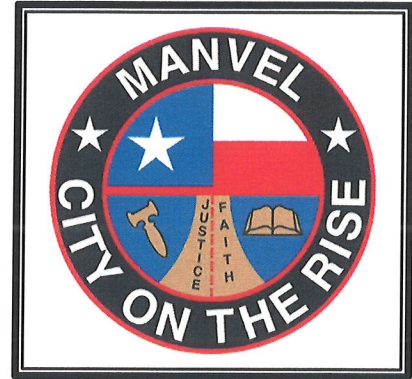


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 8, 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.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council;

A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED COMMERCIAL DEVELOPMENT ON AN APPROXIMATE 3.661-ACRE TRACT OF LAND (PID: 167704), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

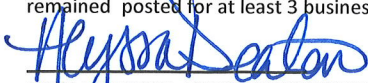
- B. Consideration and possible action to forward a recommendation of approval to City Council;

A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-41 (B) (28) - FINAL PLAT, TO ALLOW MILLING AND OVERLAYING OF ASPHALT FOR APPLICABLE PORTION OF EXISTING JORDAN ROAD IN LIEU OF CONSTRUCTING ONE-HALF OF THE SAID ROAD TO CURRENT STANDARDS WITH SIDEWALK FOR AN APPROXIMATE 7.687-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (MERIDIANA PUD), LOCATED AT THE SOUTHWEST CORNER OF MERIDIANA PKWY AND JORDAN ROAD (PID 228416), IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287.

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 09/02/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 8/25/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:05 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: None

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh provided the presentation.

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.

Ryan Miller opened the Public Hearing at 6:08 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Ryan Miller closed the Public Hearing at 6:08 p.m.

Consent PDZ

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.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Maraskein, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: None

Abstained: None

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)”.

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

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- 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.

Matt De La Rosa provided the overview. Staff recommends approval with the condition that they get drainage approvals from the appropriate jurisdictions.

PDZ Member William Richardson made the motion to approve with the condition. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- C. Development Services Staff Update.

Jose Abraham provided the 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.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores

Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:24 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z

DATA SHEET

MEETING DATE: September 8, 2025

TOPIC: Subdivision variance request for an approximate 3.661-acre tract of land generally located along the southern side of Morris Avenue / State Highway 6, the second parcel to the west from the Chevron Gas Station located at 17230 highway 6, Manvel, Tx, across from the Manvel Town Center H-E-B; for HJR Retail Center, seeking to vary the requirements of Chapter 62, Section 111 (a) & (c) - *Additional Street Requirements*, Section 62-113 - *Sidewalks*, and Section 62-42 (b) (4) - *Minor Plat*.

BACKGROUND: The subject site with approximately 3.661 acres (Property ID # 167704), is located along the southern side of Morris Avenue / State Highway 6, across from the Manvel Town Center H-E-B. The applicant Richard Rainer of Excel Commercial Real Estate, LLC, representing the property owner, HJR Hwy 6, LLC, had several meetings with city staff regarding the subject site since 2023. The applicant was granted Design Criteria Manual Modification in 2023 for pump detention and had met with staff after that and was made aware of the requirements for developing the subject site including platting the subject site along with the all the platting requirements including possibility of dedication of necessary right-of-way (ROW) based on the Major Thoroughfare Plan and subdivision ordinance and construction of perimeter roads.

In June 2025, a plat application for the subject site was submitted which didn't show the required ROW dedication along the southern side of the subject site (one half of the 60-foot-wide ROW). Sections 62-111(a) & (c), 62-113, and 62-42 (b) (4) require dedication of ROW and construction of one-half of all perimeter (abutting) roads as concrete with curb and gutter and sidewalks, consistent with the City's Design Criteria Manual and Major Thoroughfare Plan. In response to staff's comment, the applicant withdrew the plat submittal and has now submitted a variance request. The applicant is requesting that:

- a) The ROW dedication requirement be waived; and
- b) Proposes to escrow funds for future roadway and sidewalk construction, allowing the proposed plat to proceed with approval.

Please note that the width of the right-of-way (gravel road currently) along the southern side of the subject site currently varies from 30 to 34.4 feet. Development of the site will trigger the requirement to dedicate the full required ROW. The total area of the land for the required dedication appears to be approximately (0.26) acre.

Currently, a 40-foot-wide undeveloped road access easement exists along the west side of the subject site, extending south and then east along the southern boundary—the area for which the applicant is requesting a variance—to provide access to the subject site and adjacent properties to the west and south. As noted by the applicant and shown on the proposed plat, an additional 10 feet was dedicated in 2024 along the subject site's western boundary. A further 10 feet of ROW dedication will occur with the future development of the property located west of the easement. The applicant has also obtained preliminary TxDOT approval for a new access point from Morris Avenue / State Highway 6 for the subject site.

The applicant has indicated that a 30-foot-wide maintenance berm along the west and south boundaries of the proposed detention pond is required due to the existing ROWs in those areas.

The applicant also indicated that the southeast portion of the subject site is burdened by 1994 drainage easement for Chevron Gas Station's detention. The applicant is also concerned that the stringent development requirements, the pre-existing drainage easement burden and the commitment to a robust development that adheres to all other regulatory requirements, it is not possible to accommodate any additional ROW dedication on the southern boundary. The applicant has indicated that any reduction in usable land along this already constrained boundary would render the development impossible. The applicant has also requested that if funds are escrowed, a time limit is set for the construction of the street and sidewalk. (Please see attached request letter for more details)

STAFF FINDINGS: Under Section 62-5, *Variance*, staff reviewed the request and found the following:

- Special Circumstances: The subject site includes a 1994 drainage easement for the Chevron Gas Station detention, as well as the requirement for a 30-foot-wide maintenance berm along the west and south boundaries. These existing conditions reduce the usable land area and create site design limitations not typically encountered on other properties.
- Strict Enforcement: Strict enforcement of the ROW dedication requirement would reduce the developable area by approximately 0.26 acres. While this would not fully deprive the applicant of a substantial property right, the applicant contends that it would significantly impact the feasibility of the proposed development.
- Impact on Public Welfare: Granting the variance in lieu of dedication, with escrow of funds for future roadway construction, may not be materially detrimental to the public welfare. However, deferring ROW dedication could delay orderly roadway development and future connectivity, which are core purposes of the subdivision regulations. This may also result in additional cost to the city.

Other critical considerations for this variance  can be summarized as follows:

- ROW dedication is a minimum subdivision ordinance requirement intended to implement the City's Major Thoroughfare Plan, preserve public safety and welfare, and ensure connectivity and orderly development.
- The applicant has proposed escrow of funds as an alternative. While this provides a financial mechanism to address future infrastructure costs, it does not resolve the physical alignment or configuration of ROW that would normally be secured through dedication.
- Access to the site is available from the western undeveloped ROW (where an additional 10 feet was dedicated in 2024) and through preliminary TxDOT approval for a new SH 6 access. However, properties to the south rely on a undeveloped road access easement, which complicates long-term access planning. Also, it is not clear if this request includes a variance to the street construction requirement on the west side.

RECOMMENDATION: Based on the above discussion, staff provides the following recommendation for the applicant's request for a variance to Chapter 62, Sections 62-111(a) & (c), 62-113, and 62-42 (b) (4), for the southern ROW dedication:

- Staff is not recommending approval of the request to waive dedication of right-of-way requirement.
- Staff recommends approval of the request to escrow funds for construction of street and sidewalk with the following conditions:
 1. Fund shall be escrowed for construction of street and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
 2. The plat for the subject site Include a plat note specifying ROW dedication and escrow arrangement;
 3. A plat shall establish a minimum building setback of 40 feet measured from the center line of the gravel ROW along the southern side of the subject site;

4. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval.

ATTACHMENTS: Application Form, Letter of Requests, Survey, Proposed Plat, Vicinity Aerial Map, Zoning Map, Major Thoroughfare Plan Map, Proposed Site Plan, Preliminary TxDOT Approval, and Development Agreement.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh, Senior Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: Highway 6 Commercial Development

Site Address or Legal Description: 3.661 Acre tract of land described in Deed to HJR HWY 6, LLC recorded in BCCFN 2021020262

Parcel/Tax ID# (s): 0291-0021-000 Property Platted: YES ☐ NO ☒

Current Zoning: Light Commercial in HWY 6 Overlay dist. Total Acreage: 3.661 Total Lots:

Project Description: Commercaill Development of 3.661 acre tract. The development will consist of a White Water Tunnel Car Wash, 5,044SF retail center with Dutch Brothers Coffee drive thru and a .8297 reserve for a Quick Serve Restaurant.

OWNER & APPLICANT INFORMATION

Applicant Name: Richard Rainer Company Name: Excel Commercial Real Estate, LLC

Address: 9121 Elizabeth Road Suite 108, City: Houston State: TX Zip: 77055

Phone #: 713-458-5151 Email: rainer@excelcommercial.com

Owner Name: HJR Hwy 6, LLC Company Name: HJR Highway 6, LLC

Address: 9121 Elizabeth Road Suite 108, City: Houston State: TX Zip: 77055

Phone #: 713-458-5151 Email: rainer@excelcommercial.com

SUBDIVISION VARIANCE INFORMATION

The subdivision variance requested is (cite section from Chapter 62, *Subdivisions*, in the *Code of Ordinances*):

62-41.28 The variance is strictly to have the southern ROW remian in the current location. HJR Hwy 6, LLC will

not be required to dedicate any additional ROW on the south property line. HJR will escrow funds for the construction of a road.

Are there special circumstances or conditions affecting the property?

Entire frontage of the property requires a 25' wide paved parrell public acess easement & 5' public sidewalk. The west and south boundaries have 30' detention pond maintenance berm requirment. S/E portion of the property is burdened by 1994 drainage easement for Chevron's detention.

Will enforcement of the provisions of Chapter 62, *Subdivisions*, deprive the owner/applicant of a substantial property right?

Property cannot be developed the without this variance.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

If a subdivision variance is granted, will it be detrimental to the public welfare or injurious to other property or property rights in the vicinity?

NO

DISCLAIMER & SIGNATURE

I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

Richard Rainer

Applicant Signature

August 12, 2025

Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your request 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 request; however, it is incumbent upon the applicant to inquire about these exceptions **before** submitting an application. Answers to subdivision variance applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a complete application. Please call the phone number on the application to schedule an appointment. Submit the application and accompanying documents to the Permits Department 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.

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11', 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	X
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	X
Two (2) Copies of Proposed Plat	X
Letter of Authorization (if applicable)	
PDF format on disc containing all application documents rotated and formatted	Link to dropbox
Paid Application Fee of \$500.00 (non-refundable)	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.

Richard Rainer

Applicant Signature

8.12.2025

Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

LETTER OF AUTHORIZATION

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

Owner Name

Owner Address

Owner City, State

Zip

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, _____, certify that I am the owner of the project property located at _____ and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint _____ with the company _____ (if applicable) to act as my representative for this application. 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 variance request – up to and including rejecting the application and forfeiting any fees paid.

Please contact me directly at _____ if you have any questions.

Sincerely,

Owner Name _____

Owner Signature _____

HJR HWY 6, LLC
9121 ELIZABETH ROAD, SUITE 108
HOUSTON, TX 77055
713-458-5151

August 12, 2025

City of Manvel
Attn: Jose Abraham, Director of Development Services
20025 Highway 6
Manvel, TX 77578
Via Email: jose.abraham@cityofmanvel.com

Re: Request for Subdivision Variance – Dedication of Additional Right-of-Way on Southern Boundary of 3.661-Acre Property located on State Highway 6

To the City of Manvel Staff, Planning and Zoning Board, and City Council,

A Subdivision Variance is requested regarding the requirement for an approximate additional 15 feet of public Right-of-Way (ROW) dedicated along the southern boundary of the 3.661-acre property situated on State Highway 6. This property is the 3.661 acres directly across from the HEB fueling center. The details of the proposed development and the unique circumstances that necessitate this variance are presented below.

The property is zoned Light Commercial, in the Highway 6 Overlay District. After many years of resolving numerous issues, this Property finally represents an opportunity for economic growth and enhanced services within the City of Manvel. Steps have been taken to prepare this undeveloped Property for thriving businesses. The City of Manvel and the Manvel Economic Development Council were collaborated with to secure public utility access pathways to bring water and sewer services from the north side of State Highway 6 to the south side of State Highway 6. These Utility services will serve our property and numerous other properties along the south side of Highway 6. The Texas Department of Transportation (TxDOT) was worked with to ensure an approved driveway access to and from State Highway 6. A 10-foot strip of property on the western boundary of our property was dedicated for additional public ROW, demonstrating our commitment to comply with all City of Manvel codes and ordinances whenever possible.

The development plan currently includes three businesses: White Water Express Car Wash on an .8275-acre portion, a 5,044 square foot retail building with a drive thru for Dutch Brothers Coffee and a Popeyes Chicken restaurant on .8297 acres. Please see the site plan herewith. Appropriate site development plans have been submitted to all governing authorities for permit review. The development includes a 5-foot public sidewalk and a 25-foot parallel public access easement at the front of the property.

Due to the existing Right of Ways to the west and south of the detention pond, Brazoria County Drainage District 4 requires a thirty-foot maintenance berm.

The southern boundary of the property is also significantly encumbered by a pre-existing 16,805 square foot drainage easement established in 1994. This drainage easement serves to benefit the Chevron gas station east of our property. The maintenance berm requirements and the existing drainage easement limits the available developable land along this perimeter.

Given the stringent development requirements, the pre-existing drainage easement burden and the commitment to a robust development that adheres to all other regulatory requirements, it is not possible to accommodate any additional ROW dedication on the southern boundary. Any reduction in usable land along this already constrained boundary would render the development impossible. This would eliminate the significant economic contributions this development will bring to the city. We estimate approximately forty full time jobs will result from this development. The projected increase in the property's taxable value post-development is substantial, from \$430,310.00 in 2024 to an estimated \$5,500,000.00. With a cumulative tax rate of 2.38%, this represents a considerable boost to the property tax revenue, \$10,242.52 to \$130,900.00.

Granting this Subdivision Variance is not contrary to the public interest. It will allow for the successful completion of a project that will generate substantial revenue for the City of Manvel, create jobs, and offer valuable services to the community. All reasonable alternatives have been explored, and, given the existing drainage easement, no other option exists to allow for the reasonable and equitable use of this property while maintaining the integrity of the overall development plan. The minimum relief necessary to achieve a successful outcome is requested.

