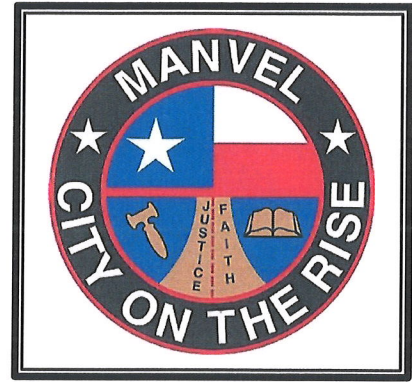


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 9, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

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

Public Comments: "Comment Card" Required

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

Presentation

Overview of Open Meetings Act and Meeting Decorum.

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 CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

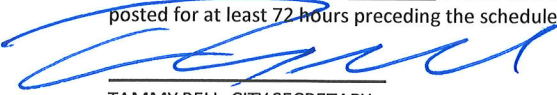
- A. Consideration and possible action to approve a 30-day extension for the Meridiana Detention Reserve U Phase 2 Preliminary Plat.
- B. Consideration and possible action to approve a 30-day extension for the Meridiana Section 28C Preliminary Plat.
- C. Consideration and possible action to forward a recommendation of approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 721 "ACCOMMODATIONS". (Proposed Ordinance No. 2025-0-21)

- D. Consideration and possible action to authorize the PD&Z Chair to sign a letter of support for the City of Manvel's application to the Texas Department of Transportation's 2025 Transportation Alternatives set-aside (TA) call for projects. (Resolution 2025-R-13 authorizing staff submittal of grant application approved by City Council 6/2/2025)
- E. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 6/6/2025 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

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 5/27/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: Ryan Miller
Kenneth Haynes

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
James McClain, Administrative Captain

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Robert Gervais provided the overview.

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A FINAL PLAT OF MERIDIANA SECTION 32C WHICH INCLUDES A PROPOSED REPLAT, BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO, BEING A PARTIAL REPLAT OF MERIDIANA SECTION 32B FINAL PLAT, AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE PORTION OF LOT 1, BLOCK 1 (WITH ASSOCIATED RIGHT-OF-WAY) OF MERIDIANA SECTION 32B WITH UNPLATTED ACREAGE TO CREATE LOT 1, BLOCK 1 OF THE PROPOSED FINAL PLAT OF MERIDIANA SECTION 32C, AND TO REMOVE A UTILITY EASEMENT.

Kyle Marasckin opened the Public Hearing at 6:04 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

Kyle Marasckin closed the Public Hearing at 6:05 p.m.

Staff Presentation on Public Hearing Item

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Kyle Marasckin opened the Public Hearing at 6:16 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

Kyle Marasckin closed the Public Hearing at 6:16 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson,
MaryAnn Atkinson

No: None
Absent: Ryan Miller, Kenneth Haynes
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 32C; BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 32C Final Plat with four (4) conditions;

1. Please verify the information for C5 in the curve table. The information appears to be different from what was recorded in Section 32A. Please see markups for reference (Section 62-41(b)(10)).
2. Provide a letter of no objection from the applicable entity pertaining to the North Canal. (Section 62-41(b)(18)).
3. Please show the floodplain limits on the plat. Please update Note 2 of the General Notes if the property is located within the floodplain (Section 62-41(b)(18)).
4. Please verify the acreage listed in Note 19 of the General Notes for accuracy. It does not match the acreage shown in the Reserve Table. Ensure all references to acreage are consistent throughout the plat (Section 62-41(b)(13)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
No: None
Absent: Ryan Miller, Kenneth Haynes
Abstained: None

- B. Consideration and possible action to forward a recommendation of approval to City Council; A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), TO ALLOW MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS.

Jose Abraham provided the overview.

Staff recommends approval of this variance request to Chapter 62, Section 108 (b)(4) and Section 104 (5) based on the following conditions:

1. The subdivision variance will expire upon a change of residential use; and
2. Access points and connections depicted on the approved Oakwood Trails Master Plan shall not be changed or removed.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson,
MaryAnn Atkinson
No: None
Absent: Ryan Miller, Kenneth Haynes
Abstained: None

- C. Consideration and possible action to forward a recommendation of approval to City Council for Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Oakwood Trails - Master Plan with the following conditions. The conditions include:

1. Variance request pertaining to multiple points of access from a collector street is approved by the City Council
2. Variance request pertaining to multiple points of access from a collector street is approved by the City Council. (Sec. 62-104 (5)(b))
3. Provide proof of drainage plan submittal to the appropriate Drainage District and the County (Section 62-38(a)(12))
4. Provide proof of TIA submittal to the County (Section 62-38(a)(13))
5. NOTE: The property along the southern boundary of Section 6 is labeled as MUD 47; however, we have no record of this designation. Please verify if the label is correct and clarify whether there are plans to annex this portion.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson,
MaryAnn Atkinson
No: None
Absent: Ryan Miller, Kenneth Haynes
Abstained: None

- D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Proposed Ordinance No. 2025-0-18).

Jose Abraham provided the overview. City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

PD&Z Member William Richardson expresses his discomfort in voting for this before seeing the traffic and drainage studies.

Mr. Boyce opposes the rezone.

Dorothy Wynne, property owner who is selling to Meridiana, speaks in favor of the rezone.

PDZ Member William Richardson makes the motion to table. PDZ Member Delores Martin seconded the motion.

The motion FAILED with a vote: 3/2

Yes: Delores Martin, William Richardson, MaryAnn Atkinson

No: Kyle Marasckin, Christy Kennard

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 2/3

Yes: Kyle Marasckin, Christy Kennard

No: Delores Martin, William Richardson, MaryAnn Atkinson

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

The item failed to receive a passing motion. This item will be forwarded to the City Council with no recommendation.

- E. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan, Amendment No. 24.

PDZ Member Christy Kennard made the motion to table. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

- F. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.

Jennifer Mak, Gary Mitchell, James Andrews, and Alfonso Mireles provided the presentation.

- G. Development Services Staff Update.

Jose Abraham provided the update.

*Bobby Gervais states for the record that because of the 30-day shot clock, the motion to table for the Regular Agenda Item E is fine, as long as they agree to it and request it in writing. He clarified on the record that the applicant, Brian, with EHRA, did send a written email request, so the motion to table is fine, and we are acting on their written approval.

- H. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:32 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 9, 2025 (PD&Z)

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve a 30-day extension for the Meridiana Detention Reserve U Phase 2

Preliminary Plat.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Detention Reserve U Phase 2- Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 09, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its east side and is located along the western side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP on the north.*
- *The proposed plat subdivides a 9.56-acre tract into 1 block and 2 reserves for drainage, detention landscaping, open space, recreation, and utility purposes.*
- *The proposed plat does not conform to the most recently approved GDP Amendment No. 23. Approval of both pending rezoning and GDP amendment is required before the plat can proceed.*
- *Municipal Utility District (MUD) annexation must also be completed prior to any further action.*
- *The applicant has requested a 30-day extension in accordance with Texas Local Government Code Chapter 212.009, extending the deadline to July 9, 2025, so the proposed plat can be addressed at the June 23, 2025, meeting. The extension is requested to allow additional time to align the submittal with the pending rezoning, GDP amendment, and required MUD annexation.*

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before June 23, 2025.

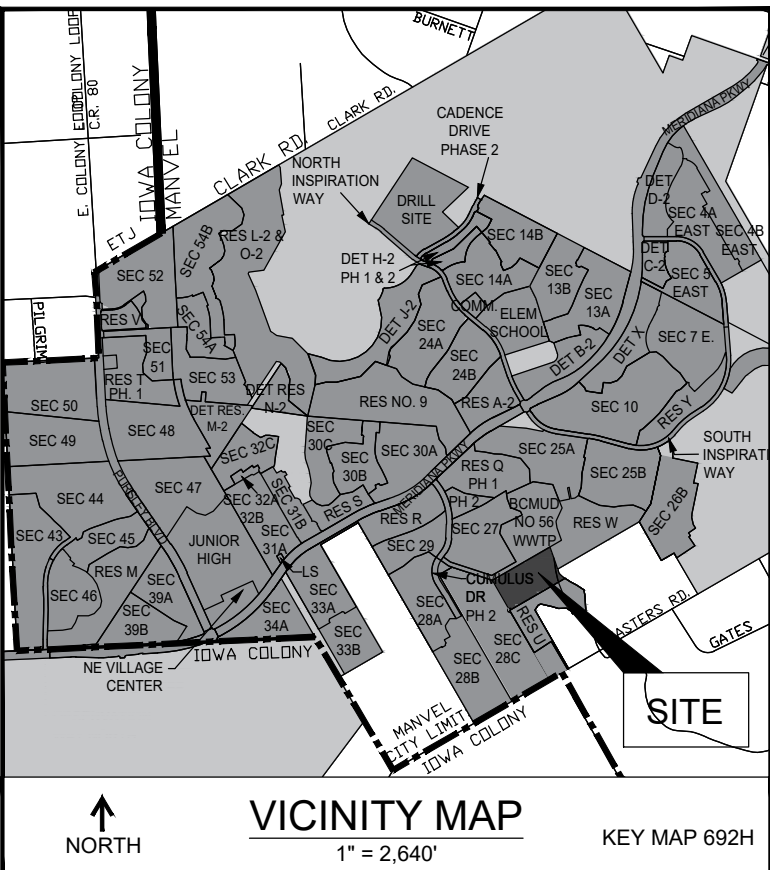
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, partially within Zone AE and partially within the Floodway.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD NO. 56 Prior to Final Plat Submittal.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE for this site is 44.6.

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	85,372.35	1.96	B.C.D.D. NO. 5
U2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	331,077.18	7.60	B.C.M.U.D. NO. 56
TOTAL		416,449.53	9.56	B.C.M.U.D. NO. 56

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 47°24'30" W	74.25'
L2	S 56°42'47" E	26.36'



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 53 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Detention Reserve U Phase 2 Preliminary Plat

A Subdivision of 9.56 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: Ralph Wayne Eubank

