open Data

0 167.5 375 750 1,125 1,500 US Feet



ZONING VICINITY MAP



20703 Morris Ave (PID:224008)



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

- PID224008
- City of Manvel City Limits
- City of Manvel ETJ
- Parcels
- Specific Use Permits
- State Highway 6 Overlay District
- Heavy Commercial District
- Light Commercial District
- Open Single-Family Residential District
- Single-Family Residential District



Date: February 2025
Reference: 2020055
Data Source: City of Manvel,
Brazoria County Open Data

0 187.5 375 750 1,125 1,500 US Feet

SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI	2019-O-22	6/17/2019	LC/SH6
30	20703 MORRIS AVE	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “*certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.*”

In Section 77-50 (b) of the Zoning Ordinance it further states, “*the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.*”

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20703 Morris Avenue/Highway 6 (PID: 224008) into a chiropractic and pain therapy center. The retail center at the subject site includes parking and the lease space in question was previously occupied by the House of Refuge Apostolic Church. To accommodate the new medical use, interior modifications will be required to create designated spaces for treatment and diagnostics.

The proposed floor layout shows an X-ray room, a procedure room, three (3) examination rooms, a rehabilitation room, a staff break room, two (2) restrooms, and a reception and waiting area. According to the applicant these modifications are intended to enhance the functionality of the space while ensuring a well-equipped, patient-centered environment for high-quality healthcare services. The interior build out of the lease space must meet all adopted code requirements and shall be reviewed and permitted separately.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.



SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. Compatibility with the character of the neighborhood: The proposed clinic will occupy an existing retail lease space and will not result in any new development. Also, the proposed use is compatible with the general area considering Highway 6 being a commercial corridor.
3. The suitability of the property for the uses permitted by right: The property is currently zoned LC/SH6-SUP for "Religious Organizations" and abuts LC/SH6-zoned properties on two sides. The existing strip shopping center currently includes three suites and is appropriate for retail uses permitted by right as well as the proposed chiropractic center.
4. Detrimental impact on nearby property: The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. Traffic and Parking issues: The proposed use will be located within an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and HC or consist of vacant land. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC and HC zoning in the area supports the appropriateness of the use.
7. Impedance to orderly development surrounding vacant property: Surrounding properties are zoned LC and HC, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. Utility Provisions: The proposed use will not have any additional impact on utility services.
9. Safe site development and layout: The proposed clinic will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. Lighting: No changes to existing lighting are proposed.
11. Landscaping and screening: No changes to existing landscaping and screening are proposed.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.



STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient." with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the March 10, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, there was a general discussion regarding parking requirements for the proposed use. Staff confirmed that the existing parking spaces meet the minimum requirements. The PD&Z Commission recommended approval of Ordinance No. 2025-O-06 with a vote of seven (7) "Yeas" to zero (0) "Nays" at their March 10, 2025, meeting.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.



MAJOR THOROUGHFARE PLAN MAP





APPLICATION



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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION Manvel Chiropractic Center and Interventional Pain Mgt.

Project Name: _____
Project Location/Address: 20703 Hwy 6 (Morris Ave)
Legal Description: Lots 7 & 8 of Landmark Park, 1.954 acres, Town of Manvel
Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621310
Parcel/Tax ID# (s): 224008 Total Acreage: 1.954 621498

APPLICANT INFORMATION

Applicant Name: Devesh Kothare
Company Name: Samarth Med-Surg Consultancy Services
Address: 4545 Bissonnet St #112 City: Bellaire State: TX Zip: 77401
Phone #: 281-239-4559 Email: samarthmscs@gmail.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

[Signature] 1/20/25
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Development Co
Address: Po Box 155 City: Manvel State: TX Zip: 77578
Phone #: 281 489 9444 Email: Manvel Realty 1@GMAIL.com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature] 1-22-25
Owner's Signature (REQUIRED) Date



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



DEVELOPMENT SERVICES

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

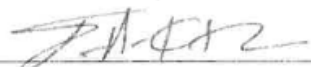
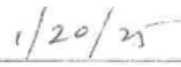
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	✓
Two (2) Applicant Letters of Request	✓
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

 
Applicant Signature Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel Development Co., Inc.

Owner Name

20351 Hwy. 6--P.O. Box 155

Owner Address Manvel, Tx 77578

Manvel, Tx 77578

Owner City, State Zip

Jan. 22, 2025

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, J. Mark Lowe, President, certify that I am the owner of the project property located at 20703 Hwy. 6--Morris Ave. and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint _____ with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 281-489-9444 if you have any questions.

Sincerely,

Owner Name J. Mark Lowe

Owner Signature



REQUEST LETTER

SAMARTH MED-SURG CONSULTANCY SERVICES

4545 BISSONNET ST #112
BELLAIRE, TEXAS • 77401
TEL#281-239-4559
FAX#346-571-3747

01/27/2025

To
Manvel Development Services
20025 HWY 6
Manvel, TX 77578

Re: Application for a buildout for a clinic space in a pre-existing shell space located at 20703 20704 Morris Ave (HWY6) Manvel TX 77578

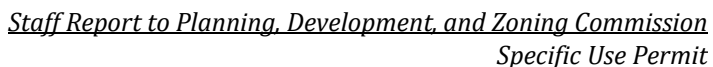
Respected Sir,
Samarth Med-Surg Consultancy Services provides management services to clinics, Ambulatory surgery centers and Hospitals since 2017. Omar D Vidal, MD PLLC is interventional pain practice of Dr Omar Vidal, MD who has been seeing patients since 1999 in and around Houston, TX. (This is not a med a management clinic) Manvel Chiropractic which is one of the branches of Alvin Chiropractic is managed by Dr Vincent Jeter, DC since 1998. Manvel clinic is envisioned to provide quality care for Manvel residents that encompasses chiropractic and interventional pain management.

We look forward to serving the community.

With regards

Devesh Kothare
Practice Manager

"Always pray to have eyes that see the best in people, a heart that forgives the worst, mind that forgets the bad, and a soul that never loses faith in god"

[illegible]

BEING A SUBDIVISION OF 23.66 ACRES
OF LAND, BEING PART OF OUTLOTS 118
AND 119 OF THE DR. A. A. LUTHER SUB-
DIVISION OF THE TOWN OF MANVEL,
BRAZORIA COUNTY, TEXAS. PLAT REC. VOL. 1, PG. 71 & 72, RR.



Public Hearing Notice to run on Sunday 02/23/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 10, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 17, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) (PREVIOUSLY DESIGNATED AS HOUSE OF REFUGE APOSTOLIC CHURCH) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR “RELIGIOUS ORGANIZATIONS” TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” AND NAICS USE 621498 “PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT” PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



The proposed Offices of Chiropractors and Pain Therapy Centers and Clinics, Outpatient use space located in the commercial building.



Luxury Palapas business located in the same commercial building.



Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit



The Biker Church abuts to the east.



Looking south across SH6 from the site at vacant/undeveloped property.

ORDINANCE NO. 2025-O-06

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR “RELIGIOUS ORGANIZATIONS” TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” AND NAICS USE 621498 “PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Applicant Devesh Kothare with Samarth Med-Surge Consultancy Services, representing the owner (the “Owner”) of a certain 1.954-acre tract of land generally located at 20703 Morris Avenue, Manvel, Texas, being a subdivision of 23.66 Acres of land, being part of outlots 118 and 119 of the Dr. A.A Luther Subdivision of the town of Manvel, Brazoria County, Texas. Plat Rec Vol. 1, Pg 71&72 P.R., and being the same land described in a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 1.954-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6) with SUP for “Religious Organizations”; and

WHEREAS, the “Religious Organizations” use has been discontinued for more than six (6) months; and

WHEREAS, the applicant, Samarth Med-Surge Consultancy Services, has

filed an application to change the zoning classification of the 1.954-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 621310 “Offices of Chiropractors” and NAICS use 621498 “Pain Therapy Centers and Clinics, Outpatient,” specifically within the lease space with floor plan depicted on Exhibit “B”; and

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

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

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

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

Section 2. The zoning classification of a certain 1.954-acre tract of land located generally located at 20703 Morris Avenue, Manvel, Texas, being a subdivision of 23.66 Acres of land, being part of outlots 118 and 119 of the Dr. A.A Luther Subdivision of the town of Manvel, Brazoria County, Texas. Plat Rec Vol. 1, Pg 71&72 P.R., and being the same land described in a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) with a Specific Use Permit for “Religious Organizations” to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-

SH6-SUP)), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Offices of Chiropractors – (NAICS 621310)
2. Pain Therapy Centers and Clinics, Outpatient – (NAICS 621498)

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

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “C”, attached hereto and incorporated herein as if set out in full. This proposed uses of an “Offices of Chiropractors” and “Pain Therapy Centers and Clinics, Outpatient” and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year. If the Specific Use Permit expires, the underlying zoning [Light Commercial and State Highway 6 Overlay District (LC-SH6)] shall apply.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section

2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

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

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

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

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

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

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

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

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 1.954-acre tract of land generally located at 20703 Morris Avenue, Manvel, Texas, being a subdivision of 23.66 Acres of land, being part of Outlots 118 and 119 of the Dr. A.A Luther Subdivision of the town of Manvel, Brazoria County, Texas. Plat Rec Vol. 1, Pg 71&72 P.R.

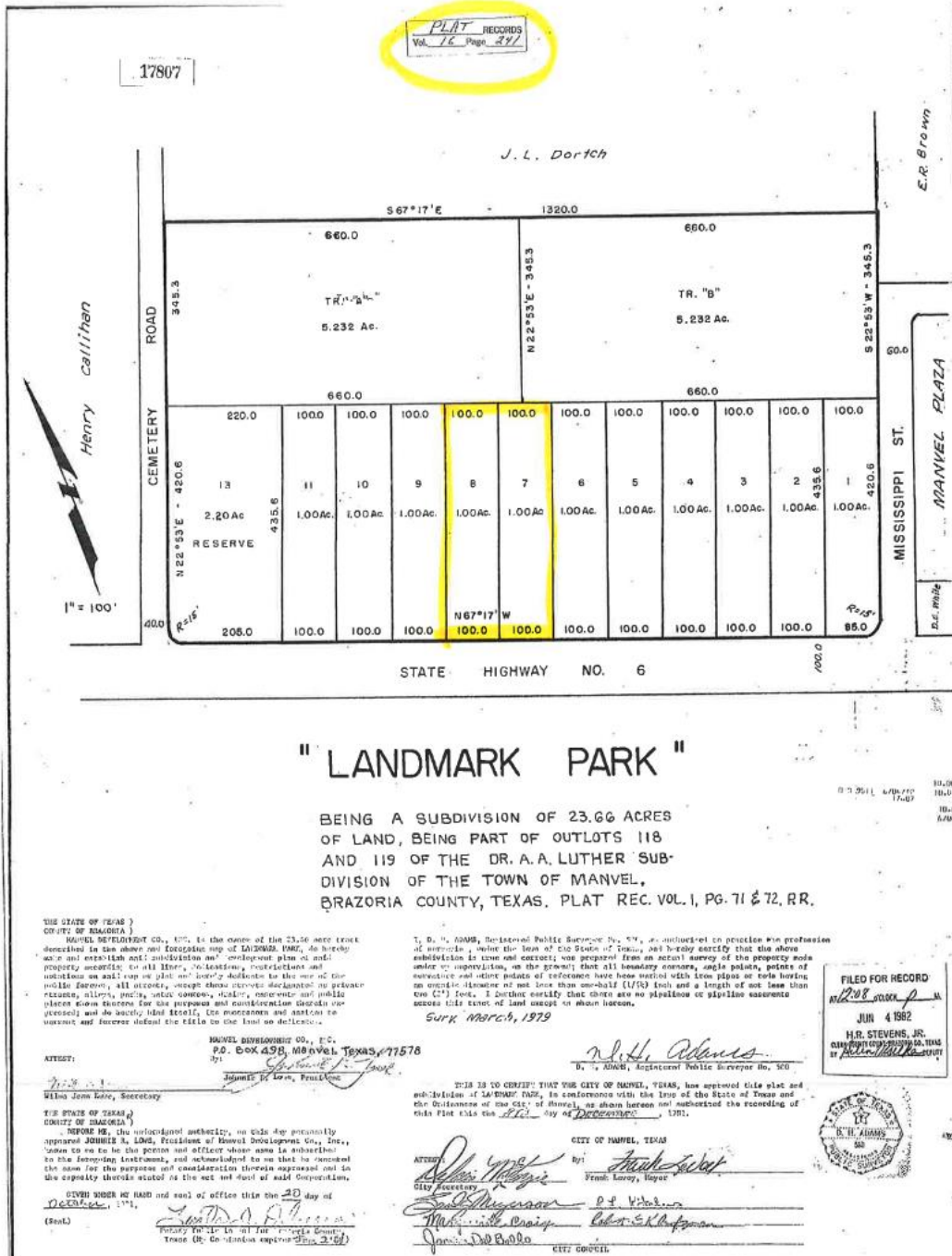
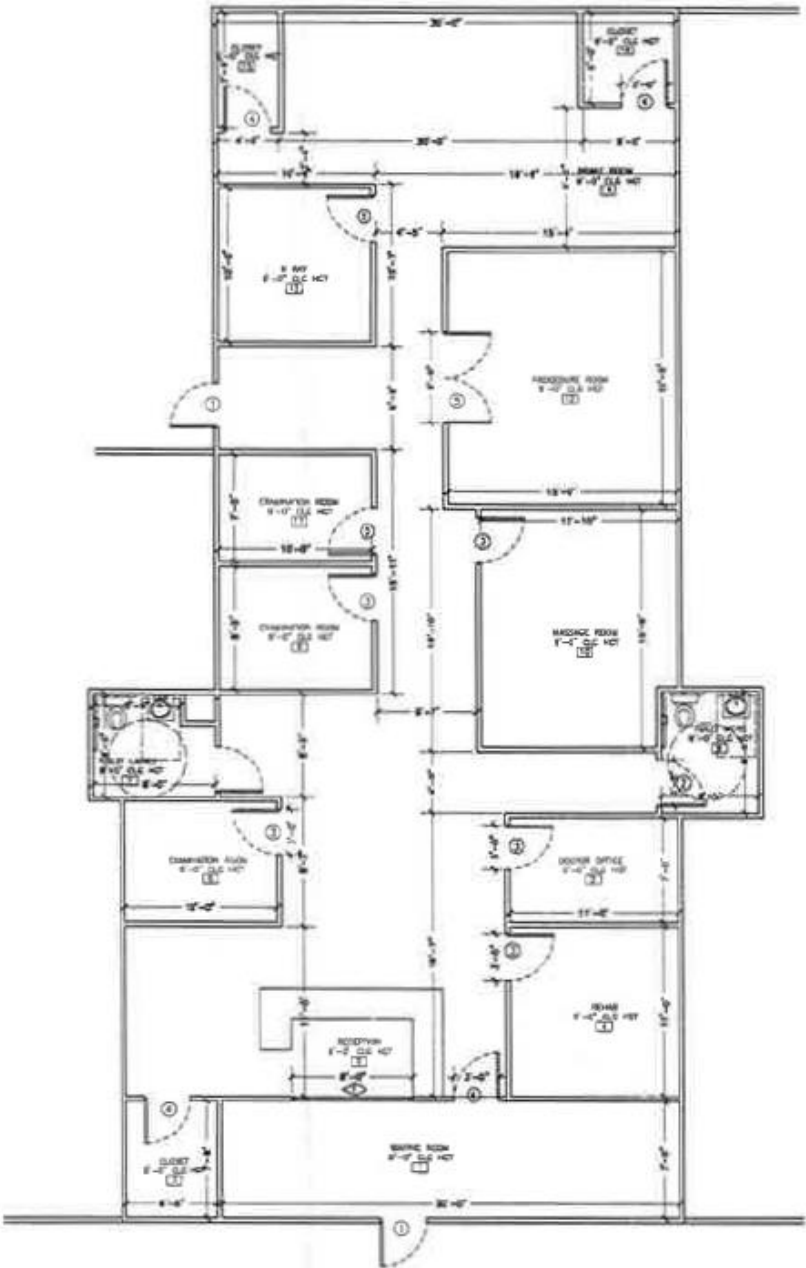


Exhibit B



1 PROPOSED FLOOR PLAN

Exhibit C

Conditions of Approval:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day.
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
3. All doors shall remain unlocked and accessible during normal business hours.



Manvel Medical Emergency Room



Manvel ER Room



Parcels



City of Manvel ETJ



City of Manvel City Limits

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

0 150 300 600 900 1,200 US Feet



Date: May 2024
Reference: 2024043
Data Source: City of Manvel,
Brazoria County Open Data

**CITY OF MANVEL
DESIGN CRITERIA MANUAL
SECTION 7 - MODIFICATION FORM**

Variations to technical standards identified in the Design Criteria Manual (DCM) may be allowed by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) will review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

Design Criteria Modification Approval will be valid for a period of 2 years. If work has not commenced within 2 years, the Modification will need to be resubmitted and reviewed, and new plan review fees paid.

This form must be completed in its entirety.

PROJECT NAME: Manvel Emergency Center

PROJECT ENGINEER: REKHA Engineering, Inc.

SUBMITTAL DATE: 2/12/2025

SUBDIVISION NAME: _____

MODIFICATION LOCATION: Parcel SE of 17518 Hwy 8, Manvel, TX 77578

1. Set forth the proposed deviation to the technical standard (including the page number and specific DCM reference).

SEE ATTACHMENT

2. Set forth the impact such deviation has, including the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

SEE ATTACHMENT

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

SEE ATTACHMENT

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

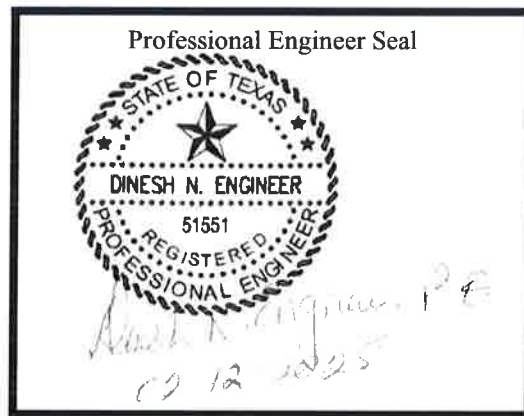
SEE ATTACHMENT

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

SEE ATTACHMENT

List of Supporting Documentation Attached? Yes X No

Seal of Professional Engineer Required? Yes X No



City of Manvel Use ONLY

1. Modification Request:

Approved

Denied

DD Spoluse

City Engineer

3/5/2025

Date

CASE BY CASE
BASIS WITH
CITY COUNCIL APPROVAL

2. Planning Development & Zoning:

Recommended Not Recommended

Chair

Date

3. City Council:

Approved

Denied

Mayor

Date



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

VARIANCE FOR MANVEL ER – PUMP

2-12-25

Modification Location - Allow storm pump station for this proposed Manvel ER on this 1.5 acre tract on State Hwy 6 set forth in City of Manvel Design Criteria Manual Section 5- Drainage

Section One

1. Allow storm pump station for this proposed Manvel ER set forth in City of Manvel Design Criteria Manual Section 5- Drainage – sec 5-b stating pump allowed on case by case basis addressing the following items
 - 5-b) 1) for nonresidential developments – **this is a commercial development**
 - 5-b) 2) No residential is within 1000 feet of pump facility - **non exist**
 - 5-b) 3) Backup natural gas generator is provided- **The proposed building has such generator and storm pump facility is hooked up & provides electrical services from onsite generator**
 - 5-b) 4) At least 50% detention is gravity – **detention system has been designed as per this std.**
 - 5-b) 5) Corresponding Drainage District BDD#4 allows pump – **BDD#4s has and have reviewed design of pump system thoroughly and we have addressed all comments**
 - 5-b) Maintenance responsibility is by owners of this development **added on the plat**
 - 5-c) Only **one tract** is being served by this pump facility
 - 5-d) Maintenance plan provided by BDD#4 and **signed by owners** of this development
 - 5-e) A 15' Maintenance Berm and access is **provided** around all sides of dry detention pond
 - 5-f) A proposed chain link fence is **proposed around total detention facility and around the electric pump station panel area**

Note also three agencies reviewing this design for a storm pump station a) City of Manvel (COM) b) Brazoria Drainage District No 4 (BDD#4) and Texas Department of Public Safety (TxDot).