The comprehensive development plan, including the fully designed detention facility and dedicated public access elements, addresses all necessary considerations for responsible growth within the City of Manvel. Careful consideration of this Subdivision Variance request is respectfully requested and any additional information or clarification that may be required will be provided.

Thank you for your time and consideration.

Sincerely,



Richard Rainer
Manager



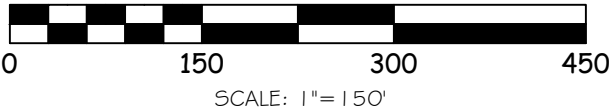
Jake Baker
Manager

NOTES:

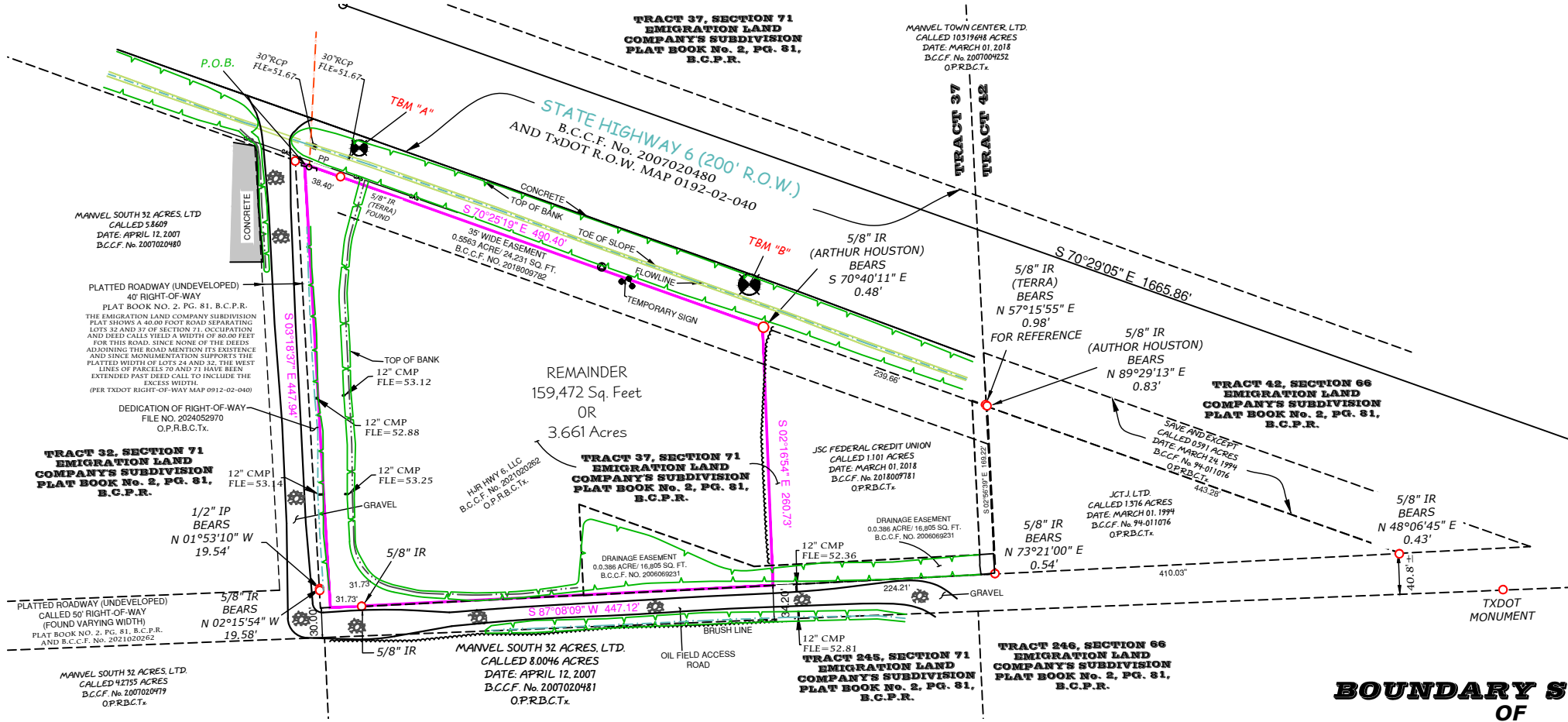
1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866596.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS DESCRIPTION WAS PREPARED WITHOUT A TITLE COMMITMENT, THERE MAY BE OTHER MATTERS WHICH APPLY.

B.C.C.F. BRAZORIA COUNTY CLERK'S FILE
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
CMP. CORRUGATED METAL PIPE
O.P.R.B.C.Tx. OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
P.O.B. POINT OF BEGINNING
PP. POWER POLE
RCP. REINFORCED CONCRETE PIPE



N
FMS



**BOUNDARY SURVEY
OF**

3.760 ACRES (163,792 SQUARE FEET) OF LAND
SITUATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS
BEING OUT OF TRACT 37, SECTION 71,
EMIGRATION LAND COMPANY'S SUBDIVISION,
RECORDED IN PLAT BOOK NO. 2, PAGE 81,
BRAZORIA COUNTY PLAT RECORDS.

AUGUST 11, 2025

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530,
EMAIL: rchase@fmsurveying.com
TBPCLS FIRM # 10040400
FMS JOB No. G6397
DRAFTING: AJ
www.fmsurveying.com



OWNER:
HJR HWY 6, LLC
RICHARD RAINER, MANAGER
9121 ELIZABETH ROAD SUITE 108
HOUSTON, TEXAS 77055
PHONE: 713-458-5151
EMAIL: RAINER@EXCELCOMMERCIAL.COM

REMAINDER 3.661 ACRE
TRACT

METES & BOUNDS DESCRIPTION

OF

a 3.661 acre (159,472 square foot) tract of land, out of and being part of that certain tract of land described in deed to HJR HWY 6, LLC. under Brazoria County Clerk's File No. (B.C.C.F. No.) 2021020262, Official Public Records Brazoria County, Texas (O.P.R.B.C.Tx.), being situated in the H.T. & B.R.R. Survey, abstract Number 560, Brazoria County, Texas, with said 159,472 square foot tract of land being further described in metes and bounds as follows (all bearings referenced hereon are based on the Texas State Plane Coordinate System. South Central Zone No. 4204, NAD 83);

COMENCING: at a 1/2-inch iron rod found in the South line of State Highway 6 (called 200.00 feet in width), as shown on TXDOT right-of-way-map 0192-02-040, at the Northeast corner of a 40' unopened road right of way, at the Northwest corner of a proposed 10.00 foot road right of way dedication tract;

THENCE: S 70°25'19" E, along and with the South line of said State Highway 6 and North line of a proposed 10.00 foot road right-of-way dedication, a distance of 10.00 feet to a Point For Corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: S 70°25'19" E, continuing along and with the South line of said State Highway 6, along and with the North line of this tract a distance of 38.40 feet passing a 5/8-inch iron rod with cap stamped "Terra" found, for a total distance of 490.40 feet to a Point For Corner, same being the Northwest corner of a certain tract of land described in deed to JSC Federal Credit Union, recorded in/under B.C.C.F. No. 2018009781, O.P.R.B.C.Tx. and Northeast corner of this tract, from which bears a 5/8-inch iron rod with cap stamped "Arthur Houston" found, S 70°40'11" E, 0.48 feet;

THENCE: S 02°16'54" E, departing from the South line of said State Highway 6, along and with the West line of said JSC Federal Credit Union tract and East line of this tract, and to the North line of a variable width unopened road right of way, a distance of 260.73 feet to a Point For Corner, same being the Southwest corner of said JSC Federal Credit Union tract and Southeast corner of this tract;

THENCE: S 87°08'09" W, along and with the North line of said variable width unopened road right of way and South line of this tract, a distance of 415.39 feet passing a 5/8-inch iron rod, for a total distance of 447.12 feet to a Point For Corner, same being the Southeast corner of a Proposed 10.00 foot road right of way dedication tract and Southwest corner of this tract;

THENCE: N 03°18'37" W, departing from the North line of said variable width unopened road right of way, along and with the East line of said Proposed 10.00 foot road right of way dedication tract, a distance of 447.94 feet to the **POINT OF BEGINNING** and containing 3.661 acres of land.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.


SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171



AUGUST 11, 2025

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999966596. THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 WAS HELD FOR DIRECTIONAL CONTROL.
2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMMANUEL TITLE COMPANY WITH A GF NUMBER OF 2791022-02642, DATED JUNE 26, 2025.
3. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48039C0110K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
4. EASEMENT AS RECORDED UNDER DOCUMENT NUMBER 93-032897, DOES NOT AFFECT THE SUBJECT PROPERTY.
5. ALL EASEMENTS AND RIGHT-OF-WAY WIDTHS ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
6. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.
7. SURFACE OF SUBSURFACE FAULTING HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
9. THERE ARE NO VISIBLE, APPARENT SIGNS OF PIPELINES WITHIN THE AREA BEING PLATTED.
10. THIS PROPERTY BEING PLATTED LIES WITHIN THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BCD#4, AND BRAZORIA COUNTY.
11. THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000.
12. THE MINOR PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AS INTERSECTION SHALL CONFIRM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORIST.
14. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTIES.
15. AS AFFECTED BY THAT CERTAIN AGREED FINAL JUDGMENT, DATED FEBRUARY 19, 2023, RECORDED UNDER COUNTY CLERK'S FILE NO. 2025010977.

PROJECT BENCHMARK:
BBD#4 CB-2

PROJECT BENCHMARK IS DESCRIBED AS BEING A BRASS CAP STAMPED "CB-2" SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00, PUBLISHED ELEV: 56.51 NAVD 88, 2001 ADJUSTMENT

TBM "A"

TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, N 78° 42'48" E, AT A DISTANCE OF 65.69' FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV: 54.82 NAVD 88, 2001 ADJUSTMENT

TBM "B"

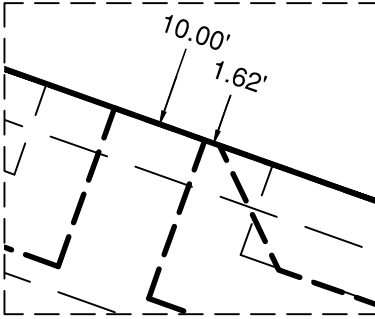
TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, N 17° 26'48" E, AT A DISTANCE OF 44.94' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEV: 53.84 NAVD 88, 2001 ADJUSTMENT

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.

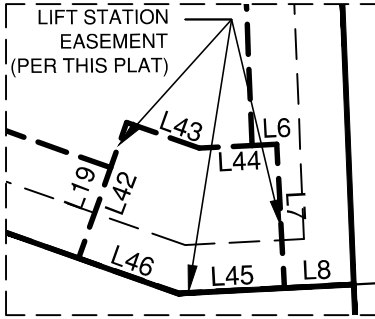
LEGEND		
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE.	
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS.	
C	CALL.	
F	FOUND.	
No.	NUMBER.	
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS.	
PG.	PAGE.	
R.O.W.	RIGHT OF WAY.	
SQ.	SQUARE.	
VOL.	VOLUME.	
P.A.E.	PUBLIC ACCESS EASEMENT.	
W.S.E.	WATER AND SANITARY SEWER EASEMENT.	
S.W.E.	SIDEWALK EASEMENT.	
STM.S.E.	STORM SEWER EASEMENT.	

LINE	BEARING	DISTANCE
L1	N 19°34'40" E	5.95'
L2	N 87°02'33" E	18.28'
L3	S 25°25'19" E	14.34'
L4	S 70°28'44" E	137.48'
L5	S 02°16'54" E	219.00'
L6	N 87°02'33" E	2.58'
L7	S 03°03'58" E	14.98'
L8	N 87°12'32" E	7.22'
L9	S 19°34'41" W	17.48'
L10	S 70°25'06" E	117.12'
L11	N 19°34'40" E	12.55'
L12	S 70°25'20" E	10.00'
L13	S 19°34'40" W	35.05'
L14	N 70°25'20" W	10.00'
L15	N 19°34'40" E	12.51'

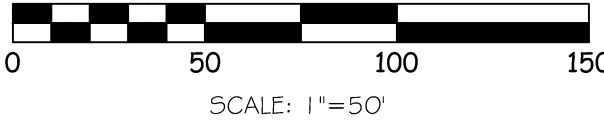
LINE	BEARING	DISTANCE
L16	N 70°25'06" W	67.00'
L17	S 19°34'40" W	193.16'
L18	S 70°30'52" E	167.58'
L19	S 19°30'20" W	10.00'
L20	N 70°30'52" W	163.57'
L21	S 50°08'42" W	14.86'
L22	N 02°42'57" W	13.73'
L23	N 70°30'52" W	8.79'
L24	N 50°08'42" E	14.72'
L25	N 19°34'40" E	190.51'
L26	N 70°25'06" W	77.82'
L27	S 19°34'40" W	12.51'
L28	N 70°25'20" W	10.00'
L29	N 19°34'40" E	12.51'
L30	N 70°25'06" W	145.67'



INSET A
SCALE: 1"=20'



INSET B
SCALE: 1"=20'

