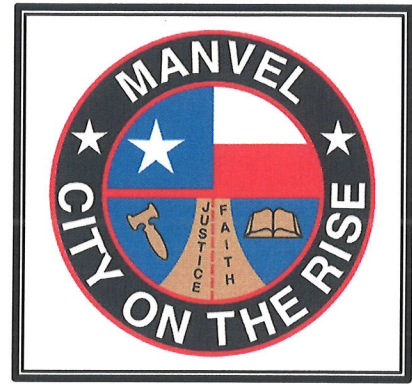


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 22, 2025**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT; 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.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T.&B.R.R COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), 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.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT. (PROPOSED ORDINANCE NO. 2025-0-25)
- B. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP). (PROPOSED ORDINANCE NO. 2025-0-26)
- C. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT /STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES". (PROPOSED ORDINANCE NO. 2025-0-27)

- D. 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. (Tabled at the 9/8/2025 PD&Z Meeting)

- E. 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. (Tabled at the 9/8/2025 PD&Z Meeting)

- F. Development Services Staff Update.

Adjourn

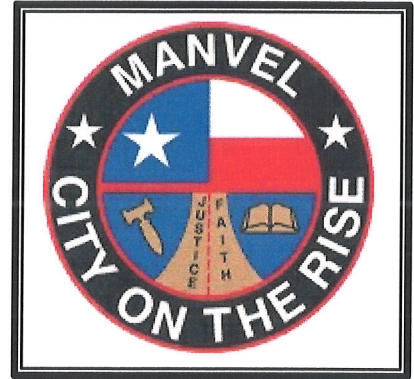
CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 09/16/2025 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.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 9/8/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:04 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: Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. 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

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.

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.

Richard Rainer and Jake Baker addressed PD&Z.

After extended discussion regarding drainage easement conflicts, uncertainty about the ROW centerline, potential future road connectivity, and the scope of escrow requirements, the Commission suggested tabling the item to allow staff and the applicant to provide additional information and options to bring back at the next meeting.

PDZ Member Delores Martin made the motion to table. PDZ Member Kenneth Haynes 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 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.

Jose Abraham provided the overview.

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.

Applicant has asked for this item to be deferred to the next meeting based on staff comments.

PDZ Member Ryan Miller made the motion to table. 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 7:06 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 COMMISSION DATA SHEET

MEETING DATE: September 22, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 2.066-acre tract of land, located at 7123 Gilbough Ave (PID: 698555), from Light Commercial / State Highway 6 Overlay (LC/SH6) to Highway Mixed Use / State Highway 6 Overlay (HMU/SH6).

BACKGROUND:

- The subject site is approximately 2.066 acres, located north of the railroad track, generally bounded by Rogers Road and the unimproved ROWs of Gilbough Ave, Pine St, and Holly St. The property includes a vacant house which has lost legal non-conforming status, hence, its use as a residence is not permitted under the current LC/SH6 zoning. The general area includes undeveloped properties, commercial uses, and legal non-conforming residential uses.
- Mohammed Alam (applicant & co-owner) owns a plant nursery business and intends to use the existing house on the subject site as: (a) residence for his staff and (b) for a home-lab for plant-based tissue culture for his business. The applicant requests rezoning to HMU/SH6 to allow the following uses, which are permitted under the City of Manvel's HMU zoning district:
 - NAICS 814 – *Private Households*
 - NAICS 111 – *Crop Production: Indoor agricultural activities (e.g., tissue culture)*
- The applicant noted that utility services (water, sewer, electricity) are available, and no exterior modification or addition of new buildings is proposed. The applicant has indicated that despite his efforts, he was not able to establish a commercial use consistent with LC district on the subject site.
- The purpose of the highway mixed-use district (HMU) is to allow a mixture of residential and non-residential development along state highways or farm-to-market (FM) roads. The intent of the HMU district is to allow a use in existence at the time that the HMU is adopted to remain as a conforming building use, even if the use was non-conforming in the existing zoning district prior to the adoption of the HMU.
- Section 77-35(b) states that HMU properties must be adjacent to at least one side of a state highway or farm-to-market road. Properties must also be within 700 feet of the right-of-way. While the property is not adjacent to a State Highway or an FM road, it is within 700 feet of State Highway 6.
- The rezoning request was published in the newspaper of general circulation, and property owners within 200 feet were notified. No inquiries or opposition have been received to date.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: Since the subject site does not meet locational requirement and intent of the HMU district established by the Zoning Ordinance (Section 77-35), staff is unable to recommend approval of this requested rezoning from LC/SH6 to HMU/SH6.

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Senior Planner

FINANCE DIRECTOR APPROVAL __NA__

CITY MANAGER APPROVAL __YES__





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Rezoning

Agenda of:	September 22, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	LC/SH6 to HMU/SH6	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u> The proposed rezoning involves approximate 2.066-acre tract of land, located at 7123 Gilbough Ave (PID: 698555), from Light Commercial / State Highway 6 Overlay (LC/SH6) to Highway Mixed Use / State Highway 6 Overlay (HMU/SH6). The subject site includes a vacant house but has lost the legal non-conforming status of single-family residential use several years ago. The applicant and co-owner Mohammed Alam intends to use the existing house on the subject site as: (a) residence for his staff and (b) for a home-lab for plant-based tissue culture for his business. Since the current designation of LC district does not allow residential use, the applicant is requesting this rezoning. The allowance of commercial use within HMU district is similar to LC district. The purpose of the HMU district is to allow a mixture of residential and non-residential development along state highways or farm-to-market (FM) roads. Section 77-35(b) states that HMU properties must be adjacent to at least one side of a state highway or farm-to-market road. Properties must be within 700 feet of the right-of-way. While the property is not adjacent to a State Highway or an FM road, it is within 700 feet of State Highway 6. The general area includes undeveloped properties, commercial uses, and legal non-conforming residential uses.			
<i>Staff Recommendation:</i> Not Recommending Approval			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, and Public Hearing Notice, Pictures.

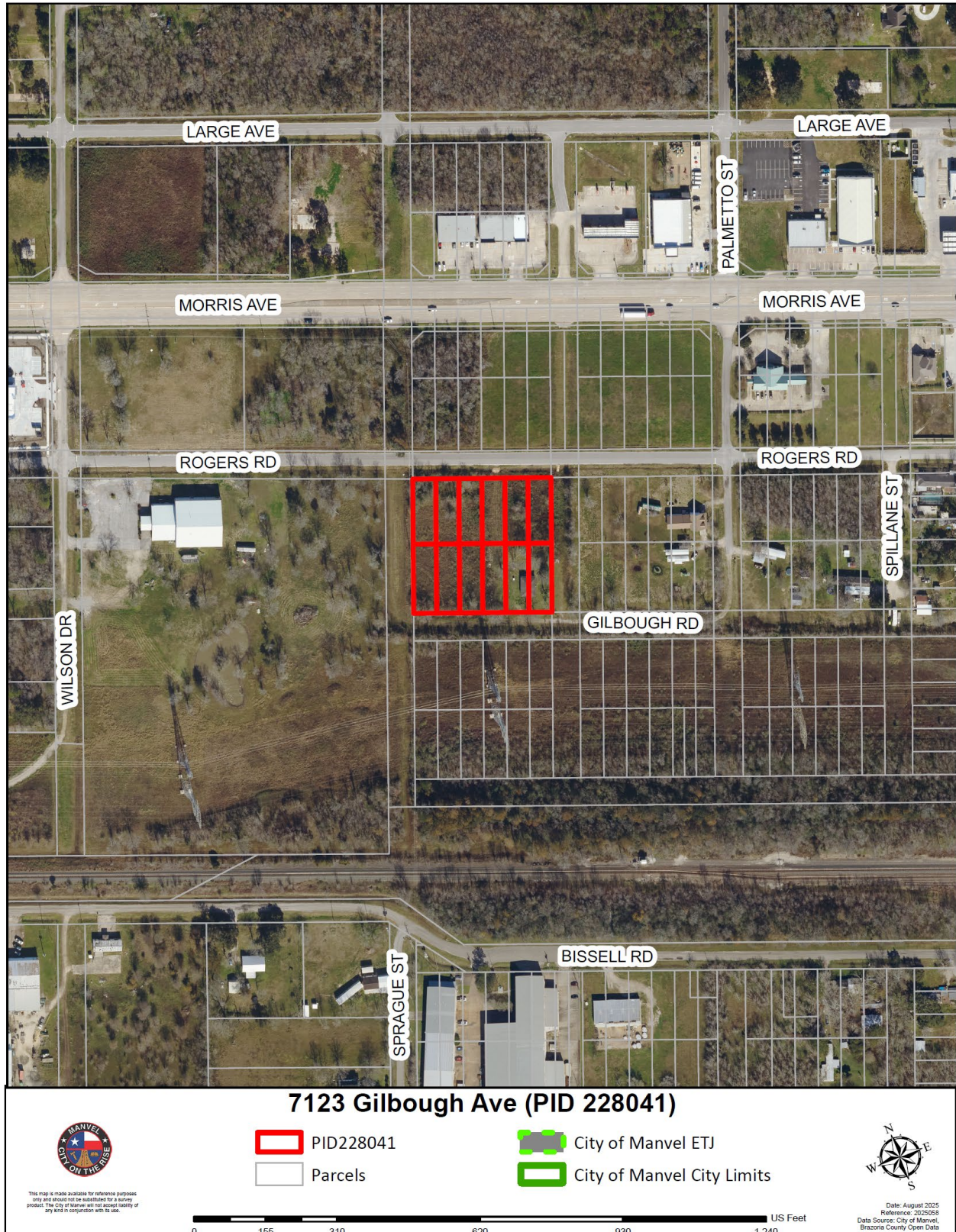
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District/State Highway 6 Overlay District (LC/SH6) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Undeveloped land South: Undeveloped land / CenterPoint Energy East: Non-conforming Single-Family Residence West: Church of The Harvest

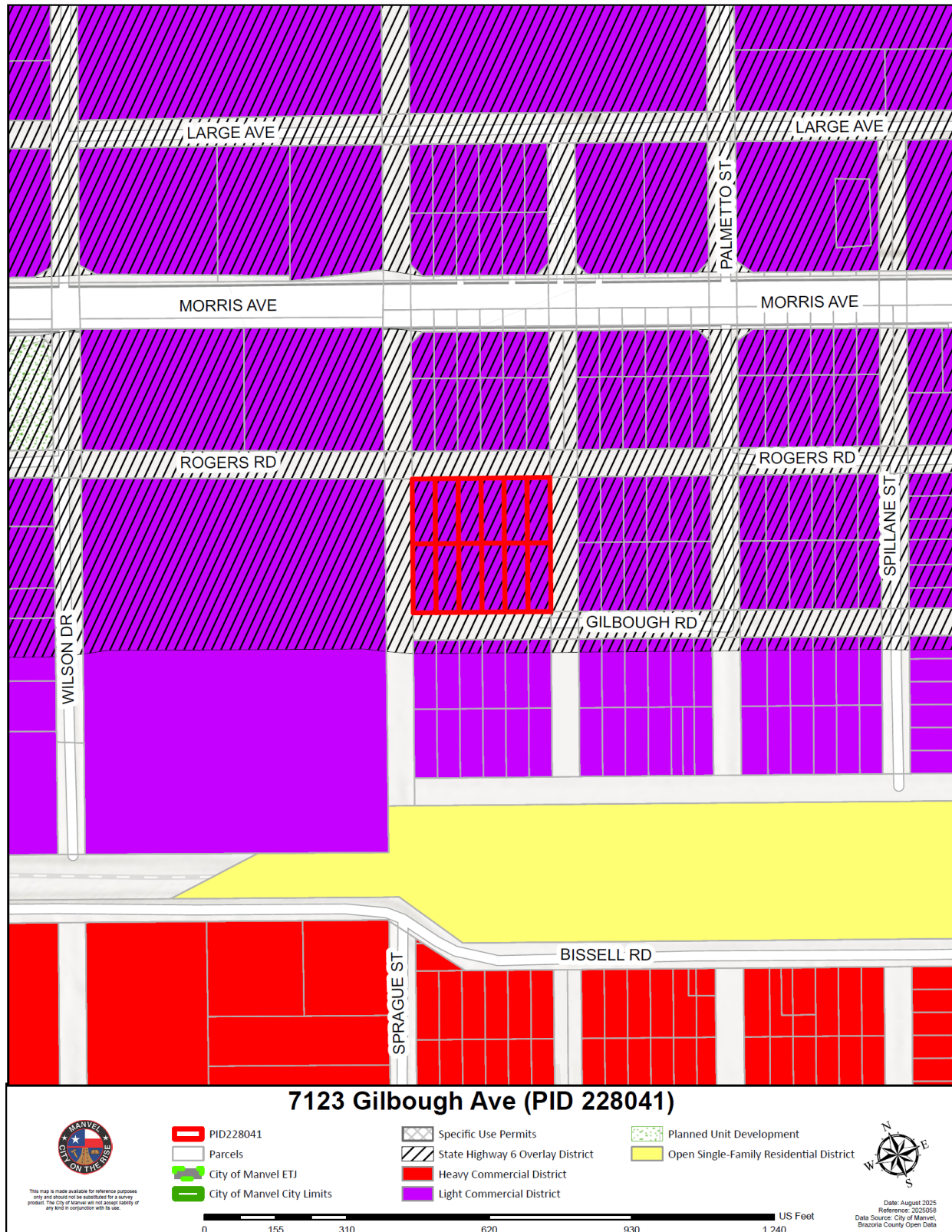


AERIAL VICINITY MAP



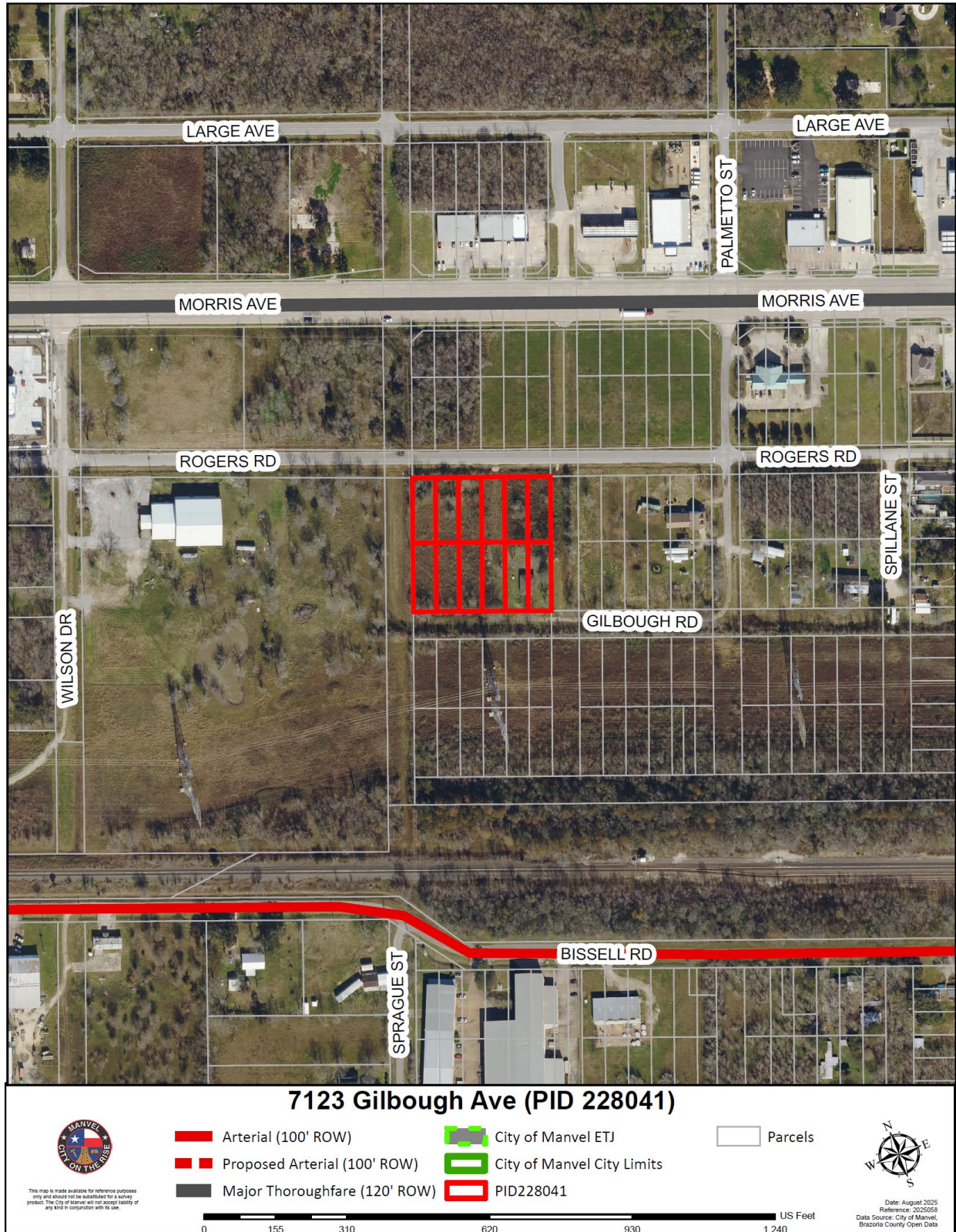


ZONING VICINITY MAP





MAJOR THOROUGHFARE PLAN MAP





PURPOSE AND INTENT OF THE PROPOSED ZONING DISTRICT

Based on Section 77-35., *Highway mixed-use (HMU) district*:

(a) The purpose of the highway mixed-use district (HMU) is to allow a mixture of residential and non-residential development along state highways or farm-to-market roads, as designated by the Texas Department of Transportation, either as a single use or multiple-uses within the same building or located on the same lot. It is the intent of this section to allow a use in existence at the time that the HMU is adopted to remain as a conforming building use, even if the use was non-conforming in the existing zoning district prior to the adoption of the HMU.

(b) Properties with the zoning designation of HMU district must be located adjacent to at least one side of a state highway or farm-to-market road. To be eligible to be zoned or rezoned as HMU, a property must be within 700 feet from the state highway or farm-to-market road right-of-way line.

Rezoning the property to HMU zoning district would also allow uses included in Section 77-26., *Permitted Uses*, and listed below:

111	Crop production
112	Animal production
311811	Retail bakeries
323	Printing and related support activities
4491	Furniture and home furnishing
4492	Electronics and appliance
444	Building material, garden equipment and supplies dealers
445	Food and beverage
455	General merchandise retailers
456	Health and personal care retailers
458	Clothing, clothing accessories, shoe, and jewelry retailers
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers
491	Postal service
52	Finance and insurance
531	Real estate
53112	Lessors of nonresidential buildings (except mini warehouses)
5322	Consumer good rental
54	Professional, scientific, and technical services
5412	Accounting, tax preparation, bookkeeping and payroll
54194	Veterinary services
55	Management of companies and enterprises
561	Administrative and support services
6117	Educational support services
71	Arts, entertainment, and recreation
713940	Fitness and sports centers
722	Food services and drinking places
811122	Automotive glass replacement shop
8112	Electronic and precision equipment repair and maintenance
812	Personal and laundry services
814	Private households
92	Public administration



In comparing the current zoning district (LC/SH6) with the proposed zoning district (HMU/SH6), most permitted uses remain the same. However, as shown in the table below, HMU provides broader flexibility for agricultural and residential activities while requiring additional review Specific Use Permit (SUP) for certain social and construction uses that are permitted outright in LC.

USE	LC	HMU
111 Crop production	-	Permitted use
112 Animal production	-	Permitted use
237 Heavy and civil engineering construction	Office function only	SUP required
624 Social assistance	Permitted use	SUP required
6244 Child Day care services	Permitted use	SUP required
814 Private households	-	Permitted use

PROJECT DETAILS

The applicant owns a plant nursery business and intends to use the existing house on the subject site as: (a) residence for his staff and (b) for a home-lab for plant-based tissue culture for his business. The existing house has lost its legal non-conforming status. Per Section 77-48., *Nonconforming land uses and structures, (f) Abandonment.*, nonconforming uses that cease for 180 days or more may not be reestablished; any new use must comply with current regulations. The presumption of abandonment may be rebutted if the owner:

1. Maintained the property in accordance with City regulations and did not intend to discontinue the use; or
2. Actively and continuously marketed the land or structure for sale or lease.

To use the existing house and subject site as intended, the applicant is requesting this rezoning to allow the following uses permitted under the City of Manvel's HMU zoning district:

- NAICS 814 – Private Households
- NAICS 111 – Crop Production: Indoor agricultural activities (e.g., tissue culture) conducted within the existing structure.

The applicant has indicated that:

- The subject site was previously used residentially and lost its legal non-conforming status, and the current market supports residential use.
- There are existing residential uses in the area.
- The subject site was advertised on LoopNet and through local agents for commercial use but received no interest.
- No exterior modifications or new structures are proposed.
- Utilities (water, sewer, electricity) are available and operational.
- Applicant states that rezoning allows interim residential and indoor agricultural use while preserving the option for future commercial development.

STAFF ANALYSIS

The following sections provide staff's analysis of the requested rezoning and some key points to consider.

1. Land use Compatibility with surrounding uses and zoning districts:

- Surrounding properties include undeveloped land and low-density residential use.



- Unlike LC district, HMU district allows mix of residential and commercial uses. As discussed above HMU district commercial land use allowance is similar to the current LC district.
 - There are existing non-conforming residential uses in the area, therefore, the proposed residential use of the existing house will not have a negative impact on the adjoining property. However, please note that the area is intended to develop based on Light Commercial district provisions in the future.
 - Although the property is not directly adjacent to a state highway or farm-to-market road, it is located within 700 feet of State Highway 6 to the south.
 - The proposed rezoning will result in one block of HMU district surrounded by properties zoned LC district.
2. *Infrastructure, Utility Availability, and Environmental Considerations:*
- City utility services are available for the subject site.
 - No additional road, stormwater, or utility improvements are required.
 - The site presents no known environmental constraints.
3. *Impact of Traffic and conformance to Major Thoroughfare Plan:*
- Current access to the property is from Rogers Road, although the address references unimproved Gilbough Ave (an unimproved ROW).
 - The proposed uses are low-intensity and expected to generate minimal traffic.
 - Proposed uses do not conflict with the Major Thoroughfare Plan. However, note that the HMU district is intended to be adjacent to major roadways.
 - The proposed rezoning to HMU district will not have any traffic related implication that is significantly different from that of the current LC district.
4. *Conformance to Comprehensive Plan Vision and Goals:*
- The 2015 Comprehensive Plan encourages adaptive reuse of underutilized properties, preserving small-town character, and supporting mixed-use development along key corridors.
5. *Other considerations:*
- The house is in good condition and provides a safe and functional space for the proposed uses.
 - The proposed rezoning would allow continued use of the property while allowing future commercial opportunities.
 - Proposal does not present risks to public health, safety, or welfare.
 - In comparing LC/SH6 with HMU/SH6, most permitted uses remain the same. HMU provides broader flexibility for agricultural and residential activities but requires additional review (SUP) for certain uses that are permitted by right in LC district.

STAFF RECOMMENDATION

The above discussion highlights the applicant's input, challenges, and merits associated with this proposed rezoning.



Staff is unable to recommend approval of this requested rezoning from LC/SH6 to HMU/SH6, since the subject site does not meet the intent and the locational requirement of the HMU district established by the Zoning Ordinance (Section 77-35).

PUBLIC HEARING

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



APPLICATION



DEVELOPMENT SERVICES DEPARTMENT

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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Muhammed Alam
Project Location/Address: 7123 Gilboug Ave, Manvel, Texas-77578
Legal Description: Two acres land with a Mobile home and four parking.
Current Zoning: Light Commerical Proposed Zoning: Mix Use
Parcel/Tax ID# (s): 228041 Total Acreage: 2 Proposed Land Use: 2

APPLICANT INFORMATION

Applicant Name: Muhammed Alam
Company Name: Muhammed Alam
Address: 57, Atascadero Dr City: Manvel State: Texas Zip: 77578
Phone #: 832-776-3202 Email: mualamtx@gmail.com

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

07/07/2025

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Muhammed Alam / Mamataj Begum
Address: 57, Atascadero Dr City: Manvel State: Texas Zip: 77578
Phone #: 832-776-3202 Email: mualamtx@gmail.com

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

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





07/15/2025

Owner's Signature (REQUIRED)

Date



APPLICATION



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	Yes
One (1) Legal Description of Property (metes & bounds description if not platted)	Provided
One (1) Copy of Recorded Plat (if platted)	N/A
One (1) Applicant Letter of Request	Provided
Traffic Impact Analysis, if applicable	N/A
Paid Application Fee	Pending

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.

07/15/2025

Applicant Signature

Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Owner Name

Owner Address

Owner City, State Zip

Date

Development Services
20025 Highway 6
Manvel, TX 77578

N/A

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 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 _____ if you have any questions.

Sincerely,

Owner Name _____

Owner Signature _____



REQUEST LETTER

To whom it may concern,

Manvel City Management,
Manvel, Texas-77578
Date: 19th August, 2025

7123 Gilbough Ave. Manvel Texas-77578, is a well maintained house but not currently utilized due to zoning restrictions. Our request for this rezoning is to allow proper utilization of the property at its current market demand.

The house located on the property used as residential previously, Next neighbor properties are also currently being used as residential. We advertised the house for commercial use in popular website loopnet.com and through the local agents, however, we never found any interest by any business partners.

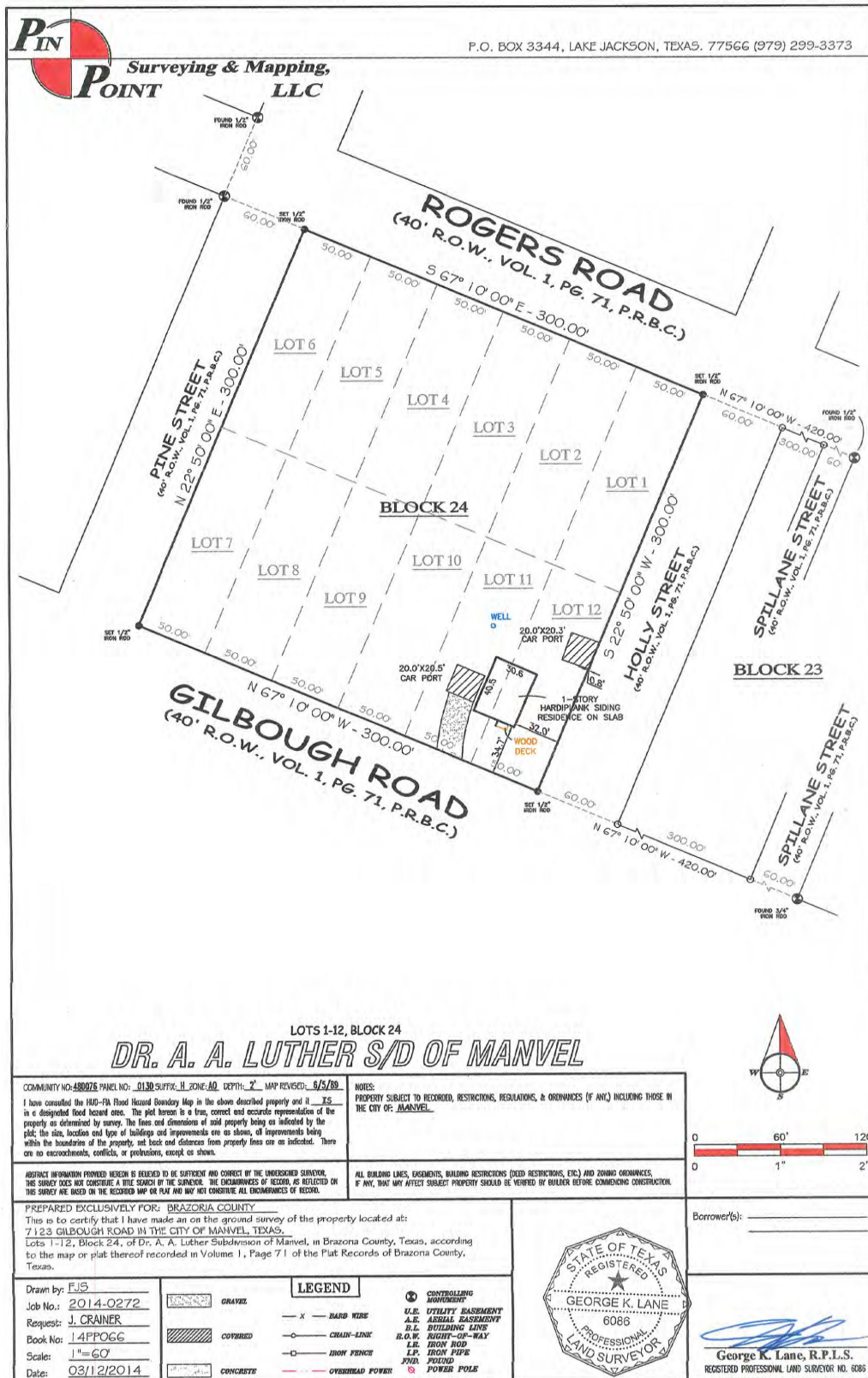
Specifically, this rezoning to MIX USE will allow us to use the house continuously as residential (or residential related indoor agriculture activities such as tissue culture) until the time makes sense the property can be used as commercial. This is a beautiful house, located far back from any city-maintained road and suitable for residential use only. All the household equipment including AC unit, Water, Sewage are in working condition.

Therefore, our humble request to the city council and zoning department to consider our request based on above explanation and re-re-rezone the property to Mix Use at this time.