Reason for Replat: To Create 2 Restricted Reserves

May 30, 2025



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

EHRA JOB NO.
081-011-211

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

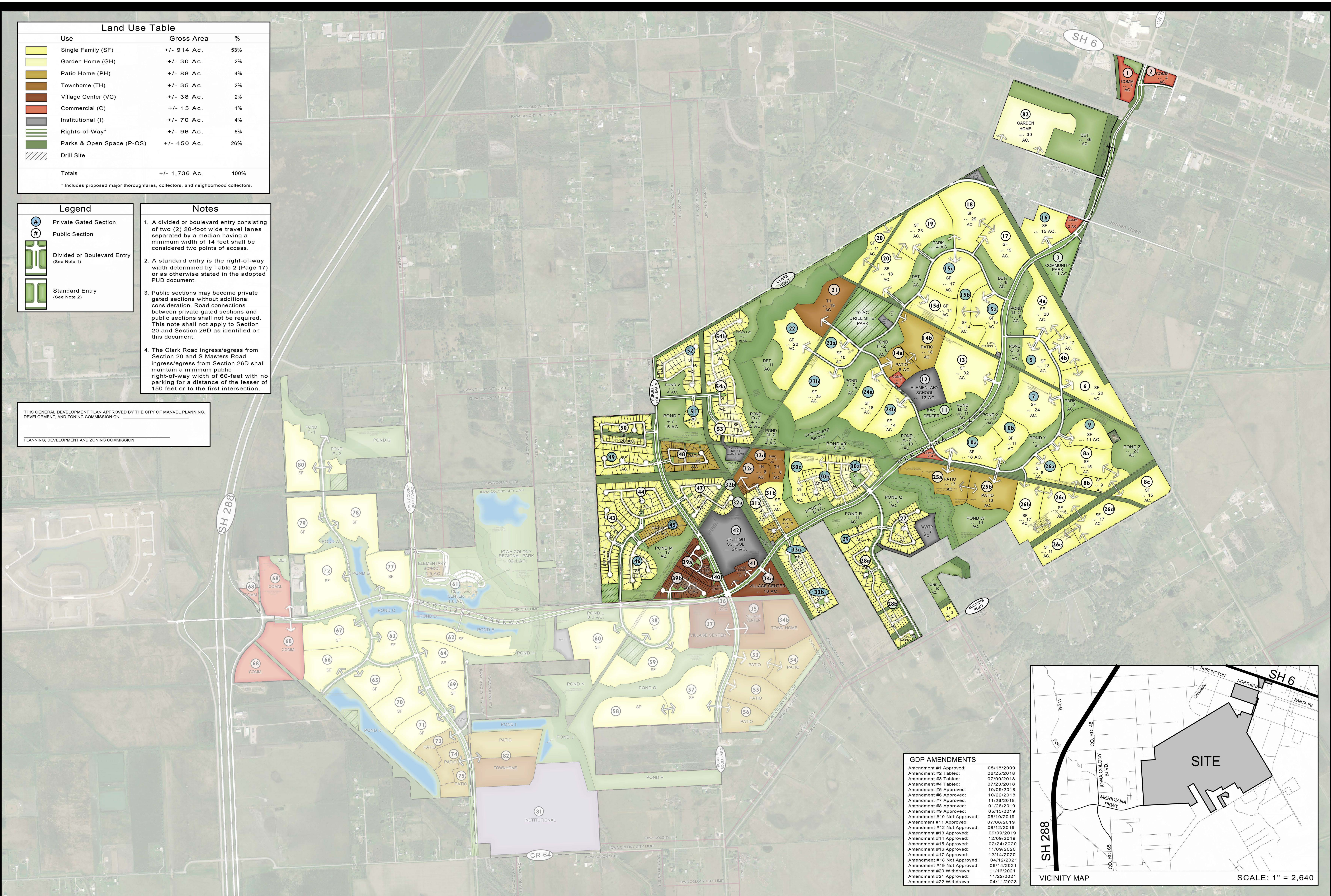
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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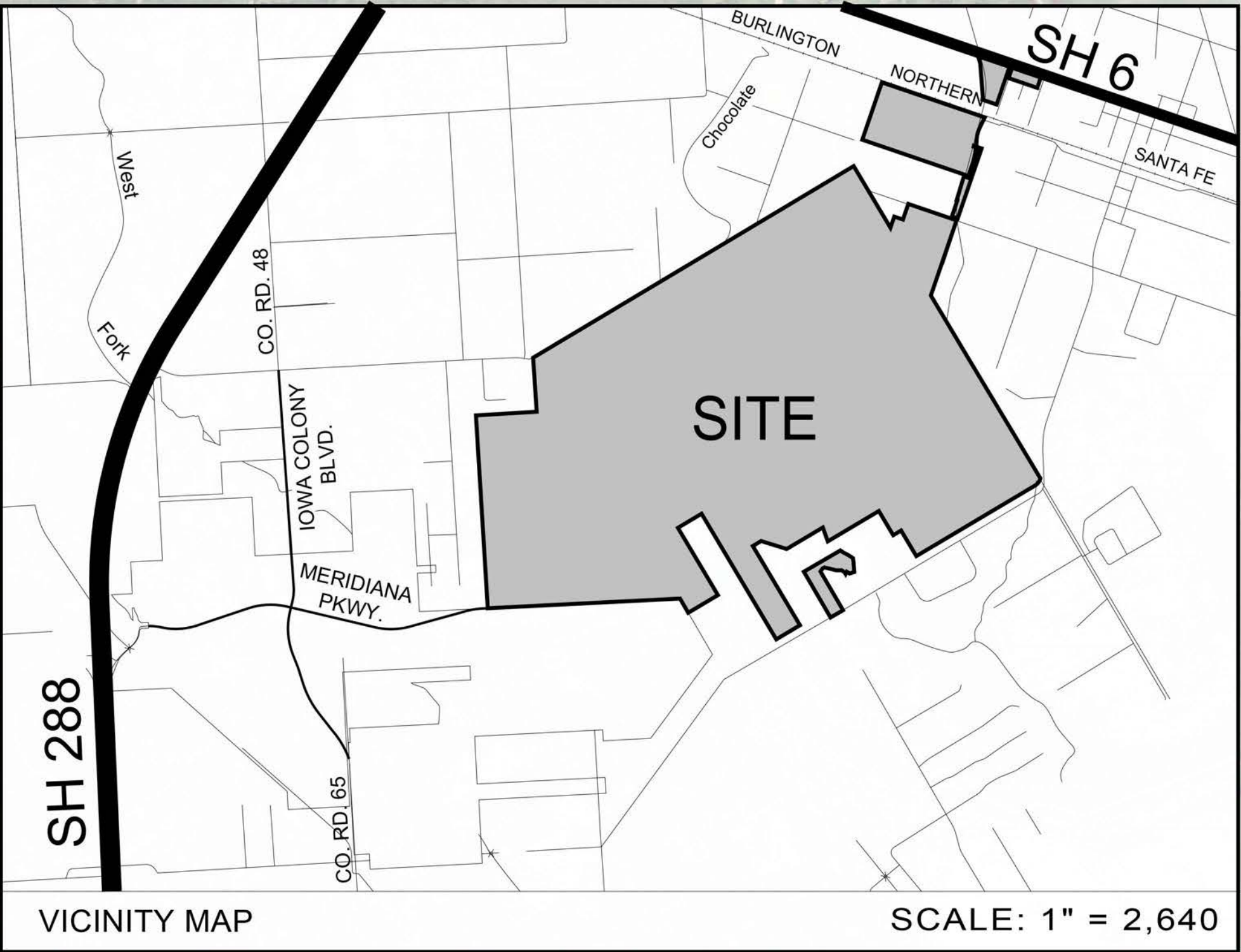
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
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Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
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Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: June 9, 2025 (PD&Z)

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve 30-day extension for the Meridiana Section 28C Preliminary Plat.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 28C - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 09, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The subject site is located west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road.*
- *The proposed plat subdivides a 29.29-acre tract into 104 residential lots, 3 blocks, and 8 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The proposed section includes 5 single-family residential lots with a minimum lot width of 55 feet, and 99 garden home lots with a minimum lot width of 50 feet.*
- *The proposed plat does not conform to the most recently approved GDP Amendment No. 23. Approval of both pending rezoning and GDP amendment is required before the plat can proceed.*
- *Municipal Utility District (MUD) annexation must also be completed prior to any further action.*
- *The applicant has requested a 30-day extension in accordance with Texas Local Government Code Chapter 212.009, extending the deadline to July 9, 2025, so the proposed plat can be addressed at the June 23, 2025, meeting. The extension is requested to allow additional time to align the submittal with the pending rezoning, GDP amendment, and required MUD annexation.*

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before June 23, 2025.

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K & 48039C0120K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD NO. 56 Prior to Final Plat Submittal.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
11. The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE is 44.6.

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	7,048.87	51.16
	2	6,525.57	50.66
	3	6,591.90	50.04
	4	6,680.13	50.03
	5	7,617.38	50.12
	6	6,400.00	50.00
	7	6,400.00	50.00
	8	6,400.00	50.00
	9	6,400.00	50.00
	10	6,400.00	50.00
	11	6,400.00	50.00
	12	6,400.00	50.00
	13	6,400.00	50.00
	14	6,400.00	50.00
	15	6,400.00	50.00
	16	6,400.00	50.00
2	17	6,400.00	50.00
	18	6,457.34	50.14
	19	6,457.67	50.00
	20	6,400.00	50.00
	21	6,400.00	50.00
	22	6,400.00	50.00
	23	6,400.00	50.00
	24	6,400.00	50.00
	25	6,400.00	50.00
	26	10,969.72	81.45
	27	11,742.11	79.44
	28	14,151.10	50.00
	29	16,494.81	50.00
	30	8,195.31	51.79
	31	9,594.59	50.10
	32	10,266.15	50.00
3	33	10,109.33	50.00
	34	9,952.52	50.00
	35	9,795.71	50.00
	36	9,638.90	50.00
	37	9,482.08	50.00
	38	8,934.39	51.10
	39	6,339.53	53.22
	40	8,870.45	50.00
	41	13,398.46	50.00
	42	13,739.06	87.78
	43	8,408.53	72.06
	44	7,612.75	56.12
	45	7,410.49	50.09
	46	7,579.12	50.07
	47	7,593.78	50.02
	48	8,824.06	59.45

2	1	6,514.77	52.32
	2	6,644.64	52.32
	3	6,644.64	52.32
	4	6,644.64	52.32
	5	6,644.64	52.32
	6	6,644.64	52.32
	7	6,644.64	52.32
	8	6,644.64	52.32
	9	6,644.64	52.32
	10	6,644.64	52.32
	11	6,644.64	52.32
	12	6,644.64	52.32
	13	6,644.64	52.32
	14	6,644.64	52.32
	15	7,336.43	57.32
	16	7,041.79	55.14
3	17	6,350.00	50.00
	18	6,350.00	50.00
	19	6,350.00	50.00
	20	6,350.00	50.00
	1	7,180.30	50.14
	2	6,480.00	54.00
	3	6,480.00	54.00
	4	6,480.00	54.00
	5	6,510.00	54.25
	6	6,510.00	54.25
	7	6,510.00	54.25
	8	6,510.00	54.25
	9	6,510.00	54.25
	10	6,510.00	54.25
	11	6,510.00	54.25
	12	6,510.00	54.25
	13	6,510.00	54.25
3	14	6,510.00	54.25
	15	6,633.70	55.00
	16	7,351.80	61.55
	17	7,200.00	60.00
	18	7,200.00	60.00
	19	8,626.70	67.23
	20	7,660.52	53.79
	21	7,200.00	60.00
	22	7,200.00	60.00
	23	7,200.00	60.00
	24	7,250.11	55.77
	25	6,300.00	52.50
	26	6,300.00	52.50
	27	6,300.00	52.50
	28	6,300.00	52.50
	29	6,300.00	52.50
3	30	6,300.00	52.50
	31	6,300.00	52.50
	32	6,300.00	52.50
	33	6,300.00	52.50
	34	6,300.00	52.50
	35	6,300.00	52.50
	36	6,300.00	52.50