Section Two

2. Planned is
 - a) Proposed is a dual storm pump station to provide drainage and detention requirements for this development due to :

Existing conditions – The only place to drain this site is to State Highway 6 roadside ditch fronting the site. This ditch is 2' in depth and proposed detention facility is -+4' deep.
 - b) Likely hood of accidents- if power is lost, designed is a gas generator which will provide power to the building plus storm pump station when demand is required.
 - c) Long term maintenance is planned based on a 3 planned documents provide based on BDD#4 documents addressing a) BDD#4 Storm Pump station Maintenance Plan b) BDD#4 Drainage System Maintenance Plan c) BDD#4 Dry Detention Pond Maintenance Plan
 - d) Functional and efficiency – planned is a monthly maintain company which provides service to storm pump facilities and dry detention facilities
 - e) Technology provided –
 - 1) an alarm system for the storm pumps station is planned if pump is not functioning per specifications at any time
 - 2) a gravity overflow pipe is planned from lift station to outfall if pump malfunctions

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT DRIVE, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

- 3) a flap gate one way valve is designed in a JB just past the lift station facility to not allow water from ditch to infiltrate the pump station to avoid wasteful running of the pump water level
- 4) A float switch is set by pump station to determine the depth of ditch if pump needs to turn off if ditch is full
- 5) Dual storm pumps are provided where one pump is operating for the release and the other for back up only. The pumps do alternate when required for service to maintenance operation use for each pump.

Section Three

3. Speed differential, street capacity, accidents, long term maintenance, etc.
 - a) Once a storm occurs the storm pump station facility will activate upon certain levels in the lift station with one pump on to start releasing the pump release rate. Note a gravity overflow storm sewer is design once lift station is full and provide another release where both release will meet the minimum allowable release up to a 48 hours where the complete drainage at detention facility will be drained as a dry detention pond as designed.
 - b) Hwy 6 Roadside Ditch capacity will not exceed design capacity with this outfall and storm pump station release
 - c) PLs see statements in item 2 for maintenance efficiencies and other matter for pump station

Section Four & Summary plus Conclusion

- 4) Describe mitigation improvements based on this design on how it improves the overall system.
 - a) Based on the answers above addressing
 - 1) Maintenance plans will be executed by experience operator for total drainage system monthly
 - 2) A new dual storm pump station with alarms is provided if one pump is down for maintenance, the other will provide full service plus a gravity overflow pipe is provided to the ditch
 - 3) A New Natural gas generator is provided for both storm pump system and building to maintain consistent services 24 hrs. per day
 - 4) Safety – a fence is planned around the full detention facility, electrical panel area will be fenced and access to the detention pond will have a ramp from top to bottom of pond
 - 6) Capacity is met or less flows for roadside ditch drainage system with this proposed pump system
 - 7) Approval from three agencies reviewing this design for a storm pump station a) City of Manvel (COM) b) Brazoria Drainage District No 4 (BDD#4) and Texas Department of Public Safety (TxDot) will be obtained.



Dinesh N. Engineer, P.E.
02-12-2025

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800
7676 HILLMONT DRIVE, SUITE 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081 - FAX: (713) 895-7686
Website: www.rekhaengineering.com - E-mail: jake1@pdq.net

Owner Name: _

Project Name: _

Project Address: _

JEAN JOSEPH
Manvel Emergency Center
Parcel SE of 17518 Hwy 6, Manvel TX 77578

Dry Detention Pond Maintenance Plan

Year 1

- 1) Detention Basin should be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants, however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application should only be completed by certified applicators and all manufacturer's recommendations must be followed.
- 2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.
- 3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

- 1) Mowing should be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72-hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.
- 3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file.
- 4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

Submitted by: JEAN JOSEPH

(print name)

(signature)

1

Owner Name: Jean Joseph
Project Name: Manuel Emergency Center
Project Address: Parcel SE of 17518 Hwy 6, Manuel TX 77578

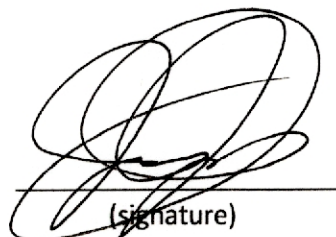
Drainage System Maintenance Plan

Year 1 and Beyond

- 1) Monitor the drainage system following rain events to ensure that it drains completely following on or more inches of daily rainfall. If the drainage system does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.
- 2) Conduct regular leaf blowing to remove any leaves or debris before it breaks up and enters the drainage system.
- 3) Inspect the catch basins, inlets, ditches, and swales. Remove any accumulated debris.
- 4) Evaluate routine grounds maintenance procedures in place to ensure that flooding will not occur as a result of infrequent maintenance. Change procedures as necessary to address those issues and to prevent flooding.
- 5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT summarizing maintenance activities, issues identified over the past year, and changes to procedures to reduce or eliminate those issues in the future.

Submitted by:

JEAN JOSEPH
(print name)


(signature)

2

Owner Name: JEAN JOSEPH
Project Name: Manvel Emergency Center
Project Address: Parcel SE of 17518 Hwy 6, MANVEL TX 77578

Stormwater Pump Station Maintenance Plan

Year 1 and Beyond

- 1) Monitor the detention system following rain events to ensure that it drains completely within 48 to 72 hours, or per the design specifications. If the basin does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.
- 2) Monitor the water level in the downstream drainage facility to ensure that downstream capacity is not exceeded. Inspect and repair the pumps off override switch as necessary to resolve issues.
- 3) Inspect the one-way valve and remove any accumulated debris.
- 4) Evaluate systems or procedures in place to ensure that flooding will not occur as a result of power loss. Repair those systems and change procedures as necessary to prevent flooding.
- 5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT showing the operation times, total hours of operation, and the amount of water pumped.

Submitted by: _____

(print name)

(signature)

3

City of Manvel Detention Facility Requirements

ACKNOWLEDGEMENT FORM

Prior to final drainage plan approval, the following project information is required:

Project #:	24-000234	Engineer of record:	REKHA Engineering, Inc.
Owner Name:	JEAN M. JOSEPH	Contact Name:	John H. English
Owner Phone #:	561-718-5509	Contact Phone #:	713-895-8080
Owner Email:	Jeanjosephmd@gmail.com	Contact Email:	jake1@pdq.net
Owner/Representative to be contacted during project construction:			
Contact Name:	Kirsten Cavaness		
Contact phone #:	713-892-1755		
Contact Email:	KirstenCavaness@GreenWindowgroup.com		

The following is a list of steps to take once you have a Board approved drainage plan:

- Pre-construction meeting
 - Contact the District Inspector at inspections@bdd4.org or (281) 485-1434 ext. 118 to schedule a pre-construction meeting once the Board has approved the drainage plans.
- Start of construction **Contact City of Manvel Inspections**
 - Contact District Inspector when starting construction of the detention/drainage system – the detention/drainage system must be installed first before any new impervious surfaces.
- Periodic Inspections **Contact City of Manvel in addition to BDD4.**
 - There are several inspections that will take place during the construction of the detention/drainage system. The specific inspections required will be addressed at the pre-construction meeting.
- Certificate of Compliance for detention/drainage system **Contact City of Manvel for Final**
 - Contact District Inspector when the detention/drainage system is completed per the Board approved drainage plan for a final inspection letter. As-built survey and [As-built Certificate](#) must be provided to the District prior to final inspection. Certificate of Compliance will be issued pending final inspection approval and receipt of As-built survey and [As-built Certificate](#).

District development regulations require detention facilities to be constructed and approved by the District prior to the placement of impervious cover. Inspections will be conducted generally within 24-hours of the request being made. Inspection requests must be scheduled via email or by telephone no later than 7:00am on the day of request, otherwise it will occur on the next business day. You may request either an AM or PM inspection.

It is the Owner's responsibility to maintain the detention facility once the project is complete. Detention facilities are inspected annually. Refer to www.bdd4.org for more information.

This form must be submitted through the MyGov portal at: bdd4.org/mygov/ **City of Manvel Requires Monthly Inspections**

Owner Signature: _____

Date: _____

2/11/25

City of Manvel

DECLARATION OF MAINTENANCE COVENANT FOR STORMWATER STRUCTURAL CONTROLS & CONTINUED MAINTENANCE OF DRAINAGE & DETENTION FACILITIES

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) ("Declaration"), executed on 2/11/25, is by and between JEAN JOSEPH ("Declarant") and Brazoria Drainage District No. 4 ("District") and the City of Manvel

WHEREAS, Declarant is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

WHEREAS, to ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated;

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

- 1. Covenant Running with the Land.** Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.
- 2. Declarant's Responsibility to Construct and Maintain.** Declarant shall be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair and inspection of the Controls. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.
- 3. Location of the Controls.** The Controls shall be located on, over, across or under the Declarant's Property.
- 4. Brazoria Drainage District No. 4.** The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with this Declaration and the District's stormwater management program requirements ("District Requirements") and if necessary or desirable, to maintain the Controls as

provided under Paragraph 6 below. The District is relieved of all responsibility for the maintenance of the Controls for the term of this Declaration. In no event shall this Declaration be construed to impose any such obligation on the District.

5. **Maintenance of Controls.** The Declarant shall be entirely responsible for all maintenance activities associated with the Controls and shall maintain all Controls in a good and workmanlike manner. The Declarant shall implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Control. The Declarant shall retain documentation of all maintenance activities performed on the Control and make the records available to the District for review upon request.
6. **Failure to Maintain.** If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant shall reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum until paid in full. Nothing in this paragraph or this Declaration, shall create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.
7. **Conflicts.** The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.
8. **Successors and Assigns Bound.** Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration shall be binding upon the Declarant, its successors and assigns and upon any future owners of the Property.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.

9. **Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the District or any

owners, mortgagees, occupants or otherwise; nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor shall it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

- 10. Enforcement.** If any person, persons, corporation or entity of any other type shall violate or attempt to violate this Declaration, the District or its successors may institute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so in the future.
- 11. Entire Agreement.** This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Declaration. The provisions of this Declaration shall be construed as a whole according to their common meaning and not strictly for or against Declarant.
- 12. Notices.** All notices and approvals required or permitted under this Declaration shall be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. A courtesy email will also be sent. Date of service of notice shall be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.
- 13. Governing Law; Performance.** This Declaration and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Declaration is performable only in Brazoria County, Texas.
- 14. Amendment.** This Declaration may not be amended or abrogated in part or whole, without the express written consent of the District.
- 15. Rights of Mortgagees, Trustees or Lienholders.** No violation of any of these restrictions, covenants or conditions shall affect or impair the rights of any mortgagee, trustee or lienholder under any mortgage or deed of trust, or the rights of any assignee of any mortgagee, trustee or lienholder under any such mortgage or deed of trust.
- 16. Gender and Grammar.** The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.
- 17. Titles.** The titles of sections contained herein are included for convenience only and shall not be used to construe, interpret or limit the meaning of the term or provision contained in this Declaration.
- 18. Recording of Agreement.** This Declaration shall be recorded in the Official Public Records of Brazoria County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

19. City of Manvel has the same rights as BDD4 as listed above as well as Manvel also wants monthly inspections and 1 annual inspection by a professional engineer that the pump and pond is operating correctly per code.

DECLARANT

Organization: Brazos Real Property Holding

Signature: [Signature]

Print Name: JEAN JOSEPH

Title: Managing Partner, MD

Email: jeanjoephond@gmail.com

Phone #: 561-718-5589

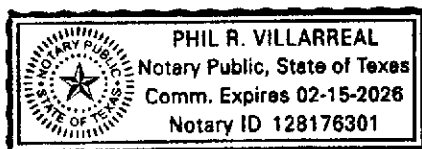
Mailing Address: 1006 W 22nd St
Houston TX 77008

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jean Joseph, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of February, 2025.



Phil R. Villarreal
Notary Public in and for the State of TX

My commission expires: 2-15-2026

City of Manvel and
BRAZORIA DRAINAGE DISTRICT NO. 4

Approved as to form and content:

Signature: _____

Print Name: _____

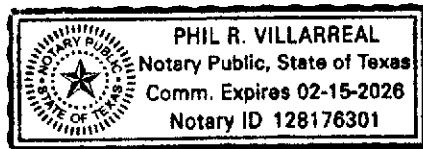
Title: _____

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared _____
Jean Joseph, known to me or proved to me through proper
documentation to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 11 day of February, 2025.



Phil R. Villarreal
Notary Public in and for the State of TX

My commission expires: 2-15-2026

NOTE: OUTFALL NO. 3
(FOR MITIGATION ONLY)

NOTE: OUTFALL NO. 2
(FOR STORM 50% GRAVITY
DETENTION ONLY)

SCALE: 1"=20'

0' 10' 20' 40'

GENERAL NOTES

1. Location of existing utilities is the responsibility of the contractor and shall be located prior to excavation. Contact the CITY OF MANVEL PERMITS Engineer prior to excavating in existing street right-of-way or easements.
2. All work, materials, services and labor shall conform to the rules and regulations of CITY OF MANVEL criteria governs.
3. All permits to be obtained shall be the responsibility of the contractor unless otherwise specified.
4. All proposed driveways connecting into the road with be in accordance with the rules and regulations of CITY OF MANVEL PERMITS.
5. Contractor to verify all horizontal and vertical locations of all existing utilities which are proposed connection points for proposed utilities prior to commencement of construction. Contractor to contact engineer in writing prior to start of construction and give the engineer 72 hours to respond to contractor if there are any difference in existing conditions which may effect the design of the engineers plan.
6. The location of some utilities were not field verified and were taken from drawings provided by private utility companies. Contractor to verify all locations of all utilities and shall be fully responsible for any damage to all utility lines.
7. Contractor to contact engineer 72 hours prior to beginning of construction if there are any difference in existing conditions which may effect the design of the engineers plan.
8. Contractor shall make note and avoid contact or damage to any and all overhead power lines.
9. Existing pavement, curbs, sidewalks, and driveways damaged or removed during construction shall be replaced at the contractors expense and to CITY OF MANVEL Standards. If any, all underground storage tanks will be removed prior to construction.
10. All Pipe Quantities shown hereon (pipe lengths) are for the Engineers use Only. It is the Responsibility of the Contractor to Calculate his own quantities for this.

PAVEMENT NOTES

11. For paving details, dimensions, etc., see Civil Details Sheet.
12. All curbs to be 6 inches in height from top of curb to gutter.
13. Subgrade shall be test rolled to locate soft spot areas. Soft areas shall be removed and repaired prior to placement of concrete.
14. Concrete to have minimum compressive strength of 3000 psi at 28 days (Note: Concrete Joint spacing at 15' and Expansion Joint at 80' intervals)
15. Parking Spaces shall be painted white 6" wide by 19'-0" in length or as called on plans.
16. If wet subgrade soils are encountered at the time of construction, use 2% cement by dry weight to stabilize the soils. This results in an application rate of 36 pounds per square yard per 6-inch of compacted thick.
17. Proposed Driveways will be constructed in accordance with TxDOT PERMITS.
18. Demolition and Site Dimension Plan by ARCHITECT.
19. A Topographic Survey and existing utilities for this site was performed by REKHA Engineering, Boundary by Others.
20. Storm Sewer Pipe shall be HDPE with smooth bore and with rubber gasket fittings (onsite) or R.C.P., Type III, C-76 Rubber Gasket Bell (in R.O.W.).
21. The CITY OF MANVEL Spec requires the final 1.0' of soil fill to be "select fill" under pavement.
22. Fill shall be placed in 8" lifts and compacted to 95% Standard Proctor Density prior to construction of pavement. (Typ.)
23. Dowel #4-15" long rebar @ 1 ft into the existing pavement and expose the remaining 1 foot of rebar as part of the pavement pour or top of curb pour. Grout to secure rebar dowel. Sawcut pavement prior to placement.
24. Proposed Filter Fabric Fence to be placed around the perimeter of the site and Sand Bags shall be placed around all inlets at the start of the construction phase and to remain in place until the end.
25. On this civil engineering paving and drainage plan, the horizontal location of all proposed storm lines at the place where they connect to proposed down spouts on the outside face of the building are accurate within five (5) feet (see plumbing plans).
26. All appurtenances or any other structures that are constructed within paved areas, the Rim Elevations are to be equal to the proposed pavement.
27. On all Proposed Inlets, add Fiber Board where the inlet meets the proposed pavement.
28. All Open Trenches shall conform to OSHA Safety Standards & per the Design of the Soils Report.
29. All concrete reinforcing steel are to be held up by the highway tie saddles WHC or Aztec E-2 or equal TxDOT highway grade saddles.

- NOTE:
- 1. STORM PUMP FOR COMMERCIAL DEVELOPMENT
 - 2. NO RESIDENCE WITHIN 1,000 FEET
 - 3. A BACK UP GAS GENERATOR PROVIDED FOR PUMP FACILITY
 - 4. 50% PUMP, 50% GRAVITY
 - 5. BDD #4 APPROVAL FOR PUMP STATION
 - 6. MAINTENANCE OF PUMP BY OWNER

MANVEL EMERGENCY CENTER

PARCEL SE OF 17518 HWY 6, MANVEL, TEXAS 77578

REVISIONS		
REV.	DESCRIPTION	DATE

FINAL DRAINAGE PLAN

REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
7676 Hillmont St. Suite 350
Houston, Texas 77058
Phone: 713-895-8080/81
Email: jake1@pdq.net
Website: www.rekhaengineering.com
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

TBPLS No. 10133800 | TBPE No. F-3712

DRAWN BY: AMM | CHECKED BY: JHE

APPROVED BY: DNE | JOB No. 1123-4541

CLIENT: BB+W ARCHITECTS

SHEET No.

C4

SCALE: 1"=20'

DATE: 05/24/24

PAVING & DRAINAGE LEGEND

TP=XX.XX
INLET X
TG XX.XX
FL XX.XX
JB #X
FG XX.XX
TB XX.XX
FL XX.XX
TB XX.XX
TC XX.XX
G XX.XX

PROP TOP OF PAVEMENT
PROP INLET
PROP TOP OF GRATE
PROP FLOW LINE
PROP JUNCTION BOX
PROP FLOW LINE
PROP FINISH GRADE
PROP TOP OF BANK
PROP FLOW LINE
PROP TOP OF BANK
PROP TOP OF CURB
PROP GUTTER

OFFSITE SHEET FLOW

ONSITE SHEET FLOW

PROPOSED CONTOURS

EXPANSION JOINT

EDGE OF PILOT CHANNEL

UNDERGROUND ELECTRICAL (GENERATOR TO LIFT STATION (L.S.) PANEL



BENCHMARK

BENCHMARK - NGS MONUMENT No. AW5684, LOCATED APPROXIMATELY 17.2 METERS NORTHWEST OF THE JUNCTION OF THE GULF, COLORADO AND SANTA FE RAILROAD AND FM 1128.