Kind Regards
(Electronically Signed)
Muhammed Alam
&
Mamataj Begum



SURVEY





Public Hearing Notice to run on Sunday 09/07/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, SEPTEMBER 22, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 6, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUG AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



PICTURES



Access to the subject site from Rogers Rd



View from the subject site to the properties to the north and SH6



View of the property on the west side of subject site with existing Residential House from Rogers Rd



View of the property on the west side of subject site with existing Church from Rogers Rd



PICTURES OF THE EXISTING MANUFACTURED HOME





Staff Report to Planning, Development, and Zoning Commission
Rezoning





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: September 22, 2025

TOPIC: Public Hearing followed by consideration of a request to amend the Specific Use Permit allowing General Automotive Repair and Body shop, established by Ordinance No. 2022-O-14, for an approximate 1.24-acre tract of land located at 22303 Highway 6, Manvel, Texas (PID 165646), zoned Light Commercial/State Highway 6 Overlay with Specific Use Permit (LC/SH6-SUP), to allow NAICS use 441340 "Tire Dealers," subject to conditions.

BACKGROUND:

- The subject site is approximately 1.24 acres along the north side of State Highway 6, developed with two existing buildings and associated parking.
- In 2022, the property was rezoned to LC/SH6-SUP under Ordinance No. 2022-O-14 to permit NAICS 811111 "General Automotive Repair" and 811121 "Automotive Body, Paint, and Interior Repair and Maintenance" in the east building, subject to conditions.
- The applicant, Philip Joseph of DD Automotive LLC, on behalf of property owner Satish K Pillai (Reliable Carcompany LLC), requests to amend the Ordinance No. 2022-O-14 to also allow NAICS use 441340 "Tire Dealers" in the existing east building. The applicant has stated this use would operate only as a supporting function of the existing automotive business and not as a standalone tire dealership. No exterior tire display or storage is proposed.
- The Notice of Public Hearing was published in a newspaper of general circulation, and all property owners within 200 feet of the site were notified. As of report preparation, staff has received one informational inquiry and is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends forwarding a Final Report to City Council indicating approval of the requested SUP with the conditions listed in the Staff Report. (Proposed Ordinance No. 2025-O-26)

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	September 22, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	LC/SH6-SUP Amendment	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A public hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u> The subject site is a 1.24-acre property at 22303 Highway 6 (PID 165646). In 2022, it was rezoned to Light Commercial / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) under Ordinance No. 2022-O-14 to allow “General Automotive Repair” (NAICS 811111) and “Automotive Body, Paint, and Interior Repair and Maintenance” (NAICS 811121), subject to conditions. The applicant, Philip Joseph of DD Automotive LLC, on behalf of owner Satish K. Pillai (Reliable Carcompany LLC), now requests an amendment to also allow “Tire Dealers” (NAICS 441340), which requires approval of a Specific Use Permit (SUP).			
<i>Staff Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Site Plan, and Public Hearing Notice.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: City of Manvel's Extra Territorial Jurisdiction (ETJ) South: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6-SUP) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District with SUP (LC/SH6-SUP)
Surrounding Land Use	North: Existing Single-Family Residence & RV Park South: Vacant/Undeveloped East: Vacant/Undeveloped West: Aztec Athletics
Major Thoroughfare	Subject site is located along the north side of State Highway 6



AERIAL VICINITY MAP



22303 Highway 6 (PID 165646)



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



PID165646



Parcels



City of Manvel ETJ



City of Manvel City Limits

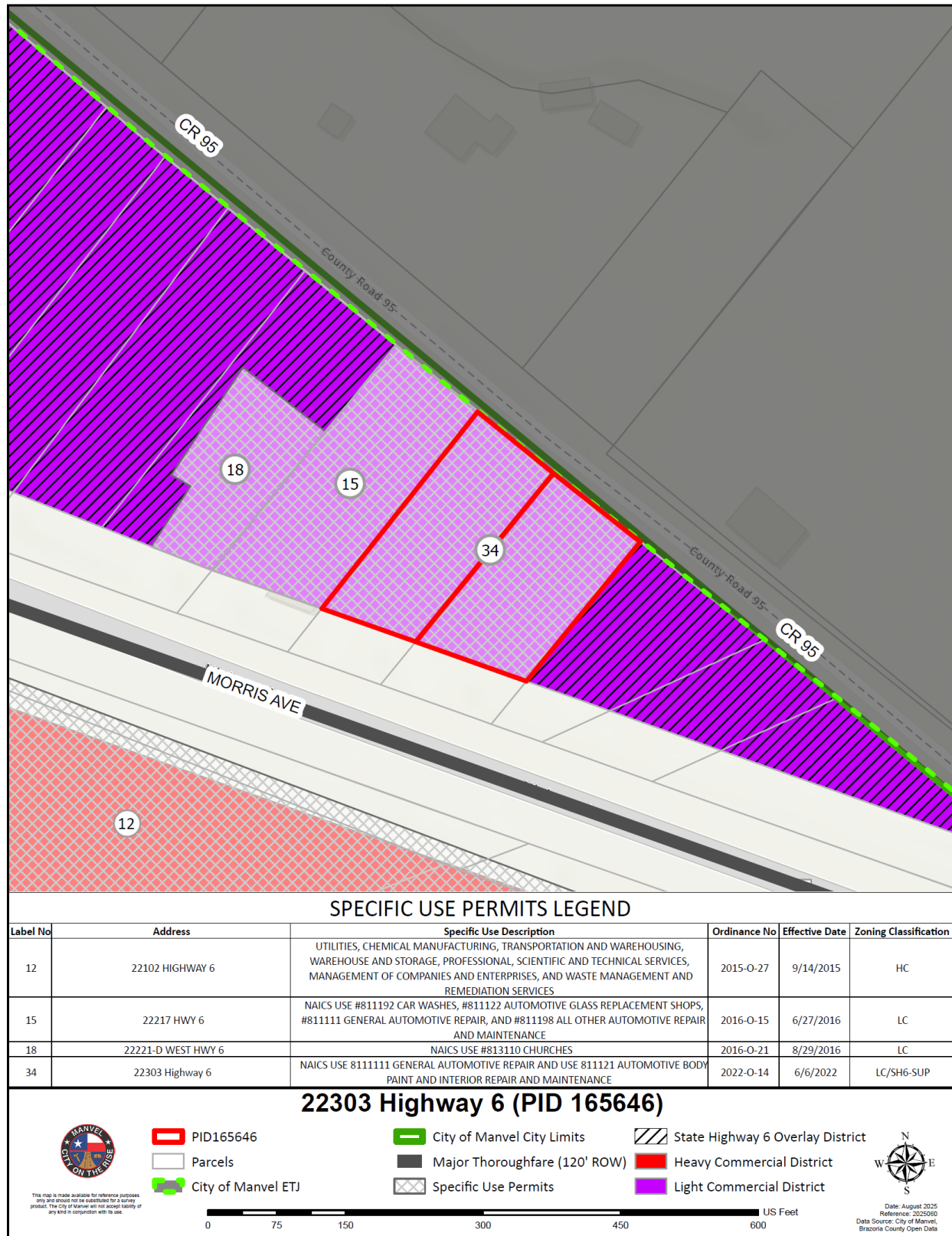


Date: August 2025
Reference: 2025060
Data Source: City of Manvel,
Brazoria County Open Data

0 75 150 300 450 600 US Feet



ZONING VICINITY MAP





MAJOR THOROUGHFARE PLAN MAP



22303 Highway 6 (PID 165646)



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

 PID165646

 Parcels

 City of Manvel ETJ

 City of Manvel City Limits

 Major Thoroughfare (120' ROW)



Date: August 2025
Reference: 2025060
Data Source: City of Manvel,
Brazoria County Open Data

0 75 150 300 450 600 US Feet



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The subject site is an approximately 1.24-acre tract located along the north side of State Highway 6 at 22303 Highway 6, Manvel, Texas (PID 165646). The site is developed with two existing buildings and associated parking. In 2022, the property was rezoned to Light Commercial / State Highway 6 Overlay with Specific Use Permit (LC/SH6-SUP) under Ordinance No. 2022-O-14 to permit NAICS 811111, “General Automotive Repair,” and NAICS 811121, “Automotive Body, Paint, and Interior Repair and Maintenance,” in the east building, subject to conditions.

The applicant, Philip Joseph of DD Automotive LLC, on behalf of the property owner Satish K. Pillai (Reliable Carcompany LLC), requests to amend the Ordinance No. 2022-O-14 to also allow NAICS use 441340, “Tire Dealers,” in the existing east building. The applicant has indicated that this use would operate only as a supporting function of the existing automotive business, not as a standalone tire dealership. Additionally, no tires will be displayed or stored outside the building.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

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



2. Compatibility with the character of the neighborhood: The proposed use will occupy an existing Automotive repair and body shop and will not result in any new development. Also, the proposed use is compatible with the general area considering Highway 6 being a commercial corridor.
3. The suitability of the property for the uses permitted by right: The proposed use will operate within the existing east building, which is currently approved and used for General Automotive Repair and Body Shop, with associated parking. The property abuts LC/SH6-zoned properties on two sides, and the amendment is not significantly different from the existing approved uses. No new development is proposed, and the use will remain limited to the east building, consistent with the commercial character of the Highway 6 corridor.
4. Detrimental impact on nearby property: The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. Traffic and Parking issues: The proposed use will be located within the existing east building and will utilize the shared on-site parking. No significant changes to traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and HC or consist of vacant land. The proposed use is not expected to negatively affect property values, and the existing commercial zoning supports its appropriateness.
7. Impedance to orderly development surrounding vacant property: Surrounding properties are zoned LC and HC, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. Utility Provisions: The proposed use will not have any additional impact on utility services.
9. Safe site development and layout: The proposed use will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. Lighting: No changes to existing lighting are proposed.
11. Landscaping and screening: No changes to existing landscaping and screening are proposed.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow adding NAICS use 441340, "Tire Dealers." with the following conditions:

1. No tires shall be displayed or stored outside the building.
2. Except as expressly amended by this Ordinance 2025-O-26, requirements, regulations, and conditions included in Ordinance No. 2022-O-14 shall remain in full force and effect, and unchanged.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-26)



PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received one informational inquiry and is not aware of any opposition to the request.



APPLICATION

Authentisign ID: 6B8C476D-CA73-F011-8DCA-0022482F75A



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: DD AUTOMOTIVE & TIRE
Project Location/Address: 22303 Hwy 6, Manvel, TX 77578
Legal Description: A0231 H T & B R R TRACT 11A5-11A6 ACRES 1.239 (MANVEL)
Current Zoning: LC/SH6-SUP Proposed Land Use: Tire Dealer NAICS No.: 441340
Parcel/Tax ID# (s): 0231-1028-145 Total Acreage: 1.239

APPLICANT INFORMATION

Applicant Name: Philip Joseph
Company Name: DD Automotive LLC
Address: 22303 Hwy 6 City: Manvel State: TX Zip: 77578
Phone #: 713-340-9663 Email: philipjosephmaliakal@hotmail.com

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

Philip Joseph

08/07/25

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Reliable Carcompany LLC
Address: 5215 Raintree Dr City: Missouri City State: TX Zip: 77459
Phone #: 832-715-8763 Email: reliablecarcareinc@yahoo.com

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

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

Satish K Pillai

08/07/25

Owner's Signature (REQUIRED)

Date



APPLICATION

Authentisign ID: 6B8C476D-CA73-F011-8DCA-00224822F75A



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Authentisign
Philip Joseph

Applicant Signature

08/07/25

Date



LETTER OF AUTHORIZATION

Authentisign ID: 6B8C476D-CA73-F011-8DCA-00224822F75A



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Reliable Carcompany LLC

Owner Name

5215 Raintree Dr

Owner Address

Missouri City, TX 77459

Owner City, State

Zip

08/07/25

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Satish Pillai, certify that I am the owner of the project property located at 22303 Highway 6, Manvel, Texas 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 Philip Joseph with the company DD Automotive (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 832-715-8763 if you have any questions.

Sincerely,

Satish Pillai

Owner Name

Owner Signature

 Satish K Pillai



REQUEST LETTER

Authentisign ID: 6B8C476D-CA73-F011-8DCA-00224622F75A

Applicant Letter of Request

22303 Highway 6, Manvel, TX 77578

Legal description: A0231 H T C B R R TRACT 11A5-11A6 ACRES 1.239 (MANVEL)

As the tenants of this property, we operate DD Automotive. Our request is to amend the existing SUP and ordinance to allow the sale of tires in our auto workshop. It should be noted that we do not expect to be a true tire dealership, but need to be able to store and sell tires to our automotive customers as a supporting function of our business. There would be no tires displayed or stored outside the building.

This is the NAICS code we request to be added to the SUP, so we can fully operate our automotive business:

441340 - Tire Dealers

This industry comprises establishments primarily engaged in retailing new and/or used tires and tubes or retailing new tires in combination with automotive repair services.

Sincerely,

 *Philip Joseph*

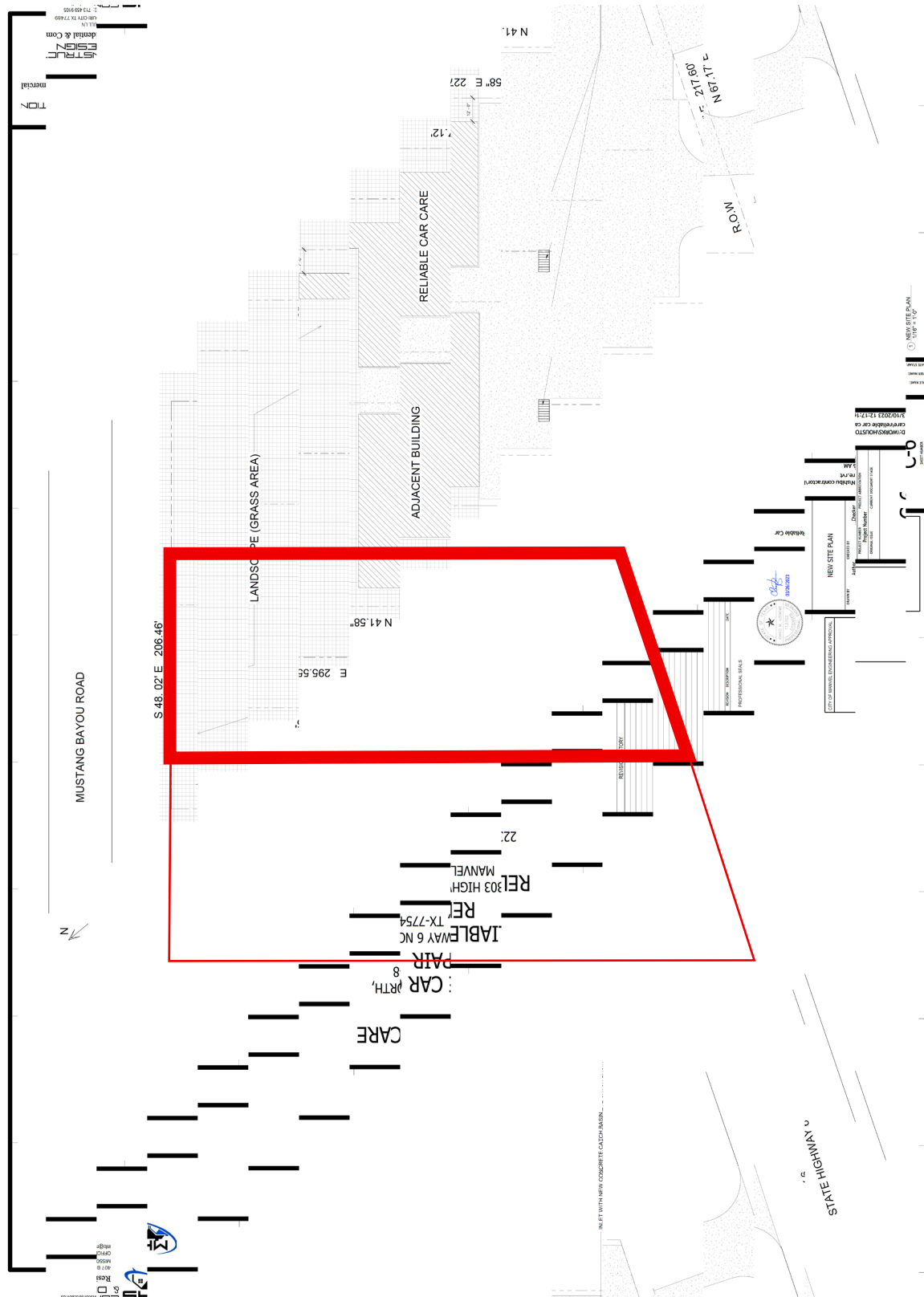
Philip Joseph

DD Automotive

08/07/25



SITE PLAN





PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 09/07/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, SEPTEMBER 22, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 6, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T.&B.R.R COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: September 22, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.8275-acre portion of a 3.66-acre tract (the second parcel of land to the west of the Chevron Gas Station located at 17230 highway 6), generally located along the southern side of state highway 6, across from the Manvel Town Center (H-E-B) from Light Commercial/State Highway 6 Overlay District (LC/SH6) to Light Commercial/State Highway 6 Overlay District with a Specific Use Permit (LC/SH6-SUP), providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 811192 "Car Washes".

BACKGROUND:

The applicant, Gregg Murry with Whitewater Express Carwash, representing the property owner HJR HWY 6, LLC, is requesting a zoning classification change for an approximate 0.8275-acre portion of a 3.66-acre vacant tract, located along the southern side of state highway 6, the second parcel of land to the west of the Chevron Gas Station located at 17230 highway 6, Manvel, TX, across from the Manvel Town Center (H-E-B). The applicant intends to develop the subject site into a car wash facility. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed car wash is classified as NAICS use 811192, "Car washes," which is allowed within the LC District upon approval of a Specific Use Permit (SUP).

The subject site is proposed to be developed as part of a larger development. Access to the subject site is proposed from SH 6, pending Texas Department of Transportation (TxDOT) approval, as no existing access is available. City ordinance requires developments within the SH6 to provide a Public Access Easement (PAE) approximately parallel to SH 6. The site plan proposes a 25-foot PAE along the north side of the subject site for reciprocal access with the adjoining property to the east and shall be platted as part of the permitting process. There is a right-of-way along the west side of subject site which is used as limited access to the drilling site further south of the subject site.

Drainage needs will be met through an off-site detention pond provided for the overall development, supported by a pumped detention facility approved in 2023. There are no existing water or sanitary sewer connections on the site. The developer proposes to extend utilities from the Manvel Town Center located north across SH 6. A variance request pertaining to right-of-way dedication requirement on the south side of the larger development is under consideration as a separate agenda item.

Nearby and local car wash facilities include the (a) H-E-B car wash at 17119 Highway 6, directly north across SH 6; (b) the Valero car wash at 17514 Highway 6, located on the opposite side of SH 288 next to Sonic; (c) Rich's Car Wash, currently under construction at 19214 Highway 6 across from Starbucks on the opposite side of SH 288; and (d) a facility at 19933 Morris Avenue next to Little Rascals Day Care, which has been noted as operating intermittently.

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

Additional details and staff analysis are included in the attached staff report.

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

ATTACHMENTS: Staff Report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jesica Portie,
Assistant Planner



FINANCE DIRECTOR APPROVAL __NA__

CITY MANAGER APPROVAL __YES__



STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	September 22, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6-SUP	Presented By:	Jesica Portie Assistant Planner
Recommended Action:	A public hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u> The applicant, Gregg Murry with White Water Express Carwash, representing the property owner HJR HWY 6, LLC, is requesting a zoning classification change for an approximate 0.8275-acre portion of a 3.66-acre vacant tract, located along the southern side of State Highway 6, the second parcel of land to the west of the Chevron Gas Station located at 17230 highway 6, Manvel, TX, across from the Manvel Town Center (H-E-B). The applicant intends to develop the subject site into a car wash facility. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed car wash is classified as NAICS use 811192, “Car washes,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP).			
<i>Staff Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Depiction of Land, Letter of Request, Site Plan, Exterior Elevation, and Public Hearing Notice, Pictures.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Planned Unit Development / State Highway 6 Overlay District (PUD/SH6) / Extraterritorial Jurisdiction (ETJ) South: Planned Unit Development / State Highway 6 Overlay District (PUD/SH6) East: Light Commercial District/State Highway 6 Overlay District with (LC/SH6) West: Planned Unit Development / State Highway 6 Overlay District (PUD/SH6)
Surrounding Land Use	North: Manvel Town Center (MTC) Commercial Development (HEB & Carwash, Gas Station, McDonald's, Whataburger, etc.) South: Vacant/Undeveloped (MTC) East: Vacant/Chevron Gas Station West: Vacant/Undeveloped (MTC)
Major Thoroughfare	Subject site is located along south side of State Highway 6

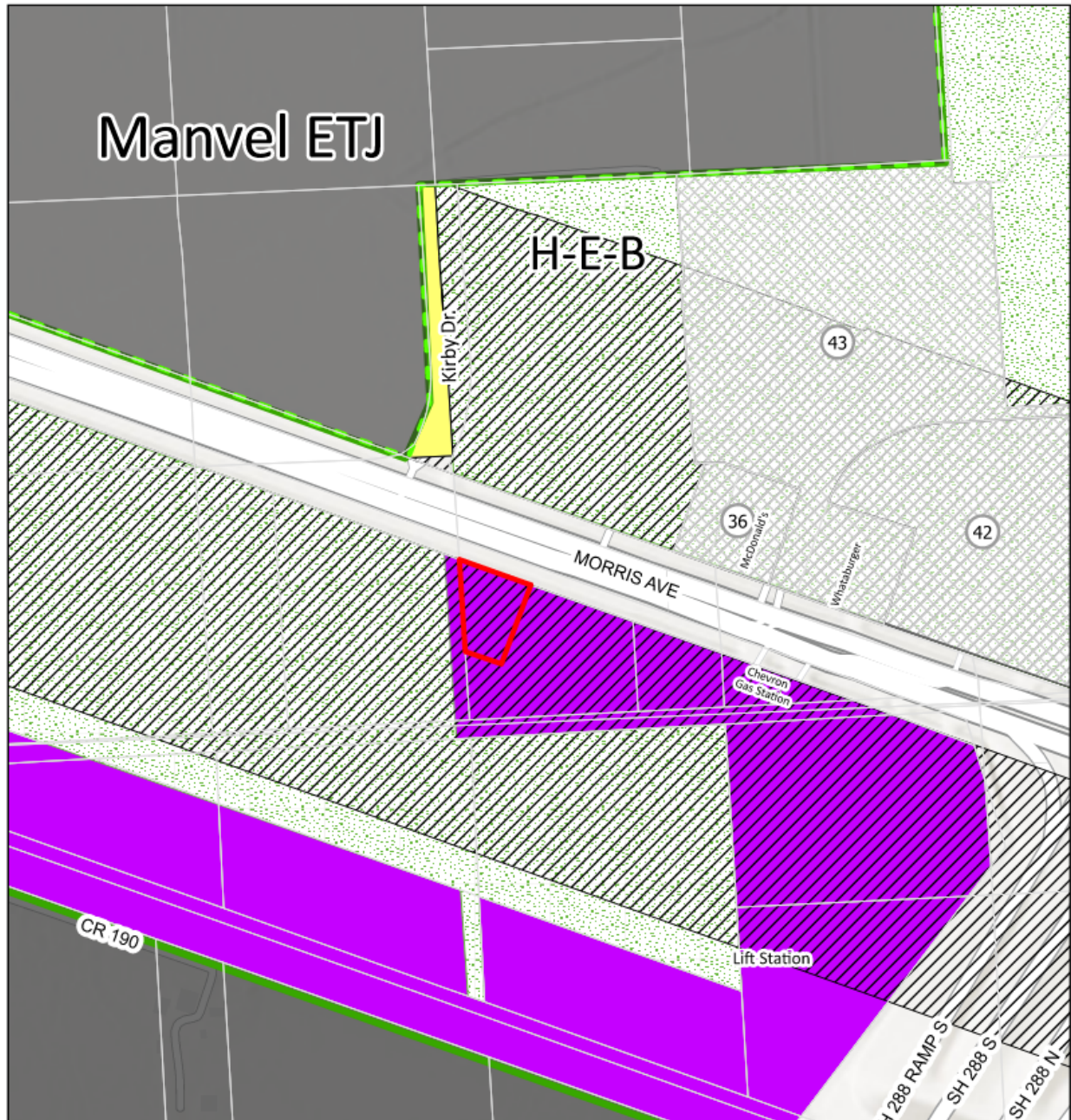


AERIAL VICINITY MAP





ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
36	17205 Highway 67/ 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 303	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP

Whitewater Express Carwash (PID:167704)



This map is made available for reference to citizens only and should not be used for a variety of purposes. The City of Manvel will not accept liability of any kind in connection with this use.

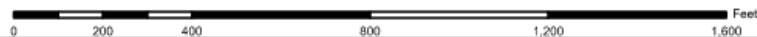
- PID167704
- Parcels
- City of Manvel ETJ

- City of Manvel City Limits
- Specific Use Permits
- State Highway 6 Overlay District

- Light Commercial District
- Planned Unit Development
- Open Single-Family Residential District



Date: July 2025
Reference: 2025002
Data Source: City of Manvel,
Brazoria County Open Data





MAJOR THOROUGHFARE PLAN MAP





ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The subject site is a 0.8275-acre portion of a 3.66-acre vacant tract located on the south side of State Highway 6 (SH 6) in Manvel, Texas. It is situated directly across SH 6 from the Manvel Town Center (H-E-B) and west of a vacant lot located between the site and the Chevron gas station at 17230 Highway 6. The site is zoned Light Commercial District with a State Highway 6 Overlay District (LC/SH6). The site consists of one vacant tract that is proposed to be subdivided into five reserves for the development of a car wash facility and a retail center. The proposed car wash is classified as NAICS 811192 “Car Washes,” which requires a Specific Use Permit (SUP) for approval within the LC District. The facility is proposed to operate daily from 7:30 a.m. to 8:00 p.m. and will provide both car wash and vacuum services.

Site access to the proposed development is planned from SH 6, pending final approval from the Texas Department of Transportation (TxDOT), as there is currently no existing access to the property. City ordinance requires developments within the SH6 to provide a Public Access Easement (PAE) approximately parallel to SH 6. The site plan proposes a 25-foot PAE along the north side of the subject site for reciprocal access with the adjoining property to the east and shall be platted as part of the permitting process. There is a right-of-way along the west side of subject site which is used as limited access to the drilling site further south of the subject site.

Infrastructure requirements include a five-foot-wide sidewalk, with the site plan showing half of the width located within the TxDOT right-of-way (ROW) and half on the property. If any portion is located in the ROW, TxDOT approval is required. The property owner has proposed centering the sidewalk within the TxDOT ROW to avoid conflicts with existing waterline valves and meter locations; however, the City’s Design Criteria Manual (DCM) does not allow these utility features to be located within a sidewalk. TxDOT is aware of the proposal and is reviewing accordingly. Drainage needs will be met through an off-site detention pond provided by the overall developer, supported



by a pumped detention facility approved in 2023; however, the current detention layout differs from the approved design and may require alignment or justification. A variance request pertaining to right-of-way dedication requirement on the south side of the larger development is under consideration as a separate agenda item. If a variance is not granted, the current drainage design may have to change. The site currently has no water or sanitary sewer connections. The developer will be responsible for extending utilities lines to the subject site.

It should be noted that the site plan may be revised as necessary to ensure full compliance with all applicable City regulations and ordinances during the platting and permitting process.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. *Conformance to Comprehensive Plan*: The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: “Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”. The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. *Compatibility with the character of the neighborhood*: The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for car wash and commercial uses. The proposed car wash will offer both car wash and vacuum services. The proposed carwash is compatible with nearby retail and service-oriented businesses and aligns with character of the existing commercial corridor. Existing car wash facilities in the area include the H-E-B car wash at 17119 Highway 6, directly north across SH 6; the Valero car wash at 17514 Highway 6, located on the opposite side of SH 288 next to Sonic; Rich’s Car Wash, currently under construction at 19214 Highway 6 across from Starbucks on the opposite side of SH 288; and a facility at 19933 Morris Avenue next to Little Rascals Day Care, which has been noted as operating intermittently. Please note that clustering and over-abundance of land uses within a corridor is not always beneficial. The City’s zoning ordinance addresses this issue for land uses such as gas stations, convenience stores, and certain general merchandize stores with minimum separation requirements as a pre-determined condition for SUP.
3. *The suitability of the property for the uses permitted by right*: The site’s LC zoning allows for a variety of retail sales and service type uses, being located within the Highway 6 corridor. The subject site is well-suited for retail services such as restaurants. The 0.8275-acre vacant tract is also appropriately sized and positioned for a car wash, however, please note that there are other existing carwashes in the area. Also, please note that the initial proposal for the overall development presented to the city did not include a car-wash use when the developer requested approval for pump detention and Manvel Economic Development Corporation funds.
4. *Detrimental impact on nearby property*: The car wash is not anticipated to have a detrimental impact on nearby properties. The site is adjacent to existing commercial uses, including H-E-



B and other commercial business. The front of the proposed development proposes a Parallel PAE. Additionally, the facility will operate within the LC/SH6 zoning, which is intended for commercial development. Potential impacts, such as traffic, will be mitigated through controlled site access via the Parallel PAE and compliance with TxDOT driveway regulations.