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

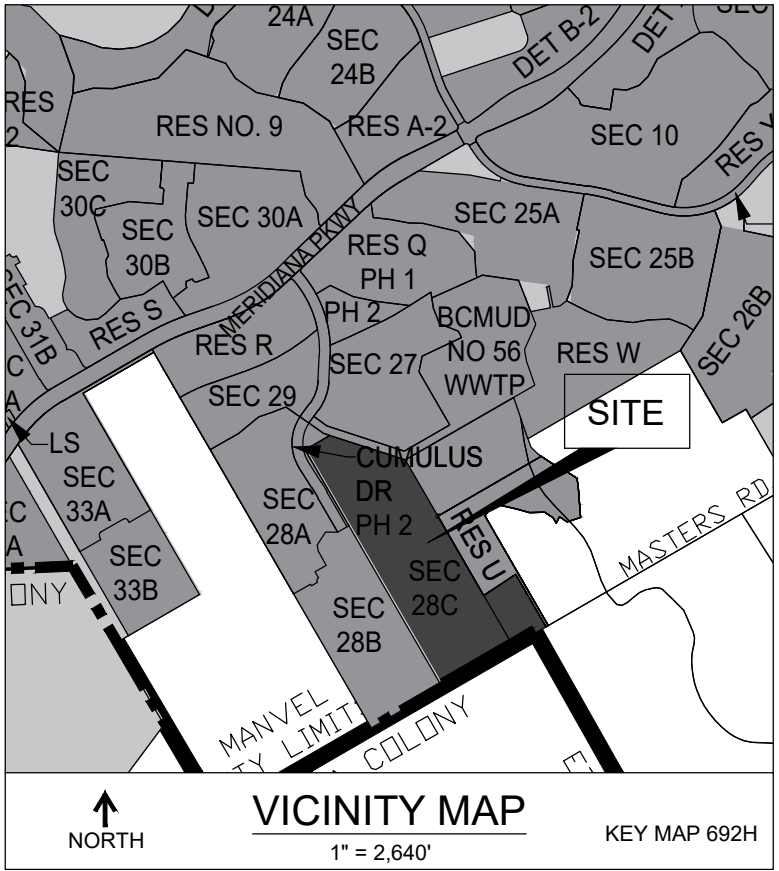
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.24'	N 73°55'00" W	36.04'
C2	460.00'	22.42'	N 26°25'27" W	22.42'
C3	500.00'	43.80'	N 27°32'14" W	43.78'
C4	2040.00'	84.98'	N 31°14'24" W	84.98'
C5	260.00'	91.18'	N 22°23'11" W	90.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°02'48" W	20.00'
L2	N 25°01'41" W	75.99'

BENCHMARK(S):

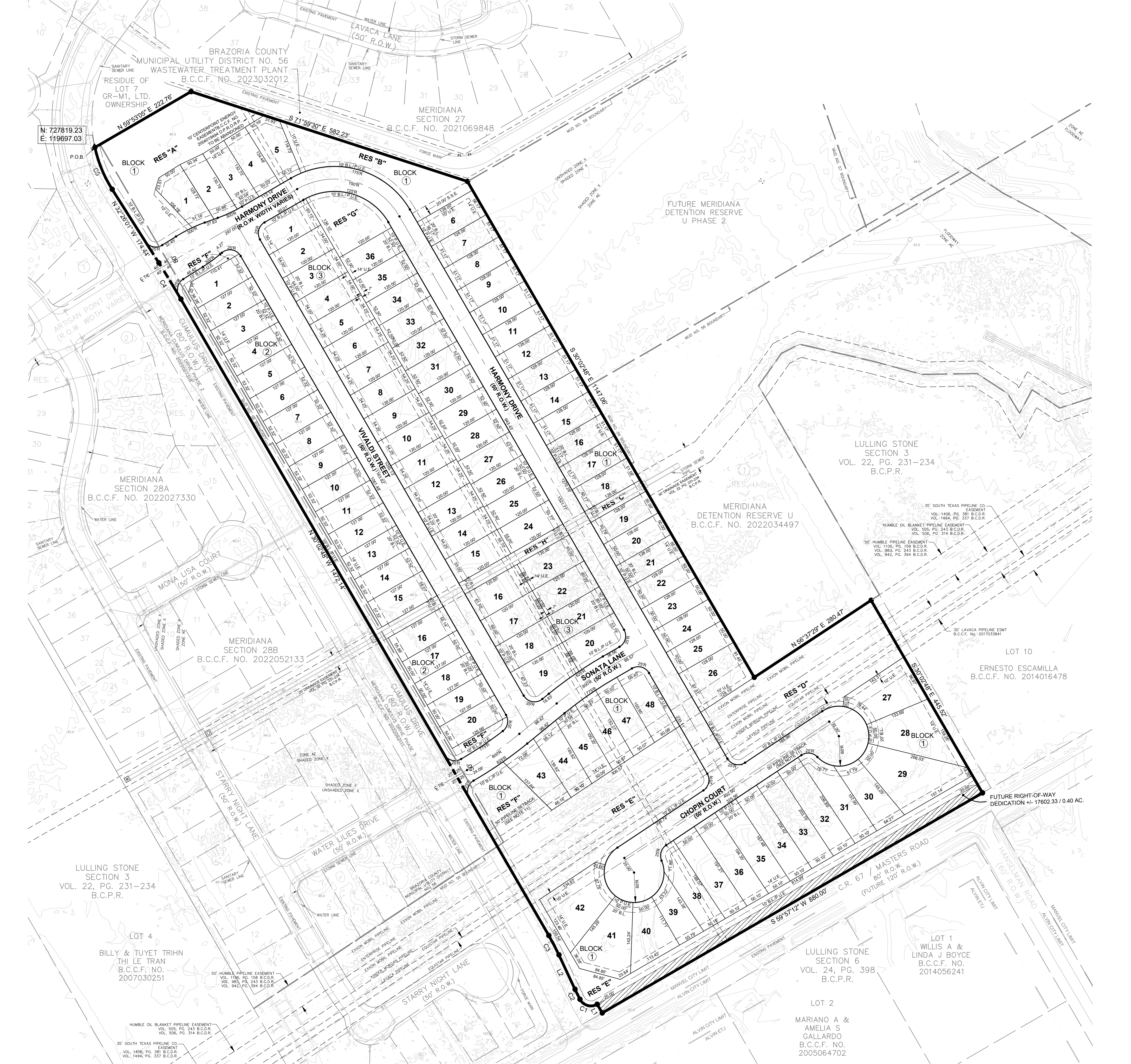
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	43,139.91	0.99	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	26,521.84	0.61	B.C.M.U.D. NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3200.08	0.07	B.C.M.U.D. NO. 56
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	54,102.40	1.24	B.C.M.U.D. NO. 56
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	116804.75	2.68	B.C.M.U.D. NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30094.20	0.69	B.C.M.U.D. NO. 56
G	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	12,992.37	0.30	B.C.M.U.D. NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6000.15	0.14	B.C.M.U.D. NO. 56
	TOTAL	290,855.70	6.72	



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

DOROTHY WYNNE
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



Meridiana Section 28C Preliminary Plat

A Subdivision of 29.29 acres, being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

104 Lots, 3 Blocks and 9 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership,
Dorothy Wynne & Ralph Wayne Eubank

Reason for replat: To create 104 single
family lots and 9 restricted reserves

May 30, 2025



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

EHRA JOB NO.
081-011-28-03

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

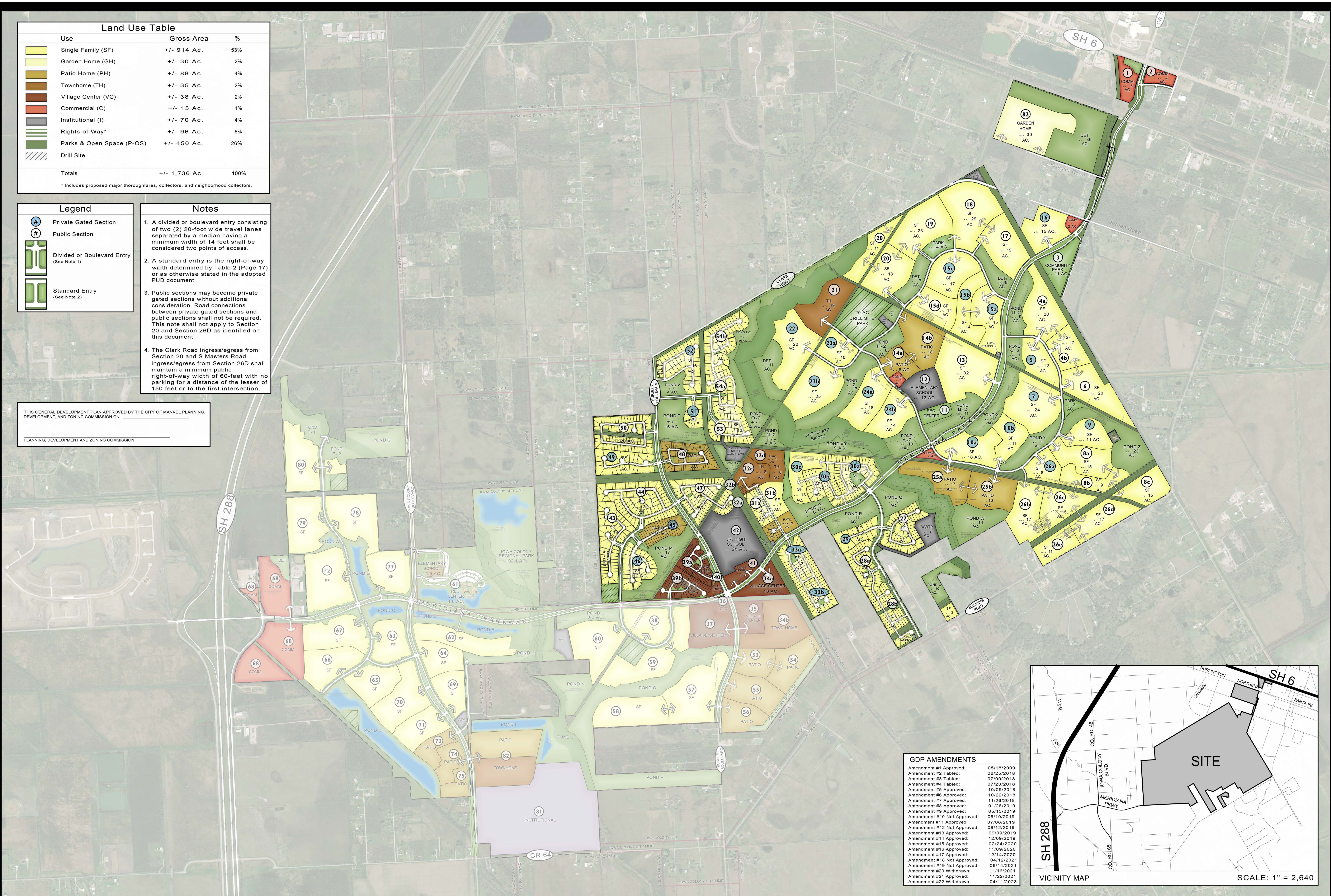
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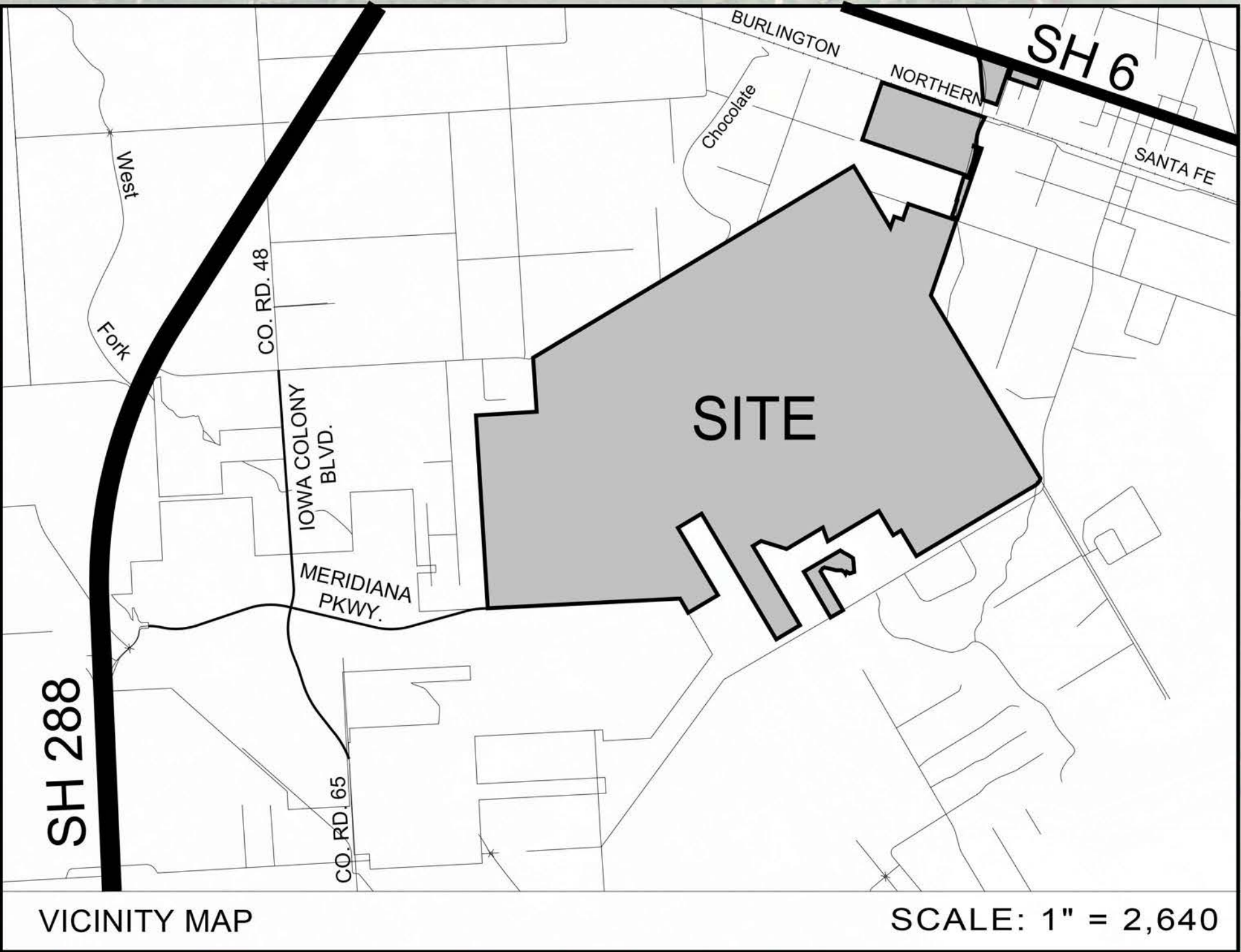
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THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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Amendment #22 Withdrawn:	04/11/2023