TEMPORARY BENCHMARK (TBM) - THE TOP OF RIM ELEVATION OF A SANITARY MANHOLE LOCATED AT THE NORTHERLY WEST POINT OF THE SUBJECT TRACT, ALONG THE SOUTH R.O.W. OF STATE HIGHWAY NO. 6, IN FRONT OF SONIC DRIVE IN, 17518 STATE HIGHWAY NO. 6, MANVEL, TEXAS 77578, TBM HAS AN ELEVATION OF 55.25'

FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48039C010K, REVISED DATE DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AO, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. 100 YEAR FLOOD ELEVATION (PFE) = 52.00' 500 YEAR FLOOD ELEVATION (OFE) = 52.25'

DOWNSTREAM PIPE, DITCH OR SYSTEM WILL NOT BE ADVERSELY IMPACTED BY CONSTRUCTION AND DEVELOPMENT

NOTE:
ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

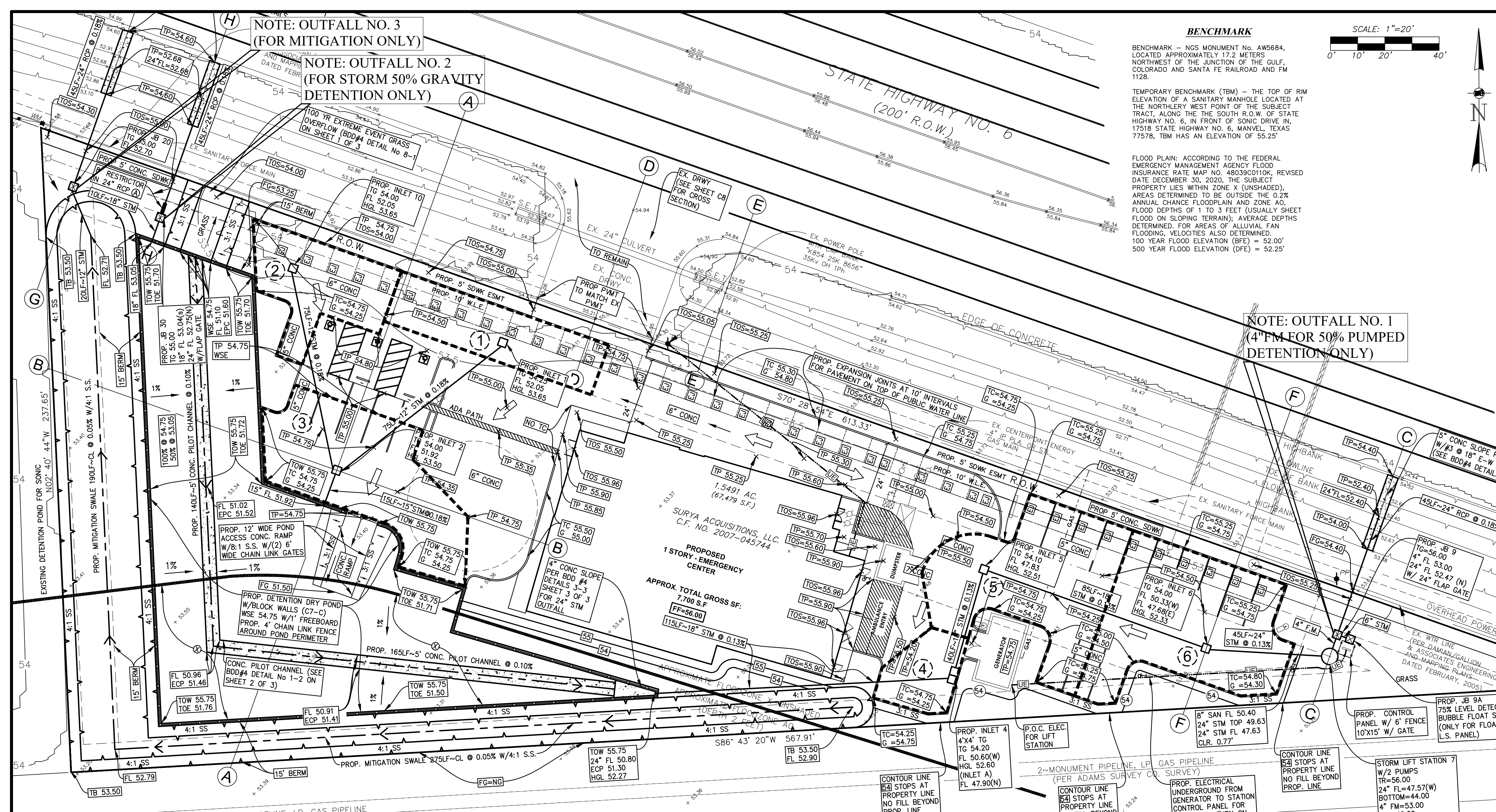
NOTE:
ALL EXISTING LINES UNDERGROUND (SANITARY, WATER, STORM, OPTIC, GAS, ETC...) SHALL BE LOCATED AND EXPOSED PRIOR TO ANY NEW CONSTRUCTION OF THE STORM, WATER, SANITARY, ETC. TO CONFIRM FLOWLINE AND HORIZONTAL ELEVATIONS AND LOCATIONS. (PER NOTE 5) ALL FLOWLINES WILL BE PROVIDED TO ENGINEER

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE TO INSURE OWNER THAT ALL PROPERTY CORNERS ARE TO REMAIN DURING ALL OF DEMOLITION, CONTRACTOR AT HIS OWN EXPENSE ANY PROPERTY CORNERS DESTROYED OR DISTURBED DURING DEMOLITION OR CONSTRUCTION OF THE SITE IMPROVEMENTS.

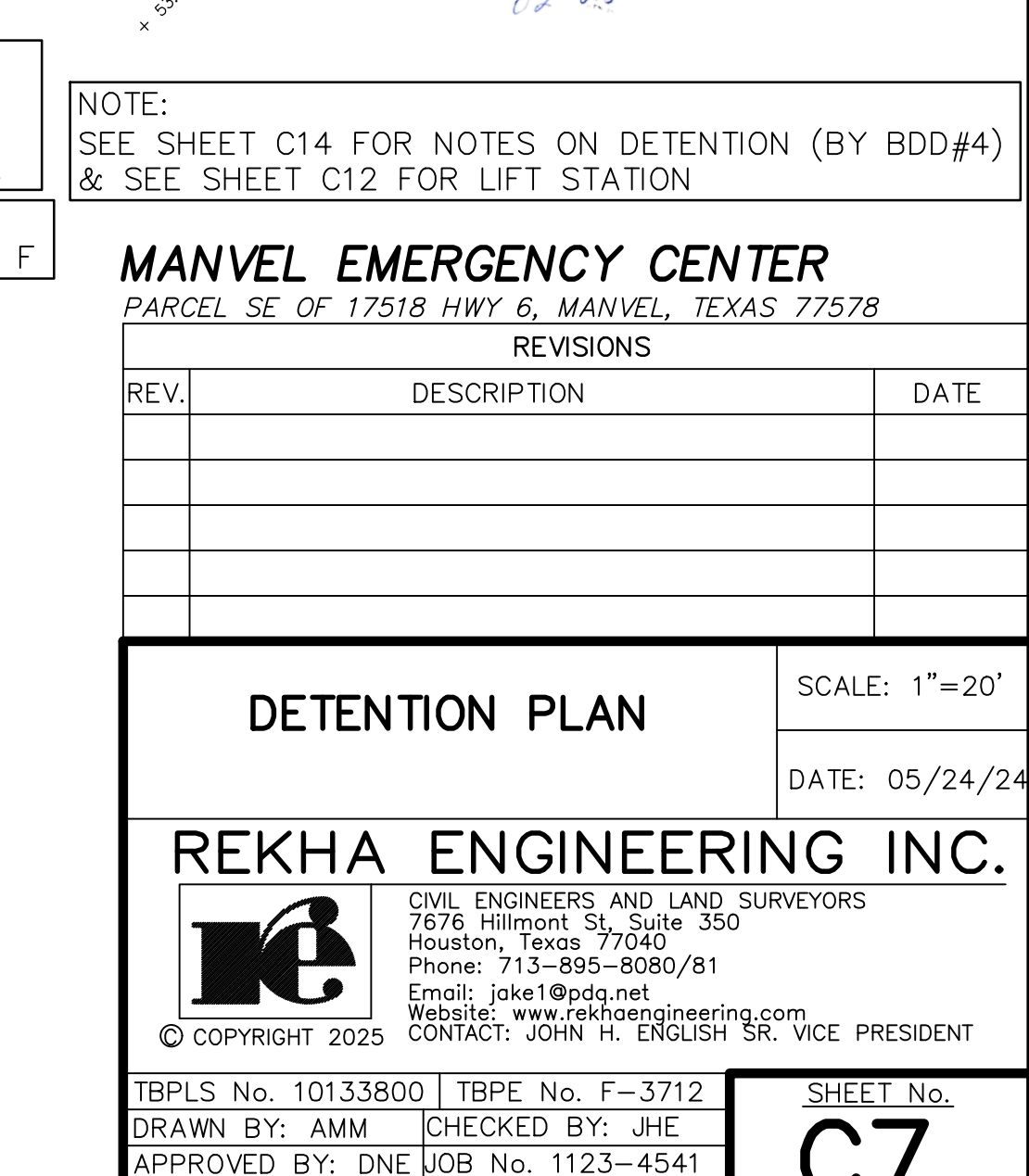
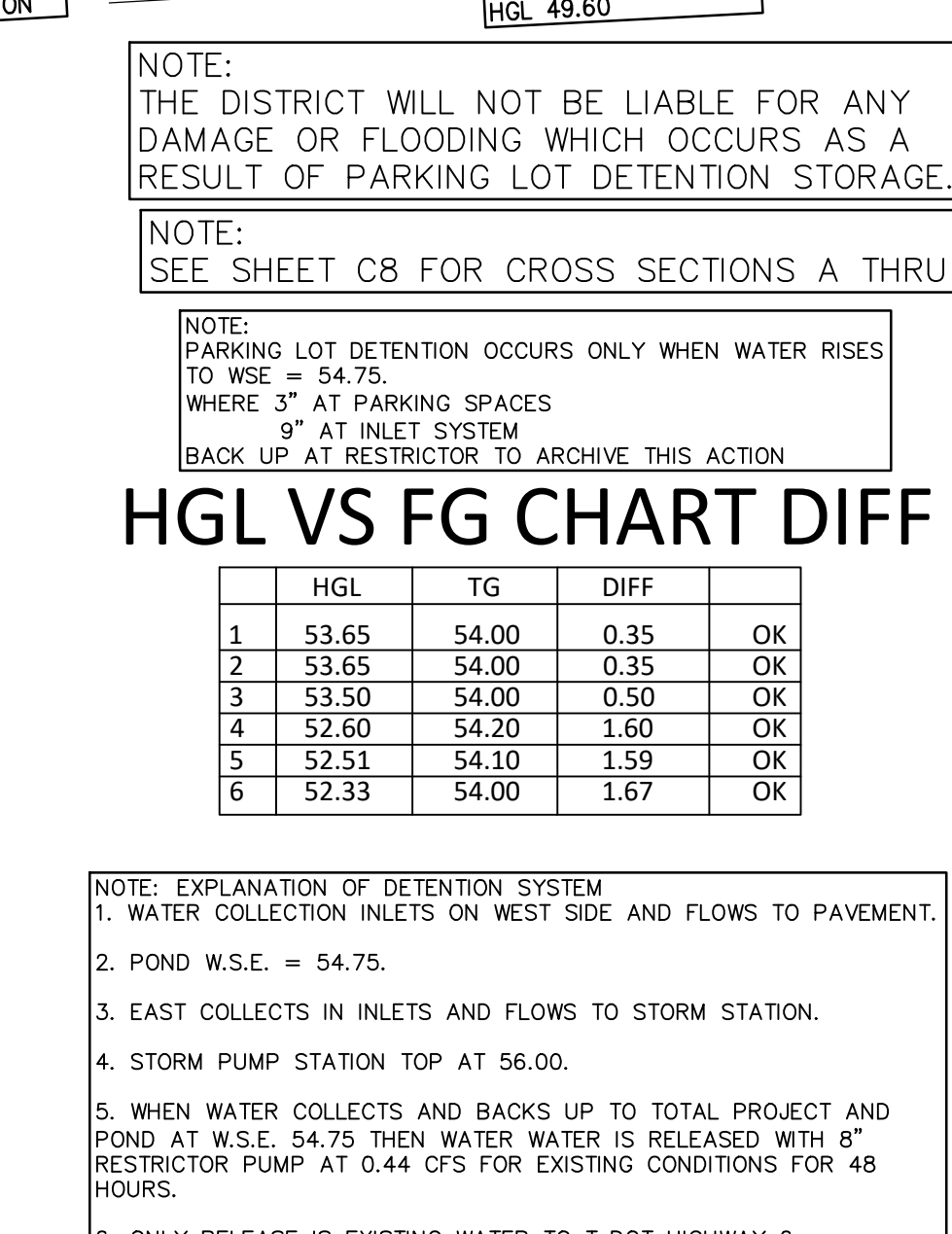
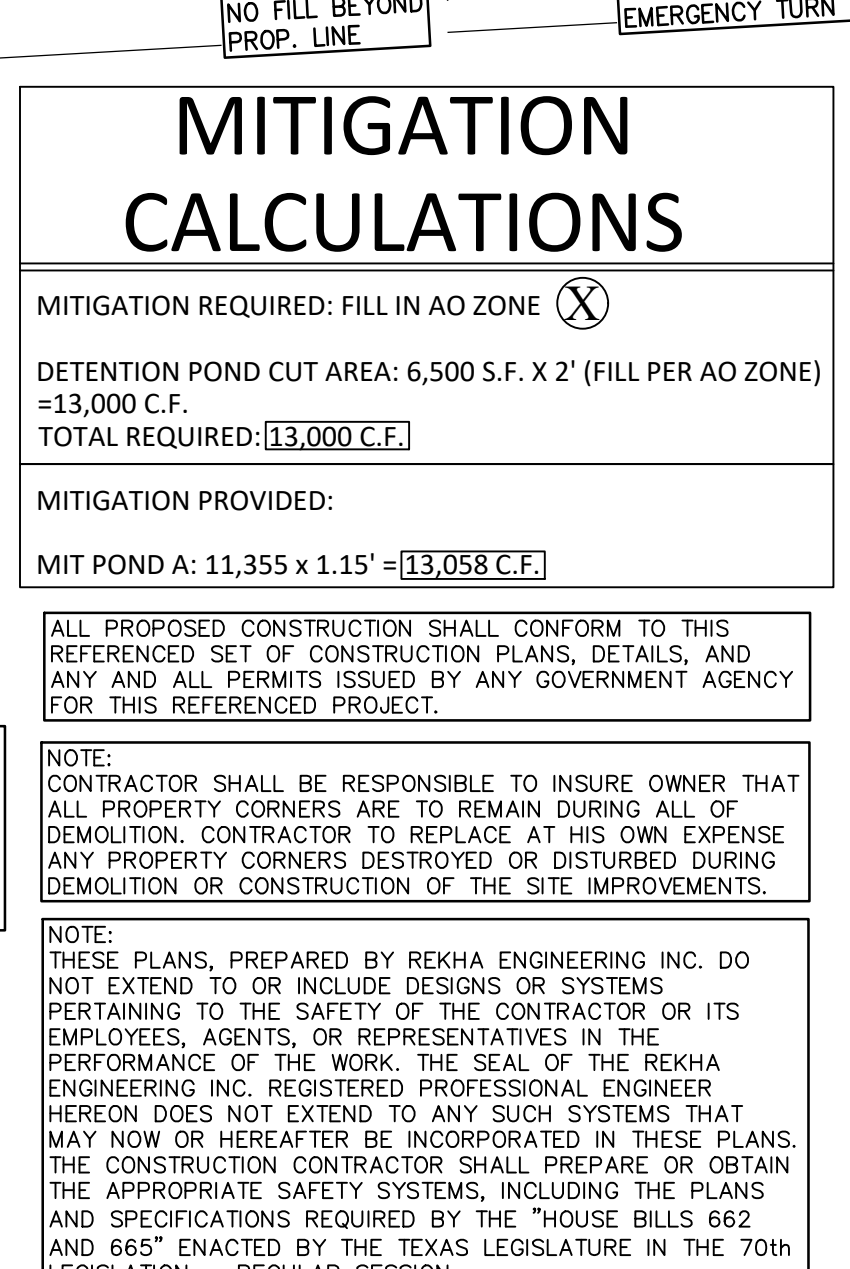
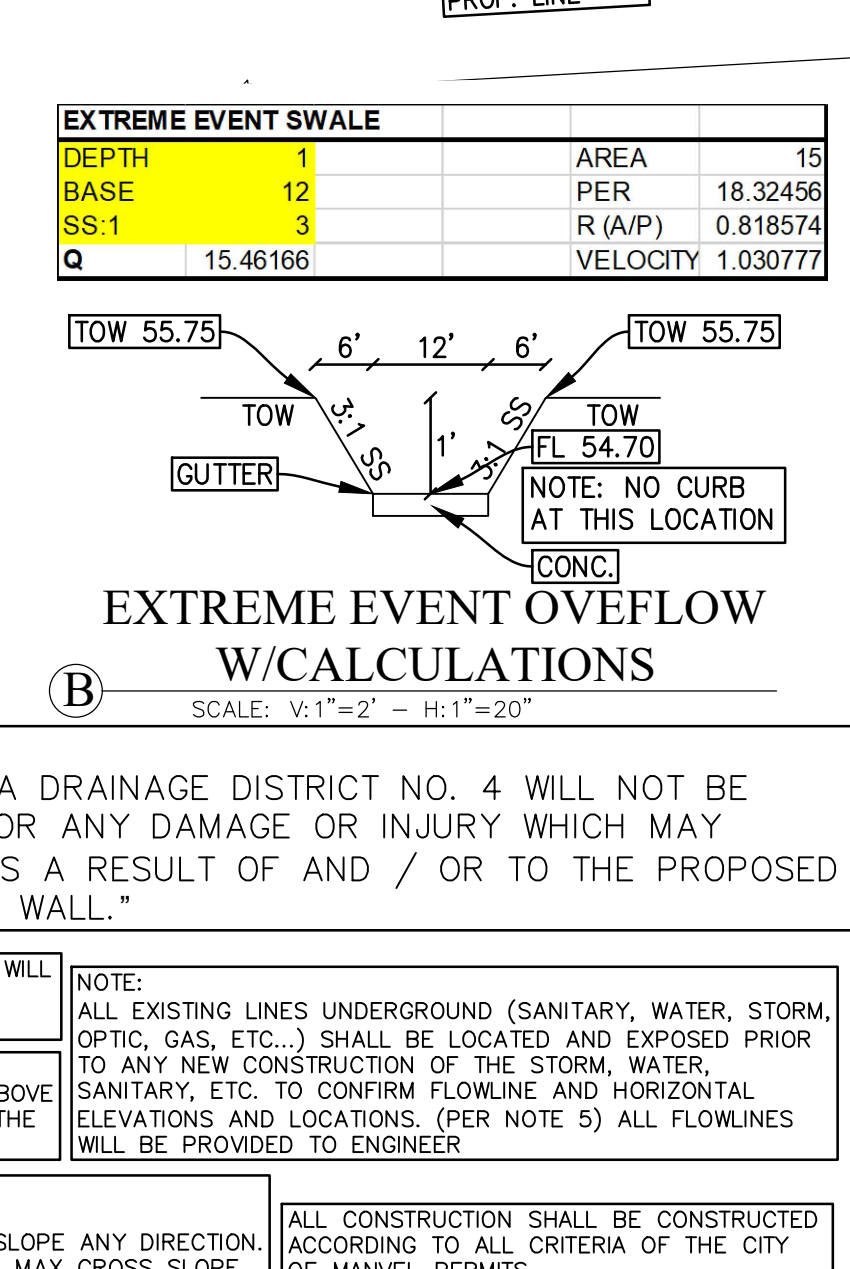
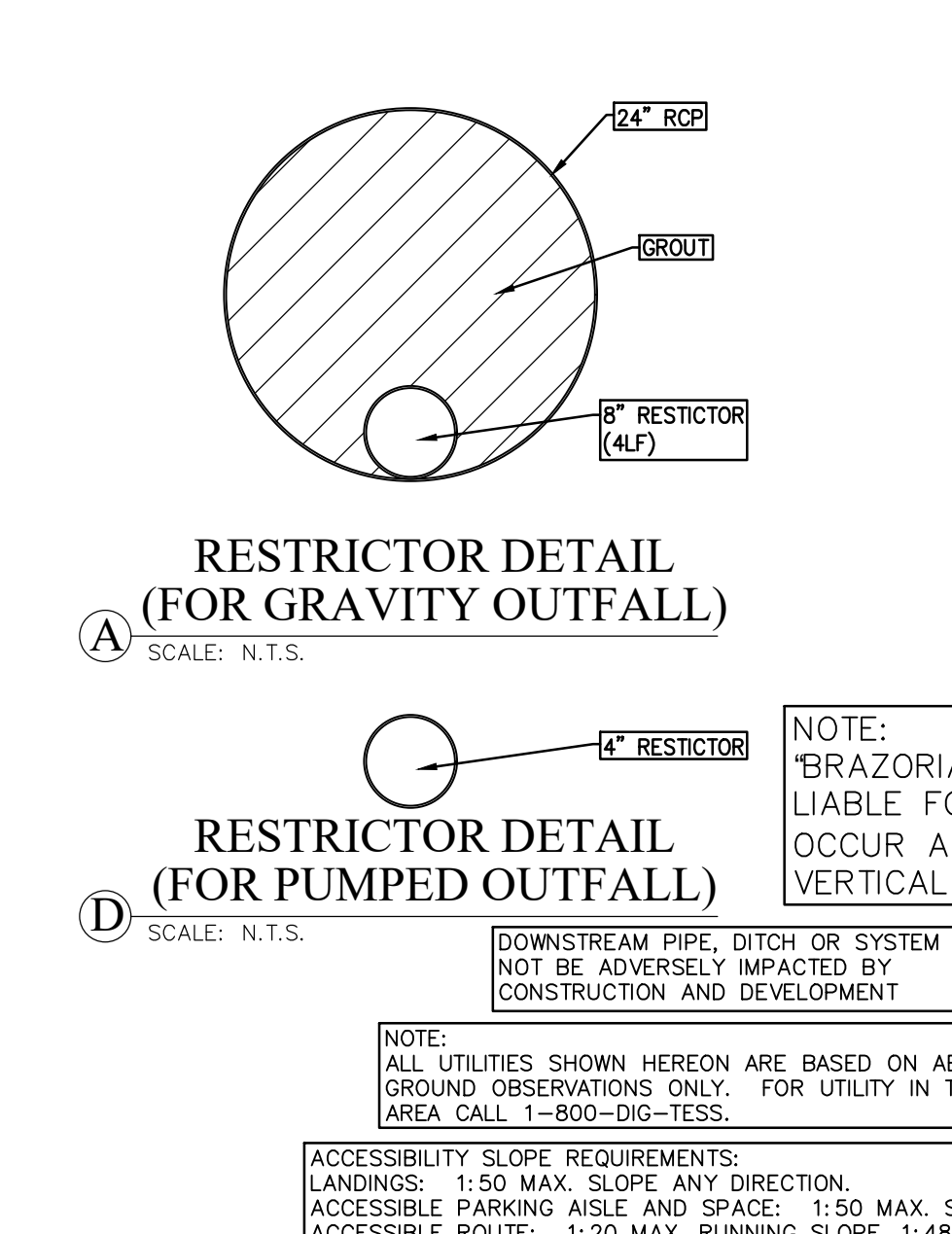
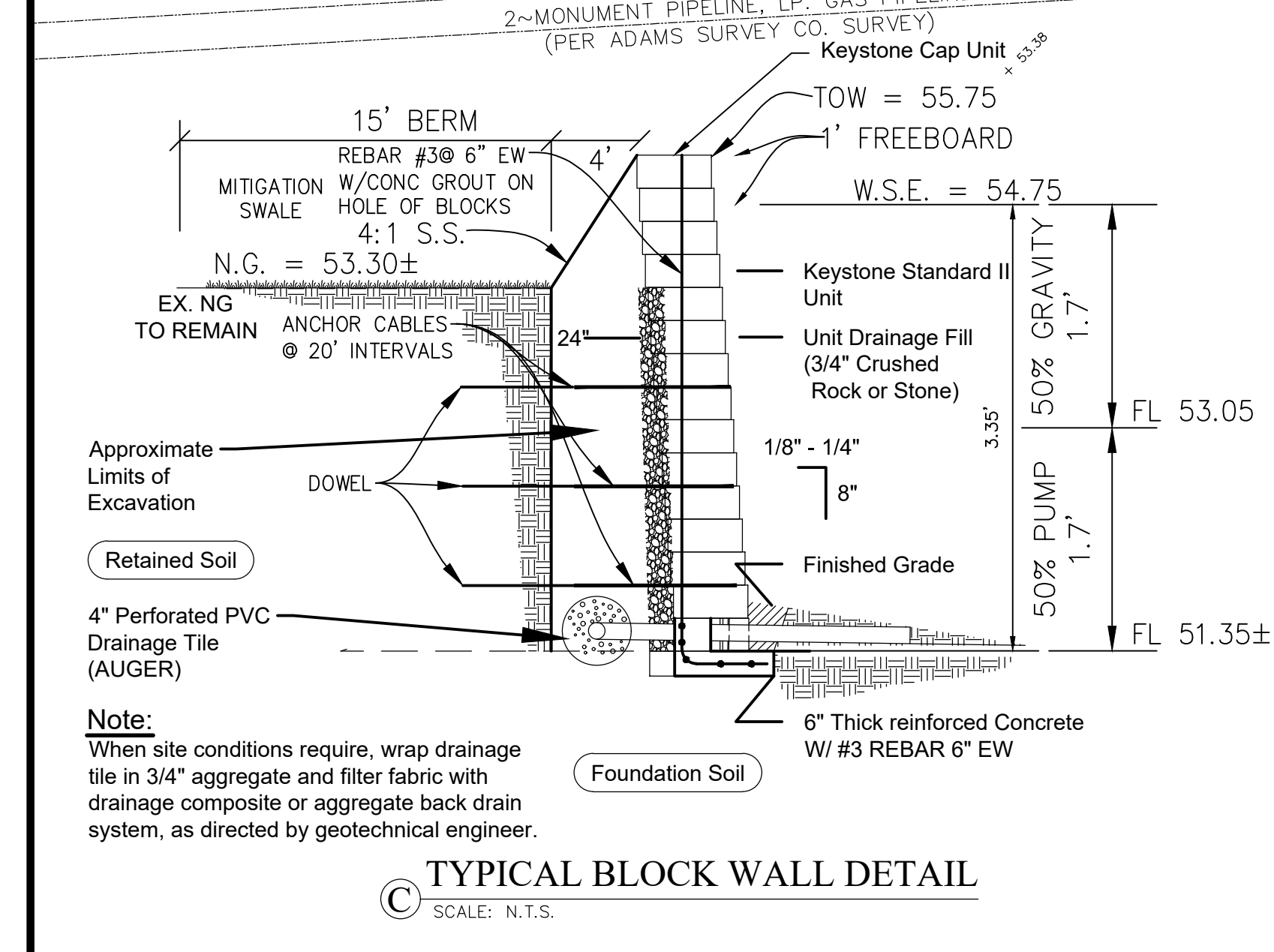
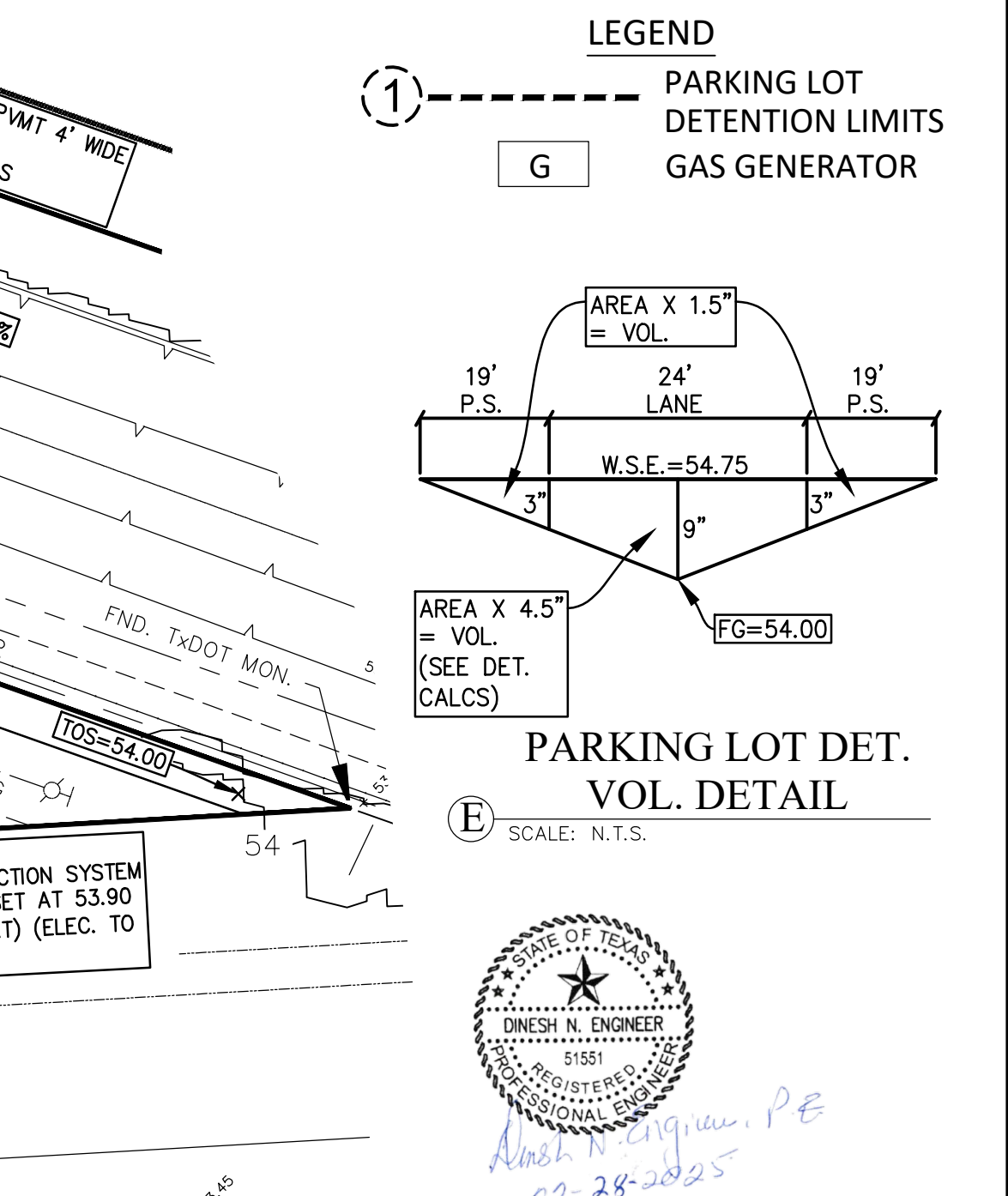
NOTE:
THESE PLANS, PREPARED BY REKHA ENGINEERING INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REKHA ENGINEERING INC. REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE "HOUSE BILLS 662 AND 665" ENACTED BY THE TEXAS LEGISLATURE IN THE 70th LEGISLATION - REGULAR SESSION.