5. *Traffic and Parking issues:* Given its location along Morris Avenue/Highway 6, a Major Thoroughfare, the development must provide safe and efficient ingress and egress. Access from Morris Avenue/Highway 6 is planned, pending TxDOT approval, with a parallel PAE proposed to support future development. Parking will be provided in compliance with zoning regulations to ensure adequate capacity. Considering the site's proximity to existing commercial developments, no significant traffic congestion or parking deficiencies are expected. A traffic count will be required for the proposed development.
6. *Harm to the value of nearby properties:* The surrounding properties include vacant land zoned LC and being part of the Manvel Town Center Planned Unit Development (PUD). Given this context, the proposed use is not expected to have a negative impact on nearby property values.
7. *Impedance to orderly development surrounding vacant property:* Impedance to orderly development of surrounding vacant properties is not anticipated.
8. *Utility Provisions:* There are no existing water or sanitary sewer connections on the site. The developer proposes to extend utilities lines from the Manvel Town Center located north across SH 6.
9. *Safe site development and layout:* The proposed development will comply with all applicable safety regulations and best practices to ensure a secure and functional site layout. Site circulation will provide designated entry and exit points, including a frontage connection to Morris Avenue/SH 6, subject to TxDOT approval. The facility will meet fire lane requirements to ensure adequate emergency access, and pedestrian safety will be enhanced through the extension of sidewalks along Morris Avenue/SH 6 in accordance with Section 62-113 of the Subdivision Ordinance. The site will also include appropriate lighting, stormwater drainage, and ADA-compliant pathways to create a safe and accessible environment for all users. Drainage requirements have been addressed as part of the overall development, with the project intending to outfall into an off-site pond. The adjacent development providing the pond is currently under permit review.
10. *Lighting:* All exterior lighting must comply with city regulations
11. *Landscaping and screening:* The proposed development will comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare:* The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 811192, "Car Washes." with the following conditions:



1. Any changes to the presented concept site development plan required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
2. The subject site is required to provide a Public Access Easement (PAE) along the north side as development progresses.
3. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - Pollution Control;
4. Sidewalk shall be provided in conformance with Section 62-113, Sidewalks;
5. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, Fences;
6. In addition to complying with all trees, landscaping, fencing and screening requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
7. A minimum of 18 parking spaces shall be provided;
8. A photometric plan must be provided to demonstrate compliance with the maximum allowable light level of 0.3 foot-candles along all property lines.
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. The SUP approval shall expire if construction of the proposed carwash is substantially underway or completed within one year from the date of approval.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-27)

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received one informational inquiry and is not aware of any opposition to the request.



APPLICATION



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: WhiteWater Express CAR WASH
Project Location/Address: PDM - Highway 6 (PID 167704)
Legal Description: 0.8275 ACRES out of A0291 HT & BR2 TRACT 37A & PT 40' closed ROW
Current Zoning: LIGHT COMMERCIAL Proposed Land Use: TUNNEL CAR WASH NAICS No.: 811192
Parcel/Tax ID# (s): 0291-0021-000 Total Acreage: 3.661 ACRES

APPLICANT INFORMATION

Applicant Name: GREGG MURRY
Company Name: WhiteWater Express CAR WASH
Address: 106 VINTAGE PARK Blvd. suite 100 City: HOUSTON State: TX Zip: 77070
Phone #: 346-367-2500 Email: gmurry@whitewatercv.com

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

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: HJR Hwy 6, LLC
Address: 9121 Elizabeth Rd suite 108 City: HOUSTON State: TX Zip: 77055
Phone #: 713-458-5151 Email: rainier@excelcommercial.com

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

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

Richard Rainier

5/13/2025

Owner's Signature (REQUIRED)

Date



APPLICATION



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Drew Donosky

7/22/2025

Applicant Signature

Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

HJR Hwy 6, LLC
Owner Name

9121 Elizabeth Rd suite 108
Owner Address

Houston, TX 77055
Owner City, State Zip

May 8, 2025
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

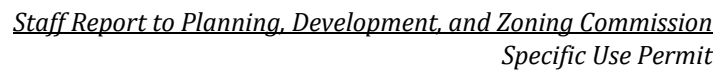
RICHARD RAINER AS MANAGER
I, of HJR HWY 6, LLC, certify that I am the owner of the project property located at
PDM-Highway 6 (PED 167704) and that the forgoing statements and answers made and all
data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief,
true, and correct. I appoint GREGG MURRY with the company
White Water Express Car Wash (if applicable) to act as my representative for this project. I agree to be
responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand
that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to
remit payment for services can lead to delays in this project – up to and including rejecting the project and
forfeiting any fees paid.

Please contact me directly at 713-458-5151 if you have any questions.

Sincerely,

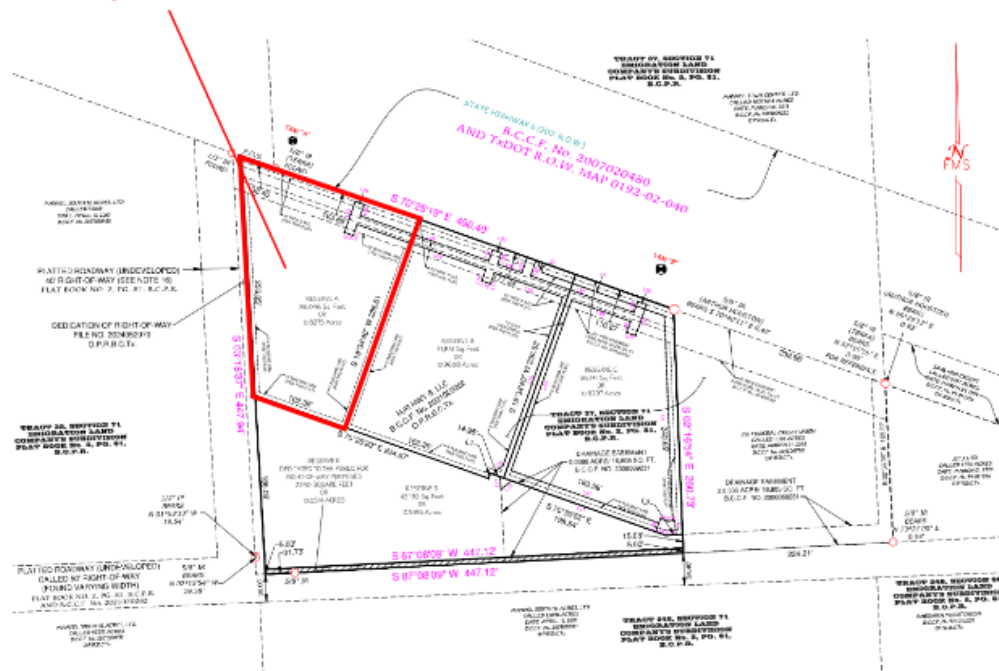
Owner Name HJR HWY 6, LLC

Owner Signature Richard Rainer
RICHARD RAINER, MANAGER



Depiction of Land

Reserve A
36,046 Square Feet





REQUEST LETTER



September 16, 2025

Development Services
City of Manvel
20025 Hwy 6
Manvel, Texas 77578

Re: Site Plan
Reserve A, Situated in the H.T. & B.R.R. Co. Survey,
Abstract n. 291, Brazoria County, Texas

Letter of Intent

To Whom it may Concern,

Please let this letter serve as the Letter of Intent for the Site Plan associated with the planned retail development located along State Highway 6, opposite the existing HEB Grocery Store. The Site Plan is associated with the proposed 4,396 sf Car Wash building on an approximate 0.83 acres. Detention Basin will be provided for this project by the overall developer.

Hours of Operation: Sunday – Monday: 7:30 AM to 8:00 PM.

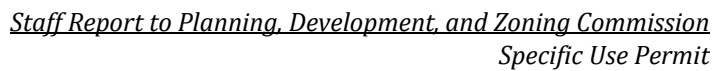
Number of Employees: An average of 4 to 6 employees on site per day, with 6 employees on site on Friday, Saturday and Sunday.

Should you have any questions, please feel free to contact me.

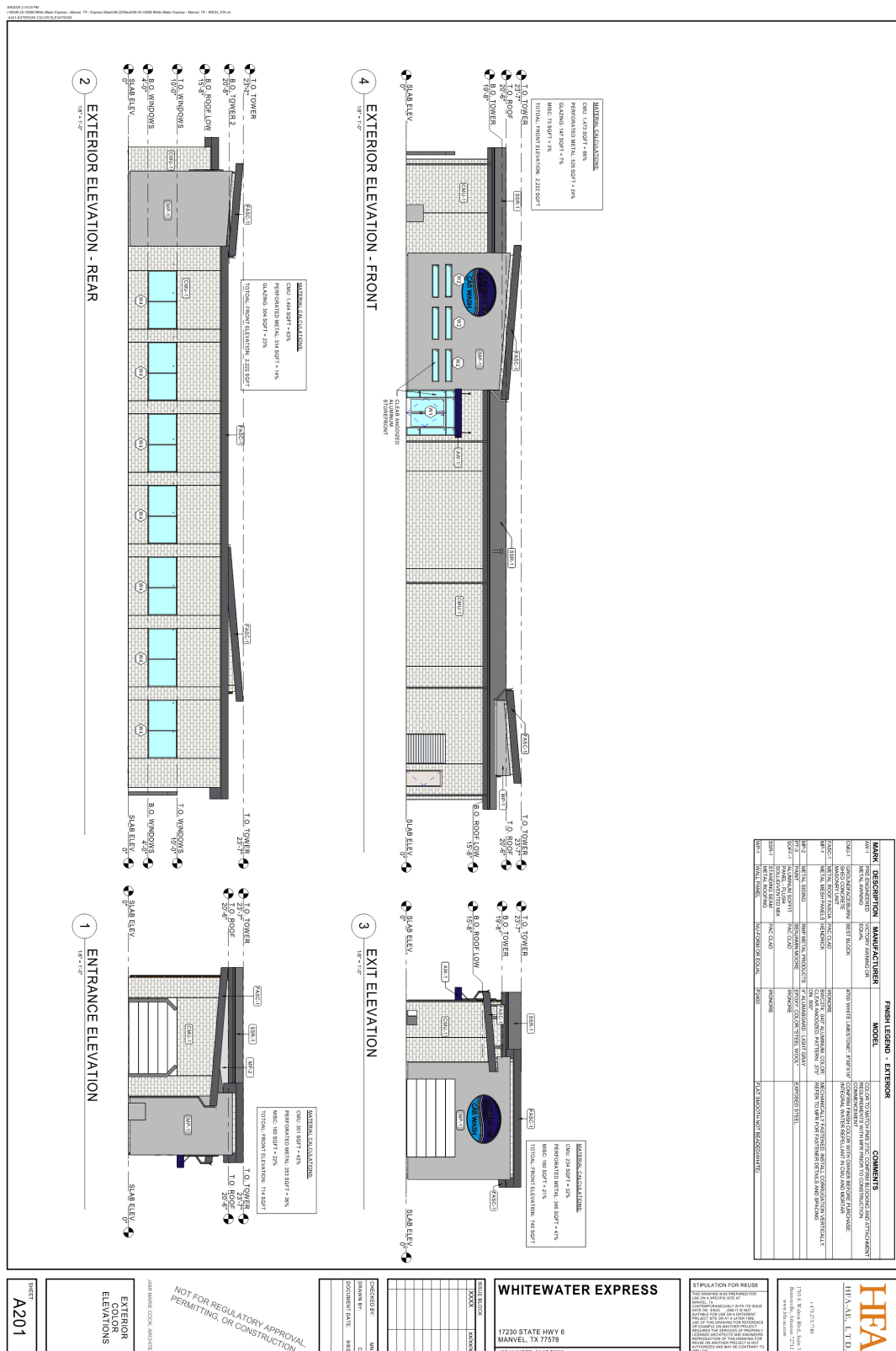
Sincerely,

Claymoore Engineering, Inc.

Drew Donosky, P.E.

[illegible]

EXTERIOR ELEVATION





PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 09/07/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, SEPTEMBER 22, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 6, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



View of adjacent properties (Chevron Gas Station) looking southwest from Morris Avenue/SH6



View of adjacent properties (Vacant Land) looking southeast from Morris Avenue/SH6



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



View of adjacent properties (H-E-B) looking north from Morris Avenue/SH6



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



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 _____

Sept 22, 2025



This item was tabled at the Sept 8, 2025 PDZ meeting and since then, the applicant has indicated the following (exhibits attached):

1. The required ROW dedication combined with the maintenance berm requirement for the detention by the drainage district will make the development, as proposed, impossible.
2. There is an offset between the requested ROW and the ROW west of the north-south ROW. If the dedication occurred there would be a 6'-5" discrepancy in the north boundary line of the ROW.
3. The terms of the drainage easement and drainage district requirements combined, makes the ROW dedication prohibitive.
4. The ROW dedication would apply to the abutting property to the east proposed to be developed as a bank.
5. The development, as proposed, bring significant tax benefits to the community. *"The positives far outweigh the very remote possibility of a public road being located immediately south of our property."*



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,



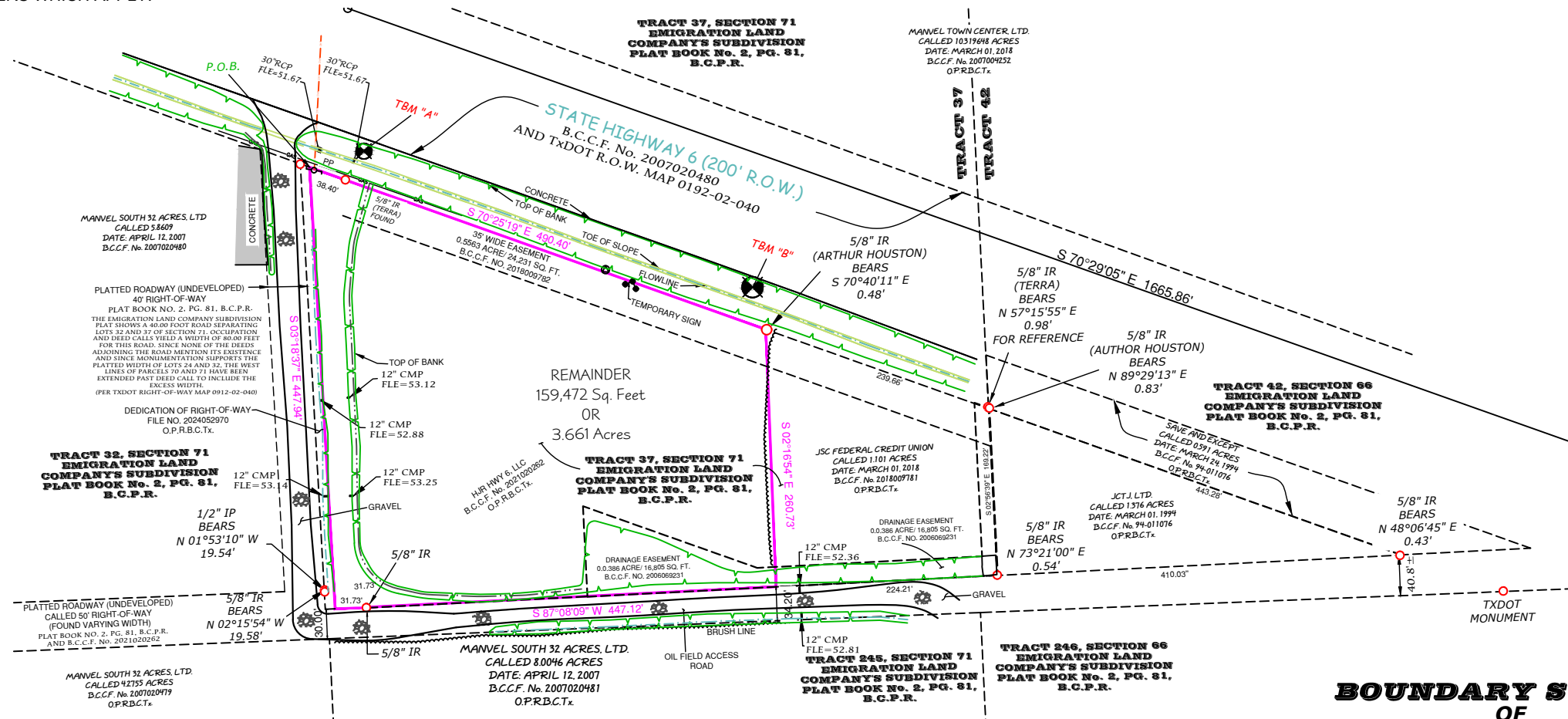
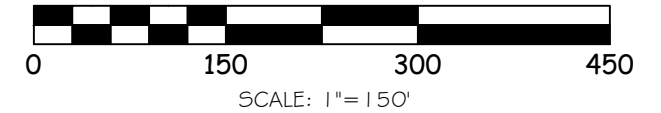
Richard Rainer
Manager



Jake Baker
Manager

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



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
TBPELS 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

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"

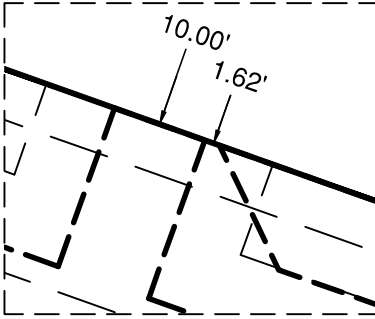
TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, N 17° 26'48" E, AT A DISTANCE OF 44.94' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEV: 53.84 NAVD 88, 2001 ADJUSTMENT

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.

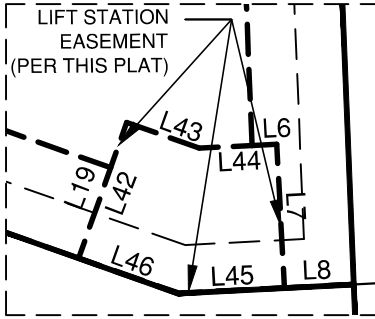
LEGEND		
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE.	
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS.	
C	CALL.	
F	FOUND.	
No.	NUMBER.	
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS.	
PG.	PAGE.	
R.O.W.	RIGHT OF WAY.	
SQ.	SQUARE.	
VOL.	VOLUME.	
P.A.E.	PUBLIC ACCESS EASEMENT.	
W.S.E.	WATER AND SANITARY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

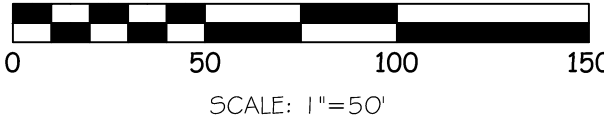
LINE	BEARING	DISTANCE
L16	N 70°25'06" W	67.00'
L17	S 19°34'40" W	193.16'
L18	S 70°30'52" E	167.58'
L19	S 19°30'20" W	10.00'
L20	N 70°30'52" W	163.57'
L21	S 50°08'42" W	14.86'
L22	N 02°42'57" W	13.73'
L23	N 70°30'52" W	8.79'
L24	N 50°08'42" E	14.72'
L25	N 19°34'40" E	190.51'
L26	N 70°25'06" W	77.82'
L27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

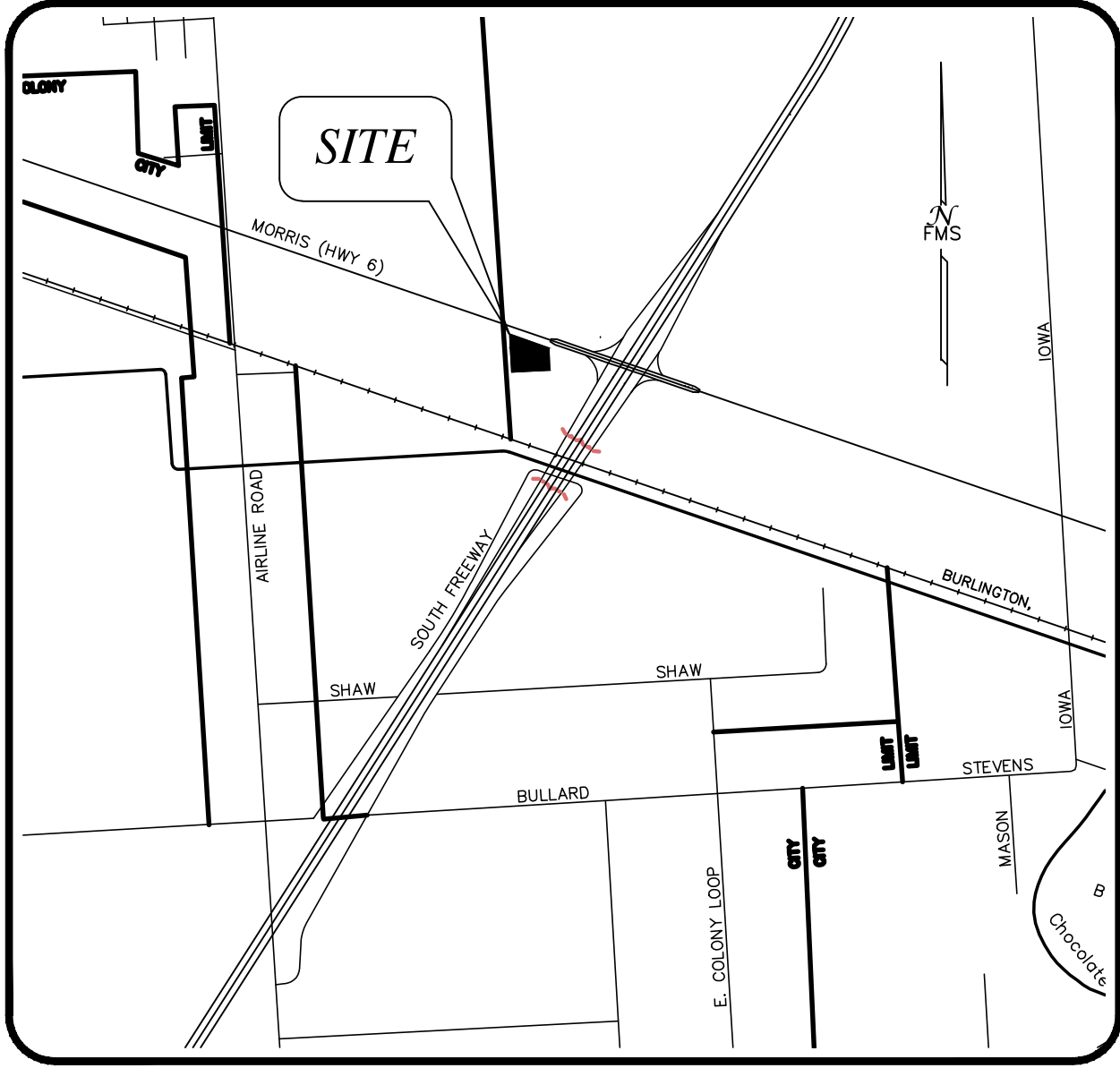
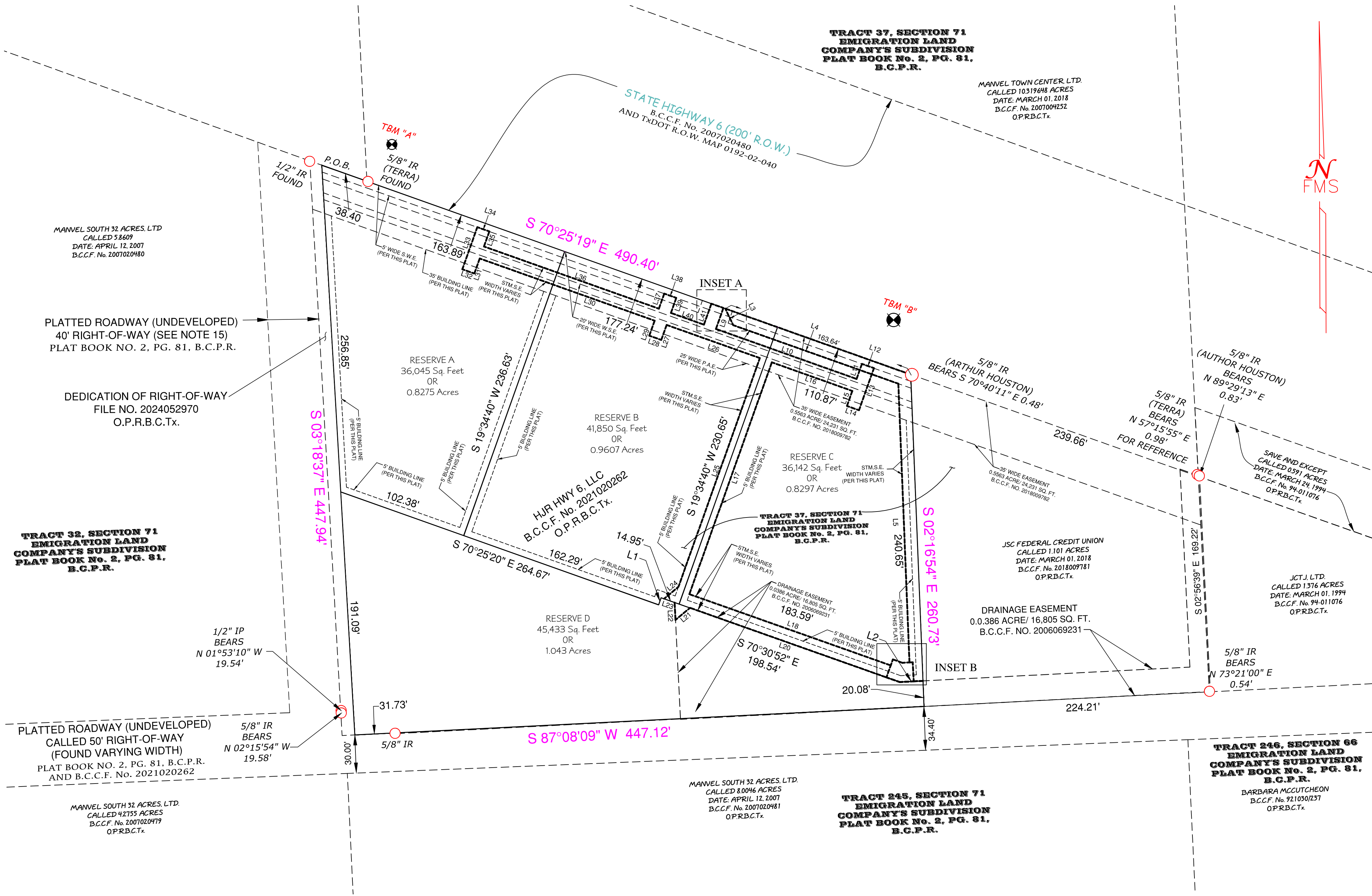


MINOR PLAT
OF

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.