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: June 09, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 2.509 acre tract of land, generally located at approximately 297 feet from the west side of Cemetery Road and abutting unimproved large avenue Right-of-Way (ROW) on the north side, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/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 721 "Accommodations".

BACKGROUND:

The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, intends to develop the subject site into a hotel. The subject site is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, "Accommodations", which is allowed within the LC District upon approval of a Specific Use Permit (SUP).

The applicant also owns the lots to the east, west, and south and intends to develop their entire property (approximately 10 acres) for commercial use and associated detention pond in phases, including the subject site. The entire property is located on both sides on unimproved Large Avenue right-of-way and the southern lots have frontage on Highway 6. The development of the entire property will require the construction of Large Avenue within the extent of their property. The proposed hotel will be 4 story "Courtyard by Marriot" with 85 rooms and amenities such as a bar, restaurant, lounge, fitness, and meeting rooms.

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.

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
---	--





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	June 9, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC-HWY6 to LC-HW6-SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u> The applicant, Nirmal Gandhi with Gandhi Designs LLC, representing the property owner Yogesh Dabhi, is requesting a zoning classification change for an approximate 2.509-acre portion of a 6.3-acre tract of land (PID: 228247), located approximately 297 feet from the west side of Cemetery Road and abutting unimproved Large Avenue Right-of-Way (ROW) on the north side. The applicant intends to develop the subject site into a hotel. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Hotel is classified as NAICS use 721, “Accommodations”, 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.			
<i>Staff Recommendation:</i> Approval			

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Recorded Plat, Metes and Bounds, Survey, Proposed Site plan, Preliminary Detention Plan, Trip Generation Analysis, Proposed 3D Elevation Plan, Proposed Floor Plan, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Open-Single-Family Residential District (OSFR) / State Highway 6 Overlay District South: Light Commercial District / State Highway 6 Overlay District East: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Lessors of Mini Warehouses and Self-Storage Units) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Residential South: Undeveloped land / Deer Processing Butcher Shop East: Diamond Storage / Undeveloped land West: Undeveloped land / Briscoe Canal/ Church



AERIAL VICINITY MAP



PID: 228247



PID: 228247  Parcels



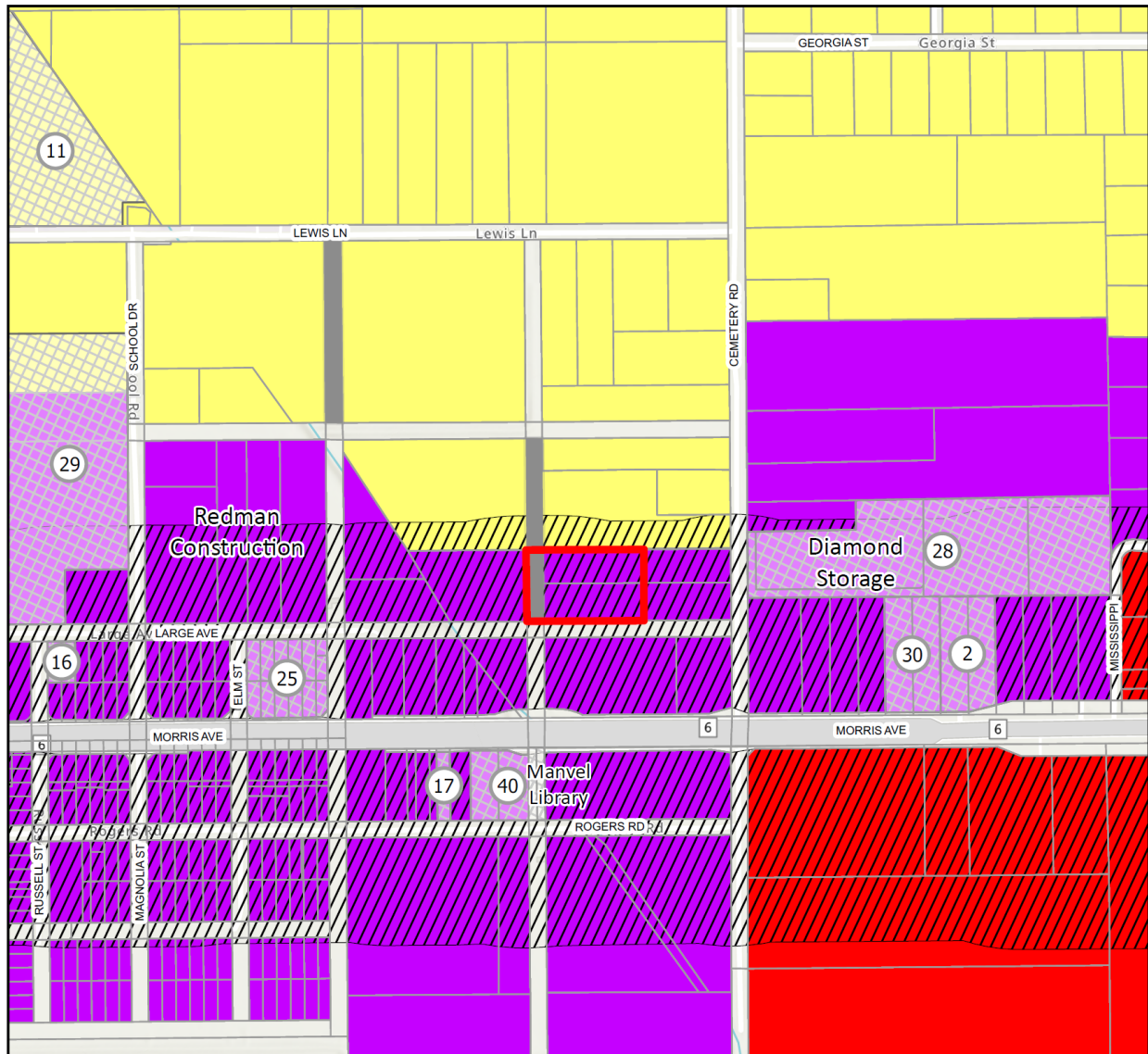
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 265 530 1,060 1,590 2,120 US Feet

Date: May 2025
Reference: 20250209
Data Source: City of Manvel,
Brazoria County Open Data



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
2	20711 HWY 6	RELIGIOUS ORGANIZATIONS	2012-O-22	9/11/2012	LC
11	7500 LEWIS LANE	ELEMENTARY AND SECONDARY SCHOOLS	2014-O-37	10/27/2014	O-SFR
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-O-16	7/11/2016	LC
17	20504 HWY 6	NAICS USE #811121 AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND	2016-O-17	7/11/2016	LC
25	7454 1/2 LARGE AVE	NAICS USE 237130 POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION	2019-O-04	2/27/2019	LC/SH6
28	7227 CEMETERY RD	NAICS USE 531130 LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS	2019-O-22	6/17/2019	LC/SH6
29	7347 LARGE AVE	NAICS USE 611110 ELEMENTARY AND SECONDARY SCHOOLS	2019-O-05	9/3/2019	LC/SH6/O-SFR
30	20703 MORRIS AVE	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	2019-O-26	9/3/2019	LC/SH6
40	20514 Highway 6	NAICS USE "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing"	2023-O-42	11/20/2023	LC/SH6-SUP

PID: 228247



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.

- PID: 228247
- Parcels
- Specific Use Permits

- State Highway 6 Overlay District
- Heavy Commercial District
- Light Commercial District

- Open Single-Family Residential District
- Single-Family Residential District
- Abandoned ROW



Date: June 2025
Reference: 2025029
Data Source: City of Manvel,
Brazoria County Open Data

0 265 530 1,060 1,590 2,120 US Feet



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 2.509-acre portion of a 6.3-acre tract, described as Lots 2 and 3 of the Callihan Subdivision No. 2 Minor Plat (attached as exhibits). It is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The undeveloped site is located approximately 297 feet west of Cemetery Road and abuts the unimproved Large Avenue right-of-way (ROW) to the north. The applicant intends to develop the subject site for a hotel. The current LC/SH6 zoning allows for the proposed hotel use, which is classified under NAICS 721 “Accommodations,” with the approval of a Specific Use Permit (SUP). A pre-development meeting with staff took place in January 2025 to discuss the project and since then staff has had multiple discussions with the applicant regarding the project. As part of the SUP application, the applicant has submitted concept plans for the proposed development (attached as exhibits). The proposed hotel is a four-story building with 85 rooms and amenities including a bar, restaurant, lounge, fitness center, and meeting room. The submitted plans demonstrate general conformance with the City of Manvel’s site development standards. A detailed review of site and building construction plans will occur during the platting and permitting process.

The subject site is located within the Original Manvel Townsite area. Currently, there is no improved access to the subject site, as Large Avenue remains undeveloped. However, the submitted plans indicate that primary access will be provided from Large Avenue, with sidewalks and landscaping (including trees and shrubs) proposed around the hotel and along the roadway. The subject site will need to be replatted, and vehicular access must be established as part of the development process. The site plan also includes a proposed detention pond on the west side of the property. This pond, to be constructed by the same developer, is designed to serve the entire 6.3-acre tract including the subject site. Preliminary drainage calculations indicate that the pond will also accommodate runoff from an additional 4.3-acre tract located south of the subject site, across Large Avenue (refer to attached exhibits).



In addition, the applicant has submitted a trip generation analysis, which projects approximately 39 vehicle trips during the weekday AM peak hour and 50 trips during the weekday PM peak hour.