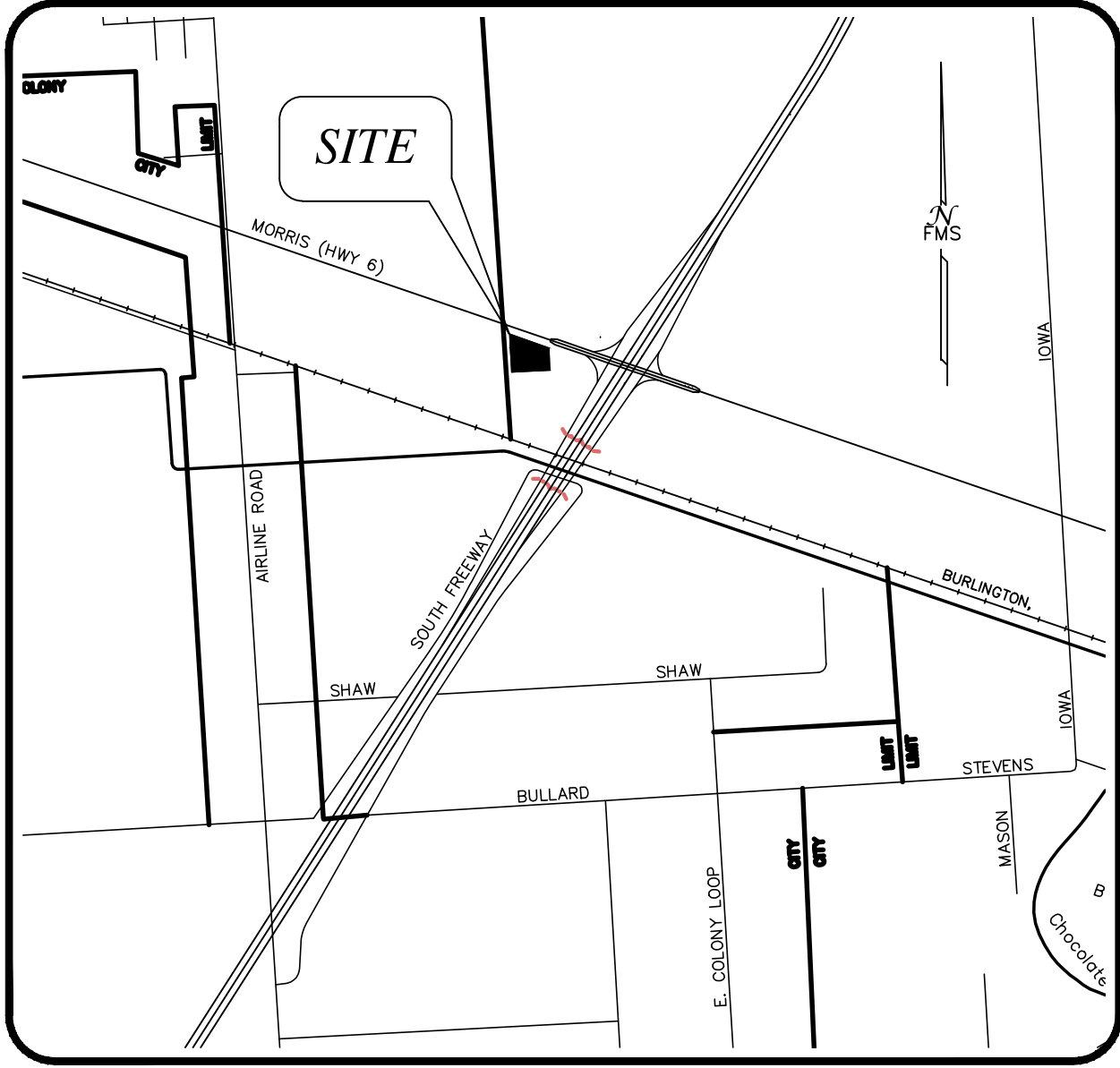
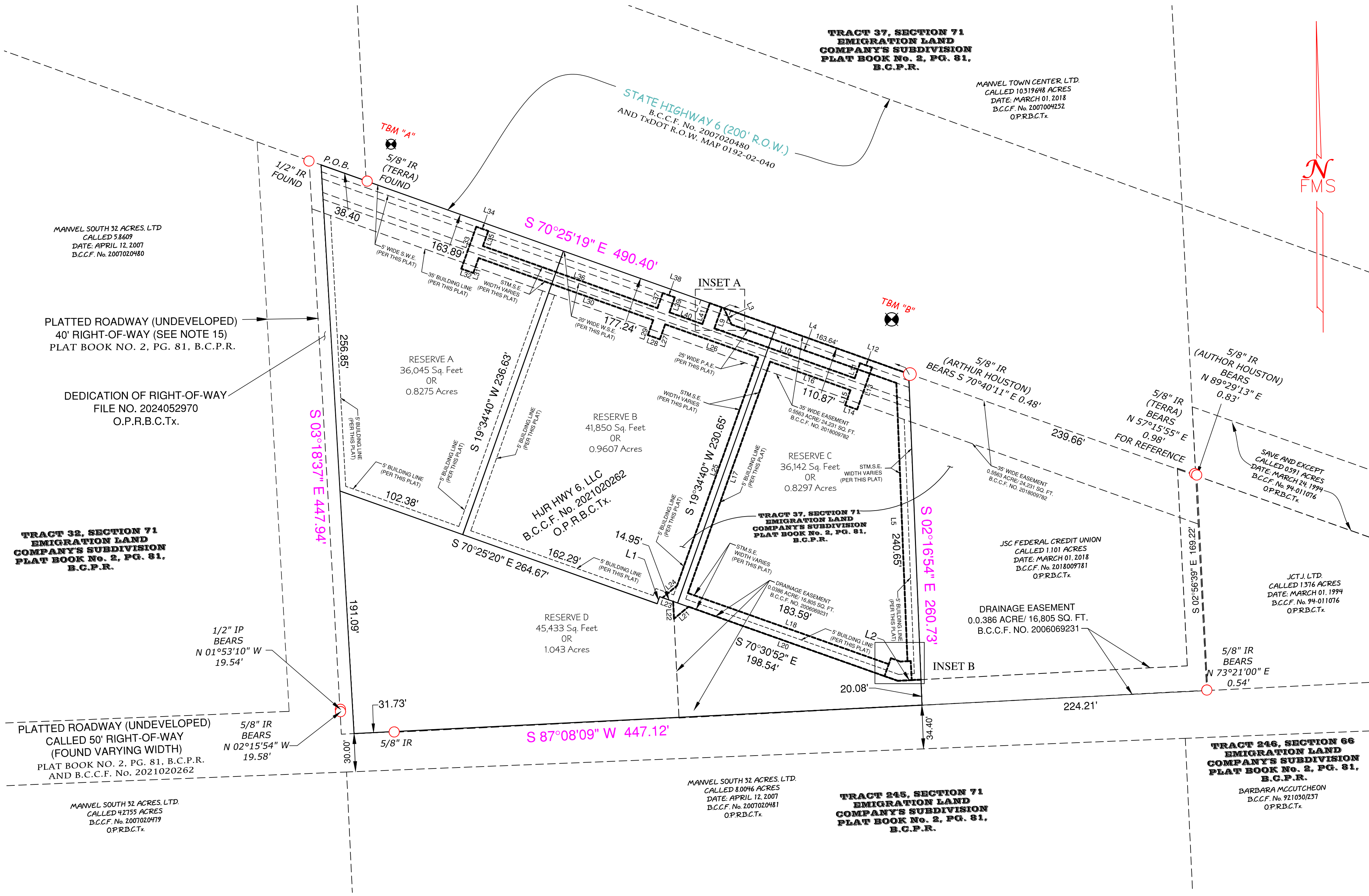


MINOR PLAT
OF

HJR RETAIL CENTER
3.661 ACRES (159,470 SQUARE FEET)
OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

1 BLOCK, 0 LOT, 4 RESERVES
159,470 SQ. FT.
3.661 ACRES

AUGUST 12, 2025



VICINITY MAP
SCALE: 1"=2000'

METES & BOUNDS DESCRIPTION
OF

a 3.661 acre (159,470 square foot) tract of land, out of and being part of that certain tract of land described in deed to HJR HWY 6, LLC, under Brazoria County Clerk's File No. (B.C.C.F. No.) 2021020262, Official Public Records Brazoria County, Texas (O.P.R.B.C.Tx.), being situated in the H.T. & B.R.R. Survey, abstract Number 560, Brazoria County, Texas, with said 159,472 square foot tract of land being further described in metes and bounds as follows (all bearings referenced hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83);

COMENCING: at a 1/2-inch iron rod found in the South line of State Highway 6 (called 200.00 feet in width), as shown on TXDOT right-of-way-map 0192-02-040, at the Northeast corner of a 40' unopened road right of way, at the Northwest corner of a proposed 10.00 foot road right of way dedication tract recorded under Brazoria County, Texas Clerk's file number 2024052970 (O.P.R.B.C.Tx.);

THENCE: S 70°25'19" E, along and with the South line of said State Highway 6 and North line of the said 10.00 foot road right-of-way dedication, a distance of 10.00 feet to a Point For Corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: S 70°25'19" E, continuing along and with the South line of said State Highway 6, along and with the North line of this tract a distance of 38.40 feet passing a 5/8-inch iron rod with cap stamped "Terra" found, for a total distance of 490.40 feet to a Point For Corner, same being the Northwest corner of a certain tract of land described in deed to JSC Federal Credit Union, recorded in/under B.C.C.F. No. 2018009781, O.P.R.B.C.Tx. and Northeast corner of this tract, from which bears a 5/8-inch iron rod with cap stamped "Arthur Houston" found, S 70°40'11" E, 0.48 feet;

THENCE: S 02°16'54" E, departing from the South line of said State Highway 6, along and with the West line of said JSC Federal Credit Union tract and East line of this tract, and to the North line of a variable width unopened road right of way, a distance of 260.73 feet to a Point For Corner, same being the Southwest corner of said JSC Federal Credit Union tract and Southeast corner of this tract;

THENCE: S 87°08'09" W, along and with the North line of said variable width unopened road right of way and South line of this tract, a distance of 415.39 feet passing a 5/8-inch iron rod, for a total distance of 447.12 feet to a Point For Corner, same being the Southeast corner of said 10.00 foot road right of way dedication tract and Southwest corner of this tract;

THENCE: N 03°18'37" W, departing from the North line of said variable width unopened road right of way, along and with the East line of said 10.00 foot road right of way dedication tract, a distance of 447.94 feet to the **POINT OF BEGINNING** and containing 3.661 acres of land.

RESERVE	USE	ACRES	SQ.FT.	MIN. FF*
A	COMMERCIAL	0.8275	36,045	57.90
B	COMMERCIAL	0.9607	41,850	57.90
C	COMMERCIAL	0.8297	36,142	57.90
D	DETENTION	1.043	45,433	NA

*1.5' ABOVE THE CENTERLINE OF SH 6.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: Amity@fmsurveying.com
TBFELS FIRM # 10040400
FMS JOB No. 66397
DRAFTING: AJ
www.fmsurveying.com



OWNER:
HJR HWY 6, LLC
RICHARD RAINER, MANAGER
9121 ELIZABETH ROAD SUITE 108
HOUSTON, TEXAS 77055
PHONE: 713-458-5151
EMAIL: RAINER@EXCELCOMMERCIAL.COM

THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

I, RICHARD RAINER, manager and authorized signer for HJR HWY 6, LLC, owner of the property being subdivided in this Minor Plat of HJR RETAIL CENTER, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, City of Manvel, has caused these presents to be signed by RICHARD RAINER, manager and authorized signer for HJR HWY 6, LLC owner of the property being subdivided in this Minor Plat of HJR Retail Center, thereunto authorized, and its common seal hereunto affixed, this _____ day of _____, 2025.

RICHARD RAINER, Manager
HJR HWY 6, LLC.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared RICHARD RAINER, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

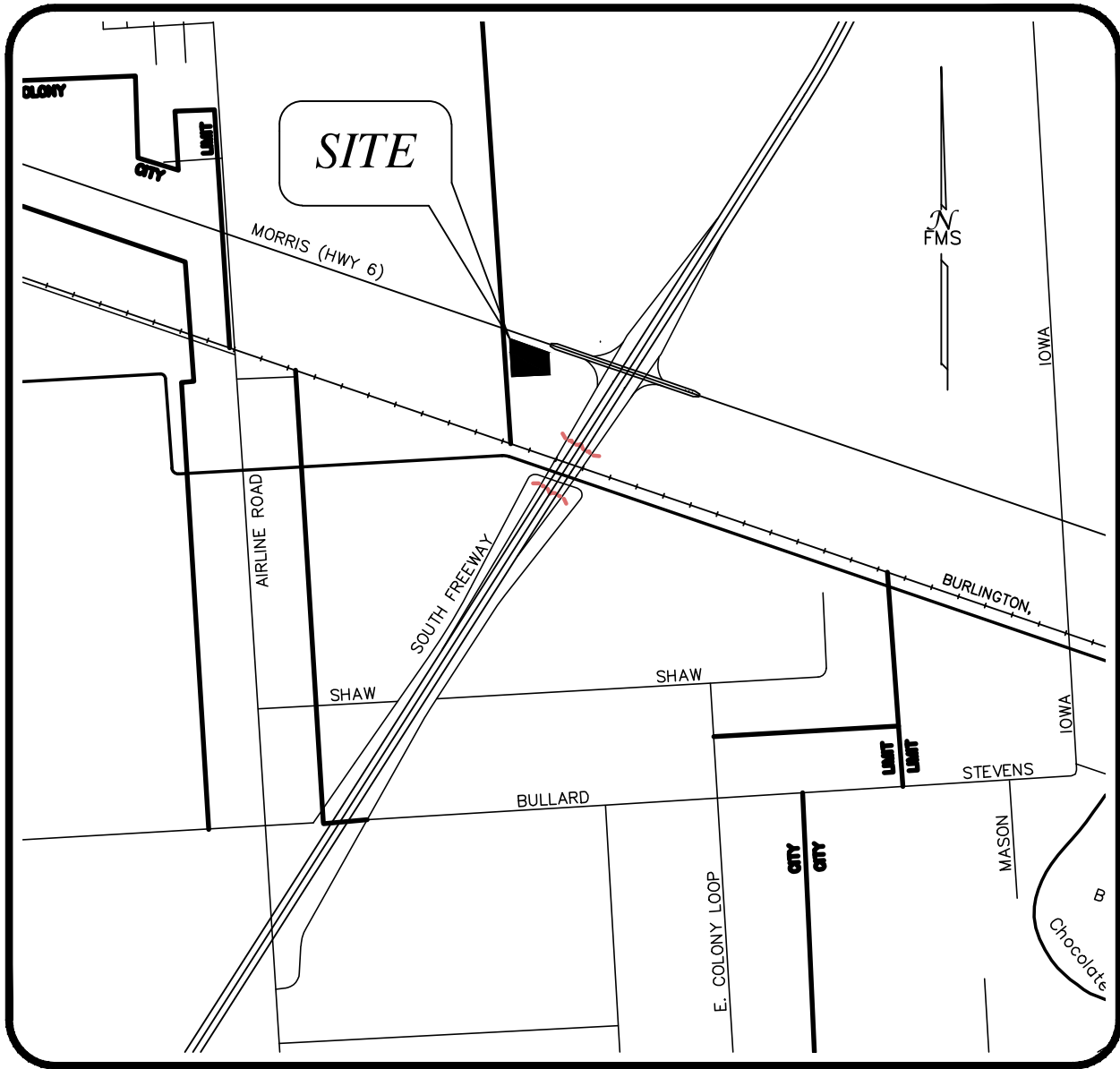
Notary Public for the
State of Texas
My Commission Expires: ____