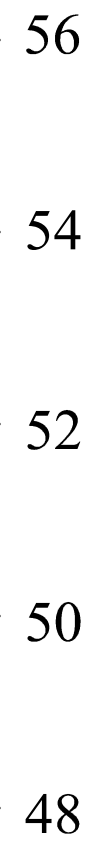
ACCESSIBILITY SLOPE REQUIREMENTS:
LANDINGS: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE PARKING AISLE AND SPACE: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE ROUTE: 1:20 MAX. RUNNING SLOPE, 1:48 MAX. CROSS SLOPE.

ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO ALL CRITERIA OF THE CITY OF MANVEL PERMITS
ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THIS REFERENCED SET OF CONSTRUCTION PLANS, DETAILS, AND ANY AND ALL PERMITS ISSUED BY ANY GOVERNMENT AGENCY FOR THIS REFERENCED PROJECT.



DETENTION CALCULATIONS	
DETENTION REQUIRED: (PER BDD#4)	
67,479 S.F. X 0.70 AC-FT/AC = 47,235 C.F.	
DETENTION REQUIRED: (PER CITY OF MANVEL)	
67,479 S.F. X 0.65 AC-FT/AC = 43,861 C.F.	
DETENTION PROVIDED:	
1. POND W/ BLOCK WALL = 12,673 X 3.35 = 42,455 C.F.	
2. PARKING LOT DETENTION: (AVERAGE DEPTH = 0.25)	
1. LANE = 20' X 80' X 6" DEPTH AVERAGE = 800 C.F.	
2. LANE = 25' X 55' X 6" DEPTH AVERAGE = 687 C.F.	
3. LANE = 25' X 95' X 6" DEPTH AVERAGE = 1,187 C.F.	
4. LANE = 25' X 30' X 4.5" AVERAGE = 281 C.F.	
5. LANE = 75' X 25' X 4.5" AVERAGE = 703 C.F.	
6. LANE = 70' X 25' X 6" AVERAGE = 875 C.F.	
TOTAL PARKING LOT DETENTION = 4,905 C.F.	
3. STORM DETENTION:	
STORM = 12" STM x πR^2 x 165' = 130 C.F.	
18" STM x πR^2 x 110' = 778 C.F.	
24" STM x πR^2 x 275' = 864 C.F.	
TOTAL = 1,772 C.F.	
4. STORM INLETS:	
4'x4'x(23' COMBINED DEPTH OF ALL INLETS)	
TOTAL = 368 C.F.	
TOTAL DETENTION = 42,455 + 4,905 + 1,772 + 368 = 49,500 C.F. MEETS CODE	
WSE = 54.75	



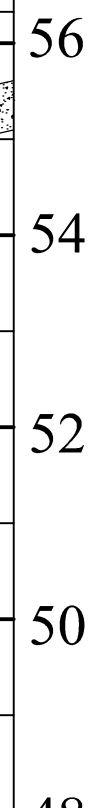


MITIGATION & DETENTION POND
CROSS SECTION @ TXDOT ROW
NW OF EXISTING DRIVEWAY

48

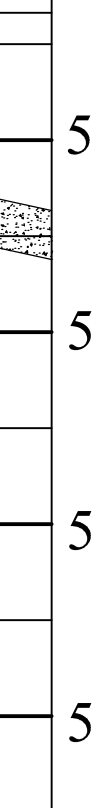


MITIGATION POND SWALE &
DETENTION POND SECTION WEST

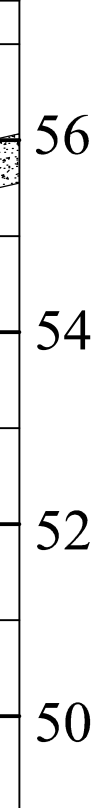
$$Q_e = (0.95)(4.44)(0.34 \text{ AC}) = 1.43 \text{ CFS}$$


SCALE: H:1"=20' / V:1"=2'

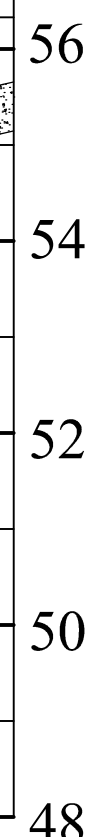
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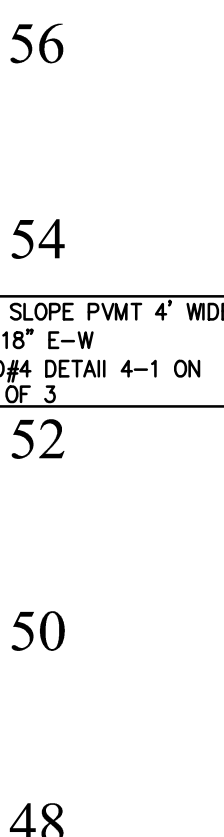
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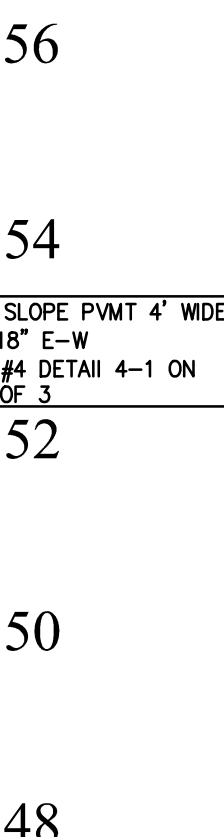
48



(F) PARKING LOT
SCALE: H: 1"=20' / V: 1"=2'



PROP. 24" STO
SCALE: H: 1"=20' / V: 1"=2'



(H) (8" RESTRICTED)
SCALE: H: 1"=20' / V: 1"=2'

REVISIONS		
REV.	DESCRIPTION	DATE
.	.	.

SCALE: H: 1"=20'
V: 1"=2'
DATE: 05/24/24

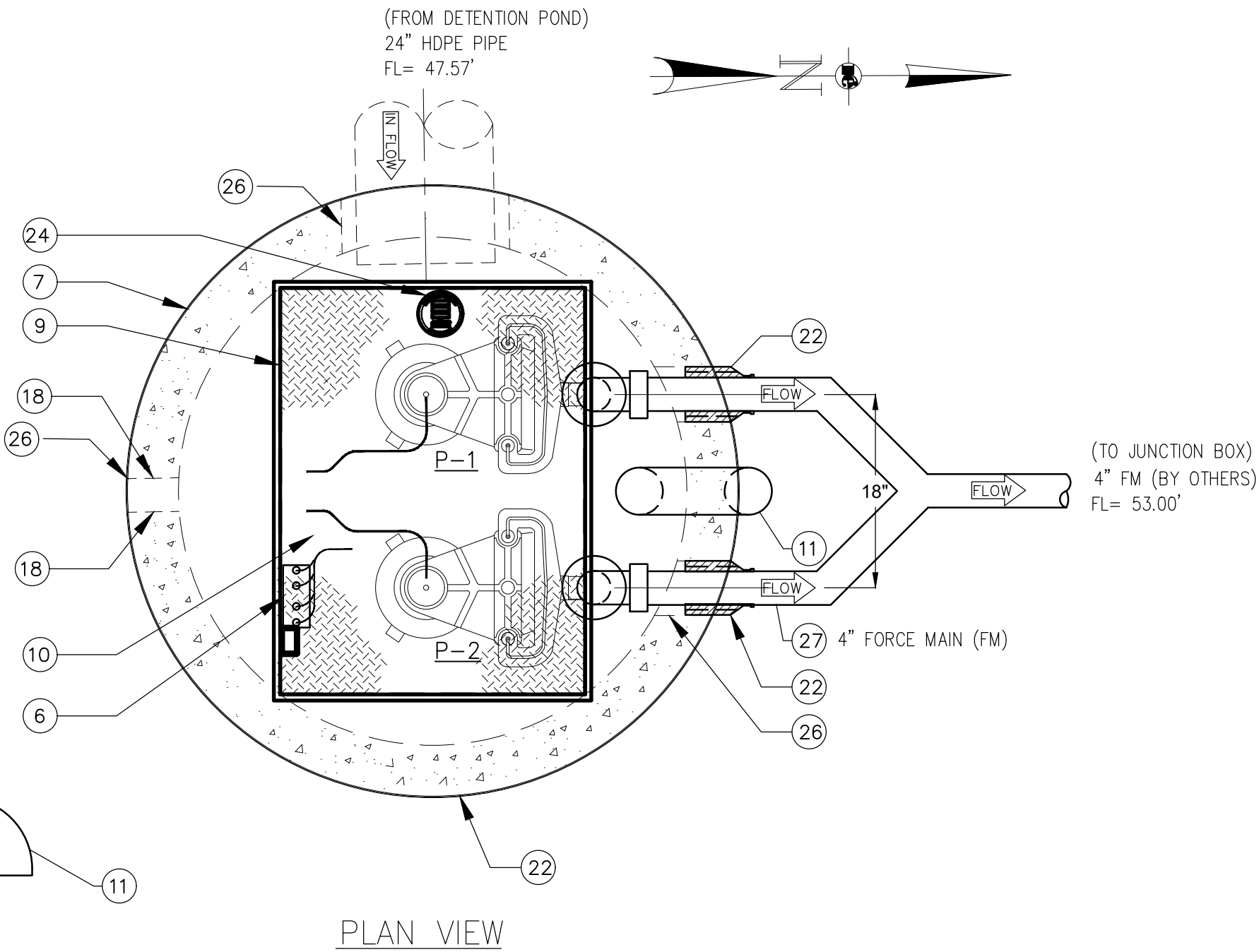
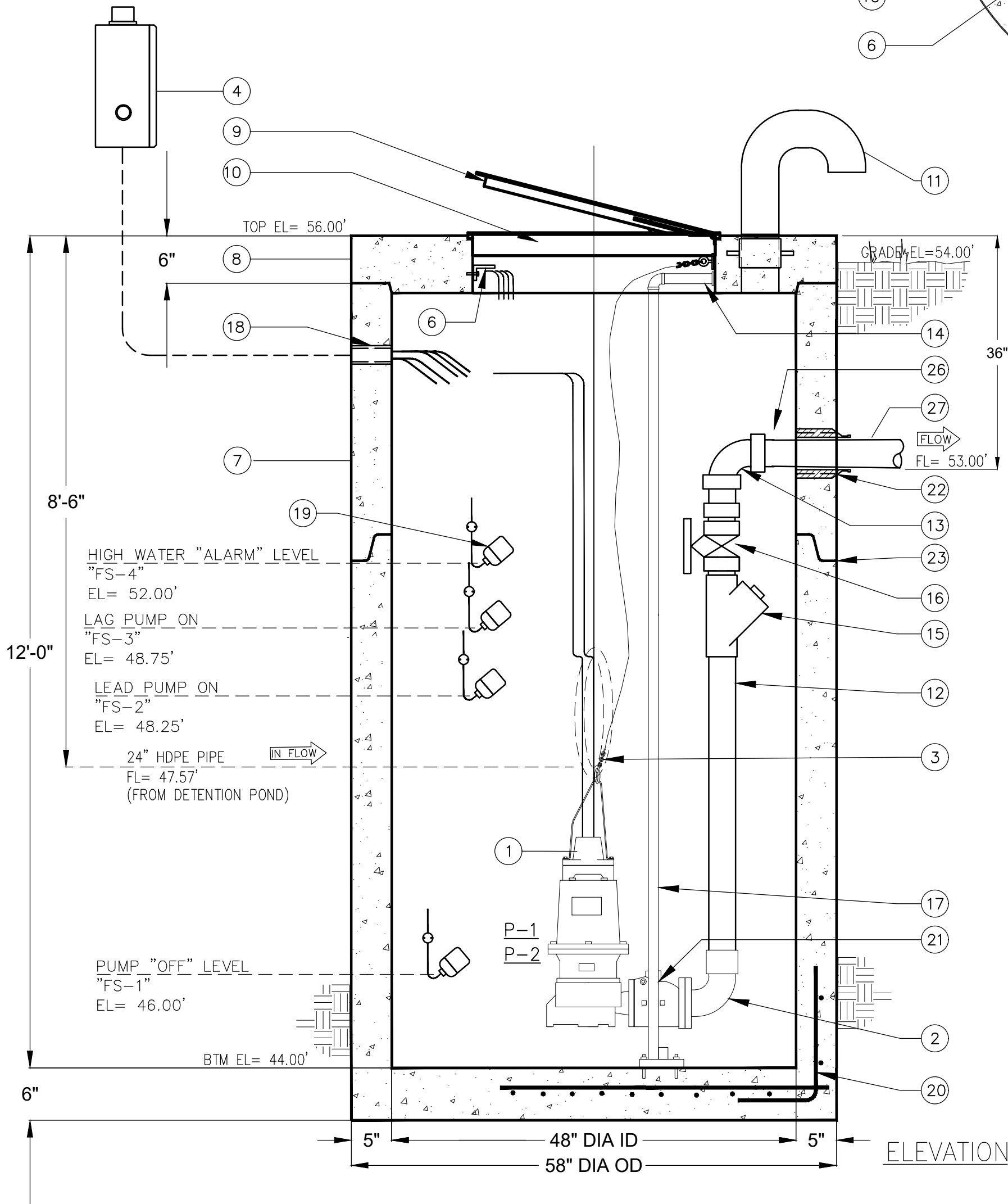