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:

1. The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
 - a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77-26, permitted uses, shall include the following conditions:
 1. All guest rooms are accessed via interior hallway;
 2. All interior hallways accessed from a central lobby;
 3. A minimum 1,000 square feet dedicated to meeting and event space;
 4. The use of a kitchenette is not permitted;
 5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
 7. Require all guests to enter through a central lobby after 11:00 p.m.; and
 8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.
 - b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
 1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
 3. A facility operator, owner, or manager must be present and accessible in person on a 24- hour basis; and
 4. Require all guests to enter through a central area after 11:00 p.m.

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 Vision and Goals:* The proposed SUP is supported by the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
 - "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."



- “Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance.”

The subject site being located in close proximity to Highway 6, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals. Additionally, the proposed development will result in improvement of infrastructure in the area. Together, these actions will contribute to Manvel’s long-term vision of balanced growth, economic vitality, and enhanced quality of life.

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 accommodation use. The hotel use is generally compatible with nearby commercial and mixed-use developments. The subject site also abuts a residential home on the north side. Therefore, site design, building materials, screening, and buffering should be carefully considered to allow for a smooth transition to adjacent residential areas and maintain the visual character of the neighborhood. The current zoning allows for commercial uses of similar intensity and development standards on the subject site. Therefore, the proposed development will not deviate significantly from the character that can be achieved with the current zoning.
3. The suitability of the property for the uses permitted by right: The subject site is zoned LC/SH6, allowing various commercial uses by right, including but not limited to retail stores, offices, and restaurants. With no frontage on Highway 6 or a major thoroughfare, the subject site may not serve as a preferred location for retail sales and restaurant type uses compared to properties located along Highway 6. In comparison other retail uses, hotel uses don’t require high visibility. Therefore, the subject site is well-suited for such a use due to its size, location along SH 6, and compatibility with nearby commercial development.
4. Detrimental impact on nearby property: The proposed hotel is not expected to have significant detrimental impact on nearby properties. The subject site is currently zoned LC/SH6 zoning district, which is intended to accommodate commercial development with similar intensity and scale. It must be noted that with 4 stories and windows facing existing residential property, the proposed development will have an impact on abutting residential properties in terms of the private use of outdoor areas. However, this impact exists with the current zoning allowance also since the LC district allows for 60 foot tall buildings. Proper buffering, lighting, and landscaping must be considered to minimize noise, visual, and operational impacts on adjacent residential areas.
5. Traffic and Parking issues: The proposed hotel must provide adequate on-site parking in compliance with City standards. Traffic generated by guests and staff is expected to be moderate and manageable. Access from Large Avenue and proximity to major roads like Cemetery Road and Highway 6 should help distribute traffic flow and reduce congestion impacts. It must be noted that future connections will also help minimize traffic related impact. There is an unimproved right-of-way connecting Large Avenue and Highway 6. It is also important that Large Avenue is extended to west across the ditch to improve connections.
6. Harm to the value of nearby properties: The subject site is zoned LC/SH6, which permits a variety of commercial uses by right. With appropriate site design, landscaping, and buffering



from adjacent residential areas, any potential adverse impacts can be minimized. Harm to the value of nearby properties by this proposed may not be significantly different from the development of other permitted uses by right. Additionally, the extension of public infrastructure and utilities should have a positive long-term effect on surrounding property values.

7. Impedance to orderly development surrounding vacant property: The proposed hotel is not expected to impede the orderly development of adjacent vacant parcels. Located near major roads, it may serve as a catalyst for future commercial growth by increasing area visibility, encouraging infrastructure investment, and attracting complementary uses. With coordinated planning and access management, the project should support—rather than hinder—the development potential of surrounding properties.
8. Utility Provisions: The site must connect to municipal water and sanitary sewer systems, with the applicant coordinating with the City to ensure sufficient service capacity. Any required upgrades or extensions must be completed as part of the development process to support long-term functionality.
9. Safe site development and layout: The site layout must ensure safe and efficient internal circulation, including adequate access for emergency vehicles, compliance with ADA requirements, and provisions for pedestrian connectivity. The hotel must also be designed and constructed in accordance with applicable building and fire codes to ensure the safety of guests, staff, and visitors.
10. Lighting: Site lighting should be designed to enhance safety and visibility while minimizing impacts on adjacent properties. All exterior lighting must comply with city regulations and utilize fully shielded, directional fixtures to reduce glare and prevent light spillover onto neighboring residential areas.
11. Landscaping and screening: The proposed development must comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. Landscaping plans shall include appropriate screening between the hotel and any adjacent residential properties, utilizing fencing and/or vegetative buffers as required. The applicant has provided that cedar fencing will be installed along the property line adjacent to residential uses to provide visual separation and buffering. Perimeter landscaping must effectively screen parking areas from public view. All landscaping elements must meet the city's standards for tree planting, screening, and irrigation to ensure aesthetic enhancement and regulatory compliance.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed hotel should comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of guests, staff, and the surrounding community. Adequate parking and lighting should be provided to enhance safety for visitors and employees. Noise mitigation measures should be implemented to minimize potential disturbances to nearby residential areas. Additionally, landscaping and buffering along the northern boundary should provide a visual and noise barrier between the facility and adjacent single-family residences. The site layout should prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by city ordinances should be incorporated to further 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. 721: " Accommodations " with the following conditions:

- A. Pre-determined conditions in of Section 77-50 of the zoning ordinance:
 - 1. All guest rooms are accessed via interior hallway;
 - 2. All interior hallways accessed from a central lobby;
 - 3. A minimum 1,000 square feet dedicated to meeting and event space;
 - 4. The use of a kitchenette is not permitted;
 - 5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 - 6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
 - 7. Require all guests to enter through a central lobby/area after 11:00 p.m.;
 - 8. A facility operator, a hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.
- B. Conditions recommended by staff:
 - 1. A replat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Hotel.
 - 2. The detention pond, planned west of the hotel site, shall be platted and constructed in conjunction with the Hotel project.
 - 3. Construction of Large Avenue including sidewalks is required in conformance with Chapter 62 – *Subdivisions* and City of Manvel’s Design Criteria Manual from Cemetery Rd on the east side to the subject site’s west boundary.
 - 4. Although construction of the extension of Large Avenue to the west across the drainage ditch is not required, provide design and construction plans for City approval.
 - 5. 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;
 - 6. The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).
 - 7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with at least one 3.5-inch caliper evergreen tree planted every 25 feet along the property line abutting residential use or zoning district.
 - 8. A minimum 6-foot-tall masonry fence shall be installed along the property line abutting residential use or zoning district.
 - 9. 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;
 - 10. 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;

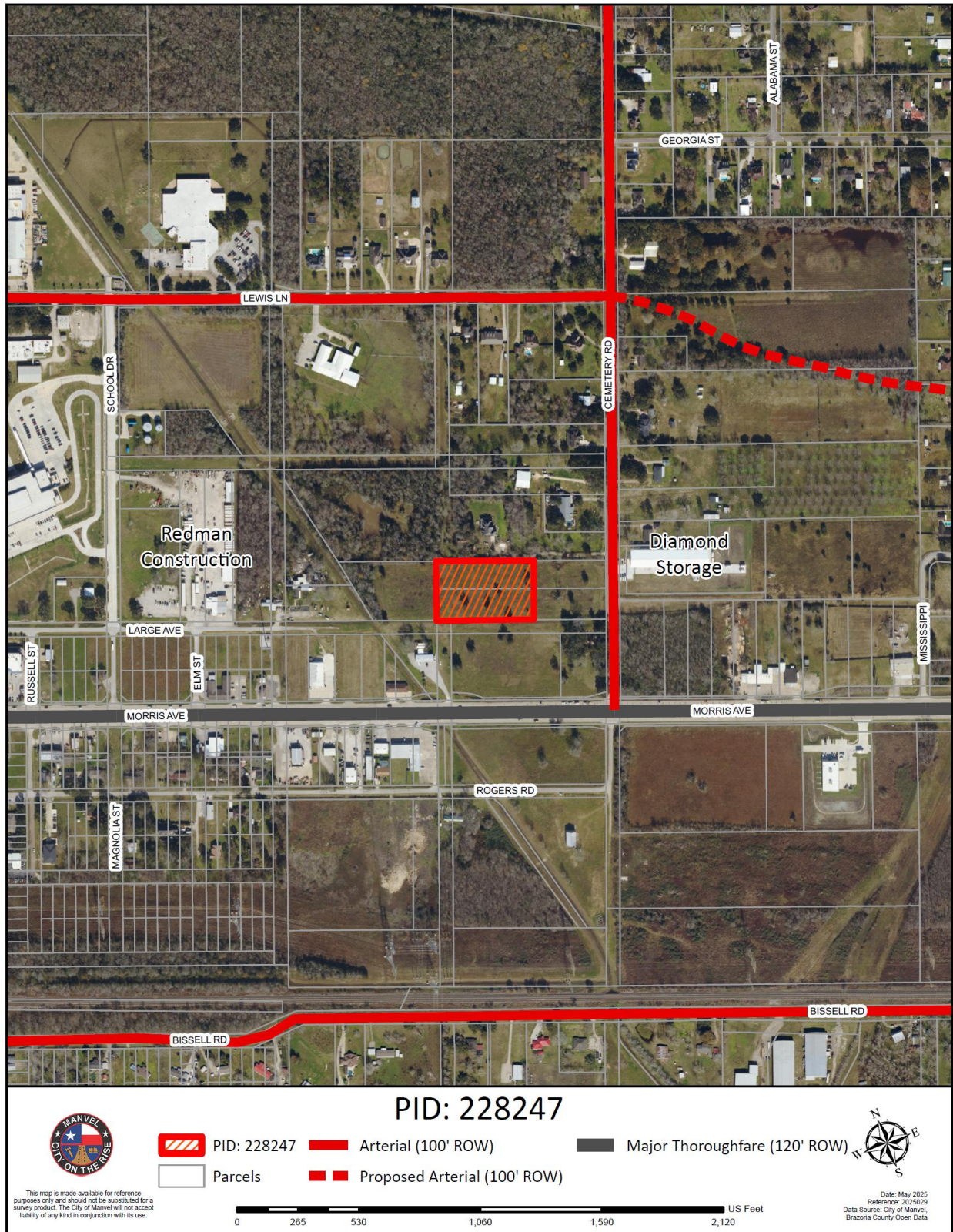
11. No Outdoor lighting shall be greater than 25-feet in height.
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy.
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

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

Project Name: **COURTYARD BY MARRIOTT**
Project Location/Address: **CEMETERY RD MANVEL, TX 77578**
Legal Description: **MANVEL LOT 2-3 (CALLIHAN SD NO 2)(OL 95-96) ACRES 6.3**
Current Zoning: **CJC** Proposed Land Use: **COMMERCIAL** NAICS No.:
Parcel/Tax ID# (s): **228247** Total Acreage: **6.3**

APPLICANT INFORMATION

Applicant Name: **NIRMAL GANDHI**
Company Name: **GANDHI DESIGNS LLC**
Address: **10701 CORPORATE DR** City: **STAFFORD** State: **TX** Zip: **77477**
Phone #: **2816609204** Email: **NIRMAL@GANDHIDESIGNS.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.

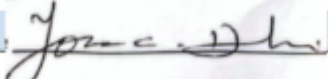
☒  02/06/2025
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: **YOGESH DABHI**
Address: **9500 BISSELL RD** City: **MANVEL** State: **TX** Zip: **77578**
Phone #: **832-614-3447** Email: **YOGESHCEO@DWIKAFI.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.

☒  02/09/2025
Owner's Signature (REQUIRED) Date



APPLICATION



DEVELOPMENT SERVICES

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

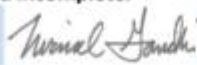
SUBMITTAL CHECKLIST

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)	
Two (2) Copies of Recorded Plat (if platted)	X
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	X

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.