BRAZORIA COUNTY DRAINAGE DISTRICT No. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least forth-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations & Guidelines.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors assigns agents employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and RPLS stamped As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

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

Daniel S. Johnson, City Manager
City of Manvel, Texas



VICINITY MAP
SCALE: 1"=2000'

BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK

APPROVED BY BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

District Engineer

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF ID#: 25-000102

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: Amity@fmssurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 66397
DRAFTING: AJ
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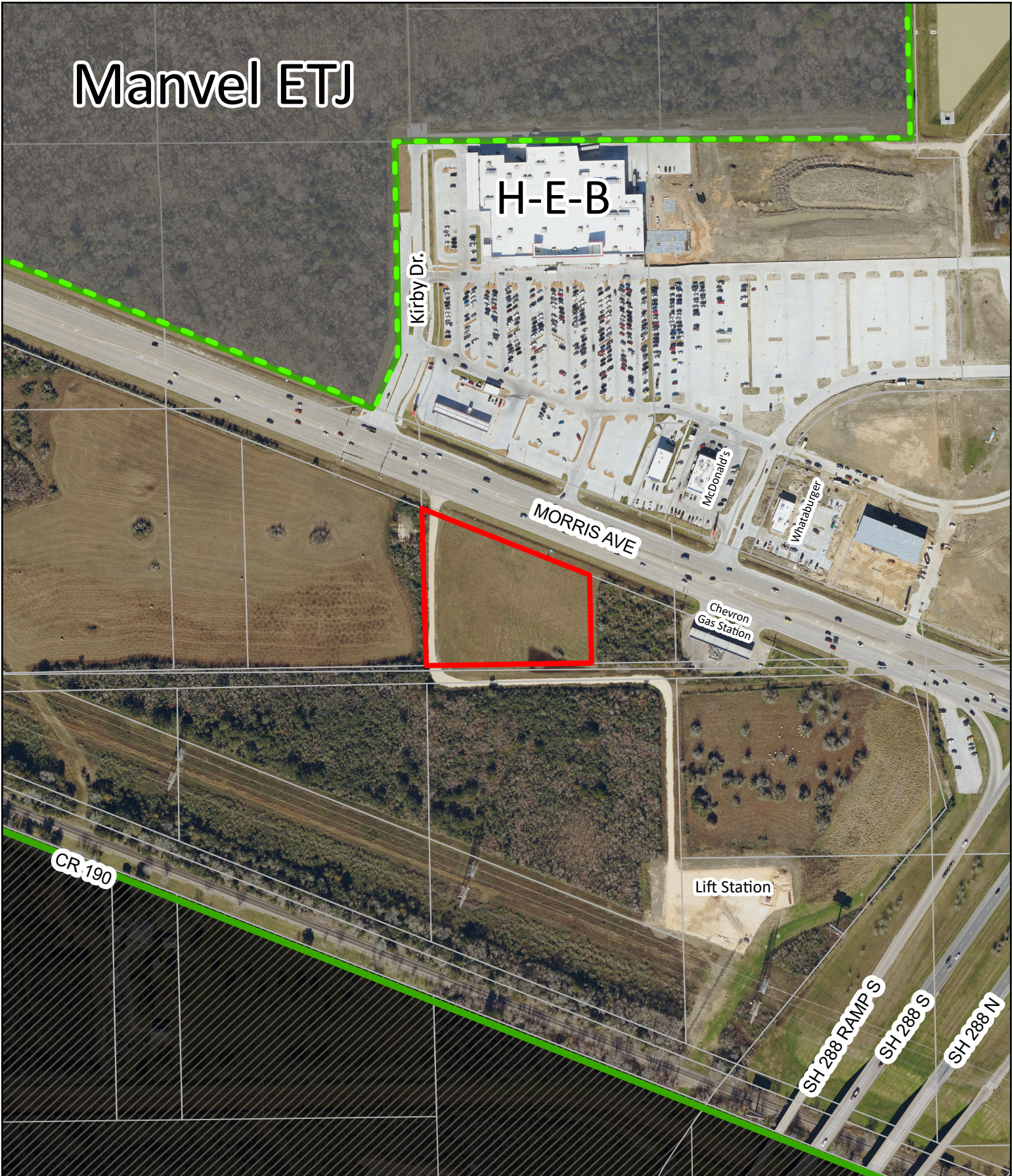
OWNER:
HJR HWY 6, LLC
RICHARD RAINER, MANAGER
9121 ELIZABETH ROAD SUITE 108
HOUSTON, TEXAS 77055
PHONE: 713-458-5151
EMAIL: RAINER@EXCELCOMMERCIAL.COM

MINOR PLAT
OF
HJR RETAIL CENTER

3.661 ACRES (159,470 SQUARE FEET)
OF LAND SITUATED IN THE H.T. &
B.R.R. CO. SURVEY, ABSTRACT NO.
291, BRAZORIA COUNTY, TEXAS
BEING OUT OF TRACT 37, SECTION
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SUBDIVISION, RECORDED IN PLAT
BOOK NO. 2, PAGE 81, BRAZORIA
COUNTY PLAT RECORDS.

1 BLOCK, 0 LOT, 4 RESERVES
159,470 SQ. FT
3.661 ACRES
AUGUST 12, 2025

Manvel ETJ



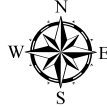
Highway 6 Commercial Development

- Parcels
- City of Manvel ETJ
- Highway 6 Commercial Development
- City of Manvel City Limits



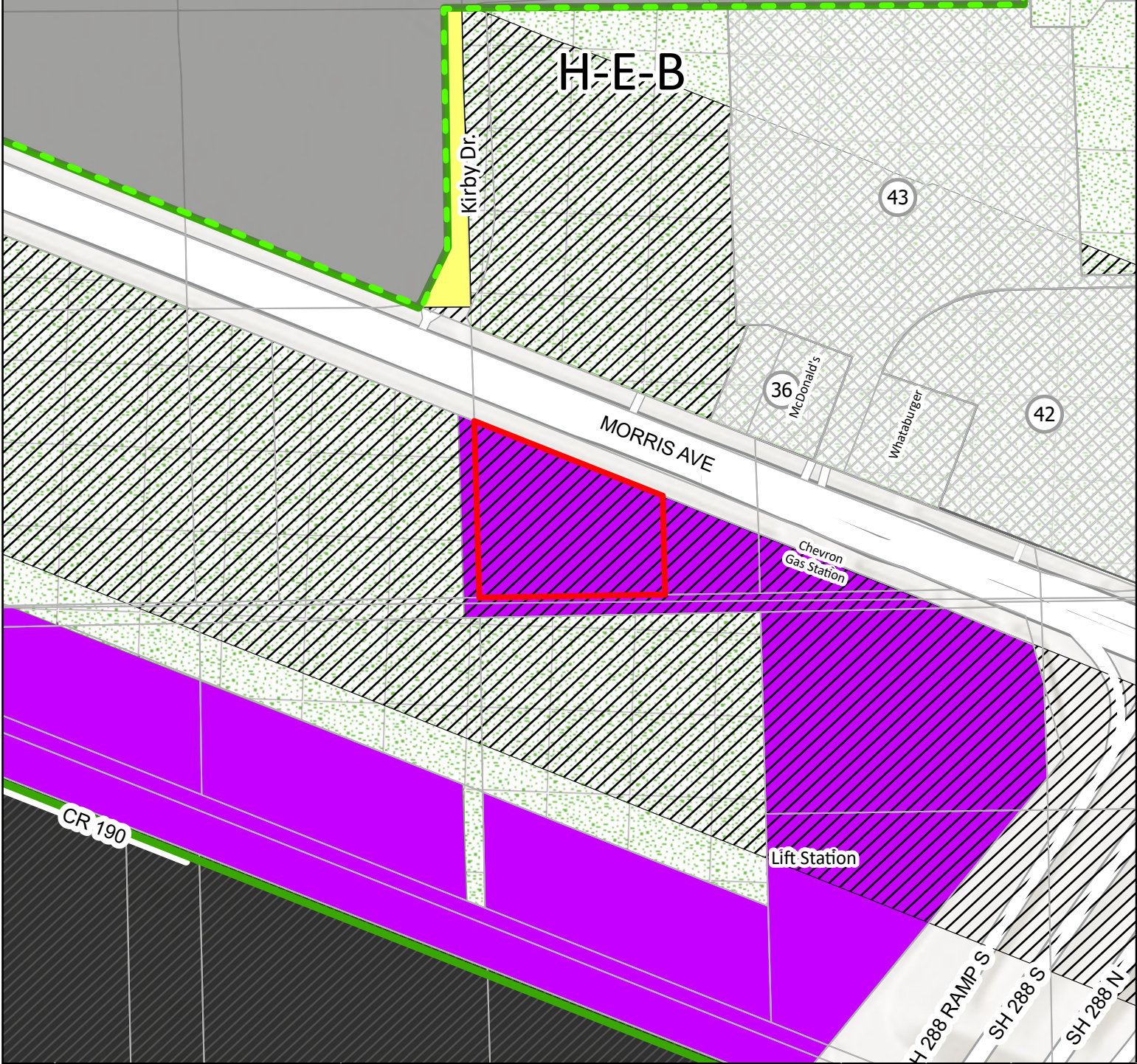
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 200 400 800 1,200 1,600 US Feet



Date: August 2025
Reference: 2025061
Data Source: City of Manvel,
Brazoria County Open Data

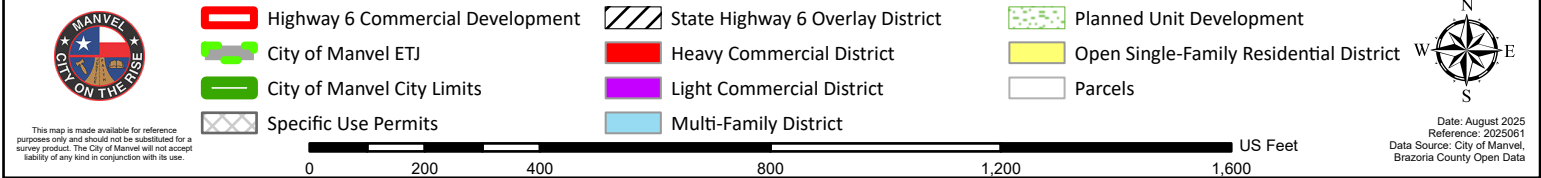
Manvel ETJ



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

Highway 6 Commercial Development



Manvel ETJ

H-E-B

Kirby Dr.

MORRIS AVE

McDonald's

Whataburger

Chevron Gas Station

Lift Station

CR 190

SH 288 RAMP S

SH 288 S

SH 288 N

Highway 6 Commercial Development



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

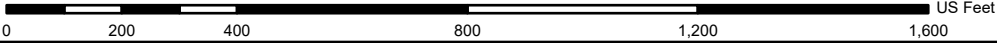
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Major Thoroughfare (120' ROW)

- Parcels
- Highway 6 Commercial Development
- City of Manvel ETJ

- City of Manvel City Limits

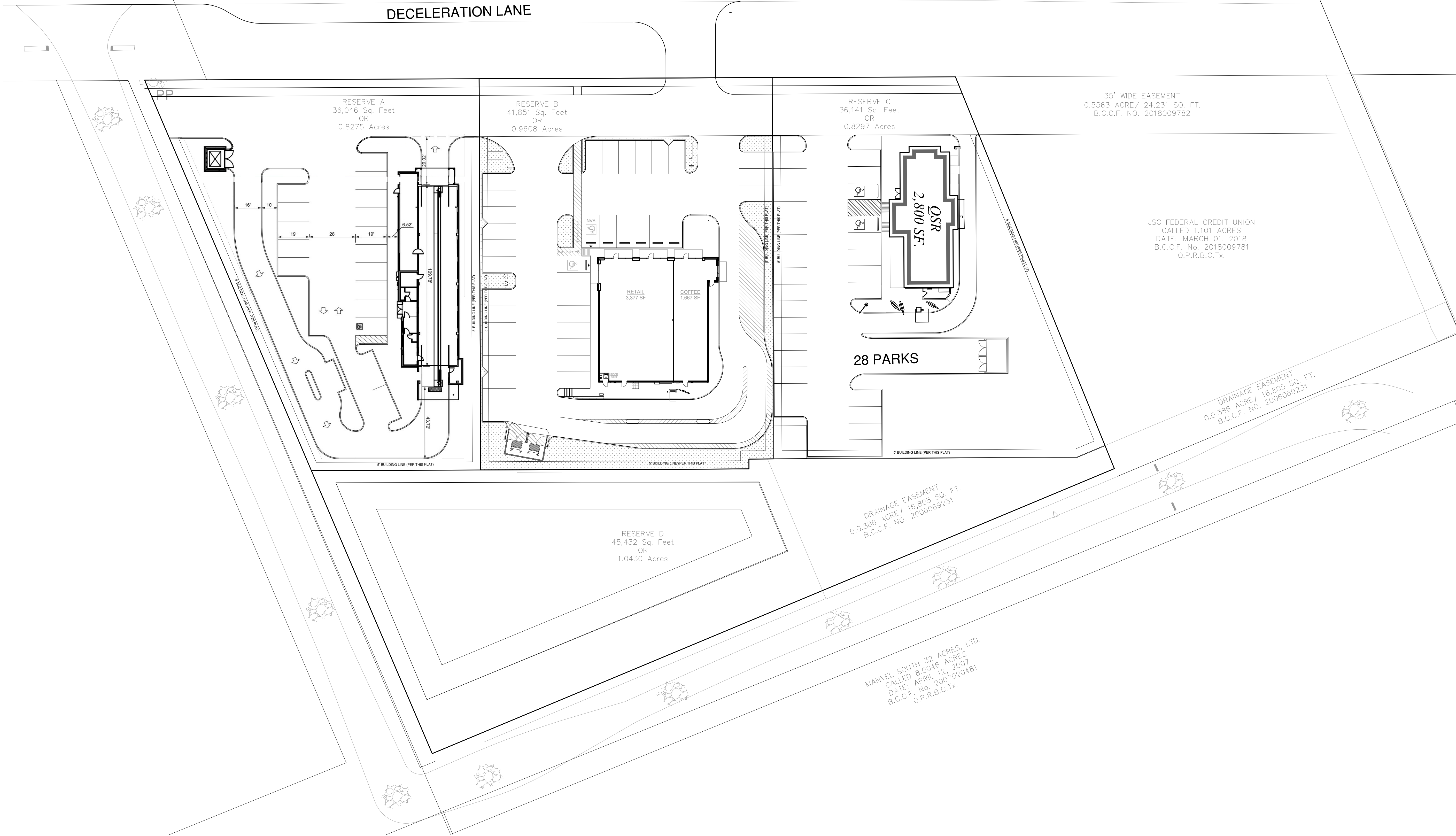


Date: August 2025
Reference: 2025061
Data Source: City of Manvel, Brazoria County Open Data



STATE HIGHWAY 6
(200' R.O.W.)