CIVIL ENGINEERS AND LAND SURVEYORS
 7676 Hillmont St., Suite 350
 Houston, Texas 77040
 Phone: 713-895-8080/81
 Email: jakel1@pdq.net
 Website: www.rekhaengineering.com
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

TBPLS No. 10133800	TBPE No. F-3712
DRAWN BY: AMM	CHECKED BY: JHE
APPROVED BY: DNE	JOB No. 1123-4541
CLIENT: BB+W ARCHITECTS	

SHEET No.
C8

STATION OPERATION LEVELS		
RISING LEVEL CYCLE		
WATER LEVEL ELEVATION	ACTION	PUMPS IN OPERATION
48.25	LEAD PUMP TURNS "ON", FS-2	LEAD PUMP "ON"
48.75	LAG PUMP TURNS "ON", FS-3	LAG PUMP "ON"
52.00	HIGH WATER "ALARM" LEVEL, FS-4	HIGH LEVEL ALARM "ON"
FALLING LEVEL CYCLE		
52.00	HIGH WATER ALARM, FS-4	HIGH LEVEL ALARM "OFF"
46.00	PUMPS "OFF" LEVEL, FS-1	ALL PUMPS "OFF" LAG PUMP SWITCHES TO LEAD PUMP

1. PUMPING RATE PER TxDOT (SEE C6A) = 0.44 CFS



Specifications

CONCRETE:

CLASS II/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT:

GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ALUMINUM HATCH:

300 PSF RATED, 1/4"ALUMINUM SKID-RESISTANT FLOOR PLATE, STAINLESS STEEL TAMPERPROOF BOLTING & HINGES & SLAMLOCK. (H-20 RATING OPTIONAL)

PUMPS:

PUMPS SHALL BE CENTRIFUGAL TYPE WITH INTEGRAL NON-CLOG UNIT AND SUBMERSIBLE TYPE MOTOR. PUMPS SHALL HAVE A CAPACITY AS FOLLOWS:

PUMP No.	TYPE	MAX. GPM	TDH	RPM	HP	V	PH	Hz
P-1	NON CLOG	200	15'	1150	2.7	460	3	60
P-2	NON CLOG	200	15'	1150	2.7	460	3	60

OR EQUAL

CONTROLS:

PUMP CONTROLS SHALL BE MOUNTED INSIDE A UL LISTED NEMA-4X ENCLOSURE AND INCLUDE CIRCUIT BREAKERS, ALARM CIRCUIT FUSE, IEC RATED MOTOR STARTER, PUMP HOA, AND ALTERNATOR AND RELAY. PANEL SHALL HAVE A VISUAL ALARM BEACON. PANEL IS DESIGNED FOR REMOTE MOUNTING

Engineering Data

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF ASSEMBLY. USE DIMENSIONAL DATA AS SHOWN. ALL PIPE, VALVES AND FITTINGS OF THE ASSEMBLY ARE APPROVED BY ONE OF THE FOLLOWING ASSOCIATIONS:

LIFT STATION ANALYSIS FOR RELEASE RATE (PUMP 50% OF DETENTION)	
VOLUME OF WATER IN DETENTION POND TO BE PUMPED = TOTAL DETENTION = 47,235 FT ³	
(50% OF DETENTION IS PUMPED)	
= 23,617 FT ³ X 7.48GAL/FT ³	
= 176,659 = SAY 176,660 GAL	
= 176,660 GAL/48 HOURS/60 MINUTES	
= 61.34 GPM, SAY 62 GPM	
TOTAL GALLONS = $\frac{176,660 \text{ G}}{\text{GPM} \times 60} = \frac{176,660 \text{ G}}{200 \text{ GPM} \times 60} = 14.7 \text{ HRS}$ (15 HRS)	
SO DELIVERED EACH PUMP MIN 62 GPM SO AT 200 GPM PUMP TAKES 15 HOURS TO PUMP POND DRY. SO POND WILL BE PUMPED DRY PRIOR TO 48 HOURS.	

1. PUMPING RATE PER TxDOT (SEE C6A) = 0.44 CFS (FOR 200 GMP PUMP) (1 CFS = 448.831 GPM)

2 YR, 10 YR, & 100 YR CALCS		
YEAR	FLOW	PEEK PUMP DISCHARGE
Q2	1.43 CFS	LESS 0.5 CFS (200 GPM)
Q10	3.63 CFS	LESS 0.5 CFS (200 GPM)
Q100	6.28 CFS	LESS 0.5 CFS (200 GPM)
SO PUMPS DO NOT EXCEED		

NOTE: OVERALL ALLOWABLE RELEASE

1. ALLOWABLE RELEASE 3.19 C.F.S.

(STORM PUMP) 0.44 C.F.S.

(GRAVITY FLOW) 2.75 C.F.S.

TOTAL RELEASE = 3.19 C.F.S.

STANDARD BDD#4 PUMP NOTES

- FAILURE TO MAINTAIN THE PUMP SYSTEM IN WORKING ORDER IS A VIOLATION OF THESE RULES, REGULATION, AND GUIDELINES AND WILL SUBJECT THE OWNER TO PUNITIVE DAMAGES AS DEFINED IN SECTION 30 - PENALTIES OF THESE REGULATIONS. PENALTIES MAY INCLUDE CHARGES FOR REPAIRS CONDUCTED BY THE DISTRICT, OR OTHER PENALTIES PRESCRIBED BY THE CURRENT POLICY OF THE DISTRICT AT THE TIME OF VIOLATION.

MARK	QTY	DESCRIPTION
1	2	2" SUBMERSIBLE PUMP
2	2	4" BASE ELBOW
3	2	STAINLESS STEEL CHAINS
4	1	DUPLEX 4X FRP CONTROL PANEL W/ GEN RECEPTACLE (MOUNTED BY CONTRACTOR)
5	1	NOT USED
6	1	SS CABLE BRACKET
7	1	48" DIA x XX'-XX" DEEP CONCRETE WET WELL
8	1	6" THK FLAT CONCRETE TOP
9	1	30"x36" SINGLE LEAF ALUMINUM HATCHWAY
10	1	SAFETY NET
11	1	4" GALVANIZED VENT
12	2	2" SCH 80 PVC DISCHARGE PIPE
13	2	4" SCH 80 PVC 90° ELL
14	2	SS UPPER GUIDE BRACKETS
15	2	4" PVC BALL CHECK VALVE
16	2	4" GATE VALVE w/ UNIONS
17	4	SS GUIDE RAILS
18	2	3" ELECTRICAL COUPLING
19	4	FLOAT SWITCH
20	-	REBAR AS REQ'D (#5 @ 12" EW)
21	2	LIFT-OUT ASSEMBLY
22	2	4" RESILIENT RUBBER BOOT
23	-	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE GASKET (RAM-NEK)
24	1	NAMEPLATE INDICATING: MFG: SULZER (ABS PUMP) PHONE: XXX-XXX-XXXX WEBSITE: XXXXXXXX MODEL: XFP80CCB1 (WET PIT) DATE MANUFACTURED:
25	1	REMOTE MOUNT DITCH FLOAT (MOUNTED & WIRED BY OTHERS)
26	2	4" NON SHRINK GROUT (BY OTHERS)
27	2	4" SCH 80 PVC DISCHARGE PIPE FM



MANVEL EMERGENCY CENTER

PARCEL SE OF 17518 HWY 6, MANVEL, TEXAS 77578

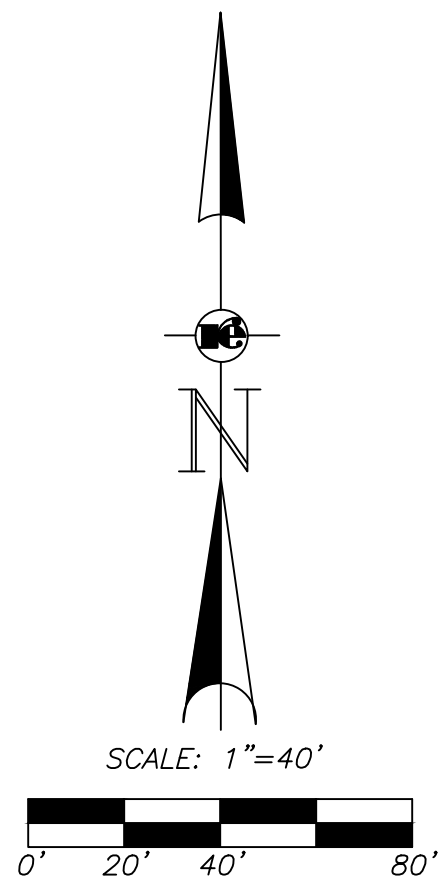
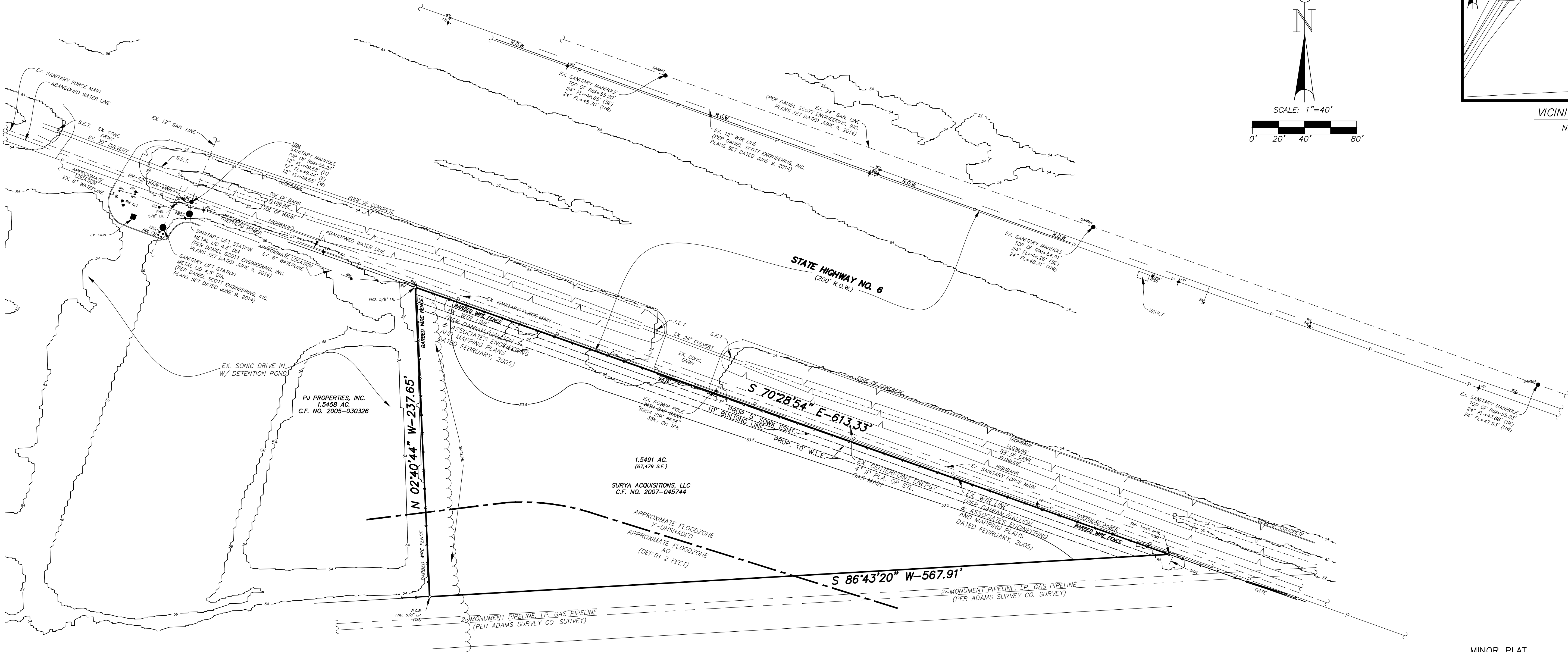
REVISIONS		
REV.	DESCRIPTION	DATE
1		
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STORM LIFT STATION SUBMERSIBLE NON-CLOG PUMP STATION DETAIL		SCALE: N.T.S.
		DATE: 05/24/24

REKHA ENGINEERING INC.

	CIVIL ENGINEERS AND LAND SURVEYORS 7676 Hillmont St., Suite 350 Houston, Texas 77040 Phone: 713-895-8080/81 Email: jake1@pdg.net Website: www.rekhaengineering.com
	CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

TBPLS No. 10133800	TBPE No. F-3712	SHEET No.
DRAWN BY: AMM	CHECKED BY: JHE	C12
APPROVED BY: DNE	JOB No. 1123-4541	
CLIENT: BB+W ARCHITECTS		



VICINITY MAP
N.T.S.

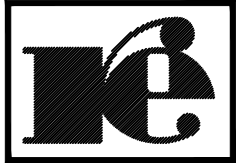
MINOR PLAT
OF
**MANVEL
MEDICAL**

A SUBDIVISION OF A 1.5491 ACRES
SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 65,
ABSTRACT 285, BEING THAT PORTION OF LOT 233, EMIGRATION
LAND COMPANY SUBDIVISION, THEREOF RECORDED IN VOLUME 2,
PAGE 81, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

SCALE: 1"=40' 1 BLOCK 1 LOT DATE: FEBRUARY 12, 2025

OWNER:
BRAZORIA REAL PROPERTY HOLDINGS, LLC
AMIR BASHIRI, PRESIDENT
1006 W. 22ND STREET
HOUSTON, TEXAS 77088
(832) 428-7740

PREPARED BY
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 1123-4541
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.C.C.F. NO.	BRAZORIA COUNTY CLERK'S FILE NUMBER
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
C.M.	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
D.R.B.C.T.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
ESMT.	EASEMENT
FND.	FOUND
I.R.	IRON ROD
NO.	NUMBER
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
STM.S.E.	STORM SEWER EASEMENT
T.B.M.	TEMPORARY BENCH MARK
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE
W.L.E.	WATER LINE EASEMENT
W.S.E.	WATER & SEWER EASEMENT

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

WE, Brazoria Real Property Holdings, LLC, acting by and through Amir Bashiri, President, hereinafter referred to as owners of the property subdivided in the above and foregoing plat of MANVEL MEDICAL, a subdivision consisting of 1.5491 acres, a subdivision in Brazoria County, Texas, do hereby make subdivision of said property, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public, for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public, for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby make and establish said subdivision according to the easements, lines, lots, and notations thereof shown and designate said subdivision as MANVEL MEDICAL, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners of the property subdivided in the above and foregoing plat, of MANVEL MEDICAL, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of Manvel, Brazoria County, Texas.

IN TESTIMONY HERETO, Brazoria Real Property Holdings, LLC, has caused these presents to be signed by Amir Bashiri, President, this ____ day of _____, 2025.

By: _____
Brazoria Real Property Holdings, LLC
Amir Bashiri, President

STATE OF TEXAS
COUNTY OF BRAZORIA

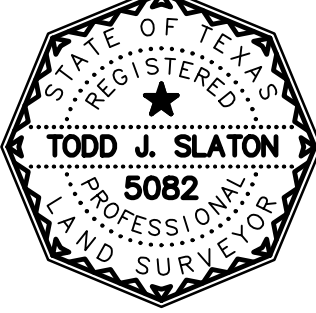
BEFORE ME, the undersigned authority, on this day personally appeared Amir Bashiri, President, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that one executed the same for the purposes and considerations therein.

Given under my hand and seal of office,
this ____ day of _____, 2025.

Notary Public
in and for the State of Texas
Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Todd J. Slaton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet unless otherwise noted, and that the plat boundary corners have been tied to the nearest survey corner.



Todd J. Slaton
Registered Professional Land Surveyor
Texas Registration No. 5082

CITY OF MANVEL CERTIFICATION

This is to certify that this is a minor plat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the subdivision ordinance of the City of Manvel. The City of Manvel has approved this plat of Manvel Medical as shown hereon and authorizes the recording of this plat this ____ day of _____, 2025.