  02/10/2025

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.

YOGESH C. DABHI

Owner Name

9500 BISSELL RD.

Owner Address

MANVEL, TX

77578

Owner City, State

Zip

02/09/2025

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, YOGESH C. DABHI, certify that I am the owner of the project property located at HWY 6 AND CEMEATARY RD. 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 NIRMAL GANDHI with the company GANDHI DESIGNS LLC (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 832614-3447 if you have any questions.

Sincerely,

Owner Name YOGESH C. DABHI

Owner Signature





LETTER OF REQUEST



**ARCHITECTURE
ENGINEERING
PLANNING**

Gandhi Designs Architecture
10701 corporate Dr. Suite 184
Stafford, TX 77477
281-660-9204
04/24/2025

City of Manvel
City Planning Department
20025 Highway 6
Manvel, TX 77578

Subject: Request for Specific Use Permit for (Courtyard Marriott) Hotel Project only.

I hope this letter finds you well. I am writing to formally request the issuance of a Specific Use Permit (SUP) for the development of a Courtyard Marriott Hotel located at Cemetery Rd. and Large Ave., within the jurisdiction of City of Manvel. The proposed hotel project is intended to enhance the local community by providing high-quality accommodations, improving the tourism and hospitality sector, and creating new job opportunities.

The primary access for the hotel would be from Large Ave. or from cemetery Rd. with planned development of sidewalks, landscaping (trees and shrubs) all around the hotel and large Ave. We will be using cedar Fencing between the residential property and hotel for separation. As this is a hotel it will not produce much noise. We are looking to enhance the area with the hotel and much more future developments.

This letter serves to outline the nature of the hotel project and our request for approval of the Specific Use Permit to proceed with the necessary permits and zoning approvals. The proposed 4 story hotel will feature, 85 rooms with amenities such as a bar, restaurant, Lounge, fitness and meeting room inside the hotel, designed to meet the needs of both business and leisure travelers.

In support of our request, we have attached the following documents for your review:

- Floor plans, Site Plan and exterior rendering.
- Traffic Impact Study analysis
- Preliminary Design Documents
- Parking and driveway entrances
- Preliminary detention pond calculation

Gandhi Designs LLC
Building Designs, Planning, Consulting

10701 Corporate Dr. Suite 184
Stafford, TX 77477

832-356-8834
nirmal@gandhidesigns.com



LETTER OF REQUEST



**ARCHITECTURE
ENGINEERING
PLANNING**

With this hotel we will be creating a master detention pond for the entire site for the hotel and any future developments. Which will be located on the West of the hotel property (see attached site plan)

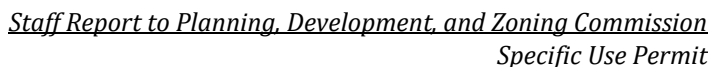
We understand that the approval of this permit is subject to compliance with local zoning ordinances and other applicable regulations. We have worked closely with our team to ensure that the development aligns with the community's vision and best practices for sustainable development. Additionally, we are committed to addressing any concerns or conditions that may arise during the review process.

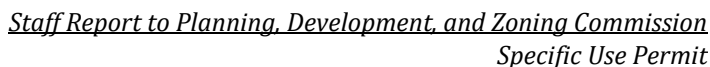
We kindly request that the city and the appropriate regulatory bodies review our application at their earliest convenience. We are available to meet with you and provide any additional information or clarification that may be required.

Thank you for your attention to this matter. We look forward to your support and approval of the Specific Use Permit so that we can proceed with this exciting project that will bring long-term benefits to our community.

Sincerely,

Nirmal Gandhi
Principal
Gandhi Designs Architecture

[illegible]



02 024899

OUTLOT 95

EXTENSION OF LARGE AVENUE (UNIMPROVED)

STATE HWY. 6 (120' R.O.W.)

OUTLOT 86

OUTLOT 86

60' R.O.W. (UNIMPROVED) UNIMPROVED

PLAT RECORDS Vol. 23, Page 377-378

OUTLOT 86

3.0000 ACRES

60' WIDE CEMETERY ROAD

POINT OF BEGINNING

60' WIDE CEMETERY ROAD

STATE HWY. 6 (120' R.O.W.)

PROPERTY DESCRIPTION

OF A 4.3212 ACRE TRACT BEING THAT PART OF OUTLOT 86 LYING NORTH OF STATE HWY. 6, OF DR. A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT RIGHT-OF-WAY MONUMENT FOUND IN THE NORTH LINE OF STATE HWY. 6 AT A CUT BACK CORNER IN THE WEST LINE OF 60' WIDE CEMETERY ROAD.

THENCE N. 89°28'37" W. WITH THE NORTH LINE OF STATE HWY. 6 A DISTANCE OF 503.89' (CALL 505.31') TO A RIGHT-OF-WAY MONUMENT FOUND AT AN ANGLE POINT FOR CORNER.

THENCE N. 62°37'00" W. WITH THE NORTHERLY LINE OF STATE HWY. 6 A DISTANCE OF 116.80' TO A RIGHT-OF-WAY MONUMENT FOUND AT AN ANGLE POINT FOR CORNER.

THENCE N. 70°28'57" E. CONTINUING ALONG THE NORTHERLY LINE OF STATE HWY. 6 A DISTANCE OF 14.54' TO A 5/8" IRON ROD FOUND IN THE EASTERLY LINE OF A 60' WIDE DEDICATED ROAD (UNNAMED) FOR CORNER.

THENCE N. 19°11'54" E. WITH THE EASTERLY LINE OF SAID 60' DEDICATED ROAD A DISTANCE OF 268.34' TO A 5/8" IRON ROD FOUND AT AN OLD JOINT FENCE CORNER MARKING THE NORTHWEST CORNER OF HERGEN SHOWN TRACT.

THENCE S. 89°28'37" W. CONTINUING ALONG THE WEST LINE OF SAID INTERSECTION OF THE EAST LINE OF SAID UNNAMED ROAD AND THE SOUTH LINE OF THE EXTENSION OF 60' WIDE LARGE AVENUE.

THENCE S. 70°28'57" E. WITH THE SOUTH LINE OF SAID LARGE AVENUE (UNIMPROVED) A DISTANCE OF 688.45' (CALLED 680') TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF 60' WIDE CEMETERY ROAD FOR THE SOUTHWEST CORNER OF HERGEN DESCRIBED TRACT AND NORTHEAST CORNER OF OUTLOT 86.

THENCE S. 19°11'54" E. WITH THE WEST LINE OF CEMETERY ROAD A DISTANCE OF 116.80' TO A RIGHT-OF-WAY MONUMENT FOUND AT A CUTBACK CORNER AND ANGLE POINT IN RIGHT-OF-WAY FOR CORNER.

THENCE S. 64°49'37" W. ALONG SAID CUTBACK LINE A DISTANCE OF 28.31' TO A RIGHT-OF-WAY MONUMENT OF HERGEN DESCRIBED TRACT, CONTAINING 4.3212 ACRES OF LAND.

BEARING REVERSE, STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

GENERAL NOTES

- THERE ARE NO PRELIMES WITHIN THE BOUNDARIES OF HERGEN SHOWN TRACT.
- THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY NO. 88076, PANEL 01D, DATED 8-5-88, WITH AN AVERAGE DEPTH OF 2 FEET ABOVE NATURAL GROUND.
- IN ADDITION TO A MINIMUM BUILDING SET BACK LINE OF 20' ALONG THE FRONT LOT LINE, THERE IS A 10' SET BACK LINE OF ALL LOTS.
- BUILDINGS PERMITS, ELECTRICAL, PLUMBING, CONSTRUCTION, SUBJECT, ETC. ARE PURCHASED AT CITY HALL, CITY OF MANVEL, TEXAS.

VICINITY MAP

JARI TERRACE

ABBREVIATED REPLAT OF

4.3212 ACRES BEING THAT PART OF OUTLOT 85 LYING NORTH OF STATE HWY. 6, OF DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, RECORDED IN VOLUME 1, PAGE 71 AND 72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

CONTAINING (2) LOTS

SURVEYOR:
J. RAY LANLEY, R.P.L.S.
BRAZORIA COUNTY, TEXAS
REGISTRATION NO. 77383
281-489-8446

OWNERS:
R.B. AND JARI L. THOMPSON
MANVEL, TEXAS 77578
281-489-1989

MARCH 11, 2002

UPGRADE NO. P1512, ELEVATION 51.84, IRON ROD IN CASING WITH LES LOCATED ON THE SOUTH SIDE OF ROAD 87, CITY OF MANVEL, TEXAS, 1987 ADJUSTMENT.

BENCH MARK

SCALE: 1" = 100'

FILED FOR RECORD
2002 MAY 20 AM 8:16
[Signature]
REC'D

CITY OF MANVEL APPROVAL

MAUREN O'BRIEN, CLERK
[Signature]
MAUREN O'BRIEN, CLERK

JOHN F. SCHWARTZ, COMMISSIONER
[Signature]
JOHN F. SCHWARTZ, COMMISSIONER

PAUL DOUGGETT, COUNCILMEMBER
[Signature]
PAUL DOUGGETT, COUNCILMEMBER

DR. JAMES D. SKOWDEN, P.E., R.P.L.S.
CITY ENGINEER

PLANNING, DEVELOPMENT AND ZONING COMMISSION

STEVEN SCHWARTZ, CHAIRMAN
[Signature]
STEVEN SCHWARTZ, CHAIRMAN

JAMIE THOMPSON, MEMBER
[Signature]
JAMIE THOMPSON, MEMBER

DAVID HARRISON, MEMBER
[Signature]
DAVID HARRISON, MEMBER

LARRY HOTTMAN, MEMBER
[Signature]
LARRY HOTTMAN, MEMBER

STATUTE OF TEXAS
COUNTY OF BRAZORIA

R.B. AND JARI L. THOMPSON, OWNERS OF HERGEN SHOWN TRACT, HERBY PARS 4.3212 ACRES BEING THAT PART OF OUTLOT 85 LYING NORTH OF STATE HWY. 6, OF DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE LINES AND ANGLES THEREIN, HAVE CAUSED ME TO SURVEY AND REPEAT THE SAME HEREIN, OR SUCCESSORS AND ASSIGNS TO DEFEND THE TITLE TO THE LAND SO DIVIDED.

[Signature]
JARI L. THOMPSON

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED R.B. AND JARI L. THOMPSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THESE INSTRUMENTS, AND I ACKNOWLEDGED TO THEM THAT THEY EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF April, 2002.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A BRUINAGE STUDY AND REPLAT MAY BE REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 BEFORE FUTURE DEVELOPMENT OF HERGEN SHOWN TRACT.

ELLENCE SCHUMANN
Notary Public
Commission Expires 1-18-03

STATE OF TEXAS
COUNTY OF BRAZORIA

[Signature]
Jari L. Thompson



METES AND BOUNDS



Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200

LEGAL DESCRIPTION **2.5147 ACRES (109,539 SQUARE FEET)**

BEING A **2.5147 ACRE (109,539 SQUARE FEET)** TRACT OF LAND, OUT OF LOTS TWO (2) AND THREE (3), IN BLOCK ONE (1), OF MINOR PLAT OF CALLIHAN SUBDIVISION NUMBER TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED DOCUMENT NUMBER 2007049333, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.M.R.), SAID LOTS 2 AND 3 BEING THE SAME TRACT OF LAND CONVEYED TO DWIJA FINANCIAL, LLC BY DEED AS RECORDED UNDER DOCUMENT NO. 2024036936, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); WITH SAID **2.5147 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CEMETERY ROAD (60 FEET WIDE) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LARGE AVENUE (60 FEET WIDE) (UNIMPROVED), SAID POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 297.57 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 428.42 FEET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LARGE AVENUE, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 255.85 FEET, CUTTING THROUGH AND ACROSS SAID LOT 3 AND ALONG THE WEST LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHWESTERLY LINE OF LOT 1 OF SAID SUBDIVISION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 426.89 FEET, ALONG THE COMMON LINE BETWEEN THE SOUTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHEASTERLY LINE OF SAID LOT 2, TO A 1/2 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 256.44 FEET, CUTTING THROUGH AND ACROSS SAID LOTS 2 AND 3, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **2.5147 ACRES OR 109,539 SQUARE FEET** OF LAND.