DECELERATION LANE



SITE PLAN

0 15' 30' 60'



Scale: 1" = 30'



August 11, 2025

HWY 6
MANVEL, TX

24052-00_xsite_250811.dwg 11:34 AM

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



P.O. BOX 1386 | HOUSTON, TEXAS 77251-1386 | 713.802.5000 | WWW.TXDOT.GOV

1/5/2024

Scott Sheridan
Daniel Scott Engineering, LLC
7523 Russell Street
Manvel, TX 77578
RE: Preliminary Review
Brazoria County
17230 Highway 6, Manvel, TX 77578
23020303
0192-02

Dear Scott Sheridan :

We are in receipt of a request for a preliminary review of the subject location. After completing the preliminary review, the Texas Department of Transportation has no objections to the location of the proposed general access driveway per drawing(s) dated 09/07/2023 .

This preliminary location review is good for one year from the date of this letter, after which the location must be re-evaluated. This preliminary review was limited to the location of the proposed driveway and did not include a review of the geometric design of the proposed improvements, which will be required prior to the issuance of any permit to construct the driveway. In addition, this review assumes that existing conditions which may impact the safety and mobility of the adjacent highway facility including property use, traffic patterns, roadway operations, and adjoining property access points do not substantially change prior to your submission. TxDOT reserves the right to require the re-evaluation of the proposed location if TxDOT determines that existing roadway conditions have substantively changed subsequent to this review. Depending on the type of highway facility and ownership of access rights, final approval of the proposed improvements may require consent of the Texas Transportation Commission.

In order to obtain a formal permit for a driveway, you must submit a driveway access permit application, and a copy of this review letter with all required documents as specified on the Houston District Driveway Access Permit Checklist (located on the Houston District webpage link included below). Please note that upon formal submission of a driveway permit application, signed and sealed plans by a licensed professional engineer registered in Texas and additional documentation to support this preliminary location approval must be submitted for review and final approval. Such required documentation may include a donation agreement, drainage/hydraulics studies, environmental approvals, and a Traffic Study Checklist to determine the level of traffic study that will be required prior to TxDOT's approval. To request a driveway access permit, please visit our webpage at <https://www.txdot.gov/about/districts/houston-district/contractor-information.html>.

Should you have any additional questions, please contact Michelle Howe , Permit Coordinator, at (979) 864-8550.

Sincerely,

DocuSigned by:

Maria Pilar Aponte

C8B39625B1F14DE...

Maria Pilar Aponte, P.E.
Area Engineer
Houston District

OUR VALUES: *People • Accountability • Trust • Honesty*

OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer



MANVEL PD&Z

DATA SHEET

MEETING DATE: September 8, 2025

TOPIC: Subdivision variance request for an approximate 7.687-acre tract of land located at the southwest corner of Meridiana Pkwy and Jordan Road (PID 228416), Manvel, Texas, seeking to vary the Requirements of Chapter 62, Section 111 (a) & (c) - *Additional Street Requirements*, Section 62-113 - *Sidewalks*, and Section 62-41 (b) (28) - *Final Plat*.

BACKGROUND: The subject site, approximately 7.687 acres, is part of the Meridiana master-planned development, originally established in 2009, with the most recent amended Planned Unit Development (PUD) approved under Ordinance No. 2024-O-13. The applicant intends to sell approximately 1.932 acres of the subject site, located at the intersection, for commercial use (Potential Gas Station and Convenience Store). The remainder will be developed as a future residential section, Meridiana Section 16, as shown on the GDP exhibit.

The final plat for the commercial portion, Meridiana Unit 16 Commercial Reserve, was conditionally approved in June 2025. As part of the plat review process, staff noted the street construction requirements outlined in the subdivision ordinance. Specifically, Sections 62-111(a) & (c), 62-113, and 62-41 (b) (28) require construction of one-half of all perimeter (abutting) roads as concrete curb and gutter and sidewalks, consistent with the City's Design Criteria Manual and Major Thoroughfare Plan.

Meridiana Parkway is already constructed, and the applicant has confirmed that 6-foot-wide sidewalk will be constructed on both sides as development occurs. However, Jordan Road currently exists as a 20-foot-wide asphalt street with roadside ditches and does not meet the current standards of a Minor Street. The Major Thoroughfare Plan classifies Jordan Road as a Collector Road with a required minimum 80-foot right-of-way. The submitted plat reflects the required dedication of right-of-way but does not provide for street or sidewalk improvements.

To seek relief from these requirements, Brad Sweitzer, on behalf of the property owner, has submitted a subdivision variance request to Sections 62-111(a) & (c), 62-113. The applicant is requesting:

- (a) To allow milling and overlaying approximately 975 linear feet of Jordan Road along the Meridiana project boundary instead of constructing one half of the street as concrete curb and gutter.
- (b) To allow development of the subject site without constructing sidewalk along Jordan Road.

The attached letter details the applicant's request. The applicant states that the existing pavement is in poor condition and that the proposed improvements would provide immediate benefits to area residents. A Google Street View image of the current condition of Jordan Road and a conceptual rendering of the proposed improvements have been included with this report. Regarding sidewalks, Jordan Road is classified as a Type "B1" collector street under the City's 2015 Thoroughfare Plan, which requires two undivided 12-foot-wide lanes and 12-foot-wide multi-purpose pathways adjacent to the roadway. The applicant has indicated that due to existing roadside ditch, constructing the wider sidewalk is not feasible or practical.

STAFF FINDINGS: Pursuant to Section 62-5, Variance, staff reviewed the request and found

the following:

- **Special Circumstances:** The subject site is uniquely situated at the intersection of Meridiana Parkway, which was constructed as part of Meridiana development and Jordan Road which is an existing asphalt road. The properties abutting the north side of Jordan Road are developed as large acre single-family home and zoned Open Single Family Zoning district (see attached vicinity map). Based on the approved PUD and GDP, only the commercial portion of the subject site will be accessed from Jordan Road; and access will be limited to Meridiana Parkway for the residential portion.
- **Strict Enforcement:** Strict application of the ordinance would not deprive the applicant of reasonable property rights; however, it would substantially increase project costs due to the requirement for full concrete roadway and sidewalk improvements. Additionally, strict enforcement will result in a portion of the existing street being concrete and rest being asphalt.
- **Impact on Public Welfare:** Granting the variance is not anticipated to be detrimental to public welfare or injurious to neighboring properties. All properties in the vicinity on the Jordan Road have access via existing hard-surface (asphalt) roads. Jordan Road currently provides adequate access, and the applicant's proposed mill-and-overlay improvement would enhance roadway conditions without creating unsafe circumstances. Please note that future traffic from the potential gas station and convenience store use may cause the asphalt road to wear faster than in the past, and this could increase long-term maintenance cost for the City.

Additional Notes:

- The subdivision ordinance was recently amended to extend the Original Manvel Townsite (OMT) provisions to Jordan Road. It also increased the parcel acreage requirement for asphalt perimeter streets to 10 acres or more.  Since most parcels meet this threshold, the portion of Jordan Road from Meridiana Parkway to Cemetery Road will likely remain asphalt in the future. Additionally, Jordan Road outside OMT is also anticipated to remain as an asphalt road for the foreseeable future.
- The subdivision ordinance was also amended to increase minimum sidewalk width requirements from 4 feet to 5 feet, aligning with the City's 2015 Thoroughfare Plan and 2024 Design Criteria Manual. Additionally, recognizing the importance of sidewalks to the City, the ordinance now requires that for non-residential developments with frontage on County- or State-maintained rights-of-way, sidewalks must be incorporated into the site development plan if the controlling authority does not allow construction within the right-of-way.
- Under the approved Meridiana PUD, collector and neighborhood collector streets require either a 4-foot-wide sidewalk on both sides or a 6-foot-wide sidewalk on one side of the street.

RECOMMENDATION: Staff recommends approval of the variance request to *Chapter 62*, Sections 62-111(a) & (c), 62-113, and 62-41 (b) (28) with the following conditions as specified in the development agreement:

1. Applicant shall mill and overlay the portion of existing Jordan Road along the property boundary.
2. A 5-foot-wide sidewalk shall be constructed along the property frontage on Jordan Road, consistent 2024 Design Criteria Manual.
3. This subdivision variance shall expire if the Planned Unit Development or General Development Plan is amended to change the development standards or landuse allowance for the subject site.

ATTACHMENTS: Application Form, GDP Amendment No. 23, Vicinity Aerial Map, Vicinity Zoning Map, Major Thoroughfare Plan Map, Survey, Proposed Plat for Meridiana Unit 16 Commercial Reserve, Proposed Site Plan for Potential Gas Station and Convenience Store, and Development Agreement.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh
Senior Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: Meridiana Jordan Road Paving & Sidewalk Variance
Site Address or Legal Description: 975' stretch of Jordan road, due west of Meridiana Pkwy intersection
Parcel/Tax ID# (s): N/A Property Platted: YES ☐ NO ☐ N/A
Current Zoning: N/A Total Acreage: N/A Total Lots: N/A
Project Description: Request to not construct half of 975' of Jordan Road to its ultimate required criteria (with sidewalk) based on surrounding site conditions and developer proposed alternative.

OWNER & APPLICANT INFORMATION

Applicant Name: Brad Sweitzer Company Name: EHRA
Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042
Phone #: 713-784-4500 Email: bsweitzer@ehra.team
Owner Name: Matt Lawson Company Name: GR-M1, Ltd.
Address: 1602 Avenue D, Ste. 100 City: Katy State: TX Zip: 77943
Phone #: 832-916-2162 Email: matt@risecommunities.net

SUBDIVISION VARIANCE INFORMATION

The subdivision variance requested is (cite section from Chapter 62, *Subdivisions*, in the *Code of Ordinances*):

Sec. 62-111. – Additional street requirements. (c) The developer shall be responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development.

Sec. 62-113. – Sidewalks. Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual.

Are there special circumstances or conditions affecting the property?

Yes - see variance request letter for complete details.

Will enforcement of the provisions of Chapter 62, *Subdivisions*, deprive the owner/applicant of a substantial property right?

No, but enforcement of the provisions of Chapter 62 will result in a worse outcome for the owner and City of Manvel. See variance request letter for complete details.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

If a subdivision variance is granted, will it be detrimental to the public welfare or injurious to other property or property rights in the vicinity?

No, to the contrary, granting of the variance will be of benefit to the public welfare.

See variance letter for complete details.

DISCLAIMER & SIGNATURE

I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

Brad Smetz

August 1, 2025

Applicant Signature

Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your request 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 request; however, it is incumbent upon the applicant to inquire about these exceptions **before** submitting an application. Answers to subdivision variance applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a complete application. Please call the phone number on the application to schedule an appointment. Submit the application and accompanying documents to the Permits Department 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.

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	X
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11', 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	X
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Copies of Legal Description (metes & bounds if not platted)	N/A
Two (2) Copies of Proposed Plat	N/A
Letter of Authorization (if applicable)	X
PDF format on disc containing all application documents rotated and formatted	X
Paid Application Fee of \$500.00 (non-refundable)	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.

Applicant Signature

Date



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Gr-M1, Ltd. - Mathew Lawson

Owner Name

1602 Avenue D, Ste. 100

Owner Address

Katy, TX

77943

Owner City, State

Zip

August 1, 2025

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Mathew Lawson, certify that I am the owner of the project property located at Meridiana Unit 16 (section and commercial reserve) 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 Brad Sweitzer with the company EHRA Engineering (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 832-916-2162 if you have any questions.

Sincerely,

Owner Name Mathew Lawson

Owner Signature



August 14, 2025

Mr. Jose Abraham, AICP
Director of Development Services, City of Manvel
20031 Highway 6
Manvel, Texas 77578

Re: **Meridiana Variance Requests** – Perimeter Roadway Improvement ($\pm$ 975' of Jordan Road) &
Sidewalk Construction

Mr. Abraham,

On behalf of GR-M1, Ltd. and Rise Communities LLC, (the owner and developer of Meridiana), I respectfully submit this request for variances from the City of Manvel's perimeter roadway improvement requirement and sidewalk construction requirement.

Introduction

The developer is proposing to sell approximately 1.93 acres of land located at the southwest corner of Meridiana Parkway and Jordan Road to a commercial developer. This site will be platted as "Meridiana Unit 16 Commercial Reserve." A preliminary plat (Exhibit 'A') has already been approved, and the final plat has received conditional approval.

While the specific future use of the tract has not yet been determined, the City's Subdivision Ordinance requires that all perimeter roads be upgraded to concrete in accordance with the Engineering Design Criteria Manual and the Major Thoroughfare Plan when land is subdivided. Meridiana Parkway has already been constructed to meet these standards; however, Jordan Road currently exists as a 20-foot-wide asphalt roadway with roadside ditches and therefore requires infrastructure upgrades.

According to the City of Manvel's 2015 Thoroughfare Plan, Jordan Road is classified as a Type "B1" collector street, which requires two undivided 12-foot-wide lanes and 12-foot-wide multi-purpose pathways adjacent to the roadway. While these improvements align with City standards, implementing them at this location presents several challenges. These challenges raise concerns about the feasibility and practicality of enforcing the full standard at this time and suggest that a more flexible approach may be appropriate.

Lastly – while the specific issue is being raised due to the current plat being proposed, the developer wishes to address the same issue ahead of time as there is an additional future section of Meridiana that also abuts Jordan Road (Meridiana Section 16).

Variance Requests

- 1) **Sec. 62-111. – Additional street requirements. (c) The developer shall be responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development.**
- 2) **Sec. 62-113. – Sidewalks. Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual.**

We request that the City of Manvel grant variances from the above requirements based on the below reasoning:

- 1) **Limited Frontage Ownership**

The developer owns only a relatively small segment of land along the Jordan Road frontage and does not control both sides of the roadway. As a result, constructing improvements on only one side would result in a disjointed roadway condition—half concrete and half asphalt—which could create confusion for drivers. It would be more appropriate and beneficial to construct the ultimate section of Jordan Road once right-of-way on both sides has been dedicated and the full segment—from Meridiana Parkway to the newly constructed bridge over the GCWA Canal (approximately 2,500 linear feet)—is ready for development.

- 2) **Lack of Right-of-Way for Ultimate Improvements**

At this time, no other portion of Jordan Road has been dedicated with the necessary right-of-way to accommodate the ultimate concrete roadway and 12-foot sidewalks. Given this, it is likely that full improvements to Jordan Road will not occur for a considerable period. Constructing a partial segment now would result in premature aging of infrastructure and create inconsistent maintenance responsibilities for the City.

- 3) **Physical Constraints & Safety**

It is impractical to attempt to provide a sidewalk due to the fact that roadside ditches immediately abut the current roadway. Until a curb and gutter drainage system is constructed, sidewalks are not realistically possible. Furthermore, the side slope of the open ditches begins immediately at the edge of pavement. Thus, there is no room to provide even a small sidewalk alongside the road. Furthermore, it would be a significant safety hazard to place a sidewalk immediately adjacent to the road with no buffer or curb.

4) **Proposed Interim Improvement**

As an alternative, the developer is proposing to mill and overlay approximately 975 linear feet of Jordan Road along the Meridiana project boundary. The existing pavement needs repair, and this improvement would provide immediate benefit to area residents. Additionally, this approach would better align with the current roadway conditions and surrounding infrastructure. Lastly, the developer has committed to dedicating the appropriate right-of-way for Jordan Road (20') that will allow it to be developed to its ultimate configuration when other property owners dedicate the necessary right-of-way to bring it to an ultimate 80' wide right-of-way.

Below is a Google Street view of the current condition of Jordan Road and a conceptualized version of what a freshly milled and overlaid Jordan Road could look like.

Current Jordan Road



Conceptual Future Jordan Road



As previously indicated, the variance requests will only apply to the $\pm 975'$ of Jordan Road adjacent to the "Meridiana Unit 16 Commercial Reserve" plat and adjacent to the future "Meridiana Section 16" plat. This coincides with the applicants extent of ownership which is consistent with the City's ordinances.

In conclusion, we believe that granting these variances is consistent with the intent of the City's development goals and will not adversely impact public safety, infrastructure integrity, or adjacent properties.

We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of these variances. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Sweitzer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brad Sweitzer, AICP, PLA
Associate | Director of Planning & Visioning
EHRA

Attachments: Exhibit 'A' – Extent of Jordan Road Mill and Overlay Improvement
Exhibit 'B' – Approved Preliminary Plat for Meridiana Unit 16 Commercial Reserve

EXHIBIT 'A'

Extent of Jordan Road Mill and Overlay Improvement

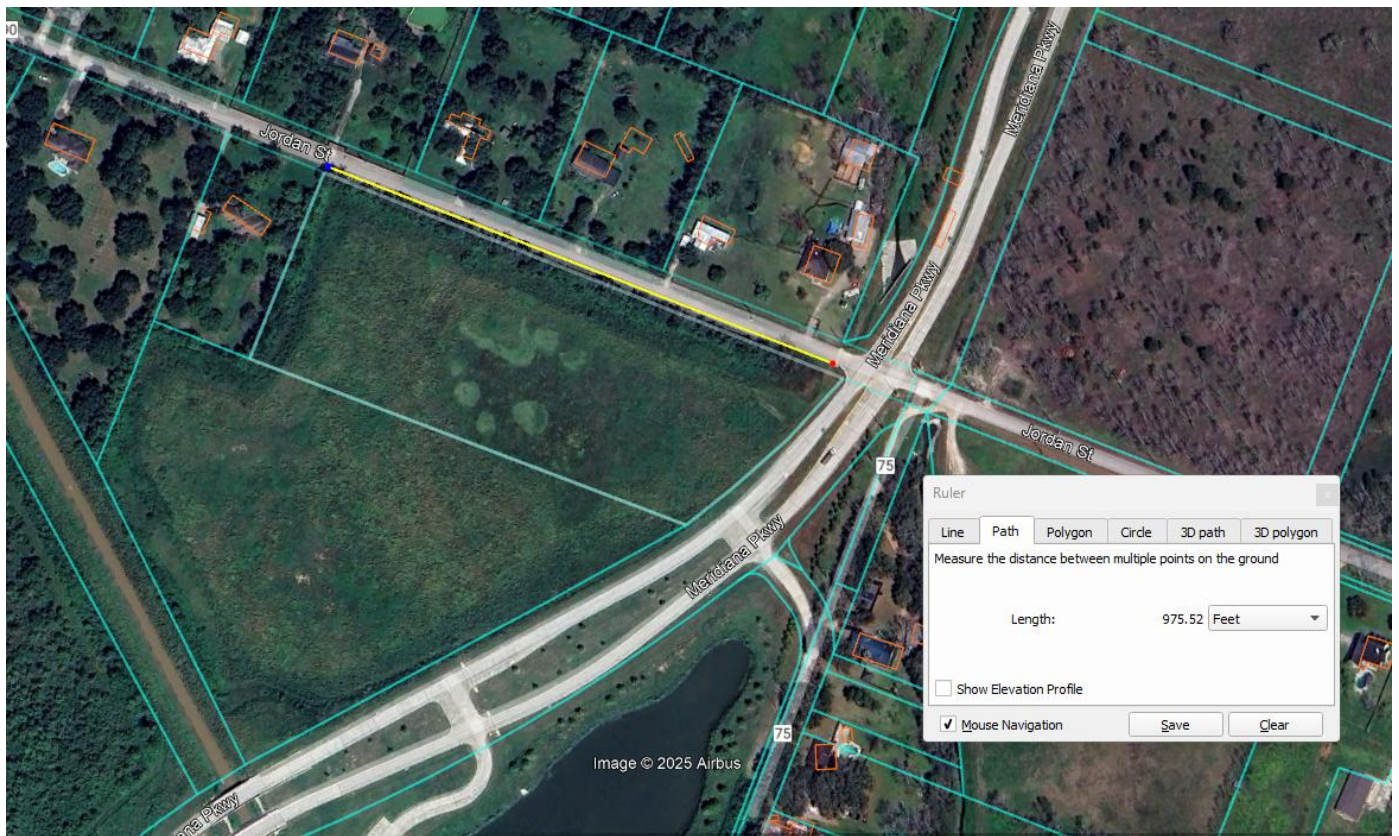
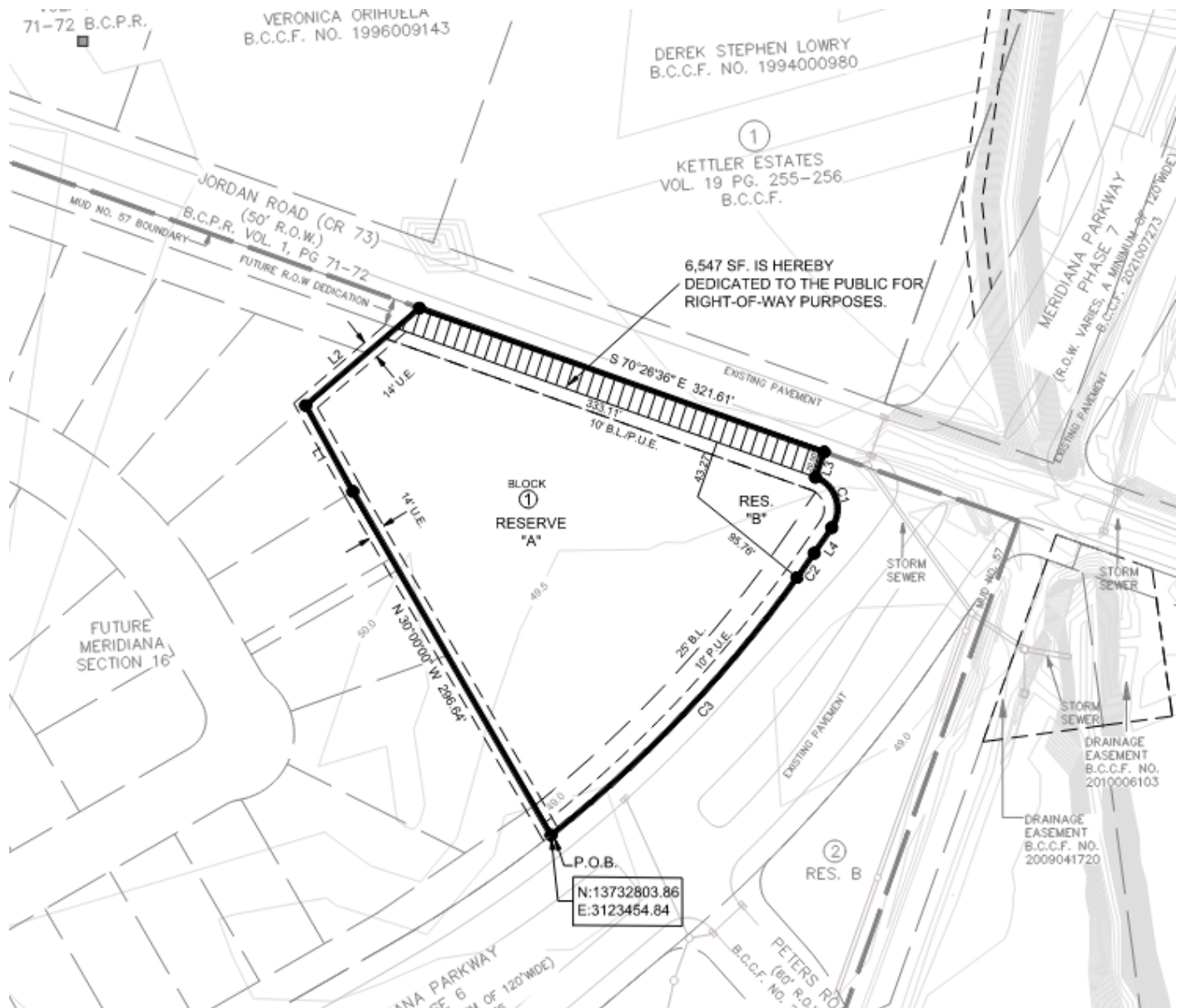


EXHIBIT 'B'

Approved Preliminary Plat for Meridiana Unit 16 Commercial Reserve



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.		

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.

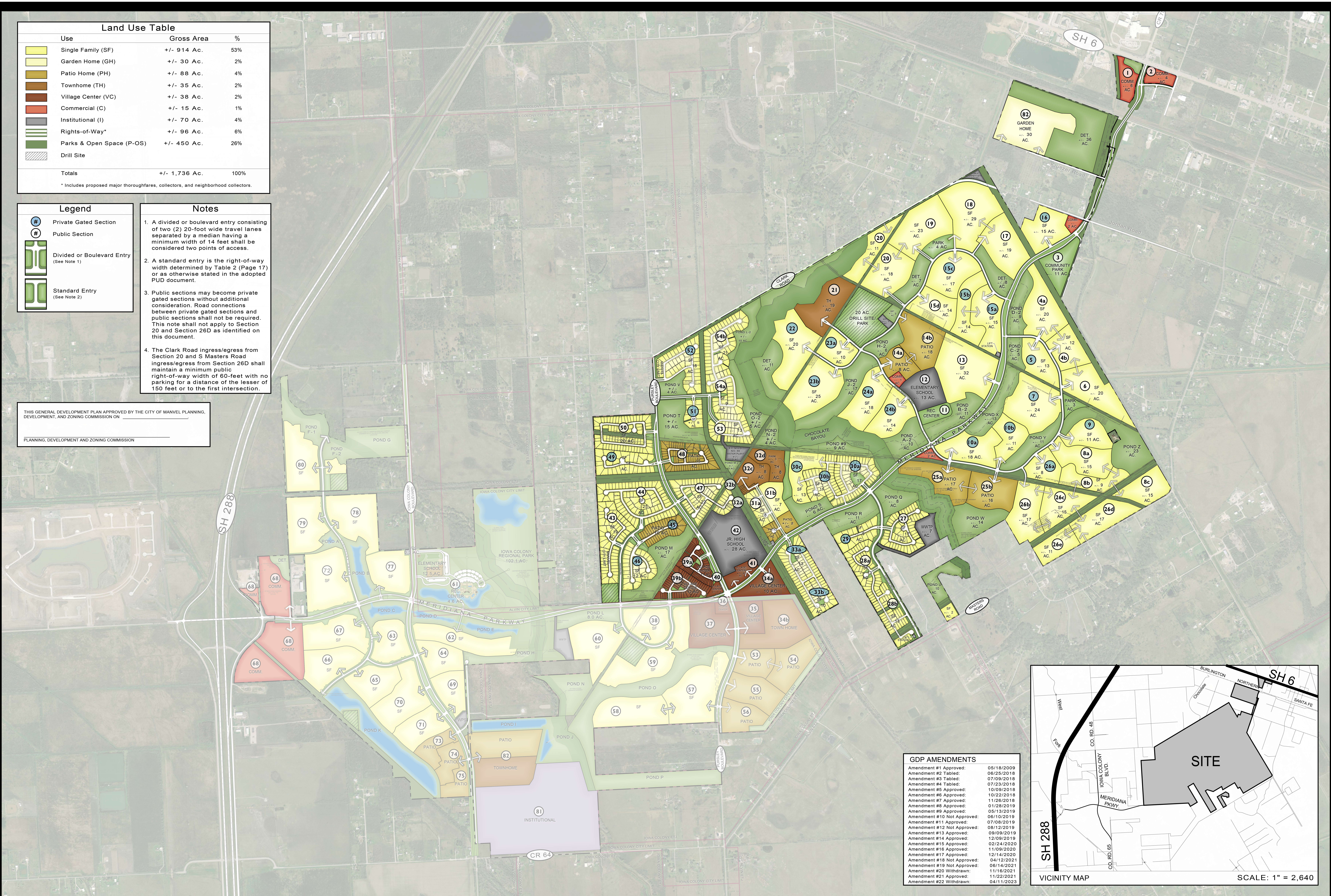
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

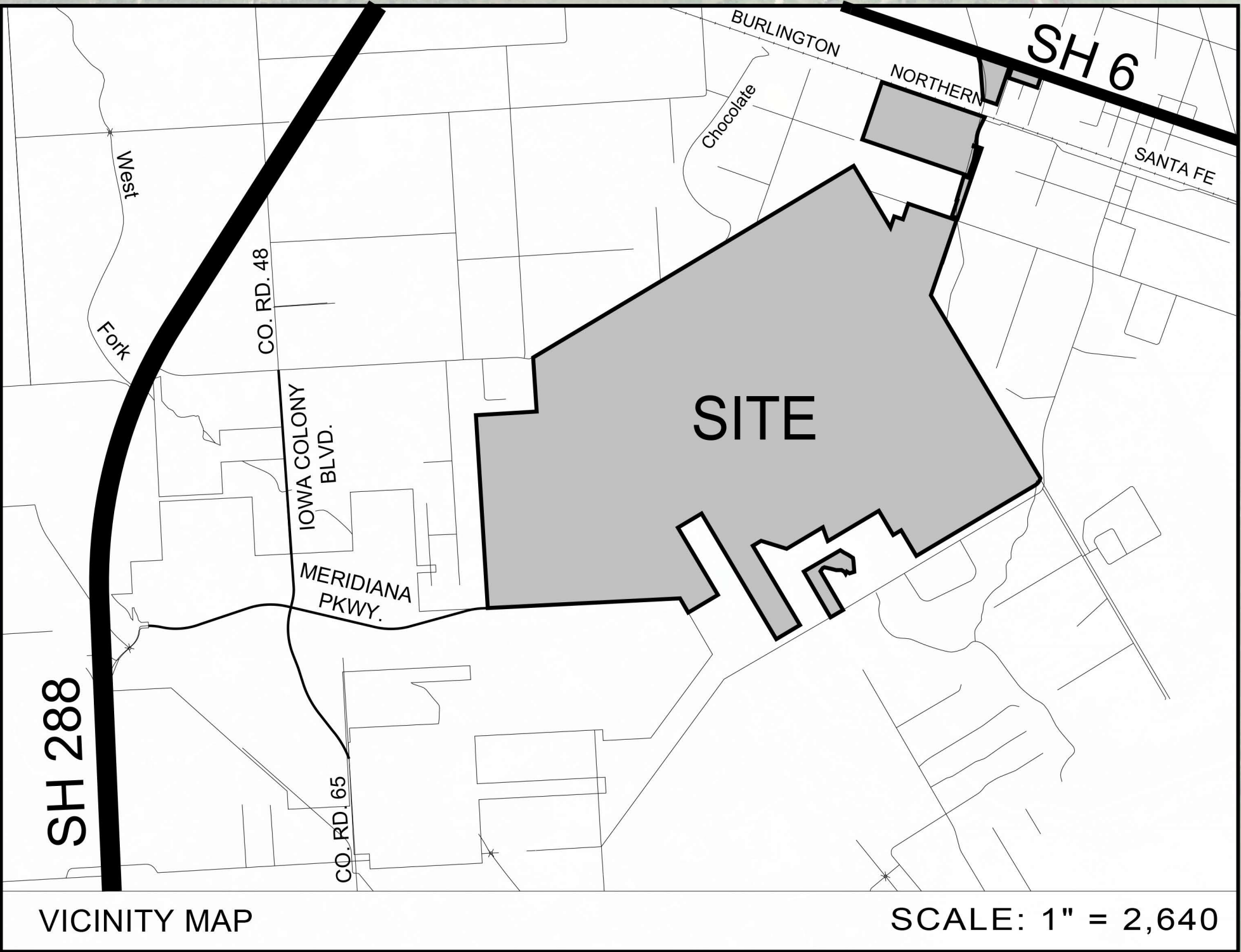
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





Meridiana Unit 16 Commercial Reserve



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



Meridiana Unit 16



Parcels



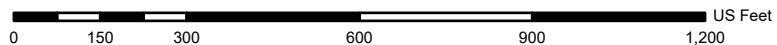
City of Manvel ETJ

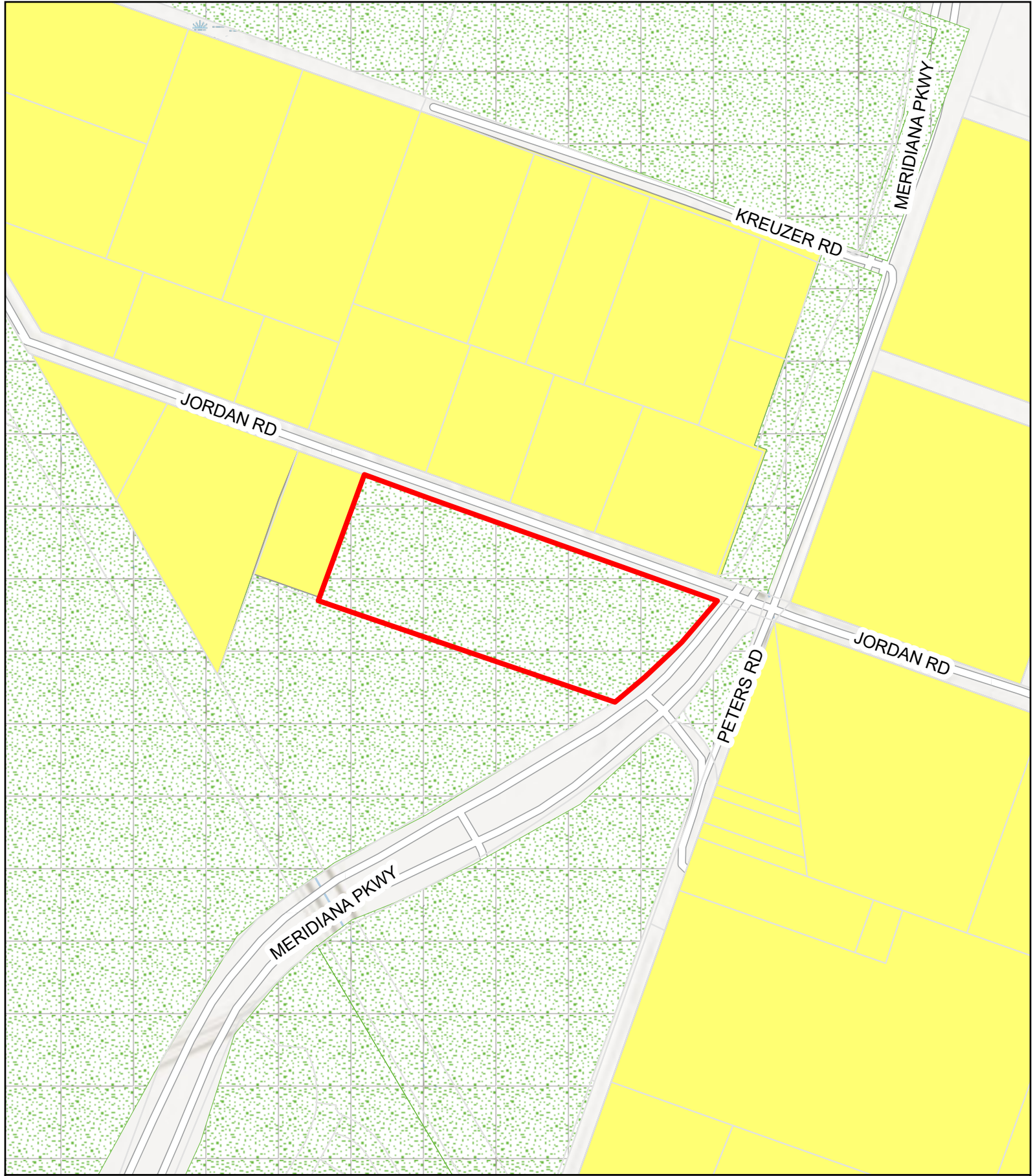


City of Manvel City Limits



Date: August 2025
Reference: 2025053
Data Source: City of Manvel,
Brazoria County Open Data





Meridiana Unit 16 Commercial Reserve



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Meridiana Unit 16



Parcels



City of Manvel ETJ



City of Manvel City Limits



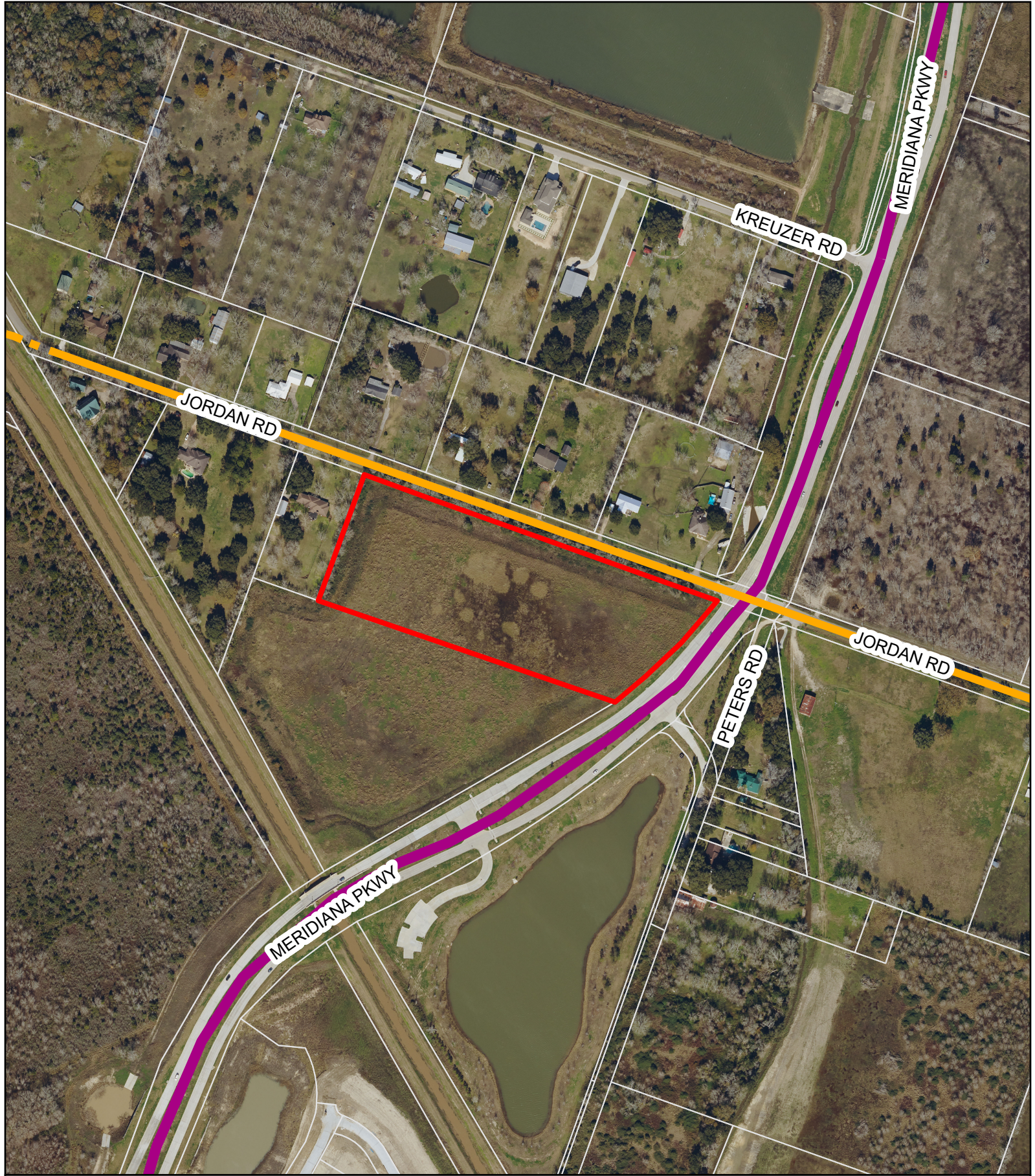
Planned Unit Development



Open Single-Family Residential District



Date: August 2025
Reference: 2025053
Data Source: City of Manvel,
Brazoria County Open Data

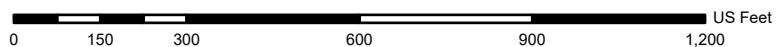


Meridiana Unit 16 Commercial Reserve



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

- | | | |
|------------------------------|-----------------------------|----------------------------|
| Collector (80' ROW) | Proposed Parkway (120' ROW) | City of Manvel ETJ |
| Proposed Collector (80' ROW) | Meridiana Unit 16 | City of Manvel City Limits |
| Parkway (120' ROW) | Parcels | |



Date: August 2025
Reference: 2025053
Data Source: City of Manvel,
Brazoria County Open Data

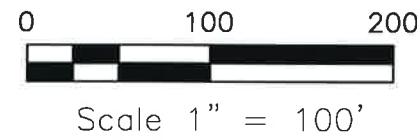
POB

FND. 1/2" IP
BRS N69°31'E 0.3'
FND. 1/2" IR
BRS S85°27'W 0.4'

CALLLED 1.6554 ACRES
RICHARD AND APRIL MOREY
B.C.C.F. NO. 2017012314
N 19°31'28" E 360.09'

CALLLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006032287
FND. 5/8" IR

DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL
VOL. 1, PG. 71-72
B.C.P.R.



NOTES:

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
3. For additional information about the subject tract, see the metes and bounds description prepared separately.