Daniel S. Johnson,
City Manager

LOT 1
1.5491 ACRES OF LAND
LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 65,
ABSTRACT NO. 285
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

FIELD NOTES DESCRIPTION OF 1.5491 ACRES LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF LOT 233, EMIGRATION LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 81, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, LYING SOUTHERLY OF STATE HIGHWAY 6 RIGHT- OF- WAY, AND BEING THE RESIDUE OF A CALLED 2.323 ACRE TRACT CONVEYED BY DEED FROM LOWELL E. ROBERTS AND WIFE, JANIE L. ROBERTS TO TWO THIRTY-THREE ASSOCIATES, L.T.O., DATED DECEMBER 30, 1982, AS RECORDED IN VOLUME 1686, PAGE 947, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 0.769 ACRES TAKEN FOR THE WIDENING OF SAID STATE HIGHWAY 6 AS SHOWN ON RIGHT-OF-WAY SKETCH CSJ0192-02 DATED MARCH 1990 (THIS TAKING IS AS YET UNRECORDED). SAID 1.5491 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found on the North line of a 40 foot road, dedicated per above said plat (road not open) at the Southwest corner of said Lot 233, the Southwest corner of said 2.323 acre tract, and the Southeast corner of a called 1.5458 acre tract conveyed to PJ PROPERTIES, INC., as recorded under Brazoria County Clerk's File No. 2005030326;

THENCE, NORTH 02°40'44" WEST, with the West line of said Lot 233 and said 2.323 acre tract, same being the East line of said Lot 234 and said 1.5458 acre tract, a distance of 237.65 feet to a 5/8 inch iron rod found on the Southerly right-of-way line of State Highway 6, (200' R.O.W.);

THENCE, SOUTH 70°28'54" EAST, along said right-of-way line, a distance of 613.33 feet to a Texas Department of Transportation disk in concrete for corner;

THENCE, SOUTH 86°43'20" WEST, with the South line of said Lot 233, same being the North line of said 40 foot road, a distance of 567.91 feet to the PLACE OF BEGINNING and containing 1.5491 acres of land, more or less.

I, Joyce Hudman, County Clerk of Brazoria County, Texas do hereby certify that the within instrument was filed for registration in my office on this the ____ day of _____, 2025 at ____ O'clock in Plat Record Map Number _____, Brazoria County Map Records.

Witness my hand and seal at Pearland, Texas that day and date last above written.

County Clerk
Brazoria County, Texas

By: _____
Deputy

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations & Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations & Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID#: 25-0000____.

NOTES:

- Building permits: electrical, plumbing construction, culvert, etc. are purchased at City Hall, City of Manvel, Texas.
- No structures shall be built that impede the flow of existing drainage and fences will not be allowed to obstruct/cross drainage or detention easements.
- Any further development of hereon shown tract may require a drainage study.
- In accordance with Section 212.046 of the Texas Local Government Code, any improvements to this property are subject to the City of Manvel's building codes and ordinances therefore permits will be required.
- All corners are set 1/2 inch iron rods unless otherwise noted..
- Minimum finished floor elevation shall be based on the greater elevation of 2 feet above natural ground or 1 foot above the centerline elevation of street.
- The development regulations and city permits are required on all property.
- As per Design Criteria Manual, Section 5, 1.04.G. "a single-family residential lot, if 20 percent or less of the entire property will be affected by impervious cover, then a new or revised drainage plan will not be required.
- This plat complies with the provisions of the Subdivision Ordinance Section 62-120.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- Plat will expire in two years after initial approval by city manager if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning Development and Zoning Commission.
- Boundary closure is a minimum of 1:15,000.

13. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48039C0110K, revised date December 30, 2020, the subject property lies within Zone X (unshaded), areas determined to be outside the 0.2% annual chance floodplain and Zone A0, flood depths of 1 to 3 feet (usually sheet flood on sloping terrain); average depths determined. for areas of alluvial fan flooding, velocities also determined.

100 year flood elevation (BFE) = 52.00'
500 year flood elevation (DFE) = 52.25'

14. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the district is properly notified.

15. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.

16. Maintenance of detention facilities is the sole responsibility of the owner of the property. The district will provide maintenance of regional facilities owned and constructed by the district, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the district with the district's approval. The district is responsible for the maintenance of facilities owned by the district unless the district specifically contracts or agrees to maintain facilities.

17. Contractor shall notify the district in writing at least forty-eight (48) hours before placing any concrete for drainage structures.

18. The district's personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

19. Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the district, at least 95% germination of the grass must be established prior to acceptance of construction by the district.

20. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the district.

21. The district's approval of the final drainage plan (and the final plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the district's drainage facilities as contemplated by the final drainage plan and final plat.

22. Property in this plat lies in the City of Manvel, Alvin ISD and Brazoria County Drainage District #4.

23. This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Manvel from the information provided by First American Title Guaranty Company, GF number 2842447-12232, effective date December 6, 2023 and dated December 13, 2023.

24. All bearings are based on the survey prepared by Adams Surveying Co., dated March, 2008.

25. There is no evidence of any pipelines within the boundary of this property.

26. All lots and reserves shall have a minimum side and rear building setbacks as specified in Chapter 77-Zoning of the City Code of Ordinances.

Brazoria Drainage District No. 4 Notes:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing and reconstructing of a drainage facility and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.



VICINITY MAP
N.T.S.

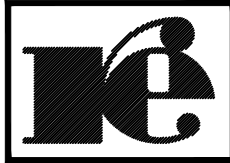
MINOR PLAT
OF
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A SUBDIVISION OF A 1.5491 ACRES
SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 65,
ABSTRACT 285, BEING THAT PORTION OF LOT 233, EMIGRATION
LAND COMPANY SUBDIVISION, THEREOF RECORDED IN VOLUME 2,
PAGE 81, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

SCALE: 1"=40' 1 BLOCK 1 LOT DATE: FEBRUARY 12, 2025

OWNER:
BRAZORIA REAL PROPERTY HOLDINGS, LLC
AMIR BASHIRI, PRESIDENT
1006 W. 22ND STREET
HOUSTON, TEXAS 77088
(832) 428-7740

PREPARED BY
CIVIL ENGINEERING AND LAND SURVEYING FIRM:

REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 1123-4541
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

ORDINANCE NO. 2024-O-26

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1.5491 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS FROM LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT LC-SH6) TO LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Jean Joseph, is the owner (the "Owner") of a certain 1.5491-acre tract of land generally located east of 17518 Morris Avenue (State Highway 6), Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk's file 2007-045744 a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 1.5491-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, BB+W Architects, has filed an application to change the zoning classification of the 1.5491-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the

proposed use of the property for NAICS use 621493 "Ambulatory health Care Services";
and

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

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

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

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

Section 2. The zoning classification of a certain 1.5491-acre tract of land located generally located east of 17518 Morris Avenue (State Highway 6), Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk's file 2007-045744, a map and description of which is attached hereto as Exhibit "A" attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-SH6-

SUP)), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Ambulatory Health Care Services– (NAICS 621493)

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

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. This proposed use of a “Ambulatory Health Care Services” and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

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

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

PASSED AND APPROVED on first reading this 16 day of September, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this 21 day of October, 2024.


Dan Davis, Mayor

ATTEST:


Tammy Bell, City Secretary

APPROVED AS TO FORM:

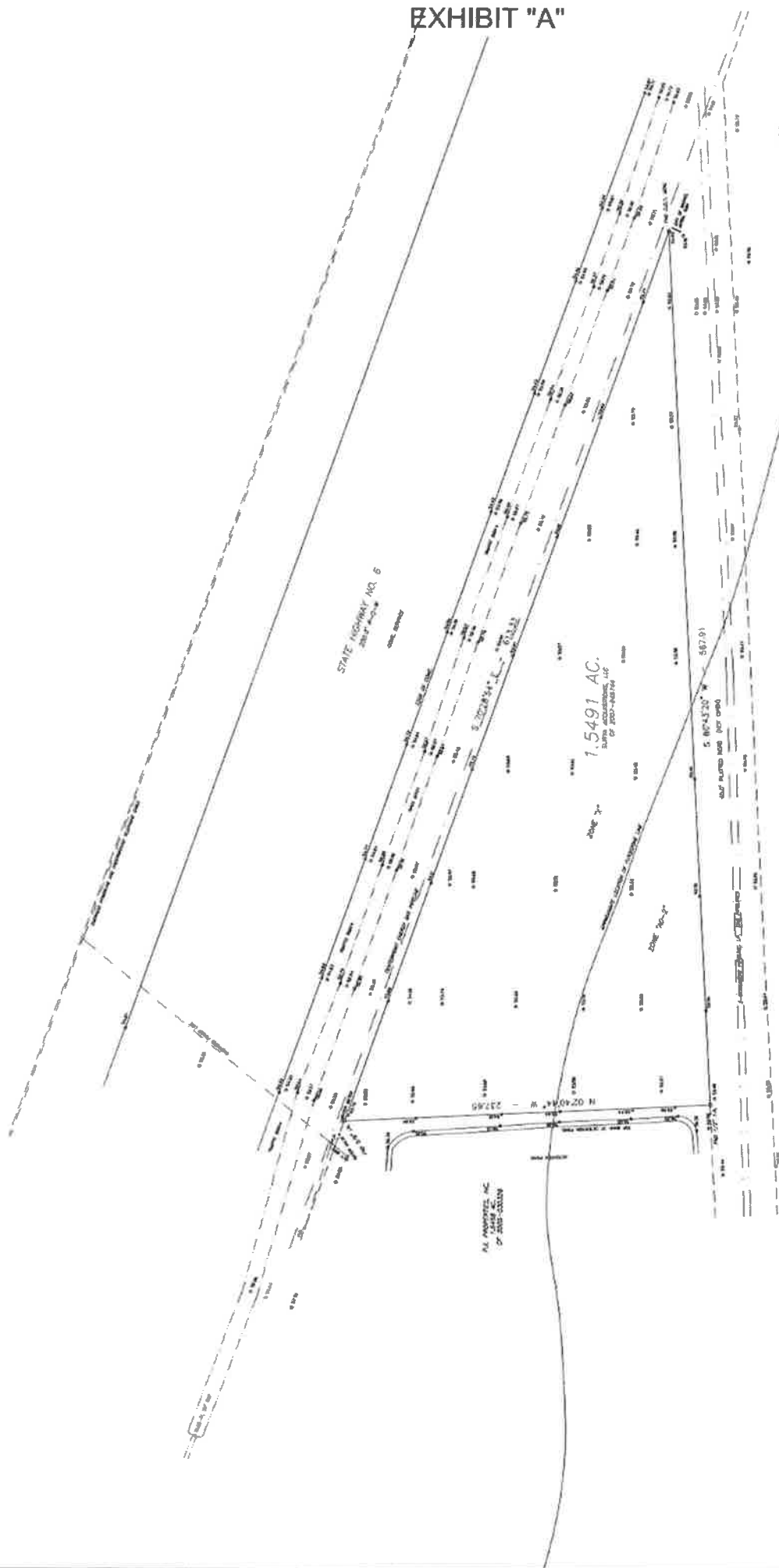

Robert Gervais, City Attorney

The seal is circular with a double-lined border. The outer ring contains the text "CITY OF WAVEL" at the top and "TEXAS" at the bottom, separated by a star. The inner circle contains the text "CORPORATE SEAL" and the year "1960".

Exhibit A

Certain 1.5491-acre tract of land generally located east of 17518, Manvel, Texas, being part of lot 233 of the emigration land company subdivision H.T. & B.R.R. CO. Survey, Section 65, Abstract 285, Brazoria County, Texas, according to plat recorded in Volume 2, Page 81, Plat Records, and being the same land described in a deed to Surya Acquisitions, LLC, recorded in Clerk's file 2007-045744.

EXHIBIT "A"



TOPOGRAPHIC SURVEY OF 1.5491 ACRES OF LAND, BEING A PART OF LOT 233 OF THE EMIGRATION LAND COMPANY SUBDIVISION OF THE T. & B. R.R. CO. SURVEY, SECTION 65, ABSTRACT 785, BZOVIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 81, PLAT RECORDS, AND BEING THE SAME LAND DESCRIBED IN A DEED TO SURVA ACQUISITIONS, LLC, RECORDED IN CLERK'S FILE 2007-045744.

AC-1170B

With respect to the other two sub-panels, the first panel (top) shows the

1

RECEIVED BY THE U.S. AIR FORCE AIRCRAFT DIVISION, 1949

ADAMS SURVEYING CO.

SUMMITONE
WILLIAM D. ADAMS
STEPHEN D. ADAMS, JR.
P.O. BOX 114
ALLEN, TEXAS 75002



Exhibit B

Conditions of Approval:

1. The facility is permitted to be open for twenty-four (24) hours.
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.
4. All dry detention ponds shall have minimum 15 feet maintenance berm around all sides of the pond.
 - a) Unless an Engineering Criteria Manual Deviation is approved for less than 15 feet for dry detention (shows 10 feet).
5. All development requirements must be satisfied during the permitting process.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

TOPIC: The applicant, Mr. John English with REKHA Engineering, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for a proposed Manvel Medical facility (Emergency Room) along the Southeast corridor of Highway 6 and 288.

BACKGROUND:

- The subject site is a 1.54-acre vacant tract located along the southeastern side of State Highway 6 (SH6) from the intersection at SH288, adjacent to the existing Sonic development to the West.
- An SUP to allow the use of the medical facility was approved and adopted on October 21, 2024 (2024-O-26).
- The property is located within the AO (Depth 2) and X-Unshaded flood zones.
- The entities having jurisdiction over drainage for the site are BDD4, TXDOT and the City of Manvel.
- Due to lack of depth at the outfall points within the drainage ditches along HWY6, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- A similar request for a pump detention system was approved by Council for a property located in the southwestern corner of Highway 6 and 288 across from the Manvel Town Center development.
- Drainage and Mitigation on site is proposed to be handled by a combination of a mitigation swale, a detention pond, an allowance of detention within the parking lot and volume within the storm system consisting of pipes and inlets.
- There are three proposed outfall points along Highway 6, one for the mitigation swale, another for the detention pond and one for the pump lift station.
- On March 5, 2025, a variance request to the Engineering Design Criteria Manual was denied for the allowance of a pump detention system based on a provision in the manual stating that pump detention will have to be approved by City Council on a case-by-case basis.
- Additional details and staff analysis are included in the attached staff report.

City Staff Report:

- Drainage Criteria is laid out in Chapter 5 of the City's Engineering Design Criteria Manual
- Pump Detention has generally been discouraged due to potential failure of the pump system, the need for more frequent maintenance and the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 5 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
 1. Use is for non-residential developments.
 2. No residence is within 1,000 feet of the pump facility.

3. A backup natural gas generator is provided for the entire pump facility.
 4. 50% of the detention is achieved by a gravity.
 5. The corresponding Drainage District approves the pump facility.
- The applicant has taken the following steps to meet the City's criteria:
 1. The development is a non-residential use for a proposed ER clinic.
 2. There are no existing residential uses within 1,000 feet of the pump facility.
 3. A generator has been proposed to service the building and the pump station.
 4. The proposed detention pond is set to have its gravity outfall pipe at mid depth to achieve the 50% requirement.
 5. Correspondence has taken place with BDD4 regarding the pump facility and drainage requirements. Approval from the Drainage District will be required prior to City permit approval.
 - There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines.

These include:

 1. The completed City Design Criteria Manual Variance Form which contains more information about the system and steps taken to ensure a reliable, functional product.
 2. A maintenance plan detailing steps taken to ensure proper functionality of the system over the duration of its lifetime and the owner's obligations to the city to be involved in the maintenance process.
 3. A proposed Maintenance Covenant with the City detailing responsibilities assigned to the owner.
 4. The proposed drainage plan along with a detail of the pump station.

STAFF RECOMMENDATION: The applicant meets the City's criteria for the allowance of a pumped detention system with the condition of drainage approvals from the appropriate jurisdictions. The applicant has made an effort to draft and propose maintenance agreements with the city outlining the responsibility of the owner to provide a safe and reliable system.

Generally, pump detention is not a preferred drainage solution and therefore, instead of offering a recommendation, staff is available to provide technical assistance to help the Commission in making a recommendation to the City Council.

PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of the proposed variance request to allow pump detention for the development with a vote of four (4) "yeas" to three (3) "nays" at the March 10, 2025, meeting.

ATTACHMENTS: Vicinity Map, Design Criteria Manual Variance Form, Proposed Maintenance Plan, Proposed Maintenance Covenant, Drainage Plan and Pump Station Detail.



FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Matt De La Rosa,
Assistant City Engineer

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





2025
Fourth of July "FourthFest"
Sponsorship Request Form

Please submit this form along with payment, payable to:
City of Iowa Colony.

Thank you for your interest in supporting this community event!

Date:

Name of Sponsor:

Contact Person:

Address:

City, State Zip:

Email Address:

Sponsorship Level (check one):

- ☐ Platinum Sponsor \$10,000
- ☐ Gold Sponsorship \$ 5,000
- ☐ Silver Sponsorship \$ 2,500
- ☐ Bronze Sponsorship \$ 1,000
- ☒ Other Amount \$ _____

Please note: All donations will be acknowledged during the event. Only donations received on or before May 1 will receive recognition in pre-event advertising (fliers).

Sponsorship donations are strictly voluntary and provide the donor with no preferential treatment in any City business matters. Such sponsorships are given without financial gain or benefit to the donor and are dedicated to the purpose/event for which the funds are donated. Donations to the City of Iowa Colony may be eligible for tax deductions. Donors should consult their tax advisor for limits, restrictions, or eligibility.

Signature of Sponsor:

=====

This section to be completed by City Staff:

Payment received, check number, deposit date: _____

Donation is scheduled for Council Agenda (date): _____

Remit form and payment to: Iowa Colony City Hall
Office of the City Manager
12003 Iowa Colony Blvd
Iowa Colony, TX 77583



35 YEARS OF
BAY **TRAN**

Bay Area Houston Transportation Partnership

2025

Investment and Event
Schedule



Message from our President & CEO

Dear Prospective Member,

As we enter 2025, BayTran remains committed to enhancing regional mobility, strengthening partnerships, and advocating for critical infrastructure improvements to benefit the Bay Area Houston region. Our recently approved Strategic Plan (2025-2029) outlines clear objectives to advance transportation advocacy, increase member value, and operate efficiently and effectively.

Why Join BayTran?

By becoming a member or sponsor, you will:

- **Network:** Connect with industry leaders and key stakeholders.
- **Influence:** Shape transportation initiatives that impact the region.
- **Learn:** Access educational and informative programs.
- **Lead:** Join committees that drive solutions for regional challenges.

Opportunities for Involvement

Our committees are open to all members in good standing and include:

- **Transportation Committee:** Chaired by Nick Bokaie, Gannett Fleming | Transystems, and Vice Chair Hanna Hall, Woolpert
- **Events Committee:** Chaired by Amanda Stevens, EHRA, and Vice Chair Diana Tabor, Terracon
- **Membership Committee:** Chaired by Chris Casey, HDR, Inc.
- **Education Committee:** Chaired by Thom Kolupski, Mayor, City of Seabrook
- **Public Policy Committee:** Chaired by Timothy "Tim" R. Vail, COL (Ret.), HDR, Inc.
- **Drainage Committee:** Chaired by Hank Dugie, Galveston County Pct. 3 Commissioner

Invest in the Future

BayTran offers tailored sponsorship opportunities to elevate your organization's visibility while demonstrating your commitment to advancing transportation solutions.

To learn more about membership and sponsorship opportunities, please visit our website at <https://baytran.org> or contact us directly.

Thank you for considering this opportunity to invest in the future of Bay Area Houston.

Warm regards,



Amy Skicki
President & CEO
Bay Area Houston Transportation Partnership

BayTran Officers

Chairman: Ken Fickes, Harris County Transit Services

Chairman Elect: Honorable Kevin Cole, City of Pearland

Secretary: Sivaji Senapathi, P.E., Harris County Engineering

Treasurer//Past Chairman: Carl Joiner, Joiner Architects

BayTran Directors

Honorable Thom Kolupski, City of Seabrook

Chris Sallese, Col. (Ret.), Gannett Fleming | Transystems

Chris Casey, HDR, Inc.

Nick Bokaie, P.E., Gannett Fleming Transystems

Matt Hanks, P.E., Brazoria County

Honorable Dr. Robin Armstrong, Galveston County, Pct. 4

Victor Pierson, Moody Bank

Timothy R. Vail, Col. (Ret.), HDR, Inc.