METES AND BOUNDS



Advance Surveying, Inc.
10518 Kipp Way Suite A-2
Houston, Texas 77099
Phone (281) 530-2939 Fax (281) 556-5464
Email: advance_survey@asi23.com
FIRM NO. 10099200



05-16-25

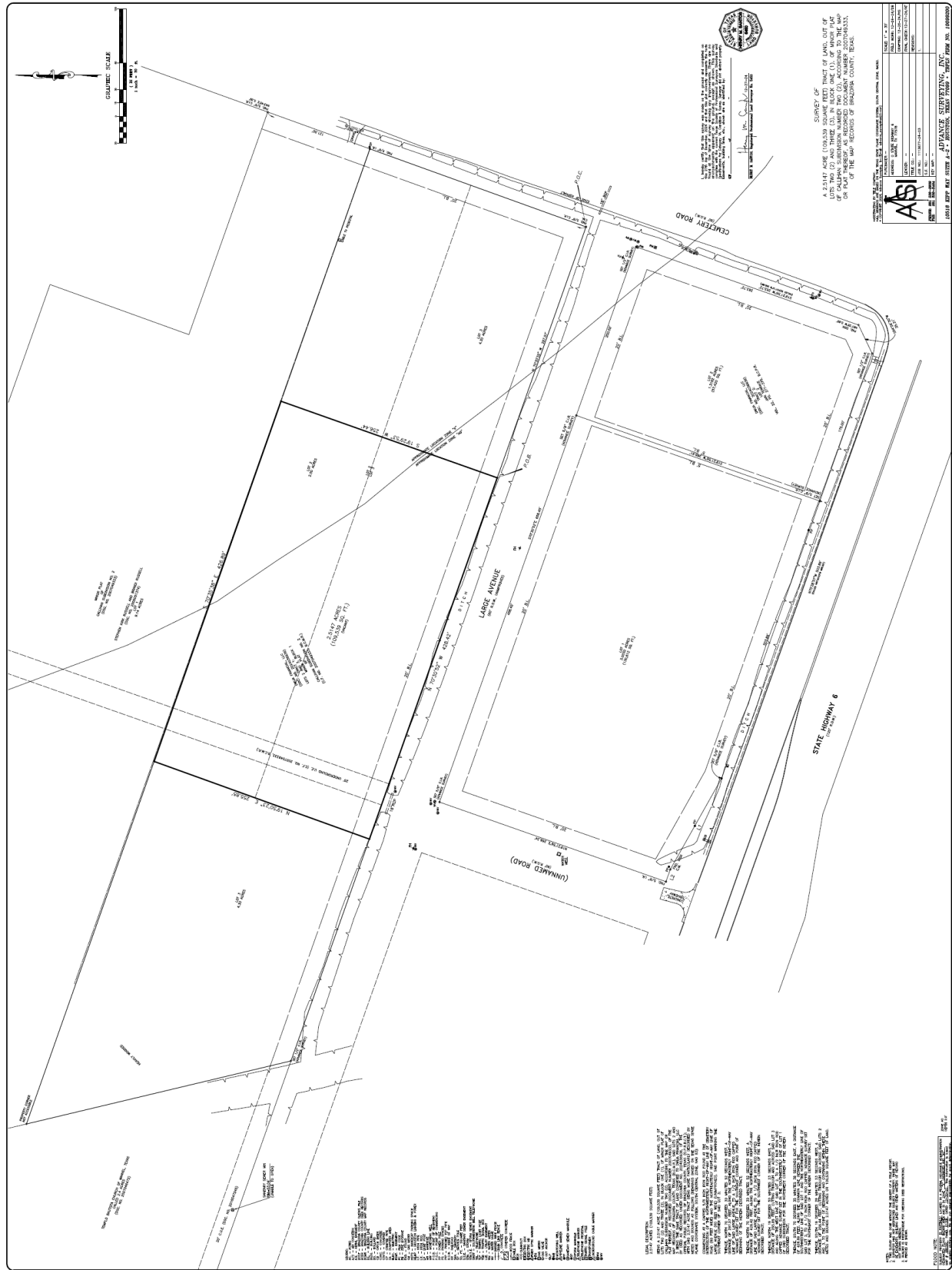
Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS



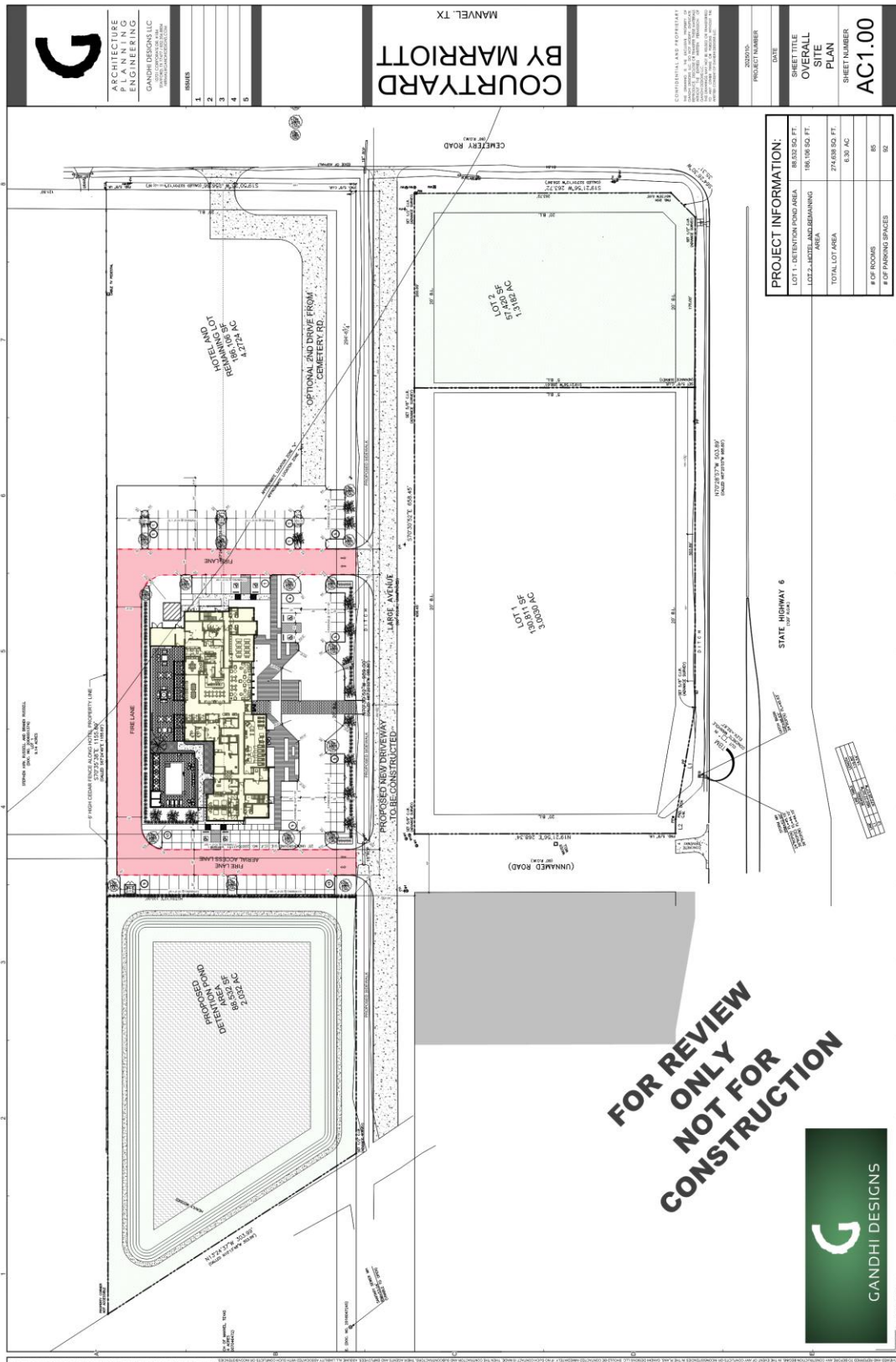
Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit

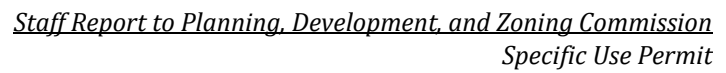
SURVEY

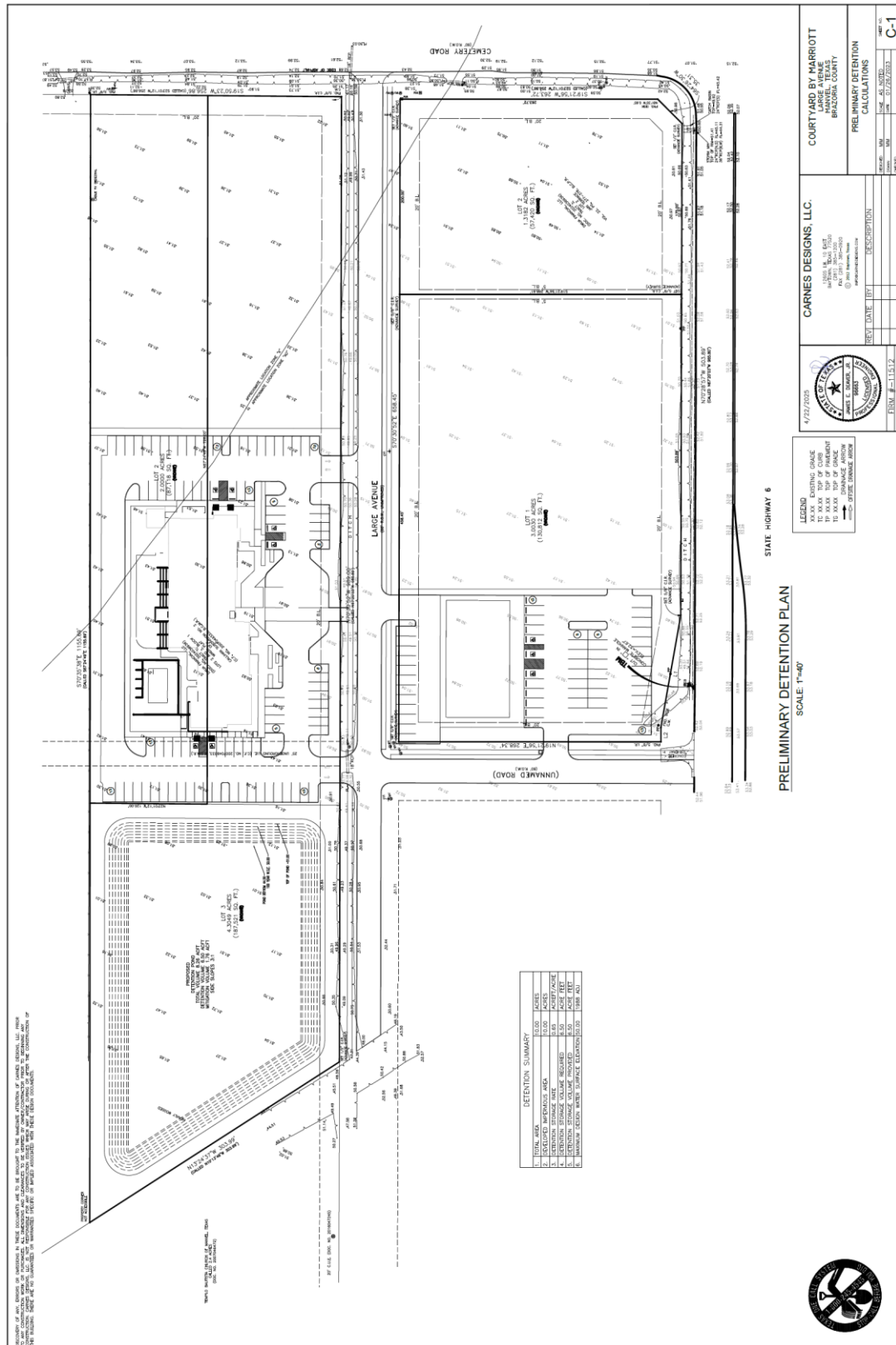
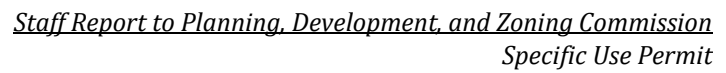




