August 25, 2025 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 25, 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.

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 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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 Meridiana Recreation Center No. 3 Preliminary Plat;
BEING A SUBDIVISION OF 4.61 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)". (Proposed Ordinance No. 2025-0-24)

B. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 1.101 acre tract of land (PID: 678969) located on the south side of Highway 6, abutting the west side of Chevron gas station at 17230 Highway 6.

C. Development Services Staff Update.

D. 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, Alyssa Deaton, Assistant 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 08/21/2025 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.

Alyssa Deaton

ALYSSA DEATON, ASSISTANT 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	☐

Date of Request: August 25, 2025

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 CONTINOUSLY 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: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Rec Center No. 3 Preliminary Plat, being a subdivision of 4.61 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final _____

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

SIGNATURE DATE 07/28/2025

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 Recreation Center No. 3 – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	August 25, 2024
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	YES

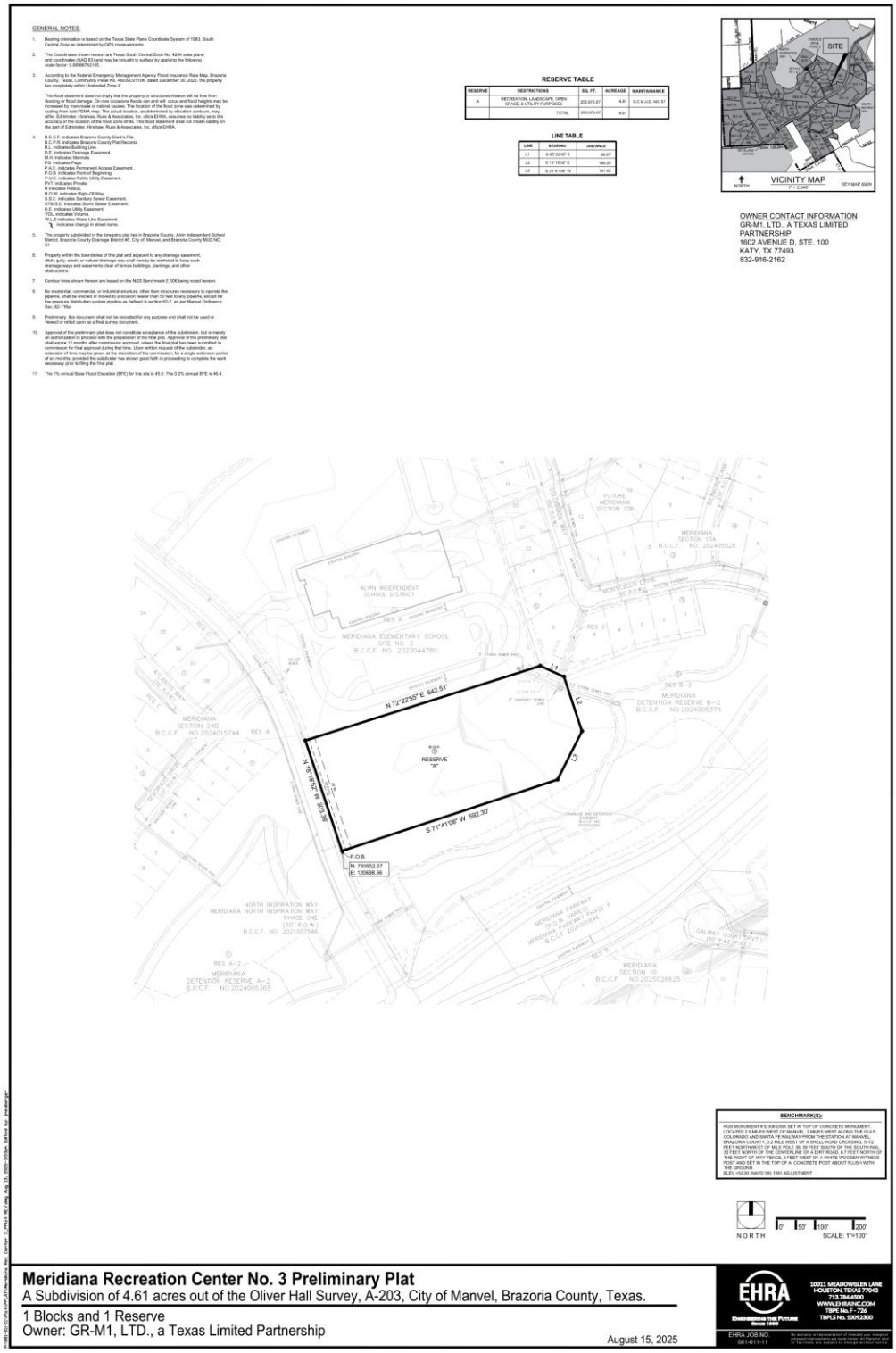
BACKGROUND/ REVIEW NOTES

- *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 south of Barbara Klinkovsky Bennett Elementary School and east of North Inspiration Way.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The proposed plat includes 4.61 acres and creates 1 Block and 1 Reserve for recreational, landscaping, open space, and utility purposes.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Recreation Center No. 3 Preliminary Plat

Plat Exhibit



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: 0.99996742195.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property has completely within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
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.
   F.N. indicates Field Notes.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   R. indicates Radius.
   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 Brazoria County MUD NO. 57.
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 82-2, as per Manvel Ordinance Sec. 82-79a.
9. Preliminary, this document shall not be recorded for any purposes 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.
15. The 1% annual Base Flood Elevation (BFE) for this site is 45.8. The 0.2% annual BFE is 46.4.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	206,975.67	4.61	B.C.M.U.D. NO. 57
	TOTAL	206,975.67	4.61	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°22'40" E	98.07'
L2	S 18°18'52" E	146.00'
L3	S 29°41'08" W	141.42'

VICINITY MAP
1" = 2,000'
NORTH
KEY MAP 6926

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

BENCHMARK(S):

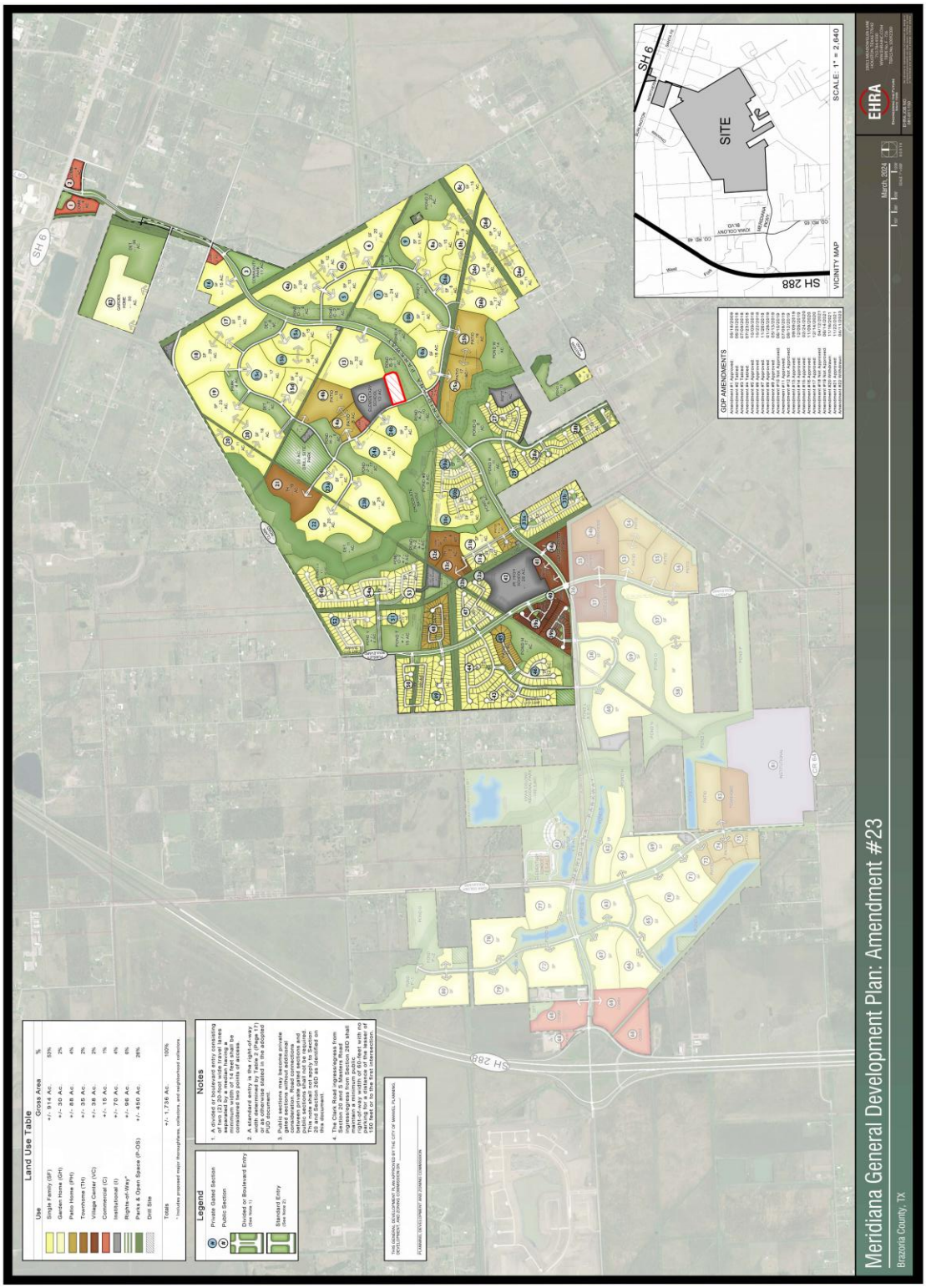
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL ROAD CROSSING, 5.10 FEET NORTHWEST OF MILE POLE 36, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 4.7 FEET NORTH OF A WIRE FENCE, 1.0 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.30 (NAVD'88) 1991 ADJUSTMENT

NORTH
0' 50' 100' 200'
SCALE: 1"=100'

Meridiana Recreation Center No. 3 Preliminary Plat
A Subdivision of 4.61 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
1 Blocks and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership
August 15, 2025

EHRA
Engineering The Future Since 1988
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300
EHRA JOB NO. 081-011-11
No warranty or representation of intended use, design or specification is made or implied by the issuance of this plan or facilities are subject to change without notice.

Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



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, dated December 30, 2020, the property lies completely within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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 Brazoria County MUD NO. 57.

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.

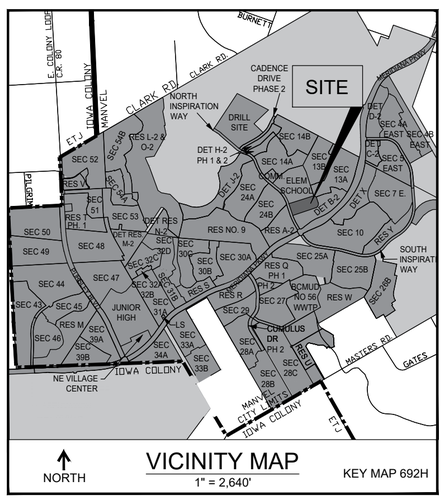
11. The 1% annual Base Flood Elevation (BFE) for this site is 45.8. The 0.2% annual BFE is 46.4.

RESERVE TABLE

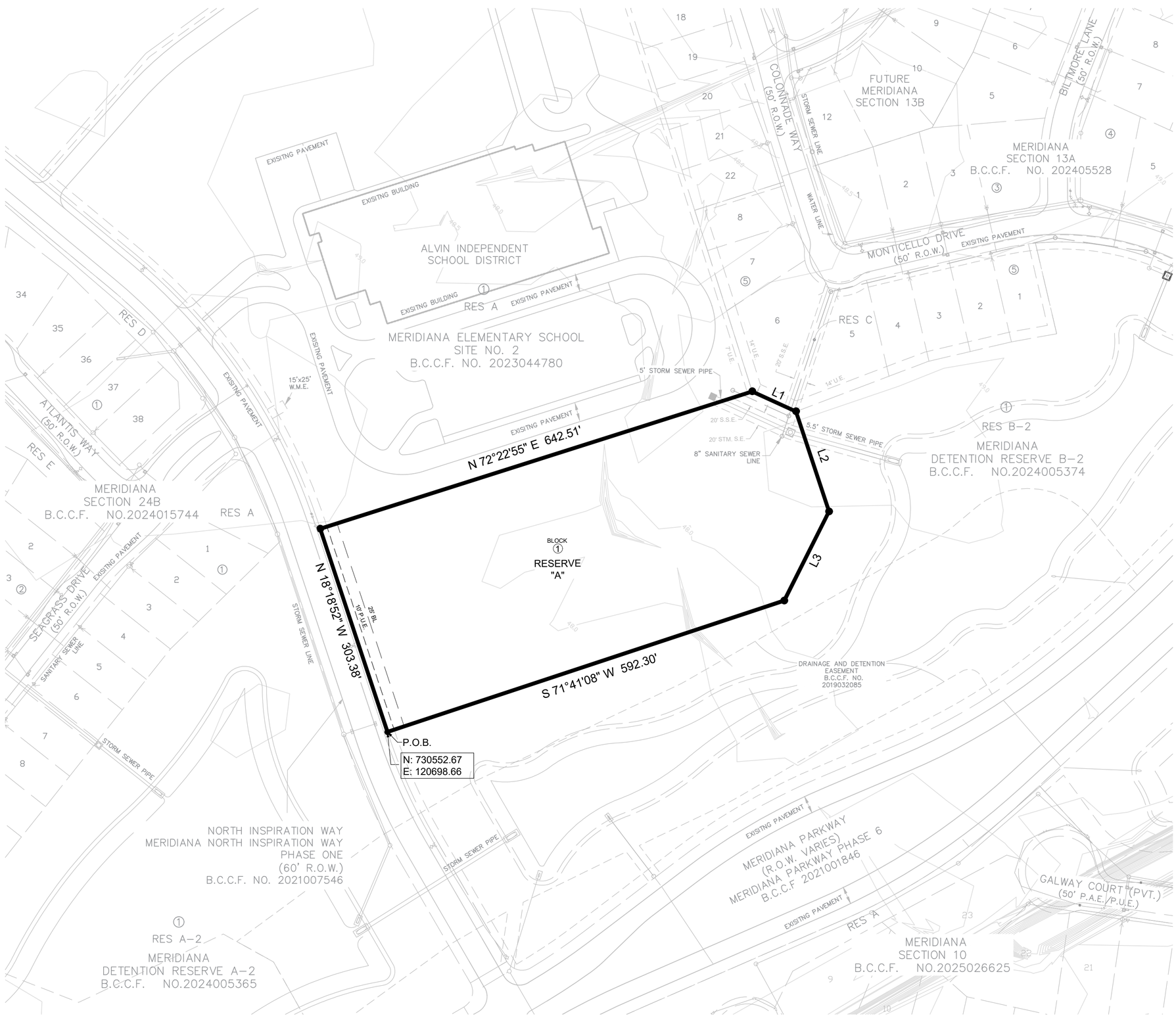
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	200,975.07	4.61	B.C.M.U.D. NO. 57
	TOTAL	200,975.07	4.61	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 65°22'45" E	68.07'
L2	S 18°18'52" E	149.20'
L3	S 26°41'08" W	141.42'