Honorable Sally Branson, City of Friendswood

Barbara Koslov, Ardurra

Honorable Hank Dugie, Galveston County, Pct. 3

Cam Spencer, Port Houston

BayTran Ex-Officio Directors

Brian Freedman, Bay Area Houston Economic Partnership

Chad Burke, Economic Alliance Houston Port Region

Cindy DeWease, Clear Lake Area Chamber of Commerce

Gina Spagnola, Galveston Regional Chamber of Commerce

Tim Culp, Texas City-La Marque Chamber of Commerce

Bryan Bolton, League City Regional Chamber of Commerce



Strategic Plan 2025 – 2029

Approved: November 4, 2024

Mission:

To Enhance Regional Mobility

Board of Directors' Priorities for 2025

- A Board Engagement/Attendance
- B Build a list of metrics for annual report
- C Financial Solvency

Commitment to Regional Mobility

Commitment to Members and Partners

Commitment to Action

Vision:
Texas' Leading
Regional
Transportation
Advocacy
Organization

Core Values

- Safety
- Collaboration
- Advocacy
- Adaptability
- Stewardship
- Integrity

Goal 1: To Champion Regional Mobility

Strat. 1.1 Identify, champion, and monitor mobility projects that affect the region's economic development

Strat. 1.2 Identify, champion, and monitor mobility projects that affect the region's quality of life

Strat. 1.3 Identify, champion, and monitor projects that affect the region's resilience and risk mitigation to business and the public

Goal 2: To Add Value to Members and Partners

Strat. 2.1 Offer programming that is educational, informative, timely, and relevant

Strat. 2.2 Strengthen BayTran's sphere of influence in Chambers and all Bay Area Houston Communities

Strat. 2.3 Extend BayTran's sphere of awareness to Ft. Bend and rest of Houston MSA

Strat. 2.4 Provide Metrics to Demonstrate BayTran's Value to Members

Strat. 2.5 Achieve Status as Transportation Management Organization

Goal 3: To Advocate for Regional Mobility

Strat. 4.1 Define and Promote BayTran's Advocacy Agenda

Strat. 4.2 Gain Support of Decision-makers for BayTran's Agenda

Strat. 4.3 Gain Support of Partners and Communities for BayTran's Agenda

Strat. 4.4 Maintain up-to-date data on project status and actions

Strat. 4.5 Provide Information to Stakeholders on BayTran's Advocacy Agenda

Goal 4: To Operate Effectively

Strat. 4.1 Sustain Accountability (Metrics and Social Impact)

Strat. 4.2 Sustain Fiscal Solvency and Administrative Integrity

Strat. 4.3 Expand Marketing and Communications

Strat. 4.4 Engage the Board Fully



35 YEARS OF
BAYTRAN
Bay Area Houston Transportation Partnership
**Texas 89th Legislative Session
Legislative Agenda**

Bay Area Houston Transportation Partnership's (BayTran) region represents 50% of the 8-county regional economy and 27.8% of the Texas economy, which is the 8th largest economy in the world. Our region is unique in that it is comprised of growing residential communities, the country's largest petrochemical complexes, heavy industrial complexes, and multiple ports. The transportation infrastructure in our region is critical to moving people safely, goods efficiently, and serves as our coastal communities' evacuation routes during emergencies.

BayTran is the advocate for increased mobility and efficient freight movement. BayTran supports policies which increase investment in transportation and supporting infrastructure, which is the key to continued economic growth in the State of Texas. The following items are critical and require action:

Priority projects and initiatives:

- **Coastal Spine** – BayTran supports legislation authorizing funding for design and construction of the storm surge protection system in the upper Texas Gulf Coast to protect the environment, industries, the national economy, and vulnerable communities within the region.
 - » Support local partnerships to assess interior drainage benefits of the Clear Creek & Dickinson Bayou watershed components of the Coastal Texas Project.
 - » Support any legislative efforts to ensure partnership agreements can be executed by GCPD and GLO for the Coastal Texas Project.
- **Grand Parkway** – Completion of segments A, B and C, and further expansion of the Grand Parkway is vital to connecting major freight corridors, port facilities, and to serve as a hurricane evacuation route for coastal communities.
- **Rural to Urban Connectivity** – Implement Transportation Demand Management strategies in planning that will improve connectivity and reduce congestion.
- **Port Infrastructure** – Increase funding for port transportation infrastructure needs, including channel improvements, to accommodate continued tonnage growth in exports and imports worldwide.
 - » Support Proposed Deep-Draft Navigation Channel as evaluated by Cedar Port Navigation District consistent with Houston Ship Channel Depths.
 - » Support Intermodal Investment in Chambers County to reduce Congestion and Improve Air Quality across Galveston and Harris County.

- **Freight Infrastructure** – Increase funding for freight transportation infrastructure, including rail, and preserve and grow Legislative Rider funding for port connectivity. Inclusion of the following projects into the 2045 RTP: TxDOT SH 225 redevelopment, IH 610 Ship Channel Bridge replacement, and Pelican Island Bridge Replacement.

Keep existing funding tools:

- **Rail Relocation Fund** – Allocate substantial dollars to the Texas Railroad Relocation and Improvement Fund during the 2025 legislative session and continue funding each biennium.
- **Toll Roads** – Toll roads are an important funding mechanism in high growth regions, the ability to utilize a toll road could make a difference in keeping up with growth vs. falling behind. BayTran strongly opposes legislation restricting the use of this important tool.
- **No Diversions** – BayTran opposes diversions of funds from transportation dedicated resources to non-transportation uses.

Review of potential sources for new revenue:

- **Hybrid Vehicle Equity Fee** – Establish a fee to ensure that hybrid vehicle owners contribute a fair share of the cost to fund Texas roadways.

2025 Investment Schedule

Investment Benefits



Advocacy

89th Legislative Agenda
Quarterly Austin Visits
TxDOT Commission Meetings
Annual DC Fly-in



Education

Membership Luncheons
State of the Counties
Southeast Texas Transportation
Summit
Workforce Development



Partnership

Agency Coordination
Transportation Coordination
Transportation Management
Economic development
Business Development
Connections & Networking

Executive Partner

\$10,000

- Company logo on BAYTRAN website home page
- Company logo on presentation screen at all events
- Silver sponsorship at Annual State table of the Counties luncheon
- One complimentary table/team sponsorship at all events
- Preferred table position at events
- Executive partner designation on table signs when table is purchased
- Unlimited attendees at BAYTRAN committee meetings
- Member Pricing at all BAYTRAN Events

Sustaining Partner

\$3,500

- Company logo on BAYTRAN website home page
- Company logo on presentation screen at all events
- One complimentary table sponsorship at Annual State of the Counties luncheon
- Preferred table position at events
- Sustaining partner designation on table signs when table is purchased
- Unlimited attendees at BAYTRAN committee meetings
- Member pricing at all BAYTRAN events

Large Company, City, County & Government Agency

\$2,500

50+ employees, population 5,000+

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events



Investment Schedule *Continued*

Medium Company & Small City **\$1,500**

11-50 employees, population 4,999-

- Unlimited attendees at BAYTRAN committee meetings
- Member Pricing for all BAYTRAN Events

Small Company & Nonprofit **\$800**

2-10 employees

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Educational Institution **\$500**

Local ISDs and other Institutions of Higher Learning

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Individuals **\$500**

Sole Proprietor/Citizens

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Scan to Join!



**Any size entity is eligible to be Sustaining or Executive Partners*

2025 Event Schedule

2025 Member Event Schedule

April 3rd

Top Golf Fundraiser*
3 PM - 6 PM

April 21st

Mayoral Panel
11:30 AM - 1 PM

May 19th

State of the Counties*
11 AM - 1 PM

June 16th

Infrastructure Summit*
8:30 AM - 2 PM

July 24th

Happy Hour
TBD

August 15th

State of Ports
11:30 AM - 1 PM

December 11th

Holiday Happy Hour
TBD

**Special Pricing*

Membership Luncheon Sponsor Pricing

Event Headliner Sponsor

\$2,500

(One sponsorship per event)

- One (1) table of eight (8)
- Two (2) seats at the head table
- Opportunity to place company promotional items at each place setting
- Opportunity to provide company promotional video to be shown at the beginning of the program
- Recognition on all of BAYTRAN's social media channels, verbal recognition from the state at the event
- Logos on presentation during the event

Platinum Sponsor

\$2,000

- One (1) table of eight (8) - preferred seating
- One (1) seat at the head table
- Logo on event materials
- Mention from podium

Gold Sponsor

\$1,500

- One (1) table of eight (8)
- One (1) seat at the head table,
- Company name on event materials
- Mention from podium

Silver Sponsor

\$1,000

- One (1) table of eight (8)
- Company name on event materials
- Mention from podium



Luncheon Sponsorship *Continued*

Non-Member Table **\$750**

- Table for eight (8) guests
- Recognition as a Table Sponsor at event

Member Table **\$500**

- Table for eight (8) guests,
- Recognition as a Table Sponsor at event

Program Sponsor* **\$350**

- Two attendees

Network Break Sponsor* **\$150**

- One attendee (Infrastructure Summit + STTS)

Chotchke Sponsor*

- Donate nice item for guests at sponsor tables

Individual Non-Member **\$100**

Individual Member **\$75**

Elected Official **No Charge**

**Only Company/Non-Profit, Educational Institutions and Individual Memberships*



2025 Infrastructure Summit & State of the Counties



Underwriter Sponsor

\$3,500

(One sponsorship per event)

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Two (2) seats at the head table
- Opportunity to place company promotional items at each place setting
- Opportunity to provide company promotional video to be shown at the beginning of the program
- Recognition on all of BAYTRAN's social media channels, verbal recognition from the state at the event
- Logos on presentation during the event

Platinum Sponsor

\$2,500

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties- preferred seating
- One (1) seat at the head table
- Logo on event materials
- Mention from podium

Gold Sponsor

\$2,000

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- One (1) seat at the head table,
- Company name on event materials
- Mention from podium

Infrastructure Summit & State of the Counties *Continued*

Silver Sponsor **\$1,500**

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Company name on event materials
- Mention from podium

Non-Member Table **\$1,000**

- Table for eight (8) guests at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Recognition as a Table Sponsor at event

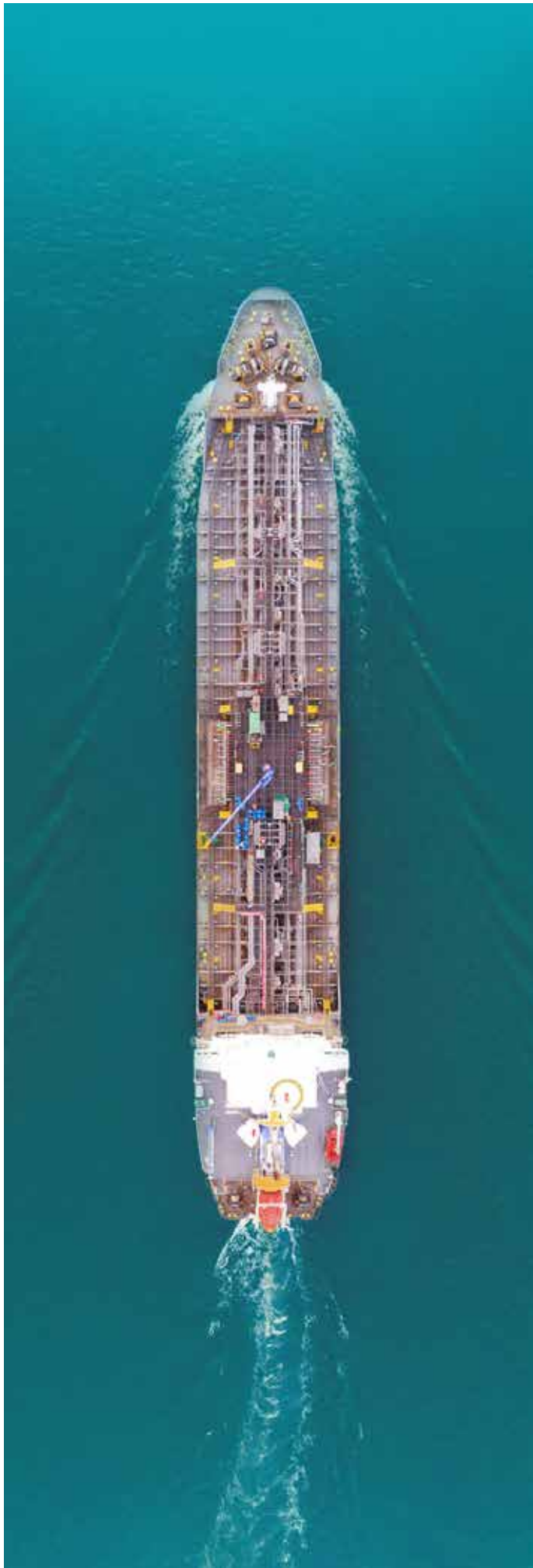
Member Table **\$750**

- Table for eight (8) guests, at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Recognition as a Table Sponsor at event

Individual Non-Member **\$125**

Individual Member **\$95**

Elected Official **No Charge**



2025 Annual Swing For A Cause Top Golf Tournament

BAYTRAN's annual Swing for a Cause Top Golf Tournament will be held on Thursday, April 3, 2025 at Top Golf in Webster. This event is in partnership with League City Chamber. Last year, our first, we had just under 100 attendees. We expect well over 100 this year. We will be selecting a Non-Profit, where a portion of the proceeds will be donated. This is a fun day with lots of networking opportunities.



Title Partner

\$2,500

- Logo & Title Sponsor designation on rotating slideshow in Signature Room
- Premium double bay in center
- Two teams of six
- Three complimentary attempts at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral and social media
- One-Page ad in digital magazine (*Good for 1 year*)

Platinum Partner

\$1,700

- Logo & Platinum Sponsor designation on rotating slideshow in Signature Room
- Double bay near the center
- One team of six
- One complimentary attempt at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral as well and social media
- 1/2-Page ad in digital magazine (*Good for 1 year*)



Top Golf Pricing *Continued*

Gold Sponsor **\$1,500**

- Logo & Platinum Sponsor designation on rotating slideshow in Signature Room
- One team of three
- Five complimentary attempt at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral as well and social media

Add-On Contest(TBD) Partner **\$1,400**

- Logo & Hole-in-One Sponsor designation on rotating slideshow in Signature Room
- Single bay near Platinum sponsor
- One team of three
- Five complimentary attempts at add-on contest (TBD)
- Bucket of beer at bay
- Logo to be included in all event collateral as well and social media
- 1/4-Page ad in digital magazine (*Good for 1 year*)

Prize Partner **\$1,000**

- Logo & Prize Sponsor designation on rotating slideshow in Signature Room
- Single bay near Hole-in-One sponsor
- One team of three
- Bucket of beer at bay
- Logo to be included in all event collateral as well as BAYTRAN's Facebook Page.

Live Leaderboard Partner **\$300**

- Logo placement on Live Leaderboard digital signage looping during event.
- Does NOT include ticket to play



Top Golf Pricing *Continued*

Bar Partner	\$250
▪ Signage with logo placement in bar area. ▪ Does NOT include ticket to play	

Team and Individual Pricing

Non-Member Team of 6	\$900
Member Team of 6	\$750
Non-Member Individual	\$150
Member Individual	\$125
Non-Member Team of 3	\$450
Member Team of 3	\$375
Attend but NO GOLF	\$75
Elected Official	\$0

Scan for Events Page



ORDINANCE NO. 2025-O-08

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

* * * * *

WHEREAS, the City of Manvel has received a petition from the WOLFE AIRPARK CIVIC CLUB, (successor in interest to Wolfe Airpark Corporation) and the property owners of the below described property, petitioning the city for disannexation of the owner’s property from the city limits (Exhibit A); and,

WHEREAS, the Property petitioned for disannexation is part of Wolfe Airpark, according to the Plat recorded in Volume 16, Page 153, Plat Records, Brazoria County, Texas, being a part of the certain annexation, Ordinance No. 73-1 as recorded in Volume 1279, Page 838, Deed Records, Brazoria County, Texas, being more particularly described by metes and bounds in the survey in Exhibit A (the “Property”); and

WHEREAS, on the 18th day of February, 2025, a public hearing was held before the City Council of the City of Manvel, Texas, regarding the proposed disannexation. All persons wishing to be heard were given an opportunity to do so; and

WHEREAS, such the Property is sparsely populated and is not currently served with city utilities; and

WHEREAS, the property owners and applicants stipulate that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, also makes the determination that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate, and is in the best interest of the City of Manvel; now, therefore,

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

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

Section 2. The City Council acknowledges receipt of the petition from the WOLFE AIRPARK CIVIC CLUB, (successor in interest to Wolfe Airpark Corporation) and the property owners of the below described property, petitioning the city for disannexation of the owner's property from the city limits (Exhibit A); and

Section 3. The City Council hereby acknowledges the written stipulations/waivers of the WOLFE AIRPARK CIVIC CLUB and the property owners that the money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners. Additionally, the City Council also, on its own, finds and hereby determines that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners.

Section 4. The City Council hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate and in the best interest of the City of Manvel, and the Property described above, and more particularly described on the metes and bounds in the survey attached hereto as Exhibit B, is hereby disannexed and discontinued from the corporate limits of the City of Manvel, Texas.

Section 5. This disannexation is conditioned on there first being filed with the City all written stipulations/waivers referenced in Section 3, and for any and all property owners for whom no written stipulations/waivers are available, an indemnification agreement executed by WOLFE AIRPARK CIVIC CLUB agreeing to pay for the defense and judgment of any claim for back taxes and fees brought by any property owner for whom no written stipulations/waivers are available. Until and unless said written stipulations/waivers and executed indemnification agreements are filed with the City Secretary, this disannexation is not effective.

Section 6. This disannexation is also conditioned upon reimbursement by WOLFE AIRPARK CIVIC CLUB of the city's legal and title company fees and recordation expenses associated with this disannexation.

Section 7. Upon the completion of the conditions stated above, the Mayor is hereby authorized and directed to sign this ordinance and this disannexation and discontinuance of the above-described territory is effective as of the date of such signing of this ordinance.

Section 8. The City Secretary is hereby authorized and directed to forthwith cause a certified copy of this Ordinance and the Mayor's Order to be delivered to the County Clerk of Brazoria County, Texas, as required by § 41.0015, Texas Local Government Code, and to the Chief appraiser of the Brazoria County Appraisal District.