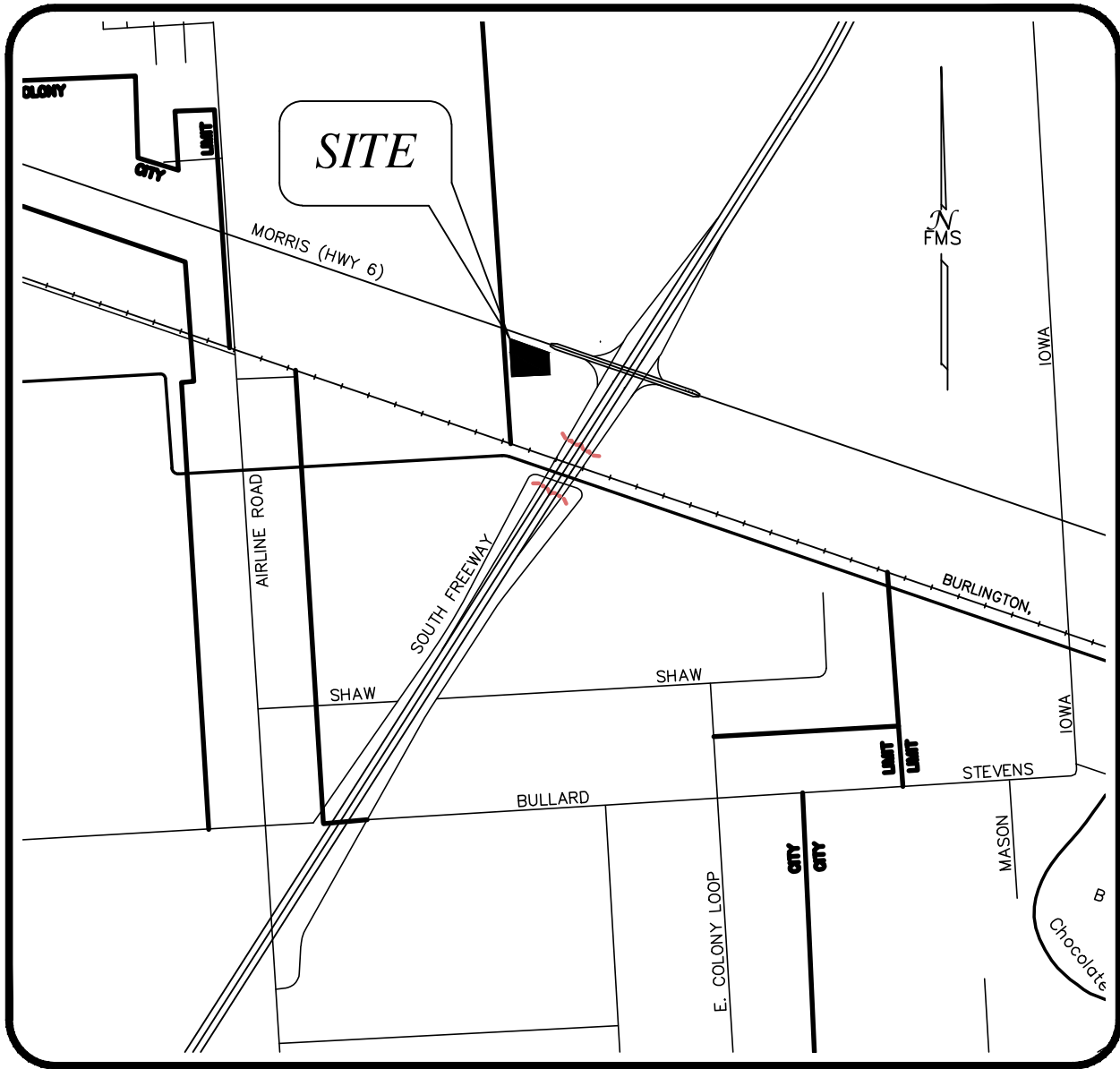
Notary Public for the
State of Texas
My Commission Expires: ____

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
www.fmssurveying.com



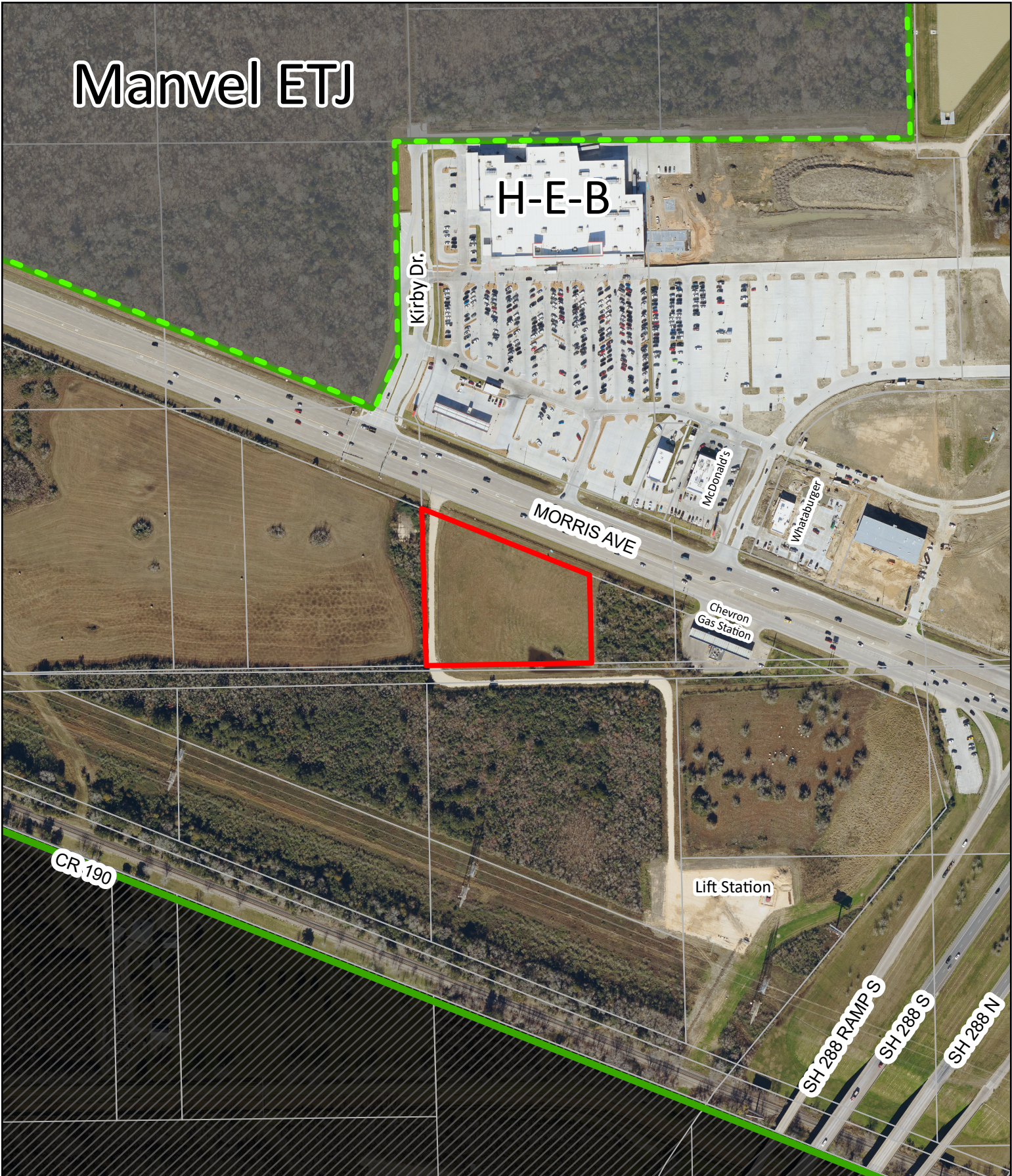
OWNER:
HJR HWY 6, LLC
RICHARD RAINER, MANAGER
9121 ELIZABETH ROAD SUITE 108
HOUSTON, TEXAS 77055
PHONE: 713-458-5151
EMAIL: RAINER@EXCELCOMMERCIAL.COM

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

Manvel ETJ



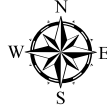
Highway 6 Commercial Development

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



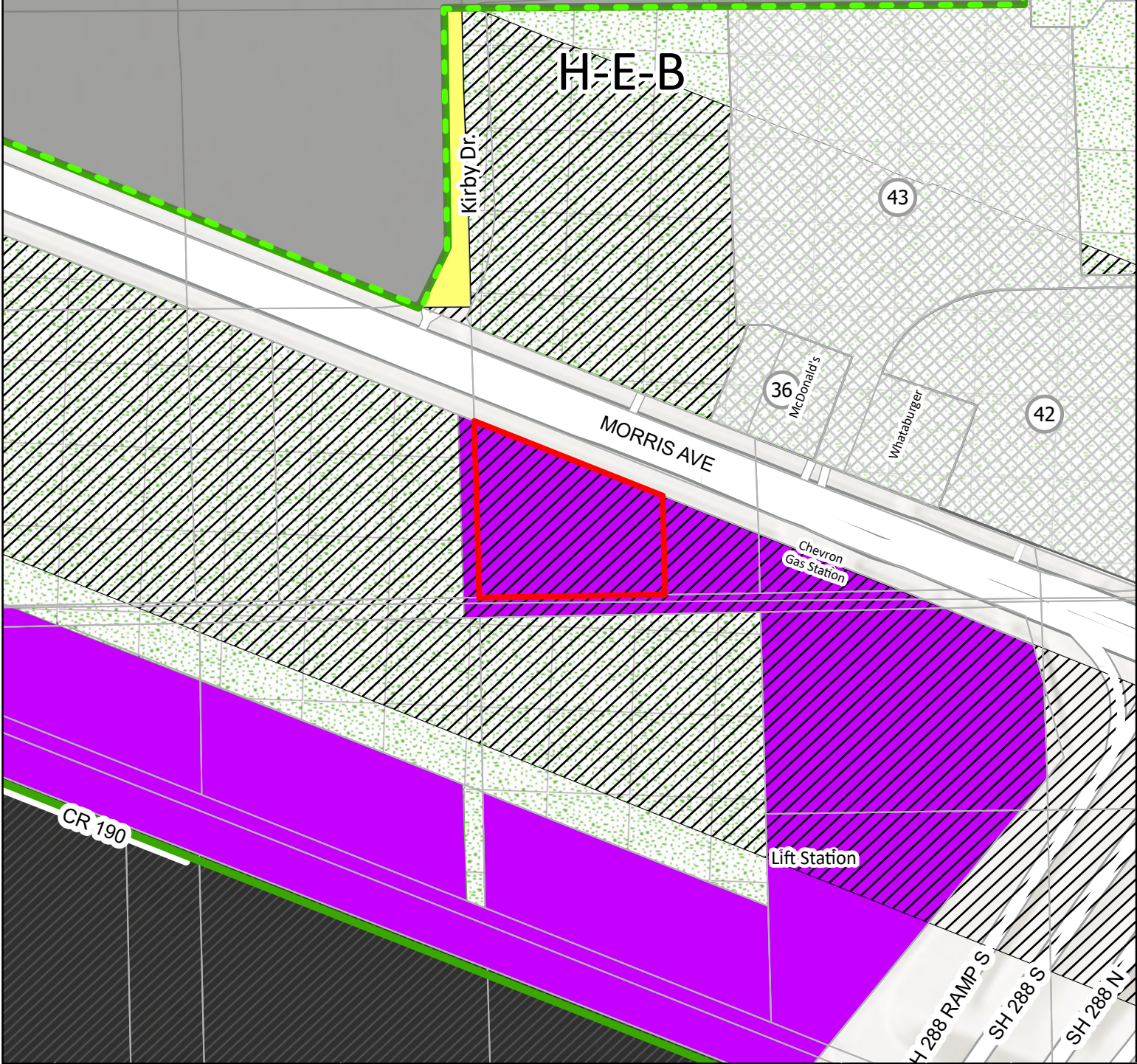
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

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



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

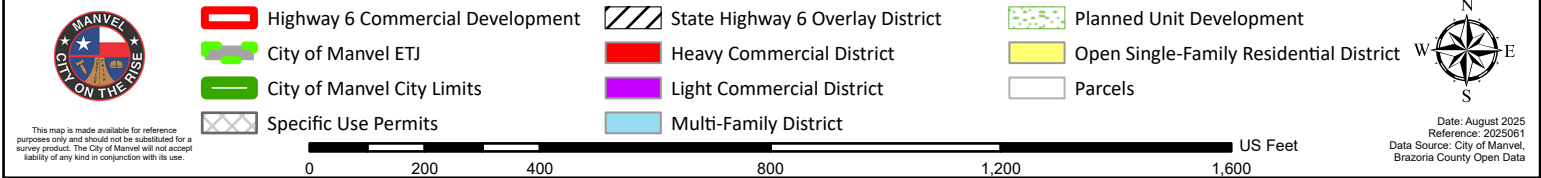
Manvel ETJ



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.

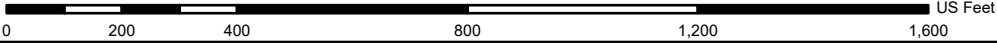
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Major Thoroughfare (120' ROW)

- 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



DECELERATION LANE

RESERVE D
45,432 Sq. Feet
OR
1.0430 Acres

28 PARKS

RETAIL
3,377 SF

COFFEE
1,667 SF

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.

The logo for Design Group, featuring a stylized graphic of three overlapping shapes (a grey parallelogram, a black parallelogram, and a red parallelogram) to the left of the text "DESIGN GROUP" in red, with a small red square to the right.



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...

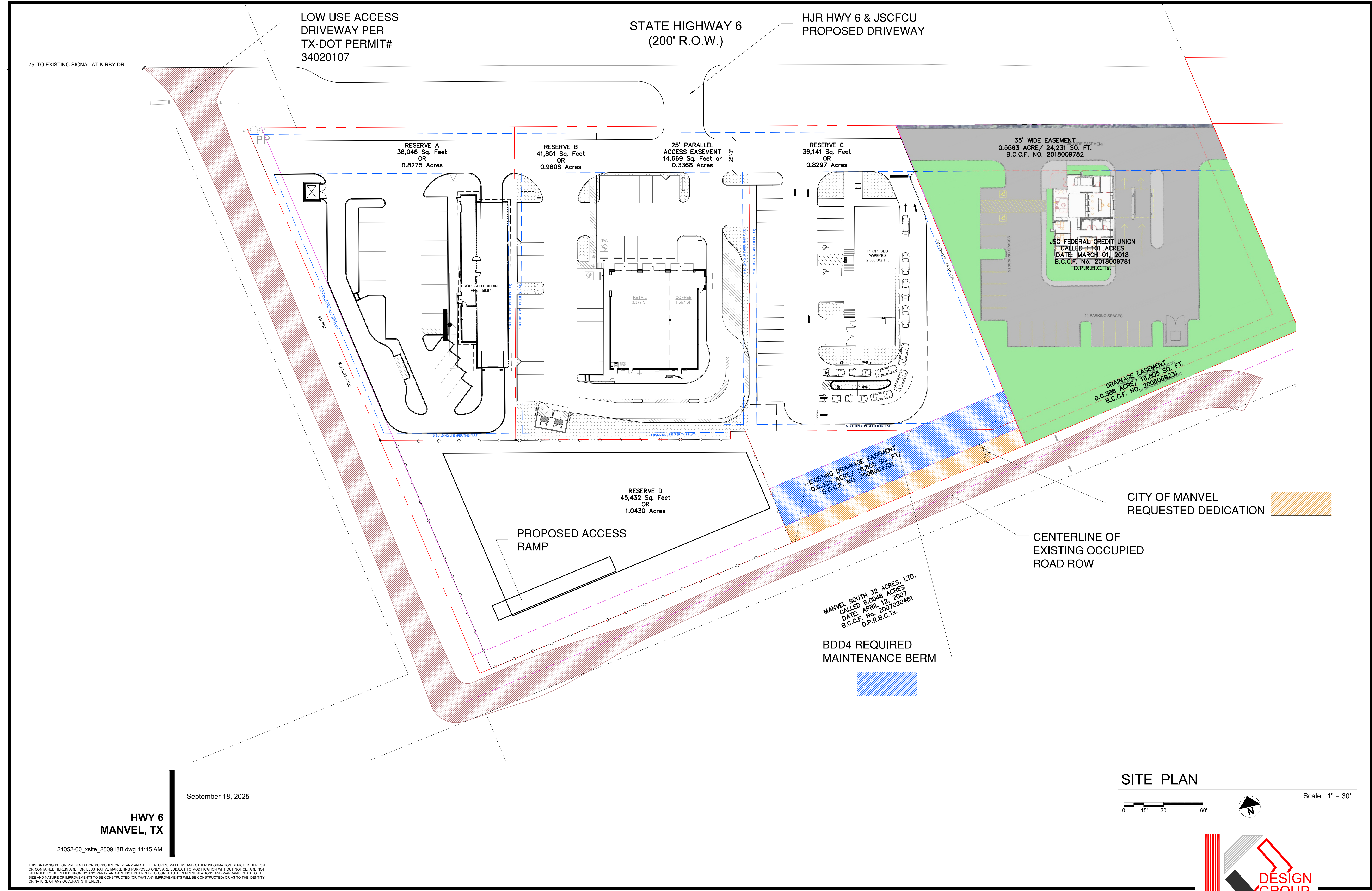
Maria Pilar Aponte, P.E.
Area Engineer
Houston District

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

C:\Users\willk\Documents\Project Files - Documents\Project Files - Starbucks\SB Manvel\24052-00_xsite_250918B.dwg plotted by William Kalkman on 2025-09-18 at 11:15 AM



4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
info@bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 11

November 14, 2023
9:01 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session November 14, 2023 with the following Commissioners present:

Jeffrey H. Brennan

Scott Feuleless

Jim Mooney

Others Attending:

See Attached List

Following the Invocation led by Commissioner Mooney and Pledge of Allegiance led by Commissioner Feuleless, the Board considered the following items:

II. PUBLIC COMMENTS

NONE

III. APPROVAL OF MINUTES

A. Regular Meeting – October 3, 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.
MOTION CARRIED UNANIMOUSLY.

IV. APPROVAL OF CHECK NUMBERS

November & December 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CHECKS NUMBERED 41814 – 41909.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To set the 2024 District Calendar including changing the following regular meeting dates:

- January 2nd to January 9th
- September 3rd to September 10th
- November 5th to November 6th

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO SET THE 2024 DISTRICT CALENDAR WITH REGULAR MEETING DATE CHANGES
AS SUBMITTED.

MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To accept a 71.45-acre drainage easement from MC 288, LLC for the Sprint Pond located on the south side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 71.45-ACRE DRAINAGE EASEMENT FROM MC 288, LLC FOR THE
SPRINT POND LOCATED ON THE SOUTH SIDE OF MUSTANG BAYOU NEAR THE
POMONA DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED
DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To accept a 2.577-acre drainage easement from Primoris Energy Services Corporation for a portion of the Sprint Pond located on the north side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 2.577-ACRE DRAINAGE EASEMENT FROM PRIMORIS ENERGY
SERVICES CORPORATION FOR A PORTION OF THE SPRINT POND LOCATED ON THE
NORTH SIDE OF MUSTANG BAYOU NEAR THE POMONA DEVELOPMENT AND
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENT.

MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

D. Discussion, Consideration & Possible Action – To accept a 25.28-acre drainage easement from MC 288, LLC for a portion of the Sprint Pond located on the north side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 25.28-ACRE DRAINAGE EASEMENT FROM MC 288, LLC FOR A PORTION
OF THE SPRINT POND LOCATED ON THE NORTH SIDE OF MUSTANG BAYOU NEAR
THE POMONA DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – To approve an updated Maintenance Agreement with MUD 39 & MUD 40 for the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE AN UPDATED MAINTENANCE AGREEMENT WITH MUD 39 & MUD 40
FOR THE POMONA DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – To approve the Texas SmartBuy Membership Program Resolution updating the District's contact information and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE TEXAS SMARTBUY MEMBERSHIP PROGRAM RESOLUTION
UPDATING THE DISTRICT'S CONTACT INFORMATION AND AUTHORIZE THE
CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – To accept a 0.9331-acre drainage easement from Phoc, LLC and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 0.9331-ACRE DRAINAGE EASEMENT FROM PHOC, LLC AND
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – To accept a 1.263-acre drainage easement from Viet Truong on Apollo Rd. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 1.263-ACRE DRAINAGE EASEMENT FROM VIET TRUONG ON APOLLO
RD. AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – To accept a 0.8985-acre drainage easement from VDB Property Management, LLC and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A 0.8985-ACRE DRAINAGE EASEMENT FROM VDB PROPERTY
MANAGEMENT, LLC AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED
DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- J. Discussion, Consideration & Possible Action** – To adopt & authorize the Chairman to sign Resolution #2023-004 an amendment to the Rules, Regulations, & Guidelines regarding drainage & flood control.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ADOPT & AUTHORIZE THE CHAIRMAN TO SIGN RESOLUTION #2023-004 AN
AMENDMENT TO THE RULES, REGULATIONS, & GUIDELINES REGARDING
DRAINAGE & FLOOD CONTROL.

MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – French Quarter – BDD4 #23-000278 – Huitt Zollars, Inc. – North of Pearland Parkway and Dixie Farm Road.

Variance Request: Applicant seeks a reduction of the soffit requirement for a roadway culvert as per Section 25.8 of the District's Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE A REDUCTION OF THE SOFFIT REQUIREMENT FOR A ROADWAY
CULVERT.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – HJR Highway 6 – BDD4 #23-000283 – Daniel Scott Engineering – West of Highway 288 Southside of Highway 6.

Variance Request: Applicant seeks permission to use a pump station with an underground detention system. Section 17.A.3 of the District's Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE USE OF A PUMP STATION WITH AN UNDERGROUND DETENTION
SYSTEM.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – HJR Highway 6 – BDD4 #23-000283 – Daniel Scott Engineering – West of Highway 288 Southside of Highway 6.

Variance Request: Applicant seeks permission to use 20-foot maintenance berm along the existing right-of-way. Section 14.B.9 of the District's Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE USE OF A 20-FOOT MAINTENANCE BERM ALONG THE EXISTING
RIGHT-OF-WAY.

MOTION DENIED; ALL COMMISSIONERS VOTED NO.

- D. Discussion, Consideration & Possible Action** – Sharon Cove – BDD4 #23-000300 – City of Pearland – Sharon Rd, West of Roy Rd, Adjacent to BDD4 Ditch A118-00-00.

Variance Request: Applicant seeks waiver to submit Drainage Plan. Section 14.A of the District's Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE WAIVING THE REQUIREMENT TO SUBMIT A DRAINAGE PLAN.
AMENDED MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER
BRENNAN;

TO WAIVE THE REQUIREMENT FOR THE SHARON COVE PLAT TO SUBMIT A DRAINAGE PLAN, CONTINGENT ON ADDING A NOTE TO THE PLAT THAT ANY NEW OR FUTURE DEVELOPMENT WOULD REQUIRE A DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – County Road 59 Improvements – BDD4 #23-000299 – Cobb Findley – CR 59 between CR 48 and Kirby Drive, with detention pond parcel on north side of roadway, and outfall at the Southern Trails facility
Variance Request: Applicant seeks permission to use a “V” bottom ditch. Section 20.A.2 of the District’s Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE USE OF A “V” BOTTOM DITCH.
MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – 3702 Old Chocolate Bayou Road – BDD4 #23-000303 – Mission Engineering – Old Chocolate Bayou Road & Bailey Road.
Variance Request: Applicant seeks permission to use a 5-foot berm for a detention pond which will be 10 feet in depth on the west, south, and east side. The pond will have vertical walls in accordance with Section 14.H of the District’s Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE USE OF A 5-FOOT BERM FOR A DETENTION POND WHICH WILL BE 10 FEET IN DEPTH ON THE WEST, SOUTH, AND EAST SIDE.
MOTION CARRIED UNANIMOUSLY.

- G. Discussion, Consideration & Possible Action** – 6521 Amie Lane – BDD4 #23-000304 – AL&B Engineering Services– 6521 Amie Lane off CR 879.
Variance Request: Applicant seeks permission to treat all existing impervious cover as grand-fathered for detention purposes. Section 33.B of the District’s Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE TREATING ALL EXISTING IMPERVIOUS COVER AS GRAND-FATHERED FOR DETENTION PURPOSES.
MOTION DENIED; ALL COMMISSIONERS VOTED NO.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Viet Truong Buddhist Temple – BDD4 #23-000064 – Final Drainage Plan – Daniel Scott Engineering LLC – 5477 CR 174A, Rosharon, TX; adjacent to Cold River Ranch Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE VIET TRUONG BUDDHIST TEMPLE FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Cutter Storage 36 – BDD4 #23-000215 – Final Drainage Plan – Daniel Scott Engineering – Tindel Street and Highway 35.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CUTTER STORAGE 36 FINAL DRAINAGE PLAN.
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

C. Discussion, Consideration & Possible Action – Tindel Estates – BDD4 #23-000259 – Final Plat – FMS Surveying Inc. – Tindel Street and Highway 35.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE TINDEL ESTATES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Floor and Decor – BDD4 #23-000212 – Revised Final Drainage Plan – Quiddity Engineering – 3350 Business Center Drive.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE FLOOR AND DECOR REVISED FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Time Mart Trammel Fresno – BDD4 #23-000213 – Final Drainage Plan – HRS & Associates – Southwest corner of CR 58 and CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE TIME MART TRAMMEL FRESNO FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Bailey Road Improvements – BDD4 #22-000226 – Final Drainage Plan – Freese & Nichols – Bailey Road from Veterans to Highway 35.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE BAILEY ROAD IMPROVEMENTS FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Magnolia Marketplace – BDD4 #23-000246 – Final Drainage Plan - Kimley - Horn. – Southwest intersection of Manvel Road and Magnolia Parkway.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE MAGNOLIA MARKETPLACE FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Pearland Coffee Roasters– BDD4 #22-000025 – Final Drainage Plan – PRD Land Development Services, LLC – North of 518, West of Shawntel and South of Mary’s Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE PEARLAND COFFEE ROASTERS FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – 3910 & 3912 Allen Road– BDD4 #23-000271 – Final Drainage Plan – DVJ Civil Engineering & Land Surveying – Allen Road, East of 288, South of Bailey Avenue and West of Masters Road

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE 3910 & 3912 ALLEN ROAD FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – Lily Blossom Estates– BDD4 #23-000253 – Final Plat – South Point Surveying – Allen Road, East of 288, South of Bailey Avenue and West of Masters Road

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE LILY BLOSSOM ESTATES FINAL PLAT.
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

K. Discussion, Consideration & Possible Action – Creekside at Highland Glen Section 2 – BDD4 #22-000253 – Final Drainage Plan – LJA Engineering – East of Pearland Parkway, West of Clear Creek, Entrance at Stable Stone Lane.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN SECTION 2 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

L. Discussion, Consideration & Possible Action – Alexander Tract Detention & Mass Grading – BDD4 #22-000285 – Revised Final Drainage Plan – LJA Engineering – West of SH 35 and South of Bailey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE ALEXANDER TRACT DETENTION & MASS GRADING REVISED FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

M. Discussion, Consideration & Possible Action – Longshot Warehouse – BDD4 #23-000294 –Final Plat – South Point Surveying – Intersection of CR 129 CR 127.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE LONGSHOT WAREHOUSE FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

N. Discussion, Consideration & Possible Action – French Quarter – BDD4 #23-000288 – Master Development Plan – Huitt-Zollars, Inc. – North of the Pearland Parkway and Dixie Farm intersection. Cowarts Creek is located South-East of the property with Industrial Drive ditch located in the property and Old Shadycrest ditch to the North-East of the property.

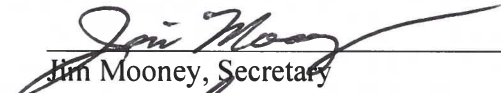
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE FRENCH QUARTER MASTER DEVELOPMENT PLAN.
MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURN

No further business, Commissioner Brennan called for adjournment 10:08 A.M., November 14, 2023.



Jeffrey H. Brennan, Chairman



Jim Mooney, Secretary



Scott Feules

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

November 14, 2023

Attending Regular Meeting No. 11, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Jim Mooney	BDD 4'
Kelly Alling	Kimley-Horn
Justin BARNETT	R West Development
Adrian Gony	BDD 4
Jason Dyke	BDD 4
DREW TIFFANY	BGE, INC
Willie Alfaro	DSE
Manny	Business Aff.
Alicia	Bus Aff.
AKE ZAKER	Excel

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

4813 W. Broadway
Pearland, Texas 77581



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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

November 14, 2023

Attending Regular Meeting No. 11, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
RICHARD RAIMER	EXCE/Commercial LE, LLC
Cameron Miller, PE	Flood & Power
Jennie Edmonson	BDD4
Michelle Estes	BDD4
WAELE TABARA	Brazoria County
Matt Adams	Cobbendray
Christ Goebel	BDD4

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

WAGNER LAW FIRM

A PROFESSIONAL LIMITED LIABILITY COMPANY

P.O. Box 830362 · SAN ANTONIO, TEXAS 78283-0362 · (713) 859-6704 · HULSE@WAGNERLEGAL.NET

WWW.WAGNERLEGAL.NET

September 18, 2025

Mr. Jose Abraham
Director of Development Services
City of Manvel
20025 Highway 6
Manvel, Texas 77578

Via email: jose.abraham@cityofmanvel.com

Re: Application filed with the City of Manvel, Texas (the "**Application**") for approval of the Minor Plat of HJR Retail (the "**Plat**") on certain real property described generally as a 3.661 acre tract of land located on State Highway 6 in Manvel, Texas (the "**Property**"), owned by HJR HWY 6, LLC, a Texas limited liability company ("**Owner**")

Dear Mr. Abraham:

We represent the Owner, and we were asked to send you this letter on its behalf. Attached to this letter and incorporated by reference is a Reliance Certificate signed by Scott R. Sheridan (the "**Reliance Certificate**").

The Property is encumbered by the Easement for Detention Pond, Pump Station and Underground Drainage Pipelines dated April 2, 1993, recorded under Document No. 2006069231 of the Brazoria County real property records, a copy of which is attached and incorporated by reference into the Reliance Certificate (the "**Detention Pond Easement**"). The Detention Pond Easement permits Owner to make additional use of the land subject to it only if such use does not unreasonably interfere with and prevent the use of the easements granted therein and conveyed to the grantee. Owner may grant additional easements over such land only if those easements do not unduly or unreasonably interfere with the rights granted to grantee in the Detention Pond Easement. Among other things, Owner may construct a road or street over the land subject to the Detention Pond Easement only if that use does not unreasonably interfere with and prevent the use of the easement rights granted to the grantee in the Detention Pond Easement.¹

The City has asked Owner to dedicate at least 15 feet of land along the southern boundary of the Property for right of way purposes (the "**Dedication**"). The dedication of that land would necessarily remove 15 feet of land from the Detention Pond Easement and materially impair the utility of the drainage facilities located within the Detention Pond Easement.² A representative of Brazoria County Drainage District No. 4 ("**BDD4**") has stated that *any* modification of the drainage facilities within the Detention Pond Easement would trigger compliance with current BDD4 drainage requirements, one of which is that all detention ponds must have a 30' maintenance

¹ See Paragraph 2, Page 2 of the Detention Pond Easement.

² See Paragraph 4 of the Reliance Certificate.

berm (the "**Maintenance Berm**") adjacent to any right of way abutting the detention pond.³ There is not enough land within the Detention Pond Easement to construct the Maintenance Berm and relocate the existing drainage facilities. Therefore, the grant of the Dedication by Owner would destroy the utility of the drainage facilities within the Detention Pond Easement and render the Detention Pond Easement unusable for its intended purpose.⁴

Based on these facts, it is my opinion that Owner has no legal authority under the Detention Pond Easement to grant the Dedication as part of the Plat approval process.

Very truly yours,



Wm. Hulse Wagner

cc: Via email: bgervais@cityofmanvel.com
Bobby Gervais

³ See Paragraph 4 of the Reliance Certificate.

⁴ See Paragraph 5 of the Reliance Certificate.

RELIANCE CERTIFICATE

The undersigned, **SCOTT R. SHERIDAN**, of Daniel Scott Engineering, LLC and FMS Surveying Inc, in connection with the filing of an application with the City of Manvel, Texas (the "**Application**") for approval of the Minor Plat of HJR Retail (the "**Plat**") on certain real property described generally as a 3.661 acre tract of land located on State Highway 6 in Manvel, Texas (the "**Property**"), owned by HJR HWY 6, LLC, a Texas limited liability company ("**Owner**"), hereby certifies the following:

1. **Background.** The undersigned is an engineer and surveyor, and has been retained by Owner to assist in the prosecution of the Application and approval of the Plat. The undersigned has personal knowledge of the contents of the Application, the information contained on the Plat, and the physical characteristics of the Property.

2. **Existing Detention Pond.** The Property is encumbered by the Easement for Detention Pond, Pump Station and Underground Drainage Pipelines dated April 2, 1993, recorded under Document No. 2006069231 of the Brazoria County real property records, a copy of which is attached and incorporated by reference (the "**Detention Pond Easement**"). The Final Drainage Plans ("**Drainage Plans**") for the drainage facilities to be constructed within the Detention Pond Easement were approved by Brazoria County Drainage District No. 4 ("**BDD4**") in 1993. The Drainage Plans were approved by BDD4 in accordance with the drainage requirements in existence in 1993. A copy of the Drainage Plans is attached and incorporated by reference. The Detention Pond Easement is described by metes and bounds, the southern boundary of which is coterminous with the southern boundary of the Property.

3. **City Request for Dedication.** In connection with considering the Plat for approval, City Staff has requested that Owner dedicate at least 15 feet of land along the southern boundary of the Property for right of way purposes (the "**Dedication**"). The dedication of that land would necessarily remove 15 feet of land from the Detention Pond Easement and materially impair the utility of the drainage facilities located within the Detention Pond Easement.