LEGEND

B.C.C.F. Brazoria County Clerk File
B.C.P.R. Brazoria County Plat Records

7.687 ACRES

OUTLOT 135

JORDAN ROAD
(60' R.O.W.)
B.C.P.R. VOL. 1, PG 71-72

FND. 5/8" IR W/CAP
E.H.R.A. 713-784-4500

FND. 5/8" IR W/CAP
E.H.R.A. 713-784-4500

70°26'36" W 845.13'
OUTLOT 134

FND. 5/8" IR W/CAP
E.H.R.A. 713-784-4500

C2
MERIDIANA PARKWAY
(VARIABLE WIDTH R.O.W.
A MINIMUM OF 120' WIDE)
B.C.P.R. NO. 2021001846



LINE	BEARING	DISTANCE
L1	S 19°33'24" W	20.00'
L2	S 34°31'28" W	23.10'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	45.80'	39.66'	S 17°57'34" E	104°58'04"
C2	971.50'	315.46'	314.08'	S 43°49'37" W	18°36'18"



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

EXHIBIT
7.687 ACRE
DEVELOPMENT AGREEMENT AREA
H.T.& B.R.R. CO. SURVEY
SECTION 62, A-484
BRAZORIA COUNTY, TEXAS

DATE: 08/28/2025 SCALE: 1"= 100' JOB NO.: 081-011-00-61
DWG. NAME: Jordan Road exhibit.dwg DRAWING NO.: NONE

**METES AND BOUNDS DESCRIPTION
DEVELOPMENT AGREEMENT AREA
BEING A 7.687 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 7.687 ACRE TRACT OF LAND IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA. COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287; SAID 7.687 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northerly common corner of the said 33.631 acre tract and a called 1.6554 acre tract conveyed to Richard and April Morey by deed recorded under B.C.C.F. NO. 2017012314, being in the southerly right of way line of Jordan Road (50 feet wide as monumented), also being the northwest corner of said Outlot 135, from which a 1/2-inch iron pipe was found N 69°31' E, a distance of 0.3 feet and a 1/2-inch iron rod was found S 85°27' W, a distance of 0.4 feet;

- 1) **THENCE**, South 70°26'36" East, along said southerly right of way line of Jordan Road for a distance of 956.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Meridiana Parkway (Variable Width) as per plat recorded under B.C.C.F. NO. 2021001846;
- 2) **THENCE**, South 19°33'24" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;
- 3) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 45.80 feet, an angle of 104°58'04", and a chord bearing South 17°57'54" East, for a distance of 39.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 4) **THENCE**, South 34°31'28" West, continuing along the westerly right-of-way line of Meridiana Parkway for a distance of 23.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;
- 5) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 314.08 feet, an angle of 18°36'18", and a chord bearing South 43°49'37" West, for a distance of 314.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the southwest line of aforesaid Outlot 135, common to the northeast line of Outot 134, of aforesaid Dr. A.A. Luther Lands in the town of Manvel ;
- 6) **THENCE**, North 70°26'36" West, along the southwest line of said Outlot 135, common to the northeast line of said Outlot 135, for a distance of 845.13 feet to a 5/8-inch capped iron rod found for the southeast corner of aforesaid called 1.6554 acre tract, common to an interior corner of aforesaid 33.631acre tract;
- 7) **THENCE**, North 19°31'28" East, along the west line of said 33.631 acre tract, common tot an east line of said 1.6554 acre tract for a distance of 360.09 feet to the **POINT OF BEGINNING** and containing 7.687 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300


Charles Jurica, R.P.L.S.
Texas Registration No.6696
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: August 28, 2025

Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\2025\08101100-2025-EH-JORDAN ROAD DEVELOPMENT AGREEMENT AREA.doc

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA UNIT 16 COMMERCIAL RESERVE, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA UNIT 16 COMMERCIAL RESERVE, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized this 16th day of June, 2025.

OWNER

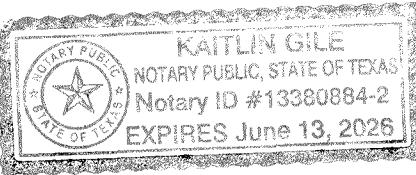
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

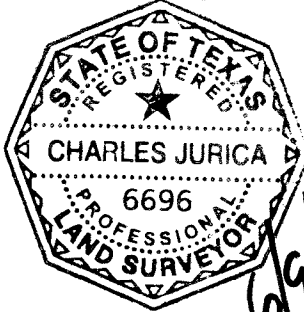
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 2025.



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

I, Charles Jurica, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct, was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA UNIT 16 COMMERCIAL RESERVE in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2025.

Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA UNIT 16 COMMERCIAL RESERVE
BEING A 1.932 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.932 ACRE TRACT OF LAND IN THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-MI, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287; SAID 1.932 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the intersection of the southerly right-of-way line of Jordan Road (50 feet wide, as occupied) and the westerly right-of-way line of Meridiana Parkway (Variable Width) as per plat recorded under B.C.C.F. NO. 2021001846;

THENCE, with the westerly right-of-way line of said Meridiana Parkway the following four (4) courses and distances:

- 1) THENCE, South 19°33'24" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the arc of a non-tangent curve;
- 2) THENCE, in a southeasterly direction along the arc of a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 45.80 feet, an angle of 104°58'04", and a chord bearing South 17°57'34" East, for a distance of 39.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;
- 3) THENCE, South 34°31'28" West, for a distance of 23.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;
- 4) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 289.55 feet, an angle of 170°43'57", and a chord bearing South 43°03'46" West, for a distance of 288.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, North 30°00'00" West, for a distance of 296.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, North 28°48'29" West, for a distance of 73.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 49°27'49" East, for a distance of 112.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southeasterly right-of-way line of said Jordan Road;
- 8) THENCE, South 70°26'36" East, along with said southeasterly right-of-way line of Jordan Road for a distance of 321.61 feet to the POINT OF BEGINNING and containing 1.932 acres of land.

BENCHMARK:

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

FINAL PLAT
MERIDIANA UNIT 16
COMMERCIAL RESERVE

BEING A SUBDIVISION OF 1.932 ACRES OUT OF
OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE H.T. AND
B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK: 2 RESERVES (1.782 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 13, 2025

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 3 feet)

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.
- A indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
FND. indicates Found
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
indicates change in street name
- 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 any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- There are no visible or apponent pipelines within the boundaries of this subdivision.
- This subdivision may be subject to an unlocated over and across pipeline easement granted in Volume 150, Page 488 of the Brazoria County Deed Records.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	25.00'	45.80'	104°58'04"	S 17°57'34" E
C2	971.50'	289.55'	17°04'35"	S 43°03'46" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°33'24" W	20.00'
L2	S 34°31'28" W	23.10'

OUTLOT 135

H.T. & B.R. CO. SURVEY
ABSTRACT 484, SECTION 92

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006032287

DR. A.A. LUTHER LANDS IN THE
TOWN OF MANVEL
VOL. 1, PG. 71-72 B.C.P.R.

OUTLOT 134

CALLED 2.11 ACRES
CYNTHIA ORIHUELA
B.C.C.F. NO. 2021068714

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006032287

RESERVE "A"
(SEE TABLE)
BLOCK ①

KETTLER ESTATES
VOL. 19 PG. 255-256
B.C.P.R.
LOT 1

JORDAN ROAD
(60' R.O.W.)
B.C.P.R. VOL. 1, PG. 71-72

RES. B
MERIDIANA BRISCOE CANAL
DETENTION RESERVES
B.C.C.F. NO. 2021001831

RES. A
MERIDIANA BRISCOE CANAL
DETENTION RESERVES
B.C.C.F. NO. 2021001831

CALLER 1.949 ACRES
KARL KOBER
B.C.C.F. NO. 2004010143

0.1841 Ac. D.E.
B.C.C.F. No.
2009041720

FINAL PLAT MERIDIANA UNIT 16 COMMERCIAL RESERVE

BEING A SUBDIVISION OF 1932 ACRES OUT OF
OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN
THE TOWN OF MANVEL LOCATED IN THE H.T. AND
B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (1782 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 13, 2025

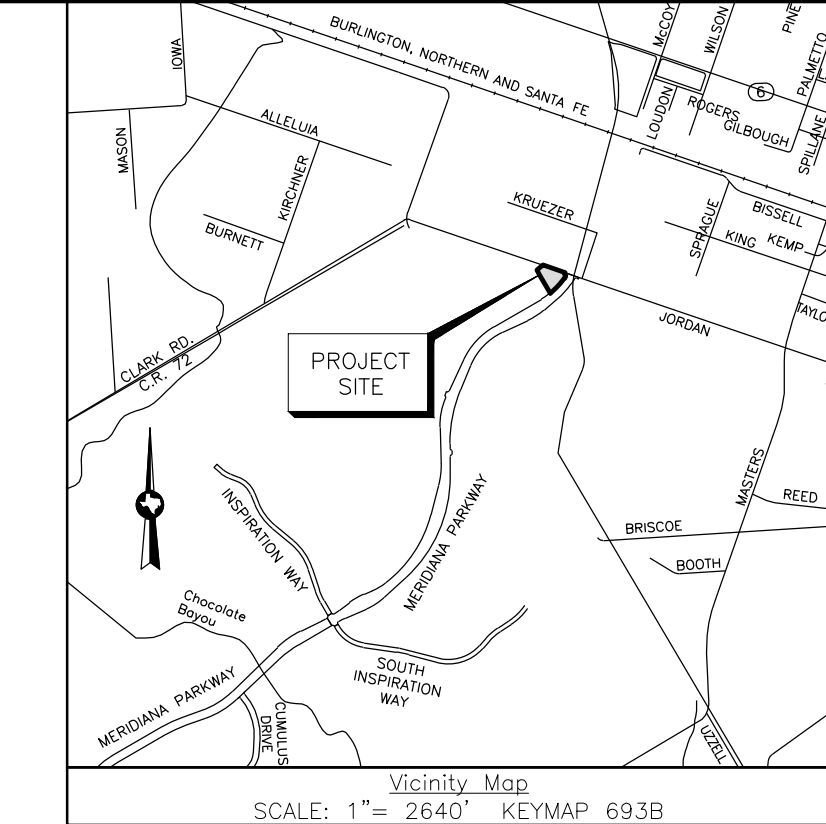
ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



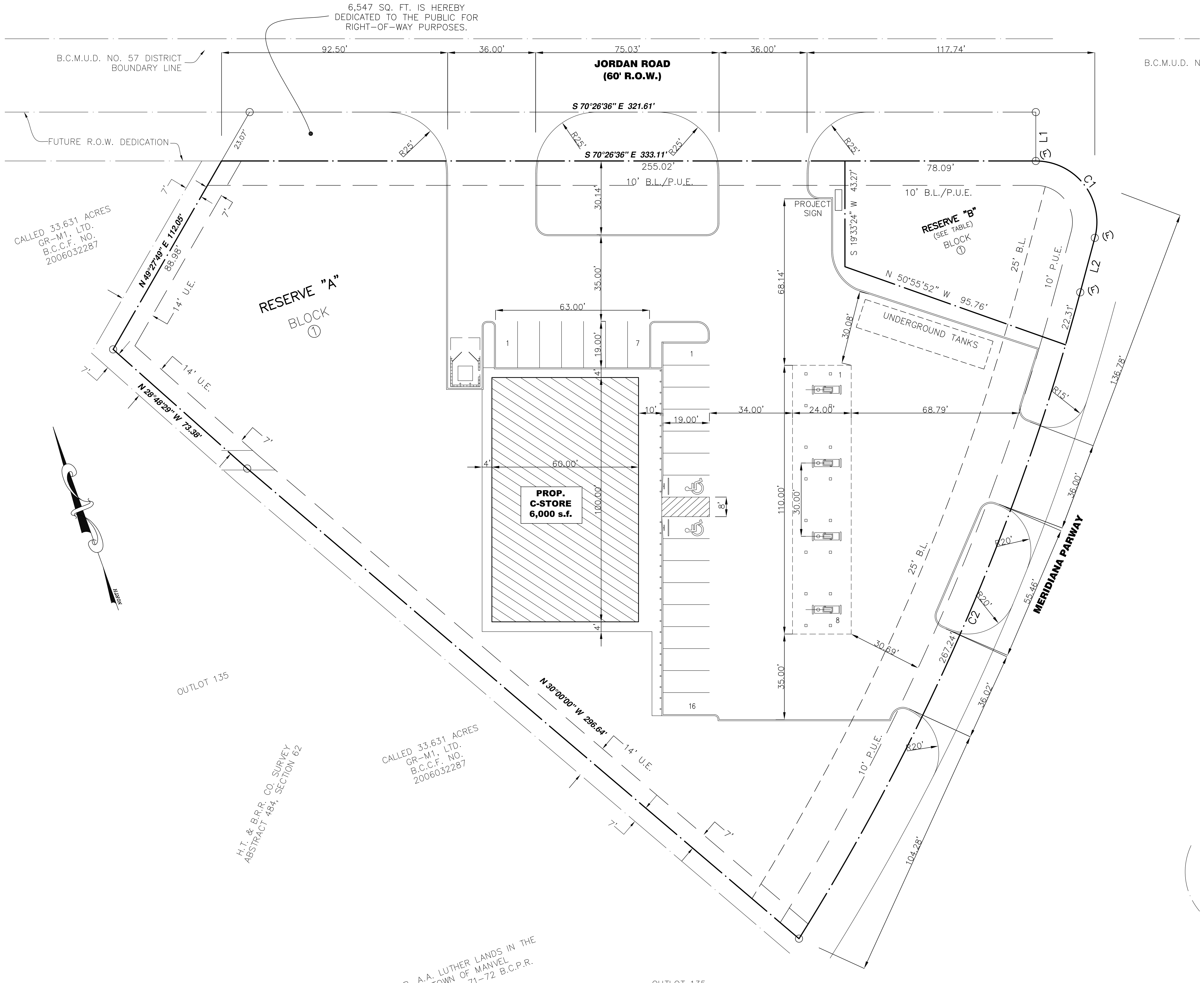
SCALE: 1" = 30'



BENCHMARK:

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

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	UNRESTRICTED	71,736 SQ. FT. / 1.647 ACRES	PROPERTY OWNER
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,883 SQ. FT. / 0.1351 ACRES	BRAZORIA COUNTY MUD NO. 57
TOTAL		77,619 SQ. FT. / 1.782 ACRES	



6,547 SQ. FT. IS HEREBY
DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES.

B.C.M.U.D. NO. 57 DISTRICT
BOUNDARY LINE

B.C.M.U.D. N

**JORDAN ROAD
(60' R.O.W.)**

FUTURE R.O.W. DEDICATION

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO.
2006032287

RESERVE "A"
BLOCK ①

S 70°26'36" E 321.61'

S 70°26'36" E 333.11'

255.02'
10' B.L./P.U.E.

RESERVE "B"
(SEE TABLE)
BLOCK ①

S 19°33'24" W 43.27'

N 50°55'52" W 95.76'

UNDERGROUND TANKS

**PROP.
C-STORE
6,000 s.f.**

MERIDIANA PARKWAY

OUTLOT 135

H.T. & B.R.R. CO. SURVEY
ABSTRACT 484, SECTION 62

CALLED 33.631 ACRES
GR-M1, LTD.
B.C.C.F. NO.
2006032287

DR. A.A. LUTHER LANDS IN THE
TOWN OF MANVEL
PG. 71-72 B.C.P.R.

OUTLOT 135