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

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

Dan Davis, Mayor

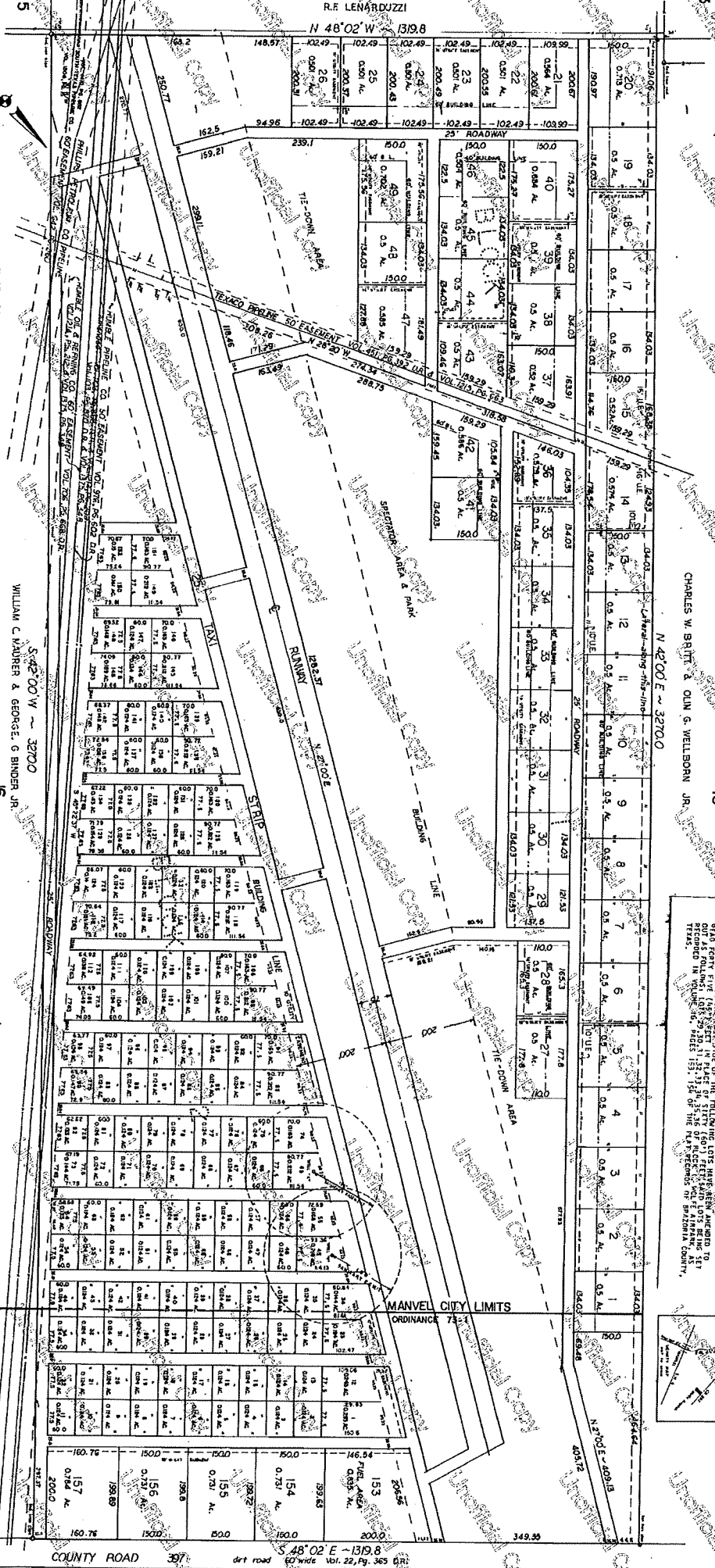
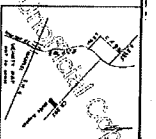
ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

PLAT RECORDS
18
EFFECTIVE RECORDING PLAT NO. 18, BEING 182-111, VOL. 1732 PG. 462
BUILDING LINE ON THE EAST SIDE OF THE BUILDING LOTS HAVE BEEN AGREED TO
OUT AS SHOWN IN PLACE OF THE BUILDING LOTS HAVE BEEN AGREED TO
RECORDED IN VOLUME 18, PAGE 182-111, IN THE PUBLIC RECORDS OF BRAZORIA COUNTY,
TEXAS.



GORMLY SURVEYING INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P. O. BOX 862, ALVIN, TEXAS, 77512-0862
PHONE (281) 331-0883
FIRM# 10095700

METES AND BOUNDS

A de-annexation of part of Wolfe Airpark, according to the Plat recorded in Volume 16, Page 153, Plat Records, Brazoria County, Texas, being a part of that certain annexation, Ordinance No. 73-1 as recorded in Volume 1279, Page 838, Deed Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the herein described tract, being approximately 500 feet southwesterly from the north corner of said Wolfe Airpark and Lot 17 of the Subdivision of the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the Plat recorded in Volume 22, Page 364, Deed Records, Brazoria County, Texas;

THENCE in a southeasterly direction with a line of said annexation approximately 1320 feet to the southeasterly line of said Wolfe Airpark and the northwest line of Lot 16 of the Thomas Spraggins Survey for the east corner of the herein described tract;

THENCE in a southwesterly direction with the southeast line of said Wolfe Airpark and the northwest line of said Lot 16 approximately 2770 feet to the south corner of said Wolfe Airpark;

THENCE in a northwesterly direction with the southwest line of Wolfe Airpark approximately 1320 feet to the west corner of said Wolfe Airpark;

THENCE in a northeasterly direction with the northwest line of said Wolfe Airpark approximately 2770 feet to the PLACE OF BEGINNING.

METES AND BOUNDS WRITTEN FEBRUARY 2, 2025

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BY: _____

Chad A. Gormly

Registered Professional Land Surveyor No. 5796

Gormly Surveying, Inc.

FIRM # 10095700







CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

Consent Agenda

TOPIC: SCADA improvement to serve MTC and future projects

BACKGROUND: in 2023 the City kicked off the implementation of the SCADA project which was completed in the fall of 2024. The project allowed secure remote tracking and operations of water and waste water facilities through out the City. With the expansion of our water system, we also need to incorporate these sites into our network. In this improvement phase we aim to integrate the water plant in Manvel Town Center and install cellular radio to onboard the other two latest additions being the Manvel water tower and Valencia lift station.

Water Plant Integration \$49,780.00

Cellular Radio Integration \$41,698.00

RECOMMENDATION:

Staff recommends approval both projects in the total estimate of \$100,000.00

ATTACHMENTS: Water Plant SCADA integration and Cellular expansion project

FUNDING ISSUES

☐ Not applicable

☐ Not budgeted

☒ Full amount already budgeted

☐ Funds to be transferred

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL: ☒



CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

Consent Agenda

TOPIC: 24 Inch Sanitary Sewer improvement along Morris Avenue.

BACKGROUND: Contractors working for Autozone damaged the sanitary line with making an unauthorized tie in. The damage exposed that the lines integrity was compromised and was not fit to be put back in service as is. The City is electing to replace the entire segment of line utilizing the pipe burst method to preserve capacity and properly restore the line without inconvenience to our commercial businesses and hindering access for our residents.

We've determined that the contractor onsite making the initial repair is qualified for this level of rehab and we recommend funding this urgent improvement project.

The total estimate for this repair is \$260,000.00

RECOMMENDATION:

Staff recommends approval for the improvement project.

ATTACHMENTS: 24 Inch Pipe Burst Daytime, 24 Inch Pipe Burst Nighttime, Pipe Burst report

FUNDING ISSUES

- ☐ Not applicable
- ☒ Not budgeted
- ☐ Full amount already budgeted
- ☐ Funds to be transferred

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL: ☒

ORDINANCE NO. 2025-O-10

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV “RESIDENTIAL PARKING,” BY ADOPTING A NEW SECTION 59-84 REGULATING THE PARKING OF TRAILERS AND BOATS ON RESIDENTIAL STREETS; RENUMBERING THE REMAINING SECTIONS OF ARTICLE IV; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the **Texas Transportation Code** § 311.001, provides that a municipality has exclusive control over and under the public highways, streets, alleys, sidewalks, and public ways within the city limits; and

WHEREAS, section 2.07 of **The City Charter** provides that the city may regulate and control the use of the streets and other public places in the city; and

WHEREAS, the City Council hereby determines that the regulation herein of parking on city streets is declared to be reasonable and limited to the amount of regulation necessary to preserve and protect the public health and safety;

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

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

Section 2. The Code of Ordinances of the City of Manvel, Chapter 59. “Streets, Sidewalks and Other Public Places,” is hereby amended by adding a new

SECTION 59-84, to read and provide as follows (and renumbering the sections that follow):

“Chapter 59 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

...

ARTICLE IV.- RESIDENTIAL PARKING

...

Sec. 59-84. – Boats and Trailers

(a) No boat or trailer may be parked on a residential street for a period longer than is necessary for the expeditious loading or unloading of passengers, equipment, or materials. In no case shall the boat or trailer be parked on the residential street unattended for more than four (4) hours.

(b) Boats and trailers may not be parked in a manner that causes any part of the boat or trailer to extend over a sidewalk. On a residential lot with no sidewalk, no vehicles shall be parked within a five-foot setback from the curb edge (that edge of the curb closest to the house).

(c) To the extent of conflict of any other parking ordinances in the city code, this section is intended to prevail.

Sec. 59-85 [~~84~~]. - Commercial vehicles.

(a) Commercial vehicles not owned, leased, or driven by the resident, shall not be parked or left standing except for the purpose of making a delivery, providing a service, or in connection with a house renovation or repair project and then only during the time of the delivery, service, or during actual hours of renovation work.

(b) In any event, unless during actual hours of delivery, service or renovation work, the following commercial vehicles shall not be parked on a residential street in a residential subdivision:

- (1) Truck-tractors;
- (2) Trailers designed to be drawn by truck-tractors;
- (3) Public or private buses, including school, church, greyhound, coach or tour buses;
- (4) Converted buses;
- (5) Heavy construction equipment, to include but not be limited to: graders, dozers, rollers, cement mixers, backhoes, dump trucks, and the like;
- (6) Any commercial vehicle exceeding thirty-five (35) feet in length.

Sec. 59-~~86~~ [85]. – Violation.

(a) It shall be a violation whenever a vehicle is found parked or stopped in violation of this ordinance or state law.

(b) Whenever any motor vehicle, with or without driver, is found parked or stopped in violation of any of the restrictions imposed by this ordinance or by state law, the officer finding such vehicle shall take note of its registration number and may take any other information displayed on the vehicle which may identify its user, and shall conspicuously affix to such vehicle a traffic citation, on a form provided by the city, for the driver to answer to the charge during the hours and at a place specified in the citation.

(c) In any prosecution charging a violation of any law or regulation governing the standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was, at the time of such parking, the registered owner of such vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which, such violation occurred.”

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

Section 4. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount of not less than one dollar (\$1) or more than Two Hundred Dollars (\$200). In any prosecution hereunder governing the standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was, at the time of such parking, the registered owner of such vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which, such violation occurred.

Section 5. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



CITY COUNCIL DATA SHEET

MEETING DATE: March 17, 2025

Agenda: Regular ☒
Consent ☐

TOPIC:

Amending ordinance Chapter 59 - Streets, Sidewalks and other Public Places; Article IV - Residential Parking, adding new section 59-84 - Boats and Trailers

BACKGROUND:

This amendment focuses on regulating the abandonment, parking, and storage of boats and trailers on residential streets. Currently, the City of Manvel's ordinances do not address this issue. However, with the increasing density of residential developments, parking or storing boats and trailers on residential streets has become a traffic concern. While existing ordinances cover motor vehicles, commercial vehicles, and recreational vehicles, this amendment will empower Manvel Police Officers to enforce regulations and address this traffic hazard.

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Keith Traylor

FINANCE DIRECTOR APPROVAL ☐

CITY MANAGER APPROVAL: ☐

ORDINANCE NO. 2025-O-11

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF THE PORTION OF BISSELL ROAD, RUNNING APPROXIMATELY 2,500 FEET FROM IOWA LANE EAST TO KIRCHNER ROAD, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING AN EXCEPTION FOR PROPERTY OWNERS WHO OBTAIN A LICENSE FROM THE CITY FOR ACCESS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City Council has determined that it is in the best interest of the City of Manvel to close this portion of Bissell Road to public travel; and

WHEREAS, the City Council wishes to close said right-of-way but to provide that the property owners who need to access their property over said closed right-of-way may be granted a license for such access, where accompanied by the execution of a license agreement; now, therefore;

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

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

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity require the closing of certain city right-of-way being the portion of Bissell Road running 2,500 feet from Iowa Lane east to Kirchner Road, Manvel, Texas, and described and depicted in Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way depicted in Exhibit “A” attached hereto and made a part hereof for all purposes, located within the City of Manvel, Brazoria County, Texas, is hereby closed. Said area is not abandoned but is closed as a public way, except for those granted a license to use the right-of-way by the city council for access.

Section 4. **Exception.** Property owners who need access to their property over said closed right-of-way shall be permitted to use the closed right of way pursuant to a license granted by the city council and execution of an accompanying license agreement satisfactory to the city. The city manager is authorized to execute said license agreements, upon approval as to form by the city attorney.

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

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

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

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



Bissell Road



Bissell Road License Agreement



City of Manvel City Limits



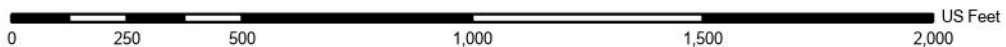
Parcels



City of Manvel ETJ



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



Date: March 2025
Reference: 2025015
Data Source: City of Manvel,
Brazoria County Open Data

**AGREEMENT BETWEEN BRAZORIA COUNTY EMERGENCY
SERVICES DISTRICT NO. 3 AND THE CITY OF MANVEL
REGARDING FUEL SHARING DURING DISASTERS**

This Agreement ("Agreement") is made effective as of the Effective Date (as defined below), by and between the **CITY OF MANVEL**, acting through its City Council (the "City"), and the **BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3**, herein after referred to as (the "District"). The District and the City may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, City and District provide emergency services to the residents of the City; and

WHEREAS, Government Code chapter 791 allows local governmental entities to contract in order to assist each other with governmental functions, including public safety;

WHEREAS, the Parties have determined that in cases of emergency, such as natural disasters, limited access to resources can hinder the ability of the Parties to provide public safety services to the residents of the City and District, and they recognize the need to ensure the availability of fuel for emergency response and recovery efforts during emergencies; and

NOW, THEREFORE, the City and the District agree as follows:

I. Fuel Sharing

A. During a declared disaster, each of the Parties agree to provide fuel to the other as needed, based on the availability of fuel stored and secured by each Party for emergency response operations.

B. Requests for fuel shall be made through the designated representatives of each Party, whose contact information shall be exchanged and kept current.

C. Each Party shall maintain records of fuel provided under this Agreement. After the declared disaster ends and normal access to fuel is restored, the Parties agree to reimburse each other at the actual cost of fuel provided to each other under this Agreement. Reimbursement will be based upon the submission of a request for reimbursement with supporting documentation of the amounts and type of fuel provided, as well as documentation on the cost of fuel secured by the providing Party. Each Party agrees that costs to be reimbursed will include a 5% fee to cover labor and overhead costs associated with providing fuel to the other Party.

II. Miscellaneous

A. Nothing in this Agreement shall be construed as creating any personal liability on the part of any employee, officer, or agent of any Party to this Agreement.

B. The Parties expressly acknowledge and agree that no provision of this agreement is in any way intended to constitute a waiver by any party of any immunity from suit or liability that a party may have by operation of law. The Parties retain all governmental immunities.

C. Each Party shall be responsible for its own acts and omissions, and neither Party shall be liable for any indirect, special, or consequential damages arising from this Agreement.

D. Each Party agrees to indemnify and hold harmless the other from any claims, liabilities, or expenses arising from the performance of this Agreement, except to the extent such claims arise from the gross negligence or willful misconduct of the other Party.

E. This Agreement shall not be assigned by either Party without the express written consent of the other Party.

F. This Agreement cannot under any circumstance be modified orally, and no agreement shall be effective to waive, change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by both the District and the City.

G. The Effective Date of this Agreement shall be the date on which the second of the two Parties executes this Agreement and shall remain in effect until terminated by either Party with 30 days written notice.

H. Either Party may terminate this Agreement immediately for cause if the other Party fails to comply with any material term of this Agreement.

I. This Agreement shall be governed by the laws of the State of Texas. Venue for suit shall be Brazoria County, Texas.

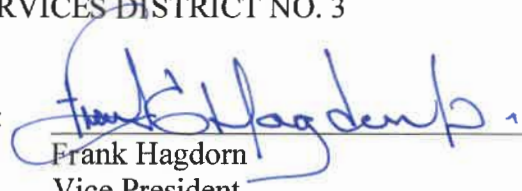
J. This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings.

AGREED and SIGNED to be effective as of the Effective Date.

CITY:
CITY OF MANVEL, TEXAS

DISTRICT:
BRAZORIA COUNTY EMERGENCY
SERVICES DISTRICT NO. 3

By: _____
Dan Davis
Mayor

By:  _____
Frank Hagdorn
Vice President

DATED: _____

DATED: March 10, 2025



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/2025

TOPIC: Appointment of PD&Z Board Members to place #1, #2, #3 and #4

Summary:

The purpose of the PD&Z is to review, advise, and make recommendations to the City Council on matters relating to City and extraterritorial jurisdiction (ETJ) planning and development.

Applicants: Must be residents of the City of Manvel for at least 12 months, real property owners, and not employees of the City, and must have attended at least two consecutive PD&Z Meetings prior to being considered for appointment.

Duties: The Planning and Zoning Commission shall: Serve as an advisory body and adjunct to the City Council, and shall make recommendations regarding amendments to the Master or Comprehensive Plan, changes of zoning, zoning ordinance amendments, and zoning to be given to newly annexed areas, and other planning related matters for the physical development of the City. Approval or disapproval of plats of proposed subdivisions submitted in accordance with City ordinances as adopted or hereafter amended. Serve in an advisory capacity on any planning-related item(s) in the City and perform other duties as provided for by the City Charter.

Time Commitments: Twice per month, in the evening, if needed, usually requiring 1 to 2 hours. Additional meetings may be required infrequently to accommodate particular circumstances.

Members: Members must be residents of the City of Manvel, real property owners, and not employees of the City.

The list of applicants interested in being considered for appointment to the board is;

**** All applicants below have fulfilled the attendance requirement of attending 2 consecutive PD&Z meetings ****

- Ryan Miller, Incumbent Place 1, Engineer
- Kyle Marasckin, Incumbent Place 2, Media Specialist ACC
- Mary Ann Atkinson, Incumbent Place 3, General Manager
- Kenneth Haynes, Incumbent Place 4, Retired
- Larry Akery, Retired Computer Operator

Applicants who have NOT fulfilled the 2 consecutive meeting attendance requirements;

- Catherine Martin
- Courtney Pernell
- Judy Peterson
- Gilbert Quinchelle
- Arthur Santosh

Below is a listing of the current PD&Z Board Members and Board Terms.

Planning Development and Zoning Commission

Board Member	Term
#1 Ryan Miller	3/2023-3/2025
#2 Kyle Marasckin	3/2023-3/2025
#3 Mary Ann Atkinson	3/2023-3/2025
#4 Kenneth Haynes	3/2023-3/2025
#5 Christy Kennard	3/2024-3/2026
#6 Delores Martin	3/2024-3/2026
#7 William Richardson	3/2024-3/2026

RECOMMENDATION



ATTACHMENTS

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

City Secretary

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 3/17/2025

TOPIC: Appointment of MEDC Board Members to place #4, #5, #6, and #7

Summary:

The purpose of the MEDC is to promote economic development in the City of Manvel and to promote or develop municipal infrastructure related to the development or expansion of the business enterprise.

Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as Directors of the Corporation, Directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation or which would be lawful and shall refrain from actions that are not in the best interest of the Corporation or which would be unlawful. A Director shall not be liable if, in the exercise of ordinary care, the Director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

Time Commitment: The time commitment varies somewhat based on the projects being undertaken. Normally, one meeting per month, typically the second Wednesday of the month at 6:00 p.m., in meetings of 1 to 2 hours duration. Some outside reading and study will be required.

Members: Each Director must reside within 10 miles of the Manvel City Limits.

The list of Applicants interested in being considered for appointment to the board is;

- Damon Collins, (Incumbent Place 4), Business Owner/Registered Investment Advisor, Collins Wealth Management
- Jason Black, (Incumbent Place 5), Business Owner, Cameron Recycling
- Derek Dalmolin (Incumbent Place 6), Business Owner, 3-D Air
- Robina Spruill (Incumbent Place 7), Dyad Teacher
- Sheila Adesina, Master Social Worker
- Yocharlakeeta Floyd, Exec Director & VP at The Philonise and Keeta Floyd Institute
- Ty Watkins, Groundwater Compliance Specialist
- Santosh Athuru, Manager (Firmware/Software)
- John Fletcher, Business Consultant
- Noah Martini, Business Owner, Casco Landfill

- Andrea McLemore, Accountant
- Leo Norris, Laboratory/Polymers
- Jeffrey Pazmino, Accountant
- Judy Peterson, Examiner
- Abraham Robles, Project Manager
- Carolynn Waites, Librarian

Below is a listing of the current MEDC Board Members and Board Terms.

Manvel Economic Development Corporation

Board Member	Term
#1 Kris Durrett II	3/2024-3/2026
#2 Martina McNickles	3/2024-3/2026
#3 Donald Atkinson	3/2024-3/2026
#4 Damon Collins	3/2023-3/2025
#5 Jason Black	3/2023-3/2025
#6 Derek Dalmolin	3/2023-3/2025
#7 Robina Spruill	3/2023-3/2025

RECOMMENDATION



ATTACHMENTS

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

City Secretary

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____