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



BENCHMARK(S):

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

Meridiana Recreation Center No. 3 Preliminary Plat

A Subdivision of 4.61 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Blocks and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

August 15, 2025

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-11

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

P:\081-011\Plat\PPLAT\Meridiana Rec Center 3_PPlat REV.dwg Aug 13, 2025-3:53pm Edited by: jneuberger

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

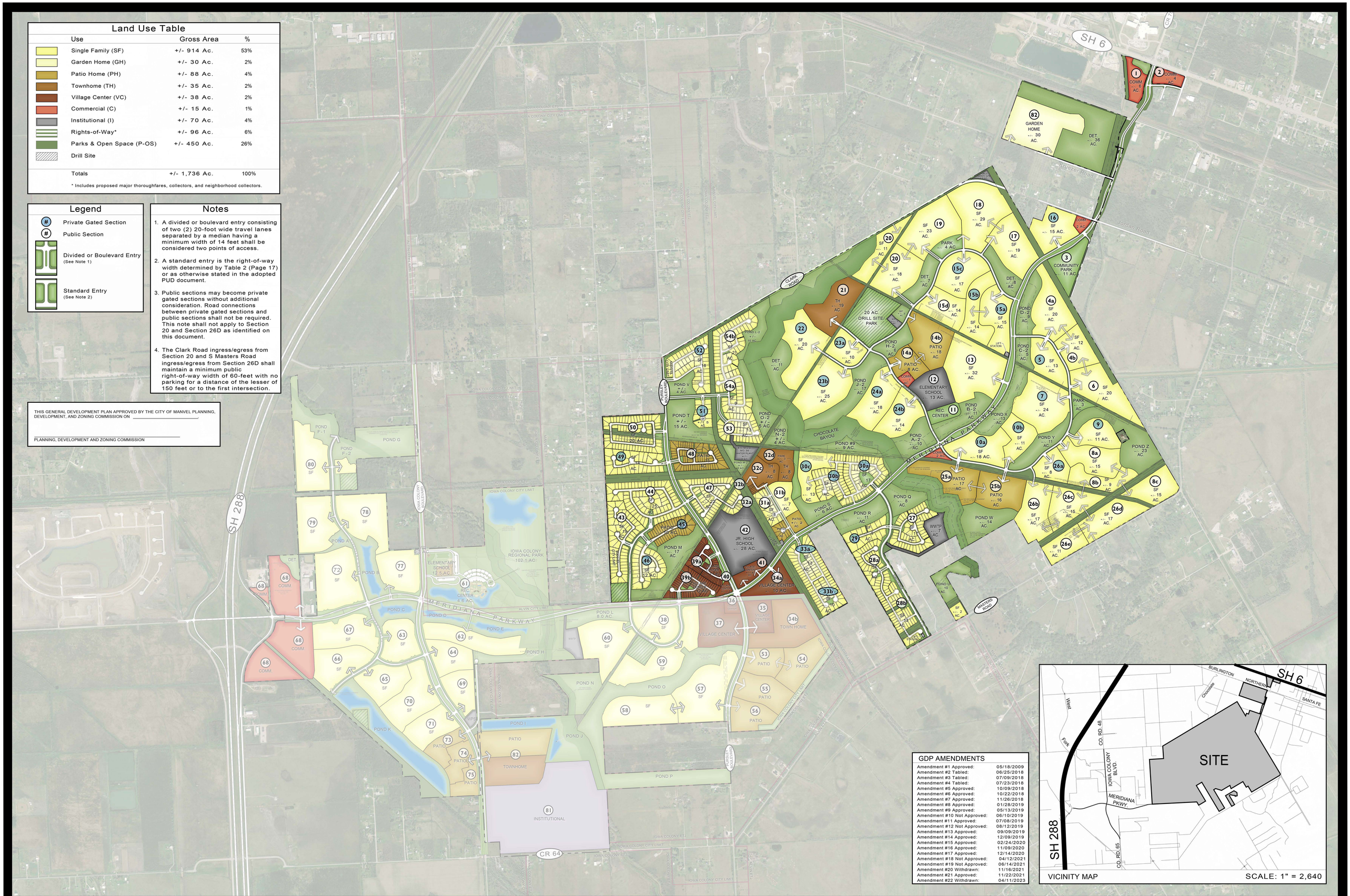
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
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
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

150' 300' 600' 1200
SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land planning purposes only and are subject to change without notice.

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 8/11/2025

Regular Session

Call to Order
PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

Present:	Ryan Miller
	Kyle Marasckin
	Kenneth Haynes
	Delores Martin
	William Richardson
	MaryAnn Atkinson
Absent:	Christy Kennard
Also Present:	Jose Abraham, Director of Development Services
	Elaheh Roohbakhsh, Senior Planner
	Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve Final Plat for Meridiana Section 26A;
BEING A SUBDIVISION OF 12.92 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF LOTS 8 THROUGH 13 OF LULLING STONE SECTION ONE, AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

A. Approve Meridiana Section 32D Preliminary Plat;
BEING A SUBDIVISION OF 9.67 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

A. Consideration and possible action to approve the Primrose Detention Reserve 'A' Preliminary Plat; BEING A SUBDIVISION OF 26.76 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve Primrose Section 1 Preliminary Plat; BEING A SUBDIVISION OF 25.55 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

C. Consideration and possible action to approve Primrose Section 2 Preliminary Plat; BEING A SUBDIVISION OF 12.34 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

Regular Agenda Items A, B, and C were combined.

Staff recommends approval with the following conditions for each:

A -

1. Please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Provide MUD 29 LONO (Section 62-38(a)(14)).
3. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserve will not impact preservation of protected trees (Section 77 (44) Tree Preservation, Landscaping, and Screening).

B -

1. Please provide clarification regarding the 40-foot right-of-way (ROW) shown along Rodeo Palms Parkway, as this ROW is not indicated on the approved plats of adjacent properties. Additionally, please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Please show the acreage of the sections and their associated flows on the drainage exhibits (Section 62-38 (a)(12)).
3. Provide MUD 29 LONO (Section 62-38(a)(14)).
4. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserves

and lots will not impact preservation of protected trees (Section 77 (44) Tree Preservation, Landscaping, and Screening).
C -
1. Please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Please review Note 9 and clarify how it addresses the maintenance responsibility for Rodeo Palms Parkway. If applicable, provide any supporting documentation or draft covenants that establish responsibility for ongoing maintenance, in accordance with the City's requirements. Additionally, please provide a draft copy of any other applicable protective covenants (Section 62-38(a)(8).
3. Please show the acreage of the sections and their associated flows on the drainage exhibits (Section 62-38 (a)(12)).
4. Provide MUD 29 LONO (Section 62-38 (a)(14)).
5. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserves and lots will not impact preservation of protected trees (Section 77 (44) Tree Preservation, Landscaping, and Screening).

Discussion included questions about the maintenance responsibility for Rodeo Palms Parkway, with the applicant stating the county will maintain the paved portion per an interlocal agreement with MUD 47.

PDZ Member Kenneth Haynes made the motion to approve Regular Agenda Items A, B, and C with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22)

The application, first reviewed in June and tabled for more information, returned with a revised site plan showing a reduced lot count (296 lots), added parks, increased landscape buffers, and updated drainage and traffic impact analyses. The developer also committed to constructing the second lane of Manvel Parkway with a canal crossing in Phase 1, adding two park areas, and maintaining similar amenities and home quality as the existing Del Bello Lakes development.

Based on the revised submittals and the site's strategic location along two major thoroughfares, staff supports the proposed annexation into the existing Del Bello Lakes PUD. However, additional clarification is still required regarding the following items:

- Number and justification of access points
- Finalized detention requirements
- Implementation and phasing of traffic improvements
- Right-of-way construction responsibilities and timeline
- Completion of MUD annexation

A key point of discussion with the development was access points, particularly on Croix Road. Commissioners expressed that limited access could create traffic congestion and safety issues on Croix Road, which is already narrow and heavily traveled. The applicant suggested the possibility of a boulevard entrance on Croix Road to count as two points of access, combined with the Manvel Parkway entrance, and then seeking a variance for the fourth. Several commissioners indicated discomfort with granting a variance and wanted the plan redrawn to meet the standard.

PDZ Member Ryan Miller made the motion to forward a recommendation of approval to Council with staff comments. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/6

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

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

Jennifer Mak and Gary Mitchell with Kendig Keast Collaborative presented the fourth workshop in the ongoing Comprehensive Plan and Major Thoroughfare Plan update process.

Major Thoroughfare Plan Revisions – Updates included adjustments to roadway classifications, removal or realignment of certain proposed connections, and refinements to right-of-way designations (parkway, arterial, collector) based on development patterns, connectivity needs, and public feedback.

Future Land Use & Character Map – The draft map organizes the city into categories such as rural preservation, estate residential, suburban residential, master-planned development, commercial, and limited industrial. It incorporates parks and public facilities, identifies potential mixed-use/commercial nodes at key intersections, and reflects a growth management approach that concentrates higher-intensity uses along the SH 288 and SH 6 corridors while maintaining lower-density and rural areas elsewhere.

Guiding Principles & Goals – Emphasis on preserving semi-rural character, offering a range of housing types and lot sizes, supporting local businesses, preventing high-intensity commercial sprawl, and updating development standards.

Implementation & Next Steps – Recommended strategic actions include exploring a unified development code, refining zoning districts and purpose statements, addressing mid-range lot size gaps, enhancing commercial design standards, and setting clear criteria for considering denser housing in the future. The plan will remain a flexible, non-regulatory guidance tool, to be reviewed annually alongside zoning to adapt to market and community changes.

Next, staff and Kendig Keast will compile a full draft of the Comprehensive Plan for City Council workshop review, with PD&Z participation invited.

F. 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 Delores Martin made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 7:30 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION

_____

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

MANVEL
PD&Z COMMISSION
DATA SHEET

MEETING DATE: August 25, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate13.08-acre commercial reserve, located at 17315 Highway 6, Manvel Texas, from Manvel Town Center PUD/ Highway 6 Overlay District to Manvel Town Center PUD/ Highway 6 Overlay District/SUP; providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)".

BACKGROUND:

- The requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve "A" of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan included in the Staff Report). The entire Reserve "A" is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection.
- The applicant, Gerard Hillsman with Identity Architecture, is requesting approval of a Specific Use Permit (SUP) on behalf of the property owner, Steve Chandler with Manvel Town Center, LTD, to allow the operation of a family medicine clinic under the Memorial Hermann Medical Group Primary Care network. A SUP is required for this use, as it falls under NAICS Code 621111 – "Offices of Physicians (Except Mental Health Specialists)", which requires an SUP within the PUD and LC zoning district per the 2020 zoning ordinance amendment.
- The request includes the first-time interior buildout of an existing shell space. The clinic is proposed to operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and will be staffed by approximately three to four personnel, including doctors, nurses, and an office manager. A previous PUD amendment was submitted to allow this use but was withdrawn, prompting this SUP application. Parking, drainage, and traffic-related requirements have been addressed through the approved plat and construction plans.
- 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 and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends forwarding a Final Report to City Council indicating approval of the requested SUP with the conditions listed in the Staff Report. (Proposed Ordinance No. 2025-O-24)

ATTACHMENTS: Staff Report

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	August 25, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, PUD/ SH-6 to PUD/ SH-6-SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The subject site is located at 17315 Highway 6, within the Manvel Town Center Planned Unit Development (PUD)/State Highway 6 Overlay (SH6) District. The applicant, Gerard Hillsman of Identity Architecture, on behalf of property owner Steve Chandler (Manvel Town Center, LTD), is requesting an SUP to allow a family medicine facility under the Memorial Hermann Medical Group Primary Care network within a lease space at the subject site. The proposed use, classified as NAICS Code 621111 "Offices of Physicians (Except Mental Health Specialists)," is allowed in the Town Center PUD with the approval of a Specific Use Permit (SUP). The proposed primary care clinic is expected to operate Monday through Friday from 8:00 a.m. to 5:00 p.m., staffed by approximately three to four doctors, nurses, and an office manager.

Staff Recommendation: Approval with conditions

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Manvel Town Center Site Plan, Application, Letter of Authorization, Letter of Request, Plat, Partial Enlarged Vicinity Map, Overall Landscape Plan, Site Plan, Floor Plan, Exterior Elevations, Public Hearing Notice, And Site Photos.

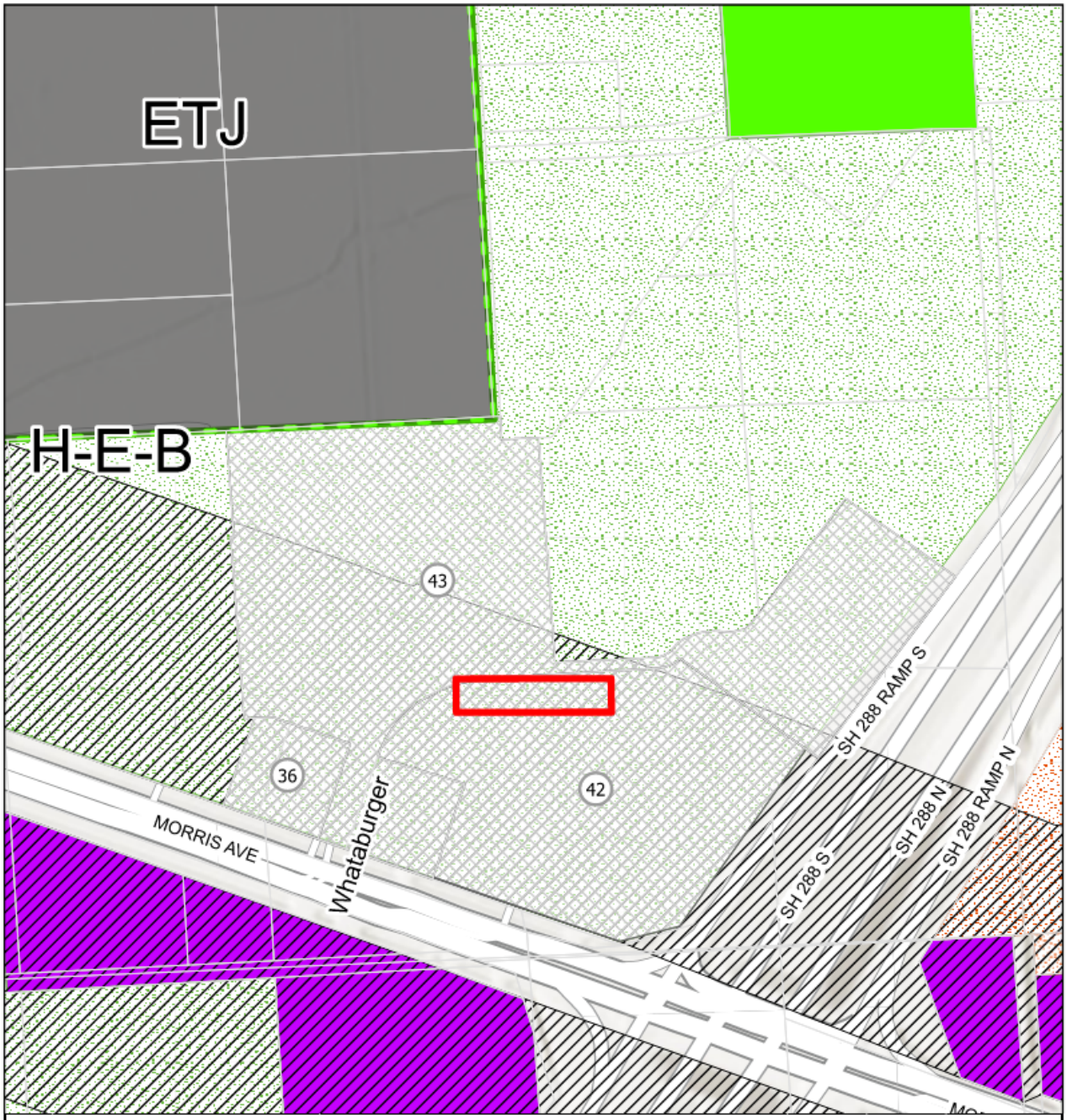
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	**North:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Nail Salons) **South:** Light Commercial District / State Highway 6 Overlay District (LC/SH6) **East:** Planned Unit Development District / Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Ambulatory Health Care Services) **West:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Offices of Dentists)
Surrounding Land Use	**North:** H-E-B, Under Construction Lowe's, Milano Nail Spa, and retail stores **South:** Chevron gas station with convenience store, and vacant/undeveloped land **East:** Verizon, Memorial Hermann–GoHealth Urgent Care, Smoothie King, and retail stores **West:** Dental Office, McDonald's, Whataburger, and additional commercial uses within the Town Center

AERIAL VICINITY MAP

ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
36	17205 Highway 6/ Morris Ave	NACIS USE OFFICE OF DENTISTS	2023-O-15	3/20/2023	PUD/SH6-SUP
42	21708 Highway 288	NAICS USE 621493 "Ambulatory Health Care Services"	2024-O-17	5/6/2024	PUD/SH6-SUP
43	17221 State Highway 6, Suite 103	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP

Memorial Hermann Medical Group Primary Care

17315 state Highway 6, Suite 101

Memorial Hermann Medical Group Primary Care
Light Commercial District
Planned Unit Development
Single-Family Residential District
Open - Planned Unit Development
Parcels
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District

US Feet
0 170 340 680 1,020 1,360

N W E S

Date: May 2025
Reference: 2025047
Data Source: City of Manvel, Brazoria County Open Data

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 requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve "A" of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan attached). The entire Reserve "A" is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection. The applicant plans to lease approximately 8,910 square feet of an existing 16,460-square-foot retail building to operate a primary care clinic, expected to run Monday through Friday, 8:00 a.m. to 5:00 p.m., with a staff of three to four doctors, nurses, and an office manager.

The Manvel Town Center PUD document (Ordinance No. 2017-O-33) allows all uses that are permitted within City's LC district and certain other additional specific commercial uses. However, the PUD document also requires SUP approval for land uses allowed in the LC district with SUP. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621111 – "Offices of Physicians (Except Mental Health Specialists)" at the subject site.

Please note that a PUD amendment was previously submitted to allow this use, but the request was later withdrawn. Manvel Town Center is currently under construction and is intended to include a mix of retail, commercial, and office uses. Parking, drainage, and traffic impact analysis (TIA) requirements for the site have already been addressed through the existing plat and approved construction plans.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50. (g)).

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

a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.
b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined conditions applicable to Ambulatory health care services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. *Conformance to Comprehensive Plan*: The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.

2. *Compatibility with the character of the neighborhood:* The proposed primary care clinic will occupy an existing retail lease space and will not involve any new exterior development or building expansion. The proposed use is consistent with the overall character of the area, given that the Manvel Town Center PUD is planned and zoned to accommodate a mix of commercial, office, and retail uses. A primary care clinic aligns well with this vision and will contribute to the diverse range of services offered within the Manvel Town Center.

3. The suitability *of the property for the uses permitted by right*: The subject site is zoned Manvel Town Center PUD and lies within the SH6 Overlay District, surrounded by established commercial uses such as H-E-B, Lowe's, Verizon, Memorial Hermann – GoHealth Urgent Care, Teal Ridge Dental Care, McDonald's, and various retail shops. This context supports the suitability and compatibility of the proposed primary care clinic within the area.

4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Manvel Town Center.

5. *Traffic and Parking issues:* The proposed primary care clinic will occupy an existing space within Manvel Town Center, built per approved plans. Adequate shared parking is already provided, and no additional parking is required. A TIA has been completed, and no significant traffic impacts are anticipated. The development meets the minimum parking requirement of 5 spaces per 1,000 sq ft, ensuring sufficient capacity for the proposed use and other uses.

6. *Harm to the value of nearby properties:* The surrounding properties are primarily zoned Manvel Town Center PUD and LC or consist of vacant land. Given the commercial nature of the area and the existing zone designations, the proposed use is not expected to negatively impact nearby property values. Additionally, the presence of the Town Center PUD and the Highway 6 Overlay District further reinforces the appropriateness of this type of medical office use at the subject location.

7. *Impedance to orderly development surrounding vacant property*: The surrounding properties are zoned Manvel Town Center PUD, LC, and SH6 District. These zoning designations support

a range of commercial and office uses. As such, the proposed primary care clinic is compatible with the intended development pattern and is not expected to impede the orderly development of adjacent or nearby vacant land.

8. *Utility Provisions:* The proposed use will not have any additional impact on utility services.
9. *Safe site development and layout:* The proposed primary care clinic will occupy an existing commercial lease space and will not include any exterior site improvements, and the existing complies with all applicable city regulations and development standards.
10. *Lighting*: Exterior lighting was installed per Manvel Town Center PUD standards. No changes are proposed, and no additional impacts are anticipated.
11. *Landscaping and screening:* Landscaping was completed in accordance with Manvel Town Center PUD standards. No additional landscaping or screening is required at this time.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)" with the following conditions:

1. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

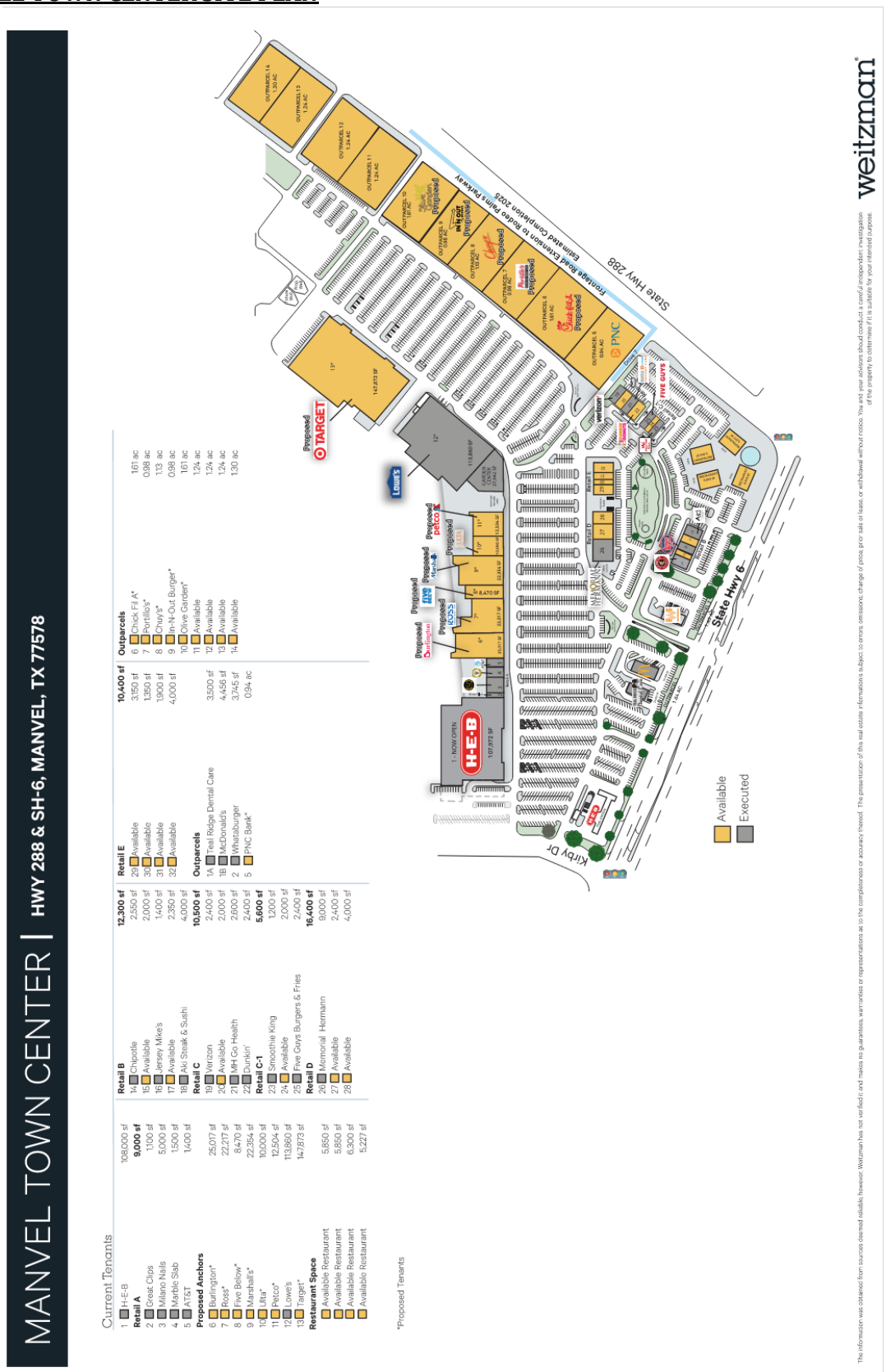
City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-24)

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, staff has received one informational inquiry and is not aware of any opposition to the request. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Highway 6 and SH 288 were located within 200 feet.

MAJOR THOROUGHFARE PLAN MAP

MANVEL TOWN CENTER SITE PLAN



The information was obtained from sources deemed reliable, however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine if it is suitable for your intended purpose.

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: Memorial Hermann Medical Group Primary Care

Project Location/Address: 17315 Highway 6, Suite 101, Manvel, TX USA 77578

Legal Description: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08

Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621111

Parcel/Tax ID# (s): 713693 Total Acreage: 13.08

First Time Buildout of an Existing Tenant Leased Space within Office Building for a Primary Care Clinic

APPLICANT INFORMATION

Applicant Name: Gerard Hillsman

Company Name: Identity Architecture

Address: 111 Travis Street City: Houston State: TX Zip: 77002

Phone #: 346-772-4242 Email: ghillsman@identityarchitects.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.

Gerard Hillsman 6/13/2025

Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center, LTD

Address: 1800 Bering, Suite 550 City: Houston State: TX Zip: 77057

Phone #: 713-781-7111 Email: schandler@weitzmangroup.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.

6-13-25

Owner's Signature (**REQUIRED**) Date

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- Buildout Plans
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	N/A
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	Pending Invoice

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.

Gerard Hillsman 6/13/2025

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.

Manvel Town Center, LTD
Owner Name

1800 Bering, Suite 550
Owner Address

Houston, Texas 77057
Owner City, State Zip

6-13-25
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at **17315 Highway 6, Suite 101, Manvel, TX 77578** 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 Gerard Hillsman with the company Identity Architecture (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713-781.7111 if you have any questions.

Sincerely,

Owner Name Manvel Town Center, LTD

Owner Signature

REQUEST LETTER

identity ARCHITECTURE

July 7, 2025

City of Manvel
Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Warmest Greeting Planning Department,

Please accept this Letter of Intent for a commercial construction project located

17315 Highway 6, Suite 101, Manvel, TX 77578 located in the Manvel Town Center.

The legal description of the space is: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08

We will be doing a first-time buildout of the interior existing tenant space within the shell building.

The space is going to be used as a Primary Care Clinic not an Urgent Care Clinic.

It is going to be used for Family Medicine, and they will provide general exams

There will be about 3 to 4 doctors, nurses and an office manager in attendance at the clinic.

The hours of operation will be Monday- Friday from 8am to 5pm.

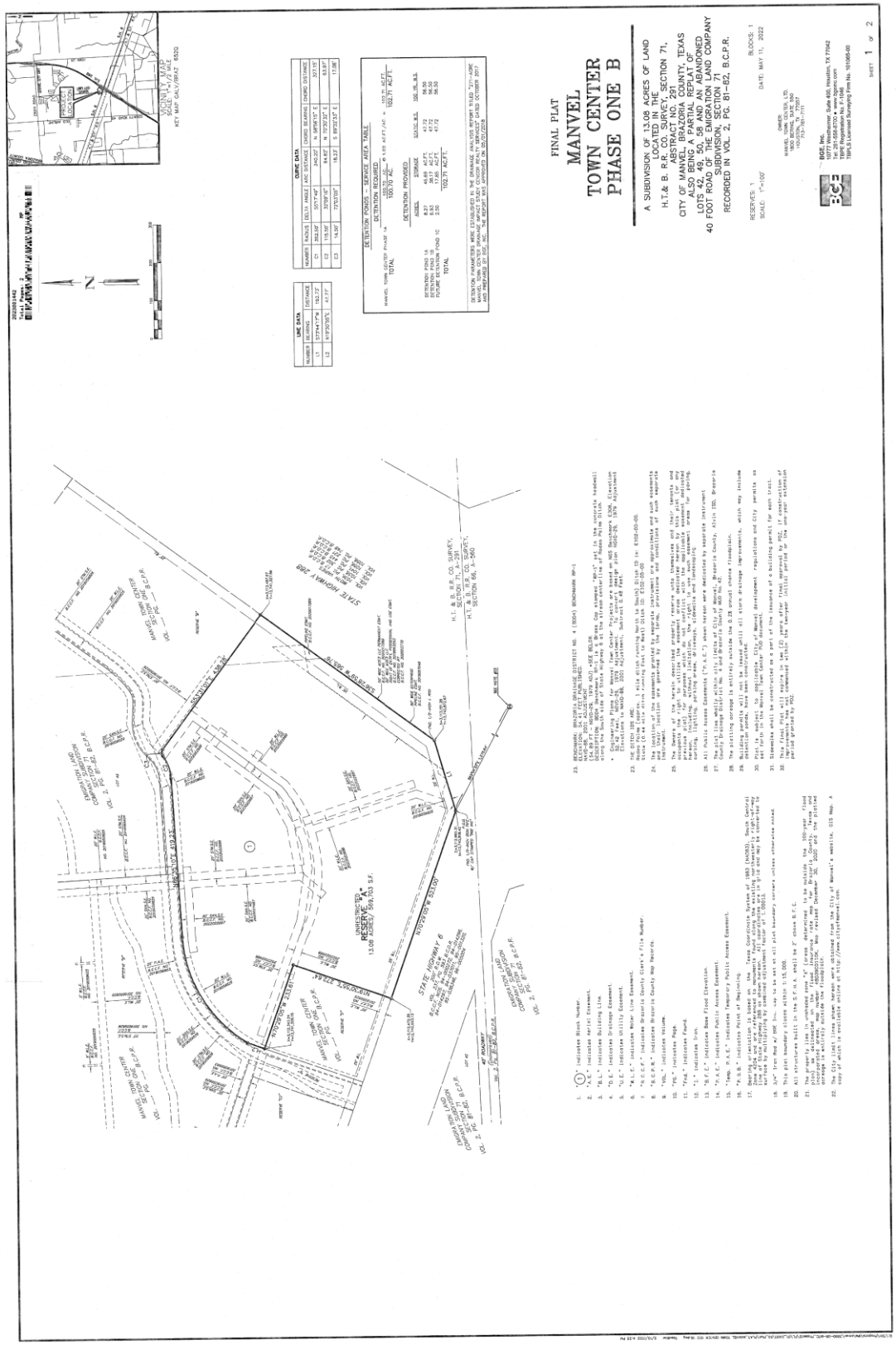
Please see the enclosed Site Plan, Plat, Floor Plans for the Building and Suite, Equipment List, Exterior Elevations.

Thanks.

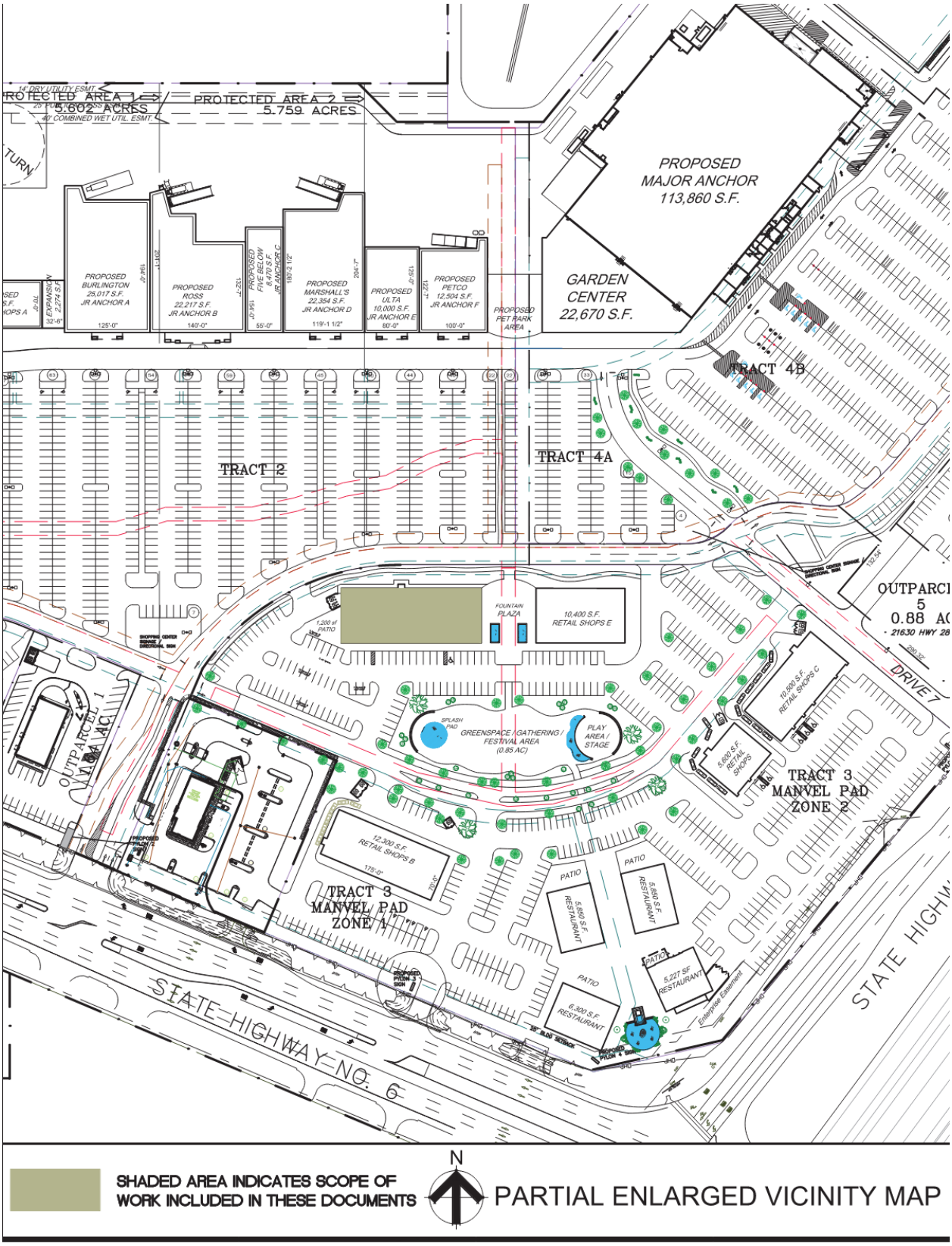
GERARD HILLSMAN
Construction Coordinator
713.595.2150 *office*
346.772.4242 *direct*
ghillsman@identityarchitects.com
www.identityarchitects.com
111 Travis Street, Houston, Texas 77002

identity ARCHITECTURE

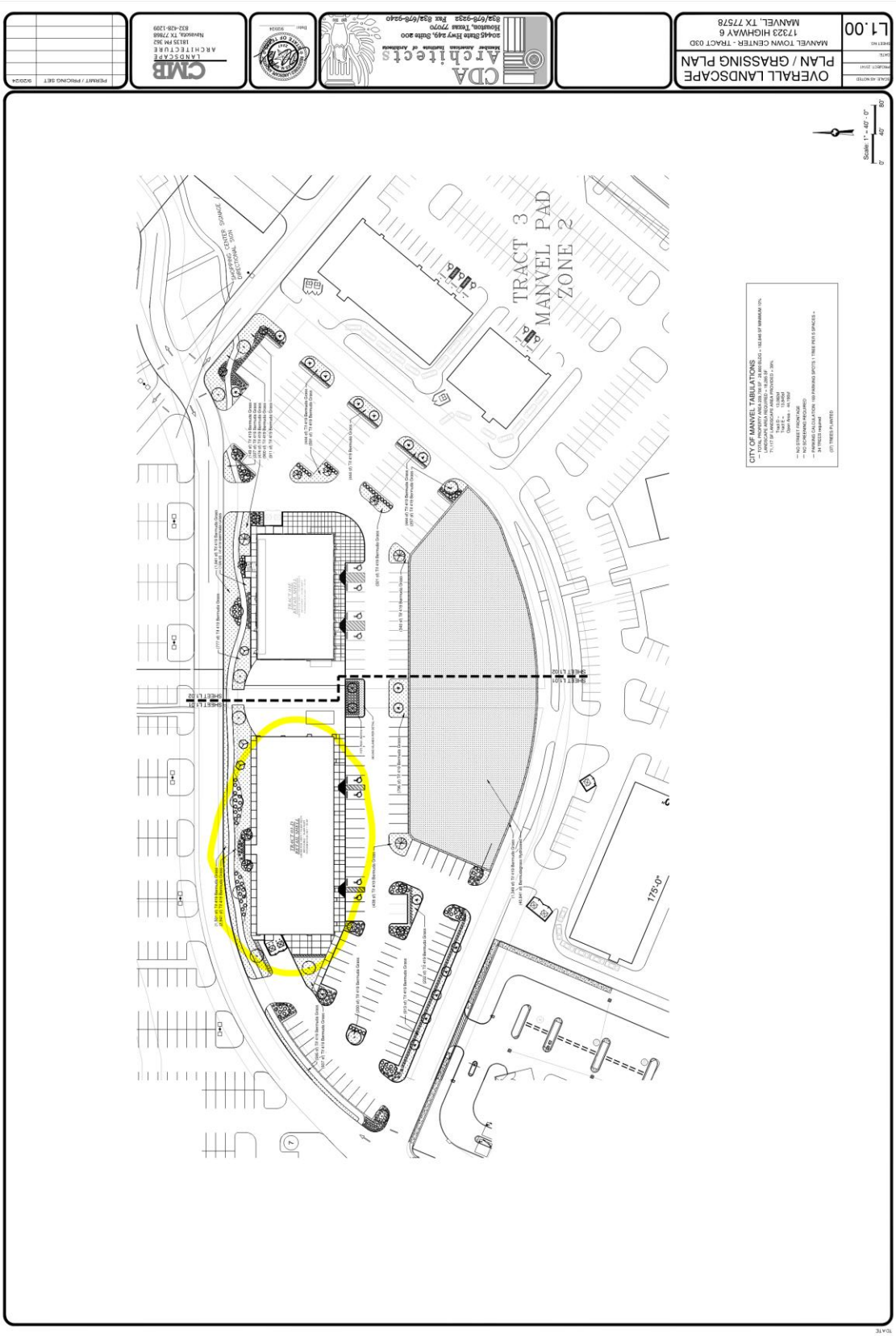
PLAT


FINAL PLAT
MANVEL
TOWN CENTER
PHASE ONE B
A SUBDIVISION OF 13.08 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 42, 49, 50, 58 AND AN ABANDONED
40 FOOT ROAD OF THE EMIGRATION LAND COMPANY
SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
RESERVES: 1
SCALE: 1"=100'
DATE: MAY 10, 2022
BLOCKS: 1
OWNER:
MANVEL TOWN CENTER, LTD.
14825 BERRY, SUITE 350
HOUSTON, TX 77079
BGE, INC.
10777 Westheimer Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Firm Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
SHEET 1 OF 2
STATE HIGHWAY 288
STATE HIGHWAY 6
MANVEL ROAD
RESERVE "A"
13.08 ACRES/ 569,753 S.F.
H.T. & B. R.R. CO. SURVEY,
SECTION 71, A-291
H.T. & B. R.R. CO. SURVEY,
SECTION 66, A-560
CORPORATE LIMIT
CORPORATE LIMIT
VOL. 2, PG. 81-82, B.C.P.R.
VOL. 2, PG. 81-82, B.C.P.R.
VOL. 2, PG. 81-82, B.C.P.R.

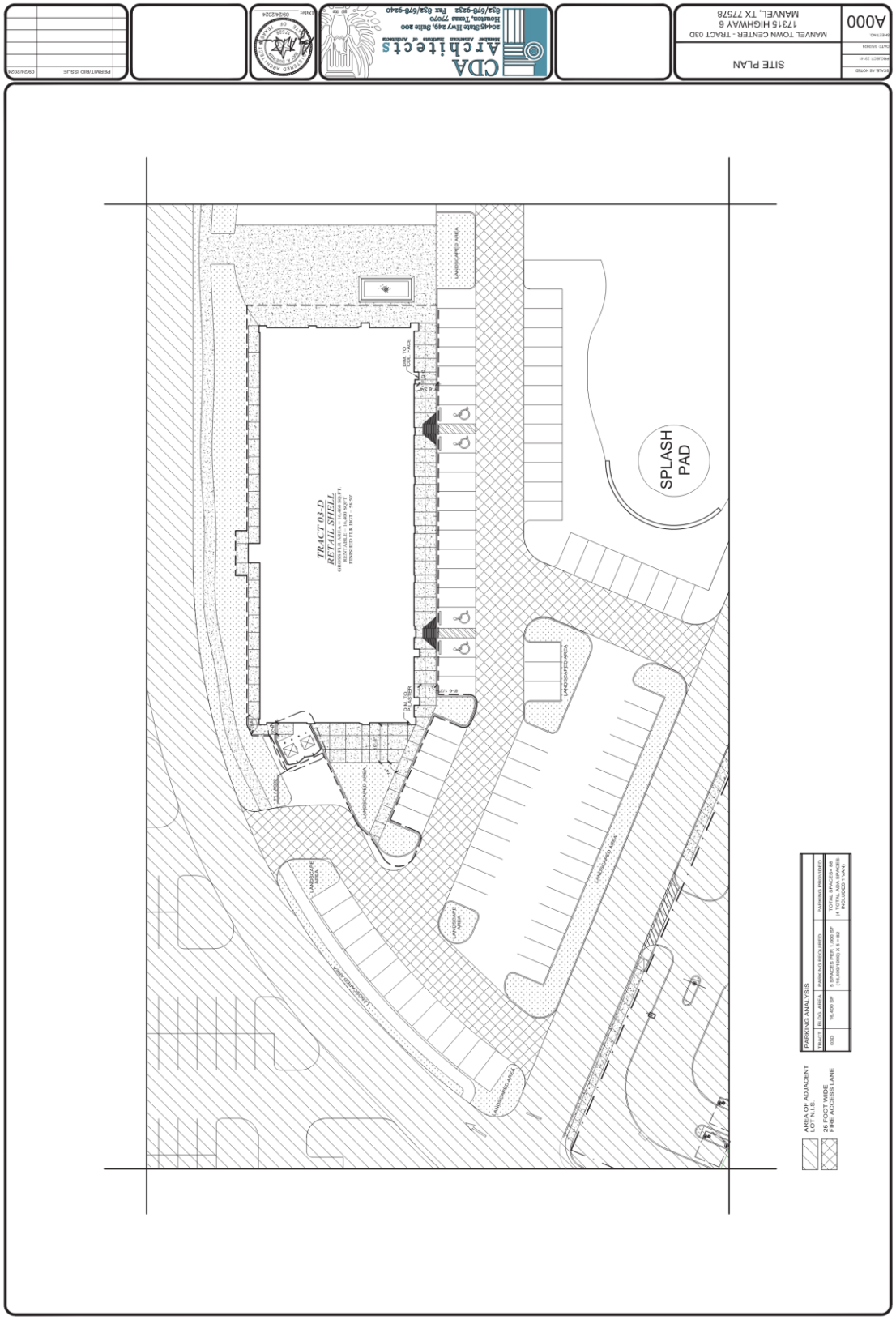
PARTIAL ENLARGED VICINITY MAP



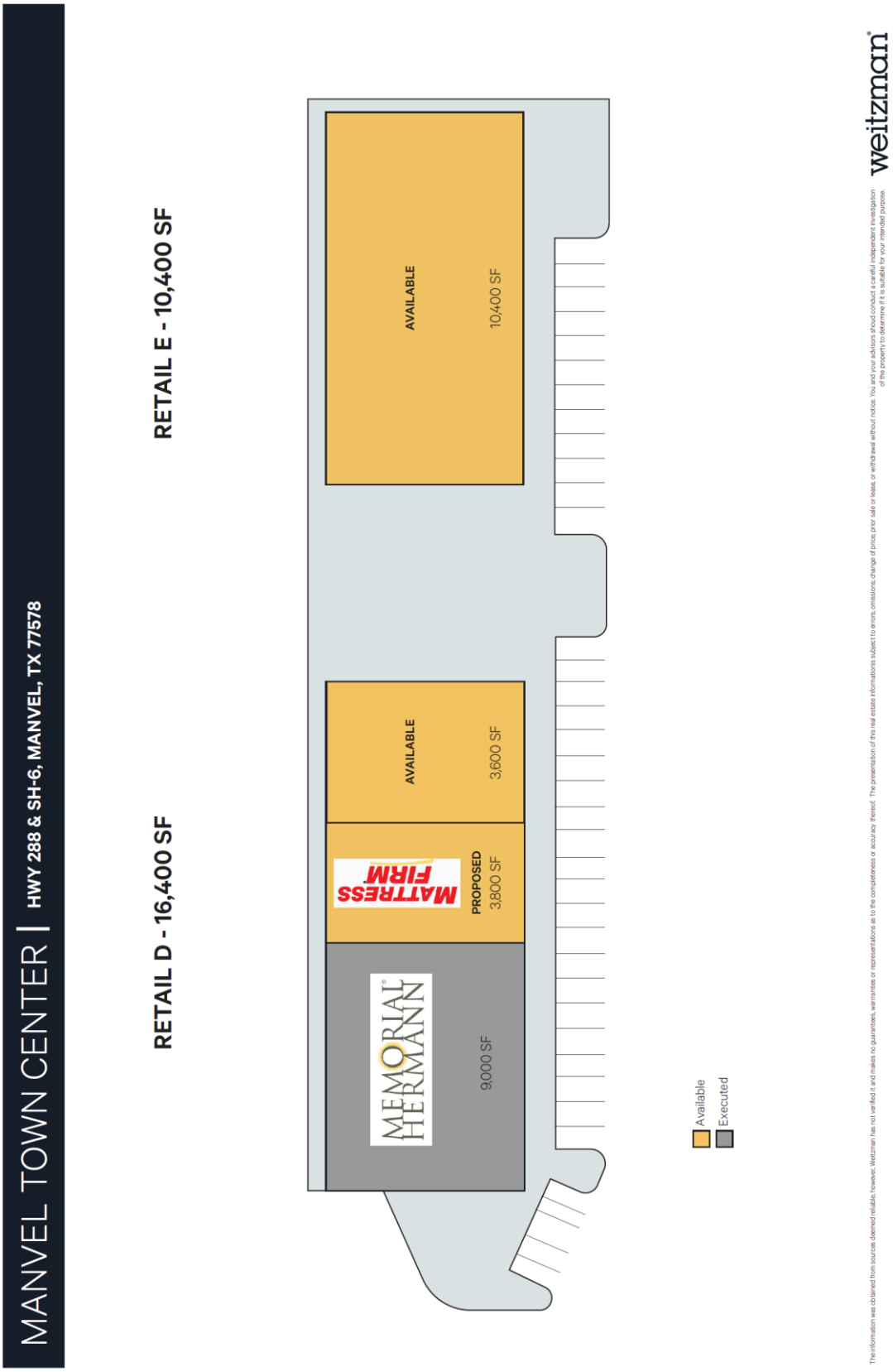
OVERALL LANDSCAPE PLAN



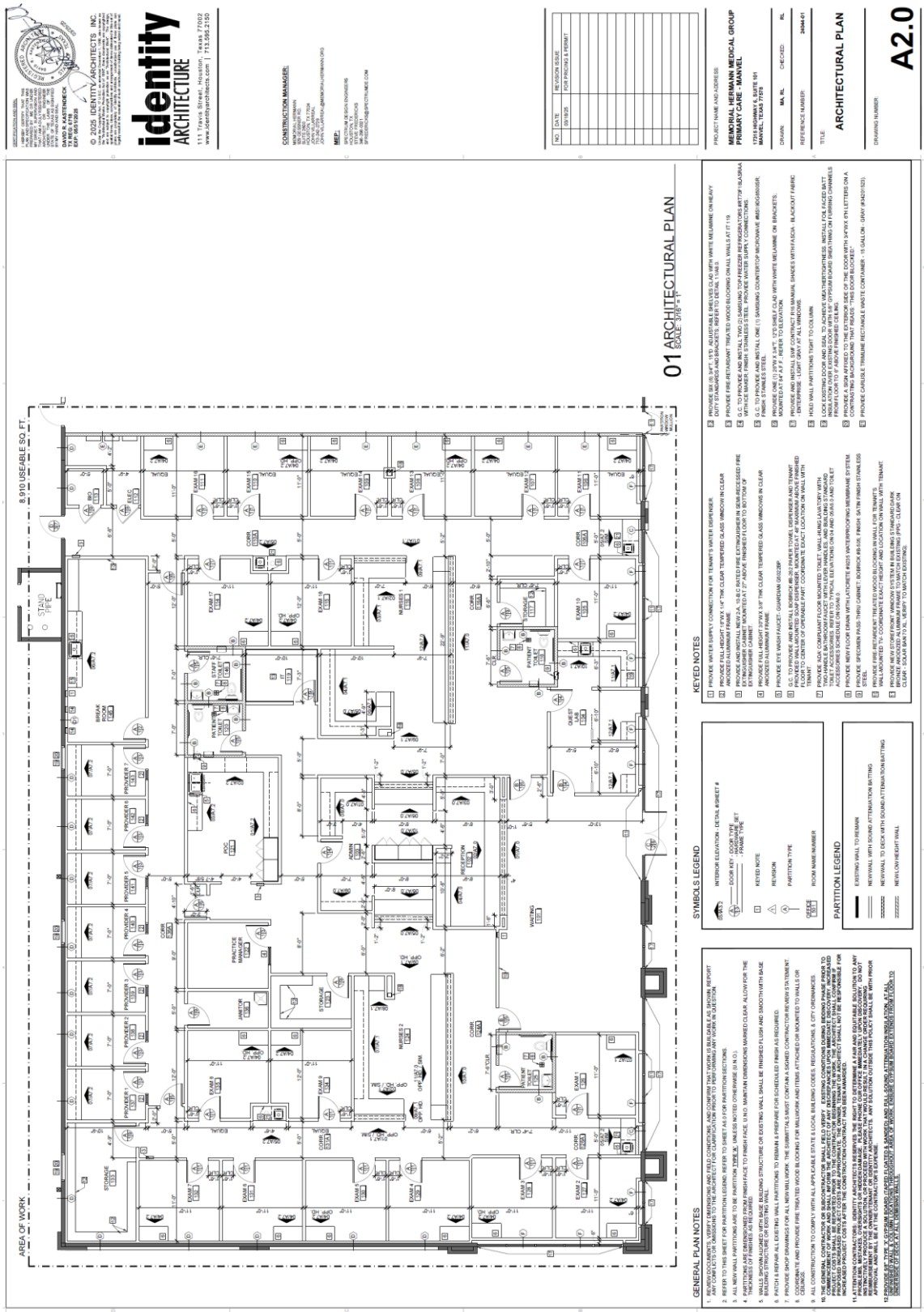
SITE PLAN


SITE PLAN
MANVEL TOWN CENTER - TRACT 03D
17315 HIGHWAY 6
MANVEL, TX 77578
A000
CDA Architects
20445 State Hwy 249, Suite 300
Houston, Texas 77070
832/678-9225 Fax 832/678-9240
PERMIT/BID ISSUE
09/24/2024
TRACT 03-D
RETAIL SHELL
SPLASH PAD
LANDSCAPED AREA
PARKING ANALYSIS
PARKING REQUIRED
PARKING PROVIDED
TOTAL SPACES IN 14 TOTAL ADA SPACES INCLUDES 1 VAN
AREA OF ADJACENT LOT N.I.S.
25 FOOT WIDE FIRE ACCESS LANE

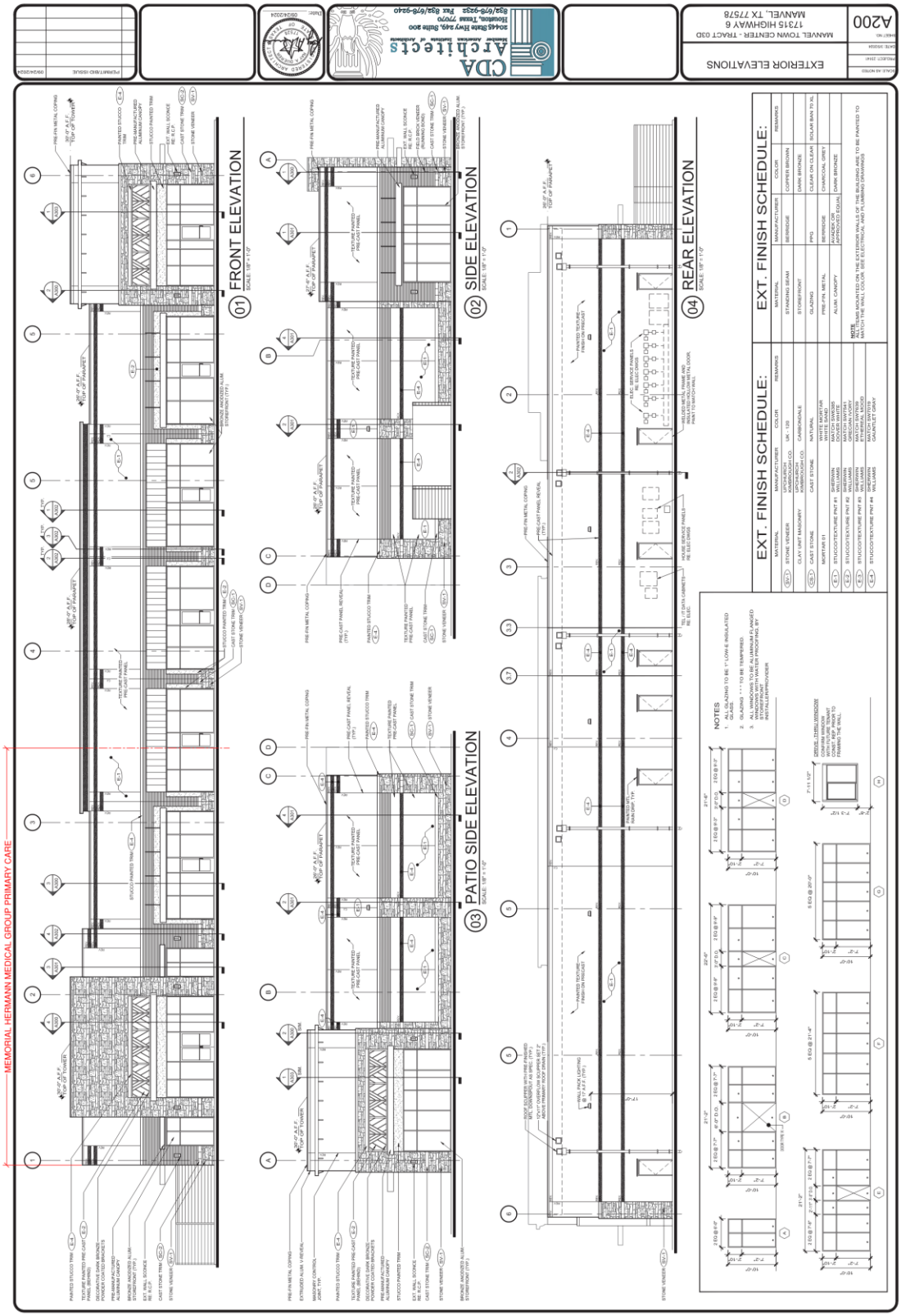
SITE PLAN


MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578
RETAIL D - 16,400 SF
RETAIL E - 10,400 SF
MEMORIAL HERMANN
9,000 SF
MATTRESS FIRM
PROPOSED
3,800 SF
AVAILABLE
3,600 SF
AVAILABLE
10,400 SF
Available
Executed
weitzman
The information was obtained from sources deemed reliable, however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate informationis subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

FLOOR PLAN


identity
ARCHITECTURE
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com | 713.555.2150
© 2025 IDENTITY-ARCHITECTS INC.
CONSTRUCTION MANAGER:
MEP/FP:
NO. DATE REVISION ISSUE
09/18/25 FOR PRICING & PERMIT
PROJECT NAME AND ADDRESS:
MEMORIAL HERMANN MEDICAL GROUP
PRIMARY CARE - MANVEL
17215 HIGHWAY 6, SUITE 101
MANVEL, TEXAS 77578
DRAWN: MA, RL CHECKED: RL
REFERENCE NUMBER: 20240-01
TITLE:
ARCHITECTURAL PLAN
DRAWING NUMBER:
A2.0
01 ARCHITECTURAL PLAN
SCALE: 3/16" = 1'
8,910 USEABLE SQ. FT.
AREA OF WORK
GENERAL PLAN NOTES
SYMBOLS LEGEND
PARTITION LEGEND
KEYED NOTES

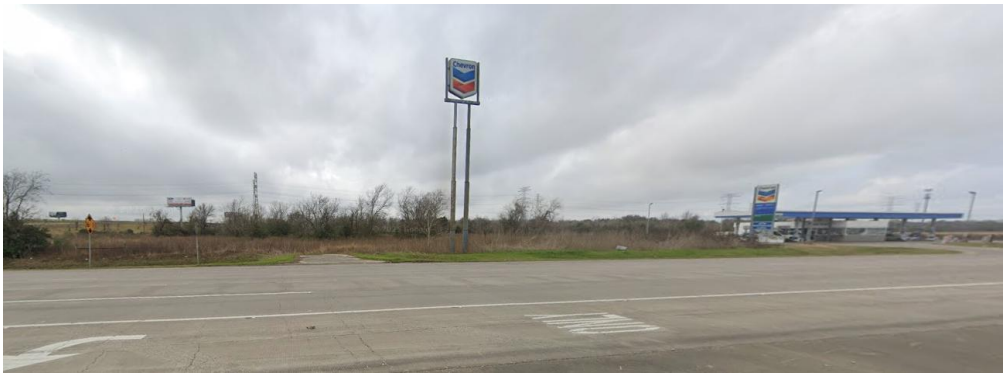
EXTERIOR ELEVATIONS



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 08/10/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, AUGUST 25, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, SEPTEMBER 02, 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 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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 property to the south from Morris Avenue/SH6 (Chevron Gas Station)

View of the subject site from within the Manvel Town Center parking lot, looking north.

Bird's-eye view of the updated overall Manvel Town Center site.

MANVEL
PD&Z COMMISSION
DATA SHEET

MEETING DATE: August 25, 2025

TOPIC: The applicant, Mr. Kyle Mulvey with Pape Dawson Engineering, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for the proposed Wellby Bank located along the Southwest corridor of Highway 6 and 288.

BACKGROUND:

- The subject site is a 1.1 - acre vacant tract located along the south side of Highway 6 to the West of the existing Chevron Gas Station across from the Manvel Town Center.
- The property is located within X-Unshaded flood zone.
- The entities having jurisdiction over drainage for the site are BDD4, TXDOT and the City of Manvel.
- Due to lack of depth at the outfall points within the drainage ditches along HWY6, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- A similar request for a pump detention system was approved by Council for the property located immediately to the West which includes a variety of commercial uses.
- Drainage on site is proposed to be handled by a combination of two detention ponds and an underground storage system beneath the parking lot.
- There is one proposed outfall point along Highway 6.
- On August 5, 2025, a request was made for the allowance of a pump detention system based on a provision in the Design Criteria Manual stating that pump detention will have to be approved by City Council on a case-by-case basis.
- Additional details and staff analysis are included in the attached staff report.

City Staff Report:

- Drainage Criteria is laid out in Chapter 5 of the City's Engineering Design Criteria Manual
- Pump Detention has generally been discouraged due to potential failure of the pump system, the need for more frequent maintenance and the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 5 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
    1. Use is for non-residential developments.
    2. No residence is within 1,000 feet of the pump facility.
    3. A backup natural gas generator is provided for the entire pump facility.
    4. 50% of the detention is achieved by a gravity system.
    5. The corresponding Drainage District approves the pump facility.

- The applicant has taken the following steps to meet the City's criteria:
    1. The development is a non-residential use for a bank.
    2. There are no existing residential uses within 1,000 feet of the pump facility.
    3. A backup natural gas generator has been proposed to service the pump station.

4. The proposed outfall pipe has been set within the pump station in a way that 50% of the volume will be achieved by gravity within the station.
5. The applicant has reached out to TXDOT and BDD4 regarding the pump facility and drainage requirements. Approval from the Drainage District and TXDOT will be required prior to City permit approval.

- There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines.
  These include:
  1. The completed City Design Criteria Manual Variance Form.
  2. A maintenance plan detailing steps taken to ensure proper functionality of the system over the duration of its lifetime and the owner's obligations to the city and drainage district to be involved in the maintenance process.
  3. A proposed Maintenance Covenant with the City and drainage district detailing responsibilities assigned to the owner.
  4. The proposed drainage plan along with a detail of the pump station.
  5. The metes and bounds description and abstract of the property.

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

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

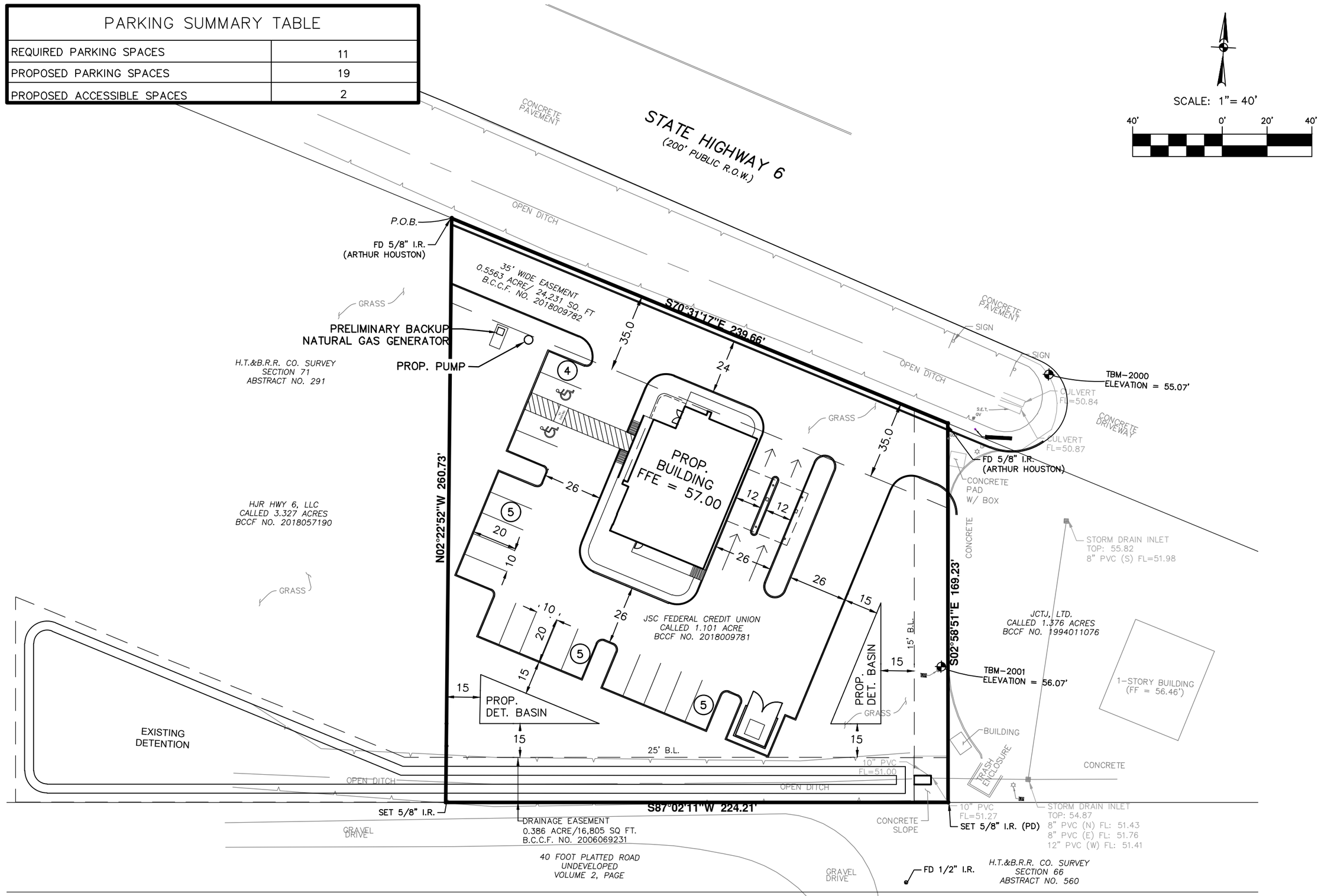
ATTACHMENTS: Design Criteria Manual Variance Form, Proposed Maintenance Plan, Proposed Maintenance Covenant, Drainage Plan and metes and bounds/property abstract.

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL _____**
Matt De La Rosa, Assistant City Engineer	**CITY MANAGER APPROVAL _____**

PARKING SUMMARY TABLE	
REQUIRED PARKING SPACES	11
PROPOSED PARKING SPACES	19
PROPOSED ACCESSIBLE SPACES	2



PAPE-DAWSON
2197 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

WELLBY MANVEL BRANCH

CITY OF MANVEL, TEXAS

PRELIMINARY SITE PLAN

JOB NO. 42553-00
DATE AUGUST 2025
DESIGNER TS
CHECKED KM
DRAWN XXX
SHEET 1 of 1

Date: July 16, 2025, 2:10 PM - User ID: Tahelmire
File: K:\Projects\426\53\00\2-0 Design\2-4 Exhibits\250805 - Site

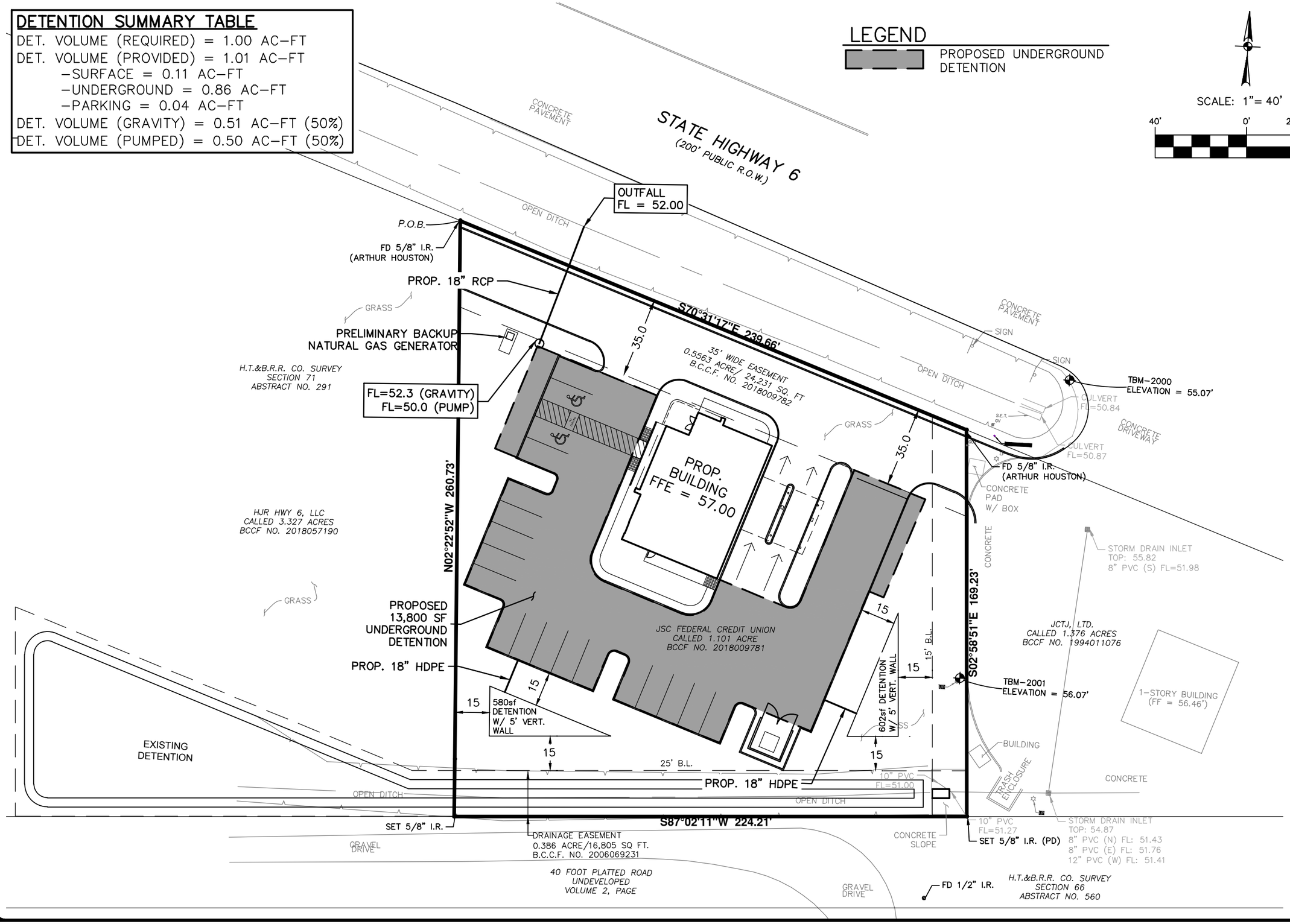
DETENTION SUMMARY TABLE

DET. VOLUME (REQUIRED) = 1.00 AC–FT
DET. VOLUME (PROVIDED) = 1.01 AC–FT
–SURFACE = 0.11 AC–FT
–UNDERGROUND = 0.86 AC–FT
–PARKING = 0.04 AC–FT
DET. VOLUME (GRAVITY) = 0.51 AC–FT (50%)
DET. VOLUME (PUMPED) = 0.50 AC–FT (50%)

LEGEND

PROPOSED UNDERGROUND DETENTION

SCALE: 1"= 40'



PAPE–DAWSON
2197 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

WELLBY MANVEL BRANCH

CITY OF MANVEL, TEXAS

PRELIMINARY DRAINAGE PLAN

JOB NO. 42553–00
DATE AUGUST 2025
DESIGNER TS
CHECKED KM
DRAWN XXX
SHEET 1 of 1

Date: August 4, 2025, 2:12 PM – User ID: Tahelmire
File: K:\Projects\425\53\00\2–0 Design\2–4 Exhibits\250805–

Office of the City Engineer
20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Design Criteria Manual Variance Request Form

Project Information

Project Name: \WELLBY MANVEL BRANCH

Project Location/Address: ADJACENT TRACT WEST OF 17230 HWY 6, MANVEL, TX 77578

Legal Description: JSC FEDERAL CREDIT UNION, CALLED 1.101 ACRE BCCF NO. 2018009781

Current Zoning: LIGHT COMMERCIAL Parcel/Tax ID# (s): 678969 Total Acreage: 1.101 AC

Engineer Information

Engineer Name: NATHAN BILLIOT, PE

Engineer Company Name: PAPE DAWSON, INC.

Address: 2107 CITYWEST BLVD, SUITE 300 City: HOUSTON State: TX Zip: 77042

Phone #: 713-428-2400 Email: NBILLIOT@PAPE-DAWSON.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.

July 30, 2025

Applicant Signature (**REQUIRED**) Date

Property Owner Information

Owner(s) Name: ALLEN CHOY

Address: 1330 Gemini St City: HOUSTON State: TX Zip: 77058

Phone #: 281-813-2355 Email: ACHOY@WELLBYFINANCIAL.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.

August 1, 2025

Owner's Signature (**REQUIRED**) Date

Design Criteria Manual Variance Request

1. Specific proposed deviation from the technical standard.

   SECTION 5G.5 - OWNERSHIP AND EASEMENTS: PUMPED DETENTION FACILITIES MAY BE ALLOWED BY CITY COUNCIL ON A CASE-BY-CASE BASIS. THIS APPLICATION IS FOR THE APPROVED USE OF A PUMP DETENTION SYSTEM (50% GRAVITY/50% PUMPED) FOR A LIGHT COMMERCIAL DEVELOPMENT (BANK BRANCH).

OFFICE OF THE CITY ENGINEER
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

2. Set out the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

   THIS DEVIATION HAS MINIMAL IMPACTS DUE TO THE SITE LOCATION'S PROXIMITY TO RESIDENTIAL DEVELOPMENTS. A PUMPED DETENTION SYSTEM SOLUTION WILL MAXIMIZE THE PROPOSED DEVELOPMENT GIVEN THE EXISTING CONSTRAINTS AND TOPOGRAPHICAL CHALLENGES TO GRAVITY FLOW THE PROPOSED STORMWATER RUNOFF OF THE SITE.

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

   THE TECHNICAL STANDARD REQUIRES 4:1 SIDE SLOPES AND MIN. WIDTH MAINTANENCE BERMS THAT RESULT IN INSUFFCIENT DETENTION STORAGE VOLUME FOR THE PROPOSED DEVELOPMENT BASED ON A SHALLOW OUTFALL ELEVATION. THEREFORE, A STANDARD DETENTION SOLUTION IS NOT VIABLE FOR THIS DEVELOPMENT. BY ALLOWING A PUMPED DETENTION SYSTEM, THIS WILL ALLOW DETENTION AREAS TO GO DEEPER AND GENERATE MORE STORAGE VOLUME WITH THE SAME OR LESS AVAILABLE SITE AREA.

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

   THE PROPOSED PUMPED DETENTION FACILITY WILL INCLUDE THE FOLLOWING CHARACTERISTICS TO MITIGATE GENERAL CONCERNS WITH THE OPERATIONAL AND MAINTANENCE REQUIREMENTS OF A PUMPED DETENTION FACILITY: 5-FT VERTICAL WALLS, PROVIDE 15-FT MAINTANENCE BERM ON ALL SIDES, INSTALL A PERIMETER FENCE, AND PROVIDE BACKUP NATURAL GAS GENERATOR. THE PROPOSED DETENTION SYSTEM WILL ACHIEVE 50% GRAVITY/50% PUMPED VOLUME WHICH IS CONSISTENT WITH BOTH TXDOT AND BRAZORIA COUNTY DRAINAGE DISTRICT STANDARDS.

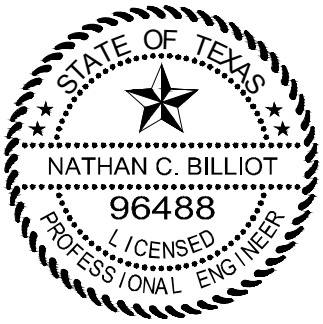
5. List of supporting documentation attached?

   ☒ Yes ☐ No

- PRELIMINARY SITE PLAN
- PRELIMINARY DRAINAGE PLAN
- COORDINATION WITH TXDOT & BRAZORIA COUNTY DRAINAGE DISTRICT #4 (IN PROCESS)
- DRAFT MAINTENANCE AGREEMENT (IN PROCESS)

Office of the City Engineer
20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Seal of Professional Engineer:



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 Design Criteria Manual variance form 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.

Design Criteria Manual Variance Form Submittal Checklist Items	Required (Please Check)
Completed Design Criteria Manual Variance Form (with all signatures)	X
One (1) Legal Description of Property (metes & bounds description if not platted)	X
One (1) Copy of Recorded Plat (if platted)	X
One (1) Supporting Documentations (if applicable)	X
Paid Variance Form 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.

July 30, 2025

Applicant Signature Date

OFFICE OF THE CITY ENGINEER
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.

Allen Choy
Owner Name

1330 Gemini St
Owner Address

Houston, TX 77058
Owner City, State Zip

8/1/2025
Date

Office of the City Engineer
20025 Highway 6
Manvel, TX 77578

Dear City Engineer,

I, Allen Choy, certify that I am the owner of the project property located at 1.101 acre BCCF No. 2018009781 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 Nathan Billiot, PE with the company Pape Dawson, INC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at achoy@wellbyfinancial.com or 281-813-2355 if you have any questions.

Sincerely,

Owner Name Allen Choy

Owner Signature

Office of the City Engineer
20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Variations to technical standards identified in the Design Criteria Manual may be permitted by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards for traffic, sidewalk, and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in item number four on page two, above. If an appeal of the City of Manvel City Engineer's decision is requested, the Manvel Planning, Development & Zoning Committee (PD&Z) will review that appeal and make a recommendation to Manvel City Council. City Council will have final authority on the approval or denial of the appeal.

City of Manvel Use ONLY

City Engineer Modification Request — Approved — Denied

_____ _____
City Engineer — Date

Planning, Development & Zoning Commission Decision — Recommended — Not Recommended

_____ _____
Chair — Date

City Council Decision — Approved — Denied

_____ _____
Mayor — Date

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Dry Detention Pond Maintenance Plan

Year 1

1) Detention Basin should be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants, however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application should only be completed by certified applicators and all manufacturer's recommendations must be followed.

2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.

3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.

4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

1) Mowing should be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4" and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.

2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72-hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.

3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file.

4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Drainage System Maintenance Plan

Year 1 and Beyond

1) Monitor the drainage system following rain events to ensure that it drains completely following one or more inches of daily rainfall. If the drainage system does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.

2) Conduct regular leaf blowing to remove any leaves or debris before it breaks up and enters the drainage system.

3) Inspect the catch basins, inlets, ditches, and swales. Remove any accumulated debris.

4) Evaluate routine grounds maintenance procedures in place to ensure that flooding will not occur as a result of infrequent maintenance. Change procedures as necessary to address those issues and to prevent flooding.

5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT summarizing maintenance activities, issues identified over the past year, and changes to procedures to reduce or eliminate those issues in the future.

City of Manvel Maintenance Agreement -DRAFT VERSION

Owner Name: Wellby Financial (Attn: Allen Choy)
Project Name: Wellby Manvel Branch
Project Address: Near 17230 Hwy 6, Manvel, TX 77578

Stormwater Pump Station Maintenance Plan

Year 1 and Beyond

1) Monitor the detention system following rain events to ensure that it drains completely within 48 to 72 hours, or per the design specifications. If the basin does not drain as designed, identify the cause. Promptly correct any issues to drain the facility as designed.

2) Monitor the water level in the downstream drainage facility to ensure that downstream capacity is not exceeded. Inspect and repair the pumps off override switch as necessary to resolve issues.

3) Inspect the one-way valve and remove any accumulated debris.

4) Evaluate systems or procedures in place to ensure that flooding will not occur as a result of power loss. Repair those systems and change procedures as necessary to prevent flooding.

5) At least once annually, provide the DISTRICT with a written report at least once per year and upon request by the DISTRICT showing the operation times, total hours of operation, and the amount of water pumped.

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

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) ("Declaration") executed on _____, is by and between _____ ("Declarant") and Brazoria Drainage District No. 4 ("District").

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

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

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

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

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

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

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

   Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.
9. **Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the District or any

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

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

DECLARANT

Organization: _____

Signature:_____
Print Name:_____
Title:_____
Email:_____
Phone #:_____
Mailing Address:_____
_____
_____

STATE OF _____

COUNTY OF _____

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

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

_____
Notary Public in and for the State of _____

My commission expires: _____

BRAZORIA DRAINAGE DISTRICT NO. 4

Approved as to form and content:

Signature:_____
Print Name:_____
Title:_____

STATE OF _____

COUNTY OF _____

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

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

_____
Notary Public in and for the State of _____

My commission expires: _____

METES AND BOUNDS DESCRIPTION

A 1.101 acres, or 47,968 square feet more or less, being all of a called 1.101 acre tract, conveyed to JSC Federal Credit Union, as recorded in Brazoria County Clerk's File No. 2018009781 of the Official Public Records of Harris County, Texas, situated in the H.T. & B.R.R. CO. Survey, Section 71, Abstract No. 291, in the City of Manvel, Brazoria County, Texas. Said 1.101 acres being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod with cap stamped "Arthur Houston" found for the northwest corner of said 1.101 acre tract and northeast corner of a called 3.327 acre tract, conveyed to HJR Highway 6, LLC, as recorded in Brazoria County Clerk's File No. 2118057190 of the Official Public Records of Brazoria County, Texas, located on the south right-of-way line of State Highway No. 6 (200' wide right-of-way), for the northwest corner of the herein described tract;

THNCE: 70°31'17" E, departing the northeast corner of said 3.327 acre tract, along and with the north line of said 1.101 acre tract and the south right-of-way line of said State Highway No. 6, a distance of 239.66 feet to a 5/8 inch iron rod with cap stamped "Arthur Houston" found for the northeast corner of said 1.101 acre tract and northwest corner of a called 1.376 acre tract, conveyed to JCTJ, LTD., as recorded in Brazoria County Clerk's File No. 1994011076 of the Official Public Records of Brazoria County, Texas, for the northeast corner of the herein described tract;

THENCE: S 02°58'51" E, departing the south right-of-way line of said State Highway No. 6, along and with the east line of said 1.101 acre tract and west line of said 1.376, a distance of 169.23 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southeast corner of said 1.101 acre tract and southwest corner of a called 1.376 acre tract, located on the north right-of-way line of a 40 foot wide platted road as recorded in Volume 2, Page 81 of Brazoria County Plat Records, for the southeast corner of the herein described tract;

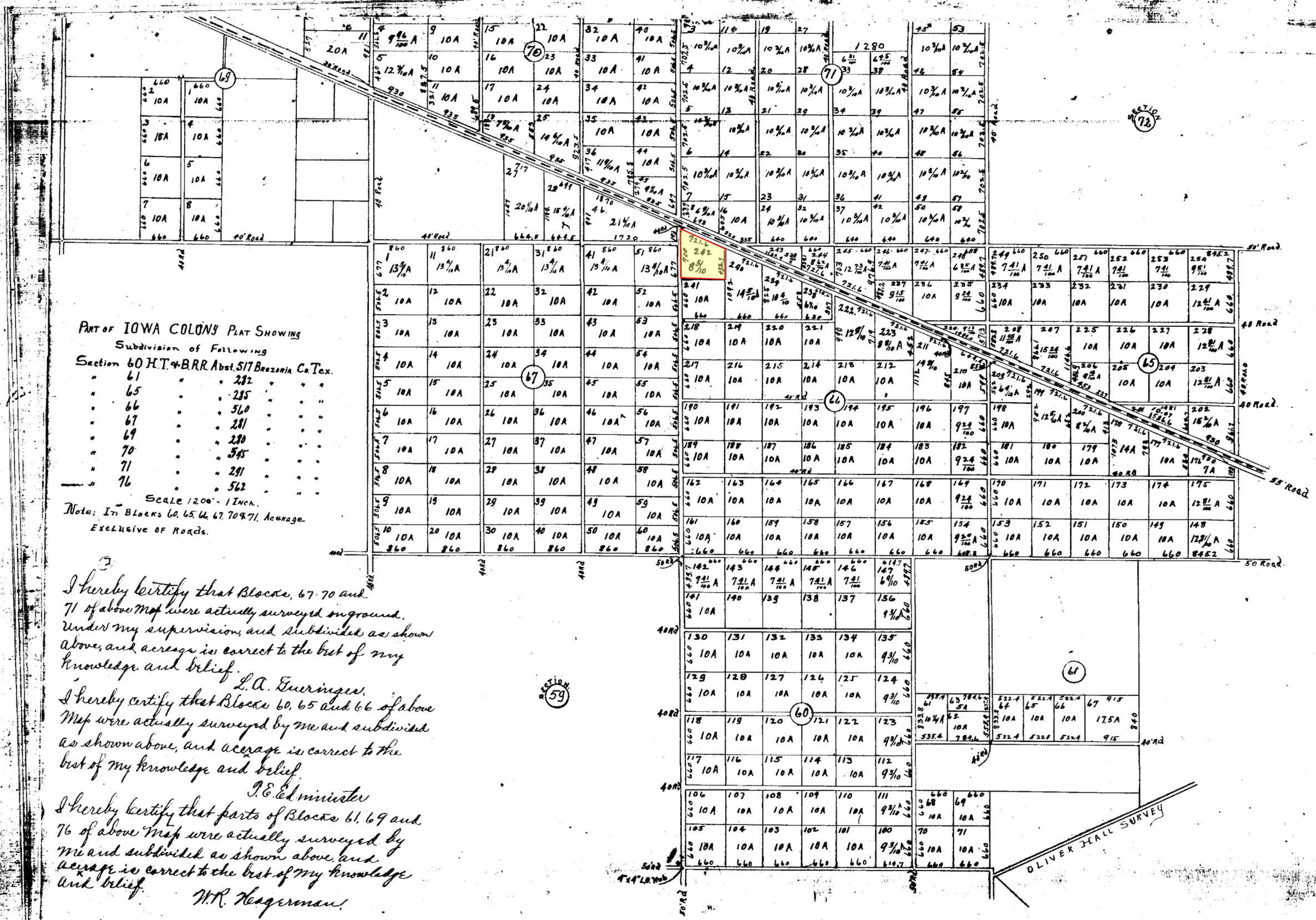
THENCE: S 87°02'11" W, departing the southwest corner of said 1.376 acre tract, along and with the south line of said 1.101 acre tract and north line of said north right of way line, a distance of 224.21 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 1.101 acre tract and southeast corner of a called 3.327 acre tract and for the southwest corner of the herein described tract;

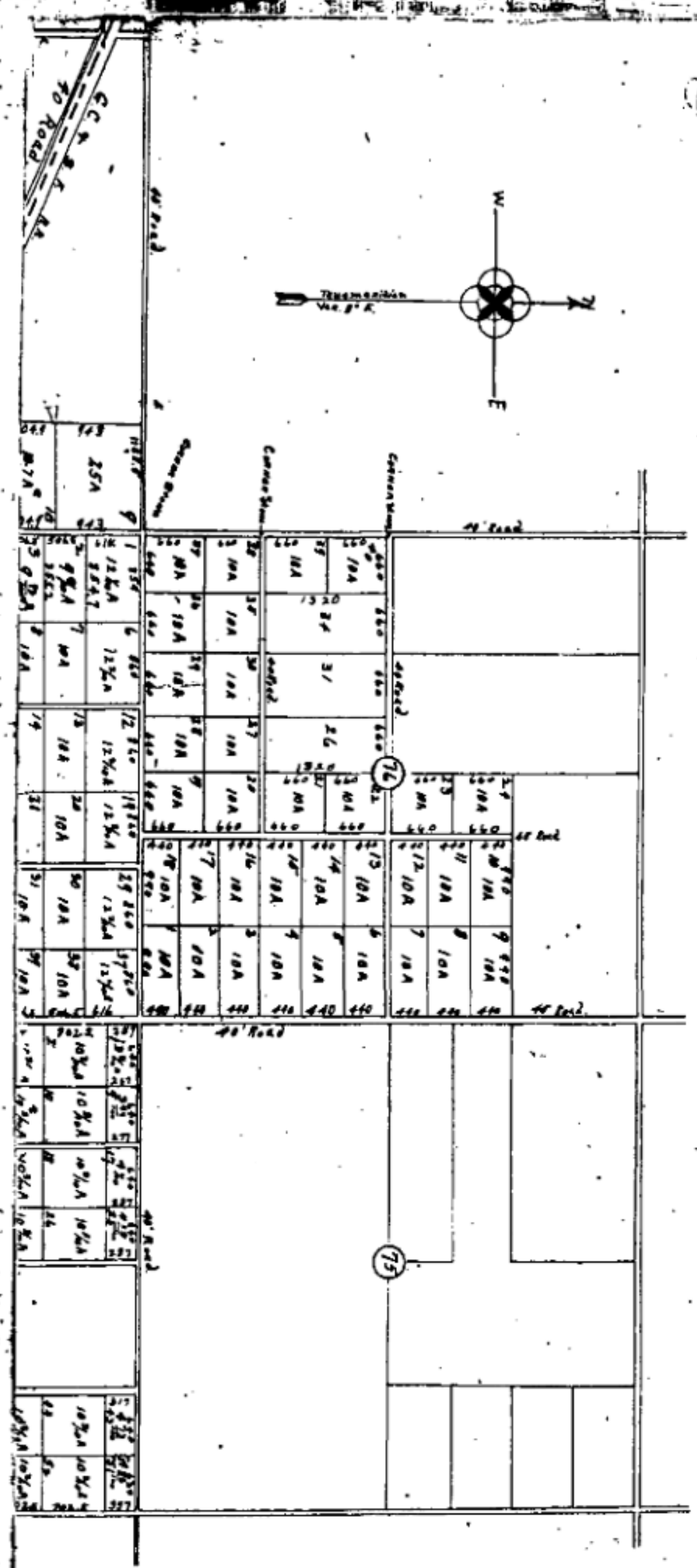
THENCE: N 02°22'52" W, departing the north line of said north of way line, along and with the west line of said 1.101 acre tract and east line of said 3.327 acre tract, a distance of 260.73 feet to the POINT OF BEGINNING, and containing 1.101 acres in the City of Manvel, Brazoria County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number ***42553-01*** by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 15, 2025
Job No.: 42431-04
DOC. ID. K:\survey\PROJECTS\CIVIL HOUSTON\42553-01\Word\FN42553-01_1.101AC.docx
Texas Registered Engineering Firm # 470
Texas Registered Surveying Firm # 10028800

James B McAllister

STATE OF TEXAS
REGISTERED
JAMES B. McALLISTER, JR.
5717
PROFESSIONAL
LAND SURVEYOR


PART OF IOWA COLONY PLAT SHOWING
Subdivision of Following
Section 60 H.T.&B.R.R. Abst. 517 Brazoria Co. Tex.
" 61 " " 282 " " "
" 65 " " 285 " " "
" 66 " " 560 " " "
" 67 " " 281 " " "
" 69 " " 280 " " "
" 70 " " 545 " " "
" 71 " " 291 " " "
" 76 " " 562 " " "
SCALE 1200' = 1 INCH.
Note: In Blocks 60, 65, 66, 67, 70 & 71, Acreage Exclusive of Roads.
I hereby certify that Blocks 67, 70 and 71 of above Map were actually surveyed on ground, under my supervision, and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.
L. A. Zuringer.
I hereby certify that Blocks 60, 65 and 66 of above Map were actually surveyed by me and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.
R. E. Edminister
I hereby certify that parts of Blocks 61, 69 and 76 of above Map were actually surveyed by me and subdivided as shown above, and acreage is correct to the best of my knowledge and belief.
W. R. Hagerman.
SECTION 59
SECTION 72
55' Road
50' Road
40' Road
OLIVER HALL SURVEY


W
E
N
Transmission Line
40' Road
Canal
Canal
Canal
40' Road
40' Road
40' Road

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

July 25, 2025 – August 21, 2025

The following table provides an overview of Development Services Department activities from July 25, 2025, through August 21, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
Scott Avenue *(O-SFR district)*	Build and/or subdivide	• *The owner has a 19-acre tract and has two proposals. One, build his future home, second is to subdivide into 1 acre lots.*
Presidio Tract *(O-PUD)*	Master Development	• *Located at the intersection of Highway 288 & Highway 6 just south of Del Bello Lakes. The applicant discussed what process is needed for permitting. The applicant will be required to get approval of PUD.*
5515 Patterson Road *(O-SFR district)*	Build a single-family home	• *The applicant is looking to purchase and develop a 15-acre tract. Need requirements for building a single-family home surrounded by the floodplain.*
7347 Large Avenue (LC/Highway 6 Overlay District)	Outdoor Sports & Family Fun	• *The applicant is proposing family fun through outdoor volleyball concept for youth and adult leagues. A playground for kids while adults play virtual golf. Will use existing 1,600 sq sf building for snacks, meals, and beverages.*
22217 Highway 6 (LC/Highway 6 Overlay District)	Aire Pilates	• *The applicant is proposing a Pilate Gym with instructors in the existing 2,500 sq ft building.*
7002 Bissell Road *(HC District)*	Proposal new Gym	• *The applicant and owner discussed what process is needed for permitting for proposed new gym within existing 5,000 sq ft building.*
7226 Masters Road (LC/Highway 6 Overlay District)	Two (2) Retail Buildings	• *The applicant is proposing two (2) retail buildings. One will be 5,100 sq ft and another 4,500 sq. ft.*
6931 Masters Road *(O-SFR district)*	BCESD3 Vehicle Maintenance Facility	• *BCESD3 is upgrading their 5,200 sq ft facility.*

20226 Highway 6 (LC/Highway 6 Overlay District)	The Injury Clinics	• *The applicant is proposing a Chiropractic Clinic within the existing 1,000 sq ft building.*
17207 Highway 6 (Manvel ETJ)	Home Development Store	• *The applicant is proposing a 106,000 sq ft Home Improvement Store next to the Manvel Town Center.*

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	**DATE ISSUED**	**BUSINESS NAME**
5115 Meridiana Parkway	8/11/2025	15,100 sq. ft. Retail Building in Meridiana

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	**DATE ISSUED**	**DESCRIPTION**
7217 Large Avenue	6/29/2025	City Hall Expansion – West Wing • 10,000 Sq. Ft. Building • Civil Constructions Plans Approved • Building Permit under Review

OTHER UPDATES
None