4. **Communications with BDD4.** The undersigned and Richard Rainer, representative of Owner, each had a phone conversation with Jared Aden, P.E., BDD4 District Engineer on September 17, 2025. During that conversation Aden explained that any modification of the drainage facilities within the Detention Pond Easement would trigger compliance with current BDD4 drainage requirements, one of which is that all detention ponds must have a 30' maintenance berm (the "**Maintenance Berm**") adjacent to any right of way abutting the detention pond.

5. **Effect of Compliance with Current Drainage Requirements.** Any modification of the Detention Pond Easement would necessarily require modification of the drainage facilities within the easement, which in turn would require compliance with current BDD4 drainage requirements, including construction of the Maintenance Berm. There is not enough land within the Detention Pond Easement to construct the Maintenance Berm and relocate the existing drainage facilities. In my professional opinion, granting the Dedication by Owner would destroy the utility of the drainage facilities within the Detention Pond Easement and render the Detention Pond Easement unusable for its intended purpose.

10. **Reliance.** The undersigned acknowledges that Wagner Law Firm, PLLC (the "**Firm**") has been requested by Owner to render a legal opinion in connection with prosecution of the Application and approval of the Plat. In order to assist the Firm in rendering the opinion the undersigned has certified to the facts set forth herein, each of which is true and correct and based on personal knowledge. The Firm is authorized to rely on the truth of the facts set forth herein, and on any representations and warranties of the undersigned in connection with prosecution of the Application and approval of the Plat, in rendering its legal opinion.

EFFECTIVE as of September 18, 2025.



SCOTT R. SHERIDAN

Attachments

Detention Pond Easement
Drainage Plans

EASEMENT FOR DETENTION POND,
PUMP STATION AND UNDERGROUND
DRAINAGE PIPELINES

11
5H

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS THAT:

JAMES W. GUSTAFSON, with an office at 1400 Post Oak Boulevard, Houston, Texas 77056, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, being the owner of that certain tract or parcel of real property being more fully described on Exhibit A attached hereto and made a part hereof for all purposes (herein referred to as "Grantor's Land"), has granted and conveyed and by these presents does grant and convey unto A.N. RUSCHE DISTRIBUTING COMPANY, a Texas corporation, with an office at 363 North Sam Houston Parkway East, Suite 1770, Houston, Texas 77056, hereinafter called "Grantee", its successors and assigns, subject to the exceptions, reservations, conditions and provisions hereinafter set forth, the following described easements:

1. An easement for the construction, operation, maintenance, repair and replacement of a detention pond and pump station upon, over and under that certain tract or parcel of land being a part of Grantor's Land and more fully described on Exhibit B attached hereto and made a part hereof, said parcel being hereinafter called the "Detention Area", for the purpose of draining property which Grantee has ground leased described on Exhibit C attached hereto and made a part hereof (said property being hereinafter referred to as "Grantee's Ground Leased Land"), pursuant to the terms and provisions of that certain Ground Lease dated September 21, 1992, by and between James W. Gustafson, Trustee, as Lessor and Grantee herein, as Lessee.

2. A 10 foot wide easement for the placing, construction, operation, maintenance, rebuilding, replacing, relocating and removing one or more underground pipelines for the purpose of transmitting surface drainage water only from Grantee's Ground Leased Land to the Detention Area and to transmit such surface drainage water from the Detention Area to drainage facilities operated and maintained by the County of Brazoria and/or the State of Texas, on, over, under, across, along and through those two (2) separate tracts or parcels of land out of Grantor's Land as described on Exhibit D attached hereto and made a part hereof, said parcels being hereinafter collectively called the "Pipeline Areas".

3. A temporary construction easement upon, over and across such portions of Grantor's Land as may be reasonably necessary as temporary work space adjoining the Detention Area and on both sides of the Pipeline Areas for any and all purposes necessary to the exercise by Grantee of the rights herein granted including surveys, soil tests and other activities preliminary to and during construction and maintenance of the facilities and other improvements to be constructed and maintained within the aforesaid Detention Area and Pipeline Areas together with the right of ingress and egress thereto with such vehicles and equipment as may be reasonably necessary for the purpose of exercising the rights herein granted. This temporary

✓ P 7

construction easement shall continue for a period of six (6) months from the date hereof. Notwithstanding anything herein to the contrary, it is understood and agreed that the duration of the temporary construction easement described in this paragraph shall be six (6) months from the date of execution hereof, and that said temporary easement right shall automatically and immediately terminate at the end of said six (6) month period.

The easements granted hereby are made by Grantor and accepted by Grantee subject to the following exceptions, reservations, restrictions, conditions and provisions:

1. All valid and subsisting prior rights of third parties filed of record affecting the real property which is subject to the easements granted hereby, including, without limitation, any liens affecting the real property which is subject to the easements granted hereby, mineral and/or royalty reservations and covenants of whatsoever nature of record, if any, and the laws, regulations, ordinances and statutes of municipal or other governmental authorities, if any, applicable to and enforceable against the real property which is subject to the easements granted hereby, provided same do not prevent Grantee's use of the easements granted hereby.

2. It is expressly provided that Grantor reserves unto himself, his heirs, legal and personal representatives and assigns all other rights in and to the Detention Area, the Pipeline Areas and the real property subject to the temporary construction easement which do not unreasonably interfere with and prevent the use of the easements herein granted and conveyed to Grantee. The easements hereby granted are non-exclusive, and Grantor, his heirs, legal and personal representatives and assigns shall have the right from time to time to grant further easements on, over, along, across, through and under the Detention Area and the Pipeline Areas and the real property subject to the temporary construction easement for any lawful purpose, provided that the holder of such easement does not unduly or unreasonably interfere with the rights herein granted. Without limiting the foregoing, Grantor reserves the right, at his sole cost and expense, to place, construct, lay, maintain, protect, operate, repair, alter, change the size of, substitute, replace, move and remove at any time and from time to time on, over, along, through, across, above, below or upon the easement tracts granted herein as many drainage ditches, pipelines, drainage pipelines, electric light and power poles, gas lines, water lines, sewer lines, roads, streets, sidewalks, parking lots, driveways, storm sewers, and passage ways as Grantor, his heirs, legal and personal representatives or assigns as the owner of all or a portion of Grantor's real property may desire; provided, however, that such use by Grantor does not unreasonably interfere with and prevent the use of the easement rights granted herein. Additionally, Grantor reserves the right, at his sole cost and expense, to perform such work in the Detention Area as may be necessary to facilitate the drainage of Grantor's Land including, without limitation, performing excavation work and grading work, provided same do not unreasonably interfere with Grantee's use of the easements granted hereby.

3. Each of the easements granted herein shall terminate upon the abandonment of the easement tracts for the purposes herein stated (which abandonment shall be presumed upon discontinuance or secession of the use of the easement tracts for the purposes herein stated for a continuous period of one (1) year). Upon such termination of the easements granted herein, the easements herein granted shall immediately and automatically terminate. Upon termination,

Grantee covenants and agrees to execute a document in recordable form, upon presentation thereof by Grantor, indicating the termination of all rights, titles, easements and interests granted herein and hereby.

4. All facilities and improvements to be constructed and/or placed in the Detention Area and Pipeline Areas by Grantee shall be undertaken at the expense of Grantee. The plans and specifications for any facilities and improvements to be placed in the Detention Area and Pipeline Areas by Grantee shall first be approved in writing by Grantor's engineer and by the applicable governmental authorities and evidence of the approval of the same by such governmental authorities shall be delivered to Grantor. The plans and specifications for the facilities and improvements shall provide as follows:

(i) The pipeline draining water from the Detention Area to the drainage facilities operated and maintained by the County of Brazoria and/or the State of Texas shall be sized so as to accommodate the drainage of Grantee's Land and Grantor's Land based upon the development on Grantor's Land of a shopping center with concrete parking lot covering the entirety of Grantor's Land (said contemplated development is herein referred to "Grantor's Proposed Development Plans");

(ii) The size of the concrete catch basin to be located in the Detention Area and the depth therein at which it is buried shall be sufficient so as to accommodate the drainage of Grantee's Land and Grantor's Land based upon Grantor's Proposed Development Plans; and

(iii) The pump to be located in the Detention Area shall be sized so as to accommodate the drainage of Grantee's Land and Grantor's Land based upon Grantor's Proposed Development Plans.

After commencing construction of such facilities and improvements, Grantee shall pursue the work diligently to effect prompt completion thereof. Soil removed from the Detention Area shall be spread evenly over the remainder of Grantor's Land. Following completion of construction of such facilities and improvements within the Pipeline Areas, Grantee shall restore the surface as nearly as practicable to the condition that existed prior to such construction. Should it become necessary in connection with the repair or replacement of a pipeline placed within the Pipeline Areas to remove any paving placed thereon by Grantor, Grantee may do so at its expense upon reasonable prior notice to Grantor, except in the event of an emergency, provided it restores the paving, as nearly as practicable to its prior condition. None of the improvements and facilities situated in the Pipeline Areas pursuant to this grant shall extend above the surface of the ground.

5. Following the construction by Grantee of the facilities and improvements contemplated and permitted hereby, Grantee agrees to operate, maintain and repair same at its expense in such a manner as to minimize interference with and damage to Grantor's Land.

6. Grantee shall be liable to Grantor for any and all damages and injuries to Grantor's Land or any property or improvements of Grantor situated therein arising out of or related to the exercise of Grantee's rights pursuant hereto including, without limitation, fences located within said easement tracts. Grantee hereby assumes all liability for and agrees to indemnify and hold Grantor and his employees, agents or contractors harmless from all damages, costs and expenses which Grantor or his employees, agents or contractors may be required to bear or suffer from injuries to or death of persons and from damage to or destruction of any property of others caused by use of the Detention Area and/or the Pipeline Area and the construction, operation, maintenance, repair or replacement of the facilities and improvements located or placed thereon by Grantee, except to the extent such damage, injuries or death are caused by the negligence of Grantor or his employees, agents or contractors.

7. Grantor, his heirs, legal and personal representatives, successors and assigns, shall not incur or be liable for any charge, cost or expense related to the exercise by Grantee of any of the rights granted to Grantee hereunder.

8. Grantee covenants to keep Grantor's Land and the improvements thereon at all times during the term hereof free of mechanic's liens and other liens of like nature, and at all times fully to protect and indemnify Grantor against all such liens or claims which may ripen into such liens and against all attorneys' fees and other costs and expenses resulting out of or incurred by reason of or on account of any such claim or lien. Should Grantee fail to fully discharge any such lien or claim, Grantor at its option may after giving Grantee written notice and ten (10) days to do so pay the same or any part thereof. All amounts so paid by Grantor, together with interest thereon from time of payment until repayment at the maximum rate allowable by law shall be repaid by Grantee to Grantor upon demand.

9. Grantee shall bear all charges, costs or expenses (including taxes relating to the Detention Area and the Pipeline Areas) associated with the operation and maintenance of the Detention Area and Pipeline Areas and all improvements and facilities placed therein. In this connection, Grantee agrees to cause said areas to be mowed on a regular basis and shall keep such areas free from debris and trash except as to conditions caused by Grantor and those in privity with Grantor.

10. Grantee, for itself and its successors and assigns undertakes to protect, indemnify and save Grantor, his heirs, legal and personal representatives, successors and assigns harmless from any and all claims, demands, damages, liabilities, losses and other obligations and responsibilities of whatsoever kind or nature, whether now existing or hereafter arising, known or unknown, suspected or unsuspected, legal or equitable that Grantor, may suffer, arising from or in connection with, directly or indirectly, the introduction in any manner whatsoever in or occurring by Grantee on any portion of Grantor's Land of any hazardous substance, hazardous materials, toxic substances or solid waste which are regulated under applicable local, state or federal law, or which are classified as hazardous or toxic under federal, state or local laws or regulations pertaining to health, industrial hygiene or the environment (collectively referred to as "Environmental Laws"). Grantee's liability hereunder shall, without however limiting the indemnity provided herein, extend to and include, all costs, expenses and reasonable attorneys'

fees incurred or sustained by Grantor in investigating or defending any action brought in connection with a claim for violation of Environmental Laws and for liability for removal or remedial action, fines, damages or other penalties which may be incurred in connection therewith. In this connection, Grantee agrees to notify Grantor in writing of any spill of hazardous substances or any claim for the same made by any agency exercising jurisdiction under any Environmental Laws.

11. Grantee shall maintain fire and extended coverage insurance covering the facilities and improvements constructed in the easement areas and comprehensive general liability insurance as well as any other insurance customarily maintained on facilities of comparable character and in such amounts and form as Grantor may require. Any and all such insurance so obtained by Grantee shall name Grantor as an additional insured.

12. In the event Grantee shall fail to observe, keep or perform any covenant, agreement or stipulation herein contained on Grantee's part to be observed, kept or performed, and such default shall continue for thirty (30) days after notice of default on account of any failure by Grantee to perform or keep any of the terms, conditions or covenants of this easement agreement, unless Grantee is diligently pursuing a cure; provided, however, such curative period shall not extend beyond 90 days, which notice, in either instance, shall be given by Grantor to Grantee in writing, Grantor, at its option, may perform such obligation required to be performed by Grantee hereunder and all amounts so paid by Grantor, together with interest thereon from time of payment until repayment at the maximum rate allowable by law, shall be repaid upon demand by Grantor to Grantee.

13. Except as otherwise set forth herein, Grantee expressly covenants and agrees with Grantor that the easements herein granted and the facilities and improvements to be constructed by Grantee in the easement tracts designated herein are to be used solely for the purpose of drainage of surface water from Grantee's Ground Leased Land and no other. In this connection, Grantee shall have no rights to grant any other party any rights whatsoever to utilize all or any portion of the easement rights granted herein.

14. If any action is necessary to enforce the terms of this agreement or interpret any of the rights or obligations of a party under this agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other remedy provided hereunder.

TO HAVE AND TO HOLD the easements rights granted herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, but subject to all of the terms, conditions, provisions and limitations herein set forth and provided.

Notwithstanding anything else contained herein, however, it is hereby agreed that if, as a condition precedent to the construction of improvements either by Grantor or any successor or successors in interest on Grantor's Land, it becomes necessary to provide for drainage of surface water therefrom by utilizing any of the facilities and improvements to be constructed by Grantee, Grantor and/or its successor or successors in interest, hereinafter called the "Additional

User" whether one or more, shall share with Grantee in the use of such facilities and improvements upon the following terms and conditions:

1. Determination as to whether the existing facilities and improvements have the capacity to accommodate the then current requirements of such Additional User shall be determined by the governmental agency having jurisdiction over Grantor's Land.

2. The Additional User shall be permitted to use the facilities and improvements jointly with Grantee to the extent the same are sufficient to accommodate the Additional User's then current requirements and to install separate pipelines directly to the detention pond and/or pump station through the Detention Area, the Pipeline Areas or other portions of Grantor's Land. All work in connection therewith shall be accomplished at the sole cost and expense of such Additional User and on the condition that such Additional User shall assume all liability and shall indemnify and hold Grantee, its successors and assigns, harmless from any loss or damage incurred as a result thereof.

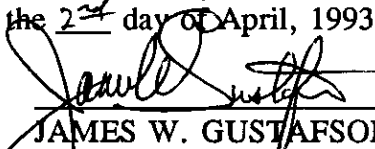
3. Upon commencement by such Additional User of the use of the facilities and improvements constructed by Grantee, the cost of operation, maintenance and repair thereof shall be borne jointly by Grantee and such Additional User in proportion to their use thereof calculated based on actual gallonage of monthly drainage from their respective lands which is actually transmitted and/or stored by utilizing the facilities and improvements constructed by Grantee and each party shall assume all liability and shall indemnify and hold the other harmless from any loss or damage resulting from their respective use thereof.

This instrument shall be binding upon and enforceable by the heirs, executors, administrators, successors and assigns of the parties hereto and each subsequent owner of all of any portion of Grantor's Land and Grantee's Ground Leased Land.

By execution hereof, Grantee agrees to the conditions, exceptions and reservations hereinabove set forth.

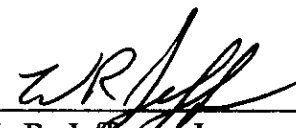
IN WITNESS WHEREOF, this instrument is executed by the parties hereto on the dates set forth below but effective for all purposes on the 2nd day of April, 1993.

GRANTOR:


JAMES W. GUSTAFSON

GRANTEE:

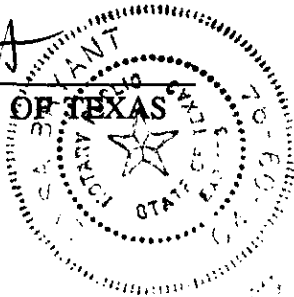

A. N. RUSCHE DISTRIBUTING
COMPANY

By: 
W. R. Jefferys, Jr.
Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me this 2nd day of April, 1993
by James W. Gustafson.

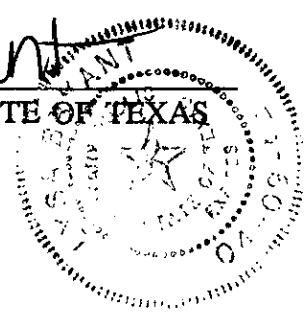
Lisa Bryant
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me this 2nd day of April, 1993
by W. R. Jefferys, Jr., Vice President of A. N. RUSCHE DISTRIBUTING COMPANY, a
Texas corporation, on behalf of said corporation.

Lisa Bryant
NOTARY PUBLIC, STATE OF TEXAS



Please Return To:

✓ James W. Gustafson
8955 Katy Freeway, Suite 105
Houston, TX 77024

Exhibit "A"

METES AND BOUNDS DESCRIPTION
4.4297 ACRES (192,956 SQUARE FEET)
H. T. & B. R.R. CO. SURVEY SECTION 71, ABSTRACT NO. 291
BRAZORIA COUNTY, TEXAS

Being a tract or parcel containing 4.4297 acres (192,956 square feet) of land situated in the H. T. & B. R.R. CO. Survey Section 71, Abstract Number 291, Brazoria County, Texas; being all of a called 4.354 acre tract conveyed to JCTJ, LTD, as recorded under Brazoria County Clerk's File (B.C.C.F.) Number 94-01107 of the Official Public Records of Real Property Brazoria County (O.P.R.R.P.B.C.) and a part of Lot 37 out of Iowa Colony Subdivision Section 71 recorded under Book 2, Page 81 of the Brazoria County Plat Records (B.C.P.R.), said 4.4297 acre tract being more particularly described as follows (bearings are based on the southerly right-of-way line of State Highway 6);

BEGINNING at a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the northwest corner of a called 1.378 acre tract of land conveyed to JCTJ, LTD recorded under B.C.C.F. No. 94-011076 of the O.P.R.R.P.B.C., and the northeast corner of said 4.354 acre tract, same also being on the southerly right-of-way line of State Highway 6 (200 foot right-of-way), and the northeast corner of the herein described tract;

THENCE, South 02°52'23" East (called South 02°57'10" East), departing said right-of-way line and along the common line of said Lot 37 and Lot 42 out of said Iowa Colony Subdivision, a distance of 169.47 feet to a 5/8-inch iron rod found marking the southwest corner of said Lot 42 and southeast corner of said Lot 37 and of the herein described tract, same also being on the northerly right-of-way line of a called 50-foot road as recorded under said Iowa Colony Subdivision;

THENCE, South 87°02'33" West (called South 87°01'38" West), along said right-of-way line and the southerly line of said Lot 37 a distance of 640.42 feet (called 640.00 feet) to a 5/8-inch iron rod found marking the southwest corner of the said Lot 37 and said 4.354 acre tract, same being the northeast right-of-way corner between said right-of-way and a called 40-foot road as recorded under said Iowa Colony Subdivision, and being the southwest corner of the herein described tract;

THENCE, North 02°51'57" West (called North 02°57'10" West), along the easterly right-of-way line of said 40-foot road and the westerly line of said Lot 37 a distance of 433.14 feet to a 5/8-inch iron with cap stamped "Terra Surveying" set marking the northwest corner of said 4.354 acre tract in the southerly right-of-way line of the aforementioned State Highway 6, and the northwest corner of the herein described tract;

THENCE, South 70°33'56" East along the southerly right-of-way line of said State Highway 6 and the northerly line of said 4.354 acre tract a distance of 692.17 feet (called 692.12 feet) the **POINT OF BEGINNING** and containing 4.4297 acres (192,956 square feet) of land. This description is based on the Land Title Survey and plat made by Terra Surveying Company, Inc., dated November 10, 2006, TSC Project Number 2686-0603-S.

Compiled by: Carlos Torres
Checked by: George Collison, R.P.L.S.
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
October 26, 2006
TSC Project Number 2686-0603-S
2686-0603_4.4297acre_M&B.doc

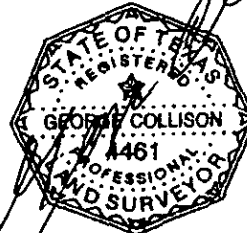


EXHIBIT "B"

**METES AND BOUNDS DESCRIPTION
DRAINAGE EASEMENT
0.386 ACRES (16,805 SQUARE FEET)
IOWA COLONY SUBDIVISION, SECTION 71
H. T. & B. R.R. CO. SURVEY SECTION 71, ABSTRACT NO. 291
BRAZORIA COUNTY, TEXAS**

Being a tract or parcel containing 0.386 acres (16,805 square feet) of land situated in the H. T. & B. R.R. CO. Survey Section 71, Abstract Number 291, Brazoria County, Texas; being out of a called 4.354 acre tract conveyed to JCTJ, LTD, as recorded under Brazoria County Clerk's File (B.C.C.F.) Number 94-01107 of the Official Public Records of Real Property Brazoria County (O.P.R.R.P.B.C.) and out of Lot 37 out of Iowa Colony Subdivision, Section 71 recorded under Book 2, Page 81 of the Brazoria County Plat Records (B.C.P.R.), said 0.386 acre tract being more particularly described as follows (bearings are based on the southerly right-of-way line of State Highway 6);

COMMENCING at a 5/8-inch iron rod found marking the southwest corner of said 4.354 acre tract and the northeast right-of-way corner between a 50 foot wide road as recorded under Book 2, Page 81 of the B.C.P.R. and a 40 foot wide road as recorded under Book 2, Page 81 of the B.C.P.R.;

THENCE, North 87°02'33" East (called South 87°01'38" West), departing the easterly right-of-way line of said 40 foot road and along the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 224.17 feet to **THE POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE North 02°52'23" West, departing the northerly right-of-way line of said 50 foot wide road and over and across said 4.354 acre tract, a distance of 91.50 feet to the most westerly northwest corner of the herein described easement;

THENCE, South 70°30'52" East, continuing over and across said 4.354 acre tract, a distance of 187.29 feet to an angle point of the herein described easement;

THENCE, North 87°02'33" East, continuing over and across said 4.354 acre tract and parallel with the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 228.04 feet to an interior corner of the herein described easement;

THENCE, North 02°52'23" West, continuing over and across said 4.354 acre tract and parallel with the easterly line of said 4.354 acre tract and the westerly line of a called 1.376 acre tract conveyed to JCTJ, LTD. as recorded under B.C.C.F. No. 94-011076 of the O.P.R.R.P.B.C., a distance of 155.64 feet to a point on the southerly right-of-way line of State Highway 6 (200 foot right-of-way) and the northerly line of said 4.354 acre tract, same being the most northerly northwest corner of the herein described easement;

THENCE, South 70°33'56" East, along the southerly right-of-way line of said State Highway 6 and the northerly line of said 4.354 acre tract, a distance of 16.21 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found at the northwest corner of said 1.376 acre tract and the northeast corner of said 4.354 acre tract, same being the northeast corner of the herein described easement;

THENCE, South 02°52'23" East (called South 02°57'10" East), along the westerly line of said 1.376 acre tract and the easterly line of said 4.354 acre tract, a distance of 169.47 feet to a 5/8-inch iron rod found in the northerly right-of-way line of the aforementioned 50 foot wide road, marking the southeast corner of said 4.354 acre tract, the southwest corner of said 1.376 acre tract and the southeast corner of the herein described easement;

THENCE, South 87°02'33" West (called South 87°01'38" West), along the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 416.25 feet to the **POINT OF BEGINNING** and containing 0.386 acres (16,805 square feet) of land. This description is based on the Drainage Easement Exhibit made by Terra Surveying Company, Inc., dated November 22, 2006, TSC Project Number 2686-0603-S. This easement is not staked.

DESCRIPTION OF PREMISES

METES AND BOUNDS DESCRIPTION
OF 34,194 SQUARE FEET OF LAND
OUT OF A 1.376 ACRE TRACT OF LAND
OUT OF SECTION 71, H. T. & B. R. R. CO. SURVEY, ABST. 291
BRAZORIA COUNTY, TEXAS

Being 34,194 square feet of land out of Lot No. 42 of the Emigration Land Company Subdivision of Section 71, the plat of which is recorded in Book 2, Page 81 and 82 of the map or plat records of Brazoria County, Texas; said 34,194 square feet of land (which is outlined on Right of Way sketch attached to the Ground Lease and designated as the Premises) is out of 1.376 acres of land which 1.376 acres of land is described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod at the Northwest corner of said Lot No. 42;

THENCE South 02° 57' 10" East, along the West line of said Lot 42, 480.22 feet to a 5/8 inch iron rod for corner on the Southerly right-of-way line of State Highway 6 (based on a width of 100.00 feet); said iron rod being the PLACE OF BEGINNING of the tract herein described;

THENCE, South 70° 33' 56" East, along the southerly right-of-way line of said State Highway 6, 583.13 feet to a 5/8 inch iron rod for corner on the South line of said Lot No. 42;

THENCE South 87° 01' 38" West, along the South line of said Lot No. 42, 539.18 feet to a 5/8 inch iron rod for corner at its Southwest corner;

THENCE North 02° 57' 10" West, along the West line of said Lot No. 41, 222.28 feet to the PLACE OF BEGINNING, containing 1.376 acres of land, more or less.

Said 34,194 square feet of land is the Premises for purposes of this Ground Lease and is out of the above described 1.376 acre tract of land. The Texas Department of Transportation (TDOT) is taking 25,723 square feet of land from the 1.376 acre tract leaving a remainder of 34,194 square feet.

The 34,194 square feet Premises is to be more accurately defined by survey to be performed by a licensed surveyor of the State of Texas to be employed by Lessee and a description furnished on or before January 16, 1993, at which time such description shall be substituted for the description set forth above.



Exhibit "C"

EXHIBIT "D"

**METES AND BOUNDS DESCRIPTION
DRAINAGE EASEMENT
0.386 ACRES (16,805 SQUARE FEET)
IOWA COLONY SUBDIVISION, SECTION 71
H. T. & B. R.R. CO. SURVEY SECTION 71, ABSTRACT NO. 291
BRAZORIA COUNTY, TEXAS**

Being a tract or parcel containing 0.386 acres (16,805 square feet) of land situated in the H. T. & B. R.R. CO. Survey Section 71, Abstract Number 291, Brazoria County, Texas; being out of a called 4.354 acre tract conveyed to JCTJ, LTD, as recorded under Brazoria County Clerk's File (B.C.C.F.) Number 94-01107 of the Official Public Records of Real Property Brazoria County (O.P.R.R.P.B.C.) and out of Lot 37 out of Iowa Colony Subdivision, Section 71 recorded under Book 2, Page 81 of the Brazoria County Plat Records (B.C.P.R.), said 0.386 acre tract being more particularly described as follows (bearings are based on the southerly right-of-way line of State Highway 6);

COMMENCING at a 5/8-inch iron rod found marking the southwest corner of said 4.354 acre tract and the northeast right-of-way corner between a 50 foot wide road as recorded under Book 2, Page 81 of the B.C.P.R. and a 40 foot wide road as recorded under Book 2, Page 81 of the B.C.P.R.;

THENCE, North 87°02'33" East (called South 87°01'38" West), departing the easterly right-of-way line of said 40 foot road and along the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 224.17 feet to **THE POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE North 02°52'23" West, departing the northerly right-of-way line of said 50 foot wide road and over and across said 4.354 acre tract, a distance of 91.50 feet to the most westerly northwest corner of the herein described easement;

THENCE, South 70°30'52" East, continuing over and across said 4.354 acre tract, a distance of 187.29 feet to an angle point of the herein described easement;

THENCE, North 87°02'33" East, continuing over and across said 4.354 acre tract and parallel with the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 228.04 feet to an interior corner of the herein described easement;

THENCE, North 02°52'23" West, continuing over and across said 4.354 acre tract and parallel with the easterly line of said 4.354 acre tract and the westerly line of a called 1.376 acre tract conveyed to JCTJ, LTD. as recorded under B.C.C.F. No. 94-011076 of the O.P.R.R.P.B.C., a distance of 155.64 feet to a point on the southerly right-of-way line of State Highway 6 (200 foot right-of-way) and the northerly line of said 4.354 acre tract, same being the most northerly northwest corner of the herein described easement;

THENCE, South 70°33'56" East, along the southerly right-of-way line of said State Highway 6 and the northerly line of said 4.354 acre tract, a distance of 16.21 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found at the northwest corner of said 1.376 acre tract and the northeast corner of said 4.354 acre tract, same being the northeast corner of the herein described easement;

THENCE, South 02°52'23" East (called South 02°57'10" East), along the westerly line of said 1.376 acre tract and the easterly line of said 4.354 acre tract, a distance of 169.47 feet to a 5/8-inch iron rod found in the northerly right-of-way line of the aforementioned 50 foot wide road, marking the southeast corner of said 4.354 acre tract, the southwest corner of said 1.376 acre tract and the southeast corner of the herein described easement;

THENCE, South 87°02'33" West (called South 87°01'38" West), along the northerly right-of-way line of said 50 foot wide road and the southerly line of said 4.354 acre tract, a distance of 416.25 feet to the **POINT OF BEGINNING** and containing 0.386 acres (16,805 square feet) of land. This description is based on the Drainage Easement Exhibit made by Terra Surveying Company, Inc., dated November 22, 2006, TSC Project Number 2686-0603-S. This easement is not staked.

Doc# 2006069231
Pages 11
11/27/2006 11:11AM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$56.00

Joyce Hudman

FINAL DRAINAGE PLANS

FOR

HANDI PLUS No. 42

A.N. RUSCHE DISTRIBUTING CO.

IN

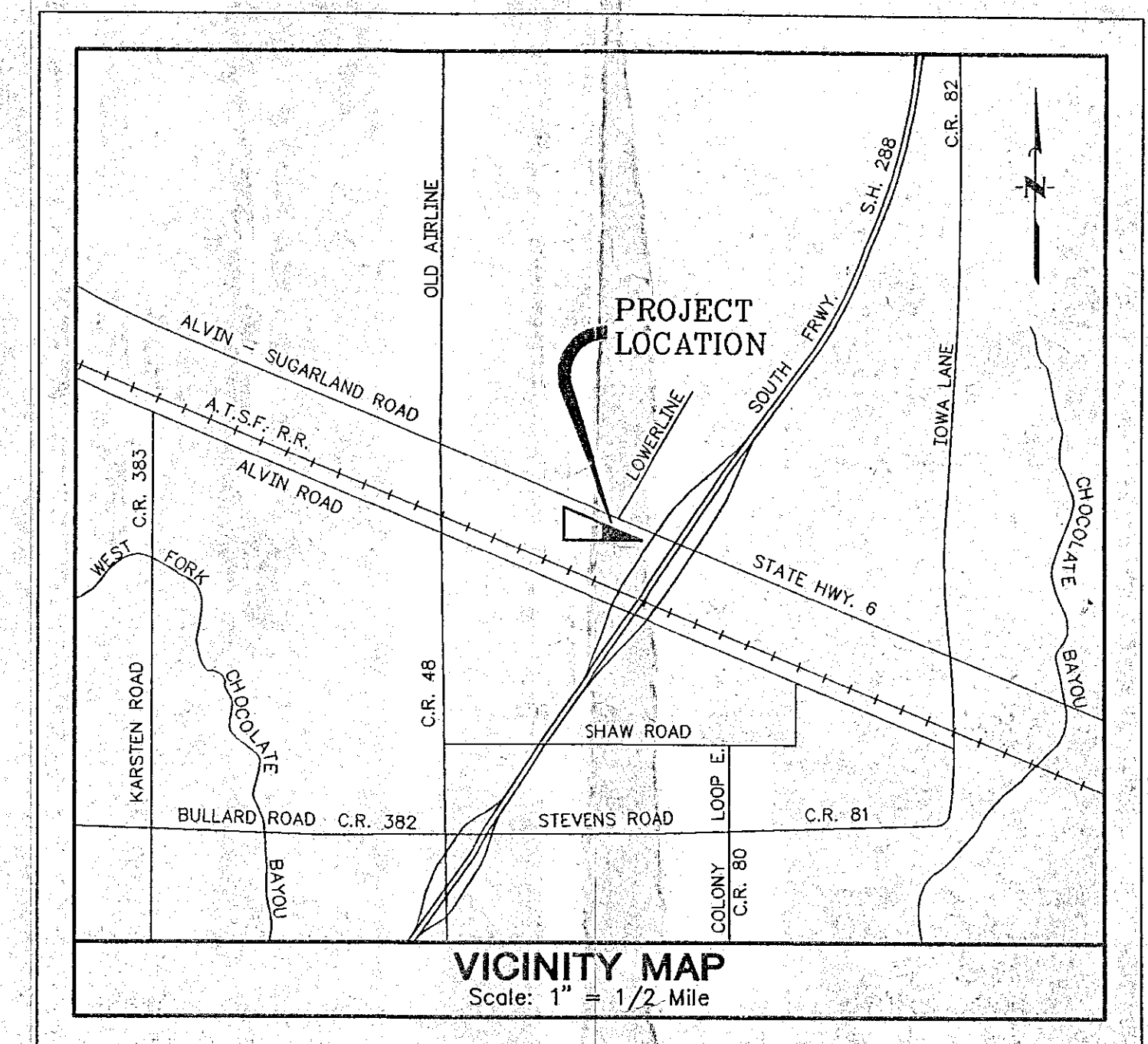
BRAZORIA COUNTY, TEXAS

INDEX OF DRAWINGS

<u>SHEET No.</u>	<u>TITLE</u>
1.	COVER SHEET & INDEX
2.	CIVIL SITE PLAN 1
3.	CIVIL SITE PLAN 2
4.	CIVIL DETAILS

JUNE, 1993

JC JONES & CARTER, INC.
Consulting Engineers
6335 Gullfion Dr., Suite 100 Houston, Texas 77061 (713) 771-5337



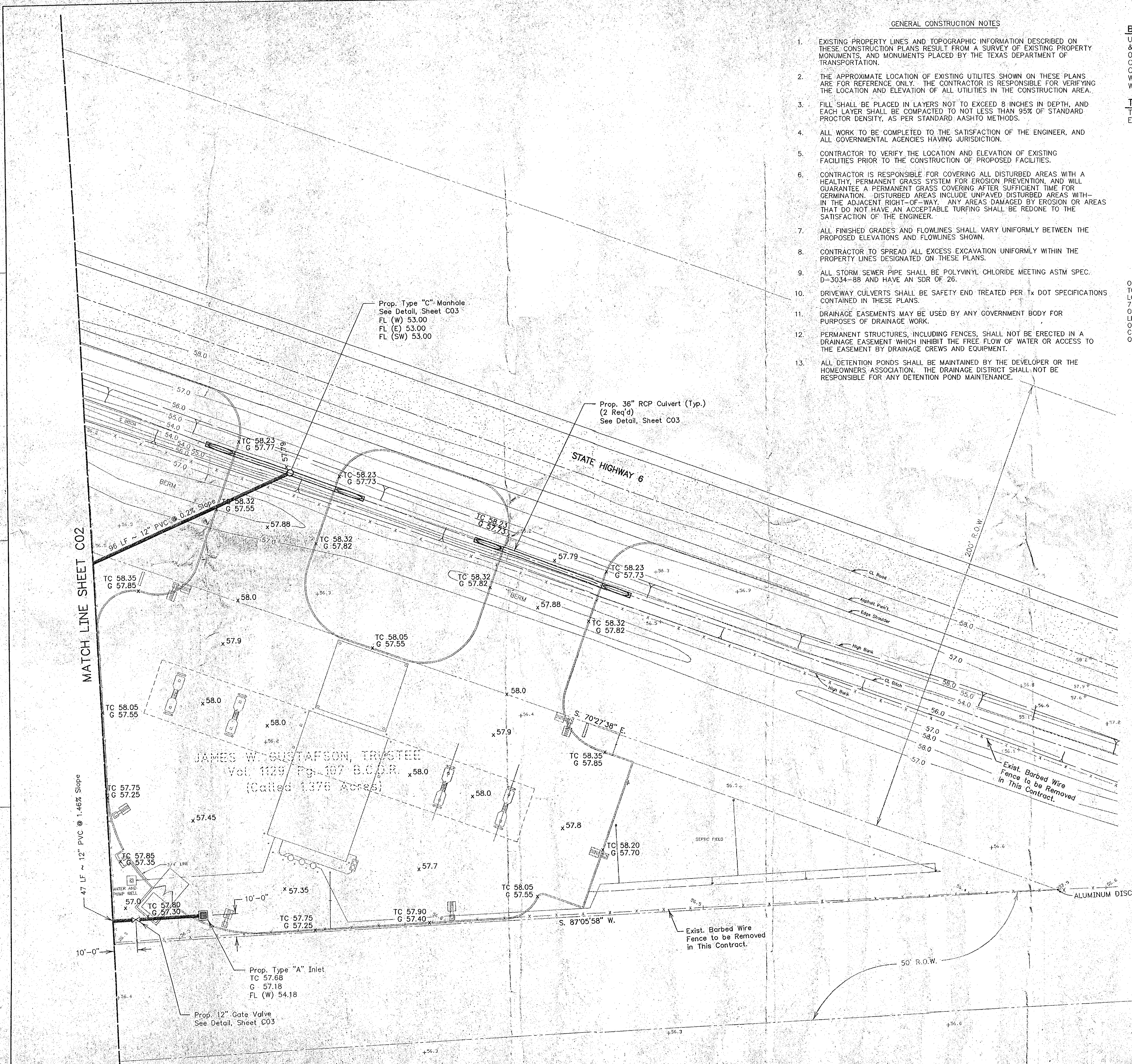
KEY MAP: 652-U

NOT FOR
CONSTRUCTION

HANDI PLUS No. 42 - A.N. RUSCHE DISTRIBUTING CO. - FINAL DRAINAGE PLANS

JONES & CARTER, INC.
Consulting Engineers
Houston, Texas

SHEET No.
1
OF 4



GENERAL CONSTRUCTION NOTES

- EXISTING PROPERTY LINES AND TOPOGRAPHIC INFORMATION DESCRIBED ON THESE CONSTRUCTION PLANS RESULT FROM A SURVEY OF EXISTING PROPERTY MONUMENTS, AND MONUMENTS PLACED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE CONSTRUCTION AREA.
- FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8 INCHES IN DEPTH, AND EACH LAYER SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY, AS PER STANDARD AASHTO METHODS.
- ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO THE CONSTRUCTION OF PROPOSED FACILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COVERING ALL DISTURBED AREAS WITH A HEALTHY, PERMANENT GRASS SYSTEM FOR EROSION PREVENTION, AND WILL GUARANTEE A PERMANENT GRASS COVERING AFTER SUFFICIENT TIME FOR GERMINATION. DISTURBED AREAS INCLUDE UNPAVED DISTURBED AREAS WITHIN THE ADJACENT RIGHT-OF-WAY. ANY AREAS DAMAGED BY EROSION OR AREAS THAT DO NOT HAVE AN ACCEPTABLE TURFING SHALL BE REDONE TO THE SATISFACTION OF THE ENGINEER.
- ALL FINISHED GRADES AND FLOWLINES SHALL VARY UNIFORMLY BETWEEN THE PROPOSED ELEVATIONS AND FLOWLINES SHOWN.
- CONTRACTOR TO SPREAD ALL EXCESS EXCAVATION UNIFORMLY WITHIN THE PROPERTY LINES DESIGNATED ON THESE PLANS.
- ALL STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE MEETING ASTM SPEC. D-3034-88 AND HAVE AN SDR OF 26.
- DRIVEWAY CULVERTS SHALL BE SAFETY END TREATED PER TX DOT SPECIFICATIONS CONTAINED IN THESE PLANS.
- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.
- PERMANENT STRUCTURES, INCLUDING FENCES, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT WHICH INHIBIT THE FREE FLOW OF WATER OR ACCESS TO THE EASEMENT BY DRAINAGE CREWS AND EQUIPMENT.
- ALL DETENTION PONDS SHALL BE MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION. THE DRAINAGE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY DETENTION POND MAINTENANCE.

BENCH MARK **ELEV. 53.46'**
USC&GS DISC 2.0 MI. W ALONG THE GULF, COLORADO & SANTA FE RAILWAY FROM STATION MANVEL. 0.2 MI. W. OF A SHELL ROAD CROSSING, 5.5' NW OF MILE POLE 38, 39' S OF SOUTH RAIL, 33' N OF THE CENTERLINE OF A DIRT ROAD, 3' W OF WITNESS POST, SET IN CONC. POST ABOUT FLUSH WITH GROUND. (1957 ADJUSTMENT)

TBM **ELEV. 56.71'**
TOP OF 4" ALUMINUM S.D.H.P.T. DISC AT THE EAST CORNER OF SUBJECT TRACT.

-WARNING-

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED CALL HL&P AT 228-7400.

HENRY ROGERS, HL&P DATE

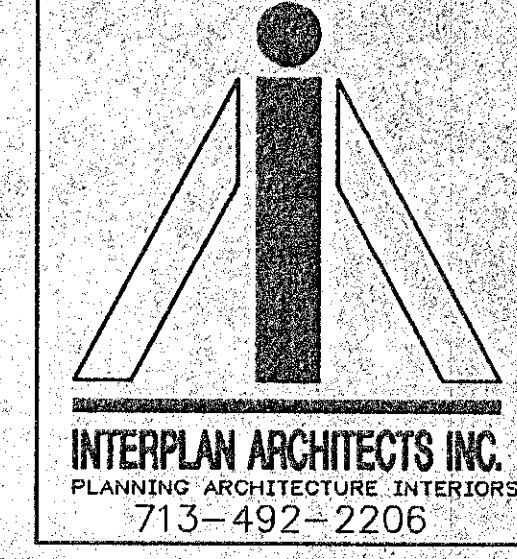
LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TC 58.05 TOP OF CURB ELEVATION
- G 57.55 GUTTER ELEVATION
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- EXISTING BARBED WIRE FENCE
- FUTURE FACILITIES
- CL DITCH
- CL ROAD
- ASPHALT PAVEMENT

SITE PLAN - CIVIL

SCALE: 1"=20'

JONES & CARTER, INC.
Consulting Engineers
6335 Cullum Dr., Suite 100 Houston, Texas 77061 (713) 777-5327



PROJECT NUMBER
ANR04SIT - CHEVRON

PROJECT TITLE

HANDI PLUS 42
17230 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS
A PROJECT OF:
ANRUSCHE DISTRIBUTING CO.

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

APPROVAL
Drainage Plans Contained Herein do Adequately Follow all Regulations and Guidelines Set Forth by the Brazoria County Drainage District No. 4.
J.R. Noll 6-14-93
J.R. Noll, Chairman Date
O.E. Terry
O.E. Terry, Secretary Date
Boyd Rose
Boyd Rose, Treasurer Date
Malcolm A. Collins 6/14/93
Malcolm Collins, District Engineer Date

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: FMJ/JRH CHECKED BY: CAR DATE: 6-7-93

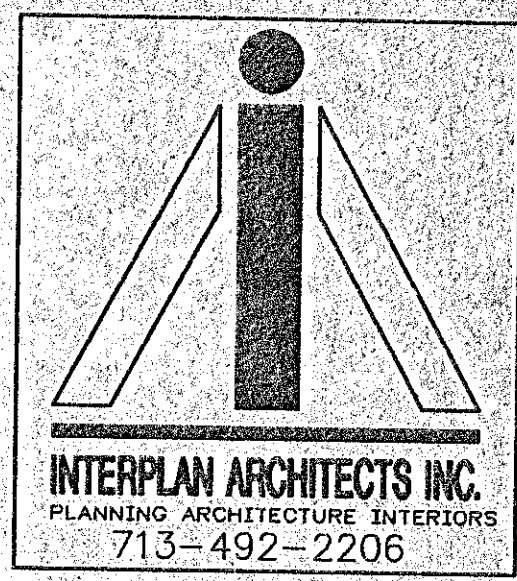
SHEET TITLE
**CIVIL
SITE PLAN 1**

DRAWING NUMBER
C01

-WARNING-
OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED CALL HL&P AT 228-7400.

HENRY ROGERS, HL&P DATE

- LEGEND**
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - EXISTING CONTOUR
 - PROPERTY BOUNDARY
 - EXISTING BARBED WIRE FENCE
 - FUTURE FACILITIES
 - CL DITCH
 - CL ROAD
 - ASPHALT PAVEMENT
 - FLOWLINE
 - PROPOSED CONTOUR



PROJECT NUMBER
ANR04SIT - CHEVRON

PROJECT TITLE

HANDI PLUS 42
1730 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS
A PROJECT OF:
ANRUSCHE DISTRIBUTING CO.

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

APPROVAL
Drainage Plans Contained Herein do Adequately Follow all Regulations and Guidelines Set Forth by the Brazoria County Drainage District No. 4.

J.R. Nail 6-14-93
Chairman Date
O.E. Terry Date
Secretary
Barry Rose Date
Treasurer
Malcolm Collins 6/14/93
District Engineer Date

REVISIONS	
NO.	DESCRIPTION

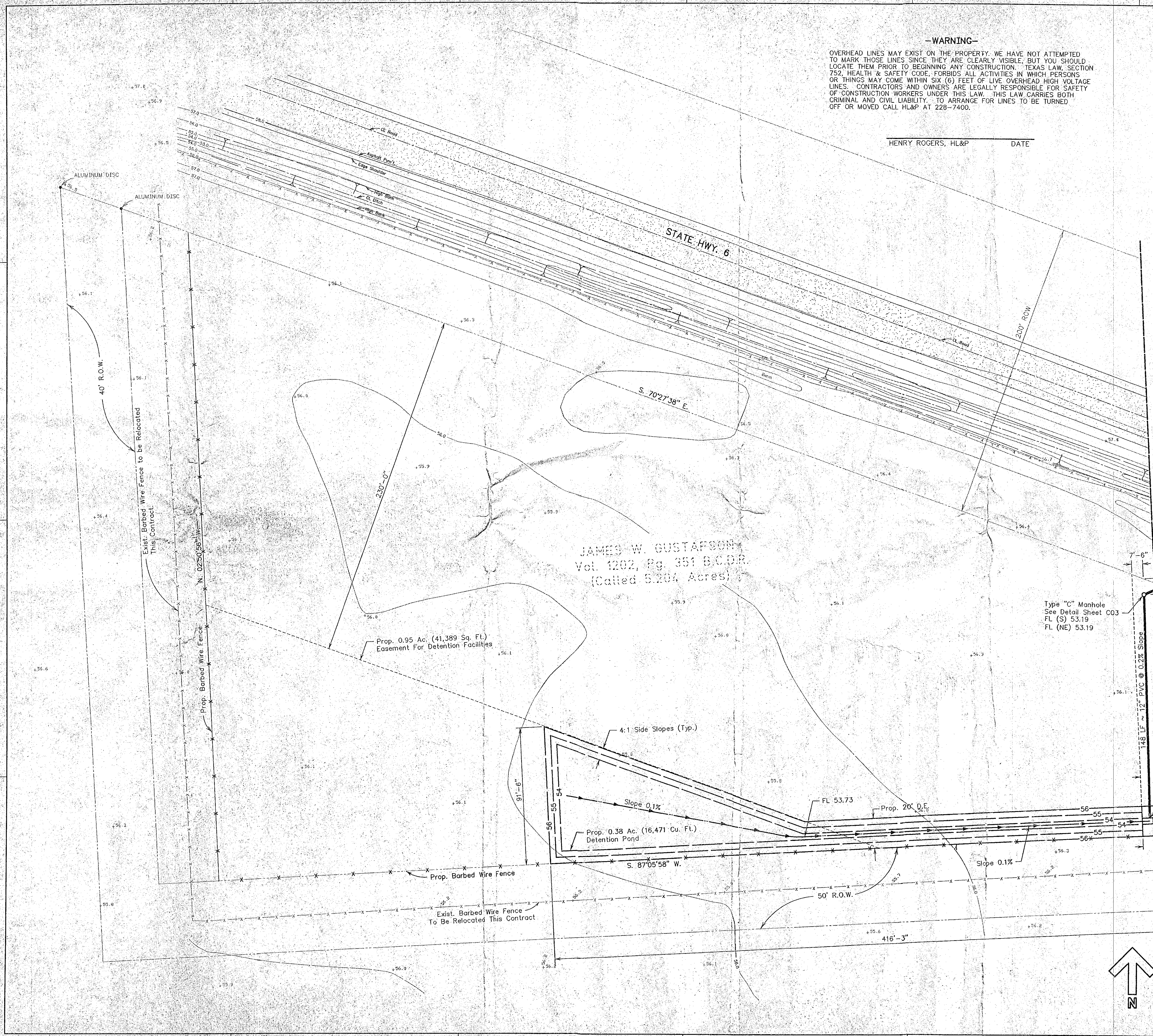
DRAWN BY: JRH/FMJ CHECKED BY: CAR DATE: 6-7-93

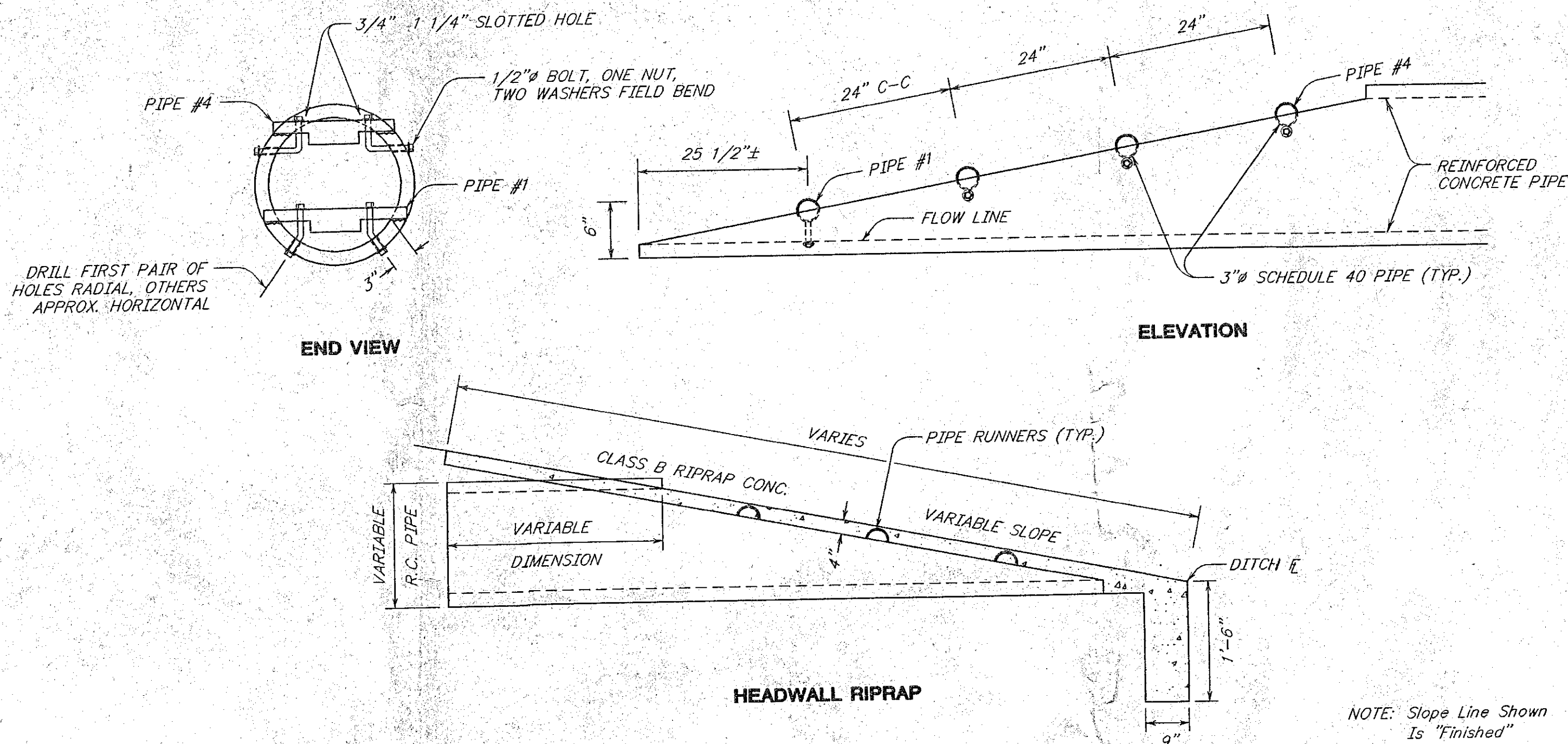
SHEET TITLE
CIVIL SITE PLAN 2

DRAWING NUMBER
C02

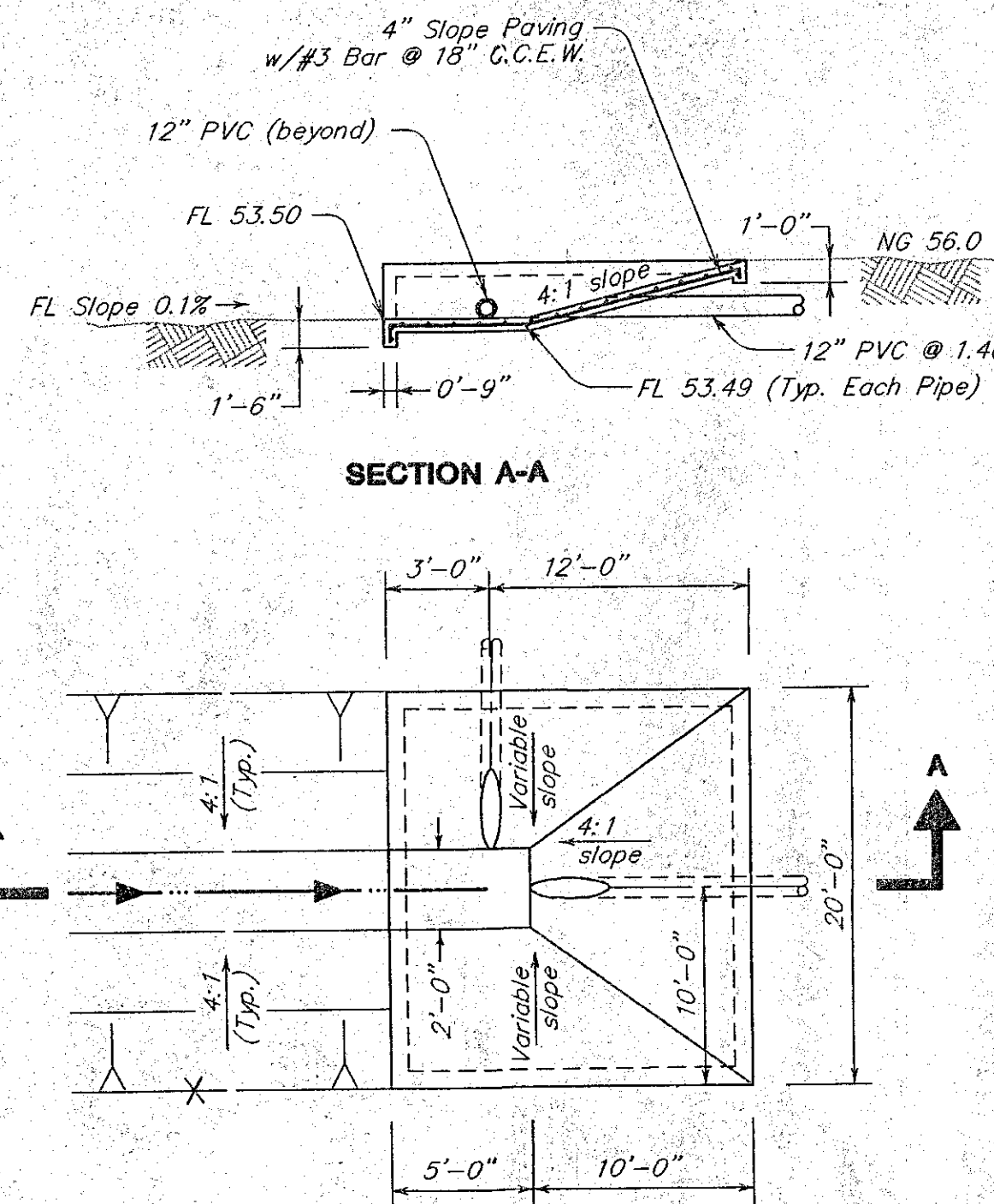
SITE PLAN - CIVIL
SCALE: 1" = 30'

JC JONES & CARTER, INC.
Consulting Engineers
6205 Gulfview Dr., Suite 100 Houston, Texas 77001 (713) 777-5377

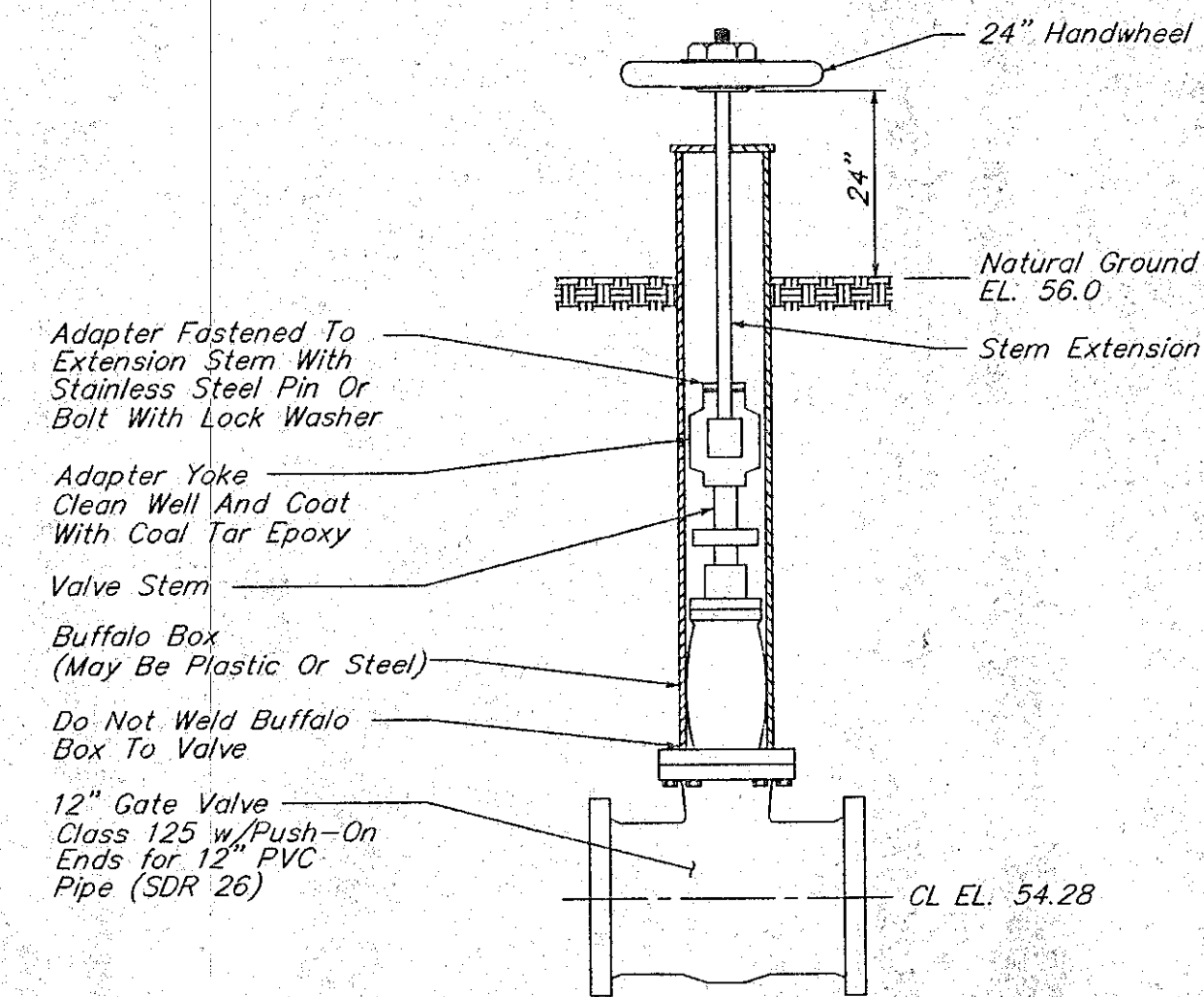




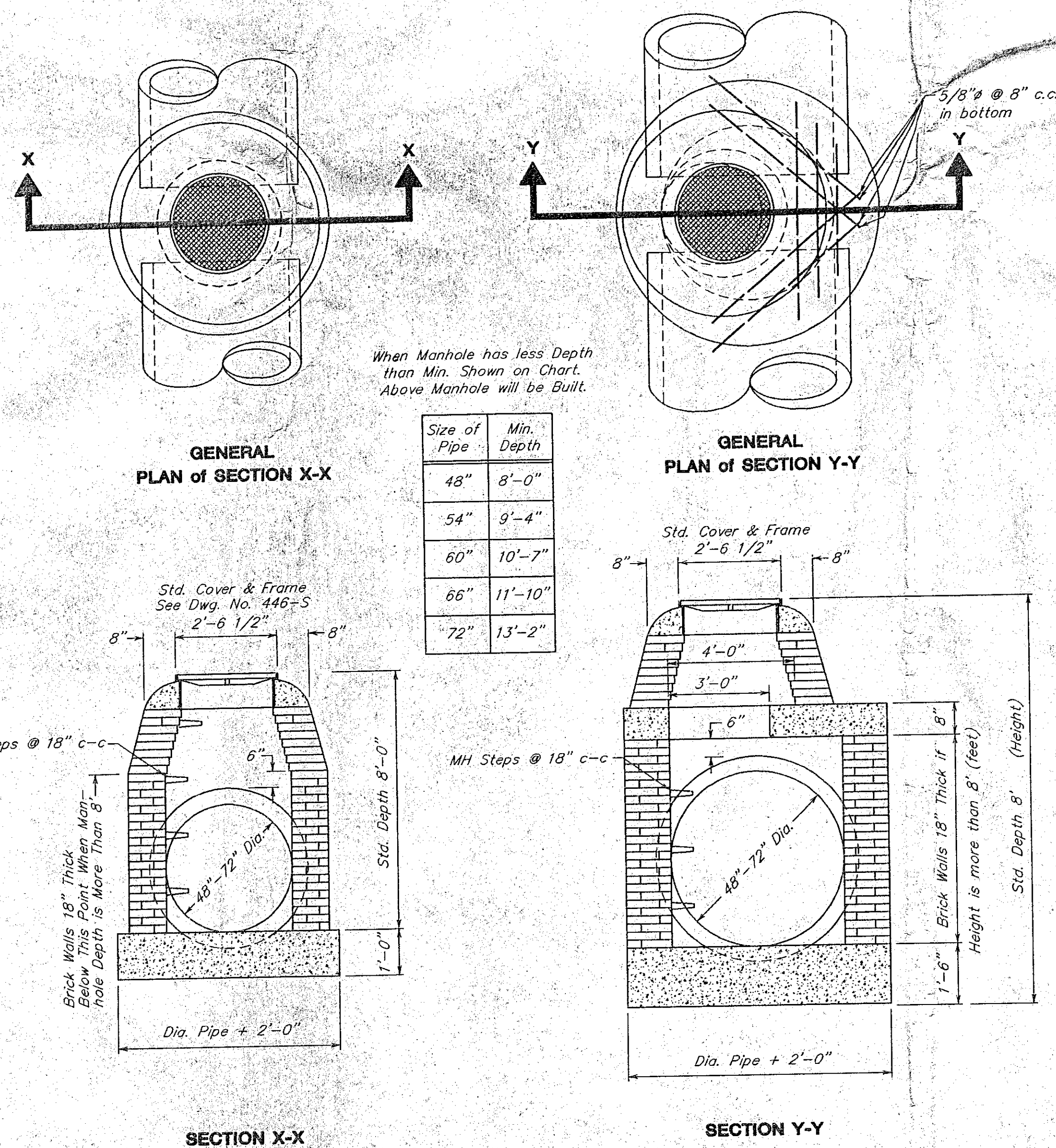
X CULVERT HEADWALL w/PIPE RUNNERS
Tx DOT Detail, District 12
NOT TO SCALE
RE:



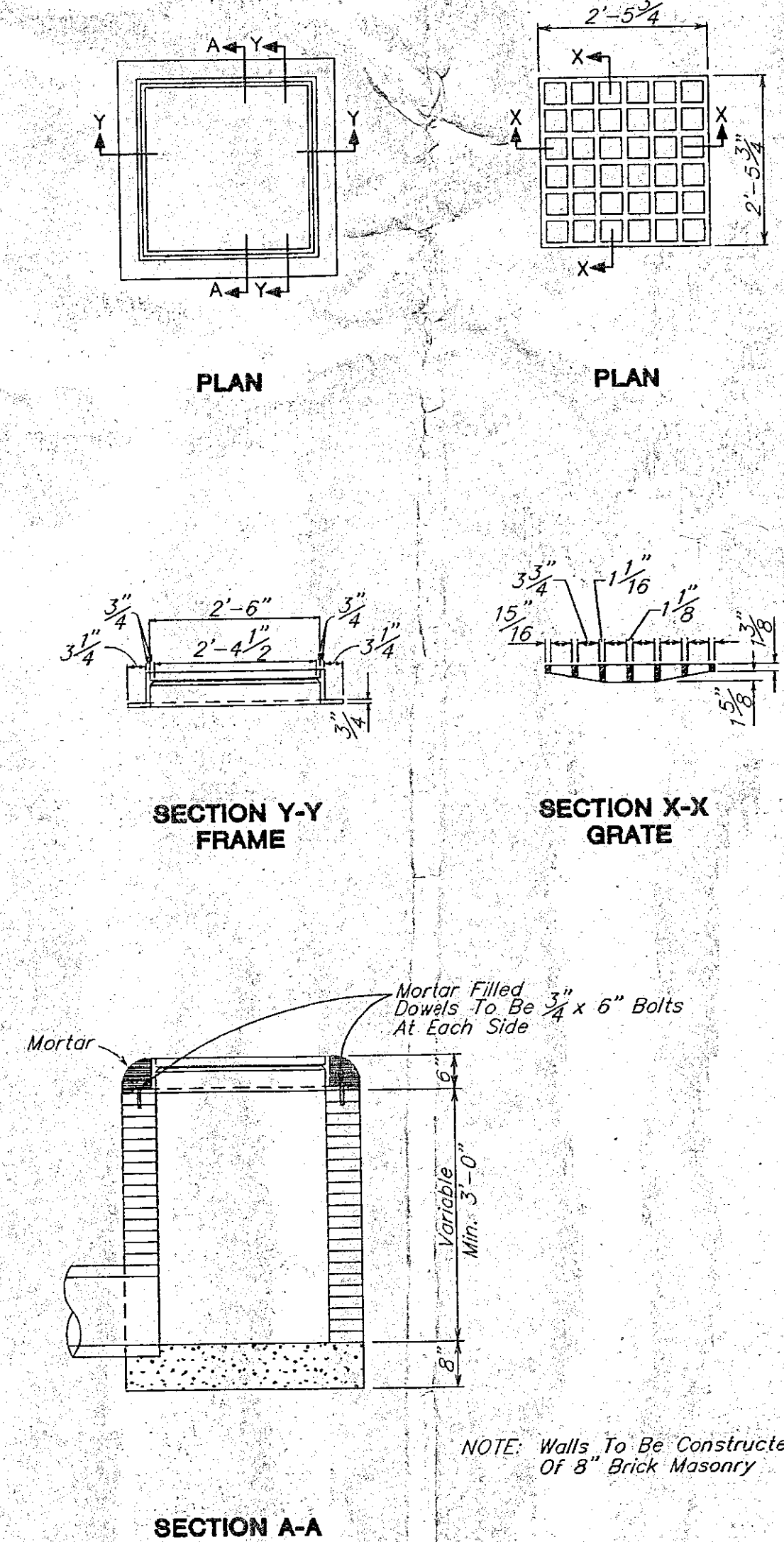
X SLOPE PAVING DETAIL
NOT TO SCALE
RE:



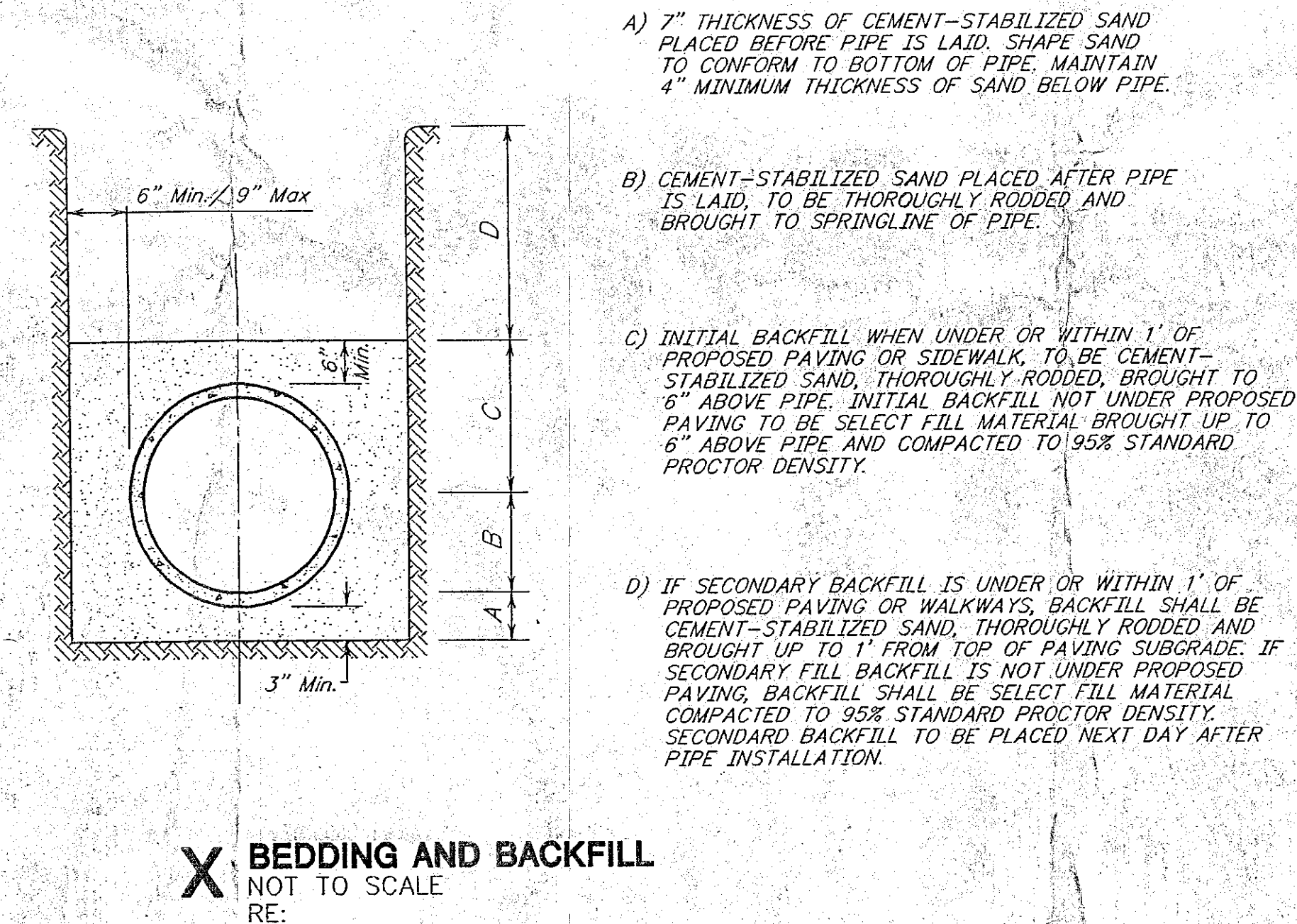
X GATE VALVE
NOT TO SCALE
RE:



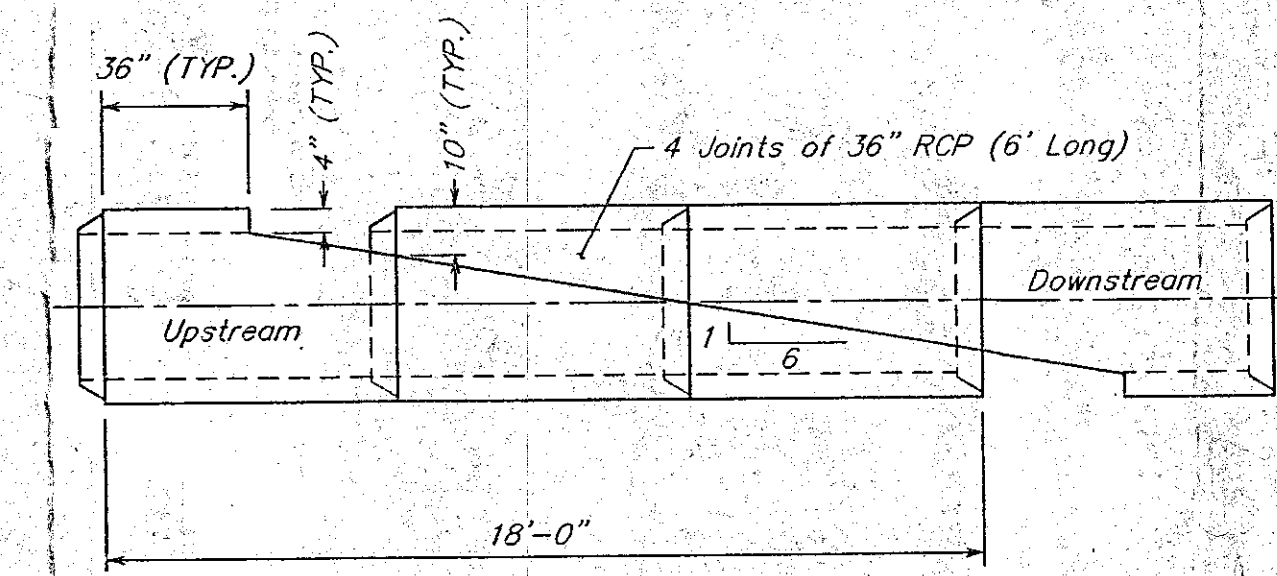
X TYPE 'C' MANHOLE
NOT TO SCALE
RE:



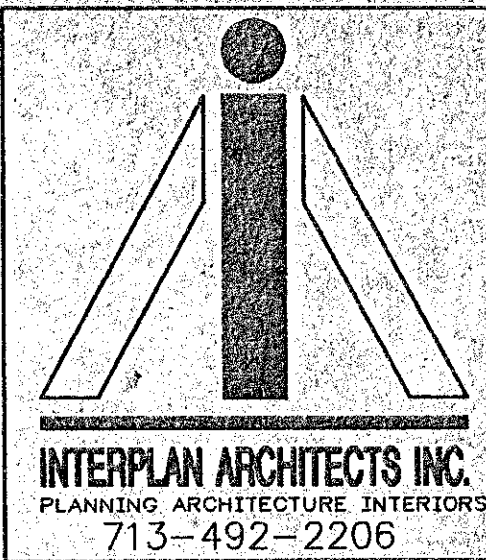
X TYPE 'A' INLET
NOT TO SCALE
RE:



X BEDDING AND BACKFILL
NOT TO SCALE
RE:



X TYPE '4' SAFETY END TREATMENT (2 PAIR REQ'D)
NOT TO SCALE
RE:



PROJECT NUMBER
ANR04SIT - CHEVRON

PROJECT TITLE

HANDI PLUS 42
17230 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS

A PROJECT OF:
ANRUSCHE DISTRIBUTING CO.

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

APPROVAL

Drainage Plans Contained Herein do Adequately Follow all Regulations and Guidelines Set Forth by the Brazoria County Drainage District No. 4

J.R. Nail 6-14-93
J.R. Nail, Chairman Date

O.E. Terry
O.E. Terry, Secretary Date

Barry Rose
Barry Rose, Treasurer Date

Malcolm Collins
Malcolm Collins, District Engineer Date

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CHECKED BY: DATE
JRH/FMJ CAR 6-7-93

SHEET TITLE

CIVIL DETAILS

DRAWING NUMBER

C03

JC JONES & CARTER, INC.
Consulting Engineers
6333 Gifford Dr., Suite 100 Houston, Texas 77061 (713) 777-5277



JONES & CARTER, INC.

Consulting Engineers

6335 Gulfport, Suite 200

Houston, Texas 77081

713/777-5337

Fax 713/777-5976

To Brazoria County Drainage District #4
4805 W. Broadway
Pearland, Texas 77581

Date June 7, 1993	Job No. 0282-002
Attention Mr. J.R. Nail	
Re: Handi Plus No. 42	
Final Drainage Plans	

Gentlemen:

We are sending you: ☒ Attached ☐ Under separate cover via _____
the following items:

- | | | | |
|---|---------------------------------------|---|----------------------------------|
| ☐ Shop drawings | ☐ Prints | ☒ Plans | ☐ Samples |
| ☐ Copy of letter | ☐ Change order | ☐ Specifications | |
| ☐ _____ | | | |

Copies	Date	No.	Description
1		4	Handi Plus No. 42 Drainage Facilities

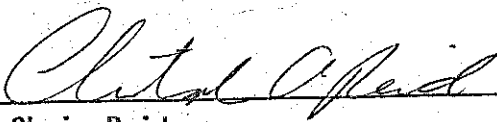
These are transmitted as checked below:

- | | | |
|---|---|---|
| ☒ For approval | ☐ No objections | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Objections noted | ☐ Submit _____ copies for distribution |
| ☐ For review and comment | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ As requested | ☐ _____ | |
| ☐ FOR BIDS DUE _____, 19____ | ☐ PRINTS RETURNED AFTER LOAN TO US | |

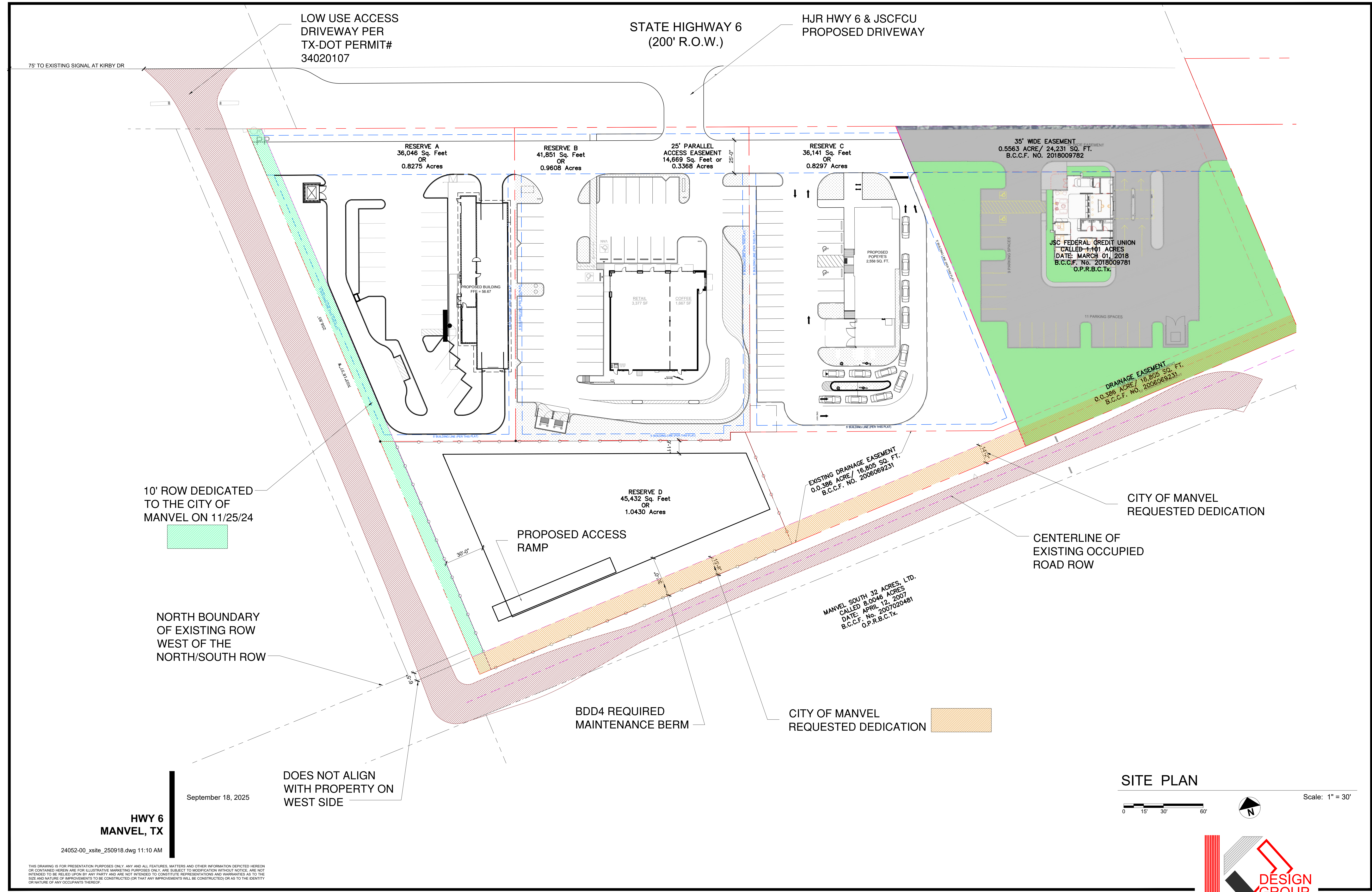
Remarks We will be attending the June 14, 1993 meeting of the Drainage District, and will at
that time present the original drawings for signatures, and the permit from
Texas Department of Transportation showing their approval.

Copy to Mr. Malcolm Collins

Signed


Chris Reid

C:\Users\willk\Documents\Project Files - Documents\Project Files\Starbucks\SB Manvel\24052-00_xsite_250918.dwg plotted by William Kaliman on 2025-09-18 at 11:10 AM



PROPERTY TAX COMPARISON

Property Owner: HJR HWY 6, LLC

Property ID: 167704

Tax Entity	Tax Rate	2024 Property Value	2024 Taxes	Post-Development Property Value	Post-Development Taxes
Brazoria County Appraisal District	0.000000	\$430,310	\$0.00	\$5,500,000	\$0.00
City of Manvel	0.560000	\$430,310	\$2,409.74	\$5,500,000	\$30,800.00
Brazoria County Drainage District #4 (Pearland)	0.113276	\$430,310	\$487.44	\$5,500,000	\$6,230.18
Brazoria County Emergency District #3	0.077459	\$430,310	\$333.31	\$5,500,000	\$4,260.25
Brazoria County	0.261625	\$430,310	\$1,125.80	\$5,500,000	\$14,389.38
Alvin Community College	0.155988	\$430,310	\$671.23	\$5,500,000	\$8,579.34
Road & Bridge Fund	0.041921	\$430,310	\$180.39	\$5,500,000	\$2,305.66
Alvin Independent School District	1.170000	\$430,310	\$5,034.63	\$5,500,000	\$64,350.00
		TOTALS:	\$10,242.54		\$130,914.80



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 _____



09.22.2025

At the September 8, 2025 PDZ meeting this item was tabled. Since then the applicant has discussed the hardship associated with constructing the sidewalk and has provided a memo and exhibit highlighting the justification for not constructing the sidewalk.

(Please attached)



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 that reads "Brad Sweitzer". The signature is fluid and cursive, with the first name "Brad" and last name "Sweitzer" clearly distinguishable.

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

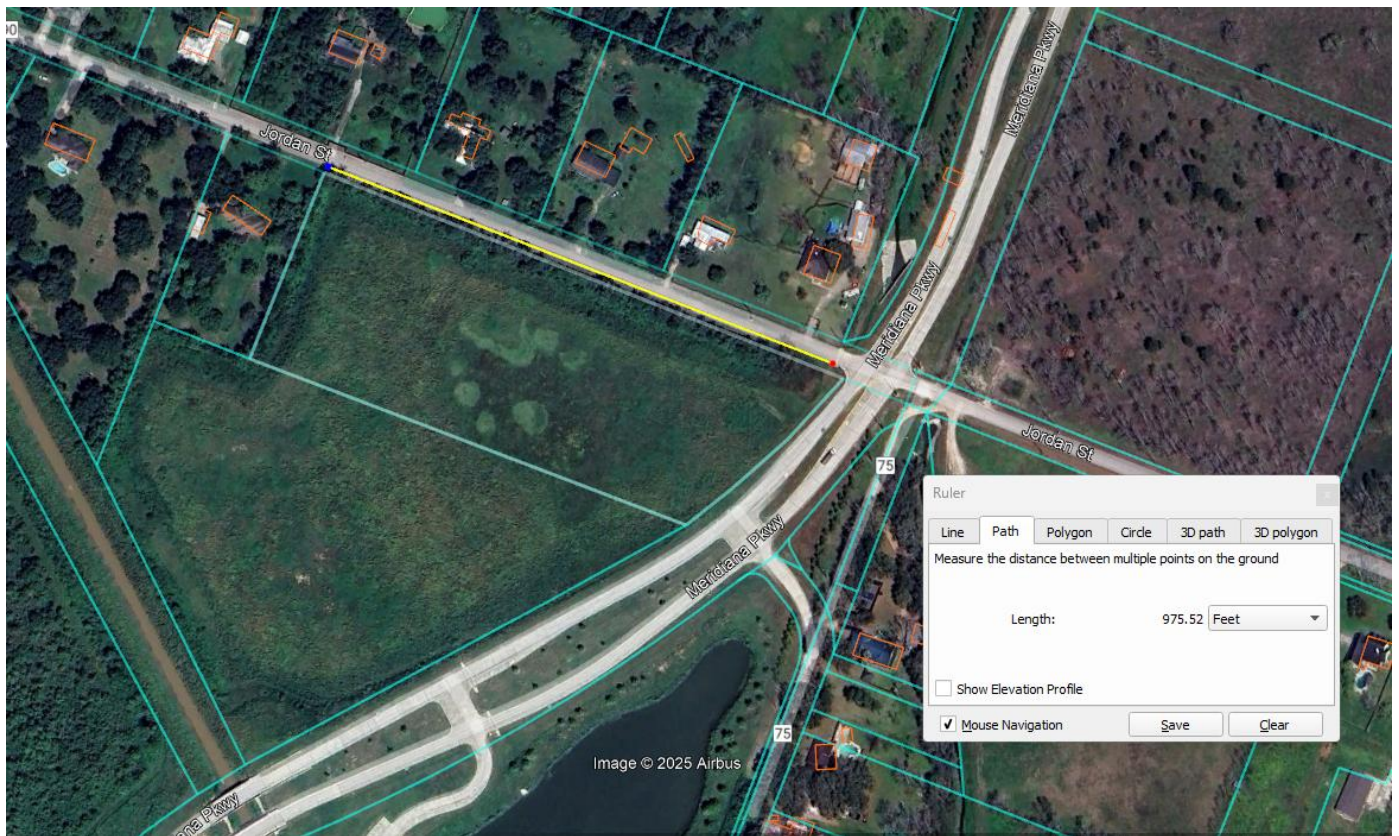
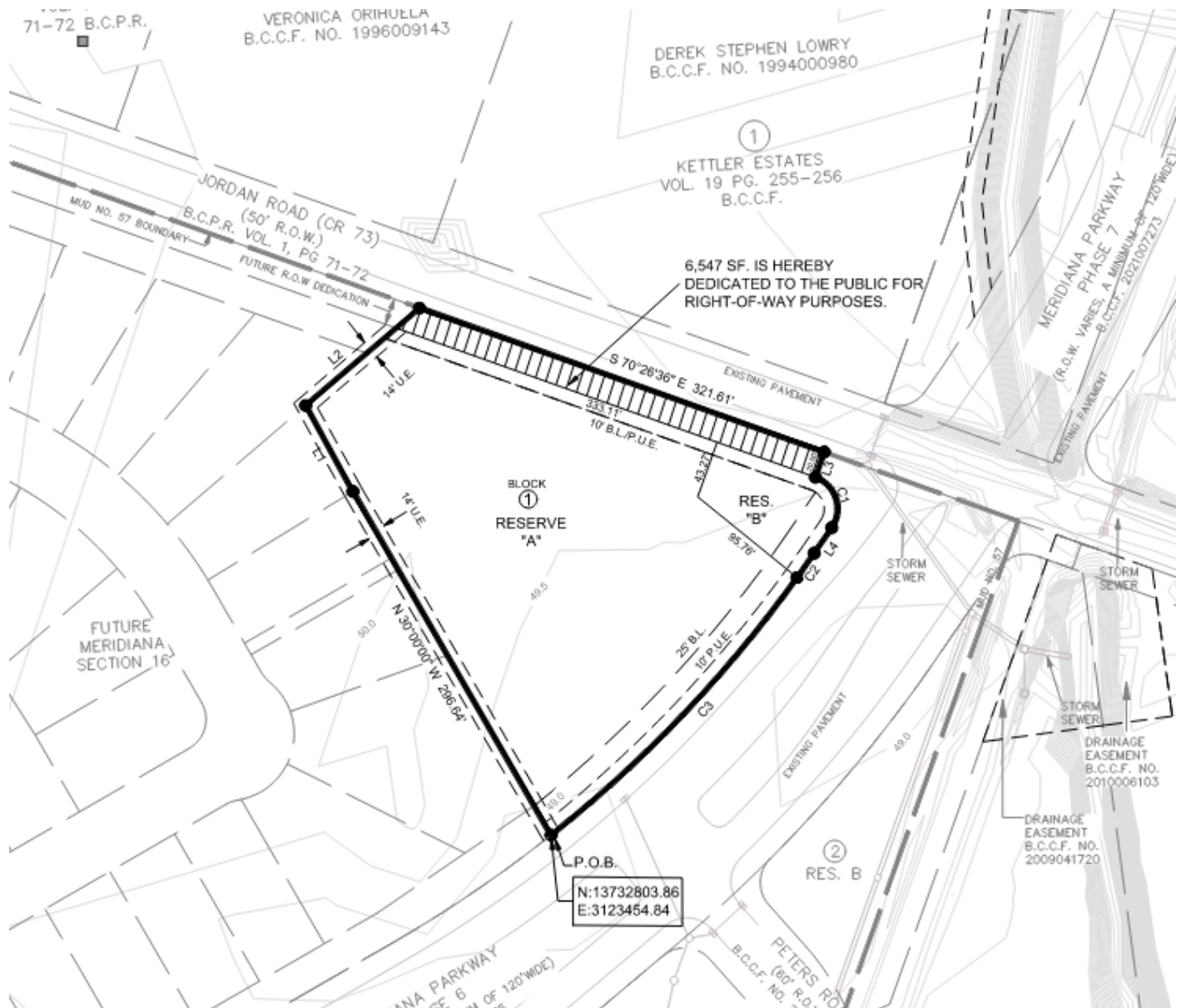


EXHIBIT 'B'

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.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

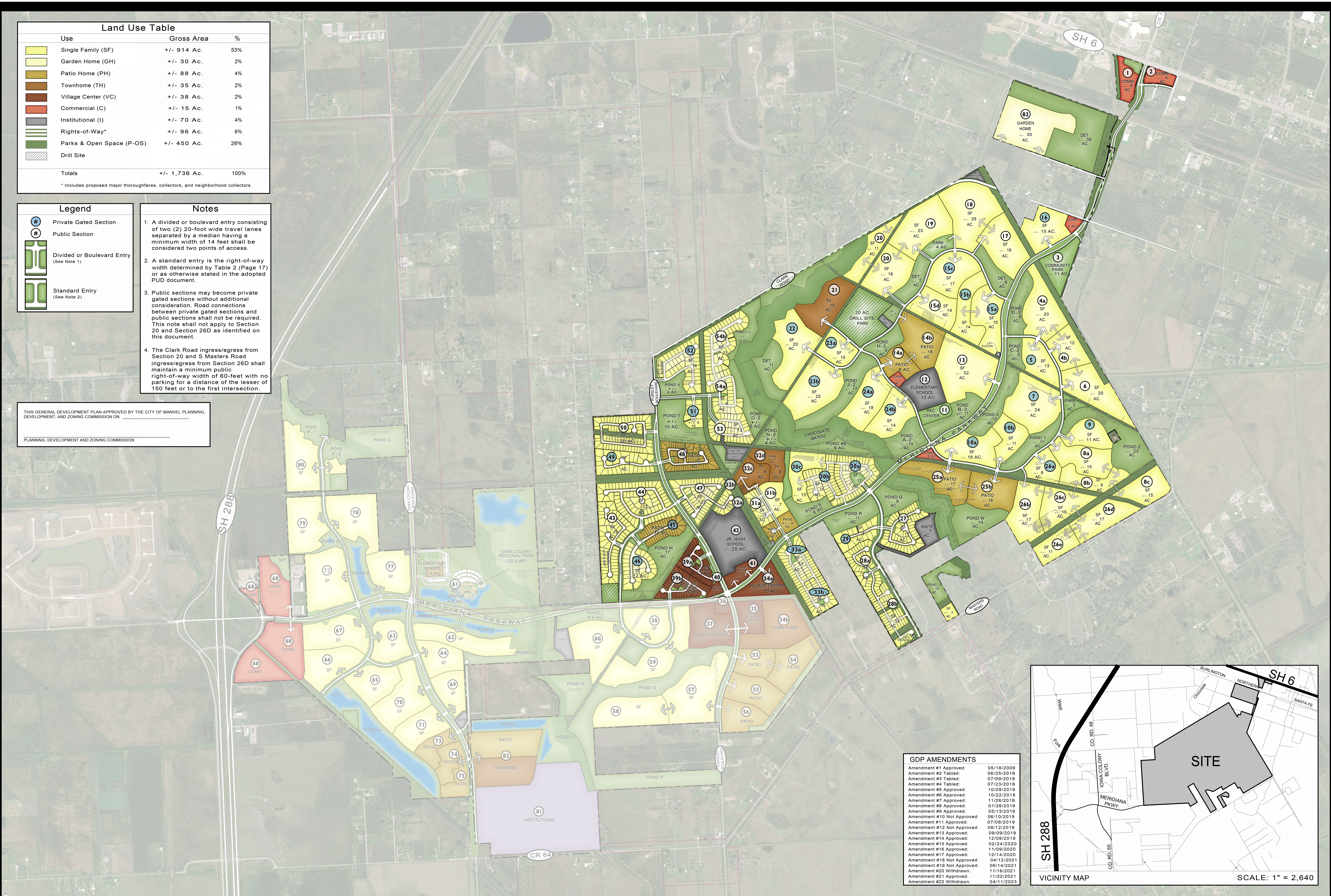
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.

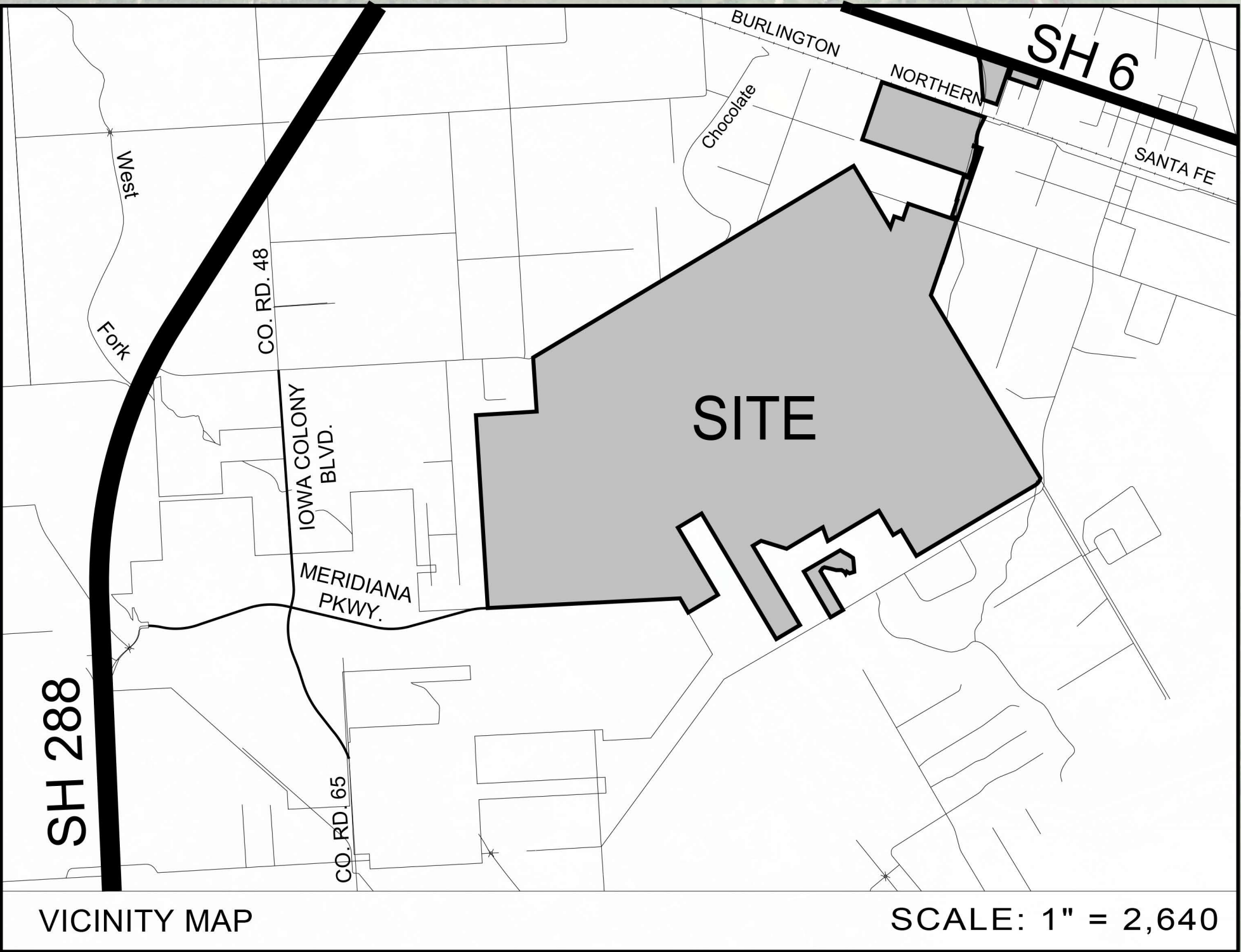
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



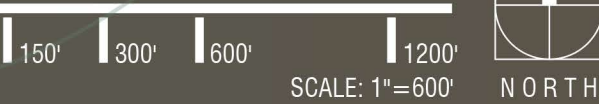
GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



EHRA

ENGINEERING THE FUTURE

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150



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



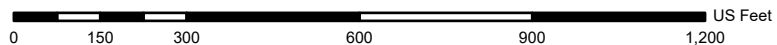
City of Manvel ETJ

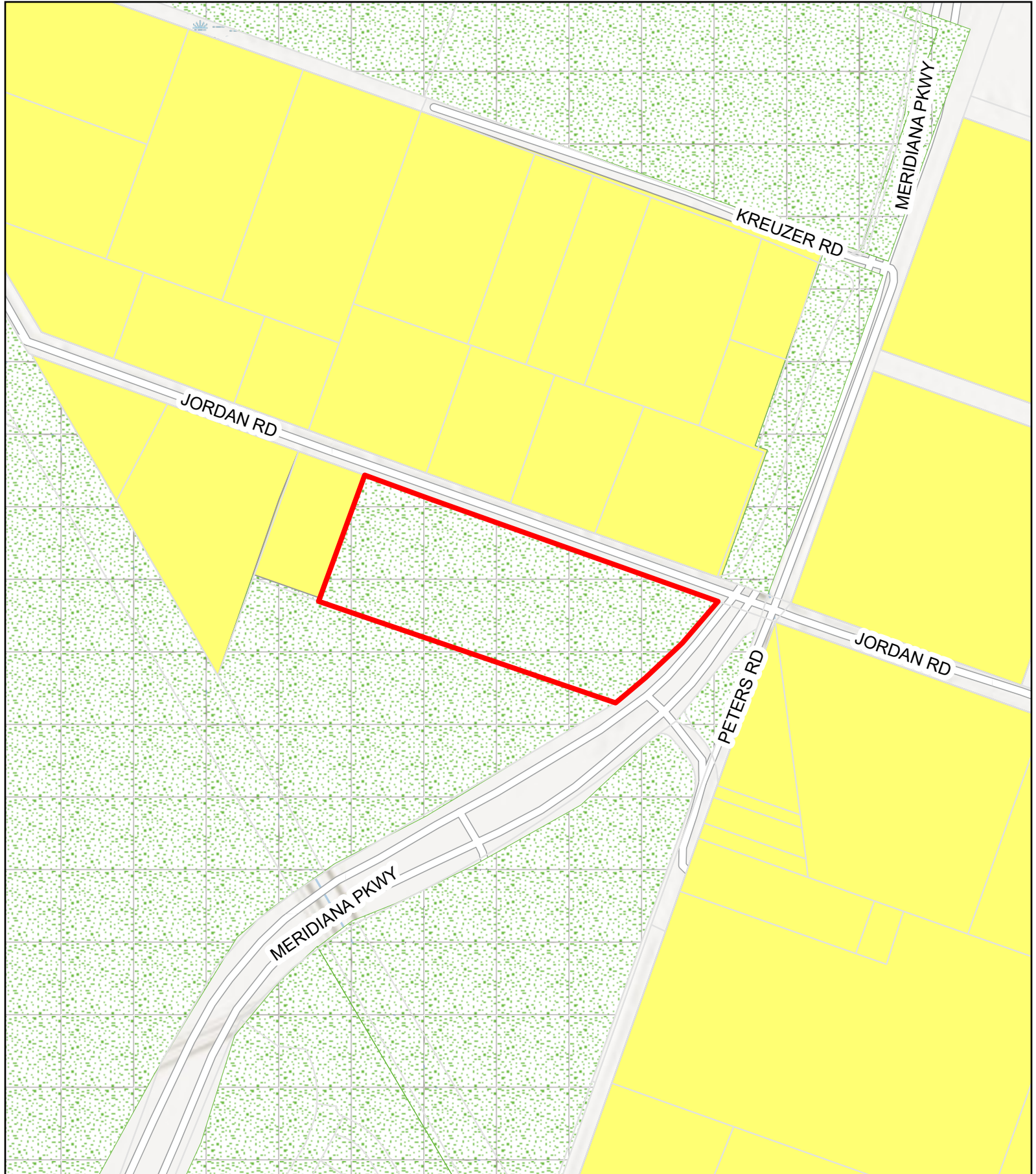


City of Manvel City Limits



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



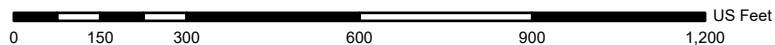
Planned Unit Development

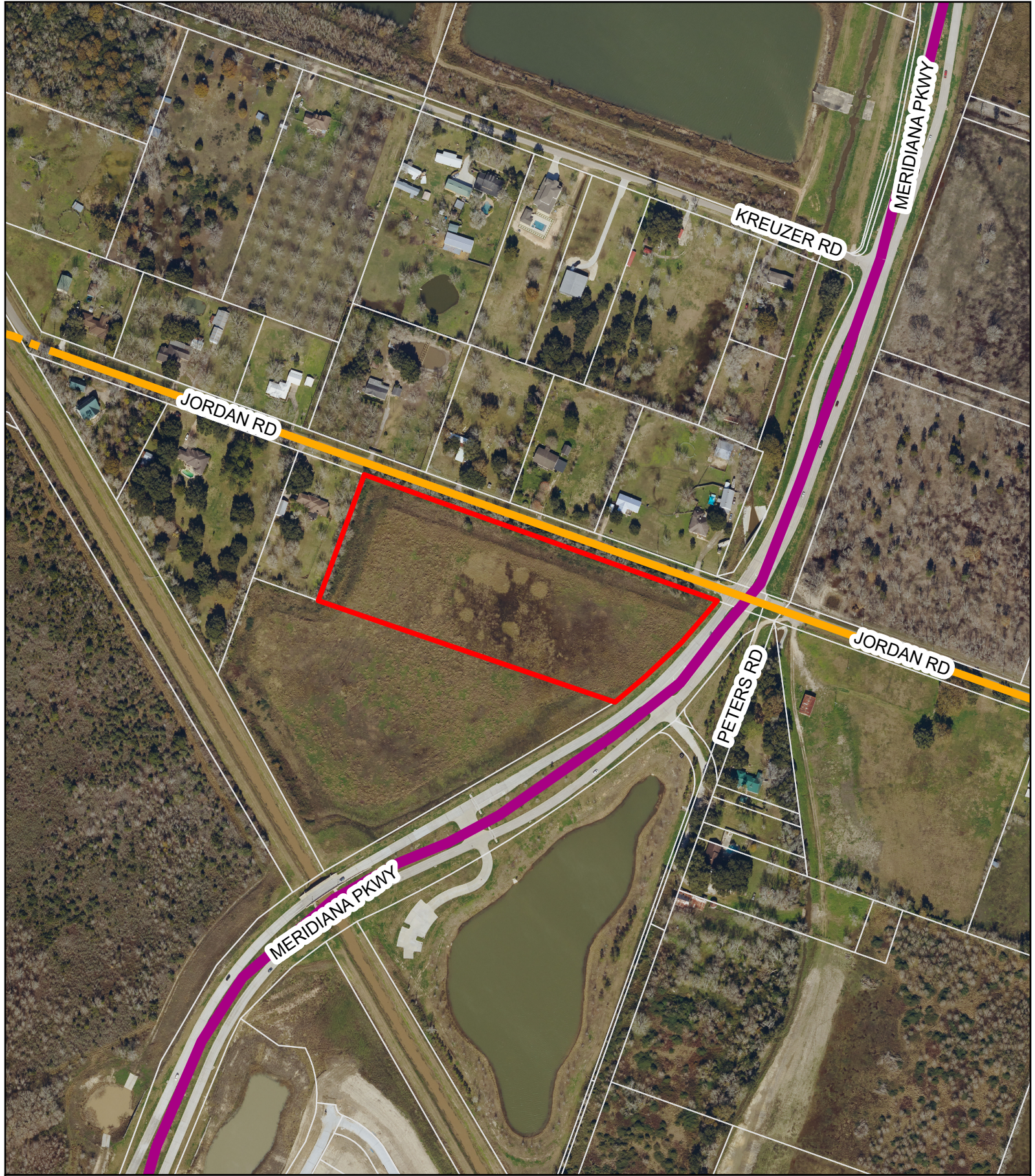


Open Single-Family Residential District



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



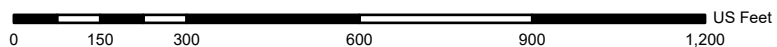


Meridiana Unit 16 Commercial Reserve



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

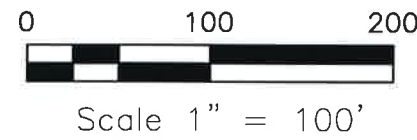
POB

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

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

CALLER 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. \\\nTexas 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, thereto authorized this 16th day of June, 2025.

OWNER

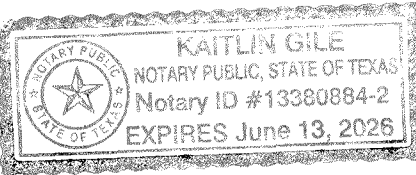
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

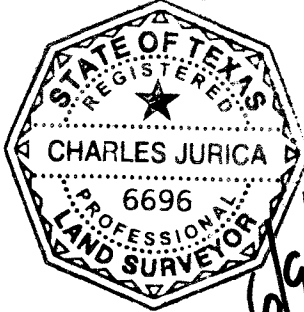
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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

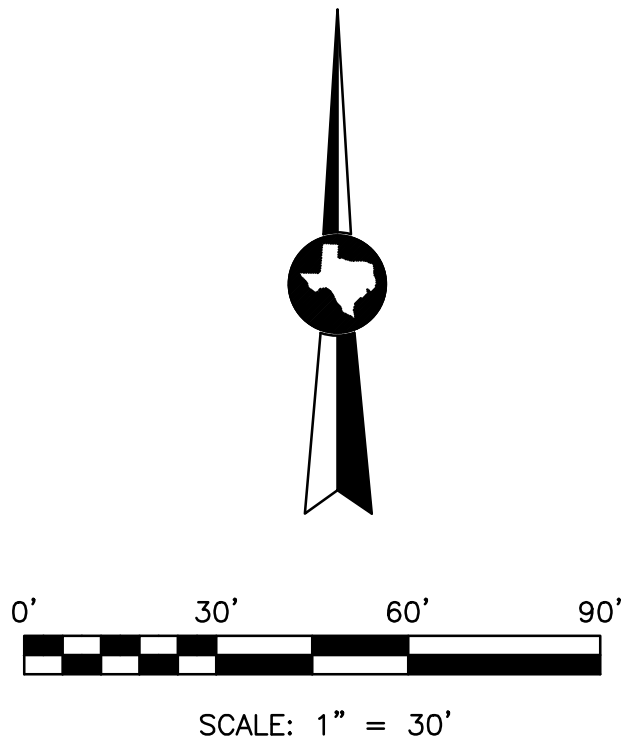
ENGINEER/SURVEYOR



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

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/o 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/o EHRA.

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



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 SHELLE--ROAD CROSSING, 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 ADJUSTATION

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	

BEING A SUBDIVISION OF 1.932 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 (1.782 ACRES)

OWNER

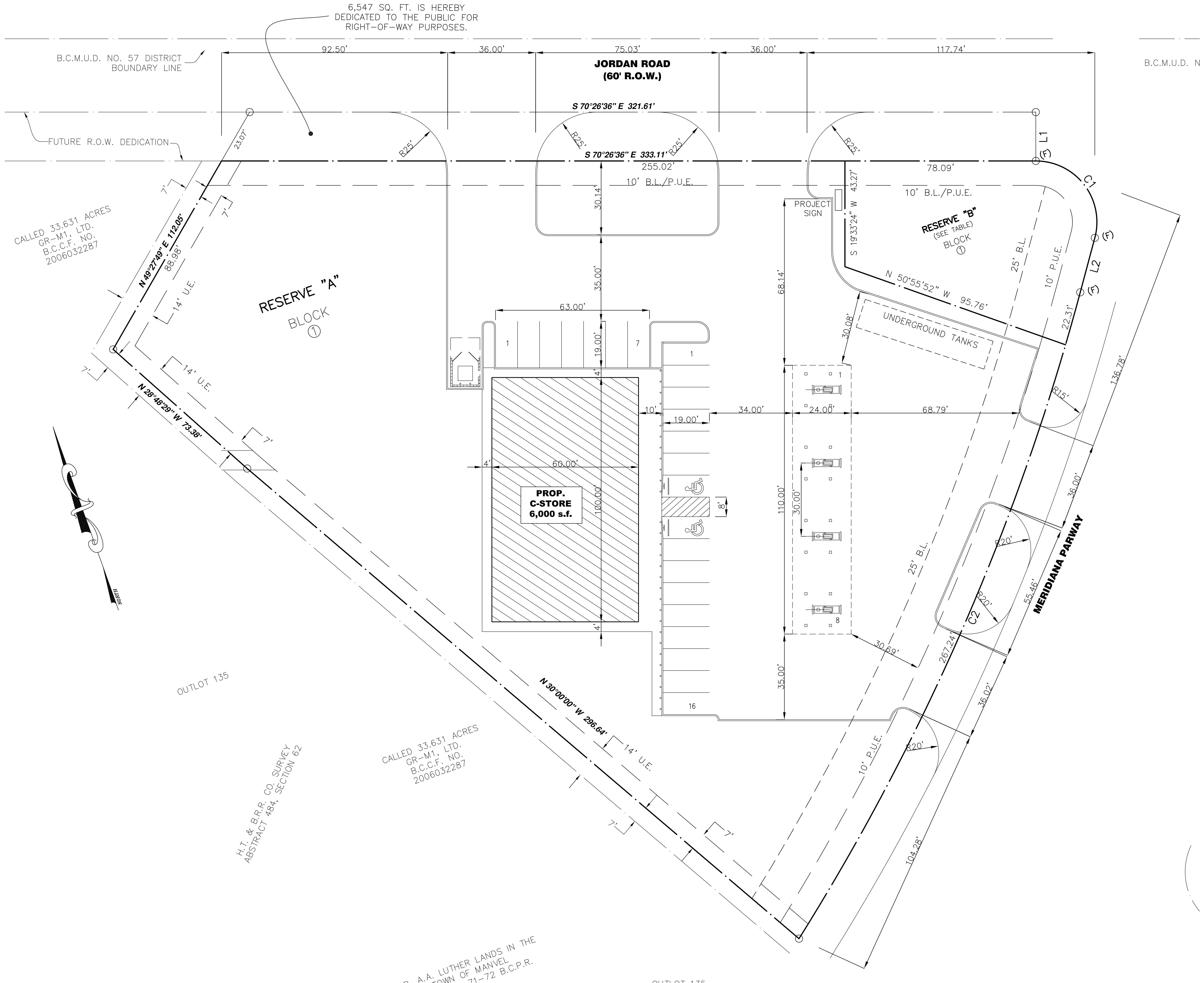
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 13, 2025

ENGINEER/SURVEYOR



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



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

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

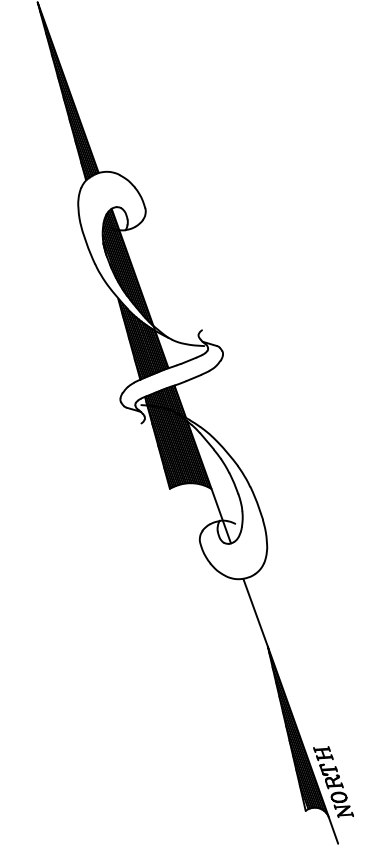
RESERVE "A"
BLOCK ①

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

RESERVE "B"
(SEE TABLE)
BLOCK ①

UNDERGROUND TANKS

MERIDIANA PARKWAY



OUTLOT 135

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

CALLLED 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

MEMORANDUM

DATE: September 15, 2025

TO: City of Manvel/Jose Abraham
Director of Development Services

FROM: EHRA/Brad Sweitzer, PLA, AICP
Director of Planning & Visioning

RE: **Supplemental Jordan Road Sidewalk Variance Background**

This memo serves as additional support for the variance request from the City of Manvel's sidewalk construction requirements along Jordan Road adjacent to Meridiana Section 16 and Meridian Unit 16 Commercial Reserve. In addition to previously referenced constructability concerns, there are several compelling reasons why granting this variance is both logical and consistent with recent City actions:

1. **Policy Consistency with Briscoe Canal Bridge Project**

The City recently funded a bridge crossing of the Briscoe Canal, located approximately 1,000 feet from the subject site. Notably, sidewalks were not included in that project scope. Requiring a sidewalk on this site would contradict the precedent set by that decision and suggest an inconsistent application of sidewalk policy within the same corridor.

2. **Lack of Connectivity and Functional Benefit**

There are currently no existing or planned sidewalks along Jordan Road that this segment would connect to. As Meridiana Section 16 does not include an entry point onto Jordan Road, the proposed sidewalk would serve no practical purpose. It would effectively be a "sidewalk to nowhere," offering no pedestrian connectivity or utility.

3. **Safety and Conflict Minimization**

The commercial development at Meridiana Unit 16 will include a driveway onto Jordan Road. Installing a sidewalk in this location would introduce an unnecessary pedestrian conflict point with vehicular traffic, without providing any meaningful benefit. Given the absence of pedestrian destinations or connections, this added risk is unjustified.

In light of these factors, it is reasonable and appropriate for the City to grant a variance for sidewalk construction along this segment of Jordan Road. Doing so aligns with recent infrastructure decisions, avoids unnecessary construction, and maintains a safe and logical pedestrian network.

Regards,

Brad Sweitzer, PLA, AICP
Director of Planning & Visioning



Jordan Road Variance Exhibit

September 15, 2025

0 50' 100' 200'

SCALE: 1"=200'

TRUE SCALE AT 11" x 17"

NORTH

EHRA JOB NO. 081-011-16-02

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

EHRA

ENGINEERING THE FUTURE SINCE 1936

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



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

August 22, 2025 – Sept 19, 2025

The following table provides an overview of Development Services Department activities from August 22, 2025, through Sept 19, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
South Cemetery Road & Hwy 6 (LC/SH6 District)	Courtyard Marriott Hotel	- The applicant is looking to construct a 55,000 Sq ft hotel on 3.6 acres on land. - Doing due diligence of requirements.
7507 Masters Road (LC/SH6 District/SUP)	Infinity Clinics	Expanding existing business by 1,600 Sq Ft
Near Valencia Section 8 (O-SFR district)	Land Development	- The applicant is looking to purchase and develop a 10 acre land abutting the east side of Valencia Section 8 (where Pollard Dr dead ends). - Doing due diligence of requirements.
20350 Morris Avenue (LC/SH6 District)	Outdoor Sports & Family Fun	The applicant is proposing family fun through outdoor volleyball concept for youth and adult leagues. A playground for kids while adults play. Will use existing 4,800 sq sf building for snacks, meals, and beverages.
Jordan Road & Meridiana Parkway (Meridiana PUD)	C-Store & Gas Station	The applicant is looking to construct a 6,000 sq ft C-Store and Gas Station

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
17307 Highway 6, Suite 10	9/3/2025	Aki Steak & Sushi Restaurant - 4,000 Sq Ft Build-Out

COMMERCIAL CONSTRUCTION APPROVALS
None



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OTHER UPDATES

- The Comprehensive Master Plan and Major Thoroughfare Plan update shall be discussed as workshop item with City Council on October 6, 2025.
- The Construction of the Public Works building will resume soon.