PROPOSED SITE PLAN (CONCEPTUAL PLAN)



[illegible]





TRIP GENERATION ANALYSIS

2/14/25, 12:58 PM

Gandhi Designs Mail - Manvel TIA request proposal



NIRMAL GANDHI <nirmal@gandhidesigns.com>

Manvel TIA request proposal

Tony Voigt <tony@voigtassociates.com>
To: NIRMAL GANDHI <nirmal@gandhidesigns.com>

Thu, Feb 13, 2025 at 11:39 AM

Nirmal,

An 85-room hotel would have the following trip generation characteristics:

Using ITE Land Use #310 – Hotel:

24-Hour Weekday, 7.99 trips/room, 680 trips (340 in/340 out)

Weekday AM Peak Hour, 0.46 trips/room, 39 trips (22 in, 17 out)

Weekday PM Peak Hour, 0.59 trips/room, 50 trips (26 in, 24 out)

This number of trips (particularly peak hour trips) is not enough to typically trigger a traffic study. We usually trigger at 100 per hour or more.

You can forward this email to the city in response to any preliminary comments regarding trip generation or potential traffic study, but with the low trip generation and existing medians out on SH 6 I don't think a traffic study would identify any mitigation.

Thanks,

Tony

Anthony Voigt, P.E., PTOE

Voigt Associates, Inc.

832-264-0429

tony@voigtassociates.com

From: NIRMAL GANDHI <nirmal@gandhidesigns.com>

Sent: Thursday, February 13, 2025 11:29 AM

To: Tony Voigt <tony@voigtassociates.com>

Subject: Manvel TIA request proposal

Tony,



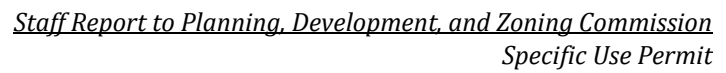
3D ELEVATION PLAN





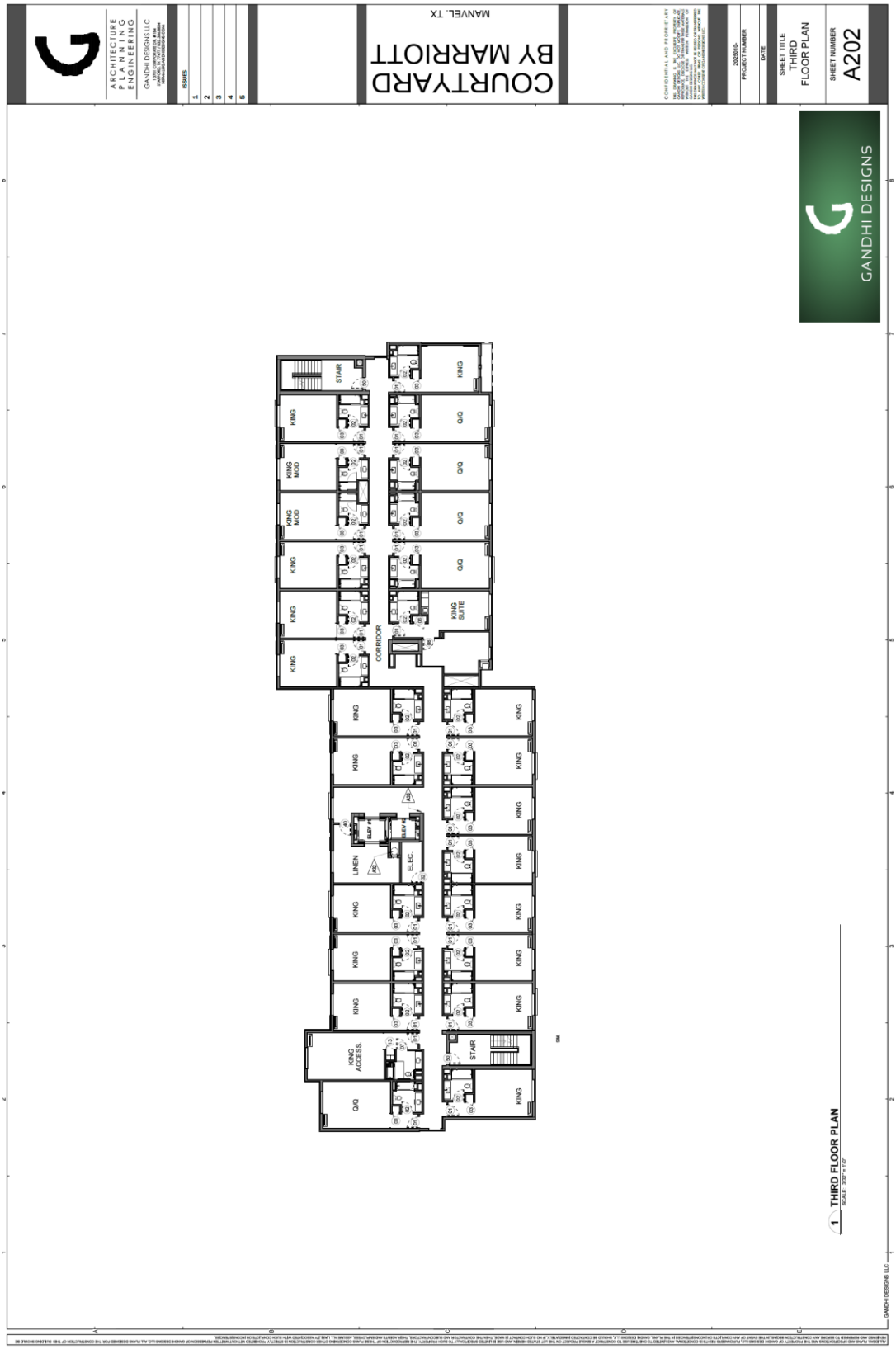
PROPOSED FLOOR PLAN

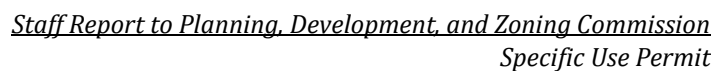


[illegible]



PROPOSED FLOOR PLAN







Public Hearing Notice to run on Sunday 05/25/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JUNE 09, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JUNE 16, 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 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETARY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 721 "ACCOMMODATIONS" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



View of the subject site from the corner of Cemetery Road and Morris Avenue/SH6, looking northwest



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



SITE PICTURES



View of the subject site from Cemetery Road, looking west



View of adjacent property to the east from Cemetery Road (Storage)



SITE PICTURES



View of the subject site and adjacent property to the west from Morris Avenue/SH6, (Deer Processing Butcher Shop and Briscoe Canal/ Church)



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: June 9, 2025

TOPIC: Letter of support for a grant application seeking Texas Department of Transportation's 2025 Transportation Alternatives funds for a sidewalk project.

BACKGROUND: On Jan. 3, 2025, the Texas Department of Transportation (TxDOT or the department) announced a statewide Call for Projects for the Transportation Alternatives Set-Aside (TA) program for bicyclist and pedestrian infrastructure and planning. The TA program provides funding to plan for and construct a variety of alternative transportation projects that improve safety and mobility for non-motorized travelers and mitigate congestion by providing safe alternatives to motor vehicle transport. Through TxDOT's 2025 TA Call for Projects, the department will select projects for recommendation to the Texas Transportation Commission (commission) for FY 2027-FY 2029 federal appropriations consistent with anticipated funding levels associated with the Infrastructure Investment and Jobs Act (IIJA) and subsequent funding bills totaling approximately \$250 million. Projects located in all areas of the state, regardless of population size, may be submitted under this call.

This Call for Projects features a two-step application process. The Preliminary Application (Step 1) provides high-level proposed project information to determine eligibility and funding opportunities. Following successful completion of Step 1, a Detailed Application (Step 2) provides more comprehensive project information. This two-step approach is intended to enhance the quality of project applications and to foster communication between prospective project sponsors and TxDOT District staff. Both steps must be completed in order for a project to be considered for funding under this program call.

City submitted the preliminary application for a sidewalk project and TxDOT has determined that the project is ready to move forward to Step 2. The proposed project includes sidewalks along west side McCoy Road from Highway 65 to Lewis Lane; south side of Large Avenue from McCoy Road to Masters Road; and west side of Masters Road from Highway 6 to Lewis Lane.

The application requires submitting applicable letters of support from boards, agencies, and entities.

STAFF RECOMMENDATION: Staff is recommending authorizing PD&Z Chair to sign a letter of support for this grant application.

ATTACHMENTS: Draft Letter of Support

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

June 9, 2025

Texas Department of Transportation
Transportation Alternatives Set-Aside (TA) Program

RE: Support for the City of Manvel's Transportation Alternatives Set-Aside (TA) Planning Grant Application - Manvel_Pedestrian Improvements

To Whom It May Concern:

On behalf of the City of Manvel's Planning, Development, and Zoning Commission (PD&Z), I am writing to express our strong support for the City's application for funding under the Texas Department of Transportation's Transportation Alternatives Set-Aside (TA) Program.

Sidewalk connectivity is a critical priority for the City of Manvel. This issue has been consistently highlighted by residents throughout the adoption of the City's Strategic Plan and during the ongoing development of the Comprehensive Master Plan and Major Thoroughfare Plan.

While new development projects are required to include sidewalks, it is equally important for the City to proactively construct pedestrian infrastructure in areas where safe and accessible connections are needed. Limited financial and staffing resources make it challenging to initiate these improvements independently. The "Manvel_Pedestrian Improvements" planning grant application represents a significant step toward addressing these gaps in connectivity.

The proposed additions of sidewalks along McCoy Road (from Highway 6 to Lewis Lane), Large Avenue (from McCoy Road to Masters Road), and Masters Road (from Highway 6 to Lewis Lane) will provide safe pedestrian access for residents and schoolchildren alike. This project will strengthen connectivity between schools, commercial areas, daycare centers, and residential neighborhoods.

We strongly urge the Texas Department of Transportation to fund this important project, which aligns with the goals of the TA Program and the broader vision of creating safe, multimodal transportation networks across Texas.

Thank you for considering our support for this meaningful initiative. We look forward to the successful implementation of the "Manvel_Pedestrian Improvements" project in our community.

Sincerely,

Ryan Miller
Chair
Planning, Development, and Zoning Commission
ryan.miller@cityofmanvel.com
281-